

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



Aaron Church, County Manager
Carolyn Barger, Clerk to the Board
John W. Dees, II, County Attorney

Rowan County Board of Commissioners

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MINUTES OF THE MEETING OF THE ROWAN COUNTY BOARD OF COMMISSIONERS

July 19, 2021 – 6:00 PM

J. NEWTON COHEN, SR. ROOM

J. NEWTON COHEN, SR. ROWAN COUNTY ADMINISTRATION BUILDING

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

Participating Remotely: Craig Pierce, Member

County Manager Aaron Church, Clerk to the Board Carolyn Barger, County Attorney Jay Dees, and Finance Director James Howden were also 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

Chairman Edds added a request from Chris Sloop, Soil and Water, to apply for grant funding for creek debris cleanup from damages caused from Tropical Storm Eta.

Commissioner Greene moved, Commissioner Klusman seconded and the vote to add the issue to the Consent Agenda passed unanimously. (The item was added to the Consent Agenda as item AF).

CONSIDER DELETIONS FROM THE AGENDA

There were no deletions from the agenda.

CONSIDER APPROVAL OF THE AGENDA

Commissioner Klusman moved, Commissioner Greene seconded and the vote to approve the agenda as amended passed unanimously.

CONSIDER APPROVAL OF THE MINUTES

Commissioner Klusman moved, Commissioner Caskey seconded and the vote to approve the minutes of the June 21, 2021 Commission Meeting passed unanimously.

1. CONSIDER APPROVAL OF CONSENT AGENDA

Commissioner Klusman moved approval of the Consent Agenda as amended. The motion was seconded by Commissioner Caskey and passed unanimously.

The Consent Agenda consisted of the following:

- A. Contracts for Two (2) Assistant District Attorney Positions for FY 2022
- B. LFGCC System Project Contract Closeout Change Order No. 1 Blue Flame Crew
- C. Recycling Grant Approval Request Dept. of Environmental Management (Landfill)
- D. Golder FY-22 Compliance Monitoring & Consulting Services Proposal
- E. Request for Authorization to Operate Concessions Septic Installation at DNP
- F. FY22 Agreement NCDOT 5311 Community Transportation Rural Formula Grant Program
- G. RUQ Work Authorization for Land Acquisition and Relocation Services at Mid-Carolina Regional Airport
- H. Request to Reclassify Positions in Animal Services
- I. Signs for River Park at Cooleemee Falls
- J. First Amendment to Interlocal Agreement with City of Kannapolis
- K. Northwoods Quote
- L. Request to Execute Grant Documents - Eastern Wholesale Fence Project
- M. Amended Budget Ordinance
- N. Tax Refunds for Approval
- O. Request for Temporary Positions with state COVID19 funding 7-202
- P. Tax Refund for Approval
- Q. Bi-weekly Environmental Health Reporting Charts and Graphs_0709
- R. Purchasing of Vehicles for Sheriff's Department
- S. Luca's Hope Therapeutic Foster Care Contract
- T. Bayada Home Health In-Home Aide Contract
- U. Another Choice for Black Children Therapeutic Services Contract
- V. Request from Emergency Services to Accept RACE-CARS Trial Grant Funding
- W. Donation of Generator to Emergency Services
- X. First Amendment to Interlocal Agreement with City of Kannapolis
- Y. ADA Compliance Settlement Agreement
- Z. Declare Property Located at 608 South Carolina Avenue in Spencer as Surplus and Authorize Upset Bid Process
- AA. Rowan One Church One Child Grant
- AB. Lease for Probation and Parole
- AC. Schofield 2015 Lease First Amendment for Probation/Parole
- AD. NC AT&T Memorandum of Agreement
- AE. Release RFP To Solicit Proposals from Registered Lobbyists To Work With Rowan County

- Bid Opening August 24, 2021
- BOC Bid Award September 16, 2021
- Contract Execution Thru October 15, 2021
- Preconstruction Meeting Week of Oct 18, 2021
- Begin Construction November 1, 2021

Chairman Edds said the Animal Shelter operated with a well and he noted the importance of extending a water line there in the event the well ever went out.

Commissioner Klusman moved, Commissioner Pierce seconded and the vote to authorize the County to go out to bid passed unanimously.

4. PRESENTATION BY ADW ARCHITECTS FOR WEST END PLAZA REGARDING AG CENTER

Phillip Steele with ADW Architects (ADW) provided a power point and recapped the status of the proposed renovations for the West End Plaza (WEP). Mr. Steele noted the Board had seen some of the slides before.

Mr. Steele noted the project went through to the schematic design phase last year; however, the project stopped before the cost estimates were completed. Mr. Steele said costs had increased tremendously since that time.

Using the power point, Mr. Steele showed both the exterior and interior renovation designs for the Agricultural Meeting Hall and the Agricultural Center Office Area.

Mr. Steele compared the costs from March 24, 2020 to the projected costs for the current date of July 19, 2021.

March 24, 2020 costs for Rowan County Agricultural Center Schematic Design Cost Estimate (Construction & Owner Soft Costs)

CONSTRUCTION COSTS

Base Bid (Agricultural Offices, Meeting Hall & Site Prep for Demonstration Gardens & Storage Bldgs.) \$12,623,033

NRCS (Offices) \$356,383

Alternate 1 (Exterior Renovations, New Entries & Canopies at Belk) \$1,897,837

Alternate 2 (Parking Lot & Site Alterations around Belk & Outdoor Pavilion / Classroom) \$1,778,853

Alternate 3 (Exterior Renovations, Parking Lot & Site Alterations between Belk & JC Penney Bldg.) \$1,541,529

Construction Costs Subtotal \$18,197,635

Owner Contingency Calculated at 5% of the Construction Costs \$ 909,882

Owner Soft Cost & Design Fees Total \$1,749,225

Total Cost for the Project \$ 20,856,742

**July 19, 2021 costs for Rowan County Agricultural Center
Schematic Design Cost Estimate (Construction & Owner Soft Costs)**

CONSTRUCTION COSTS

Base Bid (Agricultural Offices, Meeting Hall & Site Prep for Demonstration Gardens & Storage Bldgs.) \$14,723,205

NRCS (Offices) \$419,197

Alternate 1 (Exterior Renovations, New Entries & Canopies at Belk) \$2,445,615

Alternate 2 (Parking Lot & Site Alterations around Belk & Outdoor Pavilion / Classroom) \$2,105,801

Alternate 3 (Exterior Renovations, Parking Lot & Site Alterations between Belk & JC Penney Bldg.) \$1,887,604

Construction Costs Subtotal \$21,581,422

Owner Contingency Calculated at 5% of the Construction Costs \$1,079,071

Owner Soft Cost & Design Fees Total \$1,749,225

Total Cost for the Project \$ 24,409,718

Mr. Steele said the Board could pick and choose which portions of the project it may wish to do based on the budget. Mr. Steele said if the County wished to move forward, it should quickly talk about the timeline. Mr. Steele anticipated a 14-month construction timeline starting in June 2022 with a complete date of July 2023.

In response to an inquiry from Chairman Edds, Mr. Steele said ADW had included a 10% increase for when construction began in June 2022.

County Manager Aaron Church provided the following figures with regards to funding for the project:

| | |
|----------------------|-------------------|
| Debt in Budget | \$15,000,000.00 |
| Savings | \$ 6,026,638.00 |
| 2022 Appropriation | \$ 1,753,660.00 |
| | \$22,780,298.00 |
| Revised Project Cost | \$24,409,718.00 |
| Budget | \$(22,780,298.00) |
| | \$1,629,420.00 |

Mr. Church noted the Board would be short \$1,629,420.00 for the project, as presented, but if there were no change orders and the project stayed on task, the Board would only be short \$600,000.

Chairman Edds said he did not see why the Board would not move forward with the process, including all alternates. Chairman Edds said the decisions would be made

when the base bids and alternate bids were presented in April of next year. Chairman Edds expressed hope that costs would begin to come down until then.

Mr. Steele said he felt the Board would want to include all alternates if the County could afford them.

Commissioner Caskey asked if the second floor of the former Belk facility would be used. Mr. Steele responded the mechanical system would be located there; the second floor would only be used for utility space.

Using the power point, Mr. Steele explained to Commissioner Caskey and the Board where the WEP renovations would stop with regards to the interior hallway. Commissioner Caskey felt the renovations should include the hallway and go to the edge of the former JC Penney store in order to make the new entrance more aesthetically pleasing with matching tiles, walls, etc.

Chairman Edds agreed with Commissioner Caskey in that the interior renovations should extend further down to the new entrance. Chairman Edds felt when visitors came through a new attractive entrance they should be able to see the improvements once inside, as well.

Mr. Steele said he would be glad to look at the suggestion as Alternate #4. Commissioner Caskey added that when the Board considered the project next year, the parking lot (Alternate #3) and the new entrance could be considered together.

Chairman Edds felt the facility would be of great benefit to the community and he did not see why the Board would not move forward with the project and all alternates.

Chairman Edds made a motion to move ahead with ADW followed by a second from Commissioner Greene. The motion passed 4-1 with Commissioner Pierce dissenting.

5. UPDATE FROM ECONOMIC DEVELOPMENT COMMISSION

Chairman Edds introduced Rod Crider, Executive Director, of the Economic Development Commission (EDC). Mr. Crider provided a power point as he updated the Board on the activities of the EDC over the past year.

Mr. Crider said one of the most significant changes for the EDC was its move to more of a public/private model of funding for the EDC. Mr. Crider said fifty-six (56) private sector investors provided \$1,239,300 in response to fundraising efforts.

Mr. Crider discussed the EDC goals for job creation and capital investment.

The number one priority for the EDC was business retention. Mr. Crider noted that last year sixty-one (61) company visits were made to existing businesses to talk about their needs.

Scott Shelton, Vice-President of the EDC, reported the notable project wins for the year 2020-21 came through Continental Structural Plastics (61 jobs), Hexagon Agility (75 jobs), Eastern Fence (142 jobs), Maxlife (55 jobs), Integro Technologies (30 jobs) Snowjoe (70 jobs), and FCR (30 jobs).

Mr. Shelton highlighted the overall project activity for 2020-21 through leads and company visits. Mr. Shelton also touched on the topics of site development and increased developer interest.

Mr. Crider said economic development had become about workforce development. Mr. Crider discussed the key objectives for talent attraction and development for the workforce.

Another strategy for the EDC was brand identity and storytelling. Mr. Crider discussed the goals for promoting the County, as well as the marketing initiatives.

Commissioner Greene talked about the need to increase the education and skill levels of the County's workforce. Commissioner Greene mentioned the Jobs Initiative Program and said it was unbelievable there was currently 2,000 job openings in the County. Commissioner Greene expressed appreciation for the work of the EDC.

Commissioner Klusman extended congratulations to the entire EDC team for their work.

In response to an inquiry from Commissioner Klusman, Mr. Crider said the EDC provided counseling to some of the businesses with regards to policies they might want to adopt. The EDC encouraged the companies to provide positives and improve the climate for their employees to make them feel appreciated.

Commissioner Caskey shared his thanks for the professionalism of EDC and noted the County was seeing the results and dividends from the EDC's efforts.

Mr. Crider thanked the Board for its support.

Chairman Edds thanked Mr. Crider for being a team player and pulling everyone together. He also thanked the Commissioners for investing in the EDC. Chairman Edds discussed the education collaborative and the push for the goal of the education community to creating better jobs and the jobs people want. Chairman Edds felt the education collaborative might be the most important task the Commissioners had.

6. FINANCIAL REPORTS

(Please note this item was discussed following the conclusion of the Board Appointments – Agenda Item #8).

Finance Director James Howden presented several financial graphs depicting the following information:

- Annual Cumulative Expenditure Comparisons as of June 2021 - \$146,028,975
- Annual Cumulative Revenue Comparisons as of June 2021 - \$155,401,571
- Annual Cumulative Current Year Property Tax Comparisons as of May 2021 – \$88,725,509
- Annual Cumulative Sales Tax Comparisons as of March in FY '21 - \$23,628,036
- Monthly Sales Tax Comparisons as of March in FY '21 - \$3,057,336

7. BUDGET AMENDMENTS

Finance Director James Howden presented the following budget amendments for the Board's consideration:

- Health Department – To increase COVID Disaster Relief and expense accounts per Agreement Addendum. \$1,529,284
- Finance – Recognize reserved funds from FY 2021 for Cooperative Extension. Reserved funds represent money received by a department for a restricted purpose. The funds that have not been spent by year-end are budgeted for expenditure in the new fiscal year. \$10,000
- Finance – Reduce ARP revenue and expense budgeted in the General Fund. \$4,668,900
- Finance - Budget ARP revenue and expense, in new Fund 703. \$4,668,900
- Health Department – Increase Breastfeeding Peer Counselor Program's revenue and expense account per Agreement Addendum. \$ 35,096
- Health Department – Increase revenue and expense accounts per Agreement Addendum 539. \$27,877

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

8. CONSIDER APPROVAL OF BOARD APPOINTMENTS

ABC BOARD

Maurice Hendrick applied for reappointment. Mr. Hendrick has served for 12 years on the ABC Board between appointments by the City of Salisbury and Rowan County.

If the Board wishes to reappoint Mr. Hendrick, the Board would need to waive the term limits established in the Resolution, which governs the board appointment process. The term would be for three (3) years and expire July 31, 2024.

Commissioner Greene moved to waive the term limits established in the Resolution followed by a second from Commissioner Klusman. The motion passed unanimously.

Commissioner Klusman moved, Commissioner Pierce seconded and the vote to reappoint Mr. Hendrick carried unanimously.

Commissioner Klusman moved, Commissioner Caskey seconded and the following appointments were approved:

- **East Gold Hill Volunteer Fire Department Fire Commissioners** - John Allen Hammill, III for a two-year term to expire July 31, 2023.
- **Granite Quarry Planning Board – ETJ** - Michelle Reid for a three-term that will expire July 31, 2024.
- **Granite Quarry Zoning Board – ETJ** - Greg Lowe for a three-year term that will expire July 31, 2024.

HISTORIC LANDMARKS COMMISSION

Cameron Garrett Sloop applied to fill a vacant seat and if approved, the term will expire July 31, 2023.

Alfred Wilson applied for reappointment for a three-year term that will expire May 31, 2024.

Commissioner Klusman moved, Commissioner Greene seconded and the vote to reappoint Mr. Sloop and Mr. Wilson passed unanimously.

HOME AND COMMUNITY CARE BLOCK GRANT ADVISORY COMMITTEE

The HCCBG Advisory Committee membership includes Funded Providers (or designated representatives) who are appointed for the allocation funding cycle.

Nan Buehrer is the Executive Director for Ruffy-Holmes Senior Center, which is the Lead Facilitating Agency for the HCCBG Advisory Committee. Ms. Buehrer requests the Board appoint the following Funded Providers for a one-year term that will expire June 30, 2022:

- Nan Buehrer, Executive Director, Ruffy-Holmes Senior Center
- Micah Ennis, Director, Rowan County Department of Social Services
- Cindy Fink, Executive Director, Meals on Wheels Rowan
- Valerie Steele, Director, Rowan Transit System
- Christina Joyce, Executive Director, Trinity Living Center

Commissioner Klusman moved to appoint Ms. Buehrer, Ms. Ennis, Ms. Fink, Ms. Steele and Ms. Joyce. The motion was seconded by Commissioner Pierce and carried unanimously.

Additionally, there are two (2) At-Large seats to be filled and three (3) applications were received from Jennifer Davis Hammond, Joel Scott, and Ray Paradowski. Please note that Jennifer Davis Hammond and Ray Paradowski have just completed their first terms as At-Large members and Ms. Buehrer recommends their reappointment. The term for the two (2) At-Large seats would expire June 30, 2024.

Chairman Edds moved the reappointment of Ms. Hammond and Mr. Paradowski. The motion was seconded by Commissioner Pierce and passed unanimously.

JUVENILE CRIME PREVENTION COUNCIL

The Board is asked to appoint Alyssa Harris to this Council. Statutorily, Ms. Harris will be serving by virtue of her position as Rowan County Health Director. There is no term ending date.

Commissioner Klusman moved the appointment of Ms. Harris, followed by a second from Chairman Edds. The motion passed unanimously.

LIBRARY BOARD

Betty Mickle has applied for a second three-year term. If approved, the term would expire July 31, 2024.

Commissioner Klusman moved, Commissioner Greene seconded and the vote to reappoint Ms. Mickle carried unanimously.

MILLER FERRY VOLUNTEER FIRE DEPARTMENT

There are three (3) vacant seats and the following have applied for a two-year term. If approved, the terms will expire on June 30, 2023:

- Clyde Stewart Ash
- Joe Scott Luckadoo
- J. Shane Wolford

Commissioner Caskey moved the appointment of Mr. Ash, Mr. Luckadoo and Mr. Wolford. The motion was followed by a second from Commissioner Pierce and passed unanimously.

REGION F AGING ADVISORY COMMITTEE

There are currently three (3) seats to be considered for this Committee:

- First, Michael Agee was initially appointed to fill the remainder of a term as an Alternate member. He has applied for a two-year term as an At-Large member and is recommended by Nan Buehrer for the appointment. The term would expire June 30, 2023.
- Secondly, Alex Bruce applied for reappointment for a two-year term that would expire June 30, 2023.
- Lastly, Eileen Solomon has applied for the Alternate seat. If approved the term would be for one (1) year and expire June 30, 2022.

Commissioner Klusman moved the appointment of Mr. Agee, Mr. Bruce and Ms. Solomon as recommended. The motion was seconded by Commissioner Caskey and carried unanimously.

ROCKWELL RURAL VOLUNTEER FIRE DEPARTMENT FIRE COMMISSIONERS

William Thomas Baucom and Jeff Lynn Holshouser applied to fill two (2) vacant seats. If approved their terms would be for two (2) years and expire June 30, 2023.

Commissioner Greene moved to appoint Mr. Baucom and Mr. Holshouser. The motion was seconded by Commissioner Caskey and passed unanimously.

(Note: At this point in the meeting the Board received the Financial Reports – see Agenda Item #6).

9. ADJOURNMENT

Before the Board adjourned, Commissioner Klusman encouraged citizens to get the COVID-19 vaccine.

There being no further business to come before the Board, Commissioner Klusman moved to adjourn at 8:01 p.m. The motion was seconded by Commissioner Greene and passed unanimously.

Respectfully Submitted,



Carolyn Barger, MMC, NCMCC
Clerk to the Board