

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**

**August 15, 2022 – 6:00 PM**

**J. NEWTON COHEN, SR. ROOM**

**J. NEWTON COHEN, SR. ROWAN COUNTY ADMINISTRATION BUILDING**

Present: Greg Edds, Chairman  
Jim Greene, Vice-Chairman  
Mike Caskey, Member  
Craig Pierce, Member (left meeting at 7:30 p.m.)  
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 request from the Finance Director for a sole-source purchase for Printelect. Chairman Edds added the issue to the Consent Agenda as item AK.

#### **CONSIDER DELETIONS FROM THE AGENDA**

There were no deletions from the agenda.

#### **CONSIDER APPROVAL OF THE AGENDA**

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

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

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

The Consent Agenda consisted of the following:

- A. Mid-Carolina Regional Airport Inclement Weather Procedures

- B. Mid-Carolina Regional Airport Hangar Waitlist Procedures
- C. Resolution to Revoke Review Officer
- D. Resolution Appointing Review Officer - Tim Himes
- E. Acceptance of Grant Agreement for Rowan Transit Community Transportation Program
- F. Waiver Of West End Plaza Lessee Application Deposit
- G. Approve Library to Apply for 2022 Rowan Community Foundation Grant
- H. FY22-23 NBPSCF Capital Grant for KCS
- I. Sole-Source Stanley Convergent
- J. FY22 Equitable Sharing Agreement and Certification
- K. Revisions to Policy 9.21
- L. Request for Public Hearing FY24 Transit Grant Funding
- M. Request Approval to Sign Supporting Documents for Local Law Enforcement Block Grant
- N. Centralina Workforce Development Consortium
- O. Request Approval to Submit Amendment Proposal for Animal Services Grant Agreement
- P. Tax Refunds for Approval
- Q. Approve Acceptance of Water/Wastewater Appropriations from FY22 Budget Bill
- R. Schedule Public Hearing for September 6, 2022 to Consider An Ordinance Approving a Temporary Lane Closure on US Hwy 29 for the Purpose of Facilitating a Special Event
- S. NewPath Youth Services Contract for DSS
- T. Children's Home Society of NC, Inc Contract for DSS
- U. The Relatives, Inc. Contract for DSS
- V. Timber Ridge Treatment Center, Inc Contract for DSS
- W. Habilitation Center, Inc.
- X. Nazareth Child and Family Contract for DSS
- Y. Miracle House, Inc. Contract for DSS
- Z. Luca's Hope, LLC Contract for DSS
- AA. Just in Time Youth Services, Inc. Contract for DSS
- AB. Sole-Source CDP, Inc
- AC. Erosion Control Service Contract
- AD. Sole-Source for Cloud Navigators, LLC
- AE. Sole-Source for Microsoft Store
- AF. N.C. Forest Service Appropriation
- AG. Sole-Source Richland County Sheriff's Department
- AH. Accept Grant Funding for Division of Soil & Water for Hurricane Florence Watershed Restoration Project
- AI. Accept Grant Funding for Division of Soil & Water for Tropical Storm Eta Project
- AJ. Accept Grant Funding for Division of Soil & Water for StreamFlow Rehabilitation Program (StRAP)
- AK. Sole-Source Purchase for Printelect (addition to the Consent Agenda; see below)

Rowan County Purchasing Policy requires sole-source purchases over \$5,000 be approved by the Board of Commissioners. This agreement would be approved as a 'sole-source' using standardization or compatibility as the overriding consideration per NCGS 143-129(e)(6) which allows for an exception to the bidding laws when:

1. Performance or price competition for a product are not available;
2. A needed product is available from only one source of supply; or
3. Standardization or compatibility is the overriding consideration

Board of Elections is required to print ballots and must select from approved printers. Printelect is an approved printer for ballots and has worked with the County and ES&S, our contracted software provider, for several years. Our agreement with the ES&S states that if we choose to use a non-ES&S Ballot Partner Printer, we are responsible for all cost associated with correcting any problems. For this reason, staff is asking to continue to use Printelect as an approved printer. For the last 2 general elections the cost of the ballot printing has ranged from \$25,000 to \$51,000 at this time this would be our best estimate for cost of this year's ballot printing. Ballots will begin being mailed on September 9, 2022.

Recommendation: Board of Commissioners to authorize the purchase of printed election ballots as a sole-source from Printelect for the FY23 budget year.

## **2. SPECIAL RECOGNITION**

### **RECOGNITION OF ROWAN LITTLE LEAGUE 8 & UNDER ALL STARS STATE CHAMPIONS**

Chairman Edds welcomed the Rowan Little League 8 & Under All Stars Team, the coaches and parents to the meeting. The coaches were asked to come forward and join the Commissioners in front of the dais. The coaches were Head Coach Jeff Bernhardt, and Assistant Coaches Ashley Poole, Hillary Nixon, and David Brown.

Chairman Edds highlighted the Team's statistics and shared how proud the Board and citizens of Rowan County were of the Team's achievements. Chairman Edds praised the younger girls for carrying on the tradition of the older girls who had won the Little League World Series twice in the past few years.

Commissioner Klusman read a Proclamation honoring the team and coaches. Following the reading, each player was called forward and presented with a copy of the Proclamation. Group photos were also taken of the Team with the Commissioners and a round of applause followed the recognition.

Commissioner Klusman moved, Commissioner Pierce seconded and the vote to approve the Proclamation passed unanimously. The Proclamation read as follows:

WHEREAS, the Rowan Little League 8 & Under All Stars Team, under Head Coach Jeff Bernhardt, and Assistant Coaches Ashley Poole, Hillary Nixon, and David Brown is to be recognized and honored for their outstanding 2022 coach-pitch softball season; and

WHEREAS, by their dedication and commitment, this dynamic team consisting of players Carsyn Smith, Jaylee Nixon, Paisley Lanning, Kinsley Linton, Nellie Leonard, Lily Poole, Callie Barrier, Karsynn Karriker, Payton Brown, Emerson Raper, Analynn Kluttz, Rebecca Lombard, Rylee King and Sabrina Jackson, won the North Carolina District 2 Tournament on June 27, 2022, and progressed to win the North Carolina State Tournament played at Salisbury Community Park on July 16, 2022; and WHEREAS, the excellent performance and enthusiasm of these Rowan County young ladies, along with their coaching staff, have proven to be a source of admiration and inspiration to other youth.

NOW, THEREFORE BE IT PROCLAIMED, that the Rowan County Board of Commissioners does hereby honor the Rowan Little League 8 and Under All Stars and Coaching Staff for their achievements as they represented Rowan County.

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

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

- Michael Chapman, of Salisbury, shared concerns pertaining to the Rowan-Salisbury Board of Education (BOE) and what he felt was a lack of transparency and accountability.
- Ronnie Smith, of Salisbury, talked about the Town of Spencer's plans to move forward with the Yadkin River Park. Mr. Smith also sought support from the Commissioners in the effort to have a United States flag displayed at the Bell Tower Green.
- Barry Thomas, of China Grove, spoke against the Town of China Grove's attempts to annex property outside of its extraterritorial jurisdiction.
- Kay Eugene Overcash also spoke against the Town of China Grove's attempts to annex property outside of its extraterritorial jurisdiction.

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

### **4. PUBLIC HEARING FOR Z 06-22: DAVID TUCKER**

Assistant Planning Director Shane Stewart provided a power point as he presented the request for Z 06-22. According to Rowan County Tax Assessor records, the existing structure located at 4725 Long Ferry Road Salisbury (Parcel 606-051) was built in 1985 and used as a convenience store until converted to office space in 2001. Planning Staff was not aware of the conversion, which likely was an interior upfit for the Rural Agricultural (RA) zoned property. In 2011, the Board of Commissioners approved a rezoning request from RA to Commercial, Business, Industrial with an accompanying Conditional District (CBI-CD) for a funeral home, which the applicant chose not to develop. In 2016, the Board of Commissioners approved a request from current property owner David Tucker to amend the CBI-CD zoning district to permit a grading and hauling business with up to five (5) trucks.

On behalf of Mr. Tucker, the Bogle Firm requested an amendment to the existing CBI-CD designation to accommodate a revision to their site plan to include a 2,240 square foot addition for an existing heavy construction contractor business.

According to the site plan provided, site details included:

- Location will be used as an office for accounting and estimating for a heavy construction land development and grading contractor.
- All company trucks / vehicles, heavy equipment, and material storage will be stored offsite.
- 2,240 sf office addition with handicap parking and building access accommodations.
- Minor improvement to SE parking area for a total of 17 spaces.

- Leyland Cypress tree buffer installed along the rear property line (either was not installed in 2016, or, died).

Mr. Stewart highlighted the information contained in the staff report with regards to conformity with adopted plans/policies, consistency with the districts purpose/intent, compatibility of uses, conditions in the vicinity, potential impact on roads, schools and utilities.

With regards to the decision-making process and in addition to the material reviewed thus far, Mr. Stewart stated the Zoning Ordinance indicated the primary question before the Board was “whether the proposed change advances the public health, safety, or welfare, as well as the intent and spirit of the ordinance.” Additionally, the Board “shall not regard as controlling any advantages or disadvantages to the individual requesting the change but shall consider the impact of the proposed zoning change on the public at large.” The Commissioners must develop a statement of consistency/reasonableness describing whether its actions were consistent with any adopted comprehensive plans and indicate why their action was reasonable and in the public interest.

According to Mr. Stewart, no one other than the applicant spoke at the Planning Board meeting, which was held on July 25, 2022. The Planning Board voted unanimously (5-0) to recommend approval, as requested, with no conditions subject to the below statement:

“Z 06-22 is consistent with the East Area Land Use Plan and reasonable and appropriate based on the following: compatible with the surrounding area; the conversion from an office with onsite storage of heavy equipment for hauling and grading to just a larger office space will be a benefit to the neighbors because the removal of the heavy equipment and debris will clean up the site; it is an expansion of a current business and is better overall utilization of the property.”

Mr. Stewart reported letters were mailed to five (5) adjacent property owners within 100’ of subject property on August 2, 2022. Signs were posted on the property the same date. Notice of the public hearing was published in the Salisbury Post on August 4, 2022 and again on August 11, 2022.

Staff’s primary concern was the use of the buffer area for material storage and lack of vegetation or fencing adjacent to residential uses. If approved, this will be verified at both the final building inspection and noted for a subsequent inspection thereafter. For added clarity, staff recommended adding a condition of approval to specify:

1. Per site plan, all heavy equipment and construction material will be parked and stored off-site.

Chairman Edds opened the public hearing to receive citizen input regarding Z 06-22. With no one coming forward, Chairman Edds closed the public hearing.

Chairman Edds moved to approve the following statement of consistency / reasonableness: "Z 06-22 is consistent with the East Area Land Use Plan and reasonable and appropriate based on the following: compatible with the surrounding area; the conversion from an office with onsite storage of heavy equipment for hauling and grading to just a larger office space will be a benefit to the neighbors because the removal of the heavy equipment and debris will clean up the site; it is an expansion of a current business and is better overall utilization of the property." The motion was followed by a second from Commissioner Pierce and passed unanimously.

Commissioner Pierce moved to approve Z 06-22 with the condition that per the site plan, all heavy equipment and construction material will be parked and stored off-site. The motion was seconded by Commissioner Klusman and carried unanimously.

## **5. CONSIDER PE 04-22**

Assistant Planning Director Shane Stewart presented the staff report for PE 04-22. Mr. Stewart stated Mikey Wetzel requested a Permit to Exceed (PE) the noise ordinance "to have a live band play music on a pontoon boat with a floating platform near 'Goat Island' on High Rock Lake" on Sunday, August 21, 2022 between 2:00 pm and 5:00 pm and Sunday, August 28, 2022 between 2:00 pm and 5:00 pm. The August 28, 2022 date would only be used if weather prevented the event from taking place on August 21, 2022. Mr. Wetzel indicated the boat would be positioned off the western side of the island with speakers directed towards the island.

Mr. Stewart discussed the County's Noise Ordinance requirements and criteria for consideration when issuing or denying an application for a PE. Mr. Stewart noted Mr. Wetzel held a similar event in 2019. For this year, the applicant anticipated 500 attendees around the island, which was a common area of the lake where large numbers of people gathered on weekends. Most events associated with PE requests are associated with a nonprofit, or, contain a fundraising element for a specific cause.

According to emergency services staff, the area in question was accustomed to a significant gathering of boaters with 100-200 people on many weekends. Mr. Stewart said staff reached out to Rowan County Emergency Management, NC Wildlife, and the Sheriff's Department and none of the agencies expressed concern with the event or recalled issues with the last time the applicant hosted the event at this location. In addition to the above, staff requested the applicant contact Cube Hydro.

Mr. Stewart noted there were no violations from the previous event. Mr. Stewart said one (1) noise complaint had been received before the event; however, in fairness to Mr. Wetzel, the 911 call had not been related to his event.

Adjoining property owners surrounding the location were notified by the Planning Department or applicant at least seventy-two (72) hours prior to consideration by the Board of Commissioners. Mr. Stewart reported that notices were mailed on August 5, 2022 to owners of 113 parcels located along the shoreline nearest the event.



Assuming there were no complications with Cube Hydro, Mr. Stewart said the request met all standards for approval.

Commissioner Klusman asked if there had been conversations about participants picking up garbage during and after the event and Mr. Stewart responded no.

Chairman Edds asked if the applicant wished to provide any comments and Mr. Wetzel came forward.

- Mr. Wetzel said even though the event was in the middle of the lake, he was required to get a PE. Mr. Wetzel said he had obtained the support of law enforcement, Rowan Search and Rescue, and Millers Ferry Volunteer Fire Department. Mr. Wetzel said Eagle Creek was agreeable to the event as long as the North Carolina Wildlife supported the request. Mr. Wetzel stated the first time he hosted the event, the Commissioners had approved the PE on a trial basis. Mr. Wetzel said boats blare music on the lake on Sunday afternoons and he had planned the event from 2:00 to 5:00 pm to coincide with the daytime boaters. With regards to the trash issue, Mr. Wetzel explained that unfortunately there was already trash on Goat Island. Mr. Wetzel said he and friends had previously organized trash pickups in an effort to keep the lake clean. Mr. Wetzel said a lot of the trash in the area does not come from Goat Island and those who love the lake would do their part for the September clean-up event.

Commissioner Caskey asked if more boaters tend to show up the day of the event than they would on a normal Sunday afternoon. Mr. Wetzel said not many people were present for the 2:00 pm start time; however, by 5:00 pm there were approximately 200 boaters.

Commissioner Caskey inquired as to whether Mr. Wetzel felt there had been too many boats. Mr. Wetzel said the boats were anchored. Mr. Wetzel said there are always concerns of people getting drunk at events on the lake; however, he felt having the event on a Sunday afternoon from 2:00 pm to 5:00 pm helped with the concerns.

- Jim Shepherd said he owned most of the land around Goat Island. Mr. Shepherd said the last time the event was held, he experienced excessive garbage, human excrement, etc. on his property. Mr. Shepherd said there were so many boats that other boaters could not get through the area. Several other issues Mr. Shepherd mentioned included no insurance for the event/festival and funds from the event going to the band and not charity as promoted. Mr. Shepherd said the event was in his front yard and he elaborated on his opposition to the request. Mr. Shepherd felt there needed to be more of a police presence in the area.
- Janet Marsh Shepherd of 995 Ned Marsh Road, Salisbury, spoke in opposition to the request. Ms. Shepherd said her concerns were greater this year due to the lack of deputies and Wildlife Officers patrolling the area. Ms. Shepherd

expressed displeasure with the activities that occur at Goat Island. Ms. Shepherd asked for reassurance there would be a law enforcement presence for the event. Ms. Shepherd said while her property has no trespassing signs, the signs do not deter people from coming onto her land. Ms. Shepherd also asked if deputies could patrol after dark to cite those driving jet skis and boaters without lights.

- Terry Bergeron (uncertain about last name) said he moved two (2) years ago moved from Cornelius to High Rock Lake because he felt it was a family-oriented lake. Mr. Bergeron understood the Shepherds concerns, but said the lake was open to everyone. Mr. Bergeron said he had a band on his property (facing the lake) on July 4<sup>th</sup> and there had been no accidents and no law enforcement. Mr. Bergeron felt the Shepherds complaints stemmed from the constant weekend parties and he added that supervision by law enforcement, etc. would be beneficial to the lake community.

Commissioner Caskey said it seemed as though the Shepherds were having issues with Goat Island in general. Commissioner Caskey said he wished something could be done for the issues that had been expressed. Commissioner Caskey said if the applicant was going to host the event, he would rather it be held during the day as opposed to night.

Commissioner Greene said the Board required law enforcement presence for other events and if law enforcement would be present, it might stop some of the complaints.

Chairman Edds said the Sheriff had confirmed with NC Wildlife there would be three (3) officers on the Lake. Chairman Edds said he had attended the previous event and had felt safe. With regards to an insurance policy for the event, Chairman Edds said the County did not own the Lake and did not have the authority to require anyone to carry an insurance policy. Chairman Edds felt everyone had the right to enjoy the Lake and he did not feel three (3) hours was unreasonable for the event under consideration. Chairman Edds informed Mr. Wetzel it would be okay for him to anchor the event in front of Chairman Edds property next year.

Commissioner Greene called the question.

Chairman Edds moved, Commissioner Klusman seconded and the vote to approve PE 04-22 passed unanimously.

(Let the record show that Commissioner Pierce left the meeting at this point at 7:30 pm).

## **6. PRESENTATION BY ADW ARCHITECTS REGARDING AG CENTER AT WEST END PLAZA**

County Manager Aaron Church said ADW Architects (ADW) was present to share the internal proposed renovations for West End Plaza (WEP) and the estimated cost for the base bid of the project, with all the alternates. Mr. Church said following the discussion,



if the Board was interested in moving forward with the Agriculture Center (Ag Center), there would need to be two (2) motions. One motion would be for ADW to go out to bid and the second would be to authorize the Finance Officer and County Manager/ Administration to begin the financing process through the Local Government Commission (LGC).

Mr. Church said another part of the presentation would be to consider the possible future of the Health Department (HD) at WEP. Mr. Church said if the Board wanted to move the HD to WEP, consideration should be made for a motion to authorize the County Manager to negotiate with ADW for the design, bid, actual construction, etc. Mr. Church stressed that approvals during the current meeting were not final, and all contracts would be brought back to the Board.

Phillip Steele with ADW provided a power point depicting renderings of the current interior mall space as compared to the proposed renovations for the Ag Center and Community Meeting Hall.

Mr. Steele reviewed the projected timeline as follows:

Construction Documents Start

100% Construction Documents	Early September 2022
County Permit & Dept. of Insurance Review Period	Early September 2022
Respond to County & Dept. of Insurance Review Comments	October 2022
Anticipated Date for Bid Advertisement	Mid-September 2022
Anticipated Date for Receipt of Bids	Mid October 2022
Bid Analysis, Contractor Contract	Late October 2022
Approval and Notice to Proceed given to Contractor	
Anticipated Start Construction	November 2022
Anticipated Construction Completion Date	December 2023

Mr. Steele pointed out the schedule was more aggressive, and he sought the Board's opinion on the schedule.

Mr. Church asked if the County could slow the schedule down and go out to bid after Department of Insurance (DOI) approval. Mr. Steele said it would be fine if the Board wanted to wait.

Commissioner Caskey questioned the length of the delay if the County waited for the DOI approval. Mr. Steele said it depended on the County's workflow, which might take an additional 4 to 5 weeks and he noted DOI takes approximately 5 to 6 weeks. Mr. Steele said ADW could submit simultaneously for the County's permit, as well as DOI and a 5 to 6 week review time.

Mr. Church added the LGC would not entertain financing until the audit was completed.

Mr. Steele continued by discussing the cost estimates as outlined below:

**Rowan County Agricultural Center**

**Construction Documents Cost Estimate (Construction & Owner Soft Costs)**

8/15/2022

**Construction Costs**

Base Bid (Agricultural Offices, Meeting Hall & Site Prep for Demonstration Gardens & Storage Bldgs.)	\$ 18,301,153
Alternate 1 (Exterior Renovations, New Entries & Canopies at Belk)	\$ 4,015,586
Alternate 2 (Parking Lot & Site Alterations around Belk & Outdoor Pavilion / Classroom)	\$ 2,541,835
Alternate 3 (Exterior Renovations, Parking Lot & Site Alterations between Belk & JC Penney Bldg.)	\$ 2,823,282
Alternate 4 (Interior Mall Renovations near Agricultural Center)	\$ 2,421,121
Alternate 5 (EV Charging Stations Infrastructure Only for 3 stations)	\$ 159,258
Alternate 6 (4 Portable Stages in the Large Meeting Area)	\$ 55,097
Alternate 7 (Add USDA Departments – NRCS & FSA)	\$ 1,008,088
<b>Construction Costs Subtotal</b>	<b>\$ 31,325,420</b>
Owner Contingency                      Calculated at 5% of the Construction Costs	\$ 1,566,271
<b>Construction Costs Total</b>	<b>\$ 32,891,691</b>
<b>Owner Soft Cost &amp; Design Fees</b>	<b>\$2,749,225</b>
<b>Total Cost for the Project</b>	<b>\$ 35,640,916</b>

Mr. Church discussed the financial model for the project. Mr. Church said the County had saved \$6 million over the last couple of years for the renovations. By way of example, Mr. Church said if the Board chose all alternates and the County went out to bid, it did not mean the County had to complete any of the alternates once the bids came in. Continuing with the example, Mr. Church said if the project came in at \$35.6 million, with all alternates, there would be approximately \$29 million left to complete the project. Mr. Church estimated the annual payment on a 15-year note of \$29.6 million would be roughly \$2.6 million using a 4% interest rate.

Mr. Church said the County had currently budgeted \$881,000 for debt service on the facility and by using the contingency approved by the Board in the amount of \$183,500, the Board had roughly \$1.2 million to take on the debt.

Commissioner Caskey asked if the loan for WEP was paid off and Mr. Church said he thought it would be paid off in 2024.

Discussion ensued regarding the alternates and the Board's preferences for the project.

In response to the earlier inquiry from Commissioner Caskey, Mr. Church said the County owed \$395,000 on the WEP, plus an additional \$25,000 in interest. The last payment was projected to be in 2025.

Chairman Edds moved to go out to bid for the full project. The motion was seconded by Commissioner Klusman and passed unanimously (4-0).

Chairman Edds moved the County Manager and Finance Director be authorized to begin conversations with the LGC for financing. The motion was seconded by Commissioner Caskey and passed unanimously (4-0).

### **Health Department**

Mr. Steele continued with his presentation by providing a summary for a potential move of the HD to WEP. Mr. Steele highlighted the existing square footage for each department within the HD, which totaled 25,775 square feet. The proposed space at WEP was for was 40,000 square feet to allow for future growth. The diagram/design concept was for a possible location on the west side of the WEP. Mr. Steele said if the Board wanted to move forward, ADW could draft the fee proposal.

Mr. Steele confirmed the HD was working in small spaces and also dealing with parking issues.

Commissioner Greene said he wanted to know how much space at WEP was vacant in the event the County needed to move other departments/agencies.

Mr. Church pointed out that Environmental Health was not currently located at the HD and moving Environmental Health would affect the one-stop planning process currently in place with the Planning and Building Inspections Departments.

After further discussion, Mr. Steele recommended ADW provide advanced planning to provide floor plan studies, show locations, and cost estimates first.

Chairman Edds moved to negotiate a contract with ADW to begin the advanced planning to move the HD to WEP. The motion was seconded by Commissioner Klusman and passed unanimously (4-0).

### **7. REQUEST APPROVAL TO SUBMIT LEASE PROPOSAL TO USDA RFL**

County Manager Aaron Church prefaced the presentation by explaining the request pertained to one of the seven (7) alternates discussed during the previous agenda item. The alternate was for approximately \$1 million to build space for federal agencies that helped the farming community.

According to the information in the agenda packet, the United States Department of Agricultural (USDA) published a Request for Lease Proposal for office space located in Rowan County. The County was requesting approval to propose space in the West End Plaza (WEP). The proposal process would take several weeks to months to negotiate lease rates, terms, and other details with the USDA, involving input from appropriate county staff. The USDA required an initial lease proposal in order to begin this process.

Ann Kitalong-Will, Director of Grants Administration/Government Relations, said the USDA currently leased space from the County at 2727 Old Concord Road for the USDA Farm Service Agency (FSA). The USDA was proposing to combine two (2) offices, the

FSA and the Natural Resources Conservation Service (NRCS) into one (1) space at the WEP. The space was part of the plans already received from ADW Architects and presented in the prior discussion (agenda item #6) of the current meeting. Ms. Kitalong-Will also discussed recommended lease rates.

Ms. Kitalong-Will sought Board approval to submit the proposal in order for the USDA to begin negotiations with the County.

Amy-Lynn Albertson, Cooperative Extension Director, emphasized how critical it was for the FSA to be in the same building as the rest of the agricultural offices. Otherwise, Ms. Albertson said it would be a huge disruption to business as usual. Ms. Albertson said the USDA was trying to combine their leases; however, the other NCRS office was strictly administrative and not open to the public. Ms. Albertson said the USDA planned to combine offices and the County would get both.

Chairman Edds felt the request provided an opportunity to attract others to Rowan County. Chairman Edds noted the County had been listed in the top ten in the nation for food prep and the County's ranking was even higher for the east coast. Chairman Edds said the County wanted to be number one in the nation since the agricultural industry was a large part of the County's economy and the agricultural offices at WEP would have purpose, as well as meeting space.

Commissioner Greene moved to submit the proposals to the USDA. The motion was followed by a second from Commissioner Klusman and passed unanimously (4-0).

## **8. LITTER REPORT**

Chairman Edds reported that during the month of July, 2022 Rowan County's self-funded Litter Mitigation Program removed 9.8 tons of roadside litter and debris along with 37 discarded tires. The Rowan County Sheriff's Office Environmental Crimes Special Deputy contributed to curb illegal dumping by issuing 4 citations for littering or illegally dumping and by identifying 21 illegal dump sites along with providing public outreach and promoting the Department of Environmental Management's Secure Your Load and proper waste disposal initiatives. Rowan County will continue to mitigate the illegal dumping of solid waste and litter through collaborative efforts across agencies, public awareness campaigns, litter clean up events, education and outreach.

## **9. FINANCIAL REPORTS**

Finance Director Anna Bumgarner presented several financial graphs depicting the following information:

- Annual Cumulative Expenditure Comparisons as of July 2023 - \$10,586,956
- Annual Cumulative Revenue Comparisons as of July 2023 - \$12,273,230
- Annual Cumulative Sales Tax Comparisons as of May 2022 - \$33,564,227
- Monthly Sales Tax Comparisons as of May 2022 - \$3,320,808
- Annual cumulative current year property tax comparisons as of June 2022 \$91,090,823

## **10. BUDGET AMENDMENTS**

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

- Finance - To recognize reserved funds from FY 2022 for Emergency Services. Reserved funds represent money for the Department for a restricted purpose. The funds that have not been spent by year-end are budgeted for expenditure in the new fiscal year. \$188,082
- Social Services – To budget low-income water assistance. \$37,432
- Finance – Appropriate fund balance and expenditures for fiscal year 2022 General Fund encumbrances. \$60,160
- Finance – Appropriate fund balance and expenditures for fiscal year 2022 General Fund encumbrances. \$936,761
- Finance – Appropriate fund balance and expenditures for fiscal year 2022 Landfill Fund encumbrances. \$432,176
- Finance – Appropriate fund balance and expenditures for fiscal year 2022 Landfill Fund encumbrances. \$216,329
- Finance - Appropriate fund balance and expenditures for fiscal year 2022 Airport Fund encumbrances. \$1,264,038
- Finance - Appropriate fund balance and expenditures for fiscal year 2022 Water Fund encumbrances. \$ 612,364

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

## **11. CLOSED SESSION**

Chairman Edds moved at 8:48 pm the Board enter into Closed Session in accordance with North Carolina General Statute 143.318(a)(5) to consider a potential lease at West End Plaza.

The Board returned to Open Session at 9:03 p.m. No action was taken.

## **ADJOURNMENT**

There being no further business to come before the Board, Commissioner Klusman moved to adjourn at 9:03 p.m. The motion was seconded by Commissioner Greene and passed unanimously (4-0).

Respectfully Submitted,

Carolyn Barger, MMC, NCMCC  
Clerk to the Board