

MINUTES

STATE OF NORTH CAROLINA  
COUNTY OF HENDERSON

BOARD OF COMMISSIONERS  
JANUARY 21, 1993

The Henderson County Board of Commissioners met for a Special Called Meeting at 6:30 p.m. in the Commercial Food Lab at East Henderson High School. This was a joint meeting with the Interim Henderson County Board of Public Education.

Those present were: Chairman Vollie G. Good, Vice-Chairman J. Michael Edney, Commissioner Hugh D. Randall, Commissioner William McKay, Commissioner Renee Kumor, County Manager David F. Thompson, and Assistant County Manager David E. Nicholson. Also present were news media.

School Board members present: Chairman Hardy Caldwell, Jr., Vice-Chairman Virginia Drake, Dr. Alex Booth, Jr., Frank W. Ewbank, Frank B. Jackson, John Marable, Hilda Olson, Joe Spearman and Dr. Richard Todd, Jr.

Administrative school staff present: Dr. Dan Lunsford, Superintendent of Henderson County Schools; Mr. Charles Byrd, Superintendent of Hendersonville City Schools; Dr. Tom Ledbetter, Dr. Amy Pace, Assistant Superintendents of Henderson County Schools; and Mr. Neil Tilley, Director of Finance, Henderson County Schools.

CALL TO ORDER/WELCOME

Mr. Caldwell called the meeting to order and welcomed those in attendance.

INVOCATION

Dr. Ledbetter gave the invocation.

Mr. Caldwell announced that the meal served was prepared by students of the Commercial Food Program. Following the meal he introduced Mrs. Sink and her students, Dean Morgan, Liz Pirog, and Shirley Wilson.

LONG-RANGE SCHOOL CAPITAL PROGRAM (Phase I and Phase II)

Dr. Lunsford distributed a memorandum dated January 21, to clarify the issue of the Long-Range Facilities Plan proposed by school staff and approved by the Interim Board of Public Education on January 12, 1993. An attachment to the memorandum indicated in priority order fourteen facility project needs through the year 2000 as follows:

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PRIORITY NUMBER	NAME OF PROJECT	YEAR NEEDED	ESTIMATED COST
1	Balfour Elem. School	1996	\$4,680,624.00
2	Etowah Elem. School	1996	3,796,104.00
3	Fletcher Elem. School	1996	3,853,980.00
4	Atkinson Elem. School	1997	1,590,030.00
5	Dana Elem. School	1997	2,358,154.00
6	Edneyville Elem. School	1997	1,853,154.00
7	Hillandale Elem. School	1997	2,712,438.00
8	Mills River Elem. School	1998	3,459,144.00
9	Flat Rock Middle School	1998	1,750,100.00
10	Rugby Middle School	1998	1,890,174.00
11	New High School	2000	13,948,800.00
12	Hendersonville Middle Sch.	2000	1,848,054.00
13	Administrative Office Bldg.	2000	2,124,600.00
14	Transportation Facility	2000	1,170,000.00

The plan indicates that the Interim Henderson County Board of Public Education submitted to the State Department of Public Instruction these estimates of actual and realistic needs which it has determined to be necessary to provide safe, attractive, functional environments for every student as specified in the Basic Education Program. The total of these estimates is \$47,035,922.00.

The Superintendent cited that the second key component of staff's presentation dealt with the Bruce Drysdale project which was a Phase I project of the Hendersonville City Board of Education and is now under the auspices of the Interim Board of Public Education. He noted that ultimately the decision of the County Commissioners could affect the priority status of the projects listed in the 1993 Long-Range Plan, specifically in the five-year period of 1993 to 1997.

### Bruce Drysdale Project

Dr. Lunsford next addressed the Bruce Drysdale Project which was originally conceived by the Hendersonville City Board of Education in the framework of the funds available approved for projects in the 1987 plan. He distributed information that delineates in response to questions raised during the last working session of the Boards on December 17, 1992, regarding Bruce Drysdale. The site plan and building layout were included in the documentation distributed. Dr. Lunsford noted that in early January 1993 the Commissioners released to the Interim Board of Public Education accrued funds or funds that would accrue through June 30, 1993. That release provided the Board available funds through this fiscal year totaling \$1.1 million. He indicated the original project included renovation costs and corrected current costs (reflecting inflation, fees, and miscellaneous). He specifically noted that

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renovation to the main building and enclosure of one walkway were approved in the 1987 plan. Based on the current plan of utilization of a K-5 facility at Bruce Drysdale, he shared that staff believes it is now appropriate to include in the renovation project additional square footage to meet local and state standards. The superintendent directed attention to the layout of the main building that includes all of the original concept as well as the current expansion of classrooms. Dr. Lunsford cited that ADA (American Disability Act) standards were not required or included in the development of the 1987 plan but are in the 1993 plan. Clarification and explanation of the site plan continued, first focusing on new construction beyond original scope, i.e. a new multi-purpose facility primarily to be used for physical education classes, large group assemblies, and for community group utilization. Secondly, he addressed the issue of bus access, parking, entry and exit to the campus (projected cost - \$174,000.00). Dr. Lunsford added that bus transportation service is necessary to Bruce Drysdale in the merged system in order to provide similar services to all public schools. The full scope of work totals \$2.9 million, he reported, recognizing that \$1.1 million is available.

On the Cost Summary, the recommended course of action by the architects and staff is to accomplish those items specifically listed in the summary that are within the \$1.1 million, which are to build a multi-purpose facility because it creates space that will seriously be needed for K-5 instructional activities at Bruce Drysdale, renovations in the grades 2-3 area, in the parent drop-off area, and development of a bus loop. Dr. Lunsford stated that in order to accomplish those projects that need to be achieved at Bruce Drysdale for long-term use total approx. \$2.9 million. Addressing County Board Chairman, Vollie Good, Dr. Lunsford stated that funding the balance of the necessary cost is the decision left to the Commissioners. He further noted that staff is changing the focus of renovation work as compared to the 1987 plan because the facility utilization is different that was originally considered by the Hendersonville City Board of Education.

In conclusion, Dr. Lunsford cited that the Commissioners have been presented reasonable long-term needs of the school system. He wishes all parties to focus on those items that equate to approx. \$28,000,000 and the Bruce Drysdale project in terms of what can be accomplished and when. He added that the critical point is that as time goes on, costs increase. Dr. Lunsford asked for questions and discussion.

There was a great deal of discussion.

David Thompson asked Dr. Lunsford to clarify the necessity of construction of a multi-purpose facility for Bruce Drysdale. The superintendent reiterated the dilemma of the site is the lack of

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available acreage for large play areas for basketball, softball, soccer, i.e., those activities fourth and fifth graders need. Likewise, he noted that the current building is a low ceiling space and the new building would provide adequate space for basketball goals with the capability of volleyball as well as other physical education activities for the older children. Reflecting on Commissioner Kumor's question regarding the equity issue, the superintendent noted that in every elementary school renovated in recent time in Henderson County has that kind of comparable space in terms of size and height of ceiling.

Mr. Thompson inquired if funds are not available what are the alternatives. Dr. Lunsford responded that staff's preferred methodology, whether the additional funds are available or not, is the proposed sequence presented tonight including the multi-purpose facility. Staff also feels that if the work is confined to the present building to the amount of \$1.1 million then when the balance of the funds are available, disruption to the school campus would again occur. He stressed that when renovation/construction begins at a site it is best to complete the project and be done with it. Commissioner Edney inquired how the School Board proposes for the Commissioners to secure the necessary funds. Dr. Lunsford responded that the School Board has not discussed that issue; he added that he and Mr. Byrd have discussed source possibilities with County staff. Mr. Thompson stated that he and Mr. Nicholson have discussed the matter with school administrative staff. Commissioner Edney added that he feels when a problem is presented to someone that it is always helpful to bring solutions to the problem. He continued that if Commissioners have to go to the voters or do 2/3 bonds, etc., the Commissioners need the support of the School Board. Dr. Lunsford stressed that the issue from the school administrative staff and the School Board to the Board of Commissioners is whether it decides to invest the funds requested in the sequence proposed by the school system, and if the Board of Commissioners choose not to, then the administrative staff will restructure the first half of the ten-year plan, which obviously will increase the total amount and potentially cause the reorder of the sequence.

Commissioner Edney inquired about the life expectancy of Bruce Drysdale. Dr. Lunsford responded that as a Class II building, it would be 25-30 years. Dr. Ledbetter noted that following completion of renovations and new construction it will be a Class I facility which has a life expectancy of 30-50 years. Commissioner Edney questioned the proposal to have two elementary schools within the city limits of Hendersonville. Dr. Lunsford stated that the current plan is to provide traditional schedule at one and flexible quarter schedule at the other and school-within-a-school at one of the sites if needed.

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Addressing the BEP standards issue, Mr. Caldwell inquired why not satisfy BEP requirements at time of renovation. Dr. Lunsford responded that it can be accomplished but it would require substantially more funds. Commissioner Edney inquired the square footage requirement per classroom. Dr. Lunsford responded and outlined some of the standards.

Commissioner Randall inquired if the rising cost of inflation is greater than what the funds could accumulate in interest for a year. David Nicholson responded that inflation is probably higher than the interest rate would be.

Dr. Lunsford indicated that the administrative staff and Interim Board of Public Education would like to meet again in the near future with the Board of Commissioners to discuss funding options for the projects listed in the first five years of the ten-year plan which could change based on the decision Commissioners reach relative to funding the balance of the Bruce Drysdale project now or within the next sixteen months or to defer it to the ten-year plan. That would result in the Board of Public Education needing to discuss with the Commissioners what the options are and estimated costs will be for the first five years of the ten-year plan.

Commissioner Kumor noted that the Bruce Drysdale project will add \$1.8 million to the 1993 Long-Range Plan. Dr. Lunsford added that if the decision is made to bring the entire facility to BEP standards, that will require additional money above the \$2.9 million estimated currently and would present the possible results of inflation and what those costs would be beyond the \$2.9 million to bring the facility to BEP standards.

Commissioner Randall inquired if both Boards feel there is a possibility of securing new funds. Dr. Lunsford responded that he is aware that the State will be working towards a state-wide bond, and assures the Commissioners that what Henderson County will draw from such a bond would not be \$28 million. It could possibly be enough to address the Bruce Drysdale project or one or more of the other primary projects, but in terms as to whether it will happen and when is pure speculation. Dr. Lunsford reiterated that the projects listed in the 1993 Long-Range Plan, excluding Atkinson, were listed on the 1987 plan. They are not new projects but the scope of work has changed due to BEP and ADA standards.

Commissioner Kumor inquired when the Commissioners will be receiving an information break-down regarding bond money. Dr. Lunsford stated that the information could be provided but the administrative staff has not had the opportunity to discuss the final break-down with the County staff but will be glad to discuss it later. Mr. Byrd added that the information will be given to the County Manager.

# 1993 LONG RANGE PLAN

ADMINISTRATIVE UNIT: Henderson County 450

LIST IN PRIORITY ORDER (REGARDLESS OF FUNDING AVAILABILITY OR SOURCE) ALL SCHOOL CONSTRUCTION, ADDITIONS, MODIFICATION AND IMPROVEMENT PROJECTS NEEDED THROUGH 2002-2003

PRIORITY NUMBER	NAME OF PROJECT (FROM FORM LRP 3)	YEAR NEEDED	ESTIMATED COST
1	Balfour Elementary School	1996	4,680,624.00
2	Etowah Elementary School	1996	3,796,104.00
3	Fletcher Elementary School	1996	3,853,980.00
4	Atkinson Elementary School	1997	1,590,030.00
5	Dana Elementary School	1997	2,358,720.00
6	Edneyville Elementary School	1997	1,853,154.00
7	Hillandale Elementary	1997	2,712,438.00
8	Mills River Elementary School	1998	3,459,144.00
9	Flat Rock Middle School	1998	1,750,100.00
10	Rugby Middle School	1998	1,890,174.00
11	New High School	2000	13,948,800.00
12	Hendersonville Middle School	2000	1,848,054.00
13	Administrative Office Building	2000	2,124,600.00
14	Transportation Facility	2000	1,170,000.00

NUMBER OF ADDITIONAL SHEETS FORM(S) LRP 1B \_\_\_\_\_

The Interim Henderson County Board of Public Education submits these estimates of actual and realistic needs which it has determined to be necessary to provide safe, attractive, functional environments for every student as specified in the Basic Education Program. The total of these estimates is \$47,035,922.00.

Approved by the Interim Henderson County Board of Public Education on 1-12-93

Harold R. Caldwell Chairman 1/21/93 Date  
Dan H. Sumpter Secretary, Ex-officio 1/21/93 Date

Board of County Commissioners:

Reviewed by HENDERSON Board of County Commissioners on 1/21/93  
Walter H. Good Chairman 1/21/93 Date  
Jane D. Thompson County Manager or Clerk 1/21/93 Date

Henderson County Board of Education  
Project Costs Analysis

Project	Total	Amount Paid	Balance to Complete
West Henderson High School	Prime Contracts & Change Orders \$5,673,247 Fees, Furnishings & Misc. \$484,793 \$6,158,040	\$5,387,187 \$342,420 \$5,729,607	\$286,060 \$142,373 \$428,433
East Henderson High School	Prime Contracts & Change Orders \$6,110,640 Fees, Furnishings & Misc. \$206,000 \$6,316,640	\$5,973,111 \$205,502 \$6,178,613	\$137,529 \$0 \$137,529
Upward Elementary School	Prime Contracts & Change Orders \$4,175,434 Fees, Furnishings & Misc. \$433,184 \$4,608,618	\$1,453,984 \$280,999 \$1,734,983	\$2,796,450 \$152,185 \$2,948,635
North Henderson High Apple Valley Middle Schools	Prime Contracts & Change Orders \$15,580,654 Fees, Furnishings & Misc. \$2,061,276 \$17,641,930	\$9,163,581 \$2,061,276 \$11,224,858	\$6,744,635 \$0 \$6,744,635

Hendersonville City Schools  
Project Costs Analysis

Project	Total	Amount Paid	Balance to Complete
Handicapped Renovations & Partial Roof at Jr. High & Stadium, Bleachers Painting at H.H.S.	\$124,864	\$124,864	\$0
Phase 1 H.H.S.	\$951,909	\$951,909	\$0
Prime Contracts & Change Orders	\$20,430	\$20,430	\$0
Fees, Furnishings & Misc.			
Totals	\$972,339	\$972,339	\$0
Phase 2 H.H.S.	\$999,482	\$999,482	\$0
Prime Contracts & Change Orders	\$102,004	\$102,004	\$0
Fees, Furnishings & Misc.			
Totals	\$1,101,486	\$1,101,486	\$0
Phase 3	\$767,299	\$767,299	\$0
Prime Contracts & Change Orders	\$13,260	\$13,260	\$0
Fees, Furnishings & Misc.			
Totals	\$780,559	\$780,559	\$0
Bruce Drysdale Elementary School	\$1,117,133	\$0	\$1,117,133



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Dr. Lunsford cited that the Interim Henderson County Board of Public Education is required to file a 1993 Long-Range Plan with the State; therefore, staff is asking the Commissioners to acknowledge that the plan has been reviewed by the Commissioners, and if they will agree, acknowledgement would be appreciated. The plan with signatures needs to be filed with the State Department of Public Instruction in Raleigh during the month of January.

Chairman Good asked if any of the Commissioners opposed the request for review acknowledgment. There was no opposition. Commissioner McKay moved that the Board of County Commissioners acknowledge that it has reviewed the 1993 Long-Range Plan. There was no discussion. The motion carried. (Attachment 1.) Chairman Good stated that the Board of Commissioners are responsible for the business and the tax base of the county; thus, the 1993 Long-Range Plan will be carefully considered.

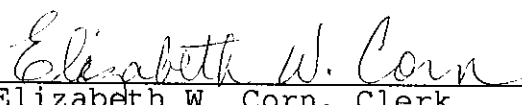
Dr. Lunsford thanked the Commissioners and those present for attending the meeting.


There being no further business, Dr. Booth moved that the joint special business meeting of the Interim Board of Public Education and the Henderson County Board of Commissioners be adjourned. Mr. Jackson seconded. The motion carried unanimously. The meeting adjourned at 9:10 p.m.

At the close of the meeting two documents were handed out:

1. Project Costs Analysis for the County Board of Education and
2. Project Costs Analysis for the City Board of Education (they are attached).

ATTEST:

  
Elizabeth W. Corn, Clerk

  
Vollie G. Good, Chairman