

MINUTES

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON

BOARD OF COMMISSIONERS
APRIL 2, 1992

A special-called meeting of the Henderson County Board of Commissioners was held on Thursday, April 2, 1992 in the auditorium of the Henderson County Public Library at 9:30 a.m. The purpose of the meeting was to update the Board on the plans for the courthouse/law enforcement complex and to allow the department heads to discuss budget needs with the Board.

Those present were Chairman J. Michael Edney, Vice-Chairman Vollie G. Good, Commissioner William McKay, Commissioner Hugh Randall, Commissioner F. Richard Baker, County Manager David F. Thompson, Finance Director/Assistant County Manager David E. Nicholson, and Acting Clerk to the Board, Avalina B. Merrill. Clerk to the Board, Elizabeth W. Corn was absent. County Attorney Don Elkins, was absent for the first half of the meeting but was in attendance at noon.

CALL TO ORDER/WELCOME

Chairman J. Michael Edney called the meeting to order.

COURTHOUSE/LAW ENFORCEMENT COMPLEX UPDATE

Mr. David F. Thompson, County Manager, asked Mr. Bill Fripp and Alan Antoine of Grier, Fripp & Associates to update the Board on the plans of the courthouse/law enforcement complex. The Board also reviewed the schematics of that facility. Mr. Thompson and Mr. David E. Nicholson, Finance Director/Assistant County Manager, presented to the Board three options for funding the complex. No action was taken by the Board on that matter.

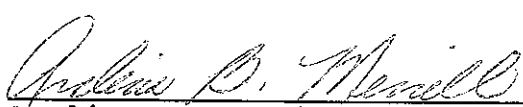
BUDGET DISCUSSIONS

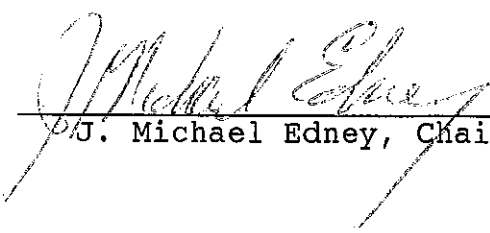
Department heads were given an opportunity to discuss one major area of their department and address the budget request related to that area.

ADJOURNMENT

Chairman Edney adjourned the meeting.

ATTEST:


Avalina B. Merrill Acting Clerk


J. Michael Edney, Chairman

HENDERSON COUNTY BOARD OF COMMISSIONERS

WORK SESSION

APRIL 2, 1992

9:30 A.M.

MORNING SESSION

COURTHOUSE SCHEMATIC DIAGRAMS

9:30 INTRODUCTION/STATEMENT OF MEETING'S PURPOSE

9:40 PRESENTATION/DISCUSSION OF SITE DEVELOPMENT PLAN

10:00 COURTHOUSE SCHEMATICS
A. METHODOLOGY FOR DEVELOPMENT
B. DETAILED DESCRIPTION OF SCHEMATICS

10:40 CONSTRUCTION TIME SCHEDULE

11:00 PRELIMINARY FINANCING DISCUSSION

11:15 FUTURE PLAN OF ACTION

12:00 ****MORNING SESSIONS ENDS****

12:30 LUNCH WITH DEPARTMENT HEADS

AFTERNOON SESSION

DEPARTMENT HEAD PRESENTATIONS

1:00 INTRODUCTIONS/STATEMENT OF SESSION'S PURPOSE

1:15 DEPARTMENT HEAD PRESENTATIONS

OPTION 1

COURTHOUSE ONLY -- JANUARY 1993 START CONSTRUCTION

SITE DEVELOPMENT	\$1,000,000
COURTHOUSE BUILDING	6,502,225
8% CONTINGENCY	600,178
5% ARCHITECTURAL & ENGINEERING	<u>405,120</u>
SUB-TOTAL	\$8,507,523
LESS CASH ON HAND SENATE BILL #336	<u>2,961,424</u>
TOTAL NEEDED	\$5,546,099

OPTION 1

FINANCING (7.5%)

<u>TERM</u>	<u>ANNUAL DEBT SERVICE</u>	<u>BUDGETED</u>	<u>REVENUE (DEFICIT)</u>
10 YEARS	\$807,988	\$800,000	= (\$ 7,988)
15 YEARS	\$628,302	\$800,000	= \$171,698
20 YEARS	\$489,638	\$800,000	= \$310,362

OPTION 2

COURTHOUSE AND LAW ENFORCEMENT -- JANUARY 1993 START CONSTRUCTION

SITE DEVELOPMENT	\$ 1,000,000
COURTHOUSE BUILDING	6,502,225
LAW ENFORCEMENT CENTER	3,051,000
8% CONTINGENCY	844,258
5% ARCHITECTURAL & ENGINEERING	<u>569,874</u>
SUB-TOTAL	\$11,967,357
LESS CASH ON HAND SENATE BILL #336	<u>2,961,424</u>
TOTAL NEEDED	\$ 9,005,933

OPTION 2

FINANCING (7.5%)

<u>TERM</u>	<u>ANNUAL DEBT SERVICE</u>	<u>BUDGETED</u>	<u>REVENUE (DEFICIT)</u>	<u>1 CENT TAX REVENUE</u>	<u>TAX INCREASE</u>
10 YEARS	\$1,312,037	= \$800,000	= (\$512,037)	= \$350,000	= 1.46/1 CENT
15 YEARS	\$1,020,257	= \$800,000	= (\$220,257)	= \$350,000	= .63/1 CENT
20 YEARS	\$ 795,089	= \$800,000	= \$ 4,911		

OPTION 3

COURTHOUSE AND JAIL -- JANUARY 1993 START CONSTRUCTION

SITE DEVELOPMENT	\$ 1,000,000
COURTHOUSE BUILDING	6,502,225
JAIL FACILITY	7,275,600
8% CONTINGENCY	1,182,260
5% ARCHITECTURAL & ENGINEERING	<u>798,004</u>
SUB-TOTAL	\$16,758,089
LESS CASH ON HAND SENATE BILL #336	<u>2,961,424</u>
TOTAL NEEDED	\$13,796,665

OPTION 3

FINANCING (7.5%)

<u>TERM</u>	<u>ANNUAL DEBT SERVICE</u>	<u>BUDGETED</u>	<u>REVENUE (DEFICIT)</u>	÷	<u>1 CENT TAX REVENUE</u>	=	<u>TAX INCREASE</u>
10 YEARS	\$2,009,980	\$800,000	(\$1,209,980)	÷	\$350,000	=	3.46/1 CENT
15 YEARS	\$1,562,986	\$800,000	(\$ 762,986)	÷	\$350,000	=	2.18/1 CENT
20 YEARS	\$1,218,039	\$800,000	(\$ 418,039)	÷	\$350,000	=	1.19/1 CENT

OPTION 4

LAW ENFORCEMENT AND JAIL FACILITY -- JANUARY 1993 START CONSTRUCTION

SITE DEVELOPMENT	\$ 1,000,000
LAW ENFORCEMENT	3,051,000
JAIL FACILITY	7,275,600
8% CONTINGENCY	906,128
5% ARCHITECTURAL & ENGINEERING	<u>611,636</u>
SUB-TOTAL	\$12,844,364
LESS CASH ON HAND SENATE BILL #336	<u>2,961,424</u>
TOTAL NEEDED	\$ 9,882,940

OPTION 4

FINANCING (7.5%)

<u>TERM</u>	<u>ANNUAL DEBT SERVICE</u>	<u>BUDGETED</u>	<u>REVENUE (DEFICIT)</u>	<u>1 CENT TAX REVENUE</u>	<u>TAX INCREASE</u>
10 YEARS	\$1,439,805	\$800,000	= (\$639,805)	\$350,000	= 1.83/1 CENT
15 YEARS	\$1,119,611	\$800,000	= (\$319,611)	\$350,000	= .92/1 CENT
20 YEARS	\$ 872,515	\$800,000	= (\$ 72,515)	\$350,000	= .21/1 CENT

OPTION 5

COURTHOUSE, LAW ENFORCEMENT AND JAIL -- JANUARY 1993 START CONSTRUCTION

SITE DEVELOPMENT	\$ 1,000,000
COURTHOUSE BUILDING	6,502,225
LAW ENFORCEMENT CENTER	3,051,000
JAIL FACILITY	7,275,600
8% CONTINGENCY	1,426,306
5% ARCHITECTURAL & ENGINEERING	<u>962,757</u>
SUB-TOTAL	\$20,217,888
LESS CASH ON HAND SENATE BILL #336	<u>2,961,424</u>
TOTAL NEEDED	\$17,256,464

OPTION 5

FINANCING (7.5%)

TERM	<u>ANNUAL DEBT SERVICE</u>	<u>BUDGETED</u>	<u>REVENUE (DEFICIT)</u>	+	<u>1 CENT TAX REVENUE</u>	=	<u>TAX INCREASE</u>
10 YEARS	\$2,514,024	= \$800,000	= (\$1,714,124)	+	= \$350,000	=	= 4.90/1 CENT
15 YEARS	\$1,954,937	= \$800,000	= (\$1,154,937)	+	= \$350,000	=	= 3.30/1 CENT
20 YEARS	\$1,523,487	= \$800,000	= (\$ 723,487)	+	= \$350,000	=	= 2.07/1 CENT

CC BOZ



GRIER-FRIPP ASSOCIATES, INC.

Architects and Engineers

06 April 1992

COMMISSIONERS
APR 08 1992

Mr. Michael Edney
Chairman of County Commissioners
Henderson County
244 Second Avenue, East
Hendersonville, North Carolina 28739

Re: Schematic Design of Henderson County
Courthouse Jail and Law Enforcement Center
Job No.: 706-88

Dear Mr. Edney:

We enjoyed the opportunity to meet with you and the Board this past Thursday in order to present our work-to-date on this project. We understand that the Board will require a little time to digest all the information that was presented and to determine the course of action we will be directed to take from this point forward.

It is our understanding at this time, that we are to continue our work as follows:

1. Proceed with Design Development of the Courthouse Building and the development of the entire site work.
2. Proceed with further Schematic Design to both the Jail Facility and the Law Enforcement Center.
3. Determine projected utility costs of each of the facilities.
4. We are to meet with Mr. David Thompson and city officials to discuss street closings, utilities, site improvements, etc..
5. Await further instructions from the Board regarding the construction time schedule of each of the three buildings on the site.
6. Anticipate execution of the Owner-A/E Agreement for design services at the next Board meeting.

Mr. Michael Edney
Chairman of County Commissioners
Henderson County
06 April 1992
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We are looking forward to proceeding with this very worthy and exciting project as rapidly as the Board directs us to do so. I can thoroughly appreciate that the Board may wish to build the project in stages, however, I sincerely believe that it will be highly advantageous to perform the entire design simultaneously and delay construction on portions as you see fit. From a financial standpoint, it will most certainly benefit the County to construct the project as a complete package.

A single mechanical system, emergency generation system, electrical transformer and distribution center, etc. will be much more economical in both first cost as well as long-term operational and maintenance cost. We will continue to work with you to the best of our ability to achieve your goals, however I am sure that you recognize that it is quite an additional burden and cost to us to perform the design work in separate phases over an extended period of time also.

It was certainly a pleasure meeting with all of you again. In the meantime, if you have any questions, please do not hesitate to call me at any time.

Very truly yours,

GRIER-FRIPP ASSOCIATES, INC.


W.E. Fripp, Jr., AIA, PE

WEF,Jr.:dh

cc: Mr. David Thompson



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