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cc: BOC
Steve
Russ
Selena
Christy

MINUTES

**STATE OF NORTH CAROLINA
COUNTY OF HENDERSON**

**BOARD OF COMMISSIONERS
JANUARY 28, 2010**

The Henderson County Board of Commissioners met for a special called meeting (budget workshop) at 9:00 a.m. in the Commissioners' Meeting Room of the Historic Courthouse on Main Street, Hendersonville.

Those present were: Chairman Bill Moyer, Vice-Chairman Mark Williams, Commissioner Larry Young, Commissioner Chuck McGrady, Commissioner Charlie Messer, County Manager Steve Wyatt, Assistant County Manager Selena Coffey, Clerk to the Board Teresa L. Wilson and Attorney Russ Burrell.

Also present were: Associate County Attorney Sarah Zambon, Public Information Officer Christy DeStefano, Finance Director J. Carey McLelland, County Engineer Marcus Jones, Planning Director Anthony Starr, IT Director Becky Snyder, Elections Director Beverly Cunningham, Library Director Bill Snyder, Animal Services Director Brad Rayfield, Auditor Darlene Burgess, HR Director Jan Prichard, Soil & Water Conservation District Director Jonathan Wallin, Travel & Tourism Director Melody Heltman, Registrar Nedra Moles, Cooperative Extension Director Renay Knapp, Captain Greg Cochran, Sheriff Rick Davis, Fire Marshal Rocky Hyder, Tax Assessor/Collector Stan Duncan, Recreation Director Tim Hopkin, Code Enforcement Director Toby Linville, Building Services Director Tom Staufer, Environmental Health Supervisor Seth Swift, Research/Budget Analyst Amy Brantley, Lieutenant Vanessa Gilbert, Auxiliary Business Manager Bill Blalock, Administrative Officer Dorine Lafontaine, Community Social Services Program Administrator II Penny Summey, Captain of Patrol Tim Griffin, Major Rodney Raines, Captain Steve Carter, Construction Manager David Berry, Director of Communications Lisha Corn and Assistant Engineer Natalie Berry.

CALL TO ORDER/WELCOME

Chairman Moyer called the meeting to order and welcomed all in attendance. He noted that the purpose of the meeting is a budget planning workshop.

FY 2009-2010 MID-YEAR FINANCIAL REPORT – December 31, 2009

County Manager Steve Wyatt reviewed the 2009-2010 County Expenditures and stated that Henderson County's financial health is in excellent shape. He noted during these very difficult times the Board of Commissioners has the County's financial health under the utmost scrutiny.

County Department	BOC Adopted	Expenditure Revisions (As of 12.31.09)	Revenue Revisions (As of 12.31.09)	Total Revised	\$ Expended (As of 12.31.09)	% Expended (As of 12.31.09)
Governing Body	\$1,216,224	\$0	\$0	\$1,216,224	\$379,843	31.2%
Dues & Non-profits	\$417,004	\$0	\$0	\$417,004	\$250,943	60.2%
County Administration	\$794,145	\$0	\$0	\$794,145	\$312,278	39.3%
Human Resources	\$415,308	\$0	\$0	\$415,308	\$188,504	45.4%
Elections	\$806,758	\$0	\$0	\$806,758	\$231,939	28.7%
Finance	\$723,381	\$0	\$0	\$723,381	\$375,113	51.9%
Assessor	\$1,731,188	\$0	\$0	\$1,731,188	\$727,991	42.1%
Tax Collections	\$563,621	\$0	\$0	\$563,621	\$257,057	45.6%
Legal	\$632,791	\$846	\$0	\$633,637	\$291,806	46.1%

DATE APPROVED _____

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County Administration	\$794,145	\$0	\$0	\$794,145	\$312,278	39.3%
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DATE APPROVED _____

Register of Deeds	\$986,186	\$20,330	\$20,330	\$1,006,516	\$465,038	46.2%
Engineering & Facility Services	\$1,232,996	\$0	\$0	\$1,232,996	\$494,943	40.1%
Court Facilities	\$190,000	\$0	\$0	\$584,746	\$284,863	48.7%
Info. Technology	\$584,746	\$0	\$0	\$584,746	\$284,863	48.7%
Sheriff	\$13,224,544	\$357,890	\$340,524	\$13,582,434	\$6,821,429	50.2%
Detention Facility	\$5,126,605	\$0	\$0	\$5,126,605	\$2,102,930	41.0%
Emergency Management	\$210,135	\$1,600	\$1,600	\$211,735	\$84,147	39.7%
Fire Marshal	\$361,040	\$0	\$0	\$361,040	\$222,099	61.5%
Building Services	\$1,044,029	\$0	\$0	\$1,044,029	\$421,293	40.4%
Wellness Clinic	\$351,573	\$0	\$0	\$351,573	\$128,976	36.7%
EMS	\$3,874,838	\$0	\$0	\$3,874,838	\$1,954,127	50.4%
Animal Services	\$521,477	\$18,715	\$18,715	\$540,192	\$225,842	41.8%
CJPP	\$101,745	\$0	\$0	\$101,745	\$37,398	36.8%
Rescue Squad	\$106,650	\$0	\$0	\$106,650	\$76,511	71.7%
Property Addressing	\$142,809	\$0	\$0	\$142,809	\$64,508	45.2%
Forestry Services	\$49,872	\$0	\$0	\$49,872	\$12,801	25.7%
Soil & Water Conservation	\$280,717	\$8,272	\$8,272	\$288,989	\$135,142	46.8%
Utilities	\$194,379	\$0	\$0	\$194,379	\$95,007	48.9%
Planning	\$574,411	\$0	\$0	\$574,411	\$247,742	43.1%
Code Enforcement	\$292,587	\$1,316	\$0	\$293,903	\$146,105	49.7%
Soil & Sedimentation	\$152,067	\$0	\$0	\$152,067	\$72,715	47.8%
Cooperative Extension	\$421,830	\$0	\$0	\$421,830	\$193,317	45.8%
HOME Program	\$100,000	\$0	\$0	\$100,000	\$39,800	39.80%
Economic Development	\$467,405	\$0	\$0	\$467,405	\$189,450	40.5%
Public Health	\$3,092,937	\$35,911	\$35,911	\$3,128,848	\$1,279,201	40.9%
Health Programs	\$3,309,839	\$323,575	\$323,575	\$3,633,414	\$2,570,671	43.2%
Environmental Health	\$1,059,793	\$0	\$0	\$1,059,793	\$458,953	43.4%
Home/Community Care Grant	\$716,598	\$0	\$0	\$716,598	\$264,721	36.9%
DSS Foster Care	\$498,851	\$0	\$0	\$498,851	\$217,026	43.5%
Mental Health	\$578,624	\$0	\$0	\$578,624	\$89,458	15.5%
ROAP	\$249,440	\$0	\$0	\$249,440	\$97,388	39.0%
Social Services	\$12,330,109	\$0	\$0	\$12,330,109	\$5,615,728	45.5%
DSS Smart Start	\$470,637	\$0	\$0	\$470,637	\$248,085	52.7%
DSS WF Demo Grant	\$139,900	\$0	\$0	\$139,900	\$3,905,602	0.0%

DSS Federal & State	\$7,884,922	\$0	\$0	\$7,884,922	\$3,905,602	49.5%
DSS General Assistance	\$57,000	\$0	\$0	\$57,000	\$16,987	29.8%
Juvenile Justice Grant	\$209,672	\$0	\$0	\$209,672	\$94,546	45.1%
Veteran's Services	\$40,186	\$0	\$0	\$40,186	\$15,579	38.8%
Public Library	\$3,277,147	\$74,736	\$74,736	\$3,351,883	\$1,557,309	46.5%
Recreation	\$1,523,924	\$33,952	\$26,205	\$1,557,876	\$625,779	40.2%
Transfer/Non-Departmental	\$1,967,710	\$(27,275)	\$0	\$1,940,435	\$876,355	45.2%
TOTAL	\$75,300,350	\$849,868	\$849,868	\$76,150,218	\$34,540,849	45.4%

Finance Director Carey McLelland explained expenditures of the Sheriff's Office stating in the first half of the year the Sheriff was awarded and has received several new grants from the Federal Government. One is the COPs (Community Oriented Policing) grant with no match for \$210,000 for equipment. The Sheriff has also received another smaller grant in the amount of \$60,000 from the Department of Justice also for equipment. These revisions are basically for grants awarded after budget adoption.

FY 2009-2010 PUBLIC SCHOOL EXPENDITURES

	BOC Adopted	Expenditure Revisions (As of 12.31.09)	Revenue Revisions (As of 12.31.09)	Total Revised	\$ Expended (As of 12.31.09)	% Expended (As of 12.31.09)
HC Public School System						
Current Expense	\$20,392,939	\$0	\$0	\$20,392,939	\$10,196,469	50.0%
Capital Expense	\$449,889	\$0	\$0	\$449,889	\$85,814	19.1%
Debt Service	\$9,437,123	\$0	\$0	\$9,437,123	\$2,972,210	31.5%
Special Capital Projects	\$4,000,000	\$0	\$0	\$4,000,000	\$1,155,126	28.9%
TOTAL	\$34,279,951	\$0	\$0	\$34,279,951	\$14,409,619	42.0%

FY2009-2010 BRCC Expenditures

	BOC Adopted	Expenditure Revisions (As of 12.31.09)	Revenue Revisions (As of 12.31.09)	Total Revised	\$ Expended (As of 12.31.09)	% Expended (As of 12.31.09)
Blue Ridge Community College						
Operational Expenses	\$2,314,409	\$0	\$0	\$2,314,409	\$1,350,072	58.3%*
Capital Expense	\$90,724	\$0	\$0	\$90,724	\$52,922	58.3%
Debt Service	\$1,559,889	\$0	\$0	\$1,559,889	\$328,789	21.1%
Special Capital Projects	\$2,000,000	\$0	\$0	\$2,000,000	\$298,400	14.0%
TOTAL	\$5,965,022	\$0	\$0	\$5,965,022	\$2,030,183	34.0%

Mr. McLelland explained that operational expenses are at 58.3% due to a January payment being posted in December.

Mr. Wyatt explained Community Colleges projects in North Carolina go through an arduous process. It is not an issue of the Board of Commissioners and the Board of Trustees for the Community College. The State of North Carolina also gets into the middle of this process which extends the process. These numbers will begin to accelerate in the fall.

FY 2009-2010 Total Expenditures

	BOC Adopted	Expenditure Revisions (As of 12.31.09)	Revenue Revisions (As of 12.31.09)	Total Revised	\$ Expended (As of 12.31.09)	% Expended (As of 12.31.09)
General Fund Total	\$109,545,323	\$849,868	\$849,868	\$110,395,191	\$49,527,125	44.9%

Carey McLelland explained that the Rescue Squad, at 71.7%, is similar to the non-profit contribution line item. The non-profit contributions are paid quarterly in advance, so the third quarter payment went out the last month of December which reflects a higher percentage.

Mr. Wyatt explained that the County does not anticipate any problem meeting the budget.

FY 2009-2010 Revenues

Mr. Wyatt explained that County revenues do not come in, in 1/12 or 6/12; our revenues are scattered throughout. We are surprisingly above last year's collection rate by 1.5%. The Local Option Sales Tax figure of 27.5% represents three (3) months payment as this revenue source runs two (2) months behind.

In previous years, the State decided they were going to change some of the tax structuring for local governments. This included taking some taxing authority away from local governments. They agreed to hold harmless cities and counties with different payments in lieu of those taxes. One promise to Counties was money for schools (ADM (Average Daily Membership) Funds). The State takes away the taxing ability and reimburses Counties with money dedicated for school construction, maintenance and renovation. Henderson County's share of the ADM funds was approximately \$750,000 and was dedicated to debt service. The State has now taken this fund away.

Investment earnings are down significantly and it doesn't look like it will improve.

Commissioner Messer questioned the amount received thus far from lottery funds, restricted intergovernmental funds.

Mr. McLelland responded a little of \$900,000 so far which is two quarters plus the amount withheld by the Governor last year.

Commissioner Young asked if the lottery funds were being drawn down as they became available as the Commissioners had requested.

Mr. Wyatt responded this was being done automatically on the lottery funds and the ADM funds have been zeroed out.

Revenue Source	BOC Adopted	Revisions (As of 12.31.09)	Total Revised	\$ Received (As of 12.31.09)	% Received (As of 12.31.09)
Ad Valorem Taxes – Current Year	\$57,832,467	\$0	\$57,832,467	\$46,376,632	80.2%
Ad Valorem Taxes – Prior Years	\$1,520,000	\$0	\$1,520,000	\$1,194,269	78.6%

Local Option Sales Taxes	\$16,978,971	\$0	\$16,978,971	\$4,663,040	27.5%**
Other Taxes and Licenses	\$976,548	\$0	\$976,548	\$424,893	43.5%
Unrestricted Intergovernmental	\$71,162	\$0	\$71,162	\$2,006	2.8%
Restricted Intergovernmental	\$19,616,639*	\$700,500	\$20,107,139	\$8,782,060	43.7%
Permits and Fees	\$1,165,800	\$0	\$1,165,800	\$637,784	54.7%
Sales and Services	\$5,562,376	\$0	\$5,562,376	\$2,323,260	41.8%
Investment Earnings	\$800,000	\$0	\$800,000	\$119,023	14.9%
Other Revenues	\$2,521,518	\$102,833	\$2,624,351	\$575,518	21.9%
Transfers from Other Funds	\$1,779,064	\$26,205	\$1,805,269	\$915,737	50.7%
Total General Fund Revenues	\$108,824,545*	\$829,538	\$1,805,269	\$915,737	60.2%
Fund Balance Appropriated	\$720,778	\$20,330	\$741,108	\$0	\$0.00%

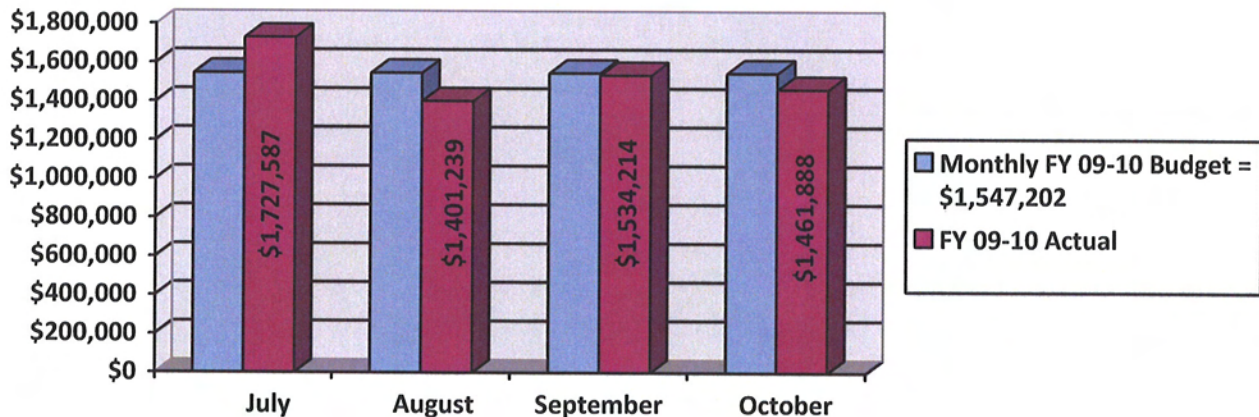
**Three month figure as it is three months behind.

FY 2009-2010 Sales Tax Revenues

- o Local Option Sales Tax = \$16,978,971

Mr. McLelland explained that the Sales Tax Base begins at \$16.9 million. The distribution method was changed from per capita to ad valorem a couple of years prior with an agreement with the Fire Departments to receive the amount they would have gotten due to the change in that method. Our monthly forecast of what we need to make budget is \$1,547,202. He referred to the following graph.

- o Intergovernmental Reimbursement (Fire Department Agreement) = \$1,587,450
- o Total Revenue tied to Sales Tax proceeds = \$18,566,421
- o Year to Date Variance = (\$63,880)
- o *Municipality hold harmless payments resulting from Medicaid Relief paid out of Article 30 Sales Tax Receipts



Register of Deeds

	FY2007 (As of 12.31.06)	FY2008 (As of 12.31.07)	FY2009 (As of 12.31.08)	FY2010 (As of 12.31.09)	Variance	% Variance
Deed Stamp Excise Tax	\$1,021,504	\$1,037,386	\$520,037	\$410,078	(\$109,959)	(21.1%)
Budget – 6 months				\$470,369	(\$60,291)	(12.8%)

Building Services

	FY2007 (As of 12.31.06)	FY2008 (As of 12.31.07)	FY2009 (As of 12.31.08)	FY2010 (As of 12.31.09)	Variance	% Variance
Inspections Fees	\$761,538	\$751,174	\$364,546	\$387,848	\$23,302	6.4%
Budget – 6 months				\$337,500	\$50,348	14.9%

ADM Revenue

	FY 2010 Budget	FY2010 Received (As of 12.31.09)	Needed to Make Budget
ADM	\$750,000	\$0	\$750,000

FY2010 Budget Revisions – through 12/31/09

Legal - \$846 for unemployment costs

Register of Deeds - \$20,330 from Automation, Enhancement & Preservation Fund Balance to cover projects in the Register of Deeds Office

Sheriff - \$210,000 for new Federal COPs grant funding, \$62,865 for new Federal Department of Justice Assistance grant funding, \$17,366 for unemployment costs

Emergency Management - \$1,600 for final payment of Homeland Security Grant funding from FY2009

Animal Services - \$18,715 Pet Smart charities donation for spay-neuter program

Soil & Water - \$8,272 in State ADFP Trust Fund grant monies carried over from FY2009

Code Enforcement - \$1,316 for unemployment costs

Public Health - \$33,144 in new State – School Health funds for FY2010; \$2,767 in miscellaneous donations

Health Programs - \$323,575 in new State health program allocations received after budget adoption. Includes \$150,000 for NC Cardiovascular Health Program, \$80,000 for H1N1 Flu Program, \$36,828 for Bio-terrorism Preparedness Program, \$32,119 for WIC Program

Public Library - \$9,064 in new grant funds; \$29,655 in additional library endowment/donations restricted for new publications; \$36,017 in new E-rate refunds

Recreation - \$26,205 for equipment purchases from recreation sign program revenues; \$7,747 for unemployment costs

FY 2010-2011 FINANCIAL FORECAST

County Manager Steve Wyatt reviewed the FY 2010-2011 Financial Forecast.

FY 2010 – 2011 Projections

Revenue Projection Assumptions

- No increase in the property tax rate
- Overall property tax base growth 0.77%
- Negative sales tax projections (Mr. Wyatt noted that \$500,000 has been programmed in as a decrease)
- Lower projected Investment Earnings
- No incorporations
- Fund balance appropriated?
- Loss of \$750,000 ADM Revenue

Revenue Source	FY 2009-2010 Revised	FY 2010-2011
Ad Valorem Taxes – Current Year	\$57,832,467	\$58,280,607
Ad Valorem Taxes – Prior Years	\$1,520,000	\$1,630,000
Local Option Sales Taxes	\$16,978,971	\$16,478,971
Other Taxes and Licenses	\$976,548	\$892,868
Unrestricted Intergovernmental	\$71,162	\$88,353
Restricted Intergovernmental	\$20,317,139	\$19,201,240
Permits and Fees	\$1,165,800	\$1,285,800
Sales and Services	\$5,562,376	\$5,479,376
Investment Earnings	\$800,000	\$400,000
Other Revenues (Includes Fire Department Agreement)	\$2,624,351	\$2,471,352
Transfers from Other Funds	\$1,805,269	\$1,043,741
Fund Balance Appropriated	\$741,108	\$???
TOTAL General Fund Revenues	\$110,395,191	\$107,252,308
Difference FY 09-10 to FY 10-11		\$3,142,883

Chairman Moyer requested Tax Collector/Assessor Stan Duncan give a brief statement in respect to business personal property and motor vehicles, as he felt they are obviously a component part of the ad valorem taxes.

Stan Duncan stated business personal property is the major component of the personal property section of the tax base. This year we are experiencing business personal property returns coming in slower than years in the past. The requests for extensions have been slower as well. At this point and time we have until next Monday at 5:00 p.m. for the listing period to end and at that time we will know how many people have actually made a request for an extension, and will have an idea of who normally returns a listing in the month of January to compare to what we have this year. He feels that we will see less investment in business personal property; machinery and equipment, furniture and fixtures, anything used in the production of income. The business climate is not good and people are not reinvesting in their businesses.

With regards to motor vehicles, we are seeing a decrease in the number of vehicles being registered for a license plate or tag. This is the second largest component to the overall tax base, larger than business personal property. For FY 2009/2010, Mr. Duncan has divided the twelve month period into trimesters of four months each and made projections based on what they have been experiencing (a loss in the overall tax base) per each of the trimesters. The County is coming out slightly ahead at 5-6%.

Chairman Moyer noted for FY 2010-2011 Ad Valorem Taxes will probably go up around \$400,000 and we are showing an overall growth in the property tax base of 0.77%, and questioned how the \$400,000 was derived.

Mr. Duncan responded that the \$400,000 gain is off the real property. We are seeing a lot of remodeling which is reflected in this year’s listing. Mr. Duncan has factored in all of the obvious to come up with number.

County Manager Steve Wyatt stated based on this scenario; we have projected \$3,142,883 less in revenue for FY 2010/2011.

FY 2010-2011 Expenditure Assumptions – As of January 28, 2010

- County Government – slight decrease
- No new programs or positions
- Education expenses increasing \$750,000 in County funds due to loss of ADM
- Includes debt service for Apple Valley/North, School Maintenance and Repair Initiative
- BRCC previously approved capital projects
- Includes new debt service for County Government previously approved capital projects (renovation of old Health Department building and relocation of certain offices and the Law Enforcement Center)
- No growth percentage projected for Mental Health Maintenance of Effort funding, or grant funded programs
- Flat fuel costs (gas and diesel)
- 10% increase in Electricity

Chairman Moyer noted he and Commissioner McGrady had attended a Joint College Facility meeting with the Community College where BRCC presented their capital plans and what they would like to see for the coming year. A list of the recommended programs by BRCC had been provided to each Commissioner at an approximate cost of \$800,000 to \$900,000, none of which has been included in this budget.

FY 2010-2011 Projected Expenditures

Projected Budget Estimate	
County Government	\$76,037,587
HC Public School System	
Current Expense	\$20,392,939
Capital Expense	\$449,889
Debt Service	\$9,394,901
TOTAL	\$30,237,729
Blue Ridge Community College	
Operational Expense	\$2,314,409
Capital Expense	\$90,724
Debt Service	\$1,682,159
TOTAL	\$4,087,292
TOTAL GENERAL FUND	\$110,362,608

Historical Budget Information

	FY 2007	FY 2008	FY 2009	FY 2010 Revised	FY 2011 Projected
County Government	\$78,221,736	\$81,378,041	\$82,348,438	\$76,150,218	\$76,037,587
Public Schools	\$27,092,401	\$29,917,725	\$32,221,789	\$30,279,951	\$30,237,729
Public Schools Repair Project	\$0	\$0	\$0	\$4,000,000*	\$0
BRCC	\$3,853,449	\$3,757,510	\$4,073,643	\$3,965,022	\$4,087,292
BRCC Capital Projects	\$0	\$0	\$0	\$2,000,000*	\$0
TOTAL	\$109,167,586	\$115,053,276	\$118,643,870	\$116,395,191	\$110,362,608

Projected Current Obligations for FY 11

	Projected Budget Estimate
Projected General Fund Expenditures	\$110,362,608
Projected Revenues	\$107,252,308
Variance	(\$3,110,300)

ADM – Loss of \$750,000

Options

- Postpone Apple Valley/North Project
- Implement Off-Setting Budget Cuts
- Replace From Fund Balance
- Combination of Cuts and Fund Balance
- Increase Property Tax by 0.59 cents

Other Options

- To Fund Projected Current Obligations

Chairman Moyer felt the Board would have to look at all pieces and issues before making any decisions.

Commissioner McGrady noted the fund balance shown does not include the capital improvements fund at all. This is another reserve of about \$3.1 million and would bump the numbers up and the percentages would change pretty significantly in terms of what our reserves are.

Fund Balance (State mandates 8%) (over 12% BOC Policy)	➡	\$13,221,670
Needed to fund FY 10-11 Projected Budget	➡	\$ 3,110,300 Includes \$750,000 loss of ADM
Remaining Fund Balance (over 12% BOC Policy)	➡	\$10,111,370

Closing the \$3,110,300 gap...Options

1. Appropriation of Fund Balance/Reserves
2. Budget Reduction
 - A. A Shared percentage
 - B. A surgical approach
3. Increase Taxes/Fees
4. Some Combination of the Above

OUTSIDE AGENCIES FUNDING REPORT

County Manager Steve Wyatt stated in a time when the Board, its staff, and the public is heavily scrutinizing frankly every dollar that public agencies spend, the Chairman asked staff to take a comprehensive look at our outside agencies; looking at the non-county government departments; a history of funding, whether or not they are mandated, to get a better feel of where the money goes.

Chairman Moyer felt that one of the fallacies of government is that we never go back and look at overall programs and continue to fund them year after year without taking a detailed look at what it is costing and what is being contributed.

Budget Analyst Amy Brantley provided the following information.

Agency	Function	Population Served	Mandated?	Funding Levels			
				FY 2010	FY 2009	FY 2008	FY 2007
Public Schools Current	Education	Youth	**	\$20,392,939	\$20,205,922	\$18,802,573	\$17,705,127
Public Schools Capital	Education	Youth	YES	\$449,889	\$2,255,339	\$2,098,675	\$2,839,000
Public Schools Debt Service	Education	Youth	YES	\$9,437,123*	\$9,760,528*	\$9,016,477*	\$7,073,274*
Public Schools Facility Repairs	Education	Youth	YES	\$4,000,000	\$0	\$0	\$0
BRCC Operational	Education	County Residents	**	\$2,314,409	\$2,314,409	\$2,058,821	\$2,019,122
BRCC Buildings & Improvements	Education	County Residents	YES	\$90,724	\$90,724	\$0	\$0
BRCC Debt Service	Education	County Residents	YES	\$1,559,889	\$1,668,510	\$1,698,689	\$1,834,327
BRCC Facility Repairs	Education	County Residents	YES	\$2,000,000	\$0	\$0	\$0
Education				\$40,244,973	\$36,295,432	\$33,675,235	\$31,470,850

Home and Community Care Block Grant

Agency	Function	Population Served	Mandated?	Funding Levels			
				FY 2010	FY 2009	FY 2008	FY 2007
Housing Assistance Corporation	Housing/ Home Improvements	Older Adults	No Pass through Grant	\$19,236	\$19,275	\$9,482	\$9,482
WCCA	Transportation	Older Adults		\$183,166	\$168,823	\$153,808	\$153,808
Pardee Home	In-Home aid	Older Adults		\$54,889	\$67,461	\$75,361	\$75,361
Care Partners	In-Home aid	Older Adults		\$70,209	\$70,352	\$79,147	\$79,147
Pardee Pavilion	Adult Day Care/ Healthcare	Older Adults		\$26,665	\$26,719	\$24,988	\$24,988
Council on Aging	Congregate/ Home Meals	Older Adults		\$293,832	\$289,726	\$226,823	\$226,823
	Senior	Older					

Land-of-Sky	Companion	Adults		\$24,949	\$19,275	\$24,834	\$24,834
Henderson County DSS	In-Home aid	Older Adults		\$23,930	\$19,275	\$15,082	\$15,082
Pisgah Legal Services	Elder Law Project	Older Adults		\$19,722	\$18,309	\$13,147	\$13,147
Home and Community Care				\$716,598	\$699,215	\$622,672	\$622,672

Mental Health/Maintenance of Effort

Agency	Function	Population Served	Mandated?	Funding Levels			
				FY 2010	FY 2009	FY 2008	FY 2007
Appalachian Counseling	Psych Counseling	MH/SA/DD	Total amount of \$528,612 is mandated. Specific distribution to agencies is not mandated.	\$0	\$0	\$90,000	\$50,000
Blue Ridge Health Serv.	Psych Counseling	MH/SA/DD		\$43,167	\$30,000	\$0	\$61,000
Community Health	Pharmacology	MH/SA/DD		\$0	\$0	\$50,000	\$120,000
Families Together Inc.	Inmate Screening	MH/SA/DD		\$107,823	\$0	\$70,000	\$0
The Free Clinics	Pharmacology	MH/SA/DD		\$60,321	\$120,000	\$70,000	\$0
The Free Clinics	Psych Counseling	MH/SA/DD		\$33,930	\$45,000	\$0	\$21,000
Health Dept.	Crisis Intervention	MH/SA/DD		\$28,517	\$58,612	\$43,280	\$0
Horizon Recovery Inc.	Substance Abuse	MH/SA/DD		\$0	\$0	\$0	\$75,000
Mainstay Inc.	Domestic Violence	MH/SA/DD		\$18,850	\$25,000	\$25,000	\$20,000
Parkway Behavioral Health	Substance Abuse	MH/SA/DD		\$13,572	\$0	\$20,000	\$31,000
6 th Avenue Psychiatric Services	Psychosocial Rehab	MH/SA/DD		\$199,812	\$200,000	\$90,000	\$150,000
Vocational Solutions	Vocational Training	MH/SA/DD		\$22,620	\$50,000	\$0	\$0
Western Highlands LME	Fund Balance	MH/SA/DD		\$0	\$0	\$70,062	\$342
Mental Health/Maintenance of Effort				\$528,612	\$528,612	\$528,342	\$528,342

Economic Development

Agency	Function	Population Served	Mandated?	Funding Levels			
				FY 2010	FY 2009	FY 2008	FY 2007
Agricultural Program	Economic Development	County Residents	No	\$50,000	\$50,000	\$50,000	\$0
Continental Teves	Economic Development	County Residents	Contract	\$49,350	\$17,200	\$17,200	\$0
WilsonArt	Economic Development	County Residents	Contract	\$3,861	\$0	\$0	\$0

Raflatac	Economic Development	County Residents	Contract	\$100,000	\$100,000	\$100,000	\$100,000
Pepsi Cola	Economic Development	County Residents	Contract	\$17,194	\$17,194	\$17,194	\$17,194
Warm Company	Economic Development	County Residents	Contract	\$12,000	\$12,000	\$12,000	\$12,000
Prince Manufacturing	Economic Development	County Residents	Contract	\$2,400	\$0	\$0	\$0
Historic Seventh Avenue District	Economic Development	7 th Avenue Visitors	No	\$500	\$500	\$500	\$500
Partnership for Economic Development	Economic Development	County Residents	No	\$232,100	\$245,000	\$245,000	\$220,000
Economic Development				\$467,405	\$441,894	\$552,586	\$597,101

Alliance Accredited Agencies

Agency	Function	Population Served	Mandated?	Funding Levels			
				FY 2010	FY 2009	FY 2008	FY 2007

Blue Ridge Lit. Council	Literacy Training	Adults	No	\$14,300	\$14,300	\$14,100	\$14,100
Boys and Girls Club	After School Programs	Youth	No	\$11,350	\$11,350	\$10,700	\$10,700
Child and Family Resource	Family Advocacy	Youth	No	\$18,750	\$18,750	\$17,700	\$17,700
Council on Aging	Meals on Wheels	Older Adults	No	\$39,000	\$39,000	\$38,000	\$38,000
Dispute Settlement Ctr.	Mediation Services	County Residents	No	\$11,350	\$11,350	\$10,700	\$10,700
Housing Assist. Corp.	Housing Repair Assist.	Low Income	No	\$12,700	\$12,700	\$12,400	\$12,400
Mainstay	Emergency Shelter	Domestic Violence	No	\$10,700	\$10,700	\$10,700	\$10,700
Medical Loan Closet	Medical Equipment	County Residents	No	\$1,000	\$0	\$0	\$0
Partnership for Health	Healthy Communities	County Residents	No	\$1,000	\$1,000	\$2,500	\$2,500
Pisgah Legal Services	Legal Assistance	Low Income	No	\$17,750	\$18,750	\$17,700	\$17,700
The Healing Place	Child Abuse Prev.	Youth	No	\$2,500	\$2,500	\$500	\$500
Free Clinics Medifind	Pharmacology	Low Income	No	\$23,400	\$23,400	\$24,800	\$24,800
Free Clinics Volunteer Pgrm	Health Care/Case Mgmt	Low Income	No	\$5,000	\$5,000	\$4,000	\$4,000
United Way 211	Community Resource	County Residents	No	\$13,200	\$13,200	\$13,200	\$13,200
Vocational Solutions	Vocational Training	MH/SA/DD	No	\$45,000	\$45,000	\$44,000	\$44,000

Alliance Accredited Agencies	\$227,000	\$227,000	\$221,000	\$221,000
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Juvenile Justice Grant

Agency	Function	Population Served	Mandated?	Funding Levels			
				FY 2010	FY 2009	FY 2008	FY 2007
Project Challenge	Repayment Program	Youth	No-Pass Through Grant	\$72,179	\$68,250	\$63,743	\$63,743
Juvenile Court Psychiatric Services	Psychiatric Counseling	Youth		\$8,650	\$8,470	\$8,710	\$8,710
Dispute Settlement Center	Mediation	Youth		\$43,875	\$69,700	\$58,408	\$58,408
JCPC Administrative Expenses	Grant Administration Costs	Youth		\$3,500	\$3,500	\$6,250	\$6,250
Boys and Girls Club	After School & Summer Programs	Youth		\$47,293	\$22,000	\$29,250	\$29,250
Juvenile Temporary Shelter	Residential Services	Youth		\$9,175	\$5,832	\$5,832	\$5,832
HC Public Schools	Life Skills Training	Youth		\$25,000	\$20,529	\$30,792	\$30,792
Juvenile Justice Grant				\$209,672	\$202,985	\$202,985	\$202,985

Dues and Memberships

Agency	Function	Population Served	Mandated?	Funding Levels			
				FY 2010	FY 2009	FY 2008	FY 2007
Land-of-Sky Regional Council	Membership	County Residents	No	\$41,645	\$41,645	\$40,945	\$40,432
NCACC	Membership	County Residents	No	\$11,425	\$12,695	\$12,362	\$11,843
NACo	Membership	County Residents	No	\$7,050	\$7,050	\$6,900	\$6,500
Institute of Government	Membership	County Residents	No	\$10,872	\$9,850	\$9,600	\$9,500
Local Government Transit Match	Federal Grant Transportation Funding Grant	County Residents	No	\$12,500	\$12,500	\$0	\$0
Land-of-Sky MPO Match	Transportation	County Residents	Yes MPO member	\$22,219	\$0	\$0	\$0
Dues and Memberships				\$105,711	\$83,740	\$69,807	\$68,275

Non-Human Service Non-Profits

Agency	Function	Population Served	Mandated?	Funding Levels			
				FY 2010	FY 2009	FY 2008	FY 2007
Alliance for Non-profit	Non-profit	Non-	No	\$9,000	\$9,000	\$8,000	\$8,000

Human Services	Accreditation	Profits					
Arts Council of Henderson Co.	Community Arts Organ.	County Residents	No	\$10,000	\$10,000	\$10,000	\$10,000
ECO (Environmental Conservation Organization)	Environmental Protection	County Residents	No	\$9,000	\$9,000	\$8,000	\$8,000
WCCA Grant Match	Transportation Program Grant Match	County Residents	No	\$44,293	\$38,999	\$0	\$0
WCCA Medical Transportation	Transportation	Low Income	No	\$12,000	\$12,000	\$12,000	\$12,000
Non Human Services Non-Profits				\$84,293	\$88,999	\$63,000	\$38,000

Crime Stoppers	Public Safety	County Residents	No	\$3,000	\$3,000	\$3,000	\$3,000
Community Development Council	Community Development	County Residents	No	\$1,000	\$1,000	\$1,000	\$1,000
WNC Development Associations	Economic Development	Business Leaders	No	\$6,000	\$7,500	\$7,500	\$7,500
Non Human Services Non-Profits in Departmental Budgets				\$10,000	\$11,500	\$11,500	\$46,500

Other Agencies

Agency	Function	Population Served	Mandated?	Funding Levels			
				FY 2010	FY 2009	FY 2008	FY 2007
Court Facilities	Facility Operations	County Residents	Yes	\$190,000	\$190,000	\$165,000	\$165,000
Rescue Squad	Public Safety	County Residents	No	\$106,650	\$95,450	\$92,943	\$89,800
Cooperative Extension	Education	County Residents	No	\$421,830	\$396,803	\$390,024	\$393,294
Forestry Services	Forest Management	County Residents	No	\$49,872	\$49,872	\$48,561	\$46,919
Housing Assist. Corp. – HOME Program	Affordable Housing	Low Income	No-pass through Grant	\$100,000	\$65,000	\$145,352	\$0
WCCA/Apple County Transportation ROAP Program	Transportation	Older Adults	No-Pass through Grant	\$249,440	\$161,552	\$71,048	\$142,093
Workfirst Demo Grant (BRCC/various car dealers)	Transportation	Unemployed	No-Pass through Grant	\$139,900	\$79,900	\$0	\$0
Other Agencies				\$1,257,692	\$1,145,577	\$1,072,004	\$947,106

Commissioner McGrady noted on the Land-of-Sky MPO match there was no funding until this fiscal year and asked what had changed.

Ms. Brantley would need to follow up but she felt it was funded in 2009 but not included in the budget as an MPO match. It was funded through the transit match.

Anthony Starr felt that it was included in the Land-of-Sky general dues and only separated out in the last couple of years.

Chairman Moyer noted that the Alliance for Human Services was discussed at the last meeting and this will be on the February 1, 2010 agenda. The evaluation process will begin to see what is being done and whether or not to continue it. Mr. Moyer would like to take a further look at regional councils; Land-of-Sky, Cooperative Extension, Forest Services, NACo, the Rescue Squad, and the Institute of Government, to see what we are getting for the money spent. The County Manager was asked to see what the County is getting for the money spent and also see if there is a way to provide some of these things in a less expensive way.

County Manager Steve Wyatt stated staff would get information back to the Board by an April meeting.

BREAK

A break was taken to change video tapes.

RECONVENE

Chairman Moyer called the meeting back to order.

CAPITAL FACILITIES / FUTURE CAPITAL FACILITY NEEDS

County Manager Steve Wyatt stated the Board has several policies in place that are not mandated by the State or Federal Government; they are strictly Board of Commissioners' policies. One is the debt policy.

Finance Director Carey McLelland explained that in the Board's approved debt policy there are two key ratios that are looked at annually.

Outstanding Debt – Ratio to Policy

- Actual outstanding debt (\$113,618,002) is 0.88% of total FY 2010 assessed tax value – Board Policy maximum is 3.0%.
- Actual debt service payments are 12.66% of FY 2010 General Fund budgeted expenditures – Board Policy maximum is 15%.
- Projected debt service payments are 13.57% of FY 2011 General Fund budgeted expenditures.

County Manager Steve Wyatt discussed the Capital Reserve Fund Balance. The balance of the Capital Reserve Fund will be \$3,098,872 at the end of the current fiscal year, depending on the ADM resolution. For FY 2011, \$772,677 is scheduled for appropriation to offset debt service for new projects.

ADM issue for FY 2011 - \$750,000

Outstanding Debt Principal -Education

	6.30.2010	6.30.2011	6.30.2012	6.30.2013	6.30.2014	6.30.2015
HC Public Schools						
2001 Elem. Schools	\$8,955,000	\$8,140,000	\$7,325,000	\$6,510,000	\$5,695,000	\$4,880,000
Fletcher Elementary	\$3,375,000	\$3,037,500	\$2,700,000	\$2,362,500	\$2,025,000	\$1,687,500
2002 Middle	\$4,512,084	\$3,867,501	\$3,222,917	\$2,578,334	\$1,933,750	\$1,289,167

Schools						
2002 QZABs	\$1,685,094	\$1,520,730	\$1,356,367	\$1,192,004	\$1,027,641	\$0
2005 Dana Elem.	\$10,298,400	\$9,609,600	\$8,923,200	\$8,236,800	\$7,550,400	\$6,864,000
2006 Sugarloaf Elem	\$12,920,400	\$12,111,950	\$11,303,500	\$10,495,050	\$9,686,600	\$8,878,150
2008 Elem. Schools	\$28,342,857	\$26,514,286	\$24,685,714	\$22,857,143	\$21,028,571	\$19,200,000
2009 School Repairs	\$4,270,400	\$3,384,360	\$3,416,320	\$2,989,280	\$2,562,240	\$2,135,200
Total HCPS	\$74,359,235	\$68,185,927	\$62,933,018	\$57,221,111	\$51,509,202	\$44,934,017

BRCC	6.30.2010	6.30.2011	6.30.2012	6.30.2013	6.30.2014	6.30.2015
2006 Technology Building	\$13,269,600	\$12,439,300	\$11,609,000	\$10,778,700	\$9,948,400	\$9,118,100
Total BRCC	\$13,269,600	\$12,439,300	\$11,609,000	\$10,778,700	\$9,948,400	\$9,118,100

HC Public Schools	6.30.2016	6.30.2017	6.30.2018	6.30.2019	6.30.2020
2001 Elem. Schools	\$4,065,000	\$3,250,000	\$2,435,000	\$1,620,000	\$810,000
Fletcher Elementary	\$1,350,000	\$1,012,500	\$675,000	\$33,500	\$168,750
2002 Middle Schools	\$644,583	\$0	\$0	\$0	\$0
2002 QZABs	\$0	\$0	\$0	\$0	\$0
2005 Dana Elem.	\$6,177,600	\$5,491,200	\$4,804,800	\$4,118,400	\$3,432,000
2006 Sugarloaf Elem	\$8,069,700	\$7,261,250	\$6,452,800	\$5,646,200	\$4,839,600
2008 Elem. Schools	\$17,371,429	\$15,542,857	\$13,714,286	\$11,885,714	\$10,057,143
2009 School Repairs	\$1,708,160	\$1,281,120	\$854,080	\$427,040	\$0
Total HCPS	\$39,386,472	\$33,838,927	\$28,935,966	\$24,034,854	\$19,307,493

BRCC	6.30.2016	6.30.2017	6.30.2018	6.30.2019	6.30.2020
2006 Technology Building	\$8,287,800	\$7,457,500	\$6,627,200	\$5,798,800	\$4,970,400
Total BRCC	\$8,287,800	\$7,457,500	\$6,627,200	\$5,798,800	\$4,970,400

Outstanding Debt Principal - County

	6.30.2010	6.30.2011	6.30.2012	6.30.2013	6.30.2014	6.30.2015
Detention Center	\$4,189,000	\$2,696,000	\$3,208,000	\$2,730,000	\$2,257,000	\$1,789,000
Human Services Building	\$11,156,600	\$10,410,400	\$9,666,800	\$8,923,200	\$8,179,600	\$7,436,000
Historic Courthouse	\$8,730,000	\$8,183,750	\$7,637,500	\$7,091,250	\$6,545,000	\$5,998,750
6 th Ave. Clubhouse	\$166,201	\$139,722	\$111,961	\$82,822	\$52,254	\$20,187
New Etowah Library	\$1,296,237	\$1,132,492	\$962,075	\$784,715	\$600,128	\$408,019
E911 Center Project	\$451,129	\$345,103	\$234,750	\$119,895	\$0	\$0
Total County	\$25,989,167	\$23,907,567	\$21,821,086	\$19,731,882	\$17,633,982	\$15,651,956

GRAND TOTAL	\$113,618,002	\$104,532,694	\$96,363,104	\$87,731,693	\$79,091,584	\$69,704,073
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FY Debt Principal Reduction	\$9,085,308	\$8,169,590	\$8,631,411	\$8,640,109	\$9,387,511
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	6.30.2016	6.30.2017	6.30.2018	6.30.2019	6.30.2020
Detention Center	\$1,329,000	\$877,000	\$434,000	\$0	\$0
Human Services Building	\$6,006,000	\$5,948,800	\$5,205,200	\$4,461,600	\$3,718,000
Historic Courthouse	\$5,452,500	\$4,906,250	\$4,360,000	\$3,815,000	\$3,270,000
6 th Ave. Clubhouse	\$0	\$0	\$0	\$0	\$0
New Etowah Library	\$208,083	\$0	\$0	\$0	\$0
E911 Center Project	\$0	\$0	\$0	\$0	\$0
Total County	\$12,995,583	\$11,732,050	\$9,999,200	\$8,276,600	\$6,988,000

GRAND TOTAL	\$60,669,855	\$53,028,477	\$45,562,366	\$38,110,254	\$31,265,893
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FY Debt Principal Reduction	\$9,034,218	\$7,641,378	\$7,466,111	\$7,452,112	\$6,844,361
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Retiring Current Debt Service – Education - From April 15, 2009 Meeting

HC Public Schools	6.30.2010	6.30.2011	6.30.2012	6.30.2013	6.30.2014
1998 Bonds	\$917,192	\$0	\$0	\$0	\$0
2001 Elem. Schools	\$1,291,275	\$1,256,638	\$1,217,925	\$1,179,213	\$1,140,500
Fletcher Elementary	\$472,466	\$459,911	\$447,356	\$434,801	\$422,246
2002 Middle Schools	\$819,926	\$797,301	\$774,677	\$752,052	\$729,427
2002 QZABs	\$164,363	\$164,363	\$164,363	\$164,363	\$164,363
2005 Dana Elem.	\$1,229,322	\$1,203,570	\$1,168,818	\$1,134,498	\$1,100,178
2006 Sugarloaf Elem	\$1,286,616	\$1,419,076	\$1,381,553	\$1,349,215	\$1,312,641
2008 Elem. Schools	\$2,933,943	\$2,865,920	\$2,797,897	\$2,729,874	\$2,661,851
Total HCPS	\$9,115,103	\$8,166,779	\$7,952,589	\$7,744,016	\$7,531,206

BRCC	6.30.2010	6.30.2011	6.30.2012	6.30.2013	6.30.2014
1998 Bonds	\$187,858	\$0	\$0	\$0	\$0
2006 Technology Bldg.	\$1,311,119	\$1,447,159	\$1,408,622	\$1,375,410	\$1,337,847
Total BRCC	\$1,498,977	\$1,447,159	\$1,408,622	\$1,375,410	\$1,337,847

Retiring Current Debt Service County – From April 15, 2009 Meeting

County	6.30.2010	6.30.2011	6.30.2012	6.30.2013	6.30.2014
Detention Center	\$668,607	\$645,480	\$622,535	\$594,7771	\$572,372
Human Services Bldg.	\$1,331,765	\$1,303,867	\$1,266,220	\$1,229,040	\$1,191,860
Historic Courthouse	\$868,178	\$957,678	\$932,325	\$910,475	\$885,762
Travel & Tourism	\$141,930	\$0	\$0	\$0	\$0
6 th Ave. Clubhouse	\$34,011	\$34,011	\$34,011	\$34,011	\$34,011
New Etowah Library	\$213,329	\$213,329	\$213,329	\$213,329	\$213,329
E911 Center Project	\$124,433	\$124,433	\$124,433	\$124,433	\$124,433
Vehicles	\$122,128	\$0	\$0	\$0	\$0
Total County	\$3,504,381	\$3,278,798	\$3,192,853	\$3,106,059	\$3,021,767

Grand Total	\$14,118,461	\$12,892,736	\$12,554,064	\$12,225,485	\$11,890,820
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FY Debt Service Reduction	\$1,225,725	\$338,672	\$328,579	\$334,665
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Finance Director Carey McLelland covered the FY 2011 – New Debt Service Projects.

- o Apple Valley/North \$ 733,000
- o Public School Repair Projects \$ 505,122

○ BRCC Repair Projects	\$ 235,000
○ Law Enforcement Center	\$ 503,000
○ Former Health Department	<u>\$ 125,000</u>
	\$2,101,122
○ Loss of ADM Revenue	<u>\$ 750,000</u>
Total	\$2,851,122
○ Offsetting Funding	
• FY 2010 Budgeted Debt Service	\$ 216,233
• FY 2010 Capital Reserve Fund	-0-
• FY 2011 Debt Service Roll-off	<u>\$1,083,795</u>
Total	\$1,300,028

*Difference in needed debt service for FY 2011 = \$1,551,094

FY 2012 – Debt Service

○ Apple Valley/North	\$ 733,000
○ Public School Repair Projects	\$ 498,911
○ BRCC Repair Projects	\$ 235,000
○ Law Enforcement Center	\$ 503,000
○ Former Health Department	<u>\$ 125,000</u>
Total	\$2,094,911
○ Loss or ADM Revenue	<u>\$ 750,000</u>
Total	\$2,844,911
○ Offsetting Funding	
• FY 2010 Budgeted Debt Service	\$ 216,233
• Capital Reserve Fund Transfer	-0-
• FY 2011 Debt Service Roll-off	\$1,083,795
• FY 2012 Debt Service Roll-off	<u>\$ 336,565</u>
Total	\$1,636,593

Commissioner Young felt the Capital Reserve Fund, monies achieved from selling properties, should be used strictly for County capital projects.

It was a consensus of the Board that Capital Reserve Funds be reserved for County capital projects only. It would be left to the discretion of the Board.

Chairman Moyer stated when talking about debt service payments as a percent of general fund budget expenditures, he would be interested to whether any of the rating agencies have guidelines and where the County stands with respect to their guidelines. He questioned if any counties used this information as a measurement and where they are in percentages.

Commissioner McGrady asked what the total reserves as a percentage are when adding the reserves to the capital fund balance.

Finance Director Carey McLelland stated, based on audited figures from the last fiscal year, we are at 23.7%. When factoring in the \$3.1 million in capital reserves it becomes approximately 26.5%.

*Difference in needed debt service for FY 2011 = \$1,208,318

HC Public Schools	6.30.2010	6.30.2011	6.30.2012	6.30.2013	6.30.2014	6.30.2015	Next 5 yrs	To Maturity
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1998 Bonds	\$917,192	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2001 Elem. Schools	\$1,291,275	\$1,256,638	\$1,217,925	\$1,179,213	\$1,140,500	\$1,099,750	\$4,882,500	\$850,500
Fletcher Elem.	\$472,466	\$459,911	\$447,356	\$434,801	\$422,246	\$409,691	\$1,860,132	\$0
2002 Middle Schools	\$819,926	\$797,301	\$774,677	\$752,052	\$729,427	\$706,802	\$1,345,729	\$0
2002 QZABs	\$164,363	\$164,363	\$164,363	\$164,363	\$987,904	\$0	\$0	\$0
2005 Dana Elem.	\$1,229,322	\$1,203,570	\$1,168,818	\$1,134,498	\$1,100,178	\$1,069,290	\$4,821,762	\$3,942,066
2006 Sugarloaf Elem.	\$1,276,616	\$1,409,076	\$1,371,553	\$1,339,215	\$1,302,641	\$1,262,218	\$5,701,145	\$5,602,628
2008 Elem. Schools	\$2,933,943	\$2,865,920	\$2,797,897	\$2,729,874	\$2,661,851	\$2,593,829	\$11,948,800	\$11,179,520
Apple Valley/North	\$0	\$733,000	\$733,000	\$733,000	\$733,000	\$733,000	\$3,665,000	\$3,665,000
School Repair Projects	\$0	\$505,122	\$498,911	\$490,925	\$482,940	\$474,954	\$2,254,985	\$0
Total HCPS	\$9,105,103	\$9,394,901	\$9,174,500	\$8,957,941	\$9,560,687	\$8,349,534	\$36,480,053	\$25,239,714

BRCC	6.30.2010	6.30.2011	6.30.2012	6.30.2013	6.30.2014	6.30.2015	Next 5 yrs	To Maturity
1998 Bonds	\$187,858	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2006 Tech Bldg.	\$1,311,119	\$1,447,159	\$1,408,622	\$1,375,410	\$1,337,847	\$1,296,332	\$5,855,230	\$5,754,050
BRCC Capital Projects	\$0	\$235,000	\$235,000	\$235,000	\$235,000	\$235,000	\$1,175,000	\$0
Total BRCC	\$1,498,977	\$1,682,159	\$1,643,622	\$1,610,410	\$1,572,847	\$1,531,332	\$7,030,230	\$5,754,050

Retiring Debt Service with New Projects - County

County	6.30.2010	6.30.2011	6.30.2012	6.30.2013	6.30.2014	6.30.2015	Next 5 yrs	To Maturity
Detention Center	\$668,607	\$645,480	\$622,534	\$594,771	\$572,372	\$550,155	\$1,950,216	\$0
Human Services Bldg.	\$1,331,765	\$1,303,867	\$1,266,220	\$1,229,040	\$1,191,860	\$852,850	\$3,852,125	\$3,785,560
Historic Courthouse	\$862,577	\$952,077	\$926,725	\$904,875	\$880,162	\$1,158,398	\$5,223,576	\$4,270,572
6 th Ave. Clubhouse	\$34,011	\$34,011	\$34,011	\$34,011	\$34,011	\$34,011	\$20,619	\$0
New Etowah Library	\$213,329	\$213,329	\$213,329	\$213,329	\$213,329	\$213,329	\$426,658	\$0
E911 Center Project	\$122,873	\$122,873	\$122,873	\$122,872	\$122,872	\$0	\$0	\$0
Vehicles	\$122,128	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Law Enforcement Center	\$0	\$503,000	\$503,000	\$503,000	\$503,000	\$503,000	\$2,515,000	\$2,515,000
Former Health Dept	\$0	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$625,000	\$625,000
TOTAL COUNTY	\$3,355,290	\$3,899,637	\$3,813,692	\$3,726,898	\$3,642,606	\$3,436,743	\$14,613,194	\$11,196,132

GRAND TOTAL	\$13,959,370	\$14,976,697	\$14,631,814	\$14,295,249	\$14,776,140	\$13,317,609	\$58,123,477	\$442,189,896
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FY Debt Service Reduction	(\$1,017,327)*	\$344,883	\$336,565	(\$480,891)	\$1,458,531	---	---
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*((\$1,107,327) = \$2,101,122 in new FY 2011 debt service less \$1,083,795 FY 2011 debt service roll-off.

Construction Manager David Berry discussed Capital Projects in progress. He provided a spread sheet to the Commissioners outlining the status of projects at this time. Currently approximately 95% of the projects have been bid to date. Some projects have been completed and others are close to completion. It has been determined that some projects are either not necessary or have been paneled by in-house maintenance funds.

Commissioner McGrady asked what the expectations were once the list was completed and there were remaining funds.

County Manager Steve Wyatt responded that this information would be brought back before the Board for a decision.

SCHOOLS

- System-wide repairs and renovations
- North High/Apple Valley water line repair
- Design of North High/Apple Valley classroom building

Mr. Berry stated the combined projects of North High/Apple Valley have an approved budget of \$9 million. The maintenance project was of grave importance when Mr. Berry came on board. This has turned out to be a three phase project. Phase I was awarded and completed at \$438,000. Phase I is on-going at \$405,000. Phase III has been bid but not awarded at \$602,276.00 as 1) the total would be over the \$9 million budget, 2) it can be bid as part of the school project, and 3) the school is under budget.

BRCC

- Campus-wide repairs and renovations

Mr. Berry has received from PBC&L architect the complete set of drawing, which includes all of their project work by building. This information has gone to the state also.

Chairman Moyer noted concern with school projects getting completed versus BRCC projects with little progress.

County Manager Steve Wyatt explained that procedures with the State take longer for BRCC. The NC State Construction Engineer’s Office must review all plans prior to projects being done.

Mr. Berry stated that ECS Limited, a test company out of Asheville, performed all necessary soil borings and site analysis for the site next to the 1995 Courthouse. Those borings found the soils to be unsatisfactory to support the building without significant excavation of existing soils and replacement with compactable materials and/or a designed engineering footing system to hold the building up. The bad soils and

engineering and foundations will be an additional cost that was not originally budgeted for and will have to be included in the overall cost of the building. This situation has allowed for a potential "opportunity" to include a full, unfinished basement in the building design. Part of the cost of the basement would be absorbed by doing away with the need for the geopier foundation system for the conventional two story building. We can increase the overall building size of 40,000 square feet to 60,000 square feet and allow for significant footage growth for future needs at an excellent price.

Dan Mace, Robert Smith, and Brian Rider of Moseley Architects provided information on the Old Health Department building renovation and the Law Enforcement Complex in order to gain guidance and specific directives from the Commission. Their power-point presentation is hereby attached and incorporated as part of the minutes.

BREAK

A short break was taken to change a broken video tape.

Chairman Moyer called the meeting back to order.

COUNTY

- Law Enforcement Center design/planning
- Former Health Department design/planning

Dan Mace stated the two projects have been broken down into two bidding procedures.

Robert Smith provided an update on the design progress of the Law Enforcement Center. The two options being looked are a Geopier Foundation or a basement. The site rear of the 1995 Courthouse has worse soil conditions and they feel the site front and left of the Courthouse would be better. Mr. Smith went over the details of the courthouse via the power-point presentation.

Mr. Mace provided cost estimates with the Geopier option and the Basement option. The additional cost with the Geopier option would be \$591,000 which does exceed the budget. He was comfortable in bidding the project within these numbers. They hope to bid these projects July, September 2010. The additional cost of the basement option would be approximately \$1,563,000. The extent of foundation option would not be necessary. The Sheriff can utilize the space for evidence storage. The initial plan was to extend the current evidence storage which would have been a cost of \$150,000. This is shell pace and is not up-fitted; it will have some air movement, emergency lighting, basic lighting, and some plumbing in order to prep for up-fit. The cost on a per-square foot basis is \$78 per square foot which does not take into consideration the geopier cost or the additional storage space.

Sheriff Rick Davis noted that bringing the basement option on would bring them to three locations; courthouse, detention center, and all effectively under one roof and the 911 center could be phased in later. He feels this is the best option available. HVAC systems would be included for temperature and climate control. Evidence is located in the aluminum building at the railroad tracks behind the old water department location and has water issues. It is a County owned facility and is and will be utilized for impounded vehicles. Criminal Investigations is in a leased building.

In order for Moseley Architects to continue with their schedule they would like direction from the Commission as to whether to move forward with the geopier option or the basement option. Moseley plans to advertise this project for bid in early July of 2010 with receipt of the bids in early September, 2010. This still falls within a very favorable bidding climate.

Chairman Moyer raised the issue of parking and questioned if parking spaces would be lost and if the estimate included finishing the land for parking at the site of the old water department.

Mr. Mace responded the estimate did include finishing for additional parking. They have displaced 23 parking spaces by adding the Law Enforcement Center and added 118 spaces in the overflow lot for a net gain of around 30 spaces at the top.

Commissioner Young recommended paying the \$1 million overage out of the Capital Projects Fund and reimburse the fund after any related property is sold.

Sheriff Davis noted this site would be a great fit to increase security at the 1995 Courthouse.

Commissioner Williams would like to see a spreadsheet of cost for the Sheriff's Department detailing the original cost, new additions, options, including the losses, increases and gains in terms of reduction of rent, options to sell existing facilities no longer needed, etc.

Mr. Mace noted now is an unnaturally low market and they would like to capture it if possible. Their goal is to complete the Law Enforcement Center by the end of 2011.

Brian Rider discussed the renovation of the old health department building. The structure and exterior walls are not being changed as this is basically an up-fit to the building.

Mr. Mace provided estimates in the power-point. There were several enhancements that he felt the Board would like to consider.

- | | |
|---|--------------------|
| • Remove and replace exterior windows | Estimate \$115,234 |
| • Remove the existing pump station and piping | Estimate \$19,240 |
| • Remove and replace the existing roof with a new TPO membrane roof * | Estimate \$73,830 |
| • *Remove decking and replace roof from decking up | Estimate \$98,484 |
| • Enhance parking lot with restriping and new asphalt overlay | Estimate \$36,115 |

If all options are taken it will exceed the \$1.5 construction budget but could be bid as alternates. There will be design fees associated with them if they are done as options.

County Manager Steve Wyatt stated, given the amount that the base price is under, certainly the fees would not exceed budget at that point.

Mr. Mace stated this is correct. This project also needs a decision as soon as possible. Responding to Chairman Moyer, Mr. Mace believes his contingency fee is between 8-10%. He will get this information for the Board.

Chairman Moyer felt that replacing the existing pump station and piping was not an option and should be done.

Commissioner McGrady felt that replacing the windows was not an option either.

Mr. Mace suggested alternate 1 & 2 be a part of the renovation process. The other alternates can remain as alternates. In response to Commissioner Young, Mr. Mace stated in order to make this building a LEAD certified building the cost would increase between \$200,000 and \$220,000. Even if the building is not LEAD certified it is high in points. Mr. Mace stated LEAD certification was not built into the plan because you pay for monitoring and extra control systems that are good ideas but come at a premium.

BREAK

A break was taken for lunch.

Chairman Moyer called the meeting back to order.

County Manager Steve Wyatt provided a list of Capital Projects that has not been included in the projected FY 2010-2011 budget.

- Schools: Additional Elementary School classrooms
- Schools: Bus Garage
- BRCC: January 12, 2010 request
- New Fletcher Library
- Main Library Upgrade
- Soccer Fields
- Edneyville Park Phase II
- Hiking Trails (Carolina Mountain Land Conservancy)
- Jackson Park Improvements

Commissioner McGrady does not feel the hiking trail is any longer a capital project as they are no longer asking for money.

Henderson County Compressed Natural Gas Station – Impact of Bid Results on Grant

Chairman Moyer stated the reason this is on the agenda is that the County has been told by the funding source, if a decision is not made by Friday the money will go elsewhere.

County Manager Steve Wyatt shared the following information. Mr. Wyatt stated the Board of Commissioners has shown interest in Compressed Natural Gas and bids have been received.

- Bids opened 1/26/10 and are significantly over the grant budget
- Budget: \$610,500 for CNG Station & 1 CNG bus
 - Station: \$320,500 – Bus \$255,000 – Fees: \$35,000
- CNG Bid: \$637,120.10 with 10% Contingency
- NCDOT (Stimulus / ARRA) Schedule: Executed Contract by Monday (Very Aggressive)

Engineer Marcus Jones stated Federal Stimulus money is what is driving the schedule. It has been determined that the lowest bidder is a responsible bidder and Mr. Marcus is confident that it will be in the \$27,000 range. He is asking the Board to appropriate or guarantee half of the contingency. The project has now moved over the formal threshold for State Statutes which has triggered the need for Board action in order for the Finance Director to audit the contract.

Chairman Moyer made the motion that the Board accepts the grant, recognizing a shortfall, and directs the County Manager to work with the MPO and others or reduce the scope of the project to make this project work, recognizing the worst that could happen is the Board making a shortfall from the Capital Reserve Fund of \$26,000 to \$35,000. Staff is further authorized to proceed with the required competitive bid process and to execute a contract with the low bidder so long as the total project cost does not exceed this authorization. All voted in favor and the motion carried.

County Manager Steve Wyatt stated a resolution has been drafted that mirrors the intent of the Board. A copy of the resolution is attached hereto and incorporated as a part of the minutes.

Option One: Construct Station

- Remove CNG Bus from Grant Scope
- Henderson County Commits to Overage (\$26,000 to \$54,000 with possible \$27,000 from MPO)
- Possible County Contribution will not be needed (MPO addition and if Contingency not used)
- Need Resolution approved including Capital Reserve Appropriation of \$54,000

Option Two: Cancel CNG Station Project

- Possible that \$610,500 could be utilized on Hybrid / Electric bus(es) or
- Possible the Funding is lost

- MPO Decision under very aggressive stimulus scheduling
- Other Transit Vehicles to be Purchased with separate grants can be switched as well

Hiking Trails (Carolina Mountain Land Conservancy) PARTF (Parks and Recreation Trust Fund) Grant

Chairman Moyer explained the conservation easement and trails are no longer considered a capital project. This is also against a deadline and a decision needs to be made.

Assistant County Manager Selena Coffey stated Tim Hopkin has been in touch with the PARTF folks and has information to share with the Commissioners. Essentially the property would have to be County property in order to go forward with the project. Kieran Roe, Executive Director of CMLC, has stated that he would be willing, if the County would make the actual PARTF Grant application, to find other match funds so that the County would not be held responsible for any of the matching monies.

Commissioner McGrady noted the Recreation Advisory Committee recommended moving forward with this project with the understanding that the funding would work out using no County funds.

Ms. Coffey stated the Chair of the Recreation Advisory Committee had sent a letter to the Board of Commissioners prioritizing the projects. The priority order recommended is as follows:

- Soccer (not necessarily in the form of soccer through the Henderson County Soccer Association, but soccer as a priority)
- Edneyville Park
- Maintenance of projects at Jackson Park

There was question in regards to how different PARTF Grants utilized for different projects in different years would affect each other in competition.

Recreation Director Tim Hopkins explained he had received an E-mail from Lou Ann Bryant (recreation and resource consultant) confirming that the PARTF Grant monies could be used by counties and municipalities to acquire land for parks and recreation use, basically in the appraised value meeting 50% match of the funds.

Chairman Moyer questioned if the grant were filed and awarded but does not materialize, is the County on-hook for this money.

Commissioner McGrady stated the County would not accept the grant until the other monies came in.

Chairman Moyer questioned if the other monies that were discussed for match would be coming from the State.

Mr. Hopkins stated CMLC was looking at using other grant sources including the Scenic Byway Grant.

Mr. Roe explained that other sources looked at were Federal sources of funding, i.e. Federal Scenic Byways Program. US74A which comes through Gerton is a NC Scenic Byway and the Federal program will fund projects that are along scenic byways. In order to remove the County from having to make any contributions in terms of County dollars to the project, the PARTF grant would focus just on the 26 acre fee simple acquisition that would be acquired by the County as a trail head. The PARTF Grant required a 50-50% match and would have to be matched by another source. The Scenic Byways Grants have an 80 – 20 ratio. If the County were willing to cooperate and partner on a PARTF request which CMLC would reduce to about \$200,000, they anticipate about \$750,000 from the Scenic Byways program.

Commissioner McGrady asked if the County would have any exposure during the grant application process.

Mr. Roe understands it would not. He feels the County could receive the award but not sign a contract until news was received in regards to the matching funds. If the grant does not come through from the other source, the County could refuse due to lack of matching dollars. The PARTF \$200,000 would count as match to the Scenic Byways grant. They will match each other.

Mr. Roe explained they have partnered with other Counties on these kinds of grants and the first question is always how getting a PARTF grant this year will affect another project down the road. Ms. Bryant's answer has consistently been that the Board looks at each project that comes to them on its own merits and it doesn't hurt your chances in the future.

Further discussion followed as the Commission and staff reviewed the application for direction.

Commissioner McGrady made the motion that the Board approves the submission of the grant to the Parks and Recreation Trust Fund (PARTF) per the proposal submitted, and that no County dollars will be expended, and the match would come from a Federal Scenic Byways Grant. If the Federal Grant is not received, no County dollars will be used. All voted in favor and the motion carried.

Edneyville Park

Ms. Coffey noted that discussions have also been held with the Edneyville folks who have also expressed some interest in future PARTF Grants. They have told the County in writing that they will not be applying for a PARTF Grant this year but hope to apply for one next year. The CMLC is the only PARTF grant being applied for this year that staff is aware of.

The Recreation Advisory Committee Chair Corum Smith felt everything had been covered.

1. Soccer (as shown in the 2007 needs assessment)
2. Capital Improvements & Maintenance at all parks
3. Edneyville Park
4. Endorse CMLC

Chairman Moyer requested a list of items with cost for capital improvements & maintenance at the parks. Mr. Moyer has also received request from citizens to make the Flat Rock Park handicap assessable and questioned if the Recreation Advisory Board had reviewed this request.

Mr. Smith felt the information in regards to capital improvements & maintenance should come from staff. The Advisory Board has not addressed the Flat Rock Park handicap accessibility request.

Discussion followed in regards to soccer fields, turf and cost.

Commissioner McGrady requested a future presentation on soccer fields.

Chairman Moyer referred to the list of capital projects presented by Steve Wyatt. With regards to the school bus garage and additional school classrooms, a Joint Facilities meeting will need to be held to get additional information within the next couple of months. The BRCC request for capital information has already been received. More specific information is needed in regard to the Fletcher library and Main Library upgrade. The Board has information with respect to the Edneyville Park Phase II, East Flat Rock Park and Hiking Trails. Additional information is needed in regards to Jackson Park improvements; dollar amounts and specific list of improvements.

STRATEGIC PLAN UPDATE

Assistant County Manager Selena Coffey reviewed the 2007-2011 Strategic Plan.

1. To enhance public trust and confidence in County government through sound policy-making and implementation, professional management, and active citizen participation.

2. To responsibly manage growth and its impacts
3. To enhance the quality of life for all citizens through improved access to health care, children's services, aging and elderly services, human services, public safety and cultural and recreational resources.
4. To protect and preserve the County's historic and natural resources.
5. To responsibly plan for the County's educational facility needs.
6. To help create a business climate that promotes a growing and diversified economy.

2007/2008 completed and ongoing projects:

- ✓ Operational growth benchmarking (1.1.A)
- ✓ Zero-based budgeting (1.1.B)
- ✓ Land Development Code (2.2.A-B)
- ✓ Cost of Community Services Study (2.2.C)
- ✓ Recreation Facility Needs Assessment (3.1.A)
- ✓ E911 & EMS Improvements Study (3.4.A)
- ✓ Animal Services Spay/Neuter Program (3.4.A)
- ✓ Animal Services Volunteer Program (3.4.B)
- ✓ United Agenda for Children Support (3.5.A)
- ✓ Public Transportation Program Improvements (3.6.A)
- ✓ Funding for non-profits that assist elderly and aging (3.6.B)
- ✓ Enhanced Ag Districting (4.1.D)
- ✓ Sedimentation & Erosion Control Program (4.2.A)
- ✓ Watershed Coordination (4.2.D)
- ✓ Economic Development Efforts for Existing Businesses (6.1.A)
- ✓ Inventory of Land Suitable for Industrial Use (6.1.B)
- ✓ Economic Development Efforts for Agriculture Industry (6.2.A)

2009 Completed and/or ongoing projects:

- ✓ Energy conservation policy and plan (1.1.C)
- ✓ Improved Public Education Program (1.2.A)
- ✓ Capital Projects (1.3.A)
- ✓ 10 Yr Water & Sewer Capital Planning (2.1.A-B)
- ✓ Etowah-Horseshoe Small Area Plan (2.3.A)
- ✓ Edneyville Small Area Plan?? (2.3.A)
- ✓ Recreation Facility Needs Assessment (3.1.A)
- ✓ Minimum Housing Code (3.2.A-B)
- ✓ Agriculture Preservation Plan (4.1.A-D)
- ✓ Inventory of historic/culturally significant sites and structures (4.3.A)
- ✓ Solid Waste Management Plan (4.4.A)
- ✓ Energy Efficiency Study of County facilities (4.5.A)
- ✓ Education Capital Improvements Programming (5.1.A)
- ✓ Research feasibility of industrial park (6.1.C)

2009-2010 Planned Projects

- ✓ Cost recovery policy and implementation plan (1.1.D)
- ✓ Funding formula for public school operational needs to include annual growth and schools expansion (1.1.E)
- ✓ Funding formula for the community college operational needs (1.1.F)
- ✓ Affordable Housing Trust Fund (3.1.C)
- ✓ EMS operations and facility needs (3.3.C)
- ✓ Storm Water Management Program (4.2.B-D)
- ✓ Public Schools growth projection model for planning for facility needs (5.1.B)
- ✓ Link public school capacity and long-range schools' planning with Land Development Code (5.2.A)
- ✓ Site selection and site design criteria for public schools (5.2.B)

The Board of Commissioners requested that the Small Community Plans process be upgraded to make sure everyone involved has a chance to be a part of the process. Questions were raised in regards to the survey that was sent out. It was suggested that the Small Community Board be involved in the questionnaire.

Commissioner McGrady was in support of supporting affordable housing. He was not ready to support an affordable housing trust fund. Mr. McGrady would like for the Board to look at committing in this budget the implementation of the fund.

Chairman Moyer felt with respect to affordable housing, there is a group that initially put information together. He recommended going back to that group, before the revised completed plan to update the information. Chairman Moyer asked Ms. Coffey to have the group look at our strategic plan to make sure that the Board is looking at current issues and directions. The plan will be looked at again in 2011 and they can look at it now or then.

Commissioner Young felt that the Board should take a look at improving EMS response time by placing some other EMS sites in Fletcher or Green River. The County Manager would be addressing this with Terry Layne.

Chairman Moyer stated the Board will begin a new strategic plan in 2011 and it is essential to keep the planning process going. He questioned if there was something that should be included in the plan for Solid Waste for this year.

Commissioner McGrady would get further information for a future meeting.

EMERGING ISSUES IDENTIFICATION

- Recreation
- Housing
- Budget
- EMS Response Time
- County Salaries
- Agriculture issues
- Outside Agencies Funding
- Capital Facilities

Chairman Moyer suggested placing the budget on the Monday night meeting for further discussion.

ADJOURN

Commissioner McGrady made the motion to adjourn at 2:35 p.m. All voted in favor and the motion carried.

Attest:

Teresa L. Wilson, Clerk to the Board

William L. Moyer, Chairman

HENDERSON COUNTY BOARD OF COMMISSIONERS

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Hendersonville, North Carolina 28792
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BILL MOYER
Chairman
MARK WILLIAMS
Vice-Chairman

CHUCK McGRADY
CHARLIE MESSER
LARRY YOUNG

Resolution

A RESOLUTION AUTHORIZING THE COUNTY ENGINEER TO EXECUTE ON BEHALF OF HENDERSON COUNTY, CONTRACTS AND ANY CHANGE ORDERS WITHIN THE BUDGETED AMOUNT WITH THE LOWEST RESPONSIBLE BIDDERS FOR THE PROJECT KNOWN AS "CNG EQUIPMENT FUELING STATION AND SITEWORK".

WHEREAS, The Henderson County Board of Commissioners wishes to construct a CNG fueling station at the existing County Maintenance Facility which is located in downtown Hendersonville, NC;

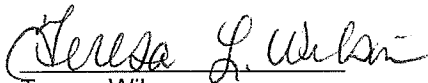
WHEREAS, The County has been awarded grant funds through the Surface Transportation Act Stimulus Program to pay for the station and will appropriate additional funds to ensure completion costs of the project(s) as necessary;

NOW THEREFORE, BE IT RESOLVED THAT:

The County Engineer is hereby authorized to execute on behalf of Henderson County the attached contract for completion of the site work to JLS Company in the amount of \$59,341 for site work and the attached contract with site performance the lowest responsible bidder in an amount not to exceed \$545,282.67.


The County hereby appropriates contingency funding for the project in an amount not to exceed \$54,000 in addition to the existing grant funds in order to cover engineering and contingencies as necessary to complete the CNG fueling station project pending concurrence with award by the North Carolina Department of Transportation.

Read, approved and adopted this 28th day of January 2000.


Teresa Wilson
County Clerk to the Board


William Moyer
Chairman, Board of Commissioners

APPROVED AS TO FORM


County ATTORNEY

COUNTY of
HENDERSON



BRE
A thirty minutes break was taken for lunch.

MOSELEYARCHITECTS

January 28, 2010

New Law Enforcement Facility
Progress Presentation to Commissioners

PLAT OF SURVEY
FOR
HENDERSON COUNTY

SHOWING COURT HOUSE SITE
NORTH GROVE STREET
1st AVENUE EAST
AND 4th AVENUE EAST
CITY OF HENDERSONVILLE
HENDERSON COUNTY
NORTH CAROLINA

SCALE: 1" = 50'
OCTOBER 26th, 2009

BOUND INFORMATION
NORTH GROVE STREET
1st AVENUE EAST
AND 4th AVENUE EAST
CITY OF HENDERSONVILLE
HENDERSON COUNTY
NORTH CAROLINA

CALLS ALONG
NORFOLK SOUTHERN RAILROAD

STATION	MARKING	DATE
100+00	100	10/26/09
100+50	100	10/26/09
101+00	100	10/26/09
101+50	100	10/26/09
102+00	100	10/26/09
102+50	100	10/26/09
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GRID NORTH
N.A.D. 83

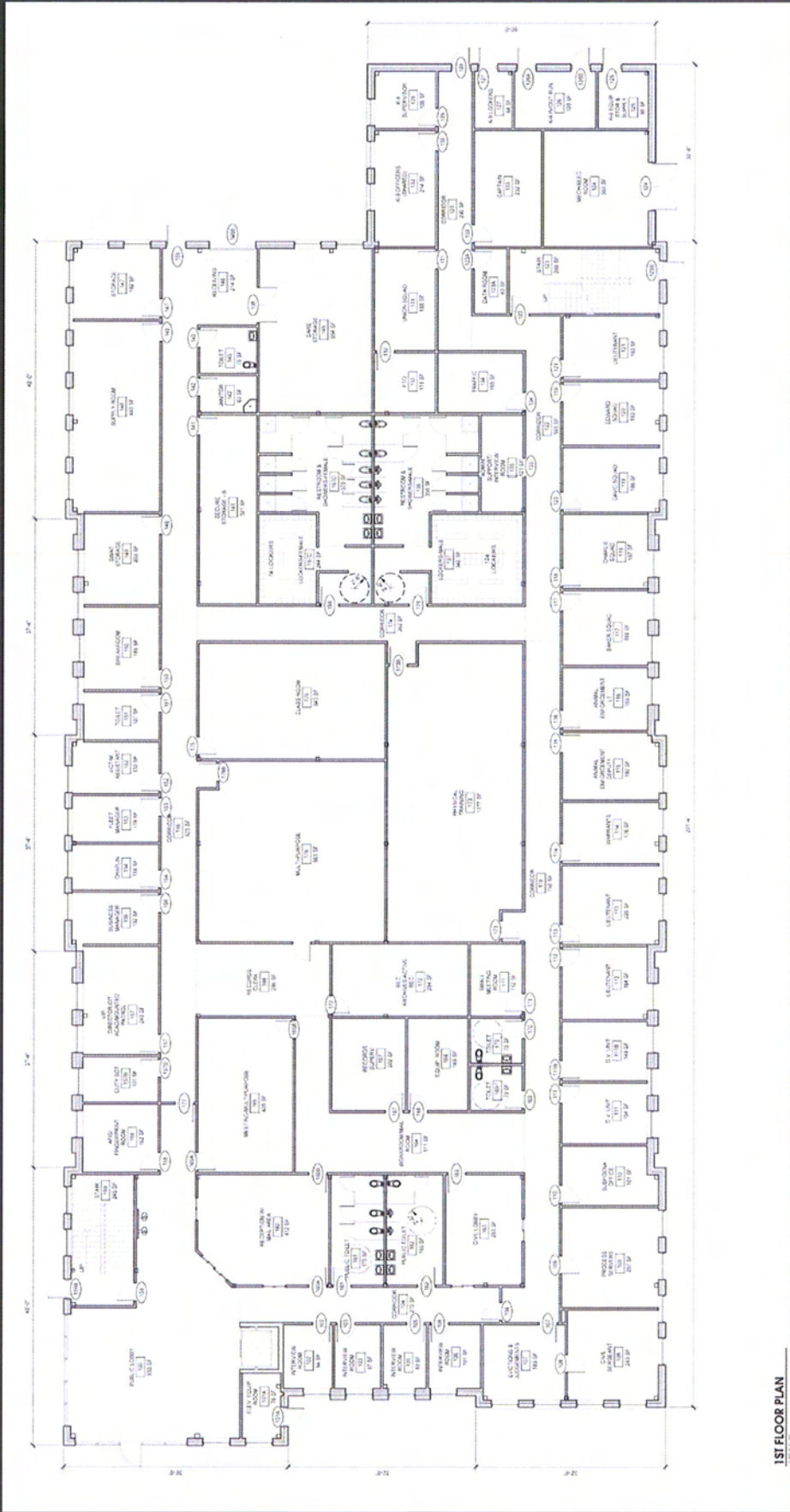
**SANITARY SEWER
STRUCTURE TABLE**

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100+50	100	100	48"	4'	100.00	101+00
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132+50						

Law Enforcement Facility



Law Enforcement Facility

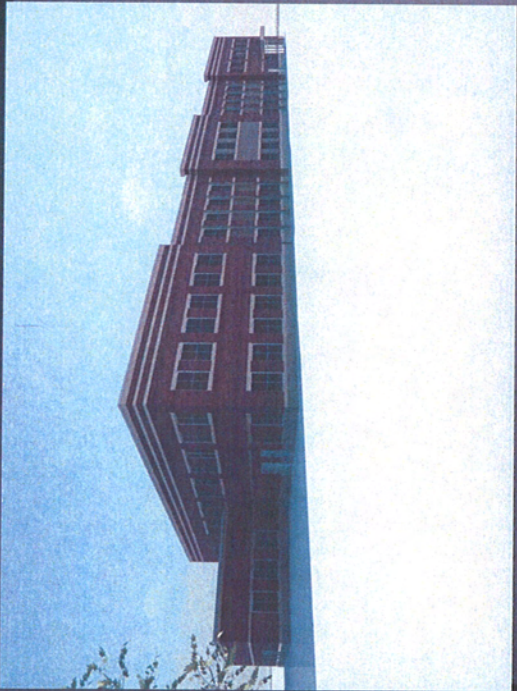


Law Enforcement Facility



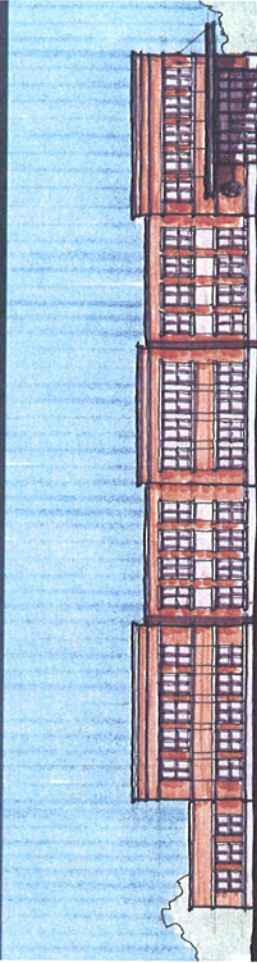
2ND FLOOR PLAN
100' x 100'

Law Enforcement Facility



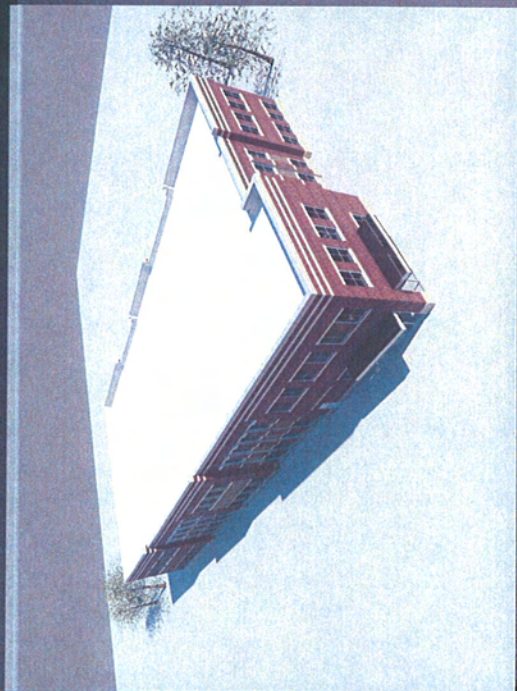
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Law Enforcement Facility

Construction Cost Estimate												
Schematic Design Phase												
Henderson County, NC - Law Enforcement Center- Geopier Option												
Moseley Architects												
Mets Consulting Co., LLC - construction cost consultant - 1-18-10, revised 1-25-10												
Description	Quantity	Unit	Unit Material	Ext. Material	Unit Labor	Ext. Labor	Unit Equipment	Ext. Equipment	Unit Sub Incl O&P	Ext. Sub Incl O&P	Unit Total	Ext. Total
Division 2 Site Work												
Geopier foundation system	20,000.00	SF 18" x 18" on grade							\$22.90	\$450,000	\$22.90	\$450,000
Block walls w/ geopier, includes compaction	205.00	L.C.Y.			\$0.22	\$45		\$258			\$1.48	\$303
Block walls, air-lifted compaction soil	205.00	L.C.Y.			\$4.31	\$164		\$716			\$7.02	\$1,409
Totals for Division 2 Site Work						\$929		\$973		\$450,000		\$451,902
Division 3 Concrete												
Structural concrete in place, spread footing (3000 psi), over 6" C.Y., includes forms, formwork, saw, concrete, placing and finishing	124.00	C.Y.	\$104.00	\$21,000	\$21.50	\$0.24	\$47				\$106.84	\$23,700
Structural concrete in place, continuous strip footing (3000 psi), 36" wide x 12" deep, reinforced, includes forms, reinforcing steel, concrete, placing and finishing	50.00	C.Y.	\$130.00	\$7,270	\$07.00	\$1,500	\$0.48	\$27			\$107.48	\$6,829
General concrete in place, gravity retaining wall (3000 psi), 11" high, includes formwork, steel, reinforcing steel, concrete, placing and finishing	137.00	C.Y.	\$130.00	\$18,495	\$24.00	\$3,288	\$3.80	\$401			\$164.85	\$22,684
Totals for Division 3 Concrete				\$46,770		\$7,463		\$876		\$450,000		\$55,109
Estimate Subtotal						\$8,392		\$1,848				\$507,011
Payroll taxes & insurance (28%)												\$2,182
Estimate Subtotal						\$2,182						\$509,193
Contractor Fee (6.5%)												\$28,006
Estimate Subtotal												\$537,199
Professional Services Fee												\$55,720
Total Estimate												\$590,919

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Law Enforcement Facility

Construction Cost Estimate											
Schematic Design Phase											
Henderson County, NC - Law Enforcement Center - Basement Option											
Moseley Architects											
Metts Consulting Co. LLC - construction cost consultant -1-15-10, revised 1-20-10											
Description	Quantity	Unit	Unit Material	Ext. Material	Unit Labor	Ext. Labor	Unit Equipment	Ext. Equipment	Unit Sub Incl O&P	Ext. Sub Incl O&P	Ext. Total
Division 1 General Requirements											
Formwork, steel tubular, 4' high, labor only to erect & dismantle building exterior wall form, 6'-4" x 5' frames, 1 to 5 stories	15.00	C.S.F.	\$40.00		\$690					\$40.00	\$690
Shoring, steel tubular, 4' high, reinforcement for concrete system for interior spaces, 6'-4" x 5' frames	15.00	C.C.F.	\$5.33		\$50					\$5.33	\$50
Totals for Division 1 General Requirements											
			\$90		\$590					\$90	\$740
Division 2 Site Construction											
Grade structure fill, include load as per and final, 2 min. comp. req. excludes compaction	663.00	C.Y.	\$13.50	\$8,025						\$13.50	\$8,025
Excavation w/ backfill, include compaction	663.00	C.Y.	\$1.27	\$846	\$147	\$1.20	\$846	\$1.20	\$846	\$1.20	\$846
Excavation w/ backfill, include compaction, add	663.00	C.C.Y.	\$4.31	\$2,845	\$2,845	\$4.31	\$2,845	\$4.31	\$2,845	\$4.31	\$2,845
Excavation, backfill, back measure common earth, 30 in. P. 302' haul	11,122.00	B.C.Y.	\$1.99	\$22,128	\$22,128	\$1.99	\$22,128	\$1.99	\$22,128	\$1.99	\$22,128
Cycle hauling/water, load/haul, unload or dump & return time per cycle, exclude	11,122.00	L.C.Y.	\$1.64	\$18,230	\$18,230	\$1.64	\$18,230	\$1.64	\$18,230	\$1.64	\$18,230
Totals for Division 2 Site Construction											
			\$9,025	\$93,885	\$43,322	\$93,885				\$93,885	\$146,215
Division 3 Concrete											
Structural concrete, in place (vibration mat, 3000 psi), over 20 C.Y., includes formwork, 4' high, reinforcing steel, concrete, placing and finishing	1,423.00	C.Y.	\$170.00	\$241,910	\$40,700	\$170.00	\$40,700	\$170.00	\$40,700	\$170.00	\$241,910
Structural concrete, in place basement wall (3000 psi), 10' thick x 13' high, includes formwork, 4' high, reinforcing steel, concrete, placing and finishing	230.00	C.Y.	\$171.00	\$39,330	\$14,000	\$171.00	\$14,000	\$171.00	\$14,000	\$171.00	\$39,330
Structural concrete, in place gravity retaining wall (3000 psi), 2 to 4' high, includes formwork, 4' high, reinforcing steel, concrete, placing and finishing	10.00	C.Y.	\$142.00	\$1,420	\$455	\$142.00	\$455	\$142.00	\$455	\$142.00	\$1,420
Structural concrete, in place gravity retaining wall (3000 psi), 12' high, includes formwork, 4' high, reinforcing steel, concrete, placing and finishing	24.00	C.Y.	\$135.00	\$3,240	\$675	\$135.00	\$675	\$135.00	\$675	\$135.00	\$3,240
Form, composite metal deck, steel connectors, 5' x 5' slab, 25x25' bay, 125 PSF superimposed load, 10' per total load	20,500.00	S.F.	\$1.97	\$40,385	\$20,400	\$1.97	\$20,400	\$1.97	\$20,400	\$1.97	\$40,385
Totals for Division 3 Concrete											
			\$495,475	\$95,130	\$18,231	\$95,130				\$95,130	\$608,926

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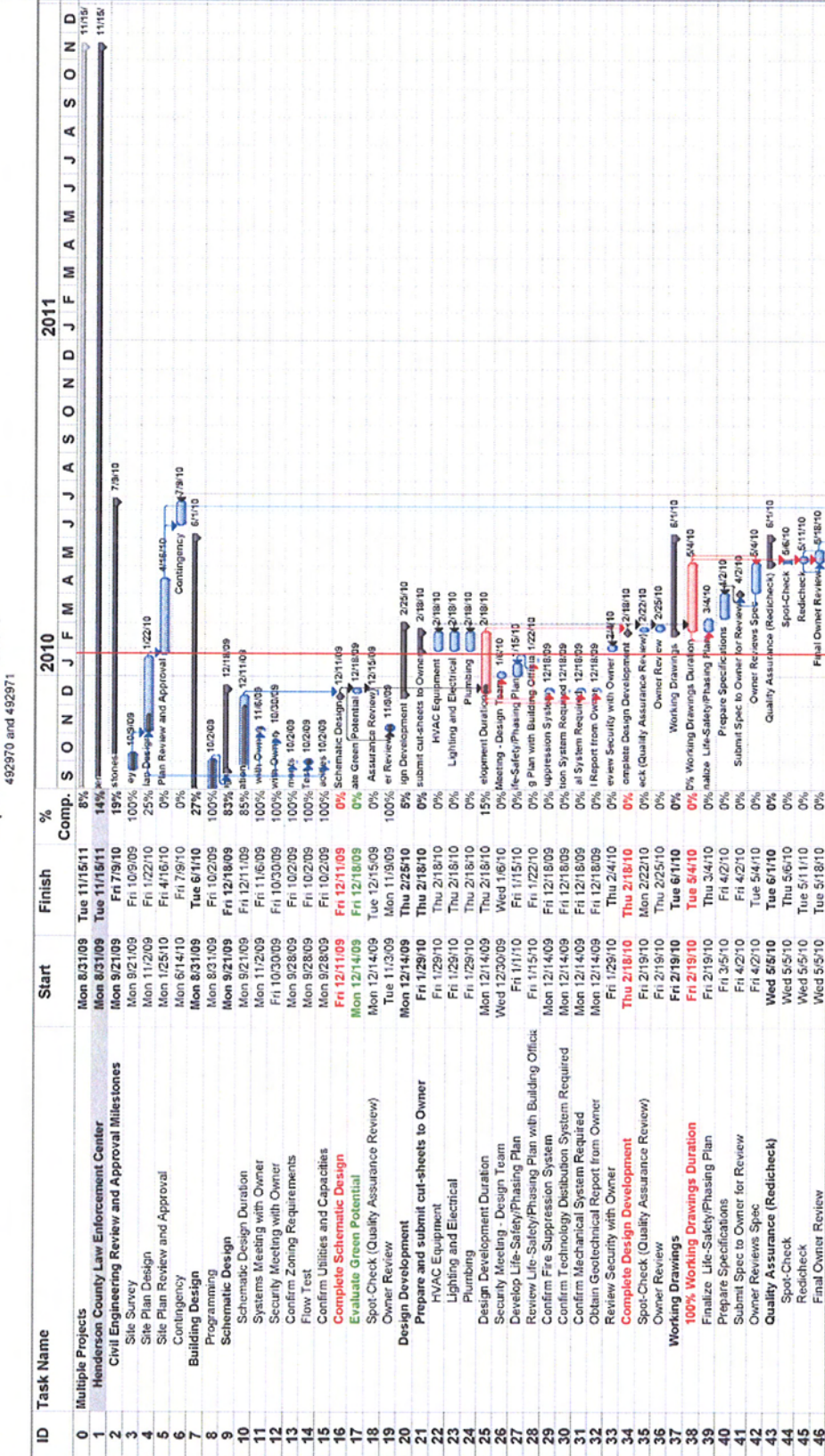
Law Enforcement Facility

Construction Cost Estimate
Schematic Design Phase
Henderson County, NC - Law Enforcement Center - Basement Option
Moseley Architects
 Metts Consulting Co., LLC - construction cost consultant -1-15-10, revised 1-20-10

Description	Quantity	Unit	Unit Material	Ext. Material	Unit Labor	Ext. Labor	Unit Equipment	Ext. Equipment	Unit Sub Incl O&P	Ext. Sub Incl O&P	Unit Total	Ext. Total
Division 4 Masonry												
Brick veneer masonry, red brick, running bond; T.L. brick 6.75x4.5 F., 4" x 2x20" x 8"; includes 2% brick and 2% mortar, include scaffolding	1,500.00	S.F.	\$4.12	\$6,175	\$2.20	\$3,300					\$6.32	\$9,475
Concrete block, task-up, normal weight, load bearing, 2000 psi, 8" x 8" x 16"; includes mortar and horizontal joint finishing every other course; excludes scaffolding, vertical reinforcing and grout	1,500.00	S.F.	\$2.28	\$3,425	\$1.22	\$1,850					\$3.51	\$5,275
Grouting masonry, chemical, tush and wash, excludes scaffolding	1,500.00	S.F.	\$0.36	\$540	\$0.24	\$360					\$0.30	\$450
Totals for Division 4 Masonry				\$9,690		\$5,510						\$15,200
Division 5 Metals												
Column structural, 2x601, 4590, 2x601, incl. 2x60 primer, splice plates, bolts	500.00	L.F.	\$47.20	\$23,600	\$1.18	\$590	\$1.40	\$700			\$49.78	\$24,990
Totals for Division 5 Metals				\$20,200		\$710		\$995				\$29,900
Division 15 Mechanical												
Purging Rough-in for coil testrooms (1 inch & 1/2 inch)	1	L.S.				\$120,000			\$120,000			\$120,000
HVAC - exhaust, ductwork w/ control area diffusers & control	1	L.S.				\$185,000			\$185,000			\$185,000
Totals for Division 15 Mechanical						\$305,000			\$305,000			\$305,000
Division 16 Electrical												
Main dist. bus-in power & lighting for central areas	1	L.S.				\$200,000			\$200,000			\$200,000
Totals for Division 16 Electrical						\$200,000			\$200,000			\$200,000
Estimate Subtotal				\$542,440		\$145,362		\$112,981		\$508,000		\$1,308,880
Payroll Taxes & Insurance (26%)						\$37,794						\$37,794
Estimate Subtotal						\$182,156						\$1,346,674
Contractor Fee (5.5%)												\$74,067
Estimate Subtotal												\$1,420,741
Professional Services Fee												\$142,074
Total Estimate												\$1,562,815

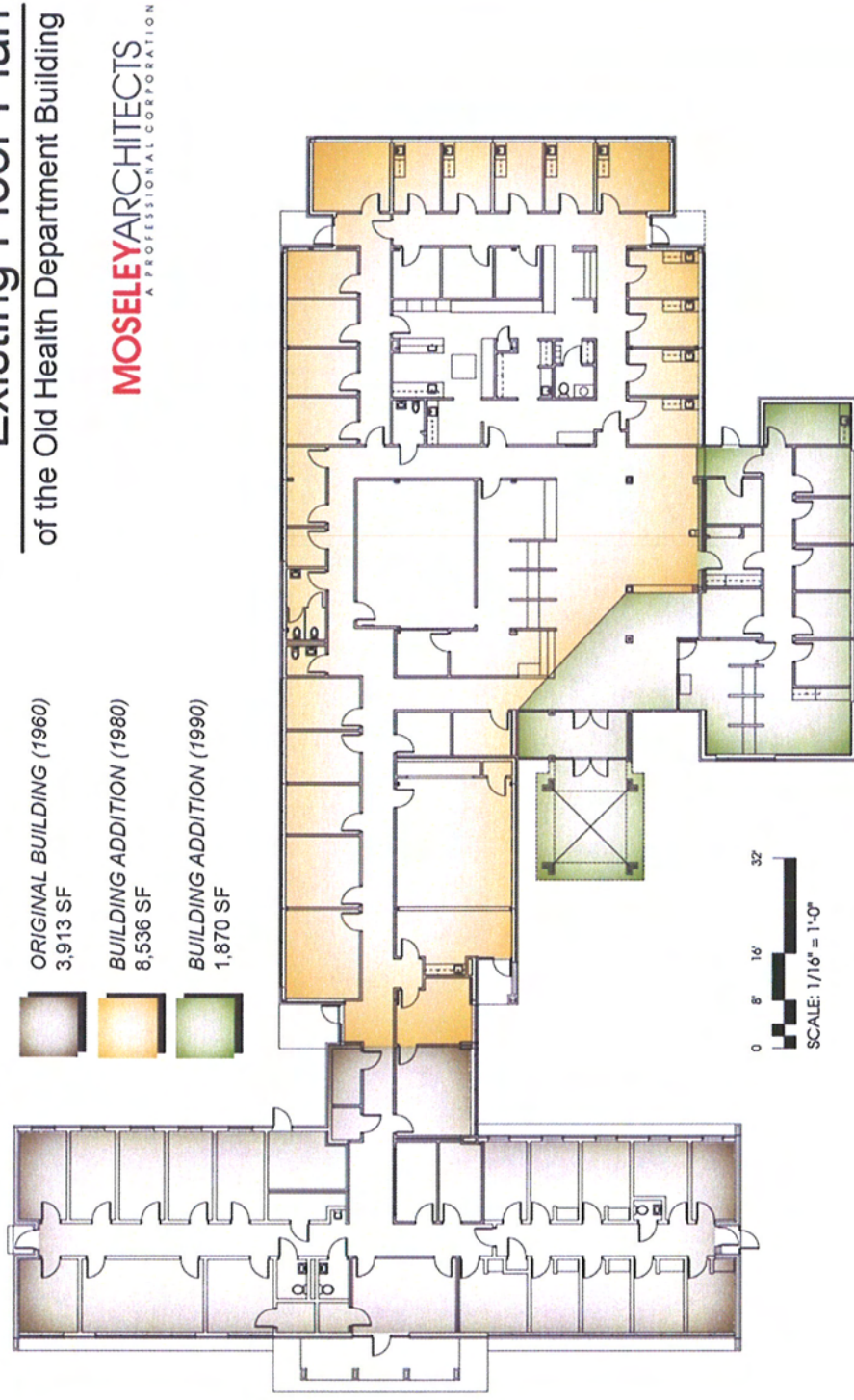
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Law Enforcement Facility



Old Health Department Building

Existing Floor Plan of the Old Health Department Building

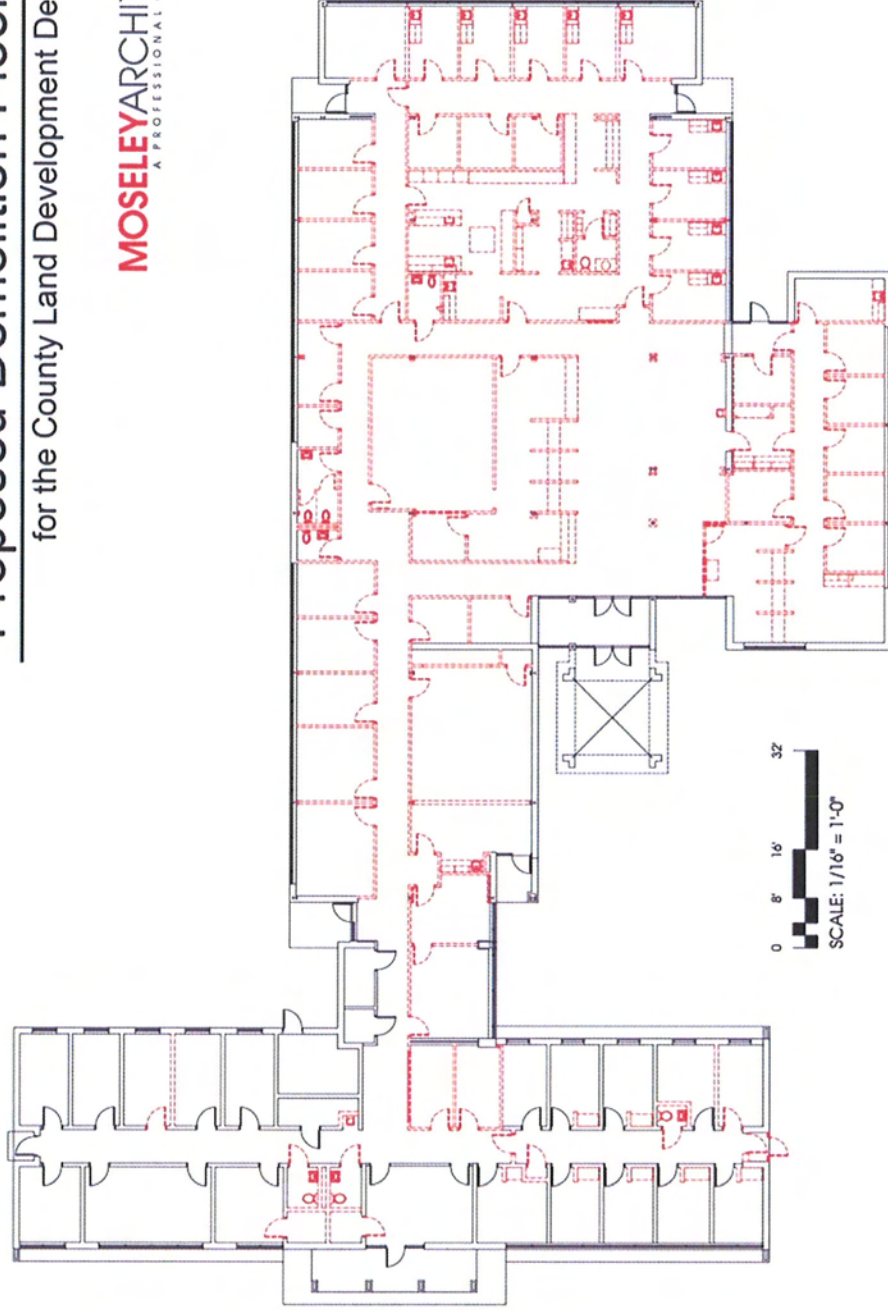


Old Health Department Building

Proposed Demolition Floor Plan

for the County Land Development Department

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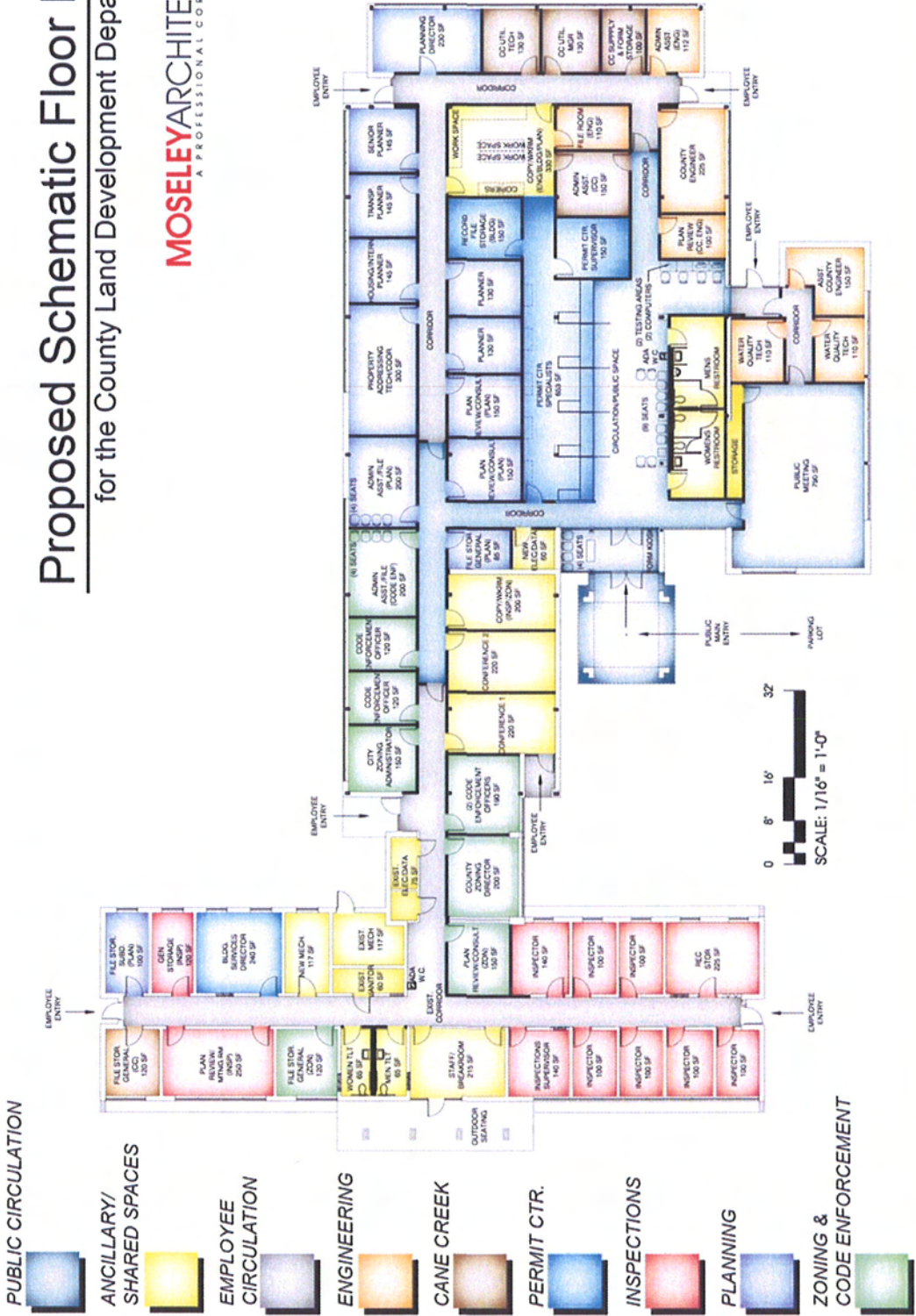


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Old Health Department Building

Proposed Schematic Floor Plan for the County Land Development Department

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Old Health Department Building

Construction Cost Estimate
Conceptual Design Phase
Henderson County, NC - Old Health Bldg Renovations
Moseley Architects
 Metts Consulting Co., LLC - construction cost consultant - 1-14-10, revised 1-20-10

Description	Quantity	Unit	Unit Material	Ext. Material	Unit Labor	Ext. Labor	Unit Equipment	Ext. Equipment	Unit Sub Incl O&P	Ext. Sub Incl O&P	Unit Total	Ext. Total
Division 1 General Requirements												
Field Personnel, project manager	35.00	Week			\$945.00	\$33,100					\$945.00	\$33,100
Field Personnel, superintendent	35.00	Week			\$875.00	\$30,600					\$875.00	\$30,600
Office Trailer, furnished, rent per month, 50' x 10', excl. hookups	8.00	Ea	\$279.00	\$2,225							\$279.00	\$2,225
Office Trailer, excl. hookups, air conditioning, rent per month, add	8.00	Ea	\$40.00	\$320							\$40.00	\$320
Storage Boxes, rent per month, 40' x 8'	8.00	Ea	\$90.00	\$720							\$90.00	\$720
Field Office Expense, office equipment rental	8.00	Month	\$151.00	\$1,200							\$151.00	\$1,200
Field Office Expense, office supplies,	8.00	Month	\$83.00	\$665							\$83.00	\$665
Field Office Expense, telephone bill, avg. bill/month, incl. long distance	8.00	Month	\$78.00	\$625							\$78.00	\$625
Field Office Expense, field office lights & HVAC	8.00	Month	\$146.00	\$1,175							\$146.00	\$1,175
Cleaning Up, cleanup of floor area continuous & final by GC at end of job	14,319.00	S.F.			\$1.25	\$17,899					\$1.25	\$17,899
Building Permit	1.00	Ea		\$3,500								\$3,500
All risks Insurance	1.00	Ea		\$5,000								\$5,000
Performance & Payment Bond	1.00	Ea		\$15,000								\$15,000
Totals for Division 1 General Requirements				\$30,430		\$81,599						\$112,029
Division 9 Finishes												
Interior Demolition @ original bldg	3,913.00	SF			\$1.00	\$3,925					\$1.00	\$3,925
Interior Demolition @ 1980's & 1990's additions	10,406.00	SF			\$2.75	\$28,600					\$2.75	\$28,600
Interior Upfit / renovations @ original bldg (gyp bd partitions, doors, ceilings, flooring & painting) / required by space needs assessment	3,913.00	SF							\$50.00	\$195,650	\$50.00	\$195,650
Interior upfit / renovations @ 1980's & 1990's additions (gyp bd partitions, doors, ceilings, flooring & painting) as required by space needs assessment	10,406.00	SF							\$40.00	\$416,240	\$40.00	\$416,240
Totals for Division 9 Finishes						\$32,525				\$611,890		\$644,415

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Old Health Department Building

Construction Cost Estimate
 Conceptual Design Phase
 Henderson County, NC - Old Health Bldg Renovations
Moseley Architects
 Metts Consulting Co., LLC - construction cost consultant - 1-14-10, revised 1-20-10

Description	Quantity	Unit	Unit Material	Ext. Material	Unit Labor	Ext. Labor	Unit Equipment	Ext. Equipment	Unit Sub Incl O&P	Ext. Sub Incl O&P	Unit Total	Ext. Total
Division 15 Mechanical												
Plumbing demolition-fixtures	14,319.00	SF							\$1.24	\$17,700	\$1.24	\$17,700
New Plumbing (replace existing fixtures and add new fixtures) as required by space needs assessment	14,319.00	SF							\$4.40	\$63,000	\$4.40	\$63,000
HVAC demolition-systems, ductwork, controls	14,319.00	SF							\$4.95	\$71,000	\$4.95	\$71,000
New HVAC systems and controls	14,319.00	SF							\$10.07	\$144,000	\$10.07	\$144,000
Totals for Division 15 Mechanical												
										\$295,700		\$295,700
Division 16 Electrical												
Electrical demolition-power lighting, fire alarm, data	14,319.00	SF							\$6.60	\$94,500	\$6.60	\$94,500
New Electrical (power, lighting, data, fire alarm)	14,319.00	SF							\$11.83	\$169,500	\$11.83	\$169,500
Totals for Division 16 Electrical												
										\$264,000		\$264,000
Estimate Subtotal				\$30,430		\$114,124				\$1,171,590		\$1,316,144
Payroll taxes & insurance (26%)						\$26,233						\$26,233
Estimate Subtotal				\$30,430		\$140,357				\$1,171,590		\$1,342,377
Contractor's Fee (6%)												\$80,563
Total Estimate												\$1,424,134

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Henderson County, NC - Old Health Bldg Renovations												
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<u>Alternates</u>												
Description	Quantity	Unit	Unit Material	Ext. Material	Unit Labor	Ext. Labor	Unit Equipment	Ext. Equipment	Unit Sub Incl O&P	Ext. Sub Incl O&P	Unit Total	Ext. Total
#1- Remove & Replace All Exterior Windows												
remove existing windows	1,762.00	SF			\$1.50	\$2,675					\$1.50	\$2,675
Windows, steel sash, custom units, casement, fixed, excl. glazing and trim	1,762.00	S.F.	\$28.50	\$50,000	\$1.09	\$1,925					\$29.59	\$52,000
Insulated glass, 1" thick doubled glazed, tinted	1,762.00	SF	\$21.50	\$38,131	\$2.15	\$3,831						\$41,962
Estimate Subtotal				\$88,131		\$8,431						\$96,637
Payroll taxes / insurance(26%)						\$2,192						\$2,192
Estimate Subtotals				\$88,131		\$10,623						\$98,829
Contractor's Fee (6%)												\$5,930
Estimate Subtotal												\$104,759
Professional Services Fee												\$16,234
Total Estimate												\$116,234
#2- Remove Pump Station & Piping												
Remove / Abandon Lift/ Pump station & piping under existing building	1.00	LS							\$16,500.00	\$16,500.00	\$16,500.00	\$16,500.00
Estimate Subtotals									\$16,500.00	\$16,500.00	\$16,500.00	\$16,500.00
Contractor's Fee (6%)												\$990
Estimate Subtotal												\$17,490
Professional Services Fee												\$1,750
Total Estimate												\$19,240

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Description	Quantity	Unit	Unit Material	Ext. Material	Unit Labor	Ext. Labor	Unit Equipment	Ext. Equipment	Unit Sub Incl O&P	Ext. Sub Incl O&P	Unit Total	Ext. Total
Alternates (cont'd)												
#3- Remove & Replace Roof System @ original building & 1980's addition												
Remove existing roofing substrate, insulation & membrane	12,499.00	SF			\$0.15	\$1,875					\$0.15	\$1,875
Sheathing, gypsum, with embedded glass mats, 1/2" thick	12,449.00	S.F.	\$0.45	\$5,600	\$0.18	\$2,250					\$0.63	\$7,850
Roof Deck Insulation, polyisocyanurate, 3-1/2" thick, 2#/CF density	12,449.00	S.F.	\$1.93	\$24,000	\$0.09	\$1,125					\$2.02	\$25,100
Thermoplastic Polyolefin Roofing, 60 mils, heat welded seams, fully adhered	144.00	Sq.	\$95.00	\$13,700	\$21.50	\$3,100	\$7.20	\$1,025			\$123.70	\$17,800
Allowance for new gutters, downspouts, gravel stops, flashing, roof curbs & additional roof drainage	1.00	LS		\$6,000		\$2,000						\$8,000
Estimate Subtotals				\$49,300		\$10,350		\$1,025				\$60,625
Payroll taxes / insurance(26%)						\$2,691						\$2,691
Estimate Subtotals				\$49,300		\$13,041		\$1,025				\$63,316
Contractor's Fee (6%)												\$3,799
Estimate Subtotal												\$67,115
Professional Services Fee												\$2,715
Total Estimate												\$73,830

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Alternates (cont'd)

#4 - Remove & Replace Roof System & Roof Deck @ original building & 1980's addition

Description	Quantity	Unit	Unit Material	Ext. Material	Unit Labor	Ext. Labor	Unit Equipment	Ext. Equipment	Unit Sub Incl O&P	Ext. Sub Incl O&P	Unit Total	Ext. Total
remove existing roof deck, substrate, insulation & membrane	12,499.00	SF			\$0.30	\$3,750					\$0.30	\$3,750
Remove existing roofing substrate, insulation & membrane	12,499.00	SF			\$0.15	\$1,875					\$0.15	\$1,875
Metal roof decking, steel, open type B wide rib, galvanized, 50 to 500 Sq. 1-1/2" D, 20 gauge	12,449.00	S.F.	\$1.03	\$12,800	\$0.21	\$2,625	\$0.04	\$500			\$1.28	\$15,900
Sheathing, gypsum, with embedded glass mats 1/2" thick	12,449.00	S.F.	\$0.45	\$5,600	\$0.18	\$2,250					\$0.63	\$7,850
Roof Deck insulation, polyisocyanurate, 3-1/2" thick, 2#/CF density	12,449.00	S.F.	\$1.93	\$24,000	\$0.09	\$1,125					\$2.02	\$25,100
Thermoplastic Polyolefin Roofing, 60 mil, heat welded seams, fully adhered	144.00	Sq	\$95.00	\$13,700	\$21.50	\$3,100	\$7.20	\$1,025			\$123.70	\$17,800
Allowance for new gutters, downspouts, gravel stops, flashing, roof curbs & additional roof drainage	1.00	LS		\$6,000		\$2,000						\$8,000
Estimate Subtotal				\$62,100		\$16,725		\$1,025				\$80,275
Payroll taxes / insurance(26%)						\$4,349						\$4,349
Estimate Subtotal				\$62,100		\$21,074		\$1,025				\$84,624
Contractor's Fee (6%)												\$4,910
Estimate Subtotal												\$89,534
Professional Services Fee												\$98,484
Total Estimate												\$98,484

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Alternates (cont'd)

#5 - Parking Lot Paving Overlay & Pavement Markings

Description	Quantity	Unit	Unit Material	Ext. Material	Unit Labor	Ext. Labor	Unit Equipment	Ext. Equipment	Unit Sub Incl O&P	Ext. Sub Incl O&P	Unit Total	Ext. Total
Plant-mix asphalt paving, wearing course, 2" thick, overlay	3,389.00	S.Y.	\$8.20	\$27,800	\$0.33	\$1,125	\$0.42	\$1,425			\$8.95	\$30,300
Pavement markings, parking stall, paint, white, 4' wide	39.00	Stall	\$6.30	\$246	\$1.80	\$70	\$1.28	\$50			\$9.38	\$365
Estimate Subtotal				\$28,046		\$1,195		\$1,475				\$30,665
Payroll taxes / insurance(26%)						\$311						\$311
Estimate Subtotal				\$28,046		\$1,506		\$1,475				\$30,976
Contractor Fee (6%)												\$1,859
Estimate Subtotal												\$32,835
Professional Services Fee												\$2,280
Total Estimate												\$36,115

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Old Health Department Building

ID	Task Name	Start	Finish	% Comp.	2010	2011
					S O N D J F M A M J J A S O N D	S O N D J F M A M J J A S O N D
77	Renovate Old Health Building to Administration Building	Mon 11/30/09	Mon 8/15/11	6%		
78	Building Design	Mon 11/30/09	Tue 6/1/10	14%		
79	Schematic Design	Mon 11/30/09	Fri 2/12/10	55%		
80	Schematic Design Duration	Mon 11/30/09	Fri 2/12/10	75%		
81	Present to County Commissioners	Wed 1/20/10	Wed 1/20/10	0%		
82	Systems Meeting with Owner	Mon 1/4/10	Fri 1/8/10	0%		
83	Confirm Utilities and Capacities	Mon 12/7/09	Fri 12/11/09	0%		
84	Complete Schematic Design	Fri 2/5/10	Fri 2/5/10	0%		
85	Spot-Check (Quality Assurance Review)	Mon 2/8/10	Tue 2/9/10	0%		
86	Owner Review	Mon 2/8/10	Fri 2/12/10	0%		
87	Design Development	Mon 2/8/10	Fri 3/26/10	0%		
88	Prepare and submit cut-sheets to Owner	Mon 3/1/10	Fri 3/19/10	0%		
89	HVAC Equipment	Mon 3/1/10	Mon 3/1/10	0%		
90	Lighting and Electrical	Mon 3/1/10	Mon 3/1/10	0%		
91	Plumbing	Mon 3/1/10	Mon 3/1/10	0%		
92	Design Development Duration	Mon 2/8/10	Mon 3/1/10	0%		
93	Develop Life-Safety/Phasing Plan	Mon 2/8/10	Mon 3/1/10	0%		
94	Review Life-Safety/Phasing Plan with Building Official	Mon 2/15/10	Mon 3/1/10	0%		
95	Confirm Fire Suppression System	Mon 3/1/10	Mon 3/1/10	0%		
96	Confirm Mechanical System Required	Mon 2/8/10	Fri 2/12/10	0%		
97	Obtain Geotechnical Report from Owner	Mon 2/8/10	Fri 2/12/10	0%		
98	Complete Design Development	Fri 3/19/10	Fri 3/19/10	0%		
99	Spot-Check (Quality Assurance Review)	Mon 3/22/10	Tue 3/23/10	0%		
100	Owner Review	Mon 3/22/10	Fri 3/26/10	0%		
101	Working Drawings	Mon 3/22/10	Tue 6/1/10	0%		
102	100% Working Drawings Duration	Mon 3/22/10	Tue 6/1/10	0%		
103	Finalize Life-Safety/Phasing Plan	Wed 3/24/10	Fri 4/2/10	0%		
104	Prepare Specifications	Wed 4/2/10	Wed 4/2/10	0%		
105	Submit Spec to Owner for Review	Wed 4/2/10	Wed 4/2/10	0%		
106	Owner Reviews Spec	Wed 5/5/10	Tue 5/4/10	0%		
107	Quality Assurance (Redicheck)	Wed 5/5/10	Tue 6/1/10	0%		
112	Complete Working Drawings	Thu 5/13/10	Thu 5/13/10	0%		
113	Building Plan Review	Tue 5/4/10	Fri 7/9/10	0%		
114	Submit to Building Official	Tue 5/4/10	Tue 5/4/10	0%		
115	Building Plan Review #1	Wed 5/5/10	Fri 6/4/10	0%		
116	Respond to Building Plan Review Comments	Mon 6/7/10	Fri 6/11/10	0%		
117	Building Plan Review #2	Mon 6/14/10	Fri 6/25/10	0%		
118	Building Permit Contingency Time	Mon 6/28/10	Fri 7/9/10	0%		
119	Building Permit Approved	Wed 7/7/10	Fri 7/9/10	0%		
120	Printing	Wed 7/7/10	Fri 7/9/10	0%		
121	Procurement	Fri 7/9/10	Tue 9/7/10	0%		
122	Advertise for Bidding	Fri 7/9/10	Fri 7/9/10	0%		
123	Bid Period	Mon 7/12/10	Tue 8/10/10	0%		
124	Bid Receipt	Tue 8/10/10	Tue 8/10/10	0%		
125	Award Contract	Wed 8/11/10	Tue 9/7/10	0%		
126	Construction	Wed 9/8/10	Mon 8/15/11	0%		
127	Construction Duration (9 Months)	Wed 9/8/10	Wed 6/8/11	0%		

