

May 13, 2015

The Board of Commissioners of Franklin County, North Carolina, met for a Recessed Special Called Meeting at 3:00 P.M. in the Commissioner's Conference Room located in the County Administration Building with the following Commissioners present: Chairman Sidney E. Dunston, John M. May, Harry L. Foy, Jr. and David T. Bunn. Vice-Chairman E. Shane Mitchell arrived after the start of the meeting at 3:15 P.M. Commissioner Cedric Jones arrived at 3:52 P.M. Commissioner Don Lancaster was absent.

I. UPDATE: AIR QUALITY CONCERNS

Chairman Dunston called the meeting to order in order for the Board to receive an update on air quality concerns at the Tax and Planning/Inspections Department.

Chairman Dunston thanked Mr. Bruce Allen for information he shared (via email) with the Board regarding suggestions on how to manage mold concerns at the Tax and Planning/Inspections office.

Chairman Dunston suggested the Board immediately visit the Tax and Planning/Inspections office to view the condition of the basement.

At approximately 3:15 P.M. the Board and staff visited the basement of the Tax and Planning/Inspections office located at 215 East Nash Street in Louisburg. During the visit the Board viewed the locations of present mold and the repaired sewer line previously cracked and causing odor complaints.

At approximately 3:45 P.M., the Board reconvened the meeting in the Commissioner's Conference Room.

Chairman Dunston said the county has many antiquated buildings in need of repair and in many cases it is determined the buildings cannot be maintained to the extent needed. As the Board is faced with the decision of expending a large amount of money for building repairs, he suggested the Board look at long term needs versus short term repairs and whether or not there is value.

Chairman Dunston said over the years there has been discussion with the Town of Louisburg in reference to land (owned by the town) that would provide the ability for a county government complex that would be both beneficial to staff, citizens and for general building maintenance. He recently spoke with town officials who say the previous offer stands. The town is willing to work with the county long term on the possibility of acquiring land and said the town would assist with providing a parking lot. He said the town also offered to assist the county with financing the project.

Chairman Dunston said there had been some discussion regarding the use of the former Walmart location on Bickett Boulevard to house county office spaces, but said he did not feel the building would fit the county's needs and reminded the Board that purchasing the old Walmart building would take the property off the tax books. He suggested the Board actively seek other available possibilities for long term solutions and investigate short term remedies that would benefit citizens in the meantime.

County Manager Angela L. Harris commented briefly on long term technology needs to be considered. She said Coy Floyd, Information Technology Director, is currently examining proposals for a phone system. If the system had already been in place, it would have allowed a more seamless transition in situations such as the recent relocation of staff and felt it too would benefit the county in the long term.

Mrs. Harris referred to a packet of information provided to the Board that included three proposals with regard to the remediation of mold.

The proposals were received from the following:

- Builder's Services – not to exceed \$100,766.07
- Servpro - \$39,271.40 (this quote was for remediation/cleanup only; construction repairs would be subcontracted)
- AdvantaClean - \$178,474.10

Mrs. Harris noted the county's insurance carrier would have an adjuster and engineer on site May 14, 2015 to determine coverage.

She said staff attempted to contact Gregory Enterprises, Inc. in Burlington, North Carolina at the suggestion of Mr. Bruce Allen. Mr. Allen stated in an email to the board that Gregory Enterprises offers licensed engineers, licensed general contractors, licensed home inspectors, and licensed home inspector educators by the State of North Carolina. He felt consulting with the group could save the county thousands of dollars. Mrs. Harris said staff had not yet received a response from their inquiry.

Commissioner Mitchell inquired about a building (known as the Scoggins Building) in downtown Louisburg examined for possible temporary relocation. Mrs. Harris said the location was available for lease at \$3200 per month and would be sufficient for the relocation of one department but inefficient for two. Commissioner Mitchell suggested temporary options could get costly whilst the board examines long term options and felt the most economical option was to remediate and repair the tax and planning/inspections building for the short term, taking into account Builder Services promised completion of the project within seven days. Commissioner Mitchell suggested awarding the bid to Builder Services and moving forward with better long term planning for facility needs.

Commissioner Jones stated if one of the proposals was selected for remediation/construction there should be a better plan in place for proper building maintenance moving forward.

Commissioner Bunn asked if the county had any other available space to relocate the tax and planning/inspections offices until the board could create a newer facility downtown or elsewhere. Mrs. Harris said the commissioner's conference room could be used if the board wished to relocate its meetings to one of the courthouse locations. Commissioner Bunn commented he would not spend \$100,000 on repairs if he owned the property. Mrs. Harris stated a quote for demolition had not been sought.

Commissioner Foy stated he was not in favor of a new county complex.

Commissioner May asked Maintenance Director Glen Liles if he foresaw any additional costs that could come up during the project and said he wanted to avoid any surprise costs moving forward. Mr. Liles stated he was not aware of any hidden costs.

Commissioner May asked staff to inform neighboring businesses of the problems experienced at the Tax and Planning/Inspections office in the event those businesses may experience the same.

Commissioner Mitchell then conferred with County Attorney Pete Tomlinson as to whether or not he should recuse himself from voting on the project. Commissioner Mitchell is a personal friend of the owner of Builder Services. He also provides landscaping services for the owner as well. He said if there is any conflict he would recuse himself from voting.

Mr. Tomlinson initially stated Commissioner Mitchell should recuse himself, but the Board determined Commissioner Mitchell received no direct financial benefit and made no motion to recuse him from voting.

Commissioner Jones inquired about the funding source of the project. Mrs. Harris stated the money would come from the general fund unless the insurance company offers assistance.

Commissioner Mitchell made the motion to award the contract to Builder Services in the amount of \$100,766.07 for remediation and construction to begin on May 14, 2015. The motion was seconded by Commissioner Jones and approved 5 to 1 with Commissioner Bunn voting "NO."

The board directed staff to examine the facility needs of all departments and report back in the near future.

At approximately 4:20 P.M., Chairman Dunston adjourned the meeting.

Sidney E. Dunston, Chair

Kristen G. King, Clerk to the Board

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