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

Aaron Church, County Manager
Sarah Pack, 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 AUGUST 7, 2023 – 3:00 PM J. NEWTON COHEN, SR. ROOM J. NEWTON COHEN, SR. ROWAN COUNTY ADMINISTRATION BUILDING

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

County Manager Aaron Church, Clerk to the Board Sarah Pack, County Attorney Jay Dees, and Finance Director Anna Bumgarner were also present.

Call to Order

Chairman Edds called the meeting to order at 3:00 p.m. Chaplain Michael Taylor provided the invocation. Chairman Edds lead the Pledge of Allegiance.

Consider Additions to the Agenda

Chairman Edds requested to add an Interlocal Detention Center Agreement between Rowan County and Richmond County as Consent Item II.

Consider Deletions From the Agenda

Chairman Edds asked to remove Items C (Public Hearing and Executive Summary Presentation – Rowan EDC Project Puma) and D (Public Hearing to Consider Land Purchase Offer – Fortius Capital Partners) from the Regular Agenda.

Consider Approval of the Agenda

On motion of Klusman, seconded by Pierce, the Board voted 5-0 to approve the agenda as amended.

Consider Approval of the Consent Agenda

On motion of Klusman, seconded by Pierce, the Board voted 5-0 to approve the Consent Agenda as amended, as follows:

A. *Sole-Source CDP, Incorporated (Inc.) – Fiscal Year 2024 (FY24)*
B. *Sole-Source for Cloud Navigators, LLC - FY24*
C. *Sole-Source Teleflex® - FY24*

D. *Approval of Work Authorization for Construction Administration for the Taxiway Rehabilitation - Talbert, Bright & Ellington, Inc.*
E. *Sole-Source - Rowan-Salisbury School System FY24*
F. *Sole Source - Carolina Women's Health Associates, Inc. FY24*
G. *Award ETA Storm Debris Removal Bid to Alliance Integrated Solutions Inc.*
H. *Approval for Purchase of four Dodge Chargers for the Sheriff's Office*
I. *Approve Amendment to Grant Agreement with Agility Fuels*
J. *GRANT AGREEMENT: Approve accepting 5311 Community Transportation Rural Formula Grant for Rowan Transit*
K. *GRANT Extension Request: Continental Structural Plastics Building Reuse Granat*
L. *Sole-Source for Printelect - FY24*
M. *GRANT AGREEMENT: Request Approval of Section 5311 Community Transportation Grant Program for Rowan Transit (Allocation Increase)*
N. *Schedule public hearing for Z 03-23 for August 21, 2023*
O. *Trinity Services Group, Inc. - FY24*
P. *Registered Environmental Health Specialist (REHS) - Jon Matthew Lamb*
Q. *Child & Adult Exceptions – Social Services (DSS)*
R. *Sole-Source Smith Rodgers & Aldridge - FY24*
S. *Schedule a Public Hearing for the Race to the River 5K on August 21, 2023.*
T. *Citrix Software - CDW Government*
U. *Consider Approval of the Minutes*
V. *GRANT APPLICATION: Rowan One Church One Child request approval to apply for funding from First United Church of Christ Foundation*
W. *GRANT AGREEMENT: Approve accepting of funds from Cabarrus Health Alliance as Sub-Recipient for TP1AH000291: Teen Pregnancy Prevention grant for Rowan County Health Department and Rowan County Department of Social Services*
X. *Sole-Source CTS Software (Trip Master)*
Y. *Sole-Source Cellebrite USA, Inc. - FY24*
Z. *Schedule Legislative Hearing for Z 04-23 and Quasi-judicial Hearing for SUP 02-23 for Bowtie Properties LLC for August 21, 2023*
AA. *Budget Amendments, as follows:*

Telecom	*To increase 911 budget for CDW-G replacement monitors*	*$44,000*
Finance	*To budget remaining balance for Woodleaf Park Project*	*$ 18,501*
Animal Services	*To recognize FY23 Reserved funds*	*$ 15,859*
Environmental Management	*To recognize FY23 Reserved funds*	*$ 73,846*
Parks and Recreation	*To budget Dan Nicholas Park Nature Trail Project*	*$ 23,460*
Soil and Water	*To recognize FY23 Reserved funds*	*$ 227,962*
Emergency Medical Services	*To recognize FY23 Reserved funds*	*$ 104,493*
Cooperative Extension	*To recognize FY23 Reserved funds*	*$ 107,833*
Soil and Water	*To budget for Streamflow Rehabilitation Assistance Program grant approved in*	*$ 313,972*

	FY23 but not received	
Finance	*To budget for NC State Grant - Town of Spencer Yadkin Park*	*$ 75,000*
Finance	*To appropriate fund balance and expenditures for FY23 encumbrances*	*$ 11,461,629*
Finance	*To appropriate fund balance and expenditures for FY23 encumbrances*	*$ 34,069,167*
Register of Deeds	*To recognize FY23 Reserved funds*	*$ 80,907*
Parks and Recreation	*To recognize FY23 Reserved funds*	*$ 27,310*
Library	*To recognize FY23 Reserved funds*	*$ 67,697*

BB. Additional Excess Liability North Carolina Association of County Commissioners
CC. Sole-Source Cengage Learning - FY24
DD. Award Feasibility Study for Dredging High Rock Lake - Geosyntec Consultants
EE. GRANT AGREEMENT: Sheriff's Office request to accept grant funding for State Criminal Alien Assistance Program from United States Office of Justice Programs
FF. Rowan County Asset Policy
GG. Ag South Communities Grant
HH. Resolution Approving Conveyance of Property to a Nonprofit Organization
II. Interlocal Detention Center Agreement between Rowan County and Richmond County (Agenda Addition)

Public Comment Period

Chairman Edds opened the floor for Public Comment and closed it after no one wished to speak.

Z 02-34 Legislative Hearing: Fisher Athletic Equipment Company, Incorporated

Ed Muire, Planning and Development Director, gave an overview of the site and relevant location information. Fisher Athletic Equipment Company, Inc. has operated as an athletic equipment manufacturer at 2060 Cauble Road since 1970. This business specializes in the manufacture of training and competition-use equipment for football, track & field and basketball used by colleges, high schools / middle schools and parks and recreation departments.

Previous expansions of facility operations occurred in 1976 and 1998 when the property was located in the City of Salisbury's extra-territorial jurisdiction (ETJ). When the County acquired land use jurisdiction of the site in 1999, this property was designated as Commercial, Business, Industrial (CBI). Fisher Athletic recently acquired property from an adjoining owner that has since been combined with their property resulting in the parcel having both CBI and Rural Agricultural (RA) zoning.

Fisher Athletic Equipment company Inc. has submitted a rezoning application for 1.8 acres of the rear portion of their property located at 2060 Cauble Road. This portion of Tax Parcel 310-247 is currently zoned Rural Agricultural (RA) and is requested to be designated Commercial, Business, Industrial (CBI).

At 3:18 p.m. Chairman Edds opened the Public Hearing and closed it after no one wished to speak.

On motion of Edds, seconded by Pierce, the Board voted 5-0 that Z 02-23 is consistent with the West Rowan Land Use Plan and is reasonable and appropriate based on the following:

1. *It allows for the parcel to be used consistently with the existing structure.*
2. *It increases the tax base and job creation*
3. *The property has been in non-residential use since 1970.*
4. *The purpose and intent of a family business is present.*

On motion of Klusman, seconded by Pierce, the Board voted 5-0 to approve Z 02-23.

SNIA 02-23 Legislative Hearing: Performance Pit Oakridge LLC.

Shane Stewart, Planning and Development Assistant Director, said Planning Staff received a special non-residential intensity allocation (SNIA) request from property owner Performance Pit Oakridge LLC to construct a 12,000 square foot (sf) building "to build and store race cars, shop work" at 371 Pit Rd. – further referenced as Lot 8 in Performance Park & Parcel ID 230D-055. Approving this request would allow the project to exceed the administrative allowance of 12% built-upon area (e.g., buildings, pavement, gravel) limitation requirement of the Coddle Creek watershed and allow up to seventy (70) percent built-upon area for the project. A total of 10% of the watershed acres may be removed from the 12% limitation and permit up to 70% coverage.

Vice-Chairman Greene clarified that this lot is the last available lot in Performance Park and asked if there were adjacent parcels that could be added. Mr. Stewart showed a map of the area and explained several relevant rezonings in the area.

Commissioner Klusman asked for clarification regarding watershed and Mr. Stewart pointed out the drainage on a map.

At 3:28 p.m. Chairman Edds opened the Public Hearing and closed it after no one wished to speak.

On motion of Edds, seconded by Pierce, the Board voted 5-0 that SNIA 02-23 is consistent with the West Area Land Use Plan and reasonable / appropriate based on the following:

1) It allows the parcel to be used in a consistent manner with area parcels;
2) It will increase the tax base and job creation;
3) Request is less than maximum allowed; and
4) The request is from an existing Industrial park parcel as recommended in the plan.

On motion of Pierce, seconded by Greene, the Board voted 5-0 to approve SNIA 02-23.

West End Plaza Advanced Planning

Phillip Steele, Managing Principal, ADW Architects, gave an overview of the space needs study conducted at the Health Department. He showed a site plan and diagrams of the site. He explained some of the design features to be included in the new West End Plaza (WEP) space and discussed four alternates.

Mr. Steele showed various renderings of the building façade and explained exterior design features. He gave a cost breakdown for construction and owner soft costs. Construction costs totaled $19,634,395 with $1,472,580 in contingency funds, calculated at 7.5% of construction costs. Soft costs and designer fees totaled $3,156,988. The total project cost equaled $24,263,963.

Commissioner Klusman asked about trees being included in the plan and Mr. Steele pointed them out on the site renderings. There is plenty of parking at the site.

Commissioner Caskey asked for clarification regarding the entrance to the building and the roundabout. Mr. Steele said updates could be made to the plans.

Public Health Director Alyssa Harris explained the additional spaces that WEP would provide for patients.

Commissioner Klusman said there was an issue during the COVID-19 pandemic with sick and well patients in the same waiting room in the current space.

Commissioner Caskey asked if this plan included plans for future expansion and Ms. Harris said yes.

Commissioner Klusman asked for the current portion of the budget allocated to Medicaid reimbursement and Ms. Harris said she would find out.

Chairman Edds asked how many people are currently eligible for Medicaid and if the Medicaid expansion plan would provide any funding. Ms. Harris said she would find out the numbers and said there are a few types of funding that can be used for renovations.

County Manager Aaron Church said there is $11 million in American Rescue Plan Act (ARPA) and $4 million in Medicaid reimbursement that can be used for this building that has been escrowed over the years that must be spent on Medicaid expenses.

Commissioner Klusman asked about the ratio of Medicaid reimbursements to new patients.

Chairman Edds asked if there will be room for Social Services as WEP. Mr. Steele said there is square footage that is available that Social Services could use.

Commissioner Pierce suggested being more conservative when spending funds.

Commissioner Caskey said the ARPA money has been in the account for a while. Mr. Church said there is a deadline to spend the money.

Chairman Edds discussed the plans and future for the County and how that relates to this project. There was continued general discussion regarding the project and increasing the standard of living in the county.

Chairman Edds asked for the next steps in the process and Mr. Steele responded that the Board could choose which alternates they want along with the base bid and explained the other steps in the process. The bid process is what would lock in the costs. Chairman Edds asked if Social Services would move into the vacated Public Health space and Mr. Steele said that's a possibility, but a study may need to be completed.

Commissioner Caskey asked if the Agriculture Center would be completed by the time the Health Department construction begins and Mr. Steele said that was likely.

Mr. Church said the next step is a request for qualifications (RFQ) for design services.

On motion of Klusman, seconded by Pierce, the Board voted 5-0 to authorize the County Manager to solicit an RFQ to design and construct the new Health Department.

West End Plaza Lease Revisions

Ann Kitalong-Will, Director of Grants and Government Relations, explained the revisions to the lease document. The rates have not changed, only the square footage. She explained the Seismic Form and Telecommunication and Video Surveillance forms, along with the tenant improvements cost summary.

Chairman Edds said the United States Department of Agriculture (USDA) wants to rent space at the West End Plaza.

Cooperative Extension Director Amy-Lynn Albertson said the Farm Service Agency is one of the offices that currently leases space from the county. The Natural Resources Conservation Services regional offices currently lease space in Salisbury through the USDA but their lease is ending. These two leases would be combined which would be beneficial to both parties.

On motion of Edds, seconded by Pierce, the Board voted 5-0 to approve the County Manager to sign and submit the relevant documents to provide additional information to the USDA for the lease proposal for space in West End Plaza.

Board Appointments

On motion of Pierce, seconded by Greene, the Board voted 5-0 to appoint Lynn Bost to the County seat on the East Gold Hill Volunteer Fire Department Fire Commission and to appoint Jordan Waller to the ETJ seat on the Town of Faith Zoning Board.

On motion of Klusman, seconded by Pierce, the Board voted 5-0 to waive the residency requirement for the Substance Abuse Professional seat on the Juvenile Crime Prevention Council.

On motion of Klusman, seconded by Pierce, the Board voted 5-0 to appoint Cheryl Saulpaugh to the Substance Abuse Professional seat on the Juvenile Crime Prevention Council.

Closed Session

At 4:30 p.m. on motion of Edds, seconded by Pierce, the Board voted 5-0 to enter into closed session pursuant to NCGS 143-318.11(a)(1) to consider approval of the minutes of the Closed Session held on July 17, 2023, as described by NCGS 143-318.10(e) providing that minutes or an account of a closed session may be withheld from public inspection so long as public inspection would frustrate the purpose of a closed session, and pursuant to NCGS 143-318.11(a)(3) to consult with an attorney employed or retained by the public body in order to preserve attorney-client privilege regarding airport lease negotiations.

Regular Session

At 4:40 p.m. regular session resumed.

Adjournment

At 4:41 p.m., on motion of Pierce, seconded by Klusman, the Board voted 5-0 to adjourn.

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Sarah Pack, NCCCC
Clerk to the Board