

TRC Capital Plan Meeting – County, ACC, and ABSS – July 30, 2019

Meeting Minutes:

Attendance: Dr. Bruce Benson, Bryan Hagood, Dr. Gatewood, Dr. Todd Thorpe, Misty Brown, Tom Hartman, Susan Evans, Andrea Rollins, Josh Fernandez

Purpose: Review of open issues, project updates, finance updates, and Oversight Committee

MOU regarding Use of Lottery Funds was approved by the ABSS Board of Education on June 18, 2019. Board of Commissioner approval will be requested in Aug 2019.

The remaining six (6) Reimbursement Resolutions for ACC bond projects will be presented for approval at the August 5th meeting of the Board of Commissioners. No action is requested of the Commissioners regarding ABSS projects.

In the next month, Alamance County will schedule a joint Board meeting with ABSS Board of Education to invite Kennon Briggs, a consultant, for discussion about construction methods. Mr. Briggs will share information similar to his Jan 2019 presentation to the ACC Board of Trustees. Davenport staff will also be available to answer any construction financing questions.

Final sales tax and lottery fund amounts have not yet been confirmed for FY18-19. When that information is available, a Capital Finance Report will be prepared by the County showing how funding receipts match our Capital Finance Plan and how the funds were spent.

Reminder: If Alamance County handles payment for the bond projects, then sales tax may be refunded to the County. This sales tax refund option is currently not available to ABSS and ACC. Susan Evans will consult with finance officers for ABSS and ACC to work out logistics.

Bond Projects and County Non-bond Projects:

- County reports that the Rudd Street Human Services building is in the design phase with construction documents expected in December. January 2020 is the targeted date for construction to begin.
- Documentation process has begun for a loan of about \$1.7 Million for County vehicles & equipment as well as a \$5 Million loan for County building improvements.

ABSS reported that the Board of Education had approved hiring architects for all bond projects, contingent on attorney approval of the contract. Moseley Architects was selected for design services of their New High School and Southern High School projects. Attorney approval has been obtained and the contract will be signed this week.

Requests for Qualifications (RFQs) have been posted as of 7-25-19 for construction manager at risk (CMR) services for the New High School and Southern High School. The response deadline is August 13th and ABSS expects to use the same selection process and selection team that was used for design

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services. A recommendation will be prepared in time to request Board of Education approval at their September Board meeting.

ACC reported that the Building and Grounds Committee reviewed RFQs for a CMR for their first two projects: Center of Excellence and Parking Deck. There may be changes in costs from the original estimates for these two projects and ACC will share information as soon as available. County will prepare the ACC Capital Project Ordinance for the bond projects with the most updated amounts.

CIP Projects:

A County Building and Grounds Committee organizational meeting was held in July 2019. FY19-20 CIP projects were reviewed and small changes recommended. Once again, changes to the Adopted Capital Plan are to be expected and will be documented and reported.

Oversight Committee:

Per the Capital Plan, each agency should appoint representatives to an Oversight Committee (OC) in order to convene an organizational meeting within the next few months. The TRC, which meets the last Tuesday of each month, will provide information to the Oversight Committee which is expected to meet quarterly. TRC discussion about how an Oversight Committee (OC) might operate included:

Values: OC should strive for transparency about the Capital Plan projects and collaboration to coordinate all resources to best meet the capital needs in our County. Serves in an advisory capacity.

Meetings: County will facilitate meeting space, notifications, and keep minutes. Meetings will be public but will not schedule time for public comment. ACC will share their “Charter” document for the Building & Grounds Committee that may serve as a template for formation of the OC. OC will:

1. Provide oversight to the activities of the TRC
2. Regularly review the progress of all capital projects
3. Support staff recommendations for changes to the Capital Plan
4. Consider a Sales Tax referendum
5. Coordinate planning for use of any State capital project funding

Members: Two Commissioners, Two Board of Education members, and One Board of Trustee

- All to be appointed by their own Board to serve an annual term for a calendar year.
- If unable to serve on their agency Board, then unable to serve on OC and Board will appoint a new representative
- Alamance Community College has already appointed the Chairman of the Building and Grounds Committee, General Blake Williams

NEXT MEETING: 9:00AM Tuesday Aug. 27, 2019 at Impact Alamance Meeting Room A