

**PITT COUNTY BOARD OF COMMISSIONERS**

**AUGUST 2, 2000**

**MINUTES**

**WORKSHOP ON**

**PITT COMMUNITY COLLEGE SPACE NEEDS**

The Pitt County Board of Commissioners met in a recessed session on Wednesday, August 2, 2000, at 8:30 a.m. in Room 146 of the Leslie Building on the campus of Pitt Community College, Greenville, North Carolina.

Commissioners present:

Charles P. Gaskins, Chairman  
David Hammond, Vice Chairman  
Glenn Bowen, Commissioner  
Ann Huggins, Commissioner  
Eugene James, Commissioner  
Tom Johnson, Sr., Commissioner  
Mark W. Owens, Jr., Commissioner  
M. Theresa Shank, Commissioner  
Beth B. Ward, Commissioner

Pitt Community College Board of Trustees members present:

Anne McGaughey  
Raymond Reddrick  
Bob Brown  
Katherine Lewis  
George Williams  
Mike Columbo  
Jim Ebron

Others present were:

Thomas B. Robinson, County Manager  
JoAnne Burgdorff, County Attorney  
Susan J. Banks, Clerk to the Board  
Melonie Bryan, Director of Financial Services  
Arlen Holt, Public Information Officer  
Dr. Charles Russell, President, Pitt Community College  
Joe Hunnicutt, Finance Officer, Pitt Community College  
Susan Everette  
Mary Langston

**CALL TO ORDER** and welcome by Chairman Gaskins.

The invocation was provided by Raymond Reddrick, Chairman of Pitt Community College Board of Trustees.

**APPROVAL OF AGENDA** – Chairman Gaskins

**UPON MOTION** by Commissioner James, seconded by Vice Chairman Hammond, the Board voted unanimously to approve the agenda as presented.

Mr. Robinson said the Community College had identified \$40.0 million in capital needs. The bond issue could provide \$22.0 million for the Community College. He stated that the State would provide \$16 million with the local match needed. He stated that the purpose of this

meeting was to identify the steps to take to meet the space needs before the bond issue. Dr. Charles Russell, President of Pitt Community College, stated that the student enrollment was up over twenty percent over last year's enrollment. He said that if the bonds pass the college will be eligible for \$8.25 million immediately and that classroom space and parking are their main priorities. He said they may use the architectural drawings from one of the existing buildings for any new classroom buildings. At this time, he said that they did not have cost estimates but they did have estimated square footage of buildings to use for planning purposes. Dr. Russell said that the longer they wait, the higher the prices may inflate once the bonds are passed.

Dr. Russell provided the following information:

- Current space needs 116,000 more assignable square feet
- Additional 1000,000 assignable square footage to handle 2004-2005 enrollments
- Total Need 216,000 assignable square footage or 323,000 gross square footage
- Estimated cost - \$40 million to \$5 million shared between State and County
- 2000 bond could yield \$22.6 million State and County dollars

#### **Priorities for Initial 8.25 Million – Total Cost 8.25 Million**

Site Design

500 Parking Spaces

43,450 gross square feet for curriculum and extension of multi-use classrooms

#### **Priorities for Final Bond Allocation 14.4 Million**

- Site Development
- 10,000 gross square feet – maintenance facility
- 25,000 gross square feet – automotive and construction trades
- 20,000 gross square feet – health sciences
- 15,000 gross square feet – student services
- 500 Parking Spaces
- Contingency Fund

He stated that following the allocation of the State Bond funds there will still be a gap in the met and unmet needs. They will still need an additional 209,550 gross square feet needed for 2004-2005 enrollments and 140,000 assignable square feet.

Dr. Russell then reviewed possible new curriculum programs and new economic and community offerings with space permitting.

Dr. Russell and his staff requested off campus facilities to be leased at an estimated cost of \$135,000 to \$150,000 annually. They proposed 15,000 square feet in a 5,000 square foot building in Farmville and 10,000 square foot building in Winterville. He reviewed the programs and services that would be moved off campus.

Commissioner James asked about the multi-purpose classroom space and other areas. He questioned why the Warren Building was built with no classrooms if their need was for classrooms. Dr. Russell stated that the Warren Building was begun six years earlier and at that time the space needs were for student activity area, student development, Registrar expansion, financial aid space and physical education class space. He said the priorities have changed over the last few years because enrollment has increased so dramatically. He said they need classroom space for training classes for the Pitt County workforce. Commissioner Ward stated that they have requested classroom space in their budget request for each year. Dr. Russell said that seventy-three percent of the students are Pitt County residents. Commissioner James suggested the College needs to look for other sources of revenue. The Commissioners discussed student enrollment over the last few years. The enrollment in 1999-2000 was 5,174 including full-time and part-time students. Vice Chairman Hammond suggested the County

should also do an Education Compact with the Community College, much like was done with Pitt County Schools because it would provide a better assessment of their needs.

Commissioner Shank stated that the Pitt Community College capital facility needs should be added to the County's Five Year Capital Needs Program. Mr. Bob Brown, Pitt Community College Board of Trustees member, stated that in their effort to get the Warren Building built they reduced the square footage and had the facility redrawn. He said that they had it redrawn so it could move faster when the funds were made available but it still took a long time for its completion. Commissioner Owens said that he was glad to see this problem because that means students want to come to Pitt Community College. He stated that they need to work on the assignable space requirement and noted that \$8.2 million in the first phase of the bond issue has already been matched by the County. He asked about the use and possible purchase of the U.S. Cellular Building. Dr. Russell said that this was not a feasible alternative for purchase because they did not want the students to have to cross the highway for classes. Susan Everette said they had looked at a 10,000 square foot facility in Winterville that would cost \$135,000 including the outfitting of the building. She said they have also looked at a building in Farmville. Both properties could use the rent to the College as a tax advantage. Commissioner Bowen stated that he had received calls complaining about using money that was supposed to go for other purposes and was not being used for the appropriate purposes. Vice Chairman Hammond stated that the Board has already asked for a list of leased properties from County staff and that this item should be delayed until they could examine the list.

Mr. Raymond Reddrick asked the Board of Commissioners if the Community College should hold on and wait for their response on renting or leasing property or should they just turn students away. Ms. Everette reported that they had cancelled seventeen sessions in the spring session due to lack of classroom space.

**UPON MOTION** by Commissioner Owens, seconded by Commissioner James, for the County Manager and President of Pitt Community College to negotiate for rental agreement for one year and report back to the Board of County Commissioners. Vice Chairman Hammond asked to amend the motion by including the Chairman of the Board of Commissioners in the negotiations. Commissioner James called for the question. The motion was approved unanimously. Vice Chairman Hammond commended Dr. Russell on his communications with the Board of County Commissioners.

**UPON MOTION** by Commissioner James, seconded by Commissioner Owens, the Board voted unanimously to adjourn the meeting at 10:00 a.m.

Respectfully submitted,

Susan J. Banks, CMC  
Clerk to the Board