

The Avery County Board of Commissioners met in a Joint Meeting with the Avery County Board of Education on Tuesday, January 26, 2016 at 6:00 p.m. in the Commissioners Board Room, Avery County Administrative Complex, 175 Linville Street, Newland, NC. The purpose of the meeting was to discuss and take any action necessary on the items listed:

- A. Review of Accountability Measures for Avery County Schools
- B. Avery County Schools Update on Capita Projects
- C. Review of 5-10 Year Plan for Avery County Schools
- D. Long-Range Planning Subcommittee Recommendations
- E. Question and Answer Session

Members Present: Martha Hicks, Chair; Maxine Laws, Vice-Chair; Reo Griffith, Faith Lacey, Blake Vance

BOE Members Present: John Greene, Chair; Kathy Aldridge; Dr. Robert Clark; Steve Smith; Keith Tutterow

Also Present: Tim Greene, County Manager; Dr. David Burleson, Superintendent

Review of Accountability Measures for Avery County Schools

Dr. Burleson gave a power point presentation regarding Avery County Schools.

Avery County Schools Update on Capital Projects

Dr. David Burleson stated "Jeff is going to talk to you since he is Mr. Moneybags about the way we use your funding that you provided us and what we have been able to accomplish up to this point this school year."

Jeff Jaynes stated "one thing that we try to do over the last several years when we have a joint meeting is to give everyone an update on the capital projects. One of the things that I know prior boards and obviously current boards are interested in is the money that we received to do capital projects, what projects do we actually end up funding, what projects have been completed that way when you are out and about in the community and people begin to talk to you as a board of commissioner about what their tax dollars pay for then you can explain to them. You can look at specific things in the community and you can say here are some specific things that your tax dollars have went for in the schools and also when we come back at budget time it gives you the opportunity to chime in and ask how the project went. We have collaboration with that and a much better plan with how we maintain and keep our facilities in good shape. Looking over the report, you provided to us just shy of \$765,000 for funding for the capital projects. We have put an additional \$41,000 in for that and that is primarily for projects that we have carried over from prior year or end of summer months so it was money that was allocated last year and has not been fully spent and we are just bringing it forward until that project is complete for a total budget of \$806,046. What I have done is listed out the projects that we have completed, working on or will be working on and I have indicated to you which ones are complete, which ones are in progress, which ones we have slated to begin in the spring once we get through the snow and ice and there are a few projects that are continual, always on tap year after year. We call it a continuation budget. Those are items like field maintenance, fire extinguisher program, roof maintenance and then compliance with ADA. In the completed category I have ranked them by cost. What was the most expensive project we completed, obviously is the Macbook payment. The second most expensive is making our payment for the turf lease project at the baseball field at the high school on down to where we had to repair and replace the PA system at the football field and gym at the high school on down to

where the least expensive completed project today is resurfacing our gym floor at Crossnore Elementary. You can go through the list. The next section is projects that I call in progress. We always have our copier lease program that is ongoing every month, we have to make payments to Xerox every month for copiers that are in our buildings. Copiers are expensive. We are currently working on HVAC repairs. We have some valves that are leaking, we have some compressors that need attention at various schools and ones in particular, Avery Middle, Cranberry Middle, Riverside and Crossnore. Maintenance is working on these. If we have to replace the compressors, we have to contact contractors to come in and do that. Another huge project that we have going is we have to go through and replace our telephone system for the entire county. We have one telephone system that connects all of our buildings back to our central office. We do it over our network so we can integrate. I can pick up the phone at Riverside Elementary by an extension. The one that we had, reached the end of its life. The software was outdated and we were at the point of critical failure where we didn't know if we come in that the phones would be dead and that is not something we wanted to see. We contracted with Skyline. They are the ones that provided the install, service and equipment and they agreed to allow us to do that over a six month period of time, no interest, we don't have to pay at one time. They are willing to be partners. The phone system is tied to the internet. We are working on the connection at the central office. Every school also does have a dedicated landline so if the internet goes down or the power goes off we still have telephone in every school so there can be emergency communications. We have some incidentals. We are purchasing some furniture at the two middle schools. The monitoring system for freezers was implemented today. These monitors will alert us when the temperature begins to rise. We have had an uncanny amount of freezers and refrigerators die on us this year. We actually had one freezer that we lost food and this occurred over the weekend. We lost some produce on that one. This will alleviate that problem. We have a system in place so that when the temperature starts to rise a notice is sent out through email and text message so someone knows. We have four spring projects. We talked about mulch in the budget process and that is a project we have coming up this spring. We have some alarm and intercom system enhancements that we want to try to accomplish. We are going to install electrical disconnect at Cranberry Middle for the safety of our maintenance workers. We have a roof ventilation project at Crossnore Elementary School. The roof is beginning to deteriorate at Crossnore. The shingles are deteriorating faster than they should. We have contacted different ones to find out what we need to do and at this point we feel the best plan to take is to call in an engineer where their job is roofing, design and putting their stamp of approval on projects. We are going to contact the gentleman that we brought in at Banner Elk School right after the project was completed where we had all those leaks on the sun lights on one side. He came in and pinpointed what the problem was. We are going to call him to come in this spring and do an inspection. How long is the current roof good? That way we will have some good solid numbers and someone that is in the field to do it. We are wanting to do a little bit of preventive maintenance on the front. In the near future we will be sharing with the board of commissioners what we find because that would be of interest to you since your task is to fund the maintenance of the facilities. Down at the bottom of the report is two projects that I have added that is outside of the capital funding which is the sewer line at the high school. They came in over the summer, cleaned out the lines and ran the cameras. They got everything flushed out and moving. We brought them back over Christmas break and they found three areas that had stopped back up and needed to be flushed out again. We have them on tap to come back this summer and do the second phase of the plan to work in the culinary arts section and then we have two areas in the gym downstairs in the locker room. Those are larger projects than we had time to do in one summer but they would be disruptive so we have postponed those until summer. The second we had refurbish of the weight room. We had to put in some better flooring for the safety of our students.

Review of 5-10 Year Plan for Avery County Schools

The second thing that I have for you tonight is that every five years the Board of Education by state statute is required to present to the State Board of Education a five year and 10 year facility survey. This is the year. This started back in 1988 so every five years we have to go through this. This is the first year I have presented to the Board of Commissioners. Prior to that Danny Clark developed the plan and presented. The state provides us a database that we go in and fill in the data. From that data, we print out a bunch of forms and those forms are presented to both boards as a suggestion. By approving this or the chairs signing this document, this does not bind either board. Anything that is on this paper is fulfilling the requirement of presenting a report back to the state. My thinking on this and this being the first time I have put the data in and run the report is that I would love for us to formally put together a committee to review this so that the next five year cycle that comes around is that we have a true five year plan so that everyone has had input on it and there are no surprises. It is a much bigger task than one man can do because it is going to involve principals, parents, teachers, board members, commissioners, county manager, inspections department because when we start talking about a five year plan or 10 year plan we are looking at where our buildings are at and in five years where do we feel our buildings are going to be, are we outgrowing a building, are we needing to do renovation, etc. That is the kind of information provided in this report. The second page is just your capacity, how many students will our buildings hold according to square footage at this present moment. The high school with its current size by state standards could hold 1031 students. Banner Elk Elementary could have core capacity of 271 students, Riverside 214, Blue Ridge Academy 35. Five years from now where do we see where our capacity should be or could be. We don't have 1000 students at the high school. We have not had 1000 students at the high school for about 30 years. We are running between 650 and 670 a year. We hope by the broadband initiative and growth that in five years we could have a core capacity of 750. Everything else is pretty solid in numbers at where we are. The second page is taking that out 10 years. I have talked to Dr. Burlison, principals about this and in 10 years we do not know what our core capacity would be but I don't think it will be much different. We can adjust it in five years if we see we are going to. The next page is the results of the summary for what I see is coming for the next five years as far as our buildings on a large scale. We are looking at major issues. There are three things that I see that are before us. Again, we are under no obligation to fulfill this, it is just a recommendation. One is some type of renovation at our high school whether it is add new, replace old, start over, something within the next five years we have got to have a serious conversation with where we are with our high school. Next is Avery Middle School and somewhere in the next five years we have to have a serious conversation about where our gym is in regards to providing an optimal educational environment for the children of that school. The gym at that school was never designed for anything more than a romper room to be honest with you. It is not large enough to do basketball games safely. One of the things that we keep hearing from the Avery Middle community every year when we talk about budget is there anything we can do about our gym and they ask about air conditioning. We are under no obligation here we are simply bringing to everyone's attention things that we need to discuss. As Dr. Burlison mentioned in his presentation, for the last two years the Blue Ridge Academy has been honored with some type of award of distinction. We are hosting this out of the old janitor's house when it was built back in the late 1970's. This house is still standing. We went through several years ago and modified the roof, reinforced the deck and upgraded it for an instructional facility. It is no longer a janitor's home, however, it is quickly reaching its capacity as that program grows so does the need to have more space. The numbers that are on this report is simply coming off the database. The next few pages are the data sheets. It is a very detailed form. This is an opportunity for the two boards to have a good catalyst for discussion on where we need to be in five years on our buildings and where we need to be in 10 years on our buildings. I would like to say that you can carry that further if you want to. This satisfies the language of the law. We filled out the report, we will discuss it, sign off on it and it goes to

Raleigh. Five years from now we will have this discussion again. What I would really like for us to do, I would like for it to be more of an orchestrated effort where we have taken time and done our research and collaborated and when it comes time to sign off on it everybody knows it. Now is the time to begin that process. It might take two years to get it going and then three years to come up with a good document that everybody is solid with, open to the public, transparent, not hiding anything. We are not obligating ourselves to anything either. The bottom line is if we ain't got the money, we ain't got the money. At least if we do this we know what type of money we are talking about and we can begin planning ahead so that way when the time comes we have got it."

Jeff Jaynes said that we need to have a motion and approval that the report was presented and so that we can officially say we can sign this so we can send it to Raleigh.

Long Range Planning Subcommittee Recommendations

Dr. Burleson asked Tim Greene, County Manager to give his report. Dr. Burleson said "you can give a report from our long range planning committee which would probably be a good group to begin discussion of what Jeff said. Before he starts, I want to thank Tommy for spending a lot of time and putting forth a lot of effort to help with this and went in and done a study that he didn't have to do."

Tim Greene stated "Back at the October 13, 2015 joint Board of Ed and Commissioners meeting, at that meeting Dr. Burleson and I were charged with going through the Department of Public Instruction report, looking at it, seeing what needed to be done and what had been done, looking at the life safety issues, looking at the long term and short term and trying to put some estimates or some prices to things that needed to be done. We did that with the intent of trying to say at least a starting point here is what it is going to cost to look at if we are going to do some major renovations and then lay that down to what it would cost to do some major renovation as opposed to what would it cost to do some new construction and renovation. Certainly we are not going to answer those questions tonight but that is the end goal we are all looking at. Everyone has the summary of our meetings. Dr. David Burleson, Darrell Pittman, Jeff Jaynes, Tommy Burleson and myself met on Monday, October 26, 2015 to discuss the DPI Facility Report for Avery County High School; that report was completed in August 2012. The report recommended a comprehensive long-range plan be developed that would guide future renovations of the school to meet the education requirements for 21st Century schools. This survey used an architect, mechanical engineer and a structural engineer. They recommended that a licensed and qualified architect and engineer be engaged to define improvements in detail; and, that the improvements be implemented as soon as possible. After drawing the plans, the architect/engineer would be able to provide cost estimates but in order to have exact amounts, the plans would have to be bid out and a contractor at that point would give you a price that they would do the project for and until you reach that stage you do not know exactly what you are looking at. You can get pretty close most of the time using industry standard estimates based on square footage. Until you actually put that bid out and the plans get drawn and put out for the contractor's to bid on you don't know the exact amount. After we did that the group discussed each recommendation listed in the report. After the October 26, 2015 meeting, Tommy Burleson completed an evaluation for us and then we got back together again with Dr. David Burleson, Darrell Pittman, Jeff Jaynes, John Greene, Tommy Burleson and myself and discussed it again in conjunction with Tommy's evaluation report. Dr. David Burleson also supplied some cost estimates on some of the items that can be completed without having an architect or engineer involved. Having said that, we will look at some items that have already been done or in the process of being done. The first ones are:

- Art storage room—items blocking the electric panel and water heater have been removed
- Floor in cafeteria-the tripping hazard has been fixed

Remove non-used equipment (military generator)- completed
Sewer system pipe repairs—half finished---other half to be completed summer of 2016 – \$40,000-\$50,000
Remove heating fuel oil---completed
Remove all drop cords extended through the ceiling of the carpenter shop—completed
Monitor JROTC Repelling Tower for structural & operational safety---in process
Drainage improvements near the Chiller/Boiler rooms—in process—using grant monies
Insulate un-insulated heating piping in the boiler room—completed
Weight room upgrade-completed
Camera system-completed

Items that can be completed without an Architect: (Some of the items can be done by maintenance or contractor coming in to fix these) (this is a short term solution).

Science Lab & Prep Room---locate on upper floor (short term solution)---\$50,000-\$70,000
Dr. Burlison stated “we are working with Correction Enterprises which is a state run organization and they do the computer lab furniture and they are coming tomorrow to talk with the teachers and show they can put in what is now Eddie Clark’s Science Room. All of us realize we need to move that lab out of the basement, it is not a good place for it, takes care of a few of the problems that was addressed in the report and some that Tommy has come up with and we can ventilate that and put a fume hood it. We can do one classroom and alternate through there. It is not a perfect solution but a whole lot better than what we have got. MB Haynes who is doing the jetting is coming up with what it would cost to do the piping for that. Where it is located we don’t think it is going to be very expensive and Darrell Pittman is working with them. We thought we would have their estimate before tonight but that has not materialized. We are thinking somewhere between \$50,000 to \$70,000. About \$45,000 will be the furniture that is what it costs for the sinks, cabinets and all of that to bring it upstairs. We are working and pretty close, with your approval once we get an estimate, to being able to do that.” Dr. Clark said “Mr. Burlison, we are going from five to one basically. They are trying to share that.”

Repair of broken tread nosings on stairways--\$3,500
Remove wood partitions in several areas--\$15,000
Add emergency exhaust system and continuously operating exhaust system in each science room—n/a due to locating science lab on upper floor
Remove fume hood mounted exhaust fans & install a new exterior mounted fan—n/a due to locating science lab on upper floor

Mr. Burlison stated “the old way of doing science labs they put them anywhere, a lot of times in the basement. There is no one that would put a science lab in the basement now, you have to have ventilation out the top. That was a really bad design.”

Items that will require an Architect or Engineer:

Wayfaring improvements to exits—n/a
Sprinkler system or provide two means of egress in each classroom---n/a

Tommy Burlison said “When I talked to Tim Morrison he said you can’t partially sprinkle a building and he said it would be best not to address it and if you have good exits and exit corridors to leave it as it is.”

- Tennis courts access from the main school—handicap bus (short term solution)
- Column removal/relocation in Pod 100 basement
- Natural light in classrooms
- Asbestos removal
- Possible lead paint abatement
- Elevator in Pod 100—n/a if all classrooms moved upstairs
- Elevator in gym---n/a unless major renovation
- Check/redo 8 inch steel pipe columns

Tommy Burleson said “it is my recommendation to make that lower level of pod 100 storage. I would recommend a chemical dry system for fire suppression but technically as for storage you want to rate that area. As far as those posts they don’t seem to be going anywhere at this point in time. There is some posts in the gym that we need to address.”

- Convert the two pipe hydronic heating system to a four pipe system
- Convert the constant volume air handling system to a variable volume system
- Inspect and test (replace) all breakers
- Provide the capability of power interruption in each science room

Tim said “after we went through twice and went through the DPI report and went through Tommy’s recommendation report and it was Dr. Burleson and my recommendation to engage an architect/engineer to aid in determining the total costs of making the renovations listed in the DPI report. This amount can then be compared to the estimated costs of new construction/renovations and from that point a decision can be made by the boards.”

Kathey Aldridge questioned Tommy Burleson “In order to provide the natural light it would be a minimum of 6 to 8% of each wall that is in the classroom according to DPI recommendation.” Tommy Burleson said “I don’t like knocking a hole in a perfectly good seal but what you could do in there, any time you do that you have to go in there and support the roof system, you may have to recut trusses. It is not a requirement but it is a recommendation.” Dr. Burleson said “if you knock the holes then it will leak.”

Martha Hicks questioned “We discussed a lot about the science rooms, why would you want to make that a storage room if you had so many problems with the mold, water and all that stuff?” Maxine Laws said “Concrete sounds good.” Tommy Burleson said “that is definitely an option; I am just trying to make spaces for the football equipment, soccer equipment. If there are environmental issues there you would have to get an environmental scientist in there.” Dr. Burleson said “just so you know we did do samples of what was found there and we do not have mold, thankfully. We don’t have any kind of mold that would cause problems. Is it musty, is it a bad space? It is a basement. The space down there is not a good space.” Maxine Laws said “It is an ongoing expense trying to keep it. If you try to renovate it into storage it is going to be a continuous cost to keep it storage. If you do away with it, then the expense is over with.” Tommy Burleson said “I don’t know how you are going to do away with it. We have two extreme climates in Avery County, summertime is extremely wet and wintertime is extremely cold and dry. If you lock something up in the wintertime to save heat and you forget about it and go open it up in the summertime and then you have all this moisture and condensation and a fungus starts growing. It would be great to do away with it but I am not sure how. You could make it into a clean space like they do now and run dehumidifiers down there because really you need to check those 8 inch steel posts down there. You would have to get an engineer.”

Maxine Laws questioned "When are we going to get the committee recommendation for an architect to get the figures?" Tim Greene said "It will be up to the boards to decide." Kathey Aldridge said "Every day that we waste if we have a child in a bad environment, if we have a kid that doesn't have a science lab we are cheating the kids of Avery County. I don't think any one of us would go in our house and fill a room up with concrete, we would find a new place to live. I don't think any of us would short change our family and this is our family. This is my concept of it because every kid that is here we are to take care of them and each other. It might be your grandchild or your daughter but you don't want them in any environment that is not the best we can give them in Avery County. We have excellent students that go to great universities and they deserve the best. You get what you settle for and I don't want to settle for less than our kids deserve. That is my thoughts on the whole bottom floor, the mold, the windows. I want our kids to have what they deserve." Maxine Laws said "I don't think we should ask that child to go in a place that you don't want to be in or can't go."

John Greene said "there are things we can get by with and can we stumble through the school a few more years, yes we can. That list can become overwhelming and that is to fix a 50 year old building. So that is the conversation that Tim says we need to get the price on how much that will be so we can start having that serious conversation and will it fall on our shoulders to do this and is it a big undertaking, yes it is but that is what they elected us for and elected you for. When the hard decisions come, do we want to kick it down the road for the next bunch. We swore that we would do the best we could and once we look at the costs is that what we need to do and man and woman up and make the hard decisions. I think there is no one on either of these boards that won't make the right decision even if it is the hard decision even it is not the popular decision. We have information that everybody in the county don't have and we want to get it out to everybody that we can but we can't let Monday morning quarterbacks that don't have all the information decide. It is up to these boards to get it out to the community. It is our obligation to make sure they are educated because if they don't have the information it is hard for them to understand the decisions we are going to have to make. In the process of finding out what the costs are we need to educate them. We appreciate the Journal for being here to help us educate and the Post for being here. Whatever our decision is we don't want to kick the can down the road anymore. That is what every government in the nation is accused of so let's not be the kind of county. We will come to a consensus on what is right. I think there is enough integrity on both boards that we will be able to get that done." Kathey Aldridge said "I keep coming back and I know this is a weird analogy but you can take an 80 year old woman and have all the plastic surgery that you want but the inside of her is not fixed and she is going to die and all the plastic surgery is going to the grave with her. When you start thinking about that it looks real good and lasts for a little while and serves its purpose but the insides are gone."

Martha Hicks said "I would like to thank Tommy Bureson for all the hard work that he did. Sometimes you get a lot of things to read and this was very interesting, looking at what has been accomplished and what we need to do. I want to thank everybody that has worked hard, all the committees. I do want to say one thing I appreciate the paper saying I was on these committees to help to do the new school. I have never been on a committee to work on a new school or to voice my opinion but I appreciate the extra help from the paper. I do thank everyone for your concern. It is our children and our grandchildren, it is Avery County. Let us try our best, Tim and Dr. Bureson to try to get these figures. I think the last time we met at the school we asked for figures but it does take time. We will work through it. We will then make a decision. I have confidence in both boards." Tim Greene said "We did attach figures to what we could attach them to but the last section some of those things we have to engage an architect or engineer to see what needs to be done and then get a contractor to bid on them." Dr. Bureson said "I think it is our job to give you information that you can use to make the

correct decision or the best informed decision that you can. It is not up to us to make a blanket decision when you don't have all the information. Our board meets the second Tuesday of each month. Your board meets the first Monday of each month. If there is any possible way I would like to recommend that our little long range committee get together and Tim bring the commissioners and myself bring the Board of Education a recommendation on how we can go forward with getting an architect or engineer to get us some numbers on renovation compared to update, new compared to renovating the old so we can sit down again very soon. We cannot delay whatever is best for our kids and whatever that might be. To do that as expediently as we can to bring that back to you and then hopefully in the next couple of months we will have a direction to go and go in that direction and get moving. We have put some band aids on and we have put some price tags on band aids and we will do that because we don't want to compromise the safety of our kids. I do appreciate the Board of Commissioners for providing funds to take care of the best we can with the sewer. Thankfully we have not had a sewer leak or sewer coming through the floor this year. If you have heard that, that is not true. Darrell Pittman has monitored that like a hawk. I ask Darrell about every week if we have had any problems and he said no but that we almost had one because of a hairbrush in one of the lines but we had those jetted over the holidays and we took care of that. We have made a valiant effort to keep that from occurring. I think it is our obligation to provide you as a Board of Education and Board of Commissioners good data to make decisions on that is appropriate for our kids. I think we need to schedule this group to get together to be able to put maybe additional recommendation on what our final recommendation was with doing an architect or engineer, when that can be accomplished and an estimated cost for that."

Tommy Burlison said "My 57 Chevy analysis is, Uncle Guy's 57 Chevy when I grew up was pink with white top, a 283 and 3 on the tree. If you go to a car show today it is not the same 57 Chevy, it has compact air condition and electric windows. We have a beautiful shell of a building but we need to be looking at the 30 and 40 year old mechanical systems, 30 and 40 year old cafeteria. The price today of building outside would be tremendous. If you look at the report they are talking 40-45 million on a new structure if you go with a new structure and that is totally not the way to go because you have a beautiful campus, football facilities, we have too much invested already. We do need updated facilities. You have a beautiful campus and it is going to take some money to take it from Uncle Guy's 57 Chevy to the...." Kathey Aldridge said "We are not going to move the garage, we are going to leave the garage there and work around the 57 Chevy."

Blake Vance said "My input on this and I have spoken with several members of the Board and it has been echoed a time or two. We would like to see Phase I side by side with the "punch list". My philosophy on this is very much the same as it is on other county business and I am reminded of the parable of the talents that Jesus told where the rich man gave one servant 5, one servant 2 and one 1 and he left them. He came back and the one he had given 5 had doubled his money, the one he gave 2 had doubled his money and the one he gave 1 had stuck it in the ground. I am firmly of the belief that we are supposed to take care of our citizens. I think public safety and education of our kids are the two most important things that we do. I think that this building is not only taking care of our kids but I think it is watching out for their safety. We have tax dollars that we collect and I have said this a couple of times in the campaign that we are stewards of taxpayers money and we have entrusted us with that money. If we stick it in the ground we are doing a disservice to our citizens and our children. We should invest what we have to give them the best that they possibly have to provide a facility that is on par with the school system that we have and right now that facility is well below the quality of our school system and there is no other way around it. To me it is absolutely embarrassing that our board has not acted on this already. We have an obligation, we don't just have a need, we have an obligation. When we took

our oaths up there in the courtroom we took the obligation on ourselves. In one commissioner's opinion, it is time to get moving on this."

Steve Smith said "I think the discussion today on the 100 pod is the best example of the situation of the school. We basically know that the basement is useless. Why do we leave a useless piece standing when we can demo the 100 pod and come back with classrooms and when we get our figures back you are going to see the money to come back with the small classroom is going to be cheaper than going in and doing the 100 pod. If we do the upstairs what do we have, we still have a basement that is unusable. We don't have enough lighting. I disagree with Tommy on our building. I would like to see a square building where we get natural lighting through the walls. Our discussion today on the 100 pod I hope that you understand no matter what we do what our basement is that is it. We can go upstairs and completely redo everything in it and we still have the basement downstairs." Kathey Aldridge said "there is also a safety factor in doing straight halls that has been outlined several times in reports that we have done because of the many corners of the high school, it is a safety issue is what we have been told." Steve Smith said "Do you have any kind of estimation of what it is going to cost; you are going to have to pull in architectural engineers, you are going to have to pull in structural engineers, mechanical engineers, plumbing engineers. You are going to have to pull all those people in including an architect to get this price of what to do. Do you have any "guesstimation" of what something like that would cost?" Tim Greene said "I think an architect would have those resources that would take care of that." Steve Smith said "I understand that but still we are going to have to pay an architect but I am saying that is how many people will have to come in on that to get us a price and we pay each one of them dearly when they come." Tim Greene said it is not a cheap process but it is something that has to be done, it cannot be done by a contractor." Steve Smith said "we are going to be spending thousands probably hundreds of thousands on getting on price on how we want to go."

Faye Lacey asked "Do you have a price on what it would cost to build a new school?" Steve Smith said "We have an approximate cost on Phase I." Ms. Lacey asked "How many phases are in it?" Steve Smith said "Phase I which is basically doing away with the 100 pod completely coming out and tying in the classrooms, approximately 30 classrooms including science labs and accessible from ground level, two story building and the price was in the 13-14 million dollar range on what we are looking at one Phase I." Jeff Jaynes said "That is for 32 classrooms. The numbers came from the facilities survey per classrooms and costs." Blake Vance questioned "These phases are standalone phases. If you finish phase 1 you can back up and punt; you don't have to go to phase 2." Jeff Jaynes said "That is correct." Maxine Laws asked "if you are moving all the classrooms out of the school what are you going to do with that building?" John Greene said "There is some renovation of existing and some demolition. If we went phase to phase we would shift around while we did that. We would not demolish anything until another phase is done. It is keeping a lot of the building, gym. We could not replace that gym. The gym is in good shape but the underneath needs work." Dr. Burleson said "Tommy made a good point, if you demolish or take out the 100 pod you give yourself the opportunity to create natural light in the rest of the building. It takes care of a lot of the issues there, it is probably one of the areas that needs to be removed the most. Even if we did away with the basement as Tommy said concrete it up you are still going to have residual problems coming through because of the structure itself but again removing that one pod would give us the opportunity to change the corridors, fix the lighting and do a lot of things. Again, the key is to phase it and do it when we can afford to do it. Don't buy a Cadillac when a good Chevy would do." Tommy Burleson said "I think that is what Blake was alluding to is to take it in phases and maybe take the 100 pod out." Kathey Aldridge said "That is what we want to do it as we can." Dr. Robert Clark said "Phase I is for the children, it is for the academic as far as them going through school

and getting their degree and graduating. It is not the extracurricular, it is for the classrooms. That is our number one priority.”

Martha Hicks said “I think our next step is to get the school board and Tim and Dr. Burleson and get the committee that everyone is talking about and bring back something for us to talk about. We have went further the last five minutes than I have known during the whole process in what we are going to do. That is great. I am glad you have ways to look at it. We as a commissioner board have to know all of this and the costs before we can decide where we need to go. I am glad you mentioned doing it in phases.” John Greene said “Logistically we would have to do it that way anyway because we have to go to school there and it will take a while so it has to be done in phases. Financially it makes sense too because we can get old debt off as new phases come along. We have to do it that way because we have to keep the kids going there 9 months out of the year.”

Reo Griffith questioned “Is the State Board of Education under Chapter 115C, will they sign off or have they signed off on the purpose of demolition and new build?” John Greene said “We are in the planning stages and we have not gotten that far yet, we will come to that point but right now we are in the what we are going to do stage.” Kathy Aldridge said “We are not going to tear it down until we have got somewhere to go.” Reo Griffith said “Under statute you can’t.” John Greene said “Definitely we have to go through the state levels to do that and we are not at that point yet.”

Steve Smith said “Just speaking as one board member I would love very much if you would sit it on that committee.” Martha Hicks said “It is the only way we can learn. Like I said I got blamed for a lot of stuff that I didn’t know I was doing. I must have been doing it in the background or sleep or something.” Dr. Burleson said “Do we have time Friday afternoon to meet? Set a time?” Reo Griffith said “What you are going forward is the committee recommendations on what we have discussed tonight?” Dr. Burleson said “Yes.” Tim Greene said “For clarification are we talking about prior high school under the old board or new one or talking about which one, the one that has Tommy, myself, Dr. Burleson, Darrell, John and Steve including Ms. Martha?” Dr. Burleson said “I think having Tommy on there is a huge advantage because he can keep us going in the right direction because he knows building codes, etc.” John Greene said “We will have some debts coming off of some of the schools but as far as the fund balance is it healthy enough to be moving towards something?” Martha Hicks said “I think we can get a report from Nancy on that and we will let you know on Friday.” Kathy Aldridge said “We still have one million in lottery funds.” Dr. Burleson said “12 noon at lunch and we will meet over at the Board of Education and go to it.”

John Greene said “The only other thing that we have is if we want to take action on this 5-10 year plan we can all do that, if you want to present to your board.” Reo Griffith said “The School of Government does not recommend taking any action at a Special Called Meeting.” Faye Lacey said “It is wise to do what the School of Government tells us.”

Martha Hicks asked “Is there anything else that the Commissioners would like to say? Do I hear a motion to adjourn this meeting?”

Motion by Blake Vance and second by Maxine Laws to adjourn this meeting at 7:44 p.m. Motion unanimously approved.

Motion by Kathey Aldridge and second by Steve Smith to adjourn this meeting at 7:44 p.m. Motion unanimously approved.

Martha Hicks, Chair
Avery County Board of Commissioners

ATTEST: _____
Cindy Turbyfill, Clerk