

May 11, 2015

The Board of Commissioners of Franklin County, North Carolina, met for a Special Called Meeting at 11:00 A.M. in the Commissioner's Conference Room located in the County Administration Building with the following Commissioners present: Chairman Sidney E. Dunston, Vice-Chairman E. Shane Mitchell, Commissioners Don Lancaster, Cedric K. Jones, John M. May, Harry L. Foy, Jr. and David T. Bunn. Commissioner Lancaster arrived after the start of the meeting at 11:17 A.M.

Chairman Dunston called the meeting to order.

I. UPDATE: AIR QUALITY CONCERNS

The Board received an update on air quality concerns at the Tax and Planning/Inspections Department.

County Manager Angela L. Harris stated on May 5, 2015 an air quality report was brought to her attention regarding mold and remediation concerns in the basement of the Tax and Planning/Inspections Building located at 215 East Nash Street, Louisburg, North Carolina. She noted Builder Services was called to inspect the building and meet with staff. Following receipt of the air quality report, Tax and Planning/Inspections staff relocated to operate out of the Administration Building as well as the Cooperative Extension office.

Ben Bass, Builder Services, relayed information from the air quality report and shared photographs of the basement area where mold is present. A second concern was a crack located in a sewer line. Mr. Bass commented on complaints of a foul odor that likely came from the line crack, but stated a sewer leak had not occurred. He stated the crack in the line was quickly corrected.

Staff complained about odors and possible sensitivity to cleaning products used in the building. Maintenance altered the products used, but complaints continued which led staff to believe the concerns were in the building's basement area.

Mr. Bass noted the following about his assessment of the building.

- Mr. Bass distributed photos of the mold growth discovered in the basement.
- He stated the entire flooring system must be HEPA vacuumed.
- He stated the entire flooring system, joist, subfloor and walls must be soda blasted.
- Mr. Bass said the basement would be sprayed with a chemical (Microban) safe for both humans and pets.
- He stated the entire floor system and walls would be sealed.
- Mr. Bass noted the flooring system is not up to code and stated if the subfloor is cut out he is worried additional problems will be created. He said the building was not properly maintained or fixed over the years. He said the floor must be "jacked up" and leveled before the flooring system can be altered in order to prevent further problems.
- He stated the upstairs (main floor) of the building must be thermal fogged.
- Mr. Bass stated HEPA machines will be used for 48 hours before the upstairs and downstairs are tested to provide a "full bill of health." If the test fails, Mr. Bass said it is up to his company to ensure proper cleanliness.
- Mr. Bass noted 95% of the problem is located in the basement.
- He noted early decontamination of the main floor was precautionary.
- Mr. Bass stated if the building were sitting on a slab, these issues would have been avoided.

- Mr. Bass stated the condition of the basement is worsening and stated fungi doubles in size each day.
- He stated the proposed sealant will be used to prevent future mold growth.
- Mr. Bass stated there is a stream under the building but commented that a sub pump is properly functioning to pump any water out.
- He said any moisture experienced is coming from the ground and could be prevented by a moisture barrier.
- Mr. Bass stated the project would be complete in five to six days with 12-15 hours of work each day.
- He commented the cost of the chemical paint proposed is approximately \$14,000 and said soda blasting would total \$20,000.
- Mr. Bass commented the structure of the building is in fair condition.
- Mr. Bass stated if the remediation is done properly and the building properly maintained, mold issues would be eliminated.
- He recommended the future use of a small ventilation fan to keep air fluent in the basement.

Mrs. Harris did not comment on a quote from Builder Services but rather said two additional quotes are expected. Upon receipt of all quotes, a decision will be rendered.

The Board indicated it would recess the meeting and reconvene on May 13, 2015 in order to review the quotes and make a determination on how to move forward.

2. UPDATE: NOVANT HEALTH

Chairman Dunston provided an update on Novant Health's announcement regarding plans to sell Franklin Regional Medical Center.

Novant Health, Inc. announced May 7, 2015 its plans to issue a request for proposal for the sale of Novant Health Franklin Medical Center. The health system is seeking a qualified buyer for Franklin Medical Center to assume operations of the hospital and provide continued access to quality health care for area residents.

Chairman Dunston said he feels the hospital will benefit from a solid rebranding of services in the county and said Novant indicated the hospital would be sold at a fair price. Board members were encouraged to reach out to state legislators as the process progresses and to possible interested parties.

At approximately 12:00 P.M., Chairman Dunston recessed the meeting until May 13, 2015 at 3:00 P.M.

Sidney E. Dunston, Chair

Kristen G. King, Clerk to the Board