

**STATE OF NORTH CAROLINA
COUNTY OF McDOWELL
BOARD OF COMMISSIONERS
ADJOURNED SESSION – OCTOBER 28, 2013**

ASSEMBLY

The McDowell County Board of Commissioners met in adjourned session at 12:00 p.m. on Monday, October 28, 2013 in the Commissioners' Board Room, the usual place of meeting.

MEMBERS PRESENT

David N. Walker, Chairman; Barry E. McPeters, Vice-Chairman; Randy Hollifield, Joe Kaylor, and Michael Lavender.

OTHERS PRESENT

Ashley R. Wooten, Assistant to the County Manager; Alison Morgan, Finance Officer; Terry DePoyster, Facility Maintenance Director; Sheriff Dudley Greene; Clerk of Court Melissa Adams; Jack Hemphill of Hemphill-Randel Architects; and Mike Conley for *The McDowell News*.

CALL TO ORDER

Chairman Walker called the meeting to order and noted that the primary purpose of the session was to discuss the proposed renovation of the jail and courthouse. He noted that the County Manager was in Raleigh with the Secretary of the Department of Commerce. Mr. Wooten would fill in for Mr. Abernathy as needed.

Chairman Walker recognized Sheriff Greene and Jack Hemphill from Hemphill-Randel Architects, and asked that begin the discussion by reviewing the proposed expansion at the Law Enforcement Center.

Sheriff Greene gave an overview of the 34 bed expansion. He said it would bring the capacity up to 165. He provided an overview of the daily cost per inmate as well as revenue that is received from outside agencies that have contracted with McDowell County to house inmates at the McDowell facility.

Mr. Lavender asked about jail revenue. Sheriff Greene noted that \$39,000 is transferred to the county's general fund each year and additional excess revenue is spent on other needs. He said the revenue from the expansion would cover much of the debt payment for the jail and courthouse project.

Chairman Walker asked Mr. Hemphill to speak on the jail project. Mr. Hemphill provided an overview of the project to the Board. Mr. McPeters asked if the jail could be expanded in the future. Mr. Hemphill said the proposed project would not preclude a future expansion. Mr. Lavender wanted to make sure that the proposed expansion was large enough to accommodate current needs and future growth. Sheriff Greene said he felt the proposal would satisfy needs for the foreseeable future.

With no further questions concerning the jail expansion, Chairman Walker asked Mr. Hemphill to discuss the courthouse renovation and specifically the elevator proposal.

Mr. Hemphill presented several drawings and associated costs to the Board that showed several options for elevator placement. The three locations discussed were an elevator attached to the front of the courthouse building, an elevator located within the existing Clerk of Court office space, and the placement within the stairwell area.

Mr. Lavender asked Mr. Hemphill if he was making a recommendation. Mr. Hemphill said he was laying out the options for each but did not make a recommendation. He did note that locating the elevator within the stairwell would result in the least disruption to the Clerk of Court offices and would not alter the appearance of the National Register-listed courthouse. He stated that some demolition of the existing stairs and the placement of temporary stairs would be necessary.

Chairman Walker recognized Clerk of Court Melissa Adams and offered her an opportunity to weigh in on the options presented by the architect. She said the stairwell location would be her preference since it would not impact her office space as the other plans would.

Director of Facility Maintenance Terry DePoyster addressed the board and said he felt that the court officials would appreciate the improvements and would do their best to accommodate the work schedule.

Chairman Walker recognized Finance Officer Alison Morgan and asked her to review the proposed financing for the jail and courthouse improvements. She said the proposed financing would be in the amount of \$1.8 million for a period of 12 years. The initial payment would be \$216,094 with a final payment being \$154,219.

Mr. Lavender said he felt that the jail revenue should cover the jail expansion and security improvements at the courthouse, but that the elevator should be paid for using general fund monies. Mr. Hollifield asked Ms. Morgan if it was possible to have two separate loans for the two projects. Ms. Morgan stated that it would be better to have one loan due to the complexities of obtaining financing and the necessary approvals from the Local Government Commission. She noted that the debt payment could be drawn from more than one source if that was the Board's direction.

Chairman Walker thanked everyone who came to the meeting to discuss the jail and courthouse projects. He reminded everyone that there would be no action taken at the meeting. With no further discussion about the jail and courthouse project, he recognized Mr. Wooten.

NC226A RESURFACING RESOLUTION

Mr. Wooten informed the Board that District Engineer Doug McNeal had contacted county staff the prior week to describe a problem that had arisen on NC 226A. According to Mr. McNeal, NCDOT had recently worked to improve the road's surface by sealing cracks. As a result, tourism-related businesses had noted a drop-off of business from visitors. The NC Board of Transportation would be willing to allocate state funds to completely resurface the road if the Board of Commissioners would approve a resolution asking for the reallocation to take place.

There was a discussion of the road and its importance to the community. Mr. Lavender motioned to approve the "RESOLUTION SUPPORTING THE REALLOCATION OF NCDOT FUNDS TO

RESURFACE NC226A IN McDOWELL COUNTY” with a second by Mr. Hollifield. The vote to approve the resolution was unanimous.

ADJOURNMENT

With no further business to discuss, Chairman Walker adjourned the meeting after a motion by Mr. Lavender and a second by Mr. McPeters and a unanimous vote to adjourn.

DAVID N. WALKER, CHAIRMAN

ASHLEY R. WOOTEN
ASSISTANT TO THE COUNTY MANAGER/
DEPUTY CLERK TO THE BOARD