

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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Telephone 704-216-8181 • Fax 704-216-8195

MINUTES OF THE MEETING OF THE ROWAN COUNTY BOARD OF COMMISSIONERS

August 1, 2022 – 3:00 PM

J. NEWTON COHEN, SR. ROOM

J. NEWTON COHEN, SR. ROWAN COUNTY ADMINISTRATION BUILDING

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

Absent: Mike Caskey, Member

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

Chairman Edds convened the meeting at 3:00 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 the Finance Director for Carolina Siteworks Change Order #2 for the Roadway Project. The issue was added to the Consent Agenda as Item AB.

CONSIDER DELETIONS FROM THE AGENDA

Chairman Edds stated the Board would delete item #6 from the agenda.

CONSIDER APPROVAL OF THE AGENDA

Commissioner Greene moved, Commissioner Klusman seconded and the vote to approve the agenda as amended passed unanimously (4-0).

CONSIDER APPROVAL OF THE MINUTES

Commissioner Klusman moved, Commissioner Pierce seconded and the vote to approve the minutes of the July 18, 2022 Commission Meeting passed unanimously (4-0).

1. CONSIDER APPROVAL OF CONSENT AGENDA

Commissioner Klusman moved approval of the Consent Agenda as amended. The motion was seconded by Commissioner Greene and passed unanimously (4-0).

The Consent Agenda consisted of the following:

- A. Proclamation - Civitan Club of Salisbury Centennial Month
- B. Road Abandonment Resolution for Gym and School Streets in Woodleaf Community
- C. Request for Approval to Apply for FY22 Local Justice Assistance
- D. Request to Pursue Funding from Operation Underground Railroad (O.U.R.)
- E. Schedule Public Hearing for Z 06-22: David Tucker, for August 15, 2022
- F. Grant Agreement - SLNC Bright Ideas
- G. Airport Funding: Parallel Taxiway Rehabilitation
- H. Sole-Source Teleflex
- I. RSS Contract for School Nursing
- J. Wellpath Contract
- K. COVID-19 School Health Team
- L. Sole-Source Auvik Networks, Inc.
- M. Sole-Source 120 Water
- N. Sole-Source Idemia
- O. Sole-Source MCCi
- P. Request to Apply: First United Church of Christ Foundation
- Q. Sole-Source Information, Inc.
- R. Sole-Source Tyler Technologies
- S. Sole-Source Central Square
- T. Sole-Source CivicPlus Inc
- U. Sole-Source Faronics Technologies
- V. Position Change Requests Submitted by Public Health Director
- W. Sole-Source Lexis Nexis
- X. Termination of State of Emergency
- Y. West End Plaza Sign for Veterans Social Center
- Z. Property Sale
- AA. Contract With Environmental Engineering Firm
- AB. Carolina Siteworks Change Order #2 for the Roadway Project (addition to the Consent Agenda – attachments below)

Carolina Siteworks, Inc is recommending a change order for the Roadway Project. The contractor has recommended that the concrete reinforced pipe at station 20+30 be extended to reduce the depth and length of the rip rap ditch in that area. This will make maintenance much simpler for the County; however, it is not a necessity to the project. Facilities Director and McGill both recommend this change to avoid future issues. This will increase the project by \$1,600 bringing the total cost for Carolina Siteworks to \$499,107.

Attached is Change Order 2 for the Roadway Project.

Change Order No.2

Date of Issuance: 7/21/2022 Effective Date: 7/21/2022
 Project: Roadway Project Owner: Rowan County Owner's Contract No.:
 Contract: Roadway Project Date of Contract: 3/08/2022
 Contractor: Carolina Siteworks, Inc. Engineer's Project No.: 18.01404

The Contract Documents are modified as follows upon execution of this Change Order:
Description: The contractor has recommended that the concrete reinforced pipe at station 20+30 be extended to reduce the depth and length of the rip rap ditch in that area. This will make maintenance much simpler for the county; however, it is not a necessity to the project.

Attachments (list documents supporting change):
 Summary of change order items: Pricing summary from Carolina Siteworks dated July 19, 2022.

| CHANGE IN CONTRACT PRICE: | CHANGE IN CONTRACT TIMES: |
|--|---|
| Original Contract Price: | Original Contract Times: <input type="checkbox"/> Working <input checked="" type="checkbox"/> Calendar days |
| \$480,520.00 | Substantial completion (days or date): 130 days |
| | Ready for final payment (days or date): 150 days |
| [Increase] [Decrease] from previously approved Change Orders No. 0 to No. 1: | [Increase] [Decrease] from previously approved Change Orders No. 0 to No. 1: |
| \$16,987.00 | Substantial completion (days): 5 |
| Contract Price prior to this Change Order: | Ready for final payment (days): 5 |
| \$497,507.00 | Contract Times prior to this Change Order: |
| [Increase] [Decrease] of this Change Order: | Substantial completion (days or date): 8/24/2022 |
| \$1,600.00 | Ready for final payment (days or date): 9/13/2022 |
| Contract Price incorporating this Change Order: | [Increase] [Decrease] of this Change Order: |
| \$499,107.00 | Substantial completion (days or date): 0 |
| | Ready for final payment (days or date): 0 |
| | Contract Times with all approved Change Orders: |
| | Substantial completion (days or date): 8/24/2022 |
| | Ready for final payment (days or date): 9/13/2022 |
| RECOMMENDED: | ACCEPTED: |
| Engineer: <i>[Signature]</i> | Owner: |
| Print: <i>Douglas Chapman</i> | Contractor: <i>[Signature]</i> |
| Date: 7-22-22 | Print: <i>J.D. Shell</i> |
| Approved by Funding Agency (if applicable): | Date: 7-21-22 |
| | Date: |

EJCDC C-941 Change Order
 Prepared by the Engineers Joint Contract Documents Committee and endorsed by the Construction Specifications Institute.
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CAROLINA SITEWORKS, INC.
 Post Office Box 280
 China Grove, North Carolina 28023
 Telephone: 704-855-7483
 Fax: 704-855-9676

July 19, 2022

To: County of Rowan

Project: Rowan County Roadway
 Salisbury, NC

REQUEST FOR CHANGE ORDER:

Add 16 LF of 15" RCP to the West end of the cross line at station 20+30.

ADD TO CONTRACT: \$1,600.00

NOTE: No allowances for extra work included.

Respectfully submitted,
[Signature]
 Darrell Shell
 Carolina Siteworks, Inc.

Accepted as Contract:

Carolina Siteworks, Inc.

[Signature]
 7-21-22

2. PUBLIC COMMENT PERIOD

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

3. PUBLIC HEARING & SUMMARY PRESENTATION - EDC 'PROJECT FINISHING'

Scott Shelton, Vice-President of the Economic Development Commission, provided a power point as he presented the information regarding Project Finishing (Project). Mr. Shelton said the company behind the request was a manufacturer based in the northeastern United States and had been in business for decades.

The company was evaluating potential sites and buildings in the southeastern United States to relocate the business in order to be closer to its suppliers. The company was considering a vacant facility in the County. If the community were chosen, the company would create 29 new jobs over the next three (3) years. The company would invest approximately \$6.85 million into the property through building renovations and installation of major equipment. The majority of the improvements would be completed by the end of 2023.

The company was requesting a Level I Grant under the County's adopted Investment Grant Program. Mr. Shelton noted other potential assistance for the company was to pursue a Building Reuse Grant through the State of North Carolina. The grant would help the company with needed electrical, HVAC and roof improvements.

Salisbury City Council was scheduled to hold a public hearing on August 16, 2022 to consider the submittal of a Building Reuse Grant application to the State on the company's behalf. City Council would also consider its own Level I Grant for the Project.

Mr. Shelton highlighted a projected 10-year model of revenue if the County was chosen. The company's plans were to complete the majority of renovations to the building and new equipment installation by the end of 2022. Additional equipment installations would occur through 2026. During the five incentivized years, the County would collect \$166,676 in revenue and provide incentive grants totaling \$125,007. The County would retain \$41,669 of revenue during the incentive term. Modeled with a 10-year horizon, the County would stand to collect an estimated \$328,674, disburse a \$125,007 grant and retain an estimated \$203,667 of new revenue.

Chairman Edds opened the public hearing to receive citizen input regarding Project Finishing. With no one wishing to address the Board, Chairman Edds closed the public hearing.

Commissioner Pierce moved, Commissioner Klusman seconded and the vote to approve the incentive request as presented for Project Finishing passed unanimously (4-0).

4. SNIA 04-22: FINNEY BUILDERS

Planner Aaron Poplin provided a power point as he presented the staff report for Special Non-Residential Intensity Allocation (SNIA) 04-22. Mr. Poplin said Finney Builders had requested to construct an addition to the race shop at 9275 W NC 152 Highway. The race shop originally existed as a home occupation built in 2001. In 2018 it was rezoned from RA to CBI with Z 05-18. During the rezoning process it was brought up that operational area was already over the 12% built-upon area allowed in the Coddle Creek Watershed. This being the case, it was outlined in the report that any expansion of operational area would require an SNIA permit. The property was sold in 2020 and while the use remains the same, the new owners are looking to expand.

Approving the 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 70% 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.

Chairman Edds opened the floor to receive citizen input and no one came forward to speak regarding the request

Commissioner Pierce moved, Commissioner Greene seconded and the vote to approve SNIA 04-22 carried unanimously (4-0).

5. UPDATE ON DEVELOPMENT REVIEW PROCESS

Randy Cress, Assistant County Manager/CIO talked about expansions and online updates that had taken place in the development review process. The County was using an "interim" process but several of the changes included accepting online permits and plans, as well as accepting online credit cards for the Building Inspections and Planning and Development Departments.

According to Mr. Cress, the review and electronic plans process was still on hold with the vendor; the vendor had no implementation date or project manager, as of yet. Mr. Cress said he had asked the vendor to attend the Commissioners Meeting and had also advised the vendor the County wanted the first available opening. Mr. Cress stated the County had the hardware but was waiting on the software at this point. Mr. Cress said the County could withhold payments to the vendor until services were delivered.

Mr. Cress noted the County's new website would be kicked off this year and the updated development process would be tied into the new website. Commissioner Klusman responded that she would like to see the County consider a different vendor for the website. Commissioner Klusman suggested including input from people in the community for ideas with the website's new design development.

Mr. Cress noted over the next 90-120 days, staff would be working with Environmental Health in "test mode" in the development review process. A "soft rollout" was

anticipated for the department in November or December. Mr. Cress mentioned that Environmental Health had a lot of file cabinets containing site construction documents. Staff planned to work with Environmental Health to get those documents scanned into the system to eliminate the file cabinets.

It was anticipated online service/updates for Fire Inspections would follow Environmental Health. Mr. Cress reported there had been no fees for Fire Inspections in the past; however, he had included a fee schedule comparable to other counties in the current budget. Fire Inspections would begin collecting the fees in January 2023.

Mr. Cress talked about the changes to fee schedules approved by the Commissioners on July 1, 2022. Mr. Cress said the General Assembly passed a new session law related to how certain fees are used for administration. Mr. Cress said he would work with the Finance Director to ensure compliance with the session law.

In closing, Mr. Cress said there had been an increase in personal applications for both the permitting and zoning offices. Mr. Cress encouraged the public to work with staff as the rules and regulations were new to everyone.

Chairman Edds thanked Mr. Cress for the update.

6. AUTHORIZE STUDY FOR EARLY RETIREMENT INCENTIVE

Note: This item was deleted from the agenda.

7. BUDGET AMENDMENTS

Finance Director Anna Bumgarner presented the following budget amendments for the Board's consideration:

- Finance - Appropriate fund balance and expenditures for fiscal year 2022
General Fund encumbrances. \$592,200
- Finance - Appropriate fund balance and expenditures for fiscal year 2022
General Fund encumbrances. \$33,028
- Finance – Revenue and expenses for ARPA funds for FY '22 to FY '23. \$11,565
- Finance – Appropriate fund balance and expenditures for fiscal year 2022.
\$6,400
- Finance – Budget FY '20 Homeland Security Grant awarded to Rowan County
for the purchase of awarded to Rowan County for the purchase of a prime mover.
The award was approved by the Commissioners on October 19, 2020. \$60,000
- Health Department – Budget for salary and fringes for the Temp Public Health
Education Specialist using funding from AA466 Advancing Equity. \$65,980
- Health Department – Increase revenue and expenses to match awarded funding
per AA415 Breastfeeding Peer Counselor Program. \$1,001
- Health Department – Align budget with awarded funding per AA546
Communicable Disease Pandemic Recovery. \$421,326

- Social Services – Budget revenue and expense for a one-time LINKS clothing allowance to eligible foster care youth. No county funds are required. \$19,500
- Rowan Transit – Increase budget for newly awarded 5310-American Rescue Plan Grant. \$166,449
- Health Department – Align budget with awarded funding through AA620 School Health Team Workforce. \$93,034

Commissioner Pierce moved approval of the budget amendments as presented. The motion was seconded by Commissioner Greene and passed unanimously (4-0).

8. CONSIDER APPROVAL OF BOARD APPOINTMENTS

AIRPORT ADVISORY BOARD

Kirk Beatty submitted his resignation to the Airport Director on July 20, 2022. The Board was asked to accept Mr. Beatty's resignation for the record.

Commissioner Pierce moved to accept the resignation of Kirk Beatty. The motion was seconded by Commissioner Greene and passed unanimously (4-0).

The seat vacated by Mr. Beatty was for a Pilot and the County received the following applications:

| APPLICANT | OCCUPATION | CURRENT EMPLOYER |
|------------------------|-------------------|--|
| Stephen Graham Johnson | Pilot | AeroTec Aviation |
| James Javurek | Pilot | American Airlines |
| Garry Dale Perry | Pilot | Retail Business Services (Ahold Delhaize) |
| Jeffrey Alan Matthews | Co-Owner | Distinctive NatureScapes, Inc |

The selected applicant would fill the remainder of Mr. Beatty's term, which expires June 30, 2023.

Chairman Edds moved the appointment of Stephen Johnson followed by a second from Commissioner Greene. The motion carried unanimously (4-0).

LOCKE VOLUNTEER FIRE DEPARTMENT FIRE COMMISSIONERS

Lynn Aldridge applied to fill a vacant seat that will expire on July 31, 2024.

Commissioner Pierce moved, Commissioner Greene seconded and the vote to appoint Lynn Aldridge carried unanimously (4-0).

9. CLOSED SESSION

Chairman Edds moved the Board into Closed Session at 3:27 p.m. in accordance with North Carolina General Statute 143.318.11(a)(1) to consider approval of the minutes of the Closed Sessions held on June 6, 2022, June 20, 2022, and July 18, 2022; and in

accordance with North Carolina General Statute 143-318.11(a)(5) to consider real estate negotiations.

The Board returned to Open Session at 4:23 p.m. No action was taken.

10. ADJOURNMENT

There being no further business to come before the Board, Commissioner Pierce moved to adjourn at 4:23 p.m. The motion was seconded by Commissioner Greene and passed unanimously (4-0).

Respectfully Submitted,

Carolyn Barger, MMC, NCMCC
Clerk to the Board