

**STATE OF NORTH CAROLINA
COUNTY OF MCDOWELL COUNTY
BOARD OF COMMISSIONERS
SPECIAL SESSION – OCTOBER 1, 2018**

Assembly

The McDowell County Board of Commissioners met in Special Session on Monday, October 1, 2018, at 4:00 p.m., in the Commissioner's Board Room of the County Administration Building, 60 East Court Street, Marion, North Carolina.

Members Present

David Walker, Chair; Barry McPeters, Vice-Chairman; Tony Brown; Lynn Greene; and Brenda Vaughn

Members Absent

None

Others Present

Ashley Wooten, County Manager; Cheryl Mitchell, Clerk to the Board; Terry DePoyster, Facility Director; Chuck Hamrick, Engineer, Holland & Hamrick

Call to Order

Chair Walker called the meeting to order.

Facilities Discussion

Courthouse Update

Third Courtroom construction:
Basement level steel has been completed
Wall studs have been started
All concrete has been poured on the basement level
Completed canopy work has been done;
Decking is being installed; and the parking deck has been pressure washed

Since there were no structural drawings of the parking deck, the crew did not know what was under the slab. Therefore, there have been a few issues with cutting into pipes. The contractors are a little behind schedule due to these unforeseen issues.

Linda Sturgill, an outside design assistant sent samples of tempered glass windows; outside material for window casing; sample of exterior wall covering; sample of exterior brick; and sample of tint for the concrete for the parking deck. The Commissioners were satisfied with all samples. The construction plan is to build to the roof, get in the dry, and then start completing each section.

District Attorney Requested Space

The District Attorney's office requested space on the 1st floor of the courthouse after Register of Deeds has been relocated, and also on the 3rd floor after the Deeds office and Law Library had been removed. This would give the DA office four additional offices where the Law Library is now for the staff. The 1st floor space would be 2,500 square feet, and the 3rd floor space would be 2,200 square feet. Currently the DA has 1,400 square feet.

No action was taken. Mr. DePoyster and Mr. Wooten noted they could set up a time and show the Board the space the DA office is requesting.

Fort Street Building Update

Mr. DePoyster presented a list of renovations needed to relocate the Register of Deeds office to the 35 W Fort Street property. The total was \$125,000 for the renovations. Discussion was held by the Commissioners regarding building a new facility versus renovation of the existing building. The renovation and relocating the Deeds office must be done before the vacated space can be renovated for the District Attorney's office.

Commissioner Greene made a motion to move forward with the renovations, second by Vice Chair McPeters. By unanimous vote, the motion carried.

Public Defender Office

The state established a Public Defender Office for McDowell and Rutherford judicial district effective this fiscal year. The court mandated function provided funding for up to 13 staff members between the two counties. There was no funding for the renovation or acquisition of office space provided by the state. The counties are obligated to provide space for Administrative Office of the Court functions.

Judge Powell has been chosen as the Public Defender, and will start to build her staff in the next few months. She has noted she will need space for 5 offices with an AOC connection. Mr. Wooten noted there is space available in part of the former Dameron/Burgin offices. The space would be \$900 a month for a one-year lease and the tenant is willing to discuss terms beyond the first year. The space is 1,950 square feet.

Discussion was held on the vacancies created upstairs as an option for the Public Defender office. Mr. DePoyster noted there was still water intrusion in the Administrative building that will be fixed with the courthouse renovations. Existing floor drains in the upper deck could be the reason for the leaks; once the concrete is poured the leaks will stop. The current usable space upstairs is not large enough to house the Public Defender office. Mr. Wooten noted staff is waiting on proposal for running the fiber to the West Court Street facility that would be needed for the Public Defender's office.

Mr. Wooten added the rent plus utilities would be about \$8,000 for the remainder of the fiscal year. His recommendation would be to lease the Dameron/Burgin space for one year.

Commissioner Brown made a motion to accept the recommendation, due to no other viable option at this time, second by Commissioner Vaughn. By unanimous vote, the motion carried.

Chairman Walker called for a five minute recess to set up the software demonstration presentation via the web.

Permitting Software Presentation

Jay Suttles, Building Inspector Director, suggested modernizing the permitting process in order to benefit contractors, homeowners, etc. as well as staff. His recommendation was SMARTGOV from a company called Dude Solutions.

Shawn Spears and Sam Chapin gave a web based presentation to the Board. The company's software program has been in use for 20 years, with a very reliable and strong reputation. The company is based in Cary, NC and would be available for user demonstrations.

The first year cost would be \$46,555.31 for the system that has public interactivity. The first year cost for the non-public system would be \$43,000. The cost from year two onward would be \$23,000. The cost could be recouped by anticipated growth in the permitting fees.

Based on fee adjustments, budget should be covered for the program. Mr. Wooten recommended using by staff for the first month, before turning on the public use component. There is a mobile app also available for use in the field. The company offers unlimited support provided at no cost for as long as the county uses the system.

Discussion was then held with Mr. Suttles regarding the use of the program in the building inspections office and on-site visits.

Commissioner Greene made a motion to proceed, second by Commissioner Vaughn. Discussion followed on the benefits of the program, and ease of access for the public. By unanimous vote, the motion carried.

Fee Adjustment Proposals for Inspections

Mr. Suttles noted there were issues with some of the fees for trades and very large non-residential projects. He submitted a proposed permit fee schedule with the fee adjustments.

Commissioner Greene made a motion to approve fees as presented, second by Commissioner Brown. By unanimous vote, the motion passed.

Mr. Wooten added he had received several calls on Mr. Suttles' professionalism, the Board agreed and thanked him for his work.

DaVita Lease

DaVita Dialysis requested to renew their lease before the 2020 termination date. They would like to extend the next term to 2025 with an additional five-year option beyond that date. DaVita currently pays about \$50,000 a year in rent, or about \$7.50 a square foot.

Mr. Wooten noted there is an elevator shaft to the lower level from the Senior Center. His recommendation noted there were opportunities available if the business were not there, due to the option of having an elevator to the Senior Center. Mr. Wooten had not looked at moving a specific county function to the space. Discussion was held on the benefits to the community and

Staff recommendation

Consensus from the Board was to have Mr. Wooten research the market value for the building, up

Commissioner Brown made a motion to move forward with lease to 2025 at the rate of \$8.50 a square foot, and remove additional years option, second by Commission Greene. By unanimous vote, the motion carried.

Relocation of Admin Function to Suite 1 at 100 Spaulding Road

Mr. Wooten noted there was an issue with the phone system at the location, and Mr. Rayburn Davis, IT Director had placed a temporary phone system until the issue could be resolved. He added signage needs to be addressed for the location, such as, lettering on doors, signs outside the building, and directional signage. Chairman Walker suggested a ribbon cutting ceremony once the phones were working so the public would know the location of the Finance, Human Resources, Clerk to the Board, and County Manager's offices.

Adjournment

There being no further business to transact at this time, upon motion by Commissioner Greene, second by Commissioner Brown, the meeting was adjourned to October 8th at 4:00pm, at the Historic Carson House.

DAVID WALKER
CHAIRMAN

CHERYL MITCHELL
CLERK TO THE BOARD