

MINUTES

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON

BOARD OF COMMISSIONERS
APRIL 6, 1993

The Henderson County Board of Commissioners met for a Special Called Meeting at 1:00 p.m. in the Commissioners' Meeting Room of the County Administration Building, 100 North King Street. The purpose of this meeting was a Work Session on the Courthouse Complex.

Present were: Chairman Vollie G. Good, Commissioner Renee Kumor, Commissioner William McKay, Commissioner Hugh D. Randall, County Manager David F. Thompson, Assistant County Manager David E. Nicholson, and Clerk to the Board Elizabeth W. Corn. Vice-Chairman J. Michael Edney arrived late in the meeting.

CALL TO ORDER

Chairman Good called the meeting to order and welcomed all in attendance.

VISUAL REALITY 3-D COMPUTER MODEL

Sam Neill addressed the Board as a member of the UNC Board of Governors. They would like to make available to Henderson County facilities of their computer science department at Chapel Hill. They would like to take the plans of our new Courthouse and create a 3-D visual effect.

Thirty or so people can go into a special room. One person would place a helmet on their head and lead others as they "walk" through the front door and into the courthouse building by computer program. As the person with the helmet turns, everyone would see that portion of the room, as if already constructed. The roof lines, interior ceilings, the light fixtures, etc. would be visible. The second floor of the courthouse has already been completed by this process except for the radiocity which should be complete in about two weeks.

Computer time would be available at Chapel Hill. It would simply be a matter of those wishing to go to make the trip and experience the effect of walking the building. It could also be videotaped and brought back to Henderson County.

There was much discussion. It was the consensus of the Board to request that the first floor also be programmed before they make the trip to Chapel Hill.

Mr. Neill stated that he would be back in touch with the Board regarding computer time and the trip. He did request that UNC-Chapel Hill get some publicity for this project.

PRELIMINARY FACILITIES EVALUATION

The Commissioners had been given copies of a Facilities Evaluation Study. David Thompson stated that the reasons for this study were:

1. A building became available, the Allen Street property
County Board of Education
2. The need to look at all the buildings available to us downtown-
the old courthouse, the trust building, and this building.

David Thompson gave different scenarios for uses of all these facilities. Department of Social Services and the Sheriff's Department are in need of additional space immediately.

A real concern right now is not knowing what the requests are going to be from the School Boards for next years budget.

UPDATE ON COURTHOUSE DESIGN

Based on the preliminary facilities evaluation and the idea that the best course of action eventually will be to build a separately law enforcement center, there were some design considerations that had to be made on the courthouse plans. Mechanical systems were discussed as was site preparation.

David Thompson's recommendation is to finance the courthouse this coming budget year while the rates are 4.5% and to finish up the preliminary plans for the law enforcement center with a target date of January 1995. He suggested financing the courthouse for seven years and the law enforcement center for five years. As the debt is paid off on these two projects, finance and build a new jail.

Alan Antoine stated that the courthouse design documents are 80% complete. He presented large drawings of the courthouse design. Within the next couple of weeks materials samples will be brought in for decisions to be made. All utilities have been planned for and there will be ice storage for the air conditioning system. The site lighting has been developed and submitted to the City of Hendersonville for their review. A zoning hearing is pending on April 19 with the City for their approval of the plan.

There was considerable discussion.

CONSTRUCTION COSTS/FINANCING RECOMMENDATION

David Nicholson reminded the Board that the 1983 Session Bill required Henderson County to put away funds for a new Courthouse into a Courthouse Building Fund. This is the last fiscal year that we are required to put monies into that fund and through this year there will be \$2,609,359.00 on hand.

David Nicholson discussed borrowing alternatives:

1. General Obligation Bonds (GS 159)
 - A. Pledge taxing power.

2. Alternative Financing (GS 160 A 20)

A. Pledge non-tax revenues.

- 1. Bank placements (under \$10 million)
- 2. Certificates of Participation (COPS)

At this point in time, bank placement is the cheapest way to go.

VICE-CHAIRMAN EDNEY arrived @ 2:20, at this point in the meeting.

OPTIONS for borrowing money for the project:

OPTION A	borrow \$6,725,805	
5 years	@ 4.5%	=2.1 cent increase
7 years	@ 4.75%	=1.01 cent increase
10 years	@ 5.5%+	= .26 cent increase
	(fixed/variable)	

OPTION B	(includes law enforcement center)	
5 years	@ 4.5%	=4.63 cent increase
7 years	@ 4.75%	=2.9 cent increase
10 years	@ 5.5%	=1.7 cent increase

OPTION C	Certificates of Deposit	
10 years		=1.7 cent increase
15 years		= .77 cent increase
Cost is higher for COPS		

ACTION

After considerable discussion, Commissioner Edney made the motion to accept the proposal of the Architect at this point in time as far as the schematics and direct him to have plans and specs ready so that the project can begin approximately July 26, 1993 and that we fund the project over a seven year period of time through a bank qualified financing and that we commit in spirit to pursue law enforcement at the earliest time possible. All voted in favor and the motion carried.

The earliest date of completion is January 1995.

There being no further business the meeting was adjourned at 2:55 p.m.

ATTEST:

Elizabeth W. Corn

 Elizabeth W. Corn, Clerk

Vollie G. Good

 Vollie G. Good, Chairman