

**STATE OF NORTH CAROLINA
COUNTY OF MCDOWELL COUNTY
BOARD OF COMMISSIONERS
RECESSED SESSION – JUNE 4, 2020**

Assembly

The McDowell County Board of Commissioners met in Recessed Session on Thursday, June 4, 2020, at 11:30a.m., at the Universal Conference Room.

Members Present

Barry McPeters; Lynn Greene; Brenda Vaughn

Members Absent

David N. Walker, Chair; Tony Brown, Vice-Chair

Others Present

Ashley Wooten, County Manager; Cheryl Mitchell, Clerk to the Board; Alison Bell, Finance Director

Call to Order

In the absence of the Chair and Vice Chair, consensus of the Board was to have Commissioner McPeters be the Acting Chairman due to his seniority.

Public Hearing

Commissioner McPeters called the meeting into public hearing setting at 11:32am pursuant to NCGS 160A-20. The public hearing had been advertised and a copy of the affidavit is with the agenda materials.

Mr. Wooten noted today's meeting was to receive comments regarding the construction of a new Emergency Services Headquarters on Barnes Road; as well as renovation of the former Credit Union building which would be Station 4.

The following comments were made:

William Kehler – spoke in favor of the four station plan and headquarters. He noted the strategic placement of the two structures would help response times; and enhance the care and outcomes of the patients in the outlying rural areas.

Dr. Edward St. Bernard—spoke in favor of the needed expansion as the county grows and as Emergency Services are providing more services for the patients; also there will be better response times that will aid in the care of the patients

Brad Ledbetter—spoke in favor of the expansion as Chief of the PG Fire Dept; and representing the Fire Commission. He stated it was needed and justified. He added he would be retiring from the fire department, and Neil Settlemyre would be the new chief at PGFD.

With no other comments, Commissioner Greene made a motion to go out of public hearing at 11:39am, second by Commissioner Vaughn. By a vote of 3-0 the motion passed.

Award of Bids

Mr. Wooten noted the next step was to approve the construction bids for the Headquarters and Station 4. He also added this would be conditional approval upon the Local Government Commission approval.

The bids received for the Headquarters:

W.C. Construction Company, LLC	Base Bid	\$5,561,000
	Alt. 6 Emergency generator	\$85,000
Matthews Construction Company, Inc	Base Bid	\$5,581,000
	Alt 6 Emergency generator	\$81,600
Hickory Construction Company	Base Bid	\$5,655,000
	Alt 6 Emergency generator	\$145,000
Beam Construction Company	Base Bid	\$5,814,000
	Alt 6 Emergency generator	\$125,000
Neill Grading and Construction	Base Bid	\$5,844,000
	Alt 6 Emergency generator	\$82,000
Harper General Contractors	Base Bid	\$6,050,000
	Alt 6 Emergency generator	\$150,000
H&M Constructors	Base Bid	\$6,050,000
	Alt 6 Emergency generator	\$88,000
England Builders	Base Bid	\$6,116,757
	Alt 6 Emergency generator	\$115,000
Edison Foard	Base Bid	\$6,291,500
	Alt 6 Emergency generator	\$120,000
G.L. Wilson Building Co.	Base Bid	\$6,340,000
	Alt 6 Emergency generator	\$139,000
Simpson Young Construction	Base Bid	\$6,376,436
	Alt 6 Emergency generator	\$138,275
Walter B. Davis Company	Base Bid	\$6,510,173
	Alt 6 Emergency generator	\$137,342
Wilkie Construction	Base Bid	\$7,248,200
	Alt 6 Emergency generator	\$117,500

Commissioner Greene made a motion to approve the lowest bid from W.C. Construction Co., LLC, for the Headquarters, and list all bids in the minutes, second by Commissioner Vaughn. By a vote of 3-0 the motion passed.

Mr. Wooten then presented bids for addition and alterations for Station 4:

Beam Construction Co., Inc.	Base Bid	\$777,700
	Alt 1-heavy-duty concrete paving	\$11,500
Garanco, Inc.	Base Bid	\$798,200
	Alt 1-heavy-duty concrete paving	\$6,500
Wilkie Construction Co SE, LLC	Base Bid	\$847,340
	Alt 1-heavy-duty concrete paving	\$10,200
Greene Building Corp	Base Bid	\$857,350
	Alt 1-heavy-duty concrete paving	\$16,200
Matthews Construction Co., Inc	Base Bid	\$866,900
	Alt 1-heavy-duty concrete paving	\$7,000
G.E.M. Constructors	Base Bid	\$898,660
	Alt 1-heavy-duty concrete paving	\$19,048
H&M Constructors	Base Bid	\$908,000
	Alt 1-heavy-duty concrete paving	\$21,900
Simcon Co., LLC	Base Bid	\$910,000
	Alt 1-heavy-duty concrete paving	\$38,000
Brantley Construction Co., LLC	Base Bid	\$1,100,000
	Alt 1-heavy-duty concrete paving	\$42,000

Commissioner Greene made a motion to accept the bid from Beam Construction for Station 4, and list all bids in the minutes, second by Commissioner Vaughn. By a vote of 3-0 the motion passed.

Consideration of Resolution Approving Financing Terms

Ms. Bell, Finance Director, had requested bids on the financing of both projects. Two responses were received, and BB&T responded with the lowest rate of 2.63% in the amount of \$7,524,300 and for a period of twenty years (40) semi-annual payments in arrears beginning January 2021. The quote included a documentation/legal review fee of \$5,900.

Commissioner Greene made a motion to approve the Resolution Approving Financing Terms, second by Commissioner Vaughn. By a vote of 3-0 the motion passed.

Resolution Authorizing the Filing of an Application for Approval of a Financing Agreement

Mr. Wooten noted this resolution was for approving of the loan application by Local Government Commission. The application would be sent to Raleigh and the Commission will meet on July 7th to make a decision on the approval.

Commissioner Greene made a motion to approve the resolution authorizing the financing, second by Commissioner Vaughn. By a vote of 3-0 the motion passed.

RESOLUTION AUTHORIZING the FILING of an APPLICATION for APPROVAL of a FINANCING AGREEMENT AUTHORIZED by NCGS 160A-20

WHEREAS, County of McDowell, North Carolina desires to construct an emergency services base and the renovations and addition to an existing base both are in Marion, North Carolina. The new base construction consists of approximately 26,906 square foot building to be located in South Marion. The renovation and addition to an existing County owned facility consist of 3,390 square feet and is located in North Marion. The building designs will allow for expansion in the future.

WHEREAS, County of McDowell desires to finance the Project by the use of an installment contract authorized under North Carolina General Statute 160A, Article 3, Section 20; and

WHEREAS, findings of fact by this governing body must be presented to enable the North Carolina Local Government Commission to make its findings of fact set forth in North Carolina General Statute 159, Article 8, Section 151 prior to approval of the proposed contract;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of McDowell County, North Carolina, meeting in special session on the 4th day of June 2020, make the following findings of fact:

- A) The proposed contract is necessary or expedient because the current emergency service base is located in the City limits of Marion and is a metal building constructed in 1978 and cannot be expanded.
 - B) The EMS operation has grown substantially since 1978 and the current facility does not provide adequate space for crew living quarters, EMS training operations, and administrative offices.
 - C) EMS response times to areas outside of downtown Marion are projected to decrease on average of 5 minutes due to decreased traffic congestion, pedestrians, and multiple traffic lights. With the two facilities being strategically located on both the north and south end of US 221 Bypass, this provides EMS ambulances with quick access to all major highways in the central part of McDowell County which serve as the main arteries into our rural communities.
 - D) By decreasing EMS response times, the EMS system can provide advanced life support to critical patients in a timelier manner, which improves outcomes for EMS patients.
 - E) McDowell EMS and the Community Paramedic Program currently run on average 12,000 calls per year. It is projected that the EMS ambulances housed in both new stations will respond to 8,000 of the total 12,000 annual calls for service in McDowell County.
1. The proposed contract is preferable to a bond issue for the same purpose of savings in both cost and time that can be achieved by utilizing an installment financing agreement as opposed to a general obligation bond for a project of this scale and because the cost of the proposed project exceeds the amount that can prudently be raised from currently available appropriations, including unappropriated fund balances, without jeopardizing the overall financial stability of the County.
 2. The cost of financing under the proposed contract is less than the cost of issuing general obligation bonds.

3. The sums to fall due under the contract are adequate and not excessive for the proposed purpose because the amounts do not excessively increase McDowell County's total debt service and because the current debt service due is very low.
4. The County of McDowell's debt management procedures and policies are good because the debt service is currently 3.47% of the current general fund budget.
5. The project will be funded by property tax revenue and an increase in property taxes will not be necessary to meet the sums to fall due under the proposed contract,
6. The County of McDowell is not in default in any of its debt service obligations.
7. The attorney for the County of McDowell has rendered an opinion that proposed Project is authorized by law and is a purpose of which public funds may be expended pursuant to the Construction and Laws of North Carolina.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the County Manager is hereby authorized to act on behalf the County of McDowell in filing an application with the North Carolina Local Government Commission for approval of the Project and the proposed financing contract and other actions not inconsistent with this resolution.

This resolution is effective upon its adoption this 4th day of June, 2020

ATTEST:

Cheryl L. Mitchell
Clerk to the Board

Barry McPeters
Acting Chairman

Commissioner Greene noted although the Chairman and Vice Chairman were not able to attend today's meeting, it was important to be noted both were in full support of the construction of the facilities.

Acting Chairman McPeters noted in hearing that Mr. Ledbetter was retiring at the end of this month; he wanted to wish him well in his retirement, and expressed his appreciation for his service to the county.

Commissioner Greene and Commissioner Vaughn expressed their appreciation also to Mr. Ledbetter for his many years of service.

Mr. Wooten noted Mr. Ledbetter's leadership was greatly appreciated.

Adjournment

Commissioner Green made a motion to adjourn at 11:55am, second by Commissioner Vaughn. By a vote of 3-0 the motion passed.

Attest:

Cheryl L. Mitchell
Clerk to the Board

Barry McPeters
Acting Chairman