

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

130 West Innes Street • Salisbury, NC 28144  
Telephone 704-216-8181 • Fax 704-216-8195

### MINUTES OF THE MEETING OF THE ROWAN COUNTY BOARD OF COMMISSIONERS June 20, 2022 – 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  
Craig Pierce, Member  
Judy Klusman, 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 Closed Session as agenda item #13a (the purpose was in accordance with North Carolina General Statute 143-318.11(a)(2) to prevent the premature disclosure of an honorary action/recognition).

Chairman Edds said there were several requested changes for the agenda. The changes were as follows:

- Agenda item #5 (Public Hearing: Harold Street Road Closure) was moved to item #3a in the order of discussion.
- Agenda item #8 (Consider PE 01-22: Dragon Boat Festival) was moved to item #3b in the order of discussion.
- Agenda item #10 (SNIA 03-22: Teramore Development) was deleted from the agenda.

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

## **CONSIDER DELETIONS FROM THE AGENDA**

Agenda item #10 was deleted from the agenda (see above).

## **CONSIDER APPROVAL OF THE AGENDA**

See approval of the amended agenda above.

## **CONSIDER APPROVAL OF THE MINUTES**

Commissioner Klusman moved, Commissioner Caskey seconded and the vote to approve the minutes of the June 6, 2022 Commission Meeting passed unanimously.

## **1. CONSIDER APPROVAL OF CONSENT AGENDA**

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

The Consent Agenda consisted of the following:

- A. Bright Ideas Grant
- B. Ambulance Franchise Agreement
- C. Tax Refunds for Approval
- D. MOU between Rowan County Sheriff Office and Rowan-Cabarrus Community College
- E. Contract - Boys & Girls Homes of NC, Inc. for DSS
- F. Contract – Echelon Consulting for DSS
- G. Contract – Habilitation Center, LLC dba Millcreek of Arkansas for DSS
- H. Contract – Miracle Houses, Inc. for DSS
- I. Resolution to Support Establishment of a Rowan County Veterans Treatment Court
- J. Contract – Nazareth Child and Family Connection for DSS
- K. Contract – Thompson Child and Family Focus for DSS
- L. Golder Associates NC, Inc - Environmental Consulting Agreement
- M. Adoption of ZTA 01-22
- N. Schedule Public Hearing for July 18, 2022: Road Name Change
- O. Contract with Crossnore School & Children’s Home for DSS
- P. Contract with American Children’s Home for DSS
- Q. Contract with Pay Tel Communications for Inmate Communications System
- R. Contracts for Liability and Property Pool and Workers’ Compensation Pool
- S. Fireworks Display; Bible Missionary Church
- T. HCCBG Funding Plan for FY 2022-23
- U. RCCC - Power Panel Install Request
- V. Baptist Children's Home of NC
- W. Contract - The Relatives, Inc. for DSS
- X. Contract - The Masonic Home for Children at Oxford Inc. for DSS
- Y. Contract - Bayada Home Health Care, Inc for DSS
- Z. Contract - Northwoods Consulting Partners, Inc. for DSS
- AA. Contract - Monarch for DSS
- AB. Contract - Youth Haven Services, LLC for DSS

- AC. Contract - Timber Ridge Treatment Center for DSS
- AD. Contract - Carolina Family Connections for DSS
- AE. Library ERate Vendor Award for Cat2 Wireless Equipment
- AF. Rowan Transit FY24 Transportation Grant Documents

## **2. SPECIAL RECOGNITION**

### **SOUTH ROWAN VARSITY BASEBALL 2022 STATE CHAMPIONS**

Chairman Edds asked the Commissioners to join him in front of the dais as they welcomed and congratulated the South Rowan Varsity Baseball Team (Team), the coaches and the school administration on the recent State Championship title.

Chairman Edds asked Head Coach Thad Chrismon and Principal Jordan Baker to join the Board in front of the dais.

Chairman Edds continued by reading the following Proclamation and presenting a framed copy to Coach Chrismon. A round of applause followed the presentation.

**WHEREAS**, the South Rowan High School Varsity Baseball Team, under Head Coach Thad Chrismon and Assistant Coaches Austin Chrismon, Brandon White, Grayson Miller and Parker Hubbard, is hereby recognized and honored for their 2022 victorious baseball season: *and*

**WHEREAS**, by their extraordinary efforts, the following members of this dynamic and talented team is to be congratulated for their remarkable and triumphant season: Coleman Overcash, Cole Thomas, Kane Kepley, Finch McMillin, Gabe Dial, Nathan Chrismon, Brooks Hubbard, Ty Hubbard, Haiden Leffew, JD James, Colton Fisher, Carson Crainshaw, Aaron Jones, Chandler Oddie, Logan Ballard, Jacob Ritchie, Brett Morris, Connor Coy and Hunter Alexander; *and*

**WHEREAS**, due to the hard work, dedication, and their exceptional chemistry, this outstanding group of Raiders made school history by claiming the 3A State Championship title on June 4, 2022, the first-ever team state championship earned in South Rowan High School's 61-year history; *and*

**WHEREAS**, the individual contributions from each team member was crucial to the successful season; and the tremendous commitment and excellent performance of these young Rowan County men, along with their coaching staff, have proven to be a source of admiration and inspiration to the citizens of Rowan County.

**NOW, THEREFORE BE IT PROCLAIMED**, that the Rowan County Board of Commissioners does hereby honor and congratulate the South Rowan High School 2022 Varsity Baseball Team and Coaching Staff for their incredible achievements and commends them for their display of sportsmanship and leadership as they represented Rowan County.

Chairman Edds noted the Team had an impressive overall combined GPA of 3.9 and another round of applause followed the announcement.

Chairman Edds and Coach Chrismon shared in announcing the names of each senior member of the Team and where each would be attending college in the fall.

Coach Chrismon thanked the South Rowan administration, as well as the Team parents, South Rowan, and Rowan County communities for their support. Coach Chrismon praised the Team members for being such good students/volunteers in the community and he also provided highlights of the Team's season.

Each Team member was then called forward to be presented with the Proclamation and for group photos. Coach Chrismon also acknowledged the junior members of the team in attendance. Additional applause followed the presentation to each player.

### **3. PUBLIC COMMENT PERIOD**

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

- Ted Fuller inquired as to the status of agenda item #10. Chairman Edds responded the Board had deleted the item from the agenda because the Board was undecided as to whether to approve or deny the request. Mr. Fuller felt Dollar General did not care about the citizens/County and he hoped the Board would not approve the request.
- Corinne Mauldin highlighted the Winterfest event held in Spencer. Ms. Mauldin asked the Board to consider providing funding for Winterfest. Ms. Mauldin provided a handout and discussed sponsorship opportunities.

With no one else coming forward, Chairman Edds closed the Public Comment Period.

### **4. PUBLIC HEARING FOR Z 04-22: RED ROCK DEVELOPMENT LLC**

Assistant Planning Director Shane Stewart presented the staff report for Z 04-22. Mr. Stewart also provided a power point as he reviewed the request from Red Rock Developments, LLC (RRD) for the rezoning of approximately 384 acres located along the 1700-2300 block of Long Ferry Road, Salisbury from Rural Agricultural (RA) and Rural Agricultural with an Agricultural Overlay (RA-AO) to Commercial Business Industrial with a Conditional District (CBI-CD).

The parcels were as follows:

<b>Owner</b>	<b>Parcel ID</b>	<b>Acreage Current</b>	<b>Zoning</b>
Anne Carlton et al.	603-113	23.40	RA-AO
Anne Carlton et al.	603-112	82.50	RA-AO
Nancy Carlton et al.	603-045	22.51	RA
Nancy Carlton et al.	603-118	112.27	RA
Kern Carlton Farms LLC.	603-116	89.77	RA
Kern Carlton Farms LLC.	603-114	53.12	RA

RRD proposed a speculative industrial development consisting of six (6) buildings likely to commence as shell buildings where the slab and structure would be initially constructed and receive a subsequent upfit once a tenant was identified. With few exceptions, the proposed use list was permitted by right in the CBI district (Section 21-113 of the Zoning Ordinance).

Mr. Stewart highlighted the plan in the staff report in great detail, including the proposed buffering, and explained that six (6) of the existing parcels would be reconfigured for the proposed buildings, five (5) of which would have frontage along Long Ferry Road. The remaining parcel for Building C would be served by a 60' private easement.

Using the power point, Mr. Stewart discussed the conformity with adopted plans and policies; consistency with the districts purpose and intent; compatibility of uses, conditions in the vicinity.

Mr. Stewart discussed at length the potential impacts on roads. On February 3, 2022, the North Carolina Department of Transportation (DOT) approved the TIA findings and required the following improvements along the corridor:

- Install three (3) traffic signals on Long Ferry Road at the intersections with I-85 southbound ramp, northbound ramp, and Front Creek Road/Willow Creek Road;
- A fourth traffic signal may be required at the driveway for Buildings A and D at the discretion of the DOT;
- Addition and extension of various right and left turn lanes along Long Ferry Road, Front Creek Road and the I-85 ramps.

The improvements were a condition of the driveway permit(s) enforced by DOT. According to surveying and engineering information, the developer indicated sufficient public right of way was available to accommodate the proposed road improvements. The Congestion Management section of the DOT stated the TIA indicated the development would consume available capacity of the Road and additional future development may exceed capacity resulting in the need to widen the Road. Mr. Stewart noted the existing Long Ferry Road bridge over I-85 was approximately 41' wide exclusive of shoulders and supported one (1) travel lane each for west and eastbound traffic and portions of northbound and southbound turn lane tapers. Additional lanes needed beyond the above required by the DOT would require a new bridge over I-85.

The County recently selected a consultant to perform a corridor study for Long Ferry Road between North Salisbury Avenue (US 29) in Spencer and Leonard Road just east of the development. The study was charged with evaluating existing vehicular and truck traffic with potential non-residential development along the corridor. Study goals include identifying and providing cost effective solutions to mitigate traffic impacts, provide a suggested road design(s) that fosters economic development and develop land use policies to preserve the corridor's integrity. Staff anticipates study completion in the fall of 2022.

Mr. Stewart reviewed the potential impacts to schools and utilities.

With regards to the procedural process, Mr. Stewart said the Board must develop a statement of consistency describing whether its actions were consistent with any adopted comprehensive plans and indicate why their action was reasonable and in the public interest.

Mr. Stewart said public notice was provided on June 8, 2022, when letters were mailed to area property owners and three (3) signs were posted on the property. On June 9, 2022, and June 16, 2022, notices were published in the Salisbury Post.

The Planning Board met on April 25, 2022, and conducted a courtesy hearing. Other than the applicant and property owners, no one spoke during the courtesy hearing. The Planning Board voted unanimously (6-0) to recommend approval subject to the six (6) conditions noted in the previous staff report and which had since been revised. The Planning Board adopted the following statement of reasonableness/consistency: "Z 04-22 is consistent with the East Area Land Use Plan and reasonable and appropriate based on the following: It encourages industrial usage along the I-85 corridor and with the Comprehensive Transportation plan of 1974 and 1999; and reasonable to present this request as a Conditional District as it limits the potential use of the property and with the conditions mutually agreed upon with the applicant."

Mr. Stewart said Staff had tweaked the Planning Board's Statement and recommended approval as follows:

"Z 04-22 is consistent with the East Area Land Use Plan and reasonable and appropriate based on the following:

- Industrial land uses are encouraged within the I-85 corridor;
- Project complies with the plan's encouraged use and extension of water / sewer utilities;
- Perimeter buffering and screening proposed;
- Fifty-foot stream buffers provided;
- 384-acre rezoning area borders a 172 acre area consisting of 85-ED-1 & 85-ED-2 districts to the west and a 585 acre IND zoned area to the north;
- Request complies with the CBI district's purpose and intent by utilizing public investment infrastructure to provide tax base and employment opportunities for the local and regional economies;
- This property is identified by the Rowan County Economic Development Council as one of the best industrial sites in the county; and
- The Conditional District ensures development will be limited to the approved plan."

One major benefit with the limited acreage was the opportunity provided by a conditional district request. Plans submitted addressed many staff comments but may incorporate others from the public or Board of Commissioners in the form of a condition of mutual agreement between the applicant and county. Staff would offer the following additional conditions for consideration (if approved):

1. Reserve twenty (20) feet along the south and north side of Long Ferry Road for future transportation needs;
2. Add gravel or grass paver connection suitable for fire access along with signage to denote emergency access only at the following three (3) locations:
  - 1) Employee parking driveway and west side truck parking access at Building A.
  - 2) Southeast truck parking drive for Building B to the truck parking drive on the west side of Building D.

3) Trailer parking for Buildings E and F;

3. Because of an error in the staff report and the power point, Staff recommended to eliminate SIC subgroups SIC 4221 – Farm Product Warehouse and Storage and 5159 – Farm Product Raw Materials; and

4. All uses must connect to the Northeast Rowan water system; and

5. Outdoor storage must be located behind a building or otherwise screened with an opaque fence or evergreen vegetation from adjoining properties and Long Ferry Road.

Commissioner Caskey asked about the screening that should go around the Hedrick property if the Hedrick's and RRD could not reach an agreement. Mr. Stewart displayed a map in the power point to show the property lines as he talked about the buffer requirements and/or possible fencing options.

Todd Ward, Sr. Vice President of Planning for RRD, came forward. Mr. Ward explained that tenants and/or the end users typically looked for a building in which they could be operational within 4-6 months. Mr. Ward said the shell buildings would be erected and then completed to the tenant's specs. Mr. Ward briefly discussed the background for RRD and the estimated of square footage of speculative space across the country.

Mr. Ward addressed the question posed earlier by Commissioner Caskey pertaining to the Hedrick property. Mr. Ward said RRD was continuing to talk with the landowner and RRD would not install a fence unless it was combined with some landscaping for aesthetic purposes for a better product.

Mr. Ward reported RRD conducted a community hearing where it had laid out the plans and answered questions.

Continuing, Mr. Ward said there were two (2) conditions presented by Mr. Stewart that he wished to address. The first concern related to the right-of way, which he noted RRD preferred to be 80' instead of 100'. The second concern pertained emergency access. Mr. Ward said RRD agreed it needed to work with the Fire Marshal to ensure there was adequate access for emergency access.

Richard Carlton came forward to address the Board at the request of the applicant and with the Chairman's approval. There were other members of the Carlton Family in attendance, as well. Mr. Carlton said the land had been in the family for a long time and was important to the family. Mr. Carlton said the family wanted to leave a good legacy with regards to what took place there. Mr. Carlton said the proposed buildings appeared to be a good fit and provide a lot of jobs. Mr. Carlton said studies had been performed to ensure safety and good traffic flow. Lastly, Mr. Carlton felt the project fit in with the County's plans and would create a nice-looking site with the advanced landscaping, etc. Mr. Carlton sought a favorable vote from the Board for the request.

Chairman Edds opened the public hearing to receive citizen input regarding Z 04-22. The following individual(s) came forward and/or spoke via Zoom:

- Megan Johnston addressed the Board via Zoom. Ms. Johnston said she had grown up in northern Rowan County along the Long Ferry Road area. Ms. Johnston said she had chosen to build a new home in the area, and she considered the area to be residential. Ms. Johnston expressed she had no interest in the area becoming industrialized. Ms. Johnston said there were already traffic concerns due to the Chewy facility. Ms. Johnston stated that for the area to support the business park would require changes, including relocating power lines.

Chairman Edds asked Mr. Ward if power lines would have to be relocated and Mr. Ward responded no.

- Leslie Poe Parker, of 1615 Long Ferry Road, came forward and stated the concerns of the Poe Family were the same concerns Ms. Johnston had mentioned. Ms. Poe said she could hear the noise from the Chewy plant and there was pollution from the trucking company in the area. Ms. Poe said her family had seven (7) adjacent lots along the road with some being residential and some undeveloped. Ms. Poe said her family was not interested in the area becoming industrialized.
- An unidentified member of the audience came forward and said she felt the project was a bad idea. The speaker said she and her husband worried about industrialization. The speaker said she and her husband had a 100-acre farm and were concerned about development coming up in the Town of Spencer, as well. The speaker agreed with the comments of Ms. Johnston and Ms. Poe.

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

Chairman Edds noted the project had not cropped up overnight and the County had publicly been through Duke's site readiness process. Chairman Edds also pointed out the land had been for sale for years. Chairman Edds continued by discussing the development happening in Rowan County and he pointed out the site was along the I-85 corridor. Chairman Edds said for the record that his family was moving to Long Ferry Road and the decisions being made for the area would also affect his family for the rest of their lives. Chairman Edds said he had known the site would be developed one day; however, his family made the decision to move near the end of Long Ferry Road anyway.

At the request of Chairman Edds, Mr. Ward came forward to talk about lighting around the proposed project.



Commissioner Greene stated that economic development had finally come to Rowan County and the I-85 corridor was a good spot to locate tenants. Commissioner Greene talked about how the RRD investment into the community would benefit the County's citizens with the tax base, new schools, etc.

Commissioner Klusman said change was always difficult; however, the County had waited a long time for economic development. Commissioner Klusman said Rowan would become a more desirable place to live once the County could lower its tax base.

Commissioner Caskey said the County was growing and while money was not the most important factor in life, it helped the County to provide for the needs of the citizens. Commissioner Caskey stated the County needed to keep its' good farmland in place. Commissioner Caskey expressed hope that an agreement could be worked out between RRD and the Hedrick's regarding the one tract.

Chairman Edds noted that more than once the Board had talked about how grateful it was growth was coming and he also discussed how the Board could boost revenues to meet existing expenses. As growth comes, Chairman Edds said the Board would be faced with decisions it had never had to make before. Chairman Edds said residential growth was coming, as well, and the County was trying to keep the industrial growth tight to I-85, Highway 29 and Highway 70.

Commissioner Edds moved approval of the following statement of Reasonableness/ Consistency: "Z 04-22 is consistent with the East Area Land Use Plan and reasonable and appropriate based on the following:

- Industrial land uses are encouraged within the I-85 corridor;
- Project complies with the plan's encouraged use and extension of water / sewer utilities;
- Perimeter buffering and screening is proposed;
- Fifty-foot stream buffers provided;
- 384-acre rezoning area borders a 172-acre area consisting of 85-ED-1 & 85-ED-2 districts to the west and a 585-acre IND zoned area to the north;
- Request complies with the CBI district's purpose and intent by utilizing public investment infrastructure to provide tax base and employment opportunities for the local and regional economies;
- This property is identified by the Rowan County Economic Development Council as one of the best industrial sites in the county; and
- The Conditional District ensures development will be limited to the approved plan."

The motion was followed by a second from Commissioner Greene and passed unanimously.

Chairman Edds referred to the five (5) conditions on page 12 of the staff report and asked Mr. Stewart to further elaborate on some of the potential conditions:

1. Reserve twenty (20) feet along the south and north side of Long Ferry Road for future transportation needs;

Mr. Stewart said he felt strongly about the above condition because of development and the future unknowns with the corridor study, etc.

Mr. Stewart noted the staff report did not include the northeast water line. Mr. Stewart said while it was a “given” there was only one (1) existing water line, he felt it should also be listed as a condition of approval for clarity.

2. Add gravel or grass paver connection suitable for fire access along with signage to denote emergency access only at the following three (3) locations (*unless site conditions prohibit as determined by the Fire Marshal*):
  1. Employee parking driveway and west side truck parking access at Building A.
  2. Southeast truck parking drive for Building B to the truck parking drive on the west side of Building D.
  3. Trailer parking for Buildings E and F;

Additional discussion took place regarding the above #2 condition. Mr. Stewart recommended the addition of the wording shown in parenthesis/italics above.

3. Eliminate SIC subgroups SIC 4221 – Farm Product Warehouse and Storage and 5159 – Farm Product Raw Materials;

Mr. Stewart said there was an error in the staff report with regards to Farm Product Raw Materials as shown above. Mr. Stewart said the correct SIC should be listed as 515 and not 5159.

4. All uses must connect to the Northeast Rowan water system; and
5. Outdoor storage must be located behind a building or otherwise screened with an opaque fence or evergreen vegetation from adjoining properties and Long Ferry Road.

The Fire Marshal responded from the back of the audience to an inquiry from Chairman Edds; however, the comments were inaudible.

Chairman Edds moved to approve the conditions above, and for item #3 be changed to SIC 515, and #2 changed to reflect Mr. Stewart’s comments about working with the Fire Marshal. The motion was followed by a second from Commissioner Greene and carried unanimously.

Commissioner Greene moved approval of Z 04-22. The motion was seconded by Commissioner Caskey and passed unanimously.

#### **5. PUBLIC HEARING: HAROLD STREET ROAD CLOSURE**

***(Please note this agenda item was moved in the order of discussion to agenda item #3a; however, the minutes for the topic are recorded here).***

Planning Director Ed Muire reported that on May 16, 2022, the Board of Commissioners adopted a Road Closure Resolution presented by Attorney James L. Carter on behalf of Duke Energy Carolinas, LLC. Adoption of the Resolution advised the public of the Commission's intent to consider closure of a portion of the unopened private right-of-way on Harold Street. The process for the Board to close private roads or unopened rights-of-way were established in North Carolina General Statute 153A-241.

Mr. Muire provided a power point to show the area in question, further described as Tax Parcel 650.2-016 and owned by Duke Energy. The Duke Energy parcel and surrounding residential area was zoned RA. The Buck Power Plant was to the north and zoned IND.

Using the power point, Mr. Muire pointed out the Duke Energy parcel adjacent to the right of way. Mr. Muire said the North Carolina Department of Transportation (DOT) did not maintain the right of way, which was recorded June 8, 1955.

Mr. Muire noted that signs regarding the public hearing for the road closure were posted on the property on June 2, 2022. The public hearing was advertised in the Salisbury Post on June 2, 9 and 16, 2022. Letters were sent to the adjoining property owners on June 2, 2022, by the applicant. Procedurally, Mr. Muire said the Board should conduct the public hearing and allow the applicant and public to comment.

Chairman Edds opened the public hearing to receive citizen input and the following came forward:

- Attorney Jeremy Carter who represented Duke Energy came forward. Mr. Carter said he was present for the applicant. Mr. Carter noted that Duke Energy was the petitioner that had put the plat on record in 1955; however, the road had never been opened. Duke Energy wanted to ensure the road did not open so it could serve as an appropriate buffer for the Buck Steam Plant.
- Thomas (last name inaudible) of 745 Dukeville Road, said his residence was adjacent to what would be left of Harold Street after the road closure. Thomas questioned what would become of the remaining portion of the road.

Mr. Muire explained the portion of the road Thomas inquired about would remain open. Mr. Muire said the Board of Commissioners had not acted to close any other portion of

the road. Mr. Muire said if the other property owners wanted to close the remaining portion, they would need to go through the statutory process for the closure.

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

Mr. Muire said the Board would need to consider several motions. The Board would need to adopt the Resolution to accept the right-of-way and the next action would be to adopt the closing order.

Chairman Edds moved, Commissioner Caskey seconded and the vote to adopt the Resolution to accept the right-of-way passed unanimously. The motion was seconded by Commissioner Pierce and passed unanimously.

Chairman Edds moved to adopt the order closing the street and upon finding that closing the road was not contrary to the public interest or property rights of any individual; and that no individual owning property in the vicinity of said portion of Harold Street or in the subdivision in which they are located will be deprived of reasonable means of ingress or egress to his property by the closing of said portion of Harold Street. Commissioner Pierce seconded and the motion passed unanimously.

Chairman moved the Board authorize him as Chairman to sign the order closing the requested portion of Harold Street and be filed with the Register of Deeds. Commissioner Pierce seconded and the motion carried unanimously.

The Resolution for acceptance of dedication of Harold Street was as follows:

WHEREAS, Duke Energy Carolinas, LLC has filed a petition to close an unopened portion of a street identified as "Harold Street" on the record plat entitled, "Duke Power Company, Buck Steam Station, Erskine Subdivision" located in Map Book 9995 Page 821 in the Rowan County Register of Deeds Office. The proposed closure is depicted on a survey map marked "Exhibit A" and is more particularly described by metes and bounds in a document marked "Exhibit B," both of which are available for inspection in the Office of the County Manager, Rowan, North Carolina; and

WHEREAS, the procedure for closing roads or easements outlined in the North Carolina General Statutes, Section 153A-241 requires that the Board of Commission first adopt a resolution declaring its intent to close the street and calling a public hearing on the question; said Statute further requires that the resolution shall be published once a week for three successive weeks prior to the hearing, and a copy thereof be sent by registered or certified mail to all owners of property adjoining the public road or easement as shown on the county tax records, and a notice of the closing and public hearing shall be prominently posted in at least two places along said road or easement.

NOW, THEREFORE, BE IT RESOLVED, by the Rowan County Commission that at its May 16, 2022 meeting it intends to consider closing the aforementioned portion of Harold Street as petitioned by Duke Energy Carolinas, LLC. This segment of road is depicted on a survey map and by a metes and bounds description available for inspection in the County Manager's office, and hereby calls a public hearing on the question to be held at 6:00 p.m., on Monday, the 20<sup>th</sup>, day of June, 2022, at 130 West Innes Street, Salisbury, NC 28144.

AND FURTHER BE IT RESOLVED, that the Commission hereby directs Duke Energy Carolinas, LLC's agent, Attorney James L. Carter, Jr., to cause notice of this hearing to be published in the Salisbury Post once a week for three successive weeks and provide a copy of this resolution to all property owners adjoining the road, as required by N.C.G.S. 153A-241.

## **6. PUBLIC HEARING FOR HLC 01-22**

Aaron Poplin provided the historical background for St. Andrew's Church (Church), which was nominated for designation as a historical landmark. The owner was the Episcopal Diocese of North Carolina, and the applicant was Betsy Brown. The Church was located at 1115 St. Andrews Church Road and further identified as Tax Parcel 806 013.

The congregation was formed early in 1840 by some twenty communicants of Christ Church in Cleveland who withdrew to organize themselves into a separate congregation named as St. Andrews built in 1840 by Jacob Correll. The first service was held in August of 1840 with an active parish from 1840-1906. Since closing as an active parish, the Church continued to hold a service annually on the last Sunday of August (since 1907). There was a cemetery at the Church.

The Church was named to the National Register of Historic Places in 1982. The Church was one of the first five churches to be recognized by the Diocese of NC as a "preserved historic church" in the 1980's. Historic churches are overseen by the Historic Properties Commission of the Diocese and are supported and maintained by a committee whose members are appointed by the Bishop.

Mr. Poplin continued by outlining more of the Church's historic details contained in the staff report.

Chairman Edds opened the public hearing to receive citizen input regarding HLC 01-22 and with no one coming forward to address the Board, Chairman Edds closed the public hearing.

Commissioner Pierce moved to approve HLC 01-22 followed by a second from Commissioner Klusman. The motion passed unanimously.

## **7. PUBLIC HEARING FOR FY 2022-23 PROPOSED BUDGET**

Chairman Edds opened the public hearing to receive comments regarding the proposed budget for Fiscal Year 2022-23. The following individuals came forward.

- Cindy Fink, Executive Director of Meals on Wheels (MOW), talked about the services provided by the agency. Ms. Fink said there had been a 70% increase in the cost of providing meals, the budget increased by \$247,000. Ms. Fink also provided the Board with a handout. Ms. Fink said the County Manager's budget recommended maintaining the same level of funding as last year at approximately \$72,000. Ms. Fink requested the Board consider allocating \$126,418 as found in the budget document. Ms. Fink provided a copy of MOW's annual report to the board members.
- Doug Smith, Chairman of the Board of Social Services, sought the Board's support for funding of two (2) positions, an Attorney I and a Social Work Supervisor II. Mr. Smith discussed the need and importance of the positions and

also answered questions from Commissioner Greene and Chairman Edds about the responsibilities for each.

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

**8. CONSIDER PE 01-22: DRAGON BOAT FESTIVAL**

*(Please note this agenda item was moved in the order of discussion to agenda item #3b; however, the minutes for the topic are recorded here).*

Planner Aaron Poplin presented the request for the 8<sup>th</sup> Annual Dragon Boat Festival, which was scheduled for July 23, 2022, from 8:00 a.m. to 4:00 p.m. at the Shrine Club, 6480 Long Ferry Road on High Rock Lake. The event was anticipated to attract around 3,000 people. Mr. Poplin reviewed the information in the agenda packet and reported the only issues in years past were the increase in vehicle traffic and parking. Mr. Poplin said the funds raised go towards the Chamber's small business programs.

Elaine Spalding, Executive Director for the Chamber, spoke in support of the event and also provided brochures about the event for the Board and the public.

Chairman Edds opened the floor to receive citizen input pertaining to the event and no one came forward.

Commissioner Pierce moved to approve PE 01-22. The motion was seconded by Commissioner Greene and passed unanimously.

**9. CONSIDER SNIA 02-21 AMENDMENT: PERFORMANCE PARK HOLDINGS**

Assistant Planning Director Shane Stewart recalled that on March 1, 2021, the Board approved a Special Non-Residential Intensity Allocation (SNIA) request from Matt Erich for 2.35 acres to allow the construction of two (2) 12,000 square foot buildings at the 700 block of Performance Road, Mooresville, and further referenced as Parcel 239-086. Approval was subject to the use of gravel or a similar suitable all-weather surface where possible. Mr. Erich was requesting allocation of an additional 1.38 acres based on acreage added to this parcel to construct an 8,000 square foot warehouse building along with a request to use asphalt surfacing. According to Mr. Stewart, the request met all standards for approval.

Commissioner Pierce made a motion to remove the requirement for the gravel and to approve the additional one 1.38 acres for the 8,000 square foot warehouse. The motion was followed by a second from Commissioner Greene and carried unanimously.

Chairman Edds called for a break at 8:46 p.m.

Chairman Edds reconvened the meeting at 8:58 p.m.

## **10. CONSIDER SNIA 03-22: TERAMORE DEVELOPMENT**

This item was deleted from the agenda.

## **11. REVIEW/DISCUSSION OF FY 2022-23 PROPOSED BUDGET**

Chairman Edds opened the floor for discussion from the Commissioners regarding the FY 2022-23 proposed budget.

Commissioner Pierce said the upcoming year would be tough financially and the only request he wanted to make was for an increase in the appropriation to Meals on Wheels (MOW). Commissioner Pierce asked the Board to approve an increase from \$72,000 to \$125,000.

Commissioner Klusman asked the Commissioners to consider adding the two (2) positions as requested earlier in the meeting by Doug Smith, Chairman of the Board of Social Services. Mr. Smith spoke during the public hearing (agenda item #7) on the importance of adding to the budget the positions of Attorney I position and Social Work Supervisor II.

County Manager Aaron Church said the County would have to include the full amount for each position in the budget. Mr. Church reported the cost for the Social Work Supervisor II position was \$71,538 (County's portion would be \$26,000) and the Attorney I position was \$132,938 (County's portion would be \$65,000).

Commissioner Caskey said the Board had already agreed to 2% for Veterans and he explained there was apparently a typo and instead of \$38,000, the amount would be \$45,000. Commissioner Caskey read a statement as follows: "Any fulltime, part-time, or part-time benefitted employee who served or currently serving in a branch of the US military and was discharged under conditions, other than dishonorable, shall receive a 2% supplement to their base pay. The US military branches include the Army, Army Reserves, Army National Guard, Navy, Navy Reserves, Marine Corp, Marine Corp Reserves, Air Force, Air Force Reserves, Air National Guard, Coast Guard, Coast Guard Reserves, and Space Force.

Commissioner Caskey explained the Board had previously discussed the matter. Commissioner Caskey said when people graduated from high school some chose to attend college, and some decided to go into the military. Commissioner Caskey said college graduates had been given the 2% increased and therefore, the Board had felt 2% should be given to those who had served in the military.

Next, Commissioner Caskey discussed the inadequate lighting at Sloan Park and he asked the County to look into getting lighting in the parking lot, etc.

Commissioner Caskey said he understood the jail was soon going to have 23 openings. Commissioner Caskey continued by saying there was a position in the jail the Sheriff wanted to upgrade from sergeant to lieutenant. The additional cost to upgrade the

position was a difference of \$5,630. Commissioner Caskey asked the Board to consider the upgrade.

Commissioner Caskey noted that last year the Board had given the Veterans Services Office a half position and he asked the Board to consider upgrading the position to fulltime due to some changes in the need for services. Commissioner Caskey said he had spoken with the Veterans Services Director and the Director felt it would be fine to wait and upgrade the position beginning on October 1, 2022. Commissioner Caskey estimated the cost to upgrade the position would be \$27,000.

Commissioner Caskey said the Chief of Emergency Services had provided a list of priorities and there was a need for more positions to work in pairs. The Chief initially asked for eight (8) pairs. Commissioner Caskey asked the Board to consider waiting until January and at least provide two (2) positions. The cost was approximately \$50,424 for each fulltime position and waiting until January would cut the cost in half.

Commissioner Pierce said in the past the County had offered an early retirement program to its employees. Commissioner Pierce noted the County had employees who had worked for the County a long time but had not yet turned 55 to be eligible for the County's insurance. Commissioner Pierce asked the County Manager to look into a similar offering since the previous effort had worked well and saved the County money due to the reduction in salaries that took place.

County Manager Aaron Church said the proposed budget had a contingency amount. Based on the changes recommended by the Board in the amount of \$432,992, the contingency would be reduced to \$217,008. Mr. Church said the Board could approve the budget with the changes.

**FUND 101 – GENERAL FUND**

Chairman Edds said the Board would be increasing the line items for:

- MOW by \$50,038;
- DSS for the Attorney I and Supervisor II positions by a total of \$204,476;
- 2% for Veterans for \$45,000;
- Position at the jail from sergeant to lieutenant at a cost of \$5,630
- Veterans Court \$27,000
- Two (2) communicators at \$50,424 each

The above changes totaled \$432,992.

Commissioner Pierce moved to approve Fund 101 by taking the \$432,992 increase from contingency. The motion was seconded by Commissioner Caskey and passed unanimously.



## **FUND 201 – FIRE DISTRICT FUND**

Commissioner Caskey moved to approve Fund 201 as presented with the following changes:

- East Gold Hill VFD from .0800 to .0900 tax
- Liberty VFD .0537 to .0800%
- Union VFD from .0350 to .0550
- Woodleaf from .0650 to .0750

Commissioner Caskey's motion also included approval of the following remaining Funds:

- **FUND 202-EMERGENCY TELEPHONE SYSTEM FUND**
- **FUND 206-OPIOID SETTLEMENT**
- **FUND 501- RISK MANAGEMENT FUND,**
- **FUND 601-LANDFILL**
- **FUND 603-AIRPORT FUND**
- **FUND 605-WATER FUND**
- **FUND 701-DSS TRUST FUND**
- **FUND 702-FINES AND FORFEITURES FUND**
- **FUND 703-AMERICAN RESCUE PLAN ACT FUND, MOTION TO APPROVE**

The motion on the floor was seconded by Commissioner Pierce and carried unanimously.

## **12. FINANCIAL REPORTS**

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

- Annual Cumulative Expenditure Comparisons as of May 2022 - \$138,088,986
- Annual Cumulative Revenue Comparisons as of May 2022 - \$147,677,525
- Annual Cumulative Current Year Property Tax Comparisons as of April 2022 – \$88,730,898
- Annual Cumulative Sales Tax Comparisons as of February 2022 - \$23,458,795

## **13. BUDGET AMENDMENTS**

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

- Finance – Recognize anticipated increase in inmate canteen revenue and expense. \$105,000
- Sheriff – Reduce revenue account and corresponding expense account for the 2018 Justice Reimbursement account due to amount received was \$1,571 less than anticipated.

- Social Services – Expenditures and/or revenues revised based on Funding Authorizations received from the State. Funding Authorization reflect the actual amount received and may increase or decrease the original budget estimate. \$44,750
- Social Services – Budget donations received to provide goods and services to clients. \$23,600
- Finance – Increase WC claims through FYE. \$80,000
- Social Services – Budget monies received to provide goods and services to clients. \$394,000
- Finance – Budget grant funds received to cover airport debt service. \$82,000
- Finance – Budget RSS HVAC capital project interest. \$42,297
- Finance – Increase airport fuel revenue and Sales tax expense to reflu

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

**CLOSED SESSION**

Chairman Edds moved at 9:30 p.m. for the Board to enter Closed Session in accordance with North Carolina General Statute 143-318.11(a)(2) in order to prevent the premature disclosure of an honorary action/recognition. The motion was seconded by Commissioner Caskey and passed unanimously.

The Board returned to Open Session at 9:32 p.m. No action was taken.

**14. ADJOURNMENT**

There being no further business to come before the Board, Commissioner Pierce moved to adjourn at 9:32 p.m. The motion was seconded by Commissioner Klusman and passed unanimously.

Respectfully Submitted,



Carolyn Barger, MMC, NCMCC  
Clerk to the Board