

MINUTES

**STATE OF NORTH CAROLINA
COUNTY OF HENDERSON**

**BOARD OF COMMISSIONERS
NOVEMBER 30, 1992**

The Henderson County Board of Commissioners met for a Special Called Meeting on November 30, 1992 at 2:00 p.m. in the Public Auditorium of the Henderson County Public Library.

Those present were: Chairman J. Michael Edney, Vice-Chairman Vollie G. Good, Commissioner Hugh D. Randall, Commissioner F. Richard Baker, Commissioner William McKay, County Manager David F. Thompson, Assistant County Manager/Finance Director David E. Nicholson, and Clerk to the Board Elizabeth W. Corn.

CALL TO ORDER/WELCOME

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

ORDER OF THE LONG LEAF PINEPresentation to Commissioner F. Richard Baker

Chairman Edney recognized Representative Larry Justus to present this award to Commissioner Baker.

Representative Justus presented the award to Commissioner Baker for his years of service to Henderson County. Representative Justus presented the award on behalf of Governor Martin and the General Assembly of North Carolina. The Order of the Long Leaf Pine is one of the highest awards that can be bestowed in the State of N.C.

Chairman Edney presented Commissioner Baker with a plaque from the Architects, Staff, and Commissioners. The plaque was a drawing of the design of the new Courthouse.

INTRODUCTION/STATEMENT OF WORK SESSION'S PURPOSE

David Thompson introduced the members of the Architectural team in attendance: Alan Baldwin, Alan Antoine, Jim Griffin, Chris Byers, and Steve Allen.

David Thompson stated that the purpose of the work session was to bring the Board up to date on the Courthouse project. As staff and the Architectural firm need to know at this point whether to proceed or not, direction from the Board was requested. Mr. Thompson stated that staff and the Architects will review the package with the Board that was presented to them at this time. It was the actual package that will be used to develop the bid specifications for this project.

ROLE OF FREEMAN-WHITE ARCHITECTS, INC.

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Alan Baldwin explained that Grier-Fripp Architects and Freeman-White Architects, Inc. merged on September 1, 1992. Freeman-White Architects is a 100 year old firm.

PROJECT UPDATE/DESIGN DEVELOPMENT REPORT

Alan Antoine reviewed the design development of the courthouse and directed attention to the architectural drawings on display.

Alan Antoine reminded the Board that at the April 2 meeting they were instructed to maintain the Jail portion of the design as it was. No work has been done on the jail since then. They were instructed to proceed with the courthouse and law enforcement center design phase. A few months ago the architects were instructed to proceed with courthouse plans.

Alan Antoine discussed site preparation, the footprint of the building, and parking spaces.

The total Courthouse square footage calculation at this time is 101,163 sq. feet. The law enforcement center is 46,579 sq. feet. 75,075 sq. feet have been allowed for the jail for the future.

Alan Antoine discussed the structure design of the courthouse. The structure design is cast in place concrete frame and protected steel. If approval is received soon construction could begin June 1993 and take 2 years or less to complete.

Jim Griffin briefly discussed heat, electric, mechanical and air conditioning including cool storage.

Alan Antoine showed several drawings depicting different color schemes. A gray exterior color scheme was favored.

Alan Antoine then reviewed the floor plan, office by office.

ENERGY CONSUMPTION AND LIFE CYCLE COST ANALYSIS (Mechanical Systems)

Jim Griffin discussed heating, air conditioning and ventilating systems. The ground floor of the courthouse will house these systems for the courthouse, the law enforcement center and the jail.

Underground utilities were mentioned briefly.

Jim Griffin discussed cold storage. Cold storage is a method whereby you generate a body of cold either in ice or in cold water so that you can shift electrical demands from an on peak demand period to an off peak demand period. Several cold storage alternatives were discussed.

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Mr. Griffin recommended a conventional air handling system with cool storage.

CONSTRUCTION COSTS/FINANCING OPTIONS

David Thompson discussed capital costs and operational costs.

David Nicholson informed the Board that approx. \$2.4 million is available (funds set aside) now for the courthouse and by July 1, 1993 approx. \$3.4 million will be available.

David Thompson addressed financing options based on site development and construction costs.

DISCUSSION/FUTURE PLAN OF ACTION

After considerable discussion, it was the consensus of the Board to proceed with the Courthouse only at this time. It was also the consensus of the Board to pay off this debt in the shortest timeframe without a tax increase.

FINANCING OPTIONS

David Nicholson reviewed financing options with the Board. Options A, B, C, D, and E were presented for review.

After much review and discussion, Commissioner Good made the motion to approve the Courthouse design only at this time subject to minor modifications noted today and to approve option B-2 for heating and air conditioning in the courthouse and also to authorize the manager to carry the project forward with the intent to break ground on the courthouse only no later than June of 1993. It was decided after discussion that no motion was needed at this time. It was the consensus of the Board to agree with the general direction of the comments by Commissioner Good. David Thompson stated that now that he knows the direction the Board wishes to take the final documents can be ready to present to the Board at the meeting next Monday night, December 7.

It was decided to investigate financial options that would allow the County to pay back the debt with no tax rate increase.

There being no further business at this time the meeting was adjourned.

ATTEST:

Elizabeth W. Corn
Elizabeth W. Corn, Clerk

J. Michael Edney
J. Michael Edney, Chairman