

**MINUTES OF THE MEETING OF THE
ROWAN COUNTY BOARD OF COMMISSIONERS
April 20, 2015 – 6:00 PM**

J. NEWTON COHEN, SR. ROOM

J. NEWTON COHEN, SR. ROWAN COUNTY ADMINISTRATION BUILDING

Present: Greg Edds, Chairman
Jim Greene, Vice-Chairman
Mike Caskey, Member
Judy Klusman, Member
Craig Pierce, Member

County Manager Aaron Church, Clerk to the Board/Assistant to the County Manager Carolyn Barger, County Attorney Jay Dees and Assistant County Manager/Finance Director Leslie Heidrick were present.

Chairman Edds convened the meeting at 6:00 p.m.

Commissioner Caskey provided the Invocation

Chairman Edds recognized Landon Measmer with Boy Scout Troop #443 of St. John's Lutheran Church, who led the Board in the Pledge of Allegiance.

CONSIDER ADDITIONS TO THE AGENDA

- Commissioner Greene requested to add a Closed Session regarding an economic development issue at the Rowan County Airport. Chairman Edds added the issue as agenda item #8.
- Chairman Edds added a discussion regarding the issuance of general obligation refund bonds as agenda item #7.
- Chairman Edds added a discussion to Open Session regarding economic development as agenda item #9.
- Chairman Edds said Adjournment would become agenda item #10.

Commissioner Pierce moved, Commissioner Greene seconded and the vote to accept the changes as requested passed unanimously.

CONSIDER DELETIONS FROM THE AGENDA

Commissioner Klusman made a motion to remove item #1(F) from the Consent Agenda. The motion was seconded by Commissioner Pierce and passed unanimously.

CONSIDER APPROVAL OF THE AGENDA

Commissioner Pierce moved, Commissioner Greene seconded and the vote to approve the agenda passed unanimously.

CONSIDER APPROVAL OF THE MINUTES

Commissioner Greene moved, Commissioner Pierce seconded and the vote to approve the minutes of the April 6, 2015 Commission Meeting passed unanimously.

1. CONSIDER APPROVAL OF CONSENT AGENDA

Commissioner Pierce moved approval of the Consent Agenda (as amended). The motion was seconded by Commissioner Greene and passed unanimously.

The Consent Agenda consisted of the following:

- A. Refunds for Approval
- B. Bulletproof Vest Partnership Grant
- C. Recommendation of Juvenile Crime Prevention Council Funding Allocation for FY 2015-16
- D. Rate Increase for WEL Aviation, LLC
- E. Proclamation for Let’s Get Connected Day
- F. Piedmont Skydiving Assignment of Lease (deleted from the agenda)

2. SPECIAL RECOGNITION

Chairman Edds called Michael Streater and his family forward in order for the Board to recognize Michael for his recent indoor track state championship as he represented North Rowan High School and Rowan County.

Commissioner Klusman read a Proclamation honoring Mr. Streater for winning the individual 1A-2A State Championship title for the high jump. The reading was followed by a round of applause. (The Proclamation was adopted by the Board on March 16, 2015; however, Michael was unable to attend the meeting).

3. PUBLIC COMMENT PERIOD

Chairman Edds opened the Public Comment Period to entertain comments from any citizens wishing to address the Board. With no one signed up to speak, Chairman Edds closed the Public Comment Period.

4. PUBLIC HEARING FOR Z 03-15

Senior Planner Shane Stewart presented the staff report for Z 03-15. Mr. Stewart said Mike and Lynn Hartness were requesting the rezoning of 1.5 acres

located along the 3000 block of Old Concord Road and known as tax parcel 402-071, from Rural Residential (RR) to Commercial, Business, Industrial (CBI).

Using a power point presentation, Mr. Stewart showed the site in question, as well as the surrounding properties. Mr. Stewart reviewed the zoning criteria and procedures for the Board. Mr. Stewart said since the request could be considered a small-scale rezoning, the Board should develop a state of reasonableness before approving or denying the request to address any claims of spot zoning. Mr. Stewart reported that a statement of consistency was also necessary to address the relationship between the request and any applicable county adopted plans prior to making a decision to approve or deny the request.

The Planning Board met March 23, 2015 and the property owners were the only people in attendance. The Planning Board voted unanimously (7-0) to recommend approval based on the following statements:

Statement of Reasonableness

- 1) The rezoning site is located on a major thoroughfare;
- 2) The intended rezoning will not impact traffic; and
- 3) The intended CBI district is appropriate based on the commercial use of the existing business.

Statement of Consistency

- 1) The rezoning request is consistent with the Rowan County Zoning Ordinance and the Eastern Land Use Plan;
- 2) The rezoning site is located along Old Concord Road which is considered a major transportation corridor; and
- 3) An adjacent site to the North is zoned CBI in the Summit Corporate Center (SCC)

Mr. Stewart said the applicant was present in the event the Board had any questions.

Chairman Edds opened the public hearing for Z 03-15. With no one wishing to address the Board, Chairman Edds closed the public hearing.

Commissioner Pierce moved approval of the Statement of Reasonableness and Statement of Consistency as recommended (above). The motion was seconded by Commissioner Greene and passed unanimously.

Commissioner Pierce moved, Commissioner Greene seconded and the vote to approve Z 03-15 passed unanimously.

5. CONSIDER APPOINTMENT OF ROWAN COUNTY BRANDING TASKFORCE

James Meacham, Executive Director of the Rowan County Convention and Visitors Bureau, said the Board of Commissioners and Tourism Development Authority (TDA) had launched a branding process for Rowan County in February. Mr. Meacham reported funding for the endeavor had been secured (\$500,000) and was in place. Mr. Meacham said a management consultant had also been secured to support the process and RFP drafts had been developed for the Taskforce to review at its first meeting.

Mr. Meacham submitted the proposed membership for the Taskforce that would assist in the oversight of the branding initiative for Rowan County.

The proposed members of the taskforce were as follows:

- Michelle Patterson, Taskforce Chair (as appointed by the Board of Commissioners)
- Craig Pierce, Board of Commissioners representative
- Kelly Alexander
- State Alexander
- Dustin Wilson
- Barbara Hall
- Whitney Wallace
- Amie Baudoin
- Krista Osterweil
- John Ketner
- Justin Dionne
- Nicole Holmes-Matangira
- Thad Howell
- Alan Lambert
- Jeanie Moore

Commissioner Klusman moved, Commissioner Pierce seconded and the vote to appoint the taskforce as recommended passed unanimously.

6. PRESENTATION OF MASTER PLAN FOR WEST END PLAZA

Chairman Edds introduced Bob Lauer and Scotty Smith from ADW Architects who were in attendance to present the Facilities Master Plan (Plan) for Rowan County.

Mr. Lauer expressed appreciation to county staff and those who had assisted in providing information to ADW for the Plan.

Using a power point presentation, Mr. Lauer and Mr. Smith provided an in-depth review of the Plan, which was a direct result of the County's space needs assessment presented to the Board last month.

Two (2) options were presented in the Plan. The first Plan option was to include utilization of the space at the West End Plaza (WEP), with a projected construction cost of \$27,583,000. The second option, without utilizing space at the WEP, had a projected construction cost of \$41,429,000. Neither option included flex spaces, FF&E, A&E fees, land acquisition, moving expenses, escalation, or value of property not used in master planning.

Following the presentation, Mr. Lauer stated it was the recommendation of ADW for the County to utilize the WEP. The recommendation was based on the standpoint of meeting the County's needs for a fifteen year plan, utilizing current facilities and consolidating departments in the best and most economical way.

Chairman Edds pointed out for a more fair comparison that the \$27,583,000 option included a community/conference center at \$4.5 million. Chairman Edds said the \$41,429,000 option did not include the community/conference center.

Commissioner Greene inquired as to a final engineering report. Mr. Lauer said the report was included in the Plan booklet. Mr. Lauer said the overriding theme was the WEP was in "really decent shape for a 30-year old building". Mr. Lauer said there were issues that would be expected such as cracking in some walls, some water problems, the roof needed to be replaced and some of the HVAC units needed to be replaced.

Chairman Edds questioned the cost per square foot for the roof and Mr. Lauer said a professional estimator felt the roof could be replaced for approximately \$10 to \$11 per square foot.

Commissioner Caskey asked if the conference/assembly area would be the recommended conference space for the Health Department and the Department of Social Services (DSS). Mr. Smith responded the needs assessment indicated there were times DSS needed a larger conference space; however, he said there would be smaller meeting rooms for the individual departments.

In response to Commissioner Caskey, Mr. Lauer confirmed ADW felt the Board of Elections (BOE) would be fine in its previously selected location at the WEP, specifically because the County already had a set of plans in place for the BOE. Mr. Lauer recommended getting the BOE new space sooner rather than later.

Commissioner Greene inquired as to the total square footage recommended for use in the first option. Mr. Smith said a little over 100,000 square feet was allocated for flex space.

Chairman Edds questioned the difference between the conference area and the event hall. Mr. Lauer said the WEP had a major structural entry on the end where Belk was previously located. Mr. Lauer said ADW felt a large "hall" could be created in the space to serve as an events space.

Commissioner Caskey questioned the ceiling height in the former JC Penney store compared to the ceiling height in the former Belk store. Mr. Lauer estimated JC Penney was approximately 16 to 18 feet and Belk was 20 feet or more.

Commissioner Pierce asked if any consideration had been given to the second floor area in the Belk location and Mr. Smith said no. Mr. Lauer added that when an architect actually got into the project, those details would be considered.

Chairman Edds thanked Mr. Lauer and Mr. Smith for the presentation.

ADDITION TO THE AGENDA

7. Issuance of General Obligation Refunding Bond, Series 2015

Finance Director/Assistant County Manager Leslie Heidrick provided the Board with several handouts, with the first being a summary of the bids received for the General Obligation Refunding Bond, Series 2015. Ms. Heidrick described the rates as "great" and said Regions offered the lowest rate of 1.250%. Ms. Heidrick said the next step was for the Board to approve the Resolution included in the handouts. If approved, the County would move forward and the bonds would be sold approximately May 13, 2015. Ms. Heidrick reported the savings at the rate of 1.250% would be \$1.6 million, or an annual savings of approximately \$338,000 per year for five (5) years.

In response to an inquiry from Commissioner Caskey, Ms. Heidrick confirmed the savings would start next budget year.

Commissioner Pierce moved, Commissioner Greene seconded and the vote to approve the Resolution Authorizing The Issuance and Sale of General Obligation Refunding Bonds, Series 2015 Of The County of Rowan, North Carolina, Pursuant To the Bond Order Heretofore Approved And Providing For the Form, Details and Payment Thereof passed unanimously.

8. CLOSED SESSION

Commissioner Greene moved at 7:15 p.m. for the Board to enter Closed Session pursuant to North Carolina General Statute §143-318.11(a)(4) for an economic development matter at the Rowan County Airport. The motion was seconded by Commissioner Pierce and passed unanimously.

9. OPEN SESSION

The Board returned to Open Session at 8:00 p.m.

Commissioner Pierce moved the Board approve the relocation and expansion assistance agreement between Rowan County Airport and Strategic Moves, LLC and its amendments. The motion was seconded by Commissioner Greene and passed unanimously.

Chairman Edds congratulated Airport Director Thad Howell upon approval of the project. Chairman Edds also thanked Commissioner Pierce for his vision of the Airport being an economic development tool for the County and he praised Commissioner Pierce for a job well done and seeing the Strategic Moves Project through.

10. ADJOURNMENT

There being no further business to come before the Board, Commissioner Klusman moved to adjourn at 8:04 pm. The motion was seconded by Commissioner Pierce and passed unanimously.

Respectfully Submitted,

Carolyn Barger, MMC, NCCCC
Clerk to the Board/
Assistant to the County Manager