

**GATES COUNTY BOARD OF COMMISSIONERS
SPECIAL MEETING MINUTES
OCTOBER 20, 2015**

The Gates County Board of Commissioners met in Special Session at 1:00 p.m. Tuesday, October 20, 2015 at the Merchants Millpond State Park, 176 Millpond Road, Gatesville. Commissioners Hofler, Jordan, Felton and Freeman were present. Board of Education members present were Glendale Boone, Claire Whitehurst, Ray Felton and Leslie Byrum. Also present was County Manager, Natalie Rountree and Superintendent Barry Williams.

The meeting was called to order.

Dr. Williams began the meeting at 1:09 p.m. and thanked everyone for their presence and willingness to discuss the possibility of building a new middle school. A powerpoint was provided with Dr. Jeff Perry providing detailed information as the powerpoint was shown. The following are highlights from the powerpoint:

CENTRAL MIDDLE SCHOOL FACILITY SUMMARY

1. Enrollment (380)
2. Construction Dates (1957, 1965, & 1997)
3. Grades served (6th – 8th)
4. Current SF (70,000)
5. Staff
 - a. Administrators (2)
 - b. Guidance (1)
 - c. Nurse (1)
 - d. Teacher/Media (36)
 - e. Support staff (8)
6. Total Classrooms (33)
7. Computer labs (2)
8. Science labs (0)
9. Media/Library (1)
10. Gym

CURRENT DEFICIENCIES: HEALTH ISSUES

1. Asbestos throughout building
2. Lead in paint (pre 1978)
3. Lead in copper solders
4. Lack of backflow valves
5. Increasing mold occurrences
6. Mold in windows (single pane)
7. No hot water in some restrooms
8. No controlled fresh air exchange
9. Unattached tile

CURRENT DEFICIENCIES: SAFETY ISSUES

1. Risk of roof collapse (wind/snow)
2. Risk of wall collapse
3. Few doors/hardware lockdown
4. Multiple external doors (18)
5. Satellite classrooms (no security)
6. Antiquated camera system
7. Antiquated fire alarm system
8. No automated lockdown
9. Antiquated key entry system
10. No safety glass
11. Limited panic bars

CURRENT DEFICIENCIES: STRUCTURAL ISSUES

1. Wind/storm roof capacity

2. Wall load bearing capacity
3. I-Beams retrofitted
4. Lintels 7/8th not rated for load
5. No airspace/insulation brick/block
6. Single-pane windows (energy/mold)
7. No overhead insulation
8. No showers in locker room
9. Single 2" main water supply
10. Abandoned potable water below slab
11. Wetwell grinder pump station
12. Limited GFCI/grounding electrical
13. Single remote thermostat
14. Current HVAC is at end of life cycle

CURRENT DEFICIENCIES: TRAFFIC ISSUES

1. No queuing lanes
2. Accidents on Highway 158
3. No separation of buses & cars
4. Inadequate parking for athletics
5. Crosswalk with mobile units
6. Open sidewalks accessible to cars

CURRENT DEFICIENCIES: ELECTRICAL ISSUES

1. Insufficient electrical supply
2. No modern grounding on wiring
3. Two separate services for power
4. Antiquated ceiling T12 lighting
5. Inadequate/unsafe wiring in labs
6. Antiquated waste pump wiring
7. Multiple power meters
8. Exposed 208/460 electrical panels

CURRENT DEFICIENCIES: MAINTENANCE ISSUES

1. Recurring roof leaks
2. Recurring mold abatement
3. Panic bars don't meet code
4. Dysfunctional boiler (only on low)
5. Subsurface return risk of flooding
6. No insulation on direct pipe burial
7. No modern HVAC (safety/cost)
8. Diesel leak will contaminate stream

CURRENT DEFICIENCIES: INSTRUCTIONAL ISSUES

1. Insufficient climate control
2. Insufficient lighting
3. Classrooms condemned
4. Lack of technology
5. Insufficient ventilation
6. Insufficient space (piano room)
7. Insufficient storage
8. Limited athletic storage
9. Limited computer labs
10. No science labs
11. Use of mobile classrooms

CURRENT DEFICIENCIES: COMPLIANCE ISSUES

1. Kitchen equipment not up to Code
2. Kitchen ventilation not up to Code
3. Limited ADA restroom compliance
4. Limited ADA compliance with doors
5. Inadequate energy efficiency
6. Inadequate fire alarm system

UNIFIED MESSAGE

1. Number of Irresolvable Problems
2. Impacted Health of Students/Staff
3. Building Is Unsafe
4. Renovation Is Not An Option
 - a. Fiscally irresponsible to renovate
 - b. Structurally impossible to renovate
 - c. More costly to renovate
 - d. Interrupt instructional program
5. Responsibility to Provide Facilities
6. Prevent Potential Liability

EDUCATIONAL SPECIFICATIONS

1. Determined at Future Date
2. Basic Data for Planning
3. Square Footage (90,000 sf)
4. School Location (on site)
5. Construction time (18 months)
6. Schedule
 - a. Fall/Winter (planning/design)
 - b. Spring (site work)
 - c. Summer (construction)

PLANS FOR OLD FACILITY

1. Demolish Older Wings
2. Convert Area to Increased Parking
3. Utilize Area to Improve Traffic Flow
4. Keep New Section
 - a. Use for staff development
 - b. Use for meeting room
 - c. Use for community center
 - d. Expand programming

FINANCE OPTIONS

1. Joint Project with Commissioners
2. Certificates of Participation
 - a. Selling of bonds
 - b. Works like a mortgage
 - c. Debt service
3. Lease Option
 - a. Contractor owns building
 - b. Pay interest for period of time
 - c. End of construction – pay contractor
 - d. Ownership reverts back to school
 - e. Allows quick construction
 - f. Allows pay-off of debt
 - g. More expensive in long term

Commissioner Jordan asked about the shower facilities. Dr. Perry stated showers are present but are not workable and present privacy issues for middle school children.

Commissioner Hofler asked if the kitchen is out of compliance is it proposed to keep the cafeteria. Dr. Perry stated the kitchen would need to be new but the cafeteria and kitchen space could be repurposed.

Commissioner Felton asked how you have school in progress when you are doing on site construction. Dr. Perry explained they work with administration to change traffic patterns and build the school right beside of the current facility. A new school will be built much more efficient and will not be as spread out.

Commissioner Owens asked about property lines. Commissioner Jordan said we have 6 acres that the school and athletic fields sit on. If we build on the athletic fields there will

not be enough room to rebuild fields where the current facility is located. Dr. Perry feels a survey needs to be taken and a design put in place that utilizes as much open space as possible.

Commissioner Jordan would like to see information about funding and a survey to see if it may be more feasible to build on a different site. We need to know what funding is available to determine what option is best. We need an economic feasibility study conducted.

Commissioner Owens stated in depth research is needed to try to determine the final route of HWY 158.

Commissioner Freeman asked how many deficiencies a school must have before DPI steps in. Dr. Perry stated DPI has reviewed the site and listed many of the issues as deficiencies.

Commissioner Jordan reminded everyone that mold can develop at any time. Hertford County just built a brand new courthouse and have had to shut down a floor because of mold. When you build a new school maintenance is going to have to be done and you're going to have to go above and beyond to deal with issues. Dr. Perry feels the roof is not a maintenance issue, you can replace the roof for probably \$600,000. Leslie Byrum said we have to know if we have an infrastructure that can support a new roof and the ac units would have to be relocated to the ground which would be an additional costs.

Commissioner Jordan wants to know more about bonds and the advantages to consider bonds. Commissioner Hofler would like information on leasing options.

Commissioner Jordan asked what state funding may be possible. Dr. Perry said the state funding was through the lottery system. Lottery money is supposed to be given to school construction but has been reduced and is now given as operational money.

Dr. Matthews, Department of Public Instruction, a structural engineer, has surveyed the school. DPI can't tell the county what to do. Engineers have said there are wall issues. In his humble opinion it is not up to modern day standards and has outlived its expectancy. Commissioner Jordan asked what basis Dr. Matthews is using to determined the building has outlived its expectancy. Dr. Matthews said it is based on observations and the reports from the engineers.

Leslie Byrum explained that the Board of Education met at 10am and gave Dr. Williams permission to conduct an economic feasibility study, establish a plan of action and estimate a time frame.

Glendale Boone asked about the possibility of the additional property. Commissioner Jordan explained there is land across the street from the High School and land beside of the library.

David Boone, Central Middle School Alumni, feels that Central needs to be replaced. It was and is a very important piece in the history of Gates County. If there are parcels of land for building off site, 158A would be ideal. He is looking very seriously at wanting to purchase the property.

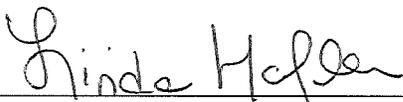
Commissioner Jordan said based on the accessed market value of the land alone you may have enough funds to purchase more acreage.

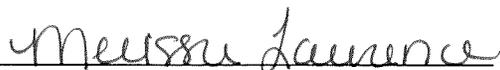
Commissioner Hofler stated there is a meeting on the 29th at 4 pm with Mr. Howard to discuss the potential of a metal roof.

Commissioner Owens feels as early in the process as we can get the public involved would be best. We must have community involvement.

Adjournment

The meeting was adjourned at 2:30 p.m.


Linda Hofler, Chairman


Melissa C. Lawrence, Clerk

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