MOORE COUNTY BOARD OF COMMISSIONERS
SPECIAL MEETING, WEDNESDAY, OCTOBER 31, 2018, 10:00AM
RICK RHYNE PUBLIC SAFETY CENTER

The Moore County Board of Commissioners convened for a special meeting on Wednesday, October 31, 2018, at 10:00am in the community room located in the Rick Rhyne Public Safety Center, 302 South McNeill St., Carthage, North Carolina.

Commissioners Present: Chair Catherine Graham, Vice Chair Otis Ritter, Jerry Daeke, Louis Gregory, Frank Quis

Chair Graham called the meeting to order at 10:00am and welcomed everyone present. County Manager Wayne Vest provided the invocation and Vice Chair Ritter led the Pledge of Allegiance. Mr. Vest welcomed everyone and thanked Public Safety Director Bryan Phillips and Sheriff Neil Godfrey for hosting the meeting in the Rick Rhyne Public Safety Center.

Economic Trends Analysis

Mr. John May, Chair of Moore County Partners in Progress, provided introductory remarks regarding the Moore County Economic Trends Analysis. Mr. Pat Corso, Executive Director for Moore County Partners in rogress, recognized those who contributed to the completion of the plan. He commented regarding key points of the analysis and introduced Ms. Crystal Morphis with Creative Economic Development Consulting who presented the economic trends analysis. The presentation is hereby incorporated as a part of these minutes by attachment as Appendix A. Questions and discussion followed regarding the information presented. Mr. May said if the plan was to go forward, the County would have to be involved, so it was crucial for Partners in Progress to have some idea of where the County stood. Mr. Dale Lambert, Chief Executive Officer for Randolph Electric Membership Corporation, discussed his organization's support for the analysis and for the development of a plan. Mr. Corso provided closing remarks.

The Board took a brief break.

Parks and Recreation Projects Update

Capital Projects Manager Rich Smith provided an overview of the Parks and Recreation Master Plan and introduced Rachel Guillot with Clark Patterson Lee who reviewed the Master Plan. The presentation provided is hereby incorporated as a part of these minutes by attachment as Appendix B. Parks and Recreation Director Billy Ransom also commented regarding the plan. Parks and Recreation Advisory Board Chair Larry Caddell thanked the Board of Commissioners for their support of the project, which he said would enhance everything in Moore County, and he acknowledged donors to the project. Discussion followed regarding the inclusion of a track, potentially soccer fields, and a third gym. County Manager Wayne Vest shared the timeline for going out to bid, and also discussed the ability to use the gym facility as a shelter when needed. Mr. Vest also reviewed the project funding.

The Board recessed for lunch from approximately noon until 1:00pm.

Planning Matters

Planning Director Debra Ensminger provided a presentation regarding Planning Department matters including the Moore County Comprehensive Transportation Plan, the Land Use Plan, and the Unified Development Ordinance and subdivision approvals and the conditional use permit process. Ms. Ensminger's presentation is hereby incorporated as a part of these minutes by attachment as Appendix C. With regard to planning, the commissioners discussed the importance of involving municipal representatives and the opportunity to now be proactive rather than reactive. Ms. Ensminger reviewed the current process for subdivision approvals and shared other options available. The consensus of the Board was for approvals to be granted by the Board, and Ms. Ensminger agreed to present revisions to the Unified Development Ordinance granting subdivision approval authority to the Board of Commissioners instead of the Subdivision Review Board. Ms. Ensminger also reviewed the current process and options going forward for the conditional use permit process. The consensus of the Board was for these permit requests to come to the commissioners only, rather than to the Planning Board and then the Board of Commissioners. Ms. Ensminger agreed to prepare a UDO revision reflecting the same. There was also brief discussion regarding cell towers.

The Board took a brief break.

Schools Projects Update

Chief Financial Officer Caroline Xiong provided an update on the General Obligation Bonds, and Moore County Schools Chief Executive Officer for Operations John Birath provided updates on the new schools projects, North Moore High School project, and school safety. County Manager Wayne Vest reviewed potential savings measures to counter rising construction costs for the schools. The information presented by Ms. Xiong and Mr. Birath is hereby incorporated as a part of these minutes by attachment as Appendix D.

Closing Comments / Adjournment

In closing, the commissioners expressed appreciation for the information provided throughout the day.

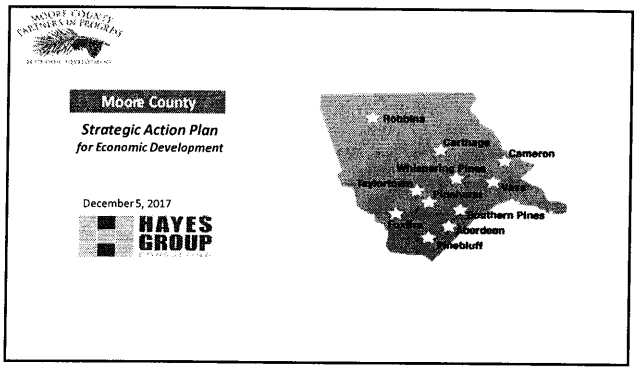
There being no further business, upon motion made by Vice Chair Ritter, seconded by Commissioner Quis, the Board voted 5-0 to adjourn the October 31, 2018, special meeting of the Moore County Board of Commissioners at 3:33pm.

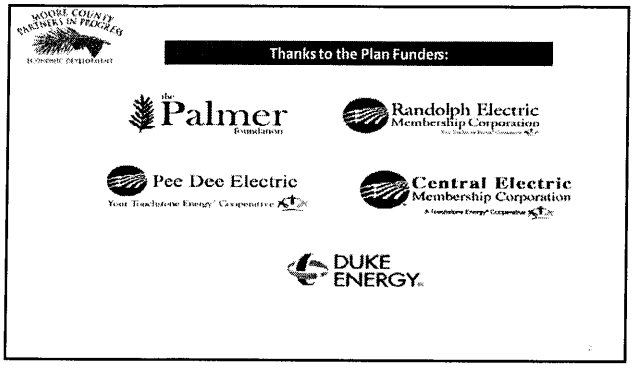
Catherine Graham, Chair

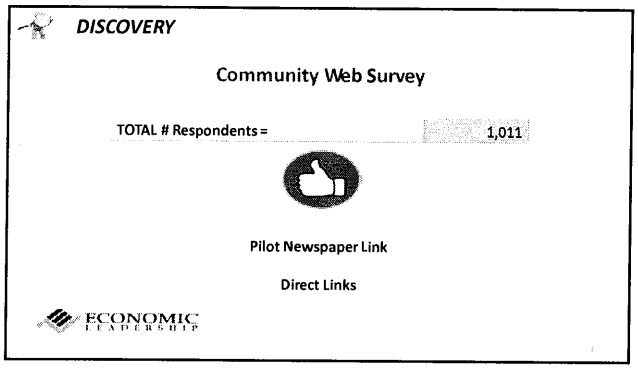
Laura M. Williams, Clerk to the Board

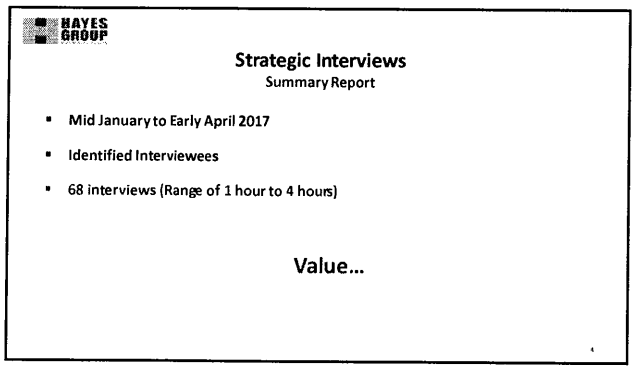
COUNTY OF MOORE CORPORATE SEAL NORTH CAROLINA

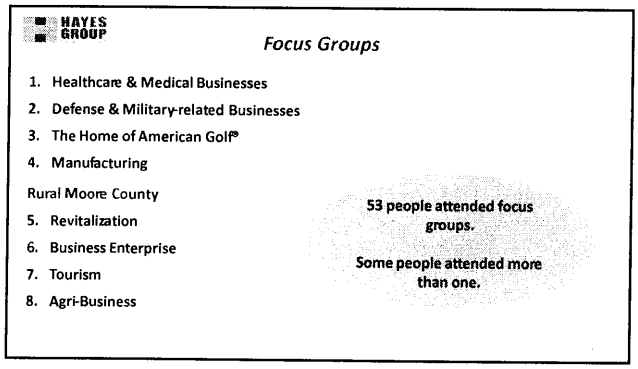
Appendix A
10/31/2018 Special Mtg.

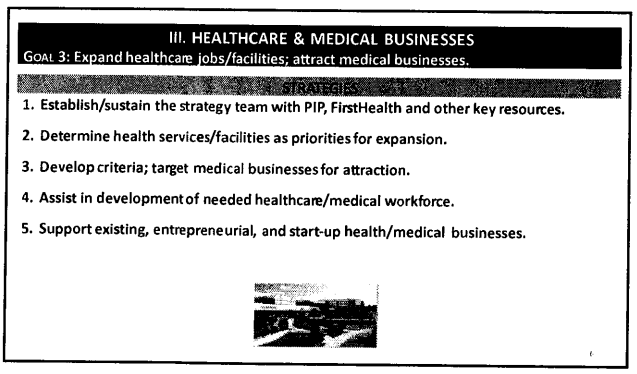










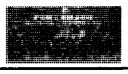


IV. DEFENSE & MILITARY BUSINESSES

GOAL 4: Optimize the proximity to Fort Bragg and the opportunities within the NC Defense Cluster.

STRATEGIES

1. Engage & sustain partner resources to help drive strategies.
2. Gain key relationships with Ft. Bragg; determine budget/spending for material needs.
3. Determine key business targets and appropriate actions to attract.
4. Provide support /technical assistance to existing military businesses.
5. Create platform/environment for military entrepreneurial business growth.



V. GOLF & SPORTS RECREATION BUSINESSES

GOAL 5: Capitalize on the Home of American Golf® brand and key sports assets.

STRATEGIES

1. Position Moore County as the thought leadership center on the future of golf.
2. Attract additional golf companies to make Moore County their base.
3. Advance development of sports and sports facilities.
4. Enhance Moore County as an equestrian destination.

VI. MANUFACTURING

GOAL 6: Attract & grow artisanal, niche, and key manufacturing enterprises.

STRATEGIES

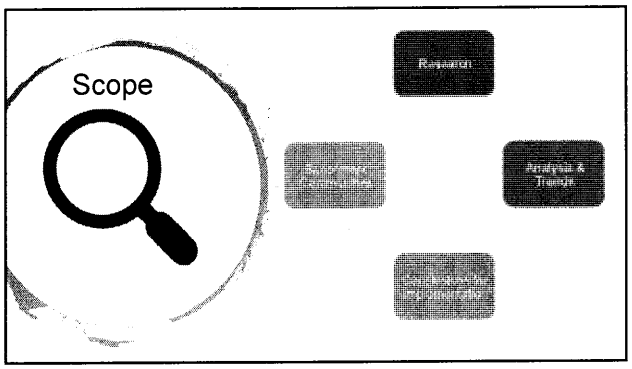
1. Support/promote growth for existing manufacturing companies.
2. Position Moore County within the Mega-site Corridor.
3. Determine key manufacturing targets to attract; design tactics to fit.
4. Address infrastructure needs to attract & grow manufacturing.
5. Align with partner resources to meet education & workforce needs.

VII. RURAL TRANSFORMATION

GOAL 7: Transform rural Moore County with enhanced collaboration – and focus on revitalization, business enterprise, tourism, and agri-business.

Economic Trends Analysis

MOORE COUNTY PARTNERS IN PROGRESS
ECONOMIC DEVELOPMENT



Craven County, NC

Brunswick County, NC

Beaufort County, SC

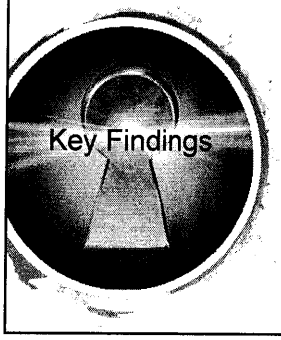
Benchmark Communities

Everything is Fine....

- Population growth
- High educational attainment
- Capital spending on schools
- Income growth spurred by retirees
- Owner-occupied housing
  communities
- Growing labor force in older
- Declining unemployment
- In-commuters
- Increasing residential building permits

Until Its Not

- Fewer young workers, aging population
- Home value growth slowing
- Out-commuting
- Concentration of jobs in low wage sectors like tourism and hospitality
- Low/moderate wage growth in top employment sectors
- Declining manufacturing employment
- Slow tax base growth
- Decreasing commercial building permits
- Home ownership future trends show declines



#1: Employment is concentrated in low wage sectors, with the exception of health care. In-commuters are filling low wage jobs while people are out-commuting for higher wage jobs. If these trends continue it will affect income, housing, and quality of life.

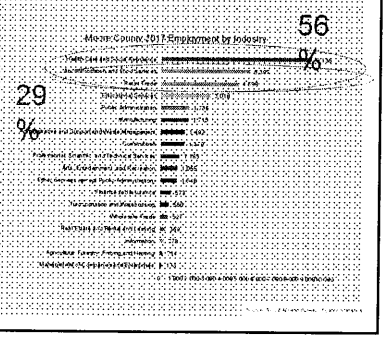
#2: Young, working age groups are declining which will make it difficult for companies to find workers in the future.

#3: Residential building is increasing while commercial building is declining which will lead to an unbalanced tax burden on citizens.

#4: Home ownership is declining, and renter-occupied homes are increasing. Homeowners are more invested in the community.

#5 There is economic disparity between the rural and developed areas of Moore County which will continue to grow if not addressed.

Finding #1: Employment is concentrated in **low wage sectors**, with the exception of health care, and in sectors with projected slow wage growth. In-commuters are filling low wage jobs while people are out-commuting for higher wage jobs. If these trends continue it will affect income, housing, and quality of life.



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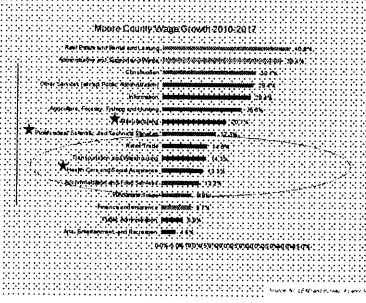

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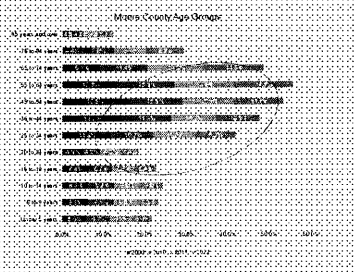
	Right to Work (includes increase)	Left to Work (includes increase)
[illegible]		
[illegible]	21.0%	20.0%
[illegible]	53.4%	55.0%
[illegible]	25.6%	26.4%
[illegible]		
[illegible]	24.9%	23.5%
[illegible]	43.0%	41.4%
[illegible]	31.4%	35.1%
[illegible]		
[illegible]	5.3%	5.9%
[illegible]	1.8%	2.0%
[illegible]	12.6%	11.7%
[illegible]	1.6%	1.9%
[illegible]	3.9%	4.3%
[illegible]	4.1%	4.9%
[illegible]	8.4%	9.2%
[illegible]	27.3%	21.0%
[illegible]	3.5%	2.4%
[illegible]	15.4%	11.5%
[illegible]		
[illegible]	10.4%	10.0%
[illegible]	24.3%	24.2%
[illegible]	25.7%	28.0%
[illegible]	18.[illegible]	[illegible]
[illegible]	21.[illegible]	[illegible]

Finding #2: Young, working age groups are **declining** which will make it difficult for companies to find workers in the future.



Finding #3: Residential building is increasing while **commercial building is declining** which will lead to a greater tax burden on citizens.

Moore County Residential Building Permits

	1990	2000	2010	2017	2018
# of Res. Permits	190	285	187	323	308
Value of Res. Permits	$19,739,375	$39,864,708	$26,377,002	$69,215,55[illegible]	$78,304,985
Avg. Value Per Permit	$88,101	$139,867	$140,[illegible]	$214,280	$218,842

Moore County Commercial Building Permits

	1990	2000	2010	2017	2018
# of Comm. Permits	31	31	28	19	28
Value of Comm. Permits	$5,080,900	$14,438,380	$18,779,35[illegible]	$7,859,393	$30,004,380
Avg. Value Per Permit	$163,784	$644,663	$669,[illegible]04	$367,704	$1[illegible],222

Moore County Tax Data

	1990	2000	2010	2017
% Tax Base Residential	73.20 %	87.51 %	87.62 %	79.85 %
% Tax Base Commercial	12.78 %	13.98 %	10.51 %	10.90 %

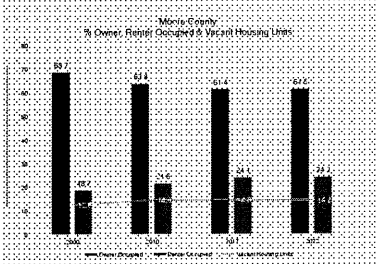
Finding #3: Residential building is increasing while commercial building is declining which will **lead to an unbalanced tax burden on citizens**.

NCSU Cost of Services Studies Results

	Residential	Commercial	Agriculture
Chatham County 2007	0.87	3.01	1.72
Alamance County 2006	0.68	4.29	1.68
Davie County 2014	0.876	2.014	1.501
Franklin County 2009	0.89	1.90	1.32
Henderson County 2008	0.86	2.52	1.03
Orange County 2006	0.76	4.21	1.38
Yadkin County 2011	0.89	2.63	1.83

Source: North Carolina State University, Department of Agricultural and Resource Economics

Finding #4: Home **ownership** is **declining**, and **renter-occupied** homes are **increasing**. Homeowners are more invested in the community.



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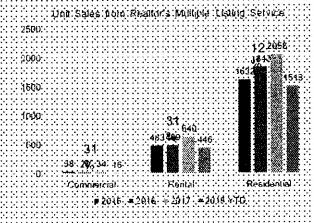

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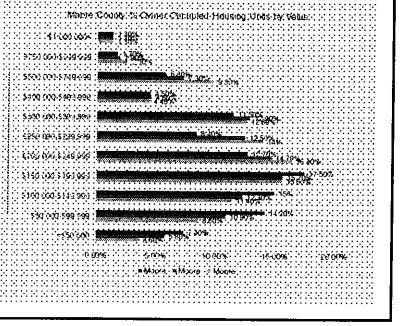


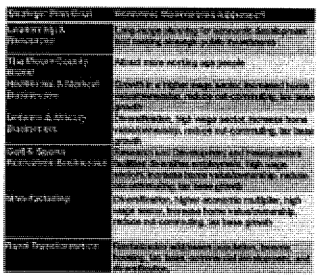
Finding #5: There is **economic disparity** between rural and developed areas of Moore County which will continue to grow if not addressed.

	Population Change 2010-2018	Median HH Income	Per Capita Income	Median Home Value
27242 (Eagle Springs)	0.9%	$37,764	$19,828	$164,904
27281 (Jackson Springs)	7%	$44,209	$20,958	$170,248
27320 (Pinebluff)	6.4%	$46,245	$19,137	$122,875
27376 (West End)	1.8%	$31,000	$15,062	$222,534
28315 (Aberdeen)	14.0%	$41,289	$23,822	$184,872
28327 (Carthage)	17.5%	$31,941	$27,109	$190,148
28330 (Lake View)	0%	$52,143	$19,154	$150,000
28373 (Pine Bluff)	14.8%	$38,562	$21,466	$150,000
28374 (Pinehurst)	13.3%	$66,875	$46,118	$288,875
28387 (Southern Pines)	19.4%	$48,383	$34,653	$245,000
28394 (Vass)	16.3%	$50,028	$28,704	$118,342

Conclusions

- Current economic and demographic statistics are generally positive
- Future trends show imbalance of:
  - Employment sectors
  - Commuting
  - Home-ownership
  - Age distribution
  - Tax burden on citizens
  - Disparity between northern and southern Moore County

PIP Strategic Plan



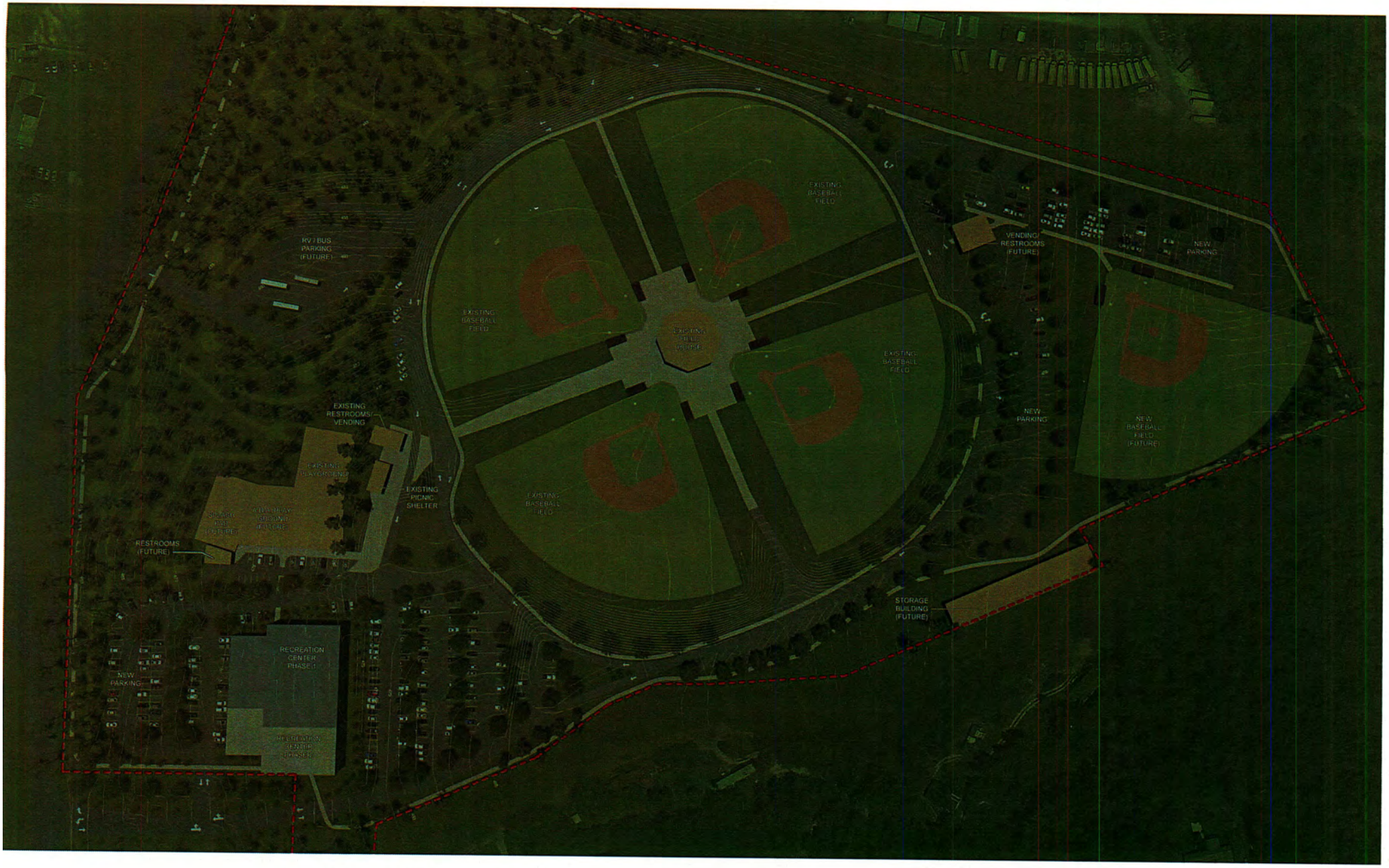
Next Steps – Implementation of Strategic Plan

- **Space for businesses** – co-work, university-affiliated incubator, business park
  1. Feasibility studies
  2. Funding for development
- **Connectivity to resources** – health care, defense businesses, existing businesses, entrepreneurs
  1. Additional staff/contractors
- **Resource development** – financing for small business and entrepreneurs
  1. Program outline
  2. Initial seed funding

Crystal Morphis
CEcD, LEED Green Associate
Penny Whiteheart
Senior Consultant

creative

economic development consulting



ARCHITECTURE
ENGINEERING
PLANNING
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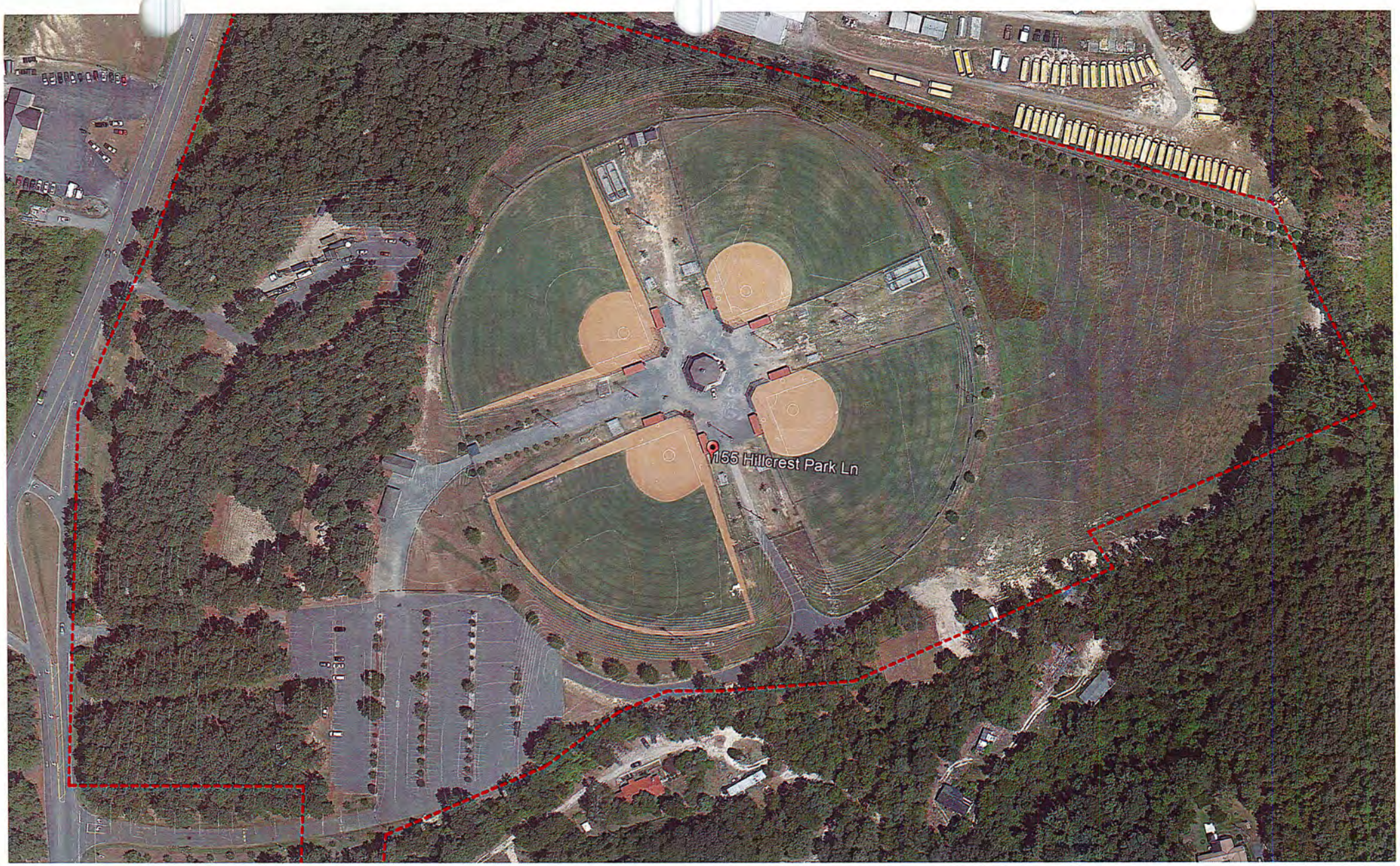
Approved 10/31/2018
B
Special Mtg

COUNTY OF MOORE RECREATION BUILDING



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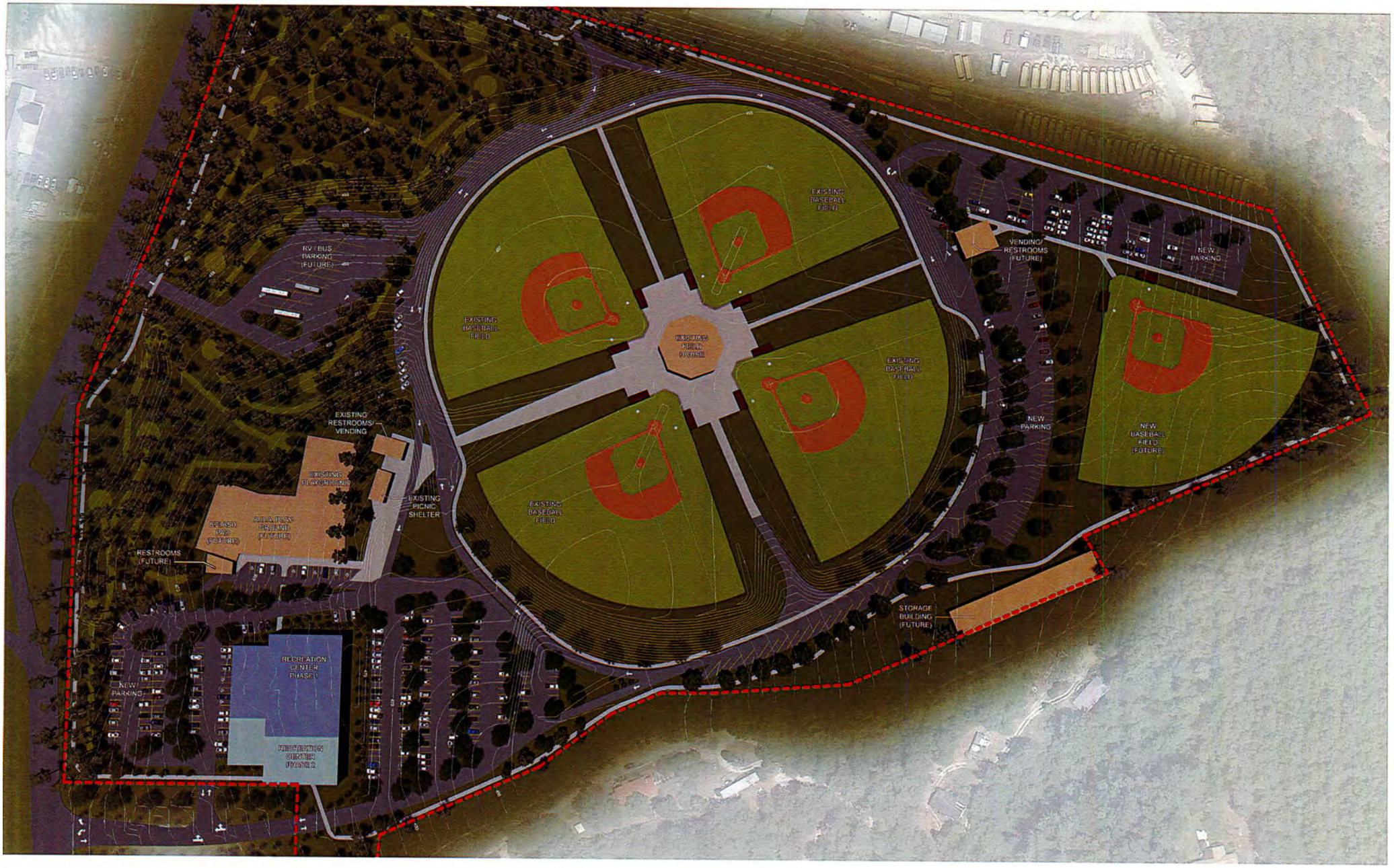
EXISTING SITE PLAN



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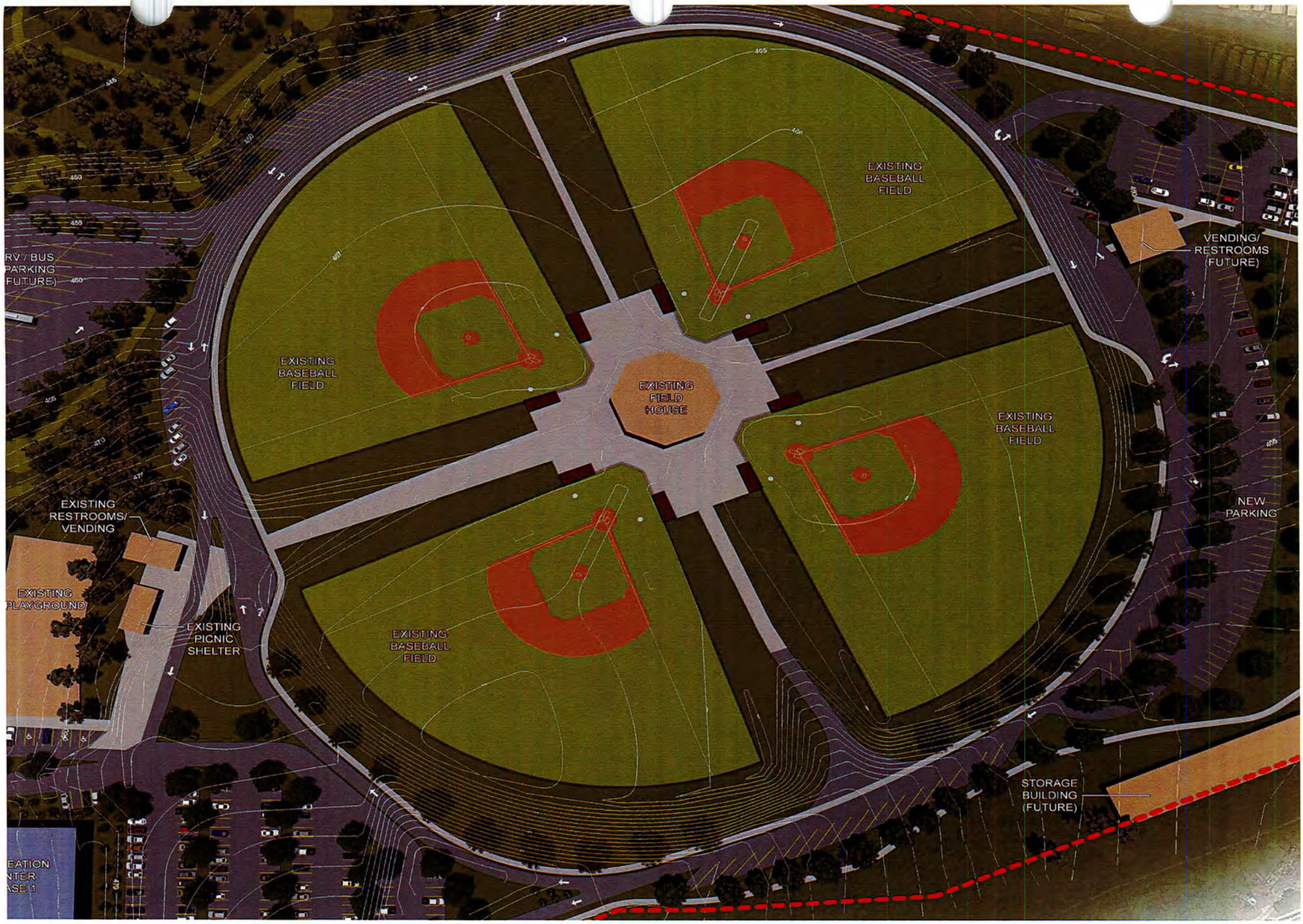
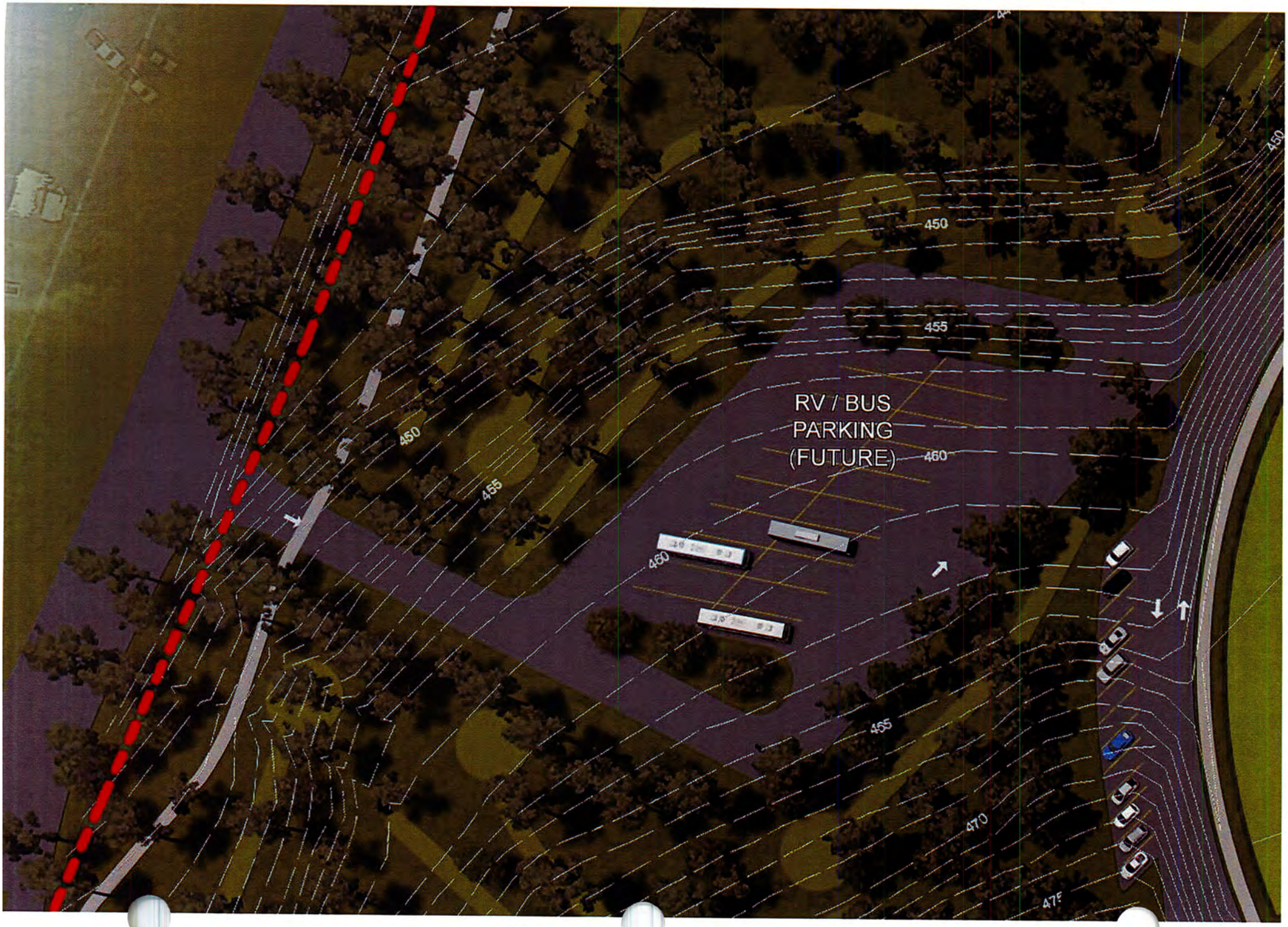
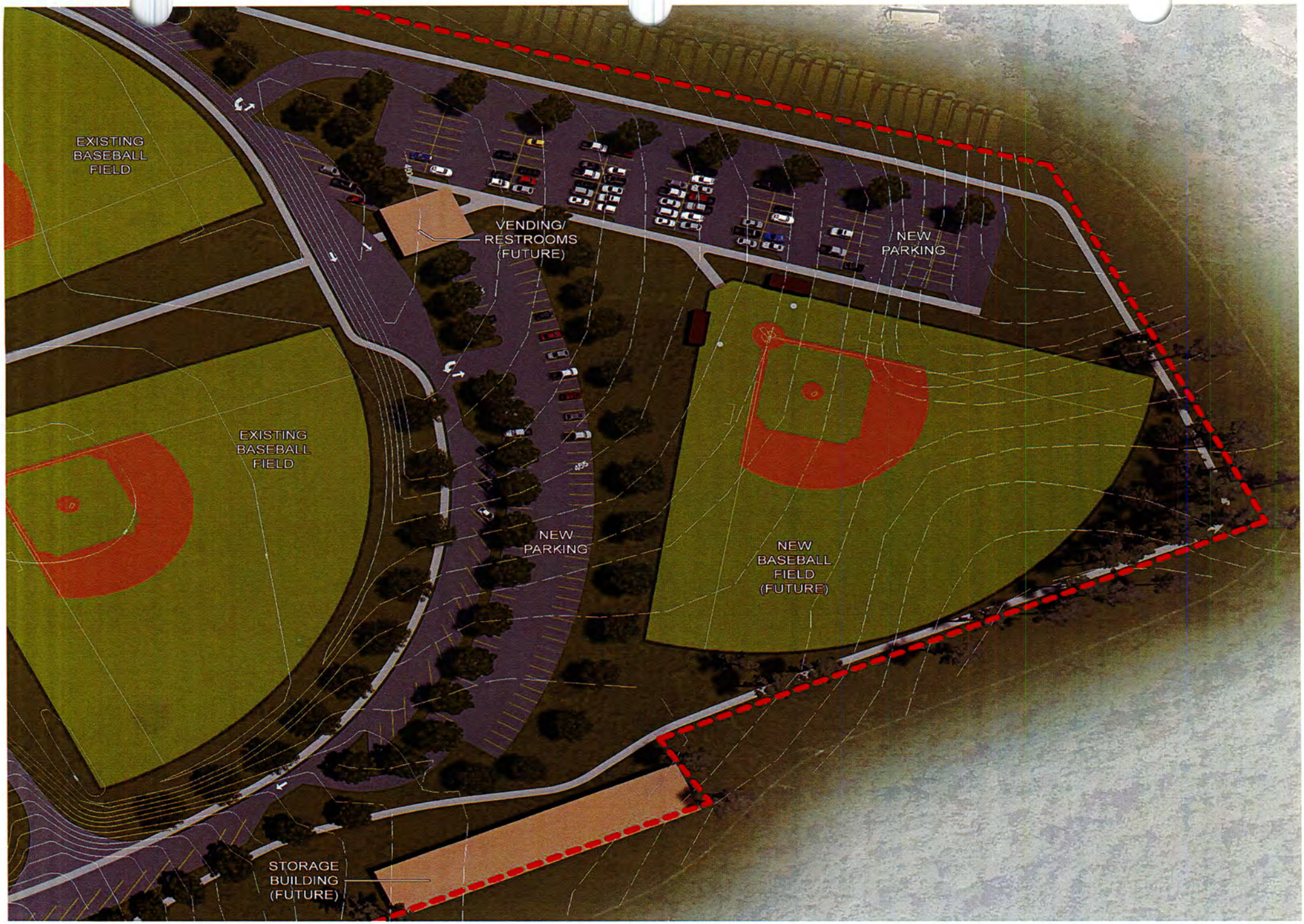
MASTER PLAN


EXISTING BASEBALL FIELD
EXISTING BASEBALL FIELD
EXISTING FIELD HOUSE
EXISTING BASEBALL FIELD
EXISTING BASEBALL FIELD
VENDING/ RESTROOMS (FUTURE)
NEW PARKING
RV / BUS PARKING (FUTURE)
EXISTING RESTROOMS/ VENDING
EXISTING PLAYGROUND
EXISTING PICNIC SHELTER
STORAGE BUILDING (FUTURE)


RV / BUS
PARKING
(FUTURE)
450
455
460
470


EXISTING BASEBALL FIELD
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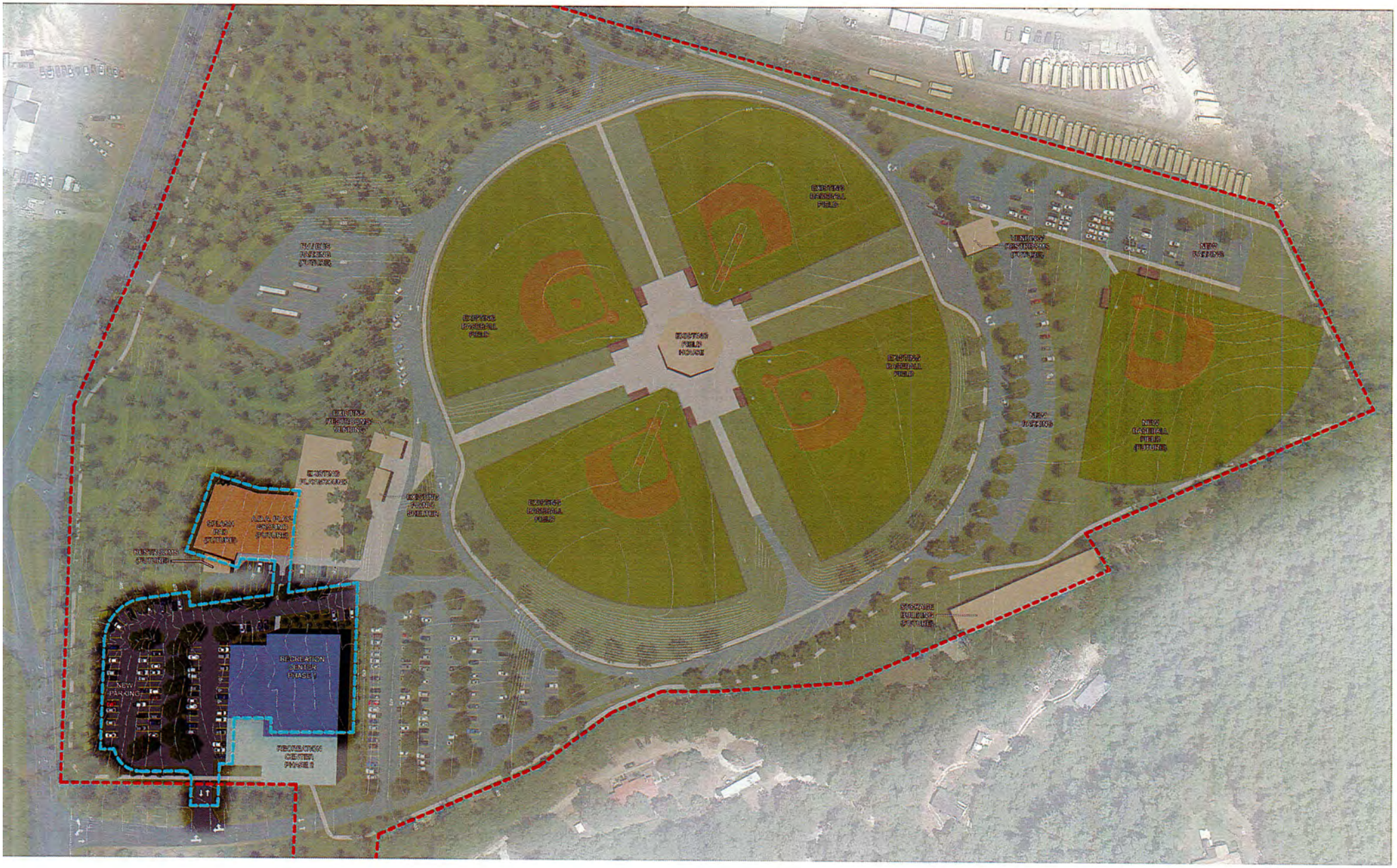
VENDING/ RESTROOMS (FUTURE)
NEW PARKING
NEW PARKING
NEW BASEBALL FIELD (FUTURE)
STORAGE BUILDING (FUTURE)



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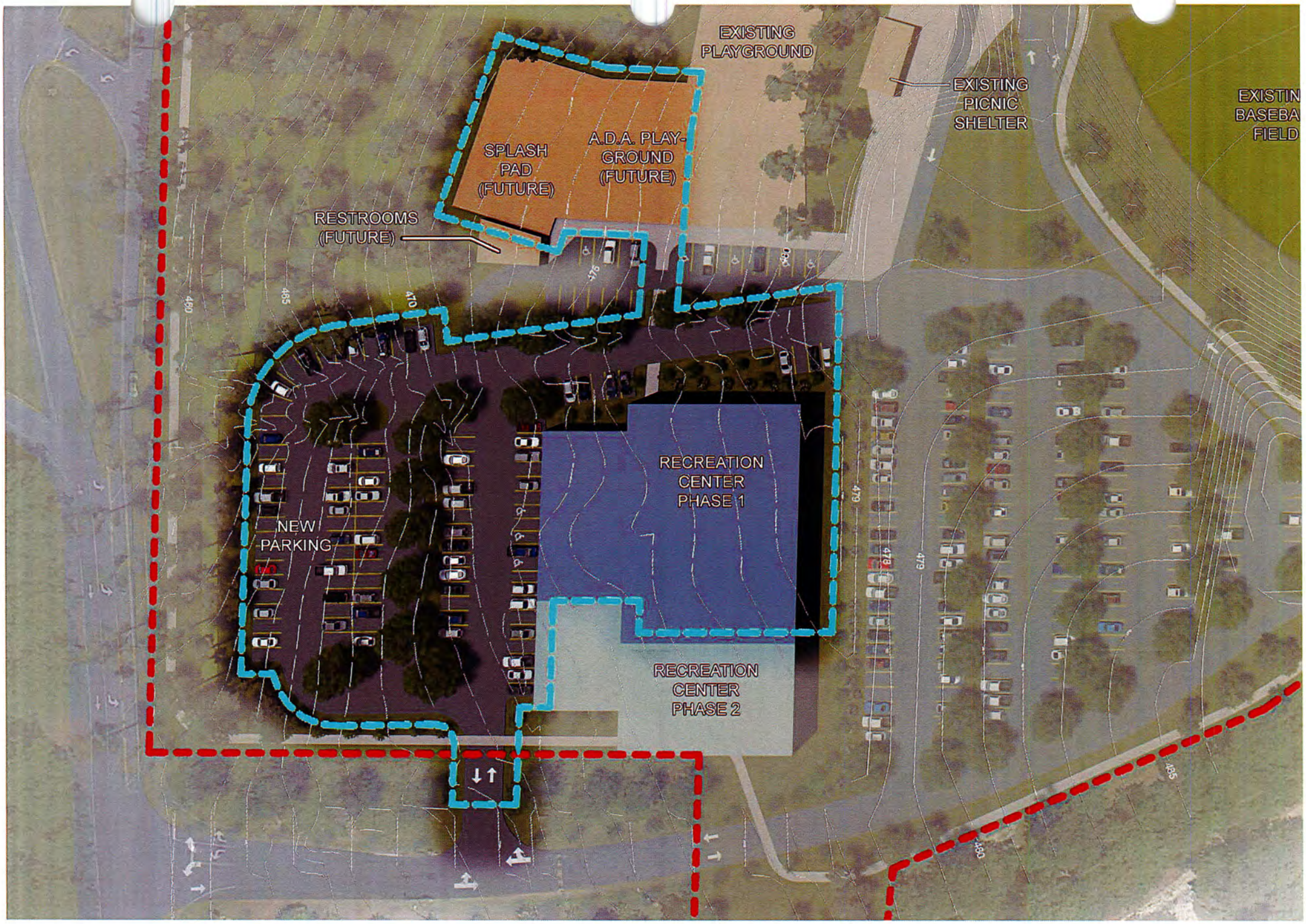
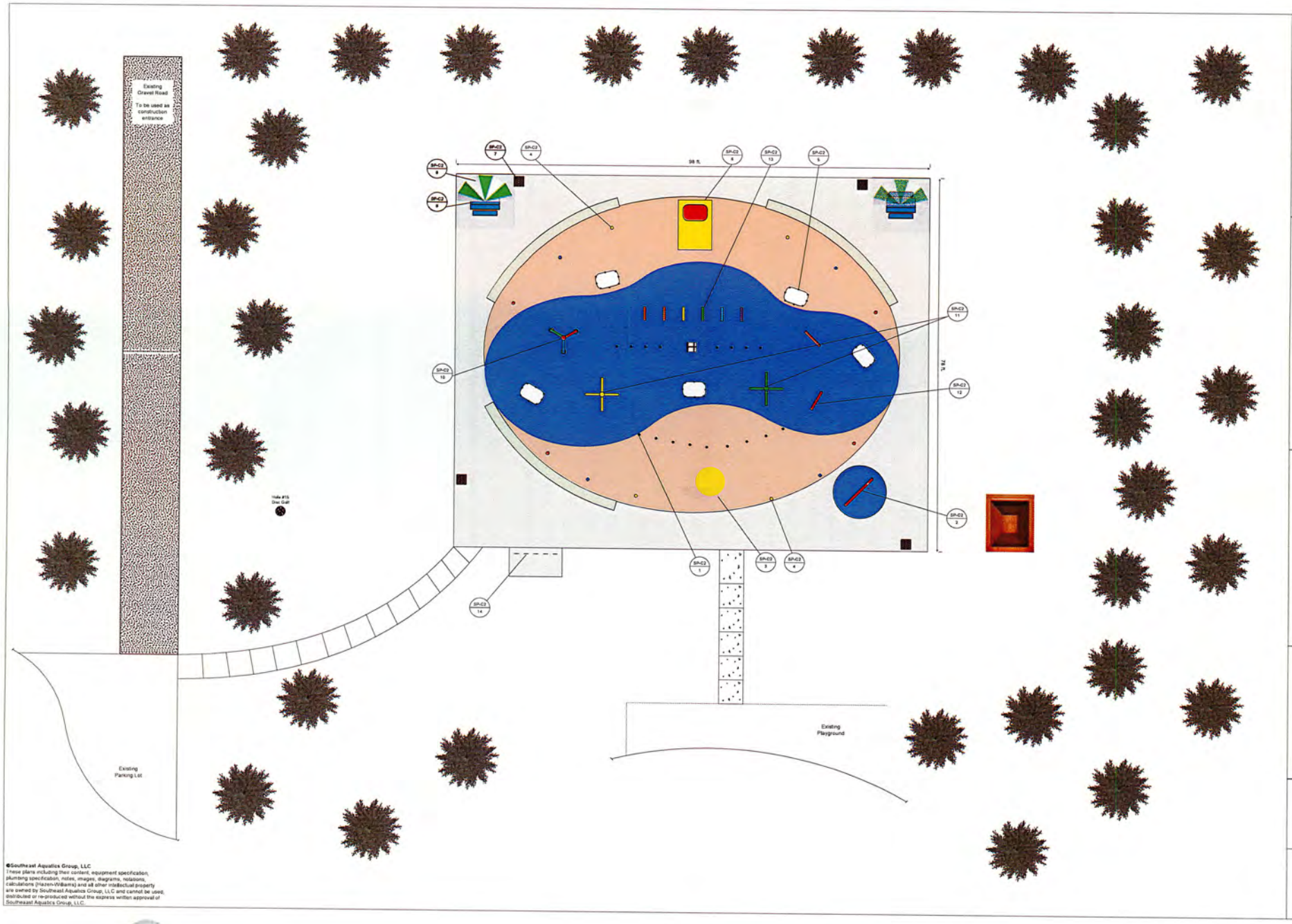
MASTER PLAN PHASE I


EXISTING PLAYGROUND
EXISTING PICNIC SHELTER
EXISTIN BASEBA FIELD
SPLASH PAD (FUTURE)
A.D.A. PLAY-GROUND (FUTURE)
RESTROOMS (FUTURE)
NEW PARKING
RECREATION CENTER PHASE 1
RECREATION CENTER PHASE 2



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SOUTHEAST AQUATICS GROUP
9660 Falls of Neuse Road
Suite 138-236
Raleigh, NC 27615
(919) 539-6572
NC GC Lisc. 69835
SAGPools.net

Hillcrest Park Splash Pad Moore County, NC

David W. Gipe & Associates, P.A.
NC License # C-1605
2407 Wolfe Ridge Road
Charlotte, NC 28210
Phone / Fax (704) 552-7063

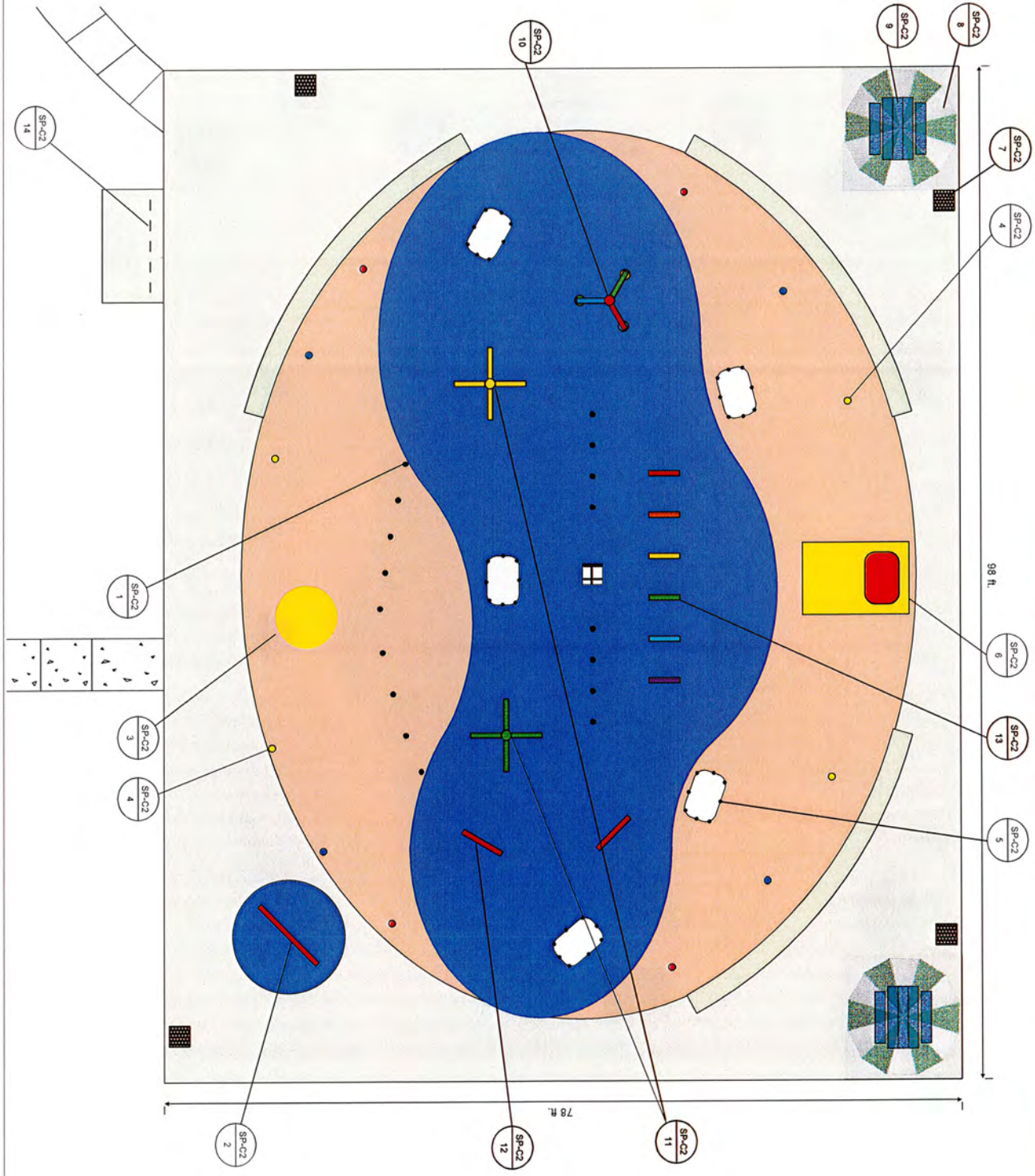
Concept Drawing

Drawing Date: 9/7/2018

Revised Last: 9/9/2018

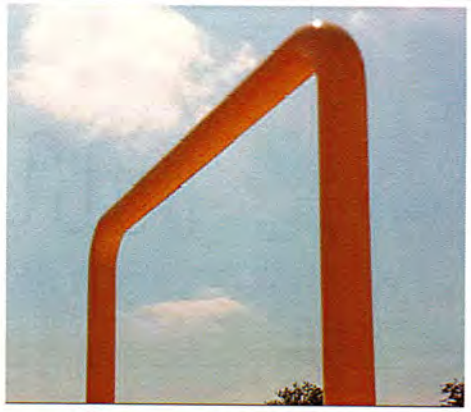
Drawing

SP-C1



Drawing SP-C1	Drawing Date: 9/7/2018 Revised Last: 9/8/2018	Concept Drawing	David W. Gipe & Associates, P.A. NC License # C-1605 2407 Wolfe Ridge Road Charlotte, NC 28210 Phone / Fax (704) 552-7063	Hillcrest Park Splash Pad Moore County, NC	SOUTHEAST AQUATICS GROUP 9660 Falls of Neuse Road Suite 138-236 Raleigh, NC 27615 (919) 539-6572 NC GC Lisc. 69835 SAGPools.net

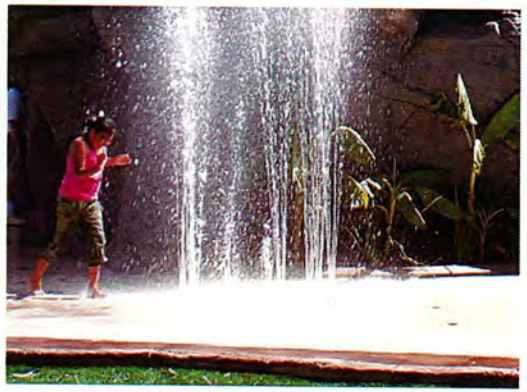
1 Rain Deck Triple Fan Nozzle
RD112-0



2 Rain Deck SS Arch Jet
RDS332-0

3 Carolina Water Features
6" Rain-Brella RB-60B

4 Rain Deck SS Jelly Stick
RDS356-0



5 Rain Deck 12-Nozzle Ring
RD130-0

6 Rain Deck SS Big Tsunami
RDS350-0

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Hillcrest Park
Splash Pad
Moore County, NC

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Charlotte, NC 28210
Phone / Fax (704) 552-7063

Concept Drawing

Drawing Date:
9/8/2018

Revised Last:
9/9/2018

Drawing

SP-C2

7 Barco Products Trash Can&Lid
PUPS-55 / PUPDT-55

8 Anchor Industries Funbrella
Classic 12

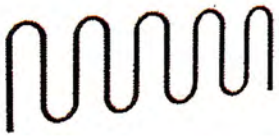
9 Barco Products ADA Table
PUP358H-V

10 RainDrop Tumble-Buckets
Three

11 Rain Deck SS Shower Arms 3
RDS309-0

12 Rain Deck SS Rain Curtain
RDS331-0

13 Carolina Water Features
Bar-Jet Tunnel Model # BJ-F



14 Barco Products Bike Rack
05CL1695

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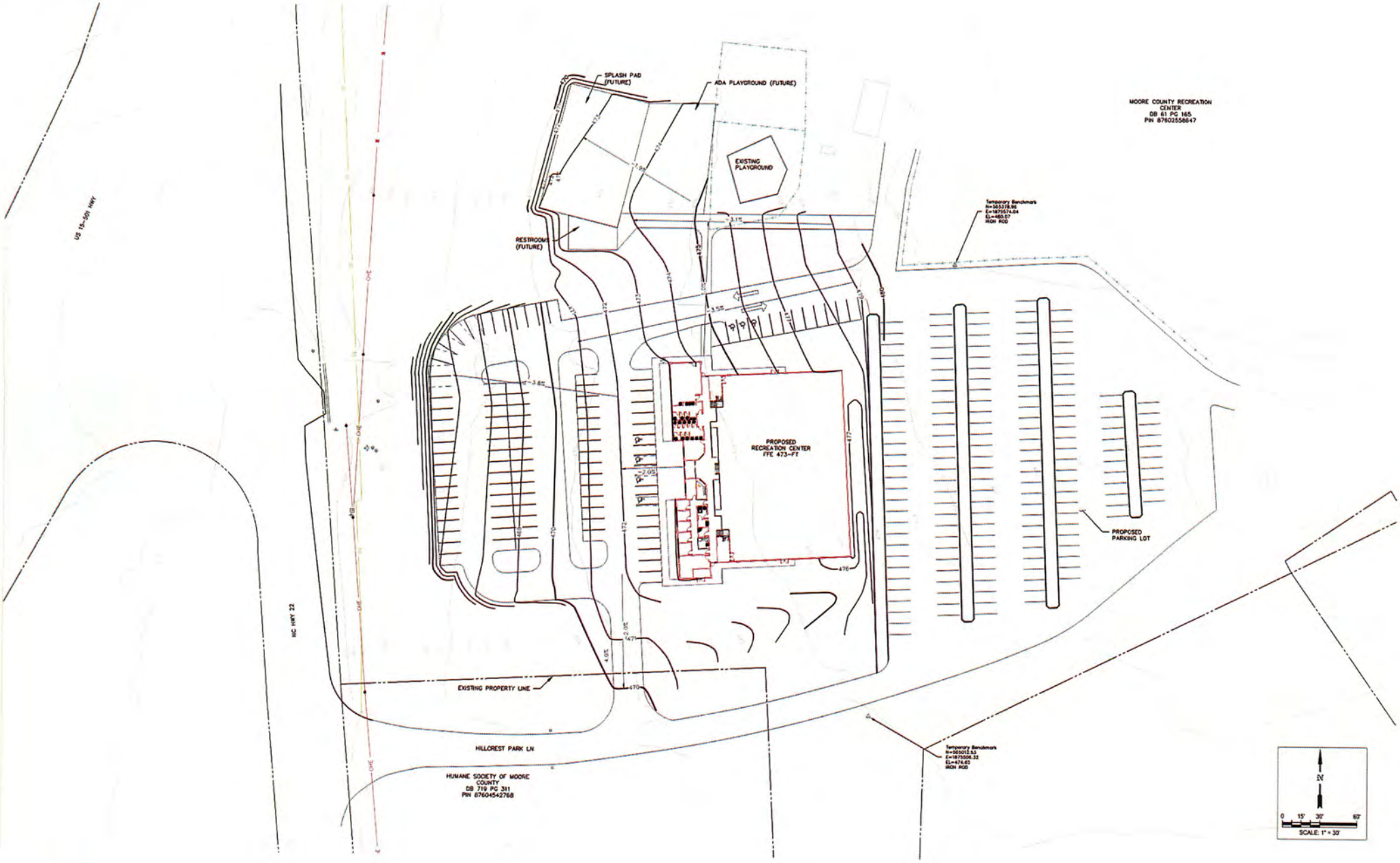
SP-C2



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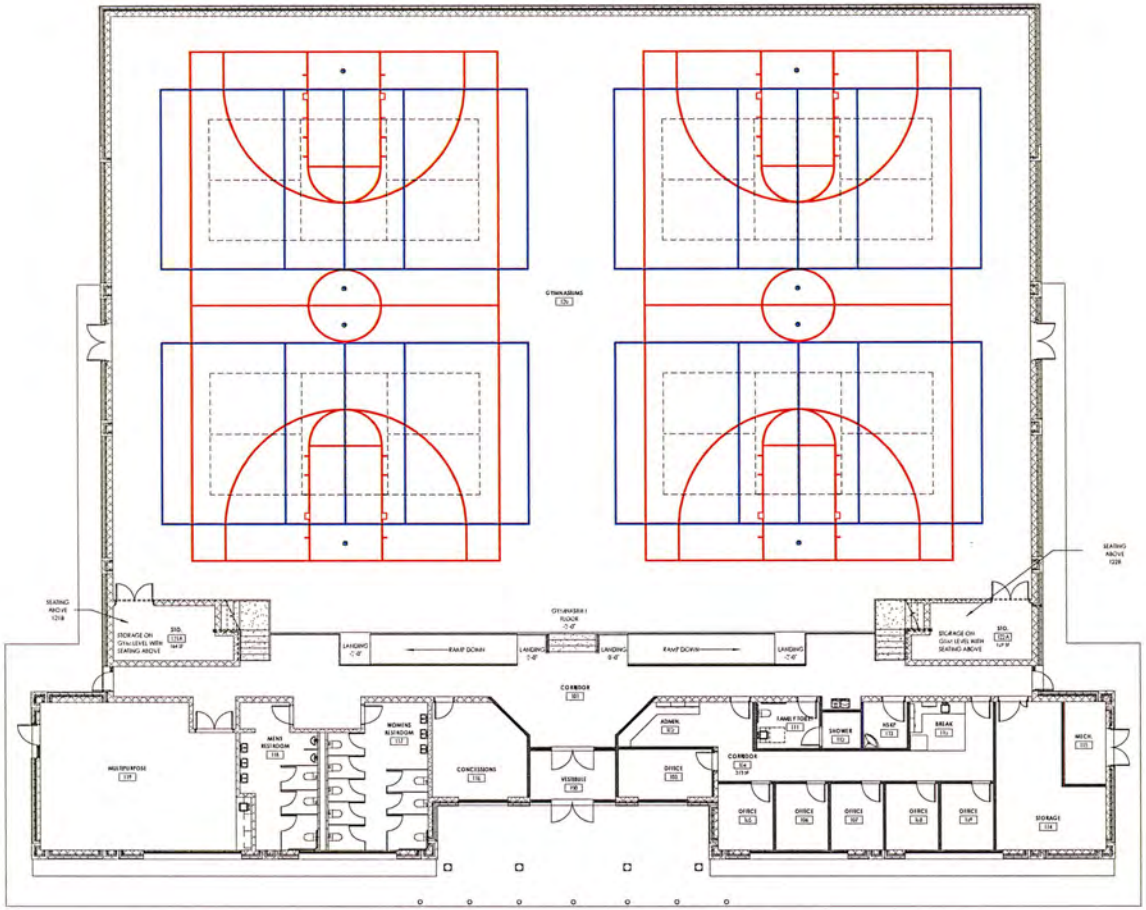
SITE PLAN



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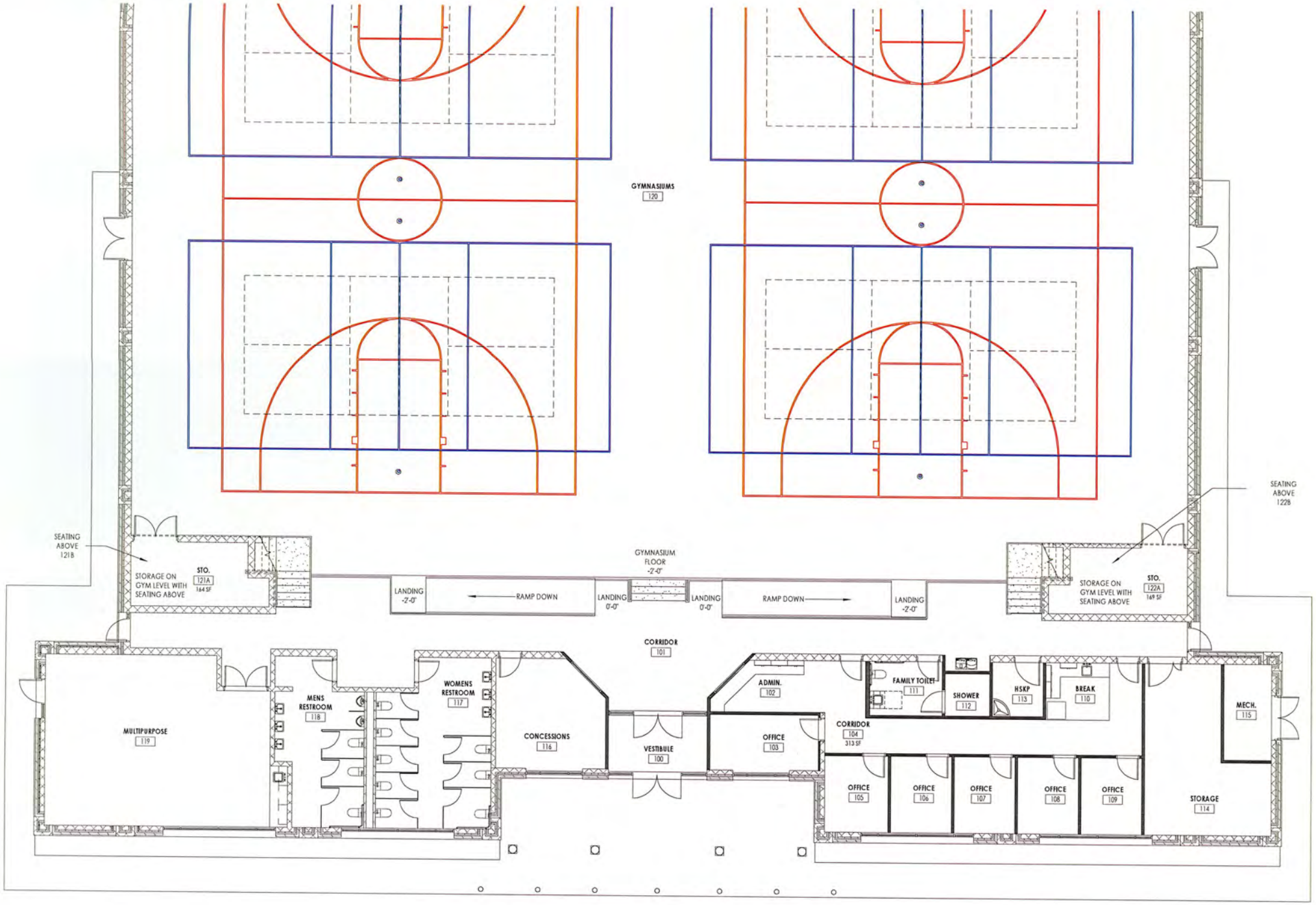
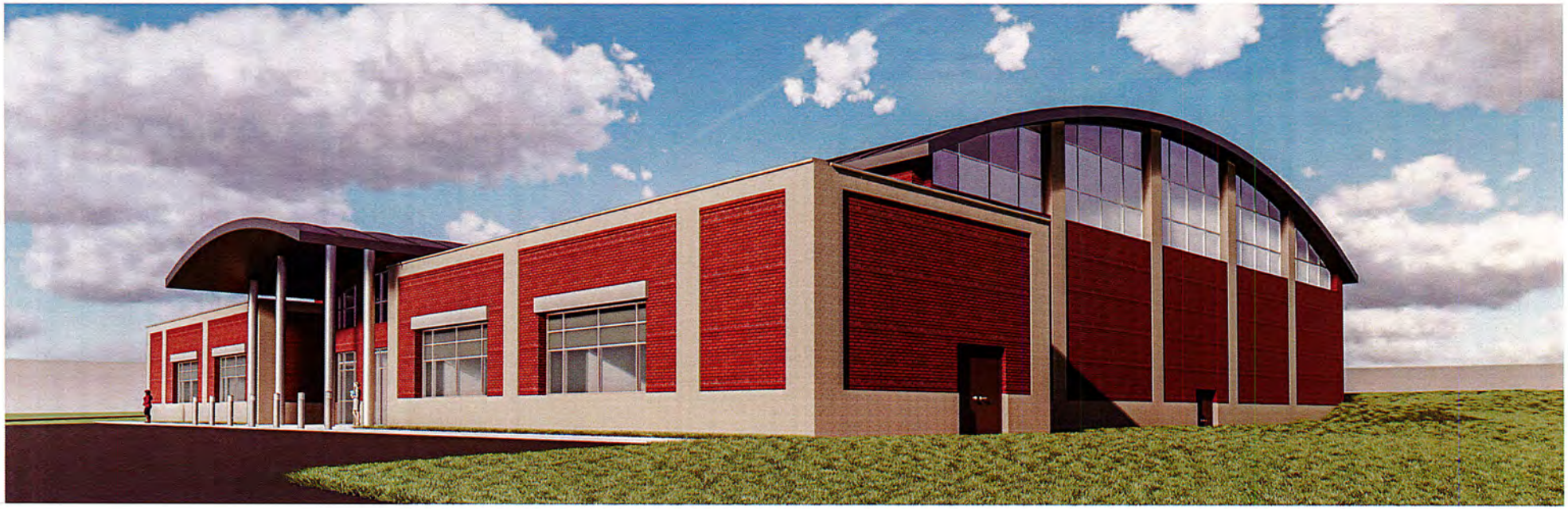
FLOOR PLAN


GYMNASIUMS
120
SEATING ABOVE 121B
STORAGE ON GYM LEVEL WITH SEATING ABOVE
STO.
121A
164 SF
GYMNASIUM FLOOR
-2'-0"
LANDING
-2'-0"
RAMP DOWN
LANDING
0'-0"
LANDING
0'-0"
RAMP DOWN
LANDING
-2'-0"
SEATING ABOVE 122B
STORAGE ON GYM LEVEL WITH SEATING ABOVE
STO.
122A
169 SF
CORRIDOR
101
MULTIPURPOSE
119
MENS RESTROOM
118
WOMENS RESTROOM
117
CONCESSIONS
116
VESTIBULE
100
ADMIN.
102
OFFICE
103
CORRIDOR
104
313 SF
FAMILY TOILET
111
SHOWER
112
HSKP
113
BREAK
110
MECH.
115
OFFICE
105
OFFICE
106
OFFICE
107
OFFICE
108
OFFICE
109
STORAGE
114



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EXTERIOR VIEWS

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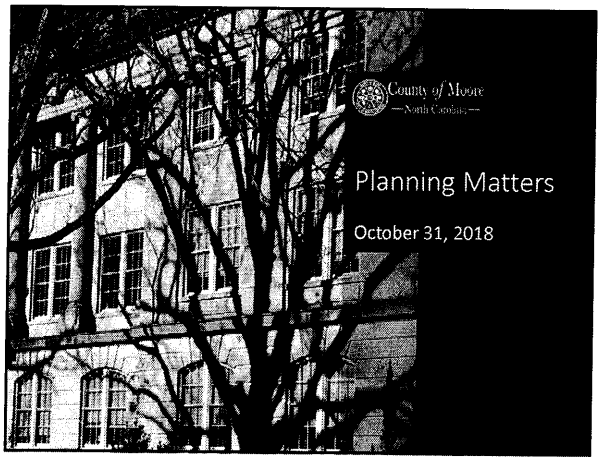
INTERIOR VIEWS

Appendix C
10/31/2018
Special Mtg.

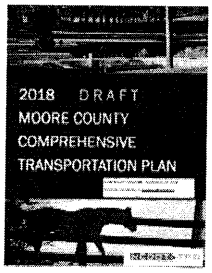


Long Range Planning Matters

• Unified Development Ordinance	• Adopted 2014 & 2016
• Working Lands Protection Plan	• Adopted
• Hazard Mitigation Plan	• Adopted – 2011 & 2016
• Land Use Plan Update	• Time to Update
• Comprehensive Transportation Plan	• November 6, 2018

County of Moore
North Carolina

2018 Draft Moore County Comprehensive Transportation Plan



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Comprehensive Transportation Plan Adoptions

- Village of Pinehurst
- Town of Robbins
- Town of Vass
- Town of Cameron
- Town of Candor
- Town of Aberdeen
- Village of Whispering Pines
- **Village of Foxfire – Meeting on November 13th**
- Town of Taylortown
- Town of Southern Pines

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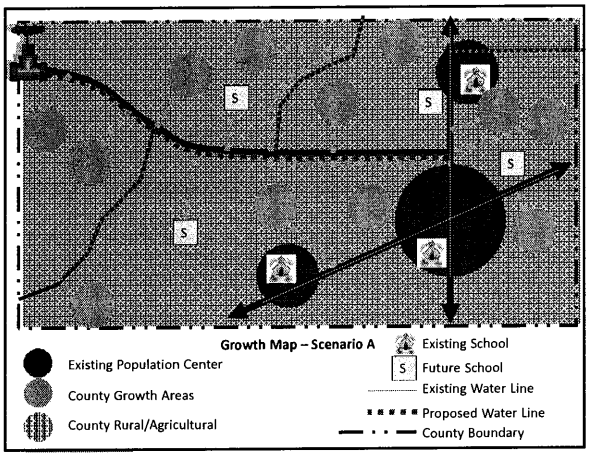
North Carolina

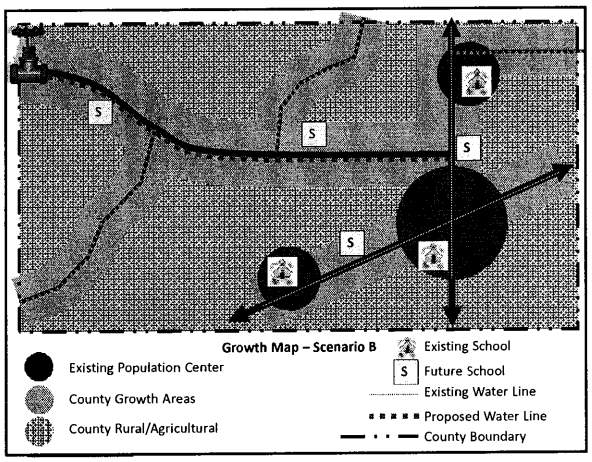
Land Use Plan Update
Three Scenarios:

- In the next few slides:
  - three planning scenarios relating primarily to water,
  - relate scenarios back to how Moore County could plan for both land use and the integration of water and sewer infrastructure.



Scenario A:

- A market driven growth with engineered infrastructure solutions to serve individual developments and existing community needs.
- Land development opportunities remain flexible.
  - **Planning focuses on aspects such as:**
    - Surrounding land use,
    - Transportation,
    - Natural features,
    - Conformance to ordinance standards,
    - Opportunities to serve project with infrastructure.



Scenario B:

- Planned growth where water and sewer infrastructure exists or is planned to be built.
- Directs growth toward current areas served by infrastructure.
  - Makes use of existing infrastructure
  - Existing and proposed infrastructure corridors are planned as growth areas
  - Future school construction is a little more predictable because it follows growth
- Opportunities for additional growth where improvements are planned.

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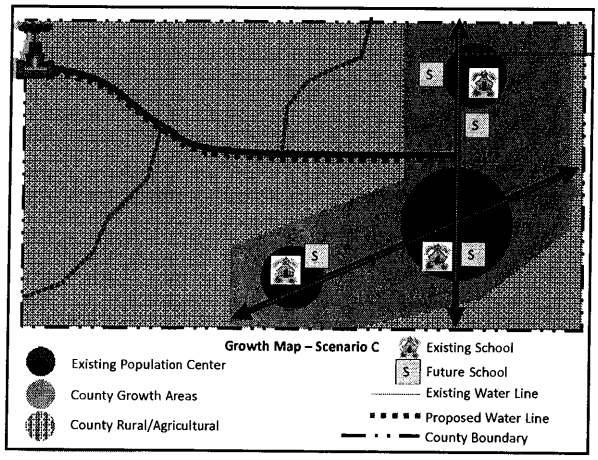

Scenario C:

- Growth shall occur only where water and sewer infrastructure exists and in concept **with existing and future capacity to support it.**
  - Directs growth toward current centers of population served by existing infrastructure.
  - Prevents sprawl along large water transmission lines.
  - Infrastructure capacities drive growth.
  - Allows growth and zoning decisions to be based on the minimum limiting factor of water. (Wet Growth)
  - Future school construction is more predictable because it follows growth in centers of population.

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Where are we now?

- Between Scenario A & B

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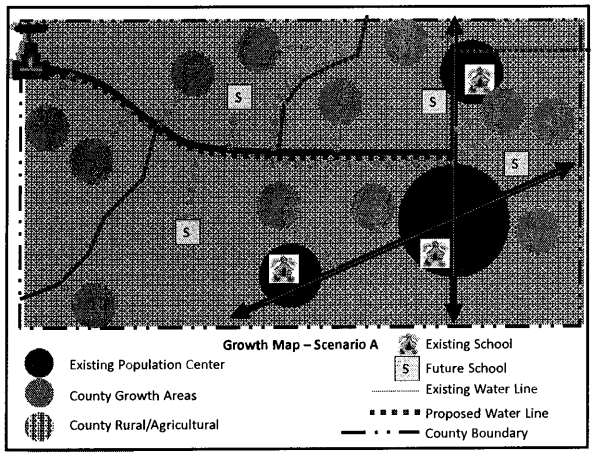

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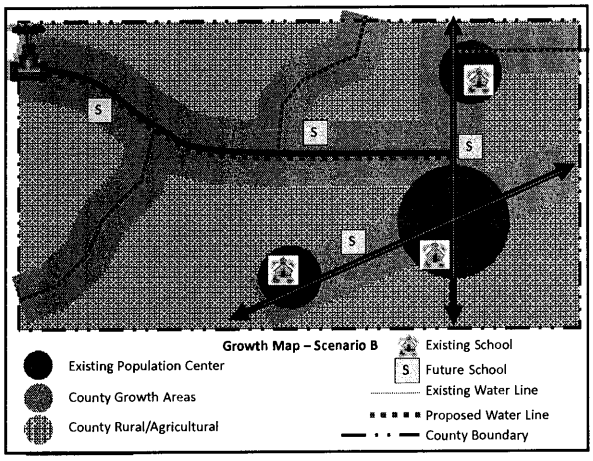
    - Natural features,
    - Conformance to ordinance standards,
    - Opportunities to serve project with infrastructure.

County of Moore



Scenario B:

- Planned growth where water and sewer infrastructure exists or is planned to be built.
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- Opportunities for additional growth where improvements are planned.

County of Moore

Land Use Plan Update Focus Points:

- Growth Areas (Urban Service Boundaries)
- Corridor Planning
- Growth Committees

County of Moore
North Carolina

Major Subdivision Approvals

- Administratively approved by the Subdivision Review Board (SRB)
- The Subdivision Review Board consists of County Staff (Planning Director, Public Safety Director, Public Works Director, Environmental Health, Parks & Recreation Director, GIS Manager, Superintendent of Moore County Schools, Division 8 North Carolina Department of Transportation Representative, one local surveyor.

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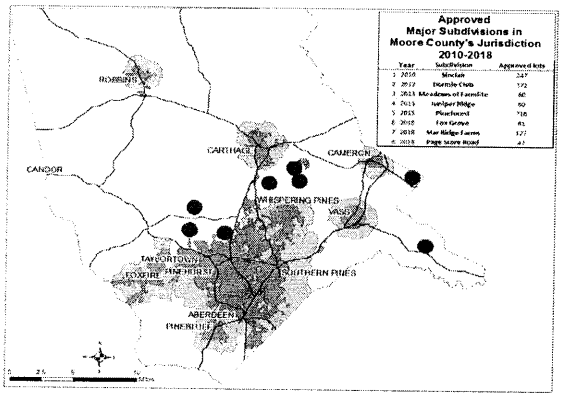

County of Moore
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Options:

- Option 1. (Current) Administrative Process. County staff reviews and Subdivision Review Board approves if all standards are met.
- Option 2. Administrative Process. The Board of Commissioners can act as the Administrative / Technical Review Board and approves if all standards are met.
- Option 3. Administrative Process. The Planning Board can act as the Administrative / Technical Review Board and approves if all standards are met.
- Option 4. Quasi-Judicial Process. The Board of Commissioners approves if all standards and findings (standards that require some level of discretionary) are met. The Planning Board and/or the Subdivision Review Board can make recommendations.
- Option 5. Quasi-Judicial Process. The Planning Board approves if all standards and findings (standards that require some level of discretionary) are met. The Subdivision Review Board can make recommendations.

County of Moore
North Carolina

Questions ?

County of Moore
North Carolina

Conditional Use Permit Process

- Planning Board
- Cell Towers
- Board of Commissioners

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North Carolina

Current Process:

Confusing

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North Carolina

Why?

- Quasi-judicial decisions are based on strict evidentiary procedural requirements including impartiality by the decision-makers, testimony under oath, substantial evidence in the record, and limits evidence gathered outside of the quasi-judicial public hearing.

County of Moore
North Carolina

What will the be the role of the Planning Board?

The Planning Board will still make recommendations on:

- Amendments to the Unified Development Ordinance
- General Use Rezonings
- Conditional Rezonings
- Amendments to the Moore County Comprehensive Land Use Plan

The Planning Board will act as the Watershed Review Board and have decision making authority for the following requests:

- Special Non-Residential Intensity Allocation (SNIA)
- Watershed Density Averaging
- Public Health and/or Water Quality Abatement
- Watershed Variances.

County of Moore
North Carolina

Options to Consider

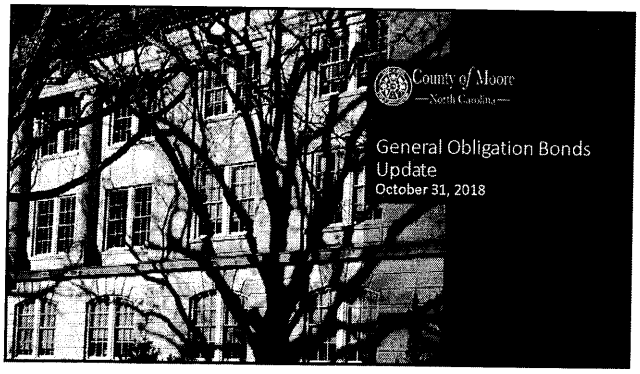
- Option 1 – Planning Board (Advisory)
  Board of Commissioners (Final Decision) - CURRENT PROCESS
- Option 2 – Board of Commissioners only
- Option 3 – Planning Board only
- Option 4 – Board of Adjustments only

County of Moore
North Carolina

Questions?

County of Moore
North Carolina

Appendix D
10/31/2018
special mtg.



New Aberdeen Elementary School Timeline

- **12/04/17**: Board of Commissioners adopted the preliminary findings resolution for $103,000,000 School Bonds
- **January 31, 2018**: Filed application with the LGC
- **February 6, 2018**: Introduction of bond orders
- **February 20, 2018**: BOC conducted public hearing regarding bond orders and adopted bond orders and adopted resolution calling for referendum
- **May 8, 2018**: Referendum
- **June 5, 2018**: Declaration of results of referendum by the BOC
- **July 24, 2018**: Credit rating presentation with Moody's & Standard and Poor's
- **August 7, 2018**: Sale and Issuance Resolution for Series 2018 School G.O. Bonds (New Aberdeen Elementary School)
- **By August 8th**: Received ratings
  - Standard and Poor's: From AA to AA+
  - Moody's: AA2
- **August 21, 2018**: Sold Bonds
- **September 11, 2018**: Closed Bonds

County of Moore —North Carolina—

New Aberdeen Elementary School, Sources and Uses of Funds

Sources

Bond proceeds:
- Par amount: $31,000,000
- Net premium: $ 2,472,281
- Total: $33,472,281

Uses

Project Fund Deposits:
- Project Fund: $33,189,268.50

Cost of Issuance:
- Other Cost of Issuance: $240,000

Delivery Date Expenses:
- Underwriter's Discount: $43,012.50

Total: $33,472,281

County of Moore —North Carolina—

Aberdeen Elementary School Debt Service Payments

Date	Principal	Coupon	Interest	Total Debt Service
06/01/2019	-		$ 936,135.42	$ 936,135.42
12/01/2019	$ 1,550,000	5.000%	$ 648,093.75	$ 2,198,093.75
06/01/2020	-		$ 609,343.75	$ 609,343.75
12/01/2020	$ 1,550,000	5.000%	$ 609,343.75	$ 2,159,343.75
06/01/2021	-		$ 570,593.75	$ 570,593.75
12/01/2021	$ 1,550,000	5.000%	$ 570,593.75	$ 2,120,593.75
06/01/2022	-		$ 531,843.75	$ 531,843.75
12/01/2022	$ 1,550,000	5.000%	$ 531,843.75	$ 2,081,843.75
06/01/2023	-		$ 493,093.75	$ 493,093.75
12/01/2023	$ 1,550,000	5.000%	$ 493,093.75	$ 2,043,093.75
06/01/2024	-		$ 454,343.75	$ 454,343.75

County of Moore —North Carolina—

Debt Service Payments, continued

Date	Principal	Coupon	Interest	Total Debt Service
12/01/2024	$ 1,550,000	5.000%	$ 454,343.75	$ 2,004,343.75
06/01/2025	-		$ 415,593.75	$ 415,593.75
12/01/2025	$ 1,550,000	5.000%	$ 415,593.75	$ 1,965,593.75
06/01/2026	-		$ 376,843.75	$ 376,843.75
12/01/2026	$ 1,550,000	5.000%	$ 376,843.75	$ 1,926,843.75
06/01/2027	-		$ 338,093.75	$ 338,093.75
12/01/2027	$ 1,550,000	5.000%	$ 338,093.75	$ 1,888,093.75
06/01/2028	-		$ 299,343.75	$ 299,343.75
12/01/2028	$ 1,550,000	5.000%	$ 299,343.75	$ 1,849,343.75
06/01/2029	-		$ 260,593.75	$ 260,593.75
12/01/2029	$ 1,550,000	4.000%	$ 260,593.75	$ 1,810,593.75

County of Moore
North Carolina

Debt Service Payments, continued

Date	Principal	Coupon	Interest	Total Debt Service
06/01/2030	-		$ 229,593.75	$ 229,593.75
12/01/2030	$ 1,550,000	3.125%	$ 229,593.75	$ 1,779,593.75
06/01/2031	-		$ 205,375.00	$ 205,375.00
12/01/2031	$ 1,550,000	3.250%	$ 205,375.00	$ 1,755,375.00
06/01/2032	-		$ 180,187.50	$ 180,187.50
12/01/2032	$ 1,550,000	3.125%	$ 180,187.50	$ 1,730,187.50
06/01/2033	-		$ 155,968.75	$ 155,968.75
12/01/2033	$ 1,550,000	3.250%	$ 155,968.75	$ 1,705,968.75
06/01/2034	-		$ 130,781.25	$ 130,781.25
12/01/2034	$ 1,550,000	3.250%	$ 130,781.25	$ 1,680,781.25
06/01/2035	-		$ 105,593.75	$ 105,593.75

County of Moore
North Carolina

Debt Service Payments, continued

Date	Principal	Coupon	Interest	Total Debt Service
12/01/2035	$ 1,550,000	3.375%	$ 105,593.75	$ 1,655,593.75
06/01/2036	-		$ 79,437.50	$ 79,437.50
12/01/2036	$ 1,550,000	3.375%	$ 79,437.50	$ 1,629,437.50
06/01/2037	-		$ 53,281.25	$ 53,281.25
12/01/2037	$ 1,550,000	3.375%	$ 53,281.25	$ 1,603,281.25
06/01/2038	-		$ 27,125.00	$ 27,125.00
12/01/2038	$ 1,550,000	3.500%	$ 27,125.00	$ 1,577,125.00
Grand Total	$31,000,000		$12,618,291.67	$43,618,291.67

County of Moore
North Carolina

Southern Pines Elementary School Timeline

- **Estimated budget of $33,794,667.70, little higher debt payment than Aberdeen Elementary School.**
- **Late November:** Information due from County to LGC (POS, 2018 Audit)
- **Mid/Late December:** Credit Presentation Review Meeting with Staff
- **Early January:** Credit Rating Calls, 2nd draft of POS
- **January timeframe:** Construction bids due
- **January 22nd:** BOC – Consider approval of an Issuance Resolution
- **Mid to late January:** Credit ratings due, Finalized POS and Notice of Sale
- **Late January/Early February:** Bond sale
- **Mid-February:** Bonds Closing/Delivery
- **February Timeframe:** Construction begins

County of Moore
North Carolina

Pinehurst Elementary School Timeline

- **Estimated budget of $38,018,181.79 , higher debt payment than Aberdeen Elementary School.**
- **Late March**: Information due from County to LGC (POS, 2018 Audit)
- **Mid-April**: Credit PresentationReview Meeting with Staff
- **Late April**: Credit Rating Calls, 2nd draft of POS
- **April Timeframe**: Constructionbids due
- **May 7th**: BOC – Consider approval of an Issuance Resolution
- **Early May**: Credit ratings due, Finalize POS and Notice of Sale
- **Mid/Late May**: Bond sale
- **Early June**: Bonds Closing/Delivery
- **June Timeframe**: Constructionbegins

County of Moore
North Carolina

North Moore High School Timeline (in blue, specific to Direct Bank Loan, also considering LOB)

- **Estimate budget of $15,402,000, debt payment lower than Aberdeen Elementary**
- **Late March**: Direct Bank Loan RFP is distributed
- **April Timeframe**: Construction Bids Due
- **Week of April 15th**: Submit Joint Legislative Committee Letter (if necessary); receive Direct Bank Loan RFP responses
- **Mid-April**: Credit presentation review with County Staff - LOB
- **Week of April 22nd**: Review RFP responses, recommend winning bidder and compare bank loan vs. public sales (LOB)
- **Late April**: Rating Agency Calls
- **May 7th**: County Board selects preferred financing approach, select winning bidder for direct bank or select LOB proceedings (public hearing, adopting preliminary resolution)
- **May**: Draft of Bond Documents and Preliminary Official Statement (POS) for LOB
- **Early June**: Credit Ratings Due
- **Early/Mid June**: Close on Direct Bank Loan
- **Mid-June**: Tentative Sale Date
- **Late June**: Pre-Closing and closing
- **June Timeframe**: Construction begins

County of Moore
North Carolina

Appendix D 10/31/2018 Special Mtg.

Update on New School Construction and Safety Incorporated in the Design of the Schools

Board of Commissioners Work Session

October 31, 2018

New Elementary School on Camp Easter Road

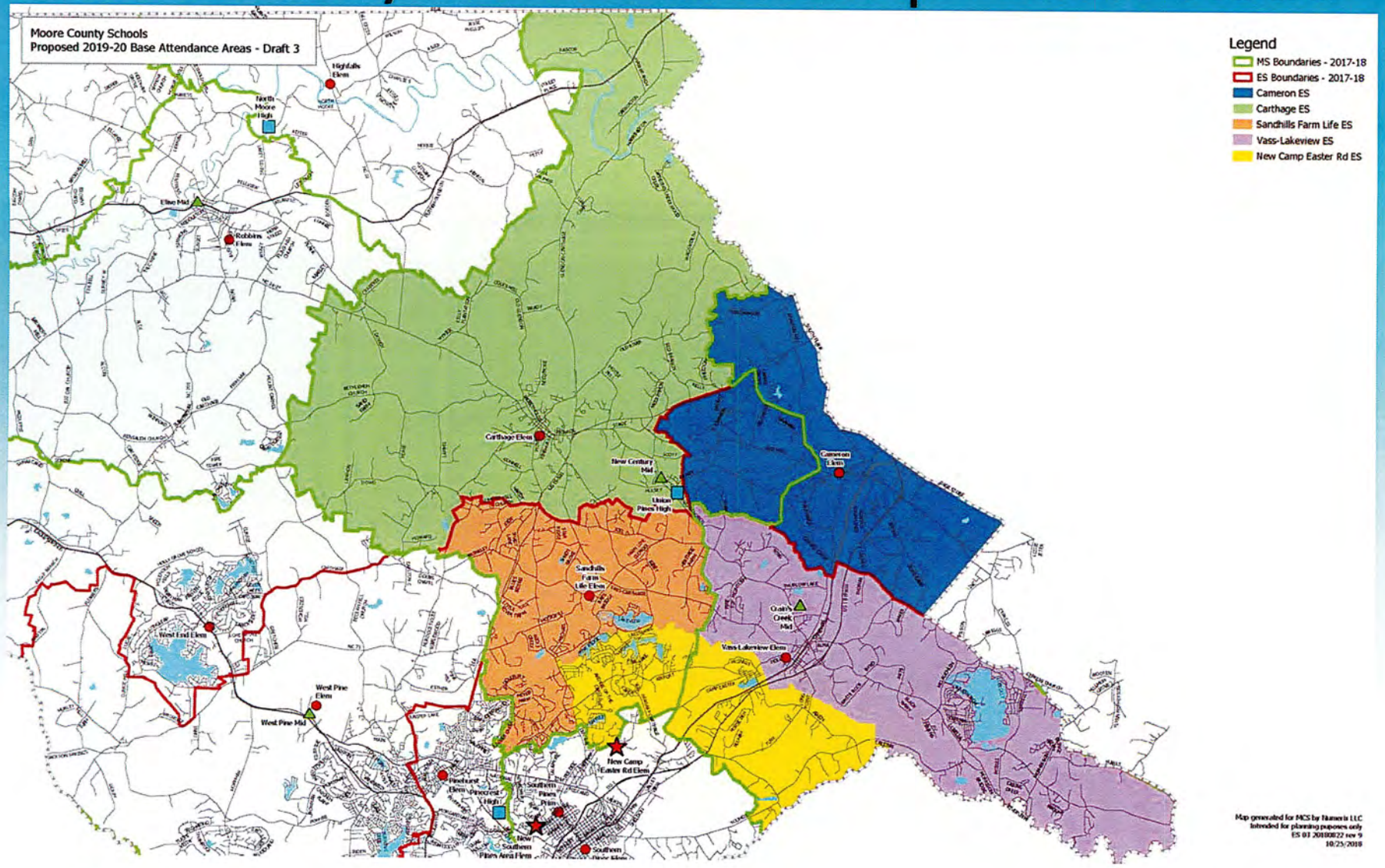
Area 1 Elementary School Timeline	
Official Groundbreaking	March 15, 2018
Construction Complete	May 2019
Open to Students	August 2019

Video of New School Construction

Progress Photos at www.ncmcs.org/Page/8171

February 2018	March 2018	April 2018	May 2018	June 2018
July 2018	August 2018	September 2018	October 2018	November 2018
December 2018	January 2019	February 2019	March 2019	April 2019
May 2019	June 2019	July 2019	August 2019	

Student Assignment for New Elementary School on Camp Easter Road



Aberdeen Schools Replacement

Aberdeen Elementary School Timeline	
Bid date	July 2018
Construction begins	September 2018
Construction complete	January 2020
School opens	August 2020

Groundbreaking Ceremony
November 27, 2018 - 10:00am

Replacement of Southern Pines Schools

Propose an early site grading package to accelerate the construction phase, will assure school is opened by August 2020 ($1,500,000 bid package). Picks up two months of construction.

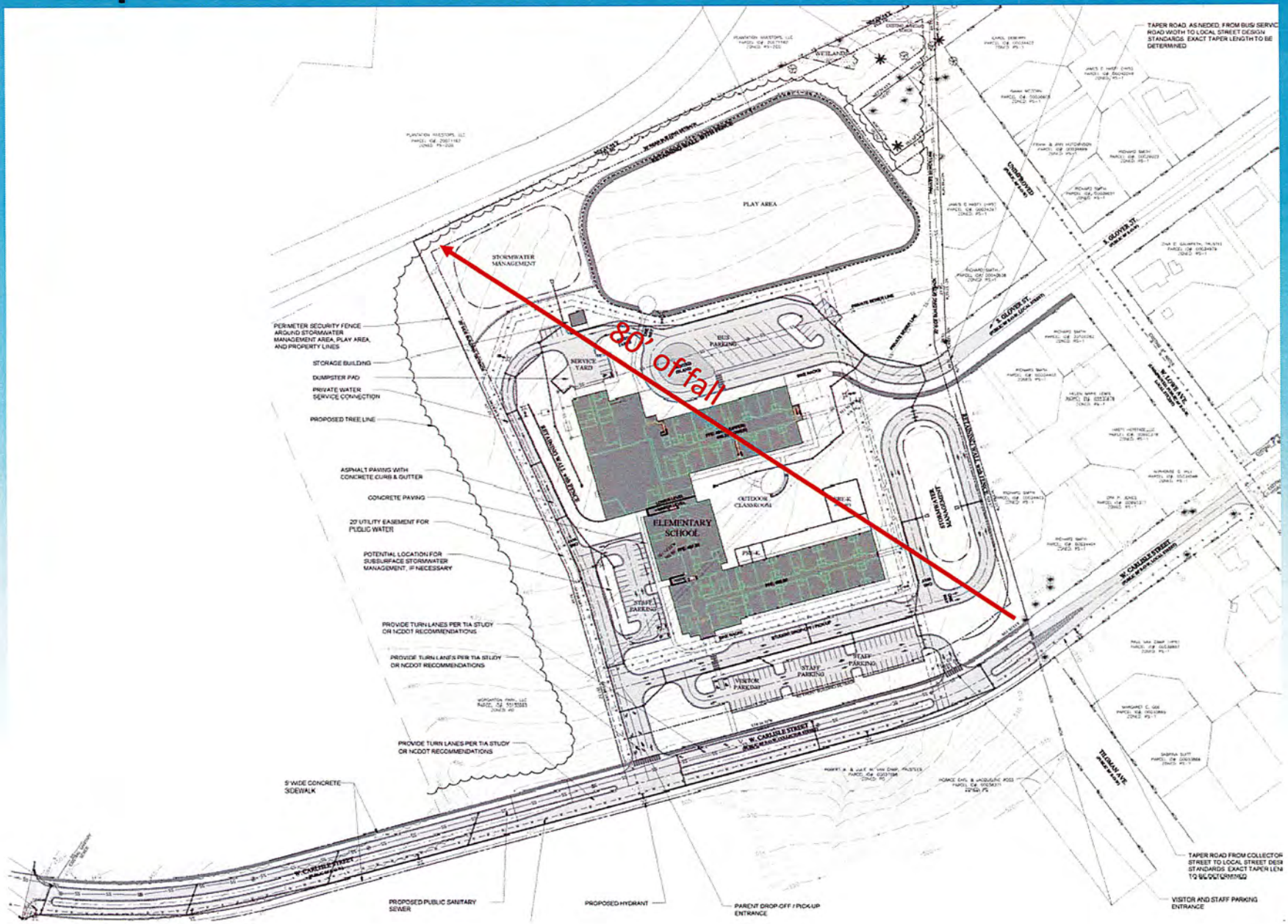
- 10/16/2018 - Submit for erosion control permit
- 11/16/2018 - Receive erosion control permit
- 11/18/2018 - Issue site grading bid package
- 11/29/2018 - Receive bids
- **12/4/2018 - Request funding from BOC**
- 12/10/2018 - BOE action to approve bid
- 12/17/2018 - Issue notice to proceed with site grading
- 2/15/2018 - Grading work complete

Replacement of Southern Pines Schools

Building Timeline

- 12/21/2018 - Receive all building permits
- 1/2/2019 - Issue building and site bid package
- 1/29/2019 - Receive bids
- _____ **- Issuance of bond**
- 2/11/2019 - BOE action to approve bid
- 2/18/2019 - Issue notice to proceed
- 6/15/2020 - Substantial completion
- 8/24/2020 - School opens

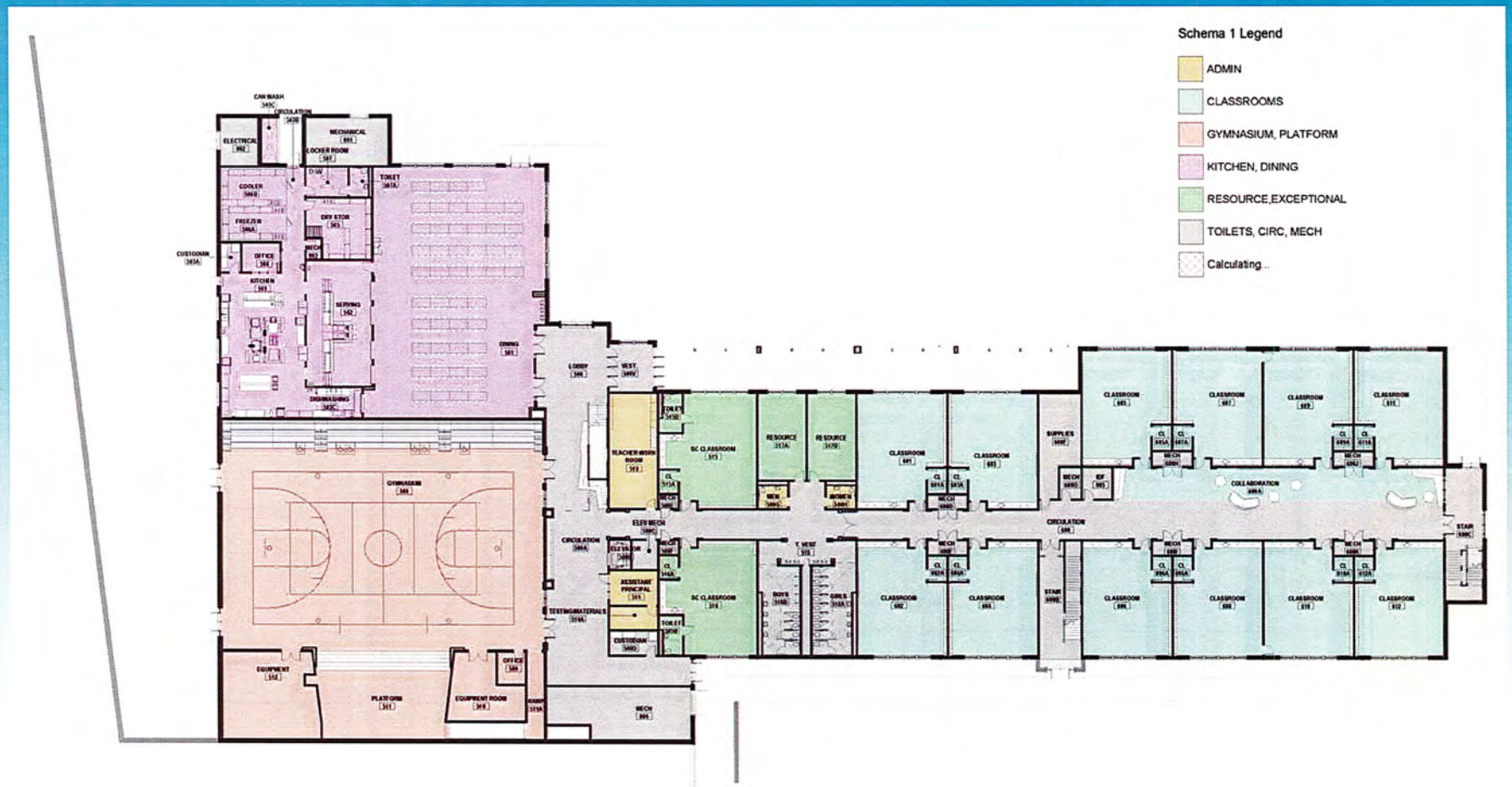
Replacement of Southern Pines Schools



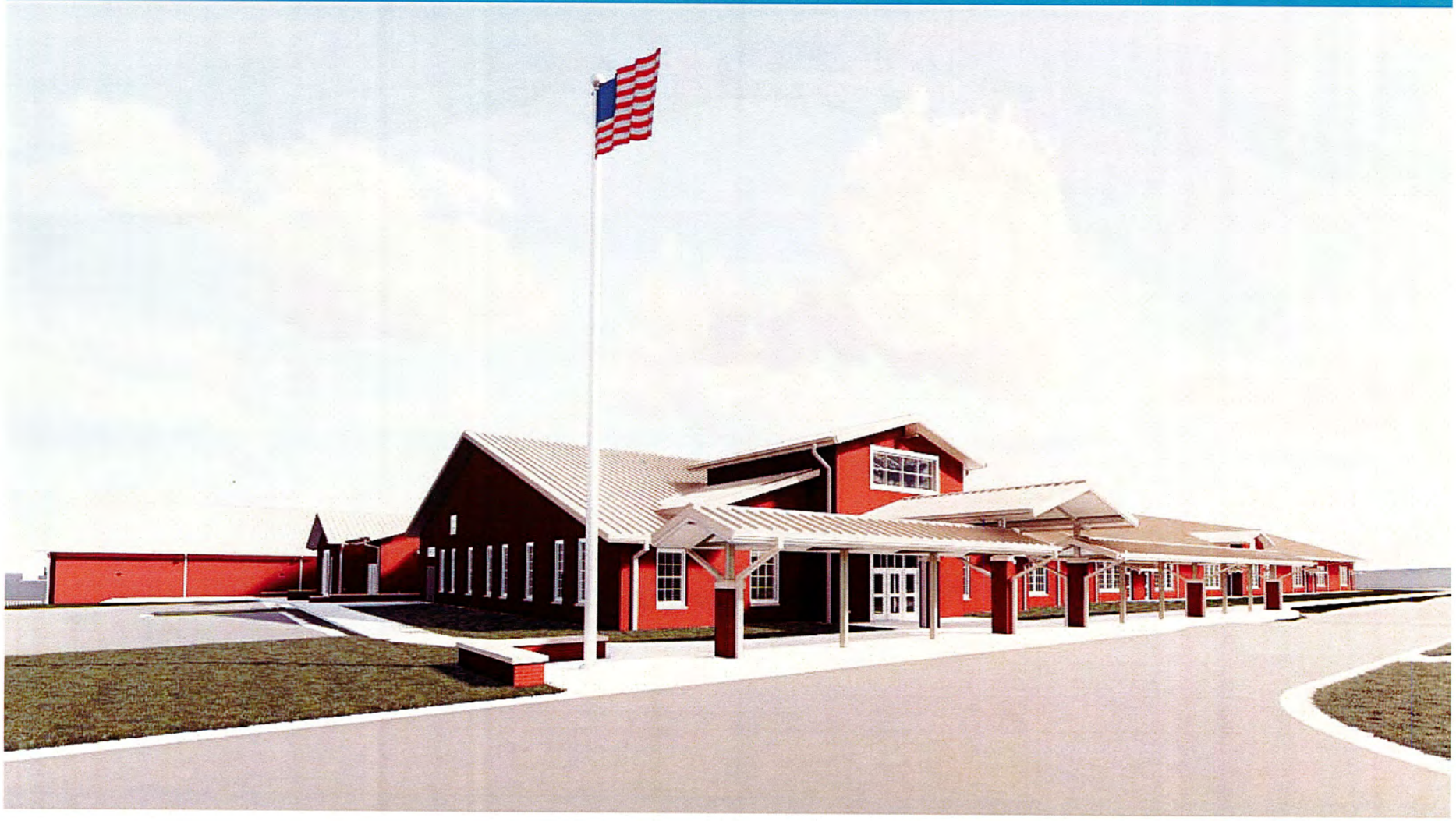
Replacement of Southern Pines Schools

DEPARTMENTS PLAN - MAIN LEVEL
SCALE: 1/16" = 1'-0"

Replacement of Southern Pines Schools



Replacement of Southern Pines Schools

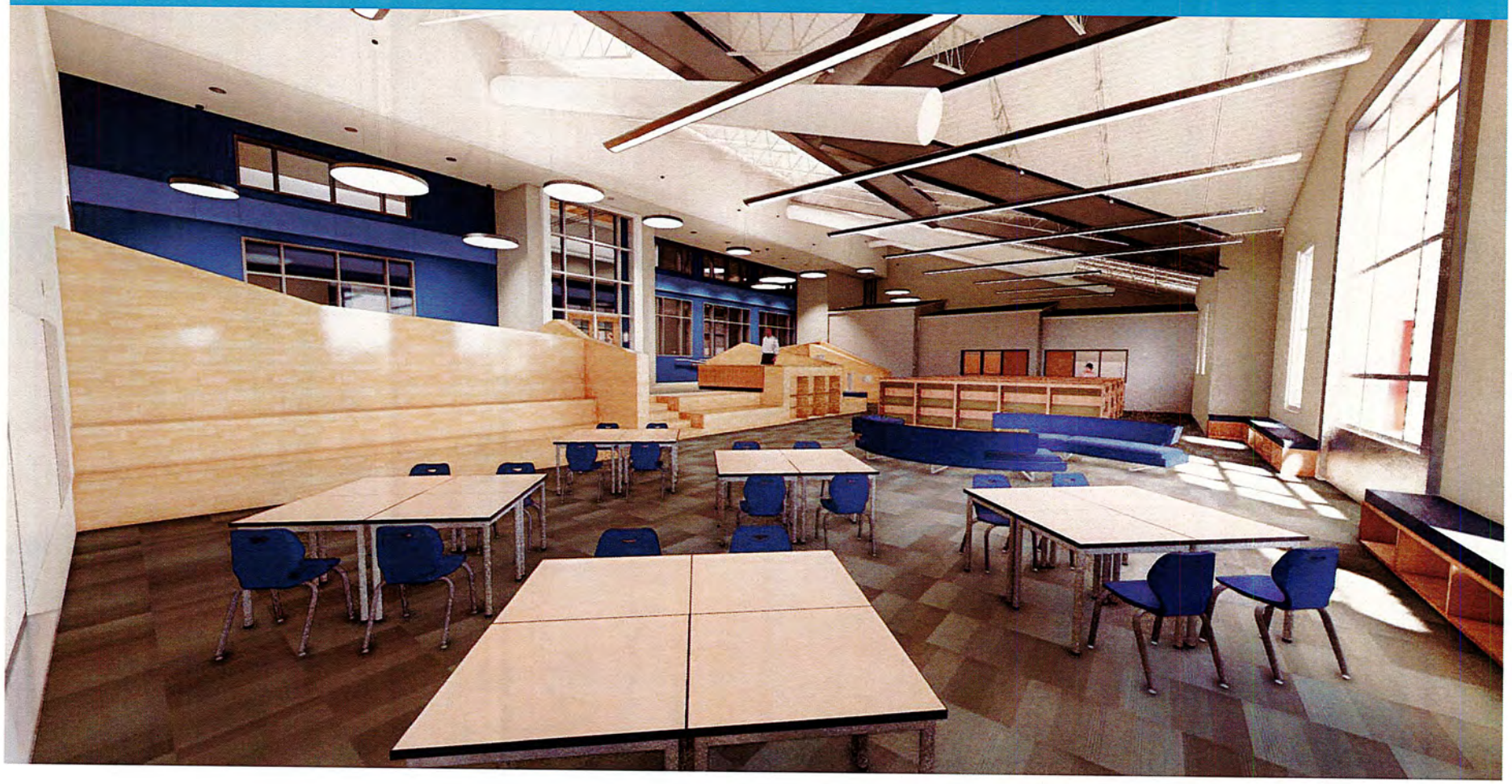


Replacement of Southern Pines Schools

Replacement of Southern Pines Schools

Replacement of Southern Pines Schools

Replacement of Southern Pines Schools



Replacement of Southern Pines Schools

Replacement of Southern Pines Schools

Replacement of Southern Pines Schools

Replacement of Pinehurst School

Temporary School Timeline

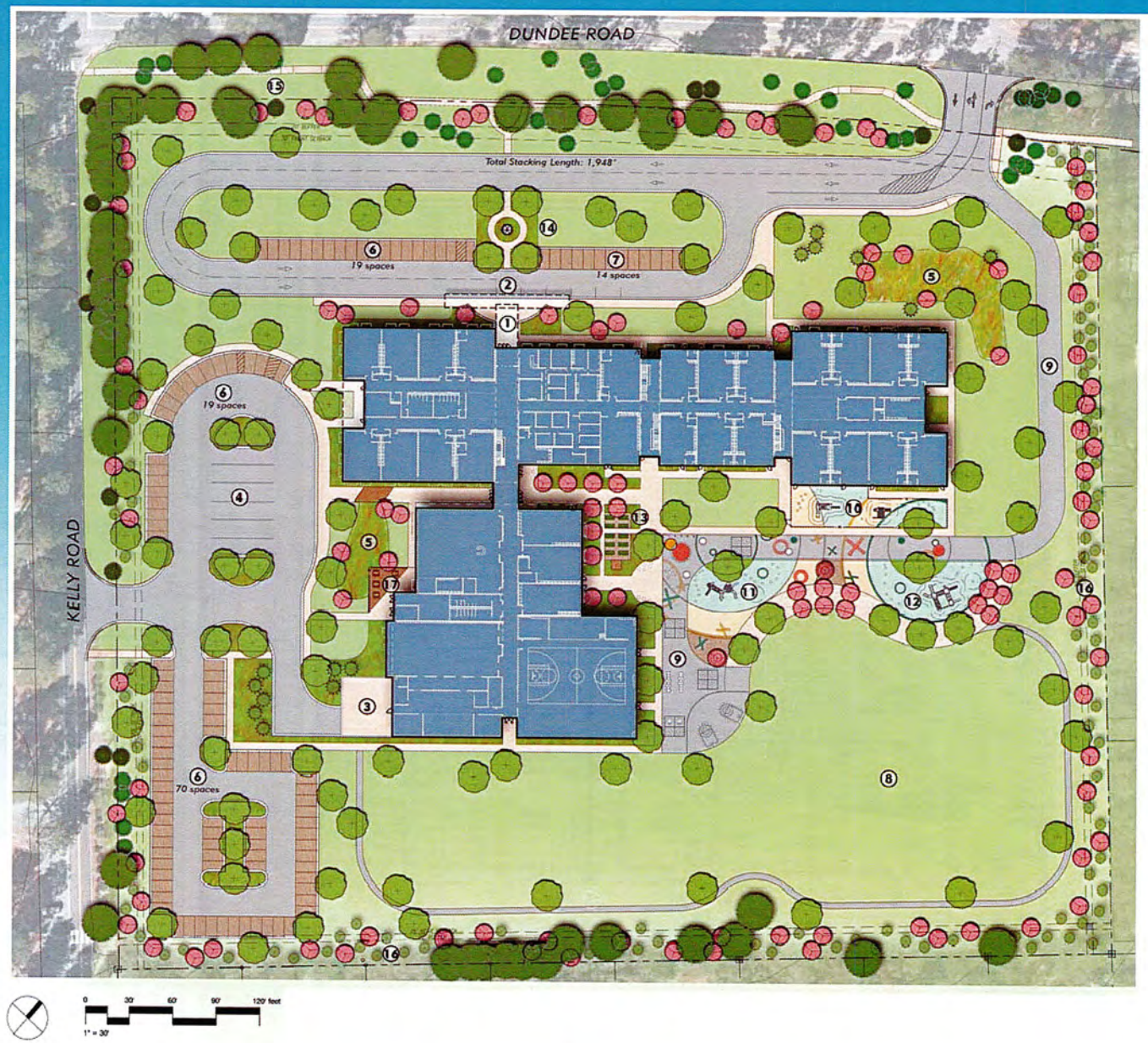
- 12/18/2018 - Bid site improvements
- 1/15/2019 - Receive bids
- **2/5/2019 - Request funding from BOC**
- 2/11/2019 - BOE action to approve bid
- 2/18/2019 - Issue notice to proceed
- 5/1/2019 - Temporary units delivered and setup
- 5/31/2019 - Substantial completion
- 6/13/2019 - Move existing school into temporary units
- 8/26/2019 - Begin school at temporary site

Replacement of Pinehurst School

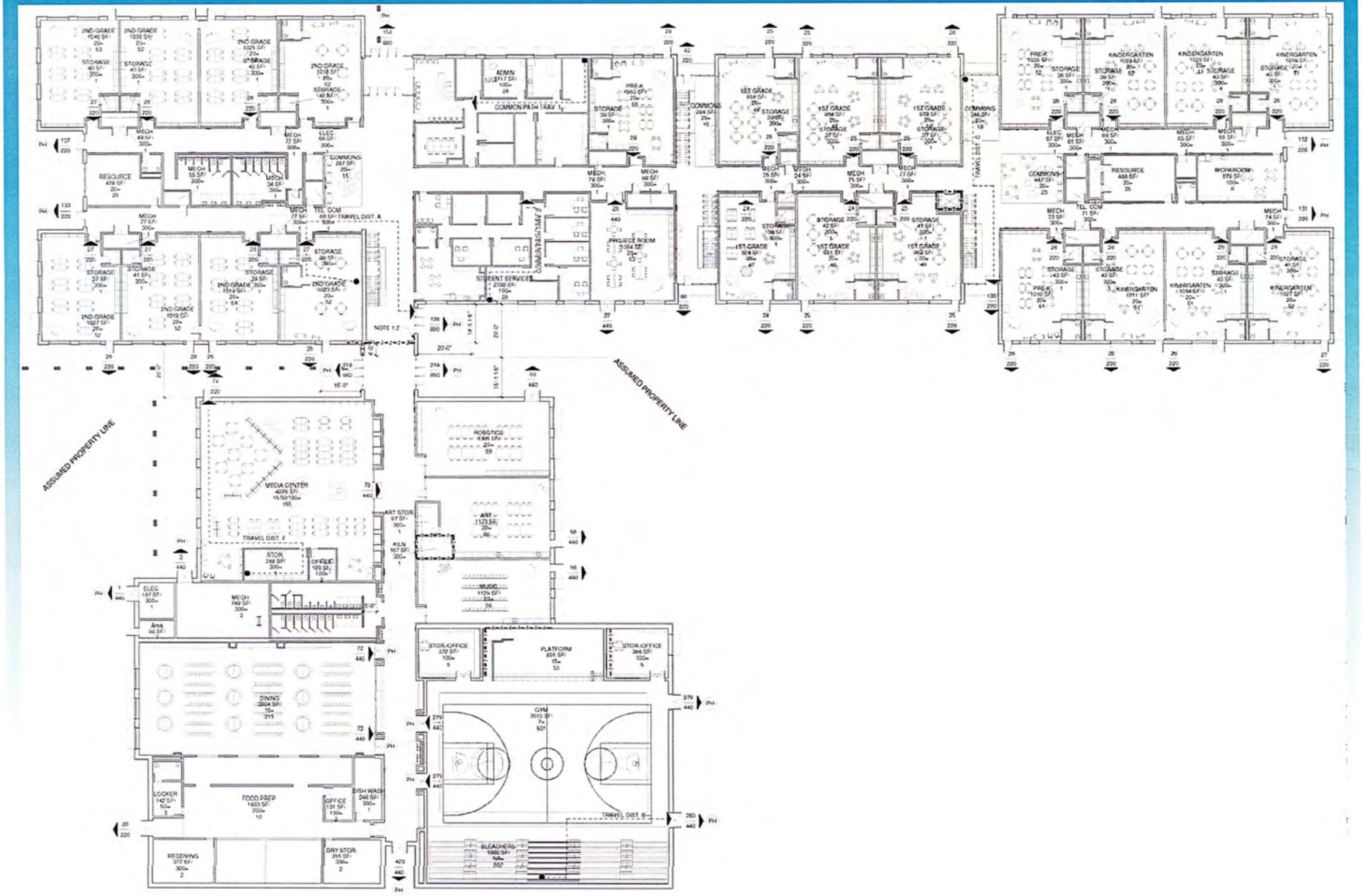
New School Timeline

- 6/23/2019 - Issue for bid
- 7/25/2019 - Receive bids
- _____ **- Issuance of bond**
- 8/12/2019 - BOE action to approve bid
- 8/19/2019 - Issue notice to proceed
- 2/12/2021 - Substantial completion
- 8/23/2021 - School opens

Replacement of Pinehurst School



Replacement of Pinehurst School



Replacement of Pinehurst School

Replacement of Pinehurst School

Replacement of Pinehurst School

Replacement of Pinehurst School

Replacement of Pinehurst School

Replacement of Pinehurst School

Replacement of Pinehurst School

Replacement of Pinehurst School

North Moore High School Addition

Timeline

- 3/18/2019 - Issue project for bid
- 4/9/2019 - Receive Bids
- **4/16/2019 - Request funding from BOC**
- 5/13/2019 - BOE action to approve bid
- 5/20/2019 - Issue notice to proceed
- 8/13/2020 - Substantial completion
- 8/24/2020 - Ready for use when school opens

North Moore High School Addition

Variables that impact the project:

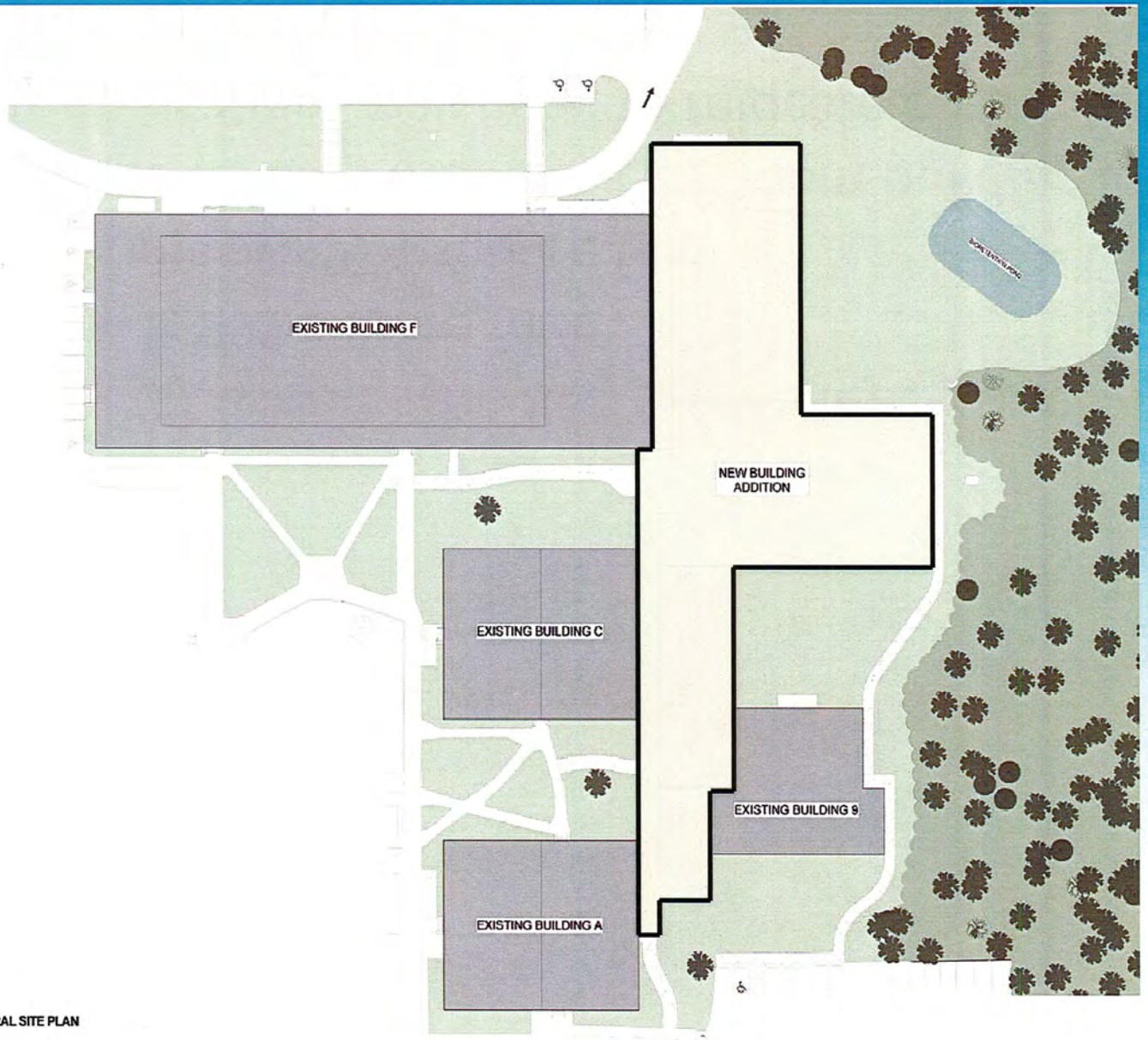
- Original program did not include a 2,425sf Wrestling Room
- Original program identified 40,940sf of building addition and 7,980sf of renovations
- Design is 37,175sf of addition and 8,200sf of renovation
  - Efficiency of design reduced building addition by 3,765sf
- Opinion of cost for new construction is $302.24 per sf
  - Increase of 29% (original was $234.16 per sf)
- Currently at $855,876 over budget
- Concern about water flow and pressure to meet requirement for fire suppression system in Auxiliary Gym
  - Could add cost if a storage tank and pump system is required
  - As low as $100,000 and as high as $500,000
- Additional detail on budget provided at conclusion of Design Development Phase

North Moore High School Addition

Potential mitigation for variables:

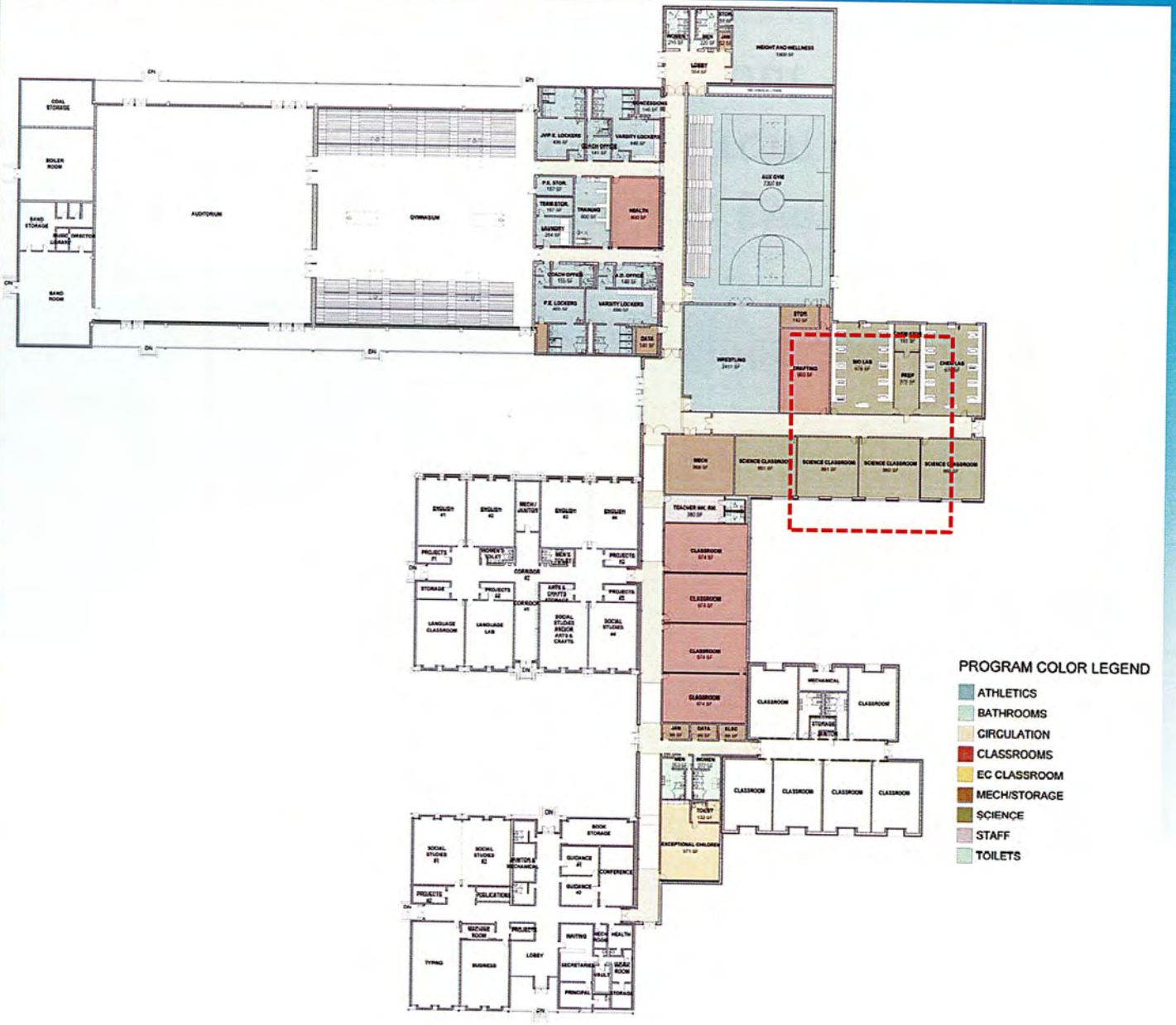
- Delete 2,834 square feet of program
  - Wrestling Room – 2,411 square feet
  - Weight and Wellness Room – 1,806 square feet
  - Classrooms:
    - Labs are 978 square feet
    - Science Classrooms are 861 square feet
    - Drafting is 993 square feet
    - Classrooms are 974 square feet
    - Challenge to keep modular classroom building in current location, may need to relocate on the campus
- Add funding to the project
- Combination of the above

North Moore High School Addition



1 ARCHITECTURAL SITE PLAN

North Moore High School Addition



School Safety in Design

- One building – not multiple, disconnected buildings
- Keyless FOB re-entry for staff outside for play and instruction
- Single point of entry during school hours
  - All doors are locked, one entry door on electronic lock
  - Must request to be let into the building
  - Lobby restricts access into the building, all visitors must pass through the reception area
- Ability to observe multiple hallways from single locations
- Unobstructed lines of sight for vehicles and persons approaching the school
- Fire alarm pull stations in office and gymnasium only
- Restrict ability to observe children from roadways
- Video surveillance cameras throughout
- Fencing on three sides of property
- Building has full fire suppression system

Previous Analysis of Construction Escalation

- Presented analysis to Board of Education on June 5, 2017
- Reviewed reported information from DPI School Planning
- Discussed the various indices and what their forecasts indicated
- Reviewed historical data and trends in school construction
- Based on the information at that time, it was determined to be reasonable that using 4% escalation per year would allow the schools to be built as programmed

Construction Cost

Original Estimation of Construction Cost 2013 – Updated 2015:

- School construction in NC has increased since 2013
- In NC appears to have crested in 2015, leveling off in 2016 and beginning of 2017

2012
$146.52

2013
$165.08

2014
$189.21

2015
$192.20

2016
$185.15

2017
$184.05

DPI Cost of Recent School projects – March 27, 2017

- Only two projects reported to DPI for 2017
- One project is K-5 at $169.14
- In 2016, five K-5 schools ranged from $176.47 to $210.78 with the average at $185.96

Monitoring Cost Escalation

- From the time the new school on Camp Easter Road bid and the new Aberdeen Elementary bid (seven months), we observed 4.3% escalation in cost (0.61% per month average).
- The project budget sheets projected the annual escalation to be at 4%, for 2018 we will exceed that amount.
  - Potential impact to SPES $938,096 (was 6%, ch:9.2%)
  - Potential impact to PES $1,429,262 (was 8%, ch:12.9%)
  - Potential impact to NMHS included in the projected cost
- There is uncertainty in the market on what the final value will be for end of 2018 and into 2019.
  - Markets remain strong
  - Labor shortages are leading to rising costs
  - Final determination of tariffs impact on materials
- We continue to monitor many industry index reports to understand the anticipated results and market areas of concern.