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Posted By: Evelyn Baker
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**MINUTES OF A RECONVENED MEETING
OF THE JACKSON COUNTY
BOARD OF COMMISSIONERS
HELD ON
MAY 24, 2007**

The Jackson County Board of Commissioners met in a Reconvened Session on Thursday, May 24, 2007, at 4:00 pm in Room A201, Justice & Administration Building, 401 Grindstaff Cove Road, Sylva, North Carolina.

Present: Brian Thomas McMahan, Chairman
Joe Cowan, Vice Chair
Tom Massie, Commissioner
William Shelton, Commissioner
Mark Jones, Commissioner
Kenneth L. Westmoreland, County Manager
Evelyn Baker, Clerk to Board

Chairman McMahan called the meeting to order.

(1) **SMH PHASE III BIDS**: Mr. Westmoreland stated that after re-bidding the project, only two bids were received. The low bidder meeting all the specifications, Phillips & Jordan, bid still exceeded the engineer's estimate and the county's budgeted allotment for the project. Consequently, negotiations were entered into with Phillips & Jordan to review methods by which the cost of the project could be reduced by different methodology or construction techniques. The Board needs to make, in view of the excessive cost of the project and together with the School Board, a decision whether to proceed with the project and, if so, discuss financing.

John Cort, Architect, stated the project was bid as a complete package with an alternate. The alternate is for a graveled parking lot on the building pad of the future fine arts and gymnasium buildings. During construction of the Fairview Kindergarten building high school teacher parking will need to be moved to this alternate temporary parking area. He stated that nothing is being deleted from the contract, but construction would be proceeding in a different manner. He recommended the following construction changes:

	COST REDUCTION
Front slope stabilization along Hwy. 107 from sod to a seed and matting	\$110,000
Paving from heavy duty to light/standard duty	\$102,000
Retaining wall from cast in place to a pre-cast	\$137,000
Modify excess material from off-site disposal to the "nature studies area"	\$ 75,000
Contract overhead reduction	\$ 35,000
TOTAL REDUCTIONS	\$454,000

He addressed disruptions at the high school the last time this project was presented and stated there were many unknowns, i.e., major utility line relocation, what happens if the project is behind and student parking. A 250-space parking lot will be available by the end of the summer for student parking if the project is incomplete. The overhead power lines have been raised and construction can commence; however, there will be some minor utility relocation such as fiber optic lines and guy wires in addition to some utilities that are unknown at this time. If the project is not completed by August 15, the contractor will build a functional graveled bus and student drop off road so traffic can be routed from campus to the Jones Road relocation. Further, DOT has confirmed by letter that a traffic light will be installed at the Jones Road entrance. It may be necessary for the school to operate on graveled roads and students may be parking on stone paved fields. He stated \$40,000 is budgeted for utility relocation and does not anticipate any problems with that issue and utility companies usually do not respond until a contractor is on site.

Sue Nations, School Superintendent, Ken Henke, School Board Chairman, Ali Laird-Large and Mark Brooks, School Board members, recommended that the project move forward.

Mr. Westmoreland stated the costs are as follows:

Utility relocation	\$ 40,000
Geo-Testing	\$ 40,000
Construction contingency 5%	\$ 169,900
Design fee balance from original design	\$ 155,750
Construction Contract	\$3,398,000
Total Project Cost	\$3,803,650

The actual bid includes a number of allowances: undercut excavation \$40,000, allowance for rock excavation \$1,600, trench excavation \$7,500, some of which may or may not be used and if not needed, a credit will be given at the end of the project. To cover the additional costs, he recommended the following additional revenues:

NC Dept of Transportation (reimbursement for Jones Rd & school bus parking lot)	\$ 350,000
Project Investment Earnings	\$ 122,273
Debt Service Transfer from General Fund & Contingency	\$ 647,201
Transfer from Capital Projects Reserve	\$ 280,000
Total Additional Revenues	\$1,399,474

Commissioner Shelton moved to award the bid to Phillips & Jordan in the amount of \$3,398,000.00. Commissioner Cowan seconded the Motion. Motion carried by unanimous vote.

(2) **AGENDA:** Chairman McMahan suspended the rules and requested that the Agenda be amended by adding Bear Lake Reserve Request to Display Fireworks, budget amendments and project ordinance. Commissioner Shelton moved to approve the amended Agenda. Commissioner Massie seconded the Motion. Motion carried.

(3) BUDGET AMENDMENTS & PROJECT ORDINANCE: Darlene Fox, Finance Director, presented the following:

<u>General Fund</u>	<u>\$ 647,201.00</u>
<u>Capital Reserve Fund</u>	<u>\$ 280,000.00</u>
<u>Debt Service Fund</u>	<u>\$ 617,727.00</u>
<u>Project Ordinance</u>	<u>\$ 1,399,474.00</u>

Commissioner Massie moved to approve the budget amendments and project ordinance. Commissioner Jones seconded the Motion. Motion carried by unanimous vote.

(4) BEAR LAKE RESERVE: By letter, Bear Lake Reserve requested permission to have a private fireworks display on its property on Sunday, May 27. The fireworks will be handled by Pyrotechnics. Commissioner Shelton moved to permit Bear Lake Reserve to display fireworks by a certified pyrotechnics expert on its property on May 27. Commissioner Jones seconded the Motion. Motion carried by unanimous vote.

(5) HIGHWAY 1001: Commissioner Cowan requested the School Board to consider adopting a resolution requesting NCDOT to conduct an engineering evaluation of Cullowhee Mountain Road (Highway 1001) from Highway 107 to the intersection of Tilley Creek Road.

There being no further business, Commissioner Shelton moved to adjourn the meeting. Commissioner Jones seconded the Motion. Motion carried and the meeting adjourned at 5:00 p.m.

Evelyn B. Baker, Clerk

Brian Thomas McMahan, Chairman