

**Open Work Session**  
**GOB Roof Replacement Capital Project Funding**  
**October 20, 2020**

Mrs. Pam Oland, Director of Finance, and Mr. Pate Matthews, General Services Supervisor, came before Council. Mrs. Oland said, in the FY21 budget, Council approved funding for the roof out of general obligation bond new money on page 183 of the budget. She said, in making the decision as to what was going to be bonded this year, the decision was that this was not the best use of bond proceeds, and they would look at reallocating some pay-go money that had been allocated to other projects. She continued, as such, they are asking Council to allow them to amend page 183 of the budget and, basically, they are going to defer the engineering evaluation on the old courthouse and the permits and inspections renovations in the GOB to allow them to repair the roof here in this building. She clarified, this is a shared cost, and Council has information in their packet showing that the City of Salisbury has budgeted for their share of this money. She said, basically, this postpones two other projects they had for pay-go that, in discussions with Administration and General Services, are able to be postponed to allow the roof project to go forward. She said they received favorable pricing on the roof project, and that is why they are asking for this to move forward, plus it is a needed repair to this building.

Mr. McCain said he agrees with Mrs. Oland wholeheartedly, and he thinks it is a good decision that something like this should be a pay-go project, and they should not be using bond proceeds for roof replacement in this price range, so he thanks Mrs. Oland for what she has done here. He said they are juggling some funds to make this happen, but it is just good for the County's finances to be able to do a roof replacement with pay-go funds instead of bonding it.

Mr. Cannon said he knows Mr. Strausburg had talked about using a lot of pay-go funds as well. He said, in light of where they are, he thinks what they might have to do in the future is maybe hopefully get together and find out where the County really is on all of their projected pay-go costs. He said there is the \$16 million they bonded earlier, but in the long-term he would personally like to see a breakdown of where they are and the sustainability of the County in their loans, their pay-go, and their reserves. He said they have had so many transfers in the last couple of years, it just would be comforting to know how sustainable all of their debt obligations are going to be over the next five to ten years, to which Mrs. Oland responded, they will work on that for Council.


Mr. Dodd asked how soon Mrs. Oland thinks she can get that to Council, as he thinks that was a good question, to which Mrs. Oland responded, a portion of that is coming up in the next Work Session associated with the Public Safety Building for which they prepared some information in regards to their debt. She clarified, the pay-go part is not answered in that, but they can work on that part of it as well.


Mr. Cannon asked Mr. Matthews what happened in the old courthouse about six to eight months ago when they came to Council for a transfer, to which Mr. Matthews responded, he included money for that in his budget for that building for this year, and when the new budget took effect, he had the money to do the study without doing any transfers.


Mr. Taylor said he has a technical comment. He said, under the Charter, 704G talks about the County Council may, upon the recommendation of the County Executive after Public Hearing and the affirmative vote of the majority of its members, amend the capital budget, and that is what is happening here. He said this one project is being moved from being financed by bonds to pay-go, and then there are two projects that are now pay-go that are being deferred, and he assumes that means put into a future year other than this current year they are in, and that would also be part of the amendment. He said they would be put in whatever year, and that would be up to the Executive Branch and Council, but nevertheless, they need to be removed from 2021 if they are not going to be done in 2021. Mrs. Oland responded, the intention is the Legislation that would come forward would amend page 183 of the budget, which is the capital budget that is being referenced, and eliminate the funding available for those items so that the funding is then reallocated to this project. She said page 183 would no longer have any dollars in it for the permits and inspections, or the engineering evaluation for the old courthouse. She said it would have \$0 in there for 2021, and they would be moving \$150,000 out of the general obligation bond column and only putting in the \$110,000 they are reallocating.


Mr. Dodd asked Mrs. Hurley if this requires a Public Hearing, to which Mrs. Hurley responded, yes, and it only has to be advertised one time, so they can have that at their next Council meeting, which is scheduled for November 3 at 6:00 p.m. There was no further discussion.


  
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Larry W. Dodd, President, District 3


  
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John T. Cannon, Vice President, At-Large

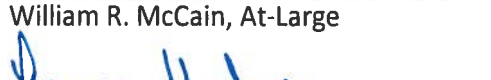
  
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Ernest F. Davis, District 1

  
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Nicole Acle, District 2

  
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Josh Hastings, District 4

  
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Joe Holloway, District 5

  
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William R. McCain, At-Large

  
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Laura Hurley, Council Administrator