



MINUTES
Board of County Commissioners Meeting
Thursday, March 14, 2024 4:00 PM
Hampstead Annex Auditorium

MEMBERS PRESENT: Brad George
Jacqueline A. Newton
Jerry Groves
Wendy Fletcher-Hardee

MEMBERS ABSENT: Fred McCoy

OTHERS PRESENT: David Andrews, County Manager
Trey Thurman, County Attorney
Patrick Buffkin, Staff Attorney
Lexi Stanfield, Clerk to the Board
Allen Vann, Assistant County Manager
Other Staff and Members of the Press and Public.

1 CALL TO ORDER

1.1 Chairman George called the meeting into order at 4:00PM.

2 FY 2024-25 THROUGH FY 2028-29 CAPITAL IMPROVEMENT PLAN (CIP) -- GENERAL FUND

2.1 DHHS Building
4:00PM-4:30PM

Carolyn Moser, Health and Human Services Director, presented to the Board. Moser gave a brief recap of the new DHHS building. Moser reported they are set to look at the final design. Bailey Allred, Studio Director of Bobbitt Construction, reported to the Board where the DSS building currently stands. Bobbitt reported the building is still set to be two stories with health and training on the first floor and social services on the second floor. There will be two entries, one for the public and one for employees. Allred broke down some of the architectural design choices for the board. Allred gave a general update on the timeline of the DHHS building: May 2024 bidding begins, June 2024 they will complete the planning and permitting, July 2024 they will complete the

design, October 2024 is the expected groundbreaking on the property, and May 2026 is the planned grand opening. Allred addressed some residents' concerns. Bobbitt covered the project costs. The total project cost is estimated to be \$40,646,000.00. Pender County has spent \$2,753,617.00 on the project so far. Carolyn Moser, Bailey Allred, and Sarah Fulton (Assistant to the County Manager) answered questions from the Board.

2.2 Animal Shelter
4:30PM-5:00PM

Carolyn Moser, Health and Human Services Director, presented to the Board. Moser reported not much has changed since last year. Cape Fear Engineering will begin phase one of the environmental assessment. The new building would allow more space inside for dogs and cats per NC Animal Welfare laws. The cost is roughly \$555/square foot for the animal shelter. It is projected to be 13,000 square feet. The estimated overall cost is \$7,500,000. Design and permitting is expected to be a 12–18-month timeline. The cumulative donations are estimated at \$10,000.00. There are some grants available that can be as much as \$50,000.00. This amount would cover flooring replacement in the current building. Moser answered questions from the Board. Commissioner McCoy offered praise for Moser's direction over the years.

2.3 LEC / Detention Center
5:00PM-5:30PM

Jared Cass, Project Manager, presented the LEC/Detention Center. He went over the estimated timeline. The design phase is expected to be complete in May 2024 directly followed by planning and permitting. Bidding and financing are expected to begin in June 2024. Groundbreaking is projected to begin in January 2025 and the grand opening is estimated to be September 2026. Cass covered the projected costs. The total estimated cost is \$65,012,060.00. Pender County has spent \$2,379,938.00 on the project so far. Sheriff Culter and Bryan Payne from Moseley Architects were also present for the item. Sheriff Cutler and Payne provided input on the project and expected outcomes. David Andrews and Allen Vann, County Manager and Assistant County Manager respectively, gave input on the project as well. Meg Blue, Finance Director, provided input on the financial aspects of the project. Cass, Sheriff Cutler, and Payne answered questions from the Board.

2.4 New Hampstead Library
5:30PM-6:00PM**

Allen Phillips-Bell, Library Director, presented the New Hampstead Library. John Sawyer, Library Architect was also present. Phillips-Bell gave a brief overview of the project. It will be 20,000 square feet and located next to the Hampstead Annex. It is a one-story floor plan with a large community meeting room and multiple small study rooms. The new library will have an expanded children's area and space for programming to accommodate growing needs for families. Phillips-Bell went over the current timeline. The design phase will begin in April 2024 and is expected to be completed by March 2025. January through April 2025, they plan on executing the permitting phase. Bidding and financing will begin in April 2025 and last through July 2025. July 2025 is the estimated groundbreaking, and the grand opening is estimated to be September 2026. Sawyer offered some insight on his company's process for staying in budget and on time. The estimated cost for the new library is \$15,308,000.00. \$13,166,032.00 that cost will come from the General Fund Balance. The remaining estimated cost will come from a Friends of Library Donation, State Aid to Public Libraries Grant, Capital Reserves, and proceeds from the sale of the current library. Phillips-Bell answered questions from the Board.

2.5 Kiwanis Park Expansion
6:00PM-6:30PM

Zach White, Parks and Recreation Director, presented the Kiwanis Park Expansion. White gave a brief overview of the project. White reviewed the estimated timeline. The design phase began in June 2023 and is estimated to be complete in April 2024. Bidding and financing is estimated to begin in June 2024. The planning and permitting is estimated to be complete in September 2024. Groundbreaking is estimated to begin November 2024 and the grand opening in September 2025. The project cost is \$3,766,062.00. Pender County has spent \$12,000 on the project so far. Jared Cass, Project Manager, asked the Board for input and direction on the project. Cass reported White was able to cut \$650,000 from the original estimated cost.

2.6 Central Pender Park
6:30PM-7:00PM

Zach White, Parks and Recreation Director, presented Central Pender Park. White gave a brief summary of the project. The county is under contract with Pond and Company for this project. Currently Pender is in phase one of the project. White went over the timeline for the project. In October 2023 the design phase began. September 2024, Pender County plans to complete the design phase and go on to the bidding and financing phase. In October 2024, planning and permitting is estimated to be complete and groundbreaking will begin. June 2025 is the estimated grand opening. The total project cost estimate is

\$5,633,725.00. Pender County has spent \$1,928,725.00 on the project so far. White and Juan Morales, Senior Project Manager for Pond and Company, answered questions from the Board.

2.7 Malpass EMS Facility
7:00PM-7:30PM

Everrett Baysden, EMS and Fire Director, presented the Malpass EMS Facility. Baysden went over the EMS station timeline. In October 2023 funding was obtained in the NC budget via Direct Grant. In January 2024 testing and permits were completed. In February 2024 bidding began for the design and engineering. Pender is currently still receiving bids. Groundbreaking is estimated to begin in August 2024 and the grand opening is estimated for November 2024. The land for this station was donated by Pender County Schools. The total cost estimate is \$1,350,000.00 and is based on comps with a similar design. A more detailed cost breakdown will be reported after the bidding phase. Baysden answered questions from the Board.

2.8 K-8 School Site
7:30PM-8:00PM

Brad Breedlove, Pender County Schools Superintendent, presented the K-8 School Site. The K-8 school site will serve 800 elementary students and 1,200 middle school students. This site will replace the current Topsail middle school with room for growth. Mike Taylor, Operations Manager for Pender County Schools, covered the timeline for the project. The design phase began in July 2023 and is expected to be completed in July 2024. The planning and permitting phase began in March 2024. Bidding and financing are expected to begin in September 2024. Groundbreaking is expected to begin in Fall 2024 and the grand opening is estimated for August 2026. The estimated total project cost is \$135,547,525.00. Pender County purchased land for the new K-8 School Site at a price of \$6,000,000.00. \$5,003,800.00 was paid upfront by Pender County and is expected to be recouped from bond proceeds. The estimated annual debt service is \$8,052,324.00. Taylor and Breedlove answered questions from the Board.

3 ADJOURNMENT

****Working Dinner**

- 3.1 The March 14, 2024, Budget Retreat ran concurrently with the March 11, 2024, Regular Board Meeting.
- 3.2 The Board recessed the meeting until 9:00AM Friday, March 15, 2024.

Moved by Jacqueline A. Newton, seconded by Fred McCoy

Motion to recess until 9:00AM Friday, March 15, 2024.

	For	Against	Abstained	Absent
Fred McCoy	x			
Jacqueline A. Newton	x			
Jerry Groves	x			
Wendy Fletcher-Hardee	x			
Brad George	x			
	5	0	0	0

CARRIED.