

**MINUTES OF THE MEETING OF THE  
ROWAN COUNTY BOARD OF COMMISSIONERS**

**November 16, 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.

Chaplain Michael Taylor provided the Invocation.

Chairman Edds led the Pledge of Allegiance.

**CONSIDER ADDITIONS TO THE AGENDA**

Commissioner Greene requested to pull item K (Amendment to Parks and Recreation Regulations) from the Consent Agenda. Chairman Edds placed the issue on the agenda as item #5a.

**CONSIDER DELETIONS FROM THE AGENDA**

There were no deletions from the agenda.

**CONSIDER APPROVAL OF THE AGENDA**

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

**CONSIDER APPROVAL OF THE MINUTES**

Commissioner Klusman moved, Commissioner Greene seconded and the vote to approve the minutes of the November 2, 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 Klusman and passed unanimously.

The Consent Agenda consisted of the following:

- A. Acceptance of 2015/16 Emergency Preparedness Grant
- B. FM Global Fire Prevention Grant Opportunity
- C. Refunds for Approval
- D. Rowan County Airport North Ramp Rehabilitation Contract
- E. Rowan County Health Dept. Strategic Plan Update
- F. Donation of Surplus Ambulance to City of Salisbury
- G. State Request to Add Waterford Drive to the State Secondary Road System for Maintenance
- H. Proposal to the NC Highway Patrol and Authorize County Manager to Sign Lease
- I. Proclamation Recognizing National Survivors of Suicide Day
- J. Accept Parks and Recreation Grant
- K. Amendment to Parks and Recreation Regulations (placed on the regular agenda as item #5a)

## **2. PUBLIC COMMENT PERIOD**

Chairman Edds opened the Public Comment Period to entertain comments from any citizens wishing to address the Board. The following individuals came forward:

- Students Caroline Parrott and Matt Woolly spoke on the issue of poverty and its effects on students. The students appealed to the Board to make a difference.

With no one else wishing to address the Board, Chairman Edds closed the Public Comment Period.

## **3. PUBLIC HEARING & IMPACT STUDY PRESENTATION – EDC “PROJECT D2”**

Robert Van Geons, Executive Director of the Economic Development Commission (EDC) highlighted the Economic Impact Analysis (Analysis) for “Project D2”, or Daimler’s Freightliner facility. Daimler Trucks is the largest heavy-duty truck manufacturer in North America and a leading producer of medium-duty trucks and specialized commercial vehicles.

Mr. Van Geons said Daimler was proposing \$37.95 million total investment and over \$1.4 million in new tax revenue over the next ten (10) years.

Mr. Van Geons introduced David Trebing, General Manager of State and Local Relations, and Henning Bruns, General Manager of the Cleveland Facility, who were in the audience.

Mr. Van Geons reported there were over 2800 employees currently at the site and he also made a correction to the report in the agenda packet stating Daimler first came to Rowan County in 1989 and not 1981. Mr. Van Geons said there were no plans to increase employment but over a three year period the overall operations would benefit, as well as the quality of the products.

Mr. Trebing said Daimler had thirty-three (33) facilities in the United States with North Carolina being the Company's most important presence. Mr. Trebing expressed appreciation to the Board for its consideration and said the project would secure the future for the important mark in Daimler's growth. Mr. Trebing thanked Mr. Van Geons for being a critical partner throughout the process.

Mr. Bruns said he had been with the Company for twenty-five (25) years and head of the Cleveland facility for the past six (6) months. Mr. Bruns said the proposed investment into the site was a major footprint into the future. Mr. Bruns said the investment into the new logistics center will put the plant at a new level of activity and improving efficiency at the site. Mr. Bruns said all the previous investments have helped make Daimler successful and to meet the market need. Mr. Bruns said he was appreciative of the graciousness of the Board and in conclusion invited the Commissioners to visit the plant.

Mr. Van Geons said in July 2009, the Board of Commissioners entered into a Level 1 grant agreement with Daimler as an incentive to the Company for its military truck line expansion. Despite increasing employment levels and making a substantial investment in the plant and its equipment, due to depreciation of existing assets, no substantial increase in tax revenue was received by the County and therefore no payments have been issued to the Company under the agreement currently in effect.

The Company was requesting a 5-year extension of the existing agreement to accommodate its new project. Under the terms of the extension, the agreement would now expire in 2023. Mr. Van Geons said beginning next year, the Company would have two (2) years to complete the project.

Mr. Van Geons included a copy of the original incentive agreement in the agenda packet, along with a copy of the draft amendment. Mr. Van Geons said if approved, the original agreement would no longer be valid.

Mr. Van Geons highlighted the revenue calculations to illustrate the impact of the proposed project on the community.

Commissioner Pierce asked for an estimate as to the total dollars Daimler would have received from the previous incentive that did not make the benchmarks. Mr. Van Geons responded approximately \$300,000.

Commissioner Pierce pointed out the Company had “already invested one time and didn’t get the incentive so we’re \$300,000 in their debt.” Mr. Van Geons agreed with Commissioner Pierce’s assumption.

Commissioner Greene questioned the total investment made by Freightliner into the community thus far, prior to the proposed project. Mr. Van Geons said it would be difficult to say but felt the figure would be in the hundreds of millions of dollars.

In response to an inquiry from Commissioner Greene, Mr. Van Geons said Freightliner was the largest manufacturer in terms of total payroll. Mr. Van Geons said the Company provided a great revenue source for the Town of Cleveland.

Chairman Edds asked for a breakdown of the top ten (10) employers in Rowan County between government and private sector entities. Mr. Van Geons said three (3) of the top ten (10) were private sector employers and Daimler was in the top (2). Mr. Van Geons said the private sector companies helped to keep the tax rate lower.

Chairman Edds opened the public hearing to receive citizen input on the proposed incentive. With no one wishing to address the Board, Chairman Edds closed the public hearing.

Commissioner Pierce moved to approve EDC Project D2. The motion was seconded by Commissioner Klusman.

Chairman Edds expressed appreciation for the Company’s investment into the community.

Upon being put to a vote, the motion on the floor passed unanimously.

#### **4. PUBLIC HEARING FOR Z 08-15**

Senior Planner Shane Stewart said Venture Properties VII, LLC was requesting the rezoning of a 2.04 acre parcel owned by Connie Jenkins and referenced as tax parcel 511-012 located at 9315 Stokes Ferry Road from Rural Agricultural (RA) to Commercial, Business, Industrial (CBI).

Mr. Stewart pointed out the Board needed to consider all possible uses allowed in the district and should not focus on one (1) specific use as identified in the request.

Using a power point presentation, Mr. Stewart showed the site in question, as well as the surrounding properties, some of which included Morgan Elementary School (School), Liberty Methodist Church and Liberty Volunteer Fire

Department (VFD). Mr. Stewart also showed photos of some of the businesses located in the CBI area.

Mr. Stewart discussed the zoning criteria contained in the staff report including relationship and conformity with any plans and policies; consistency with the requested zoning district's purpose and intent; compatibility of all uses within the proposed district classification with other properties and conditions in the vicinity, and potential impact on facilities such as roads, utilities and school.

Mr. Stewart said there was limited sight distance; however, per the North Carolina Department of Transportation (DOT), it appears it may be adequate for a driveway permit. Mr. Stewart said the permit would be subject to the potential use since some uses required a turn lane. From preliminary discussions with DOT, there may not be adequate right of way for turn lanes. Mr. Stewart said the information was not be the basis for a rezoning decision, as it would be determined by the use, the DOT and permit request.

With regards to the East Rowan Land Use Plan (LUP), Mr. Stewart reported the site to be in Area 1, or more specifically the Liberty Community Node. Mr. Stewart said in general, the LUP identifies uses that support the existing population's needs for goods and services. Mr. Stewart said the LUP also indicated Neighborhood Business (NB) zoning was also appropriate along certain thoroughfares for rural businesses.

Pertaining to discussions for the number of accidents that have occurred, Mr. Stewart said Staff worked with 911 Staff and obtained the number of 911 calls for traffic accidents in the area from June 2008 to August 2015. Using the power point, Mr. Stewart showed a map of the accident locations. Mr. Stewart said the data was not perfect but the calls were tied to an intersection or an address. Mr. Stewart referred to a total of 56 accidents for the specific time period. Mr. Stewart said 15 accidents were tied to the school. For comparison, in talking with the DOT, Mr. Stewart said the data the DOT had was quite a bit different. According to Mr. Stewart, the DOT office in Winston-Salem said the difference could be a result of calls not being reported to not meeting a certain threshold. Mr. Stewart said some of the accidents were animal-related such as with deer, etc. Mr. Stewart said the information before the Board included high-frequency crash data from the DOT and was intersection and segment based.

Mr. Stewart said the Planning Board recommended denial of the request and had offered Statements of Reasonableness and Consistency in the agenda packet. Since the request could be considered a small-scale rezoning, Mr. Stewart the Board should develop a Statement of Reasonableness before approving or denying the request to address any claims of spot zoning.

Commissioner Klusman questioned the issues that warranted the denial by the Planning Board. Mr. Stewart responded that 50 people attended the hearing and

18 spoke in opposition with a range of concerns. Many of the concerns focused on traffic accidents, sight distance limitations, unknown uses, the rural area, etc.

Chairman Edds opened the public hearing to receive citizen input regarding the proposed rezoning. The following individuals came forward:

- Doug Lentz, 1440 Agner Road, said the property backed up to a preschool and playground area causing concerns for safety. Mr. Lentz pointed out that registered sex offenders could visit the store and be right next to the school. Mr. Lentz provided the Board with photos that emphasized concerns with accidents.
- Brad Treece, Assistant Pastor at Liberty Church and a resident of 1910 Barger Road. Mr. Treece said he represented a congregation of over 100 active members and over 40 families in the preschool. Mr. Treece said polls were conducted and there was overwhelming opposition to making the area a CBI zone, which he said did not fit the Liberty area.
- Connie Jenkins said she was the owner of the property in question and a resident of 107 Killan Point Court in Apex. Ms. Jenkins voiced her support of the proposed development and said the request did conform with the County's LUP.
- Kristen Wilson, 255 Gold Park Road, said her children attended Morgan Elementary and that she could not imagine there being a place where a sex offender could feel safe to sit and watch her children play and she could not support the rezoning.
- Rick Tutwiler, operator of Lentz General Store, said when the County created the LUP and the nodes therein, the businesses were to be beneficial for the community. Mr. Tutwiler was of the opinion Dollar General was not beneficial for the community. Mr. Tutwiler described the community as quaint and close-knit and the community did not want the store. Mr. Tutwiler said the location was terrible for traffic.
- William D. Backus, 9555 Stokes Ferry Road, said he had lived at his residence for approximately 8 ½ years. Mr. Backus said he liked living in the country and liked the community the way it is. Mr. Backus said he could drive 8 miles to Dollar General in Rockwell and did not need the store next door to him. Mr. Backus said the location would cause serious traffic hazards with the trucks that use the road, regardless of the kind of turning lanes put in.
- Shay Davis of Venture Properties said he was with the developer doing the project. Mr. Davis provided a power point and showed how the Dollar General would look. Mr. Davis said the store locates in small communities as a good fit and provides local services to the communities. Mr. Davis said most often the store saves the community money and creates jobs for the local residents. Mr. Davis said the store increases property tax base and sales tax. Mr. Davis said the location was with the adjacent area and other nearby zoned parcels. Mr. Davis reported Dollar General is a national retailer with a long history of supporting local schools and

- provided funds to literacy programs, United Way, Boys and Girls Clubs, etc. Mr. Davis said the site conformed to the LUP. Mr. Davis showed photos and clarified where the driveway would be located, as well as property boundaries in relation to other parcels. Mr. Davis felt the store was a good project for the community.
- Savanna Vise with Venture Properties said a concern had been raised regarding safety of children at Morgan Elementary and Liberty United Methodist Church. Ms. Vise said part of the research for the project included contacting the Chief of police in Rockwell. Ms. Vise said according to the Chief, over the past three (3) years there did not appear to be any direct correlation of incident reports with the location of the Dollar General Store there, which was also adjacent to an elementary school. Ms. Vise showed the proposed development design of the building and the multiple layers of separation that included a six-foot construction fence that would be a boundary, a 20 foot landscape buffer, an existing gravel drive and existing landscape/buffer.
  - Justin Church of Blue Ridge Environmental said he was the Civil Engineer for the project. Mr. Church addressed the traffic concerns that had been raised at the Planning Board courtesy hearing. Mr. Church said traffic was the first issue reviewed once a site had been looked at and how to satisfy any DOT concerns. Mr. Church said there had been the idea that when school let out at Morgan Elementary that cars tend to back up and the claim was made they back up through the intersection and across the front of the proposed Dollar General property. Mr. Church said when looking at the school the entrance was nearly 400 feet from the intersection with Stokes Ferry Road and St. Matthews Church Road. Mr. Church said there was nearly  $\frac{1}{4}$  of a mile of storage inside their own property to deal with vehicle stacking when picking up children. Mr. Church said there was almost 750 feet of separation from where the proposed entrance would be and where the school access point is. Mr. Church said people from Venture Properties spent time at the site last week spend time there last week at different periods of the day and at no time did the traffic back up through or approach the intersection. Mr. Church said the assessment was videoed. Mr. Church said Venture Properties recognized there was a sight distance issue at the intersection but would not be proposing the entrance or have selected the site if it did not feel any of the concerns could be overcome in discussions with DOT.
  - Daniel (last name inaudible) of Venture Properties said a concern brought up during the courtesy hearing was the perceived negative impact Dollar General might have on existing businesses. Daniel said the LUP defined community nodes and the proposed site was within the Liberty community node. Daniel said Venture Properties Staff had visited a local grocer in the community and randomly purchased ten (10) name brand items and then went to the Dollar General in Rockwell and purchased the same items at a 48% lower price. Daniel submitted that the potential savings

- was significant and the proposed Dollar General development represented an opportunity for the betterment of the welfare of the entire community.
- Ronnie Walser, of Venture Properties, provided a handout and said when the site was first investigated Venture Properties had felt the community would support the project in that there were several adjacent CBI properties in the vicinity. Mr. Walser said the site was identified in the LUP as being compatible for commercial development to provide services in the community. Mr. Walser said Venture Properties initially thought it had support of the Planning Department but realized at the Planning Board meeting it did not in large part due to about 50 individuals in opposition attending the hearing. Mr. Walser said he respected the opinions of those who spoke but questioned the fairness when there were 3600 living in the community. Mr. Walser said there was a need for the additional tax base and the jobs Dollar General would create. Mr. Walser said he was pointing out facts and that concerns had been addressed. Mr. Walser said there had been an attempt to associate the store with the intersection; however, the proposed driveway was 400' west of the intersection. Mr. Walser said the data pulled by Staff showed one (1) accident west of the intersection.
  - Nancy Caudle of 3225 Liberty Road said she lived approximately one (1) mile from the school. Ms. Caudle expressed concern with the congestion on Stokes Ferry Road. Ms. Caudle provided a scenario where she said a bad wreck could have occurred. Ms. Caudle said the parents dropping off their children for school had nowhere to park except on the side of the road. Ms. Caudle shared information she had been told regarding the congestion for dropping off and picking up students at Morgan Elementary.
  - Lunda Eller said she was opposed to the Dollar General for multiple reasons. With regards to the DOT, Ms. Eller said there was a bridge on Stokes Ferry Road going over the backwater coming into the Liberty community that should have been replaced twenty (20) years ago. Ms. Eller said the bridge was recently closed for half a day due to huge potholes. Ms. Eller said the bridge structure is wood and metal and is rusty and rotten. Ms. Eller said the bridge was closed for several months in the summer and traffic was re-routed around Liberty. Ms. Eller said on St. Matthews Church Road there was a bridge that should have been replaced approximately forty (40) years ago and has now been made into a one-lane bridge. Ms. Eller said DOT cannot fix either bridge and she questioned what would make the DOT work on the intersection that had been discussed to make it accessible for EMS and for families to pick up their children. Ms. Eller discussed the blind spot coming from Salisbury towards the intersection and said there was no way to fix the intersection and she felt DOT had no intentions of fixing the intersection. Ms. Eller declared that someone would be killed as a result. Ms. Eller said she was a mother and grandmother whose family goes back for generations in the

community. Ms. Eller said she loved Dollar General and was an avid shopper there but she did not want the store by her church.

- Debbie Hopkins of 215 Panther Creek Road said she lived less than a mile from the intersection. Ms. Hopkins agreed with a lot of what had been said. Ms. Hopkins questioned what would locate on the property if it was rezoned and Dollar General did not make it.
- Darrin Trexler, Chief of the West Liberty Volunteer Fire Department (VFD), said once the Dollar General was built the VFD and community would be left to deal with the wrecks and what was left behind. Mr. Trexler provided pictures of the traffic backups that had been referenced. Mr. Trexler said the data he had for traffic accidents was higher than Mr. Stewart's. Mr. Trexler said once the driveway for the store went in there would be wrecks there as with other businesses. Mr. Trexler said he did not know what could be done to change the blind intersection.
- Misty Trexler said she was a mother of three (3) and felt the same as the other speakers. Ms. Trexler said there was no good way to fix traffic at Morgan Elementary. Ms. Trexler said the principals and the safety team from Rowan Salisbury Schools had visited the site in an effort to find a safe way to get the kids out of the school. Ms. Trexler said her husband owned Trexler Trucking on Liberty Road and the truckers complained about the traffic on Stokes Ferry Road. Ms. Trexler begged the Board to keep safety in mind when making its decision.

With no one else wishing to address the Board, Chairman Edds closed the public hearing.

Commissioner Caskey inquired as to whether the DOT visited the site. Mr. Stewart said the DOT went out and made a small change with regards to a stop sign at St. Matthews Church Road. Mr. Stewart said he did not know if other changes were made. In terms of statistics, Mr. Stewart said the number of accidents was data-based driven. Mr. Stewart said he did not know what other options might be available for the site, such as lowering the grade of the road, which would be quite expensive and not an easy fix. Mr. Stewart said he would know more tomorrow.

Commissioner Caskey asked if the DOT's plan might come back with totally different information that would affect the Board's decision today. Mr. Stewart said Planning Staff could talk more with 911 Staff and narrow down the statistics. In terms of recommendations for the intersection and improvements, Mr. Stewart said those changes could be some the community would not be very excited to see, such as a four-way stop.

In response to an inquiry from Commissioner Greene, Mr. Stewart explained the property frontage was 228' and there was a 25' side section at Surveyor's Drive. Mr. Stewart said the church had 181' back to the intersection. Mr. Stewart said

the picture he had shown was not intended to identify the location of the driveway access.

Commissioner Pierce emphasized the LUP was never intended to be a rule but rather a guideline to help individuals determine whether they wanted to move to a particular area. Commissioner Pierce said he used to live on St. Matthews Church Road and knew the intersection was dangerous. Commissioner Pierce said the owner had the right to sell the property; however, he felt it would be a disservice to the residents who lived in the community. Commissioner Pierce said he could not in good conscience support the rezoning. Commissioner Pierce asked that Dollar General please stay but to go a few miles further down the road to build a store. Commissioner Pierce thanked the residents who came out to share how they felt.

Commissioner Klusman said the decision for her was a hard one. Commissioner Klusman described herself as a “farm kid” and said it bothered her when people started to develop a rural area. Commissioner Klusman said the person selling the farmland for retirement purposes needed to have that right.

Chairman Edds said Dollar General was not an enemy to the community. Chairman Edds read several comments from the packet that included the positives from the location of a Dollar General Store. Chairman Edds said it was not up to the Board to judge what is needed in any given community. Retailers have sophisticated ways of determining when a community is right for their services. Chairman Edds said citizens would not find Commissioners more committed to property rights, to new commerce that created new jobs and new tax base. Chairman Edds said it was not up to the Board to protect other retailers or to decide what retail is good for a community as it was determined by the market. Chairman Edds said it was not the Board’s job to “keep things the way they are.” In conclusion, Chairman Edds said he still had a problem with the request. Chairman Edds said he appreciated retail wanting to come to Rowan County and people who wanted to invest in the community. Chairman Edds said most board members had driven to the site and he could not see putting the facility where it was proposed. Chairman Edds said he could not support the request. Chairman Edds asked Venture Properties to please invest Rowan County and he expressed hope the company would find another suitable location that was more acceptable from a safety standpoint.

Commissioner Caskey said his family shopped at Dollar General a couple of times each week and found its location to be convenient. Commissioner Caskey described Dollar General as a good store and an asset to the community. Commissioner Caskey said he had been through the area several times and observed the traffic issues and having been a past member Board of Education, he was made aware of the issues. Commissioner Caskey said he was curious to see what the DOT might come up with in the plan being looked at. Commissioner Caskey agreed Dollar General was a good store and expressed

hope Venture Properties would find another location. Commissioner Caskey felt the proposed location would take a bad traffic situation and make it worse.

Mr. Stewart provided a handout with example statements for the Board to consider for a vote to deny the request.

Chairman Edds noted the Board had been provided with statements for either approval or denial of the request.

#### Statement of Consistency

Commissioner Pierce moved that although this property lies within the Liberty community node identified by the East Rowan Land Use Plan, node identification does not suggest all commercial uses are appropriate for the area. Within the recognized nodes, the plan encourages uses that support the existing population's need for goods and services. Additionally, this request is not consistent with the Zoning Ordinance's intent to advance the public safety. The motion was seconded by Commissioner Greene and passed unanimously.

#### Statement of Reasonableness

Commissioner Pierce moved:

1. The adjacent CBI zone is an underutilized district containing two (2) abandoned commercial buildings, a church cemetery and one (1) residence;
2. While this request would technically expand an existing CBI district, the resultant boundary configuration lacks uniformity;
3. The property provides limited site distance from an intersection 300' away which has experienced what appears to be an above average level of accidents based on information noted in the staff report; and
4. Extending the CBI zone to include the subject property would further impair existing intersection problems and potential impacts on adjacent uses that include a church, daycare and school.

The motion was seconded by Commissioner Greene and passed unanimously.

Commissioner Pierce moved to deny Z 08-15. The motion was seconded by Commissioner Greene and passed unanimously.

Chairman Edds thanked Venture Properties for its consideration and expressed hope the company would find another location.

Chairman Edds called for a recess at 7:40 p.m.

Chairman Edds reconvened the meeting at 7:50 p.m.

## **5. PRESENTATIONS FOR A PARKS MASTER PLAN**

Chairman Edds said the County had solicited Requests for Qualifications (RFQ) for Parks and Recreation consultants to prepare a comprehensive master plan. Chairman Edds said the County missed out on grant opportunities due to not having a master plan in place. Three (3) firms were selected to make presentations and representatives from Benesch and McAdams attended the meeting to highlight their proposed plans and experience.

Derek Williams represented Benesch and provided a handout that featured some of company's plans.

A second presentation by McAdams, including a handout with highlights, was provided by David Malcom, PLA, ASLA, Principal Planner, Nick Lowe, Planner and also a resident of Rowan County, Kent Rothrock, President of Highland Mapping, and PROS Consulting President Leon Younger.

Chairman Edds thanked the both firms for the presentations and their time.

### **Addition**

5a. Amendment to Parks and Recreation Regulations  
(This item was pulled from the Consent Agenda)

Commissioner Greene said Don Bringle, Director of Facilities Management and Parks, was quoted in the paper and Commissioner Greene said he could not do any better than what Mr. Bringle had done. Commissioner Greene said the banning of any model airplanes has been in place for years for safety reasons. With the mobility of systems now, Commissioner Greene said the Parks Board wanted to make a clear distinction. Commissioner Greene explained that the airplanes could be used if coordinated with the Parks staff. Commissioner Greene stated that although this amendment was not completely excluding these aircraft from the Parks, the problems associated with these typically dealt with privacy or safety. Commissioner Greene thanked Mr. Bringle for presenting the issue to the Post so eloquently and stated he hoped the Post was now happy with why these toys have been excluded.

Commissioner Greene moved to accept the Parks and Recreations amendment to the regulations. Commissioner Pierce seconded and the motion passed unanimously.

## **6. PRESENTATION OF FINANCIAL REPORT**

Assistant County Manager/Finance Director Leslie Heidrick presented a financial report highlighting the County's annual cumulative revenue and expenditure comparisons.

With regards to revenues through the month of October, Ms. Heidrick said the County was paralleling last year. According to Ms. Heidrick, revenues are

coming in as expected, with \$54.6 million received through October. Ms. Heidrick pointed out that about \$46 million was property tax. Ms. Heidrick said Tax Administrator Kelvin Byrd, Tax Collections Manager Tonya Parnell and their staff were doing a great job.

Expenditures are tracking the same as last year; with Ms. Heidrick pointing out the County has spent roughly \$39 million of a \$142 million budget, or 27.4%. Last year at the same time, the County had spent 27.4% percent.

Chairman Edds asked at what point it would be known if the new retailers had given a boost to the economy. Ms. Heidrick said hopefully the information would be known around February or March.

Chairman Edds thanked Ms. Heidrick for the report.

#### **7. CHANGE OF ORDER FOR JT RUSSELL AND HDR FOR LANDFILL**

County Manager Aaron Church explained the budget ordinance required the Board of Commissioner to approve any change order over \$25,000. The change order in the agenda packet was a credit to the County in the amount of \$481,031.20 for the construction of the last cell at the Landfill. Mr. Church said the changer order should be the last one. The majority of the changes were from underruns and contingency; however, there was a \$72,000 decrease in JT Russell's contract price outside of contingency due to the increased construction duration. The previous contract price was \$5,957,375.90 and the contract price after the change order will be \$5,476,344.60.

The second item was a change order with HDR Engineering, Inc. The change order was an increase to the County in the amount of \$72,000 for the construction management and engineering oversight of the last cell at the Landfill. Mr. Church said the change order should be the last one and was to compensate for the engineers increase of fees in the amount of \$72,000 due to the increased construction duration.

Commissioner Pierce moved approval of the change order. Commissioner Caskey seconded and the motion carried unanimously.

#### **8. CONSIDER APPROVAL OF BUDGET AMENDMENTS**

Finance Director Leslie Heidrick presented the following budget amendments for the Board's consideration:

- Finance – To increase Rowan Public Library revenue and expense to agree with additional State Aid Grant funding - \$4,917
- Rowan Transit – To adjust ROAP revenues and expenditures to equal state allocations - \$33,524
- Finance – Recognize the increased allocation to HCCBG and provide for County match - \$16,014

Commissioner Pierce moved approval of the budget amendments as presented. The motion was seconded by Commissioner Klusman and passed unanimously.

**9. CONSIDER APPROVAL OF BOARD APPOINTMENTS**  
**ROWAN RESCUE SQUAD**

- Doug Jones has submitted his resignation.
- Vincent Frank Mellone has submitted an application to fill the vacancy. The term would expire December 31, 2016 at which time Mr. Mellone would be eligible to serve a full term.

Commissioner Klusman moved to accept Doug Jones resignation. Commissioner Greene seconded and the motion carried unanimously.

Commissioner Klusman moved to approve Vincent Mellone. Commissioner Greene seconded and the motion passed unanimously.

Commissioner Pierce said he wanted to thank Mr. Jones publicly for his service. Commissioner Pierce said Mr. Jones had been a tremendous asset and the County owed him a debt of gratitude for his service.

**10. ADJOURNMENT**

There being no further business to come before the Board, Commissioner Greene moved to adjourn at 8:25 p.m. The motion was seconded by Commissioner Klusman and passed unanimously.

Respectfully Submitted,

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