

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**

**October 3, 2022 – 3:00 PM**

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

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

Present: Jim Greene, Vice-Chairman  
Mike Caskey, Member  
Craig Pierce, Member

Absent: Greg Edds, Chairman  
Judy Klusman, Member

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

Vice-Chairman Greene convened the meeting at 3:00 p.m.

Chaplain Michael Taylor provided the Invocation.

Vice-Chairman Greene led the Pledge of Allegiance.

#### **CONSIDER ADDITIONS TO THE AGENDA**

Commissioner Pierce moved to add an issue to the Consent Agenda to authorize the Manager to negotiate a contract with ADW to design and administer construction for Rowan Transit office space at the West End Plaza. The motion was seconded by Commissioner Caskey and passed unanimously (3-0). Vice-Chairman Greene added the issue to the Consent Agenda as Item Z.

Vice-Chairman Greene pulled Consent Agenda Item U (Request to Advertise Position of Tax Collector) and placed the issue on the agenda as Item #3a. Vice-Chairman Greene asked County Attorney Jay Dees if the Board could also discuss advertising for the position of County Clerk at the same time and Mr. Dees responded yes.

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

There were no deletions from the agenda.

## **CONSIDER APPROVAL OF THE AGENDA**

Commissioner Pierce moved, Commissioner Caskey seconded and the vote to approve the agenda as amended passed unanimously (3-0).

## **CONSIDER APPROVAL OF THE MINUTES**

Commissioner Pierce moved, Commissioner Caskey seconded and the vote to approve the minutes of the September 19, 2022 Commission Meeting passed unanimously (3-0).

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

Commissioner Pierce moved approval of the Consent Agenda as amended. The motion was seconded by Commissioner Caskey and passed unanimously (3-0).

The Consent Agenda consisted of the following:

- A. Thanksgiving Office Hours
- B. Sole-Source Zoho Corporation
- C. Sole-Source EMS Technology Solutions LLC
- D. Satisfactions for HOME Rehabilitation Deeds of Trust
- E. Schedule Public Hearing for HLC 02-22
- F. Schedule Quasi-judicial Hearing for SUP 3-22: Network Building and Consulting, for October 17, 2022
- G. Sole-Source Cengage Learning
- H. MOU James River Equipment
- I. Sole-Source Aero Specialties
- J. Assignment of Jurisdiction for 2 Parcels to Granite Quarry, NC
- K. Schedule Public Hearing for Z 05-22
- L. 4H NRA Grant for Shooting Sports Clubs
- M. State Grant Certification Document for Emergency Services
- N. Pre-Audit Authority for Assistant Finance Director
- O. Paul P. Hinkle, Sr. Deed of Trust Satisfaction
- P. Autopulse Systems - Zoll Medical
- Q. Fifteen (15) Vehicle Purchases - Sheriff's Office
- R. Sole-Source Stryker Procure Services
- S. Financing for Radios
- T. Reclassification of Temporary Positions in DSS
- U. Request to Advertise Position of Tax Collector (this topic was pulled from the Consent Agenda and placed on the regular agenda as Item #3a for discussion)
- V. Request to Execute Grant Documents - Hexagon Agility Project
- W. Fireworks Display: Emmanuel Baptist Church
- X. Airport Parking Lot Change Order
- Y. Fee Proposal for Health Department Advanced Planning Phase at West End Plaza
- Z. Authorize County Manager to Negotiate a Contract with ADW to Design and Administer Construction for Rowan Transit Office Space at West End Plaza (addition to the Consent Agenda)

## **2. RESOLUTION SUPPORTING OPERATION GREEN LIGHT**

Vice-Chairman Greene asked Commissioner Caskey, who is also a member of the National Guard, to read the Resolution Supporting Operation Green Light.

The Resolution was read as follows:

WHEREAS, the residents of Rowan County have great respect, admiration, and the utmost gratitude for all of the men and women who have selflessly served our country and this community in the Armed Forces; and

WHEREAS, the contributions and sacrifices of the men and women who served in the Armed Forces have been vital in maintaining the freedoms and way of life enjoyed by our citizens; and

WHEREAS, Rowan County seeks to honor these individuals who have paid the high price for freedom by placing themselves in harm's way for the good of all; and

WHEREAS, Veterans continue to serve our community in the American Legion, Veterans of Foreign Wars, religious groups, civil service, and by functioning as County Veteran Service Officers in 29 states to help fellow former service members access more than \$52 billion in federal health, disability and compensation benefits each year; and

WHEREAS, Approximately 200,000 service members transition to civilian communities annually and an estimated 20 percent increase of service members will transition to civilian life in the near future; and

WHEREAS, studies indicate that 44-72 percent of service members experience high levels of stress during transition from military to civilian life; and

WHEREAS, Active Military Service Members transitioning from military service are at a high risk for suicide during their first year after military service; and

WHEREAS, the National Association of Counties encourages all counties, parishes and boroughs to recognize **Operation Green Light for Veterans**; and

WHEREAS, the Rowan County Board of Commissioners appreciates the sacrifices of our United States Military Personnel and believes specific recognition should be accorded to them.

NOW THEREFORE BE IT RESOLVED, the Rowan County Board of Commissioners, with designation as a **Green Light for Veterans County**, hereby declares the week of November 7<sup>th</sup> 2022, through November 13<sup>th</sup> 2022, a time to salute and honor the service and sacrifice of our men and women in uniform transitioning from Active Service; and

BE IT FURTHER RESOLVED that in observance of **Operation Green Light**, the Rowan County Board of Commissioners encourages its citizens, in patriotic tradition, to recognize the importance of honoring all those who made immeasurable sacrifices to preserve freedom by displaying a **green light** in a window of their place of business or residence.

Commissioner Caskey moved, Commissioner Pierce seconded and the vote to approve the Resolution, as read, passed unanimously (3-0).

Vice-Chairman Greene announced that Rowan County had taken steps to participate in the nationwide effort to display a green light to show appreciation to our veterans for their sacrifices. The County installed a green light at the majority of county buildings for the designated timeframe. Vice-Chairman Greene took the opportunity to encourage citizens to also participate by displaying a green light at their residence or place of business.

## **3. PUBLIC COMMENT PERIOD**

There were no citizens wishing to address the Board.

## **ADDITION**

### **3a. DISCUSSION REGARDING ADVERTISING FOR THE POSITION OF TAX COLLECTOR AND CLERK TO THE BOARD**

Vice-Chairman Greene said the Board had two (2) job openings coming up due to the planned retirements of the Tax Collector and the Clerk to the Board. Vice-Chairman Greene opened the floor for discussion as to how the positions would be advertised.

Commissioner Caskey explained for the public's benefit that both the Tax Collector and Clerk to the Board were positions appointed by the Board of Commissioners. Commissioner Caskey said there were only five (5) positions appointed by the Board. Commissioner Caskey said the Tax Collector's position had been listed on the Consent Agenda to solicit internal applications only; however, he felt the Commissioners should allow for external applications.

Vice-Chairman Greene stated Carolyn Barger was retiring as Clerk to the Board and he felt the Clerk's position should also be advertised and open to external applicants.

Commissioner Pierce asked if the Board wanted to instruct Human Resources to advertise and screen the applications.

Commissioner Caskey said he wanted to know which applications were not sent to the Board, as well.

Commissioner Pierce moved to open the application process to the public for the application period and Human Resources (HR) would collect and put the applications together to offer up to the Commissioners after the applications had been vetted. The motion was seconded by Commissioner Caskey.

Commissioner Caskey said the Board could use HR to facilitate the process; however, since the position would be a Board appointment, he wanted the Board to have the ability to see all the applications and not be limited to only the applications HR might provide. Commissioner Caskey asked Mr. Dees if the Board could only view the applications provided by HR.

Vice-Chairman Greene agreed the Board should have the ability to look at all applications.

Mr. Dees said HR could compile the list of candidates and create a target list of who they deemed to be the top prospects based on qualifications but the Board could have access to all the applications. Mr. Dees said it was up to the Board as to how it wished to proceed and how much information it wished to review.

Kelly Natoli, Assistant County Manager/HR Director, came forward and said HR screens the applications for minimum qualifications. Ms. Natoli said HR could provide a shared file for the Board to review the applications that met the minimum qualifications.

Commissioner Pierce discussed the prior process used for hiring the County Manager and said he would like for HR to put together the applications with regards to qualifications.

Ms. Natoli encouraged the Board to ask people to use the automated application process.

In response to Vice-Chairman Greene, Commissioner Caskey confirmed the additional feedback had not changed the motion.

Upon being put to a vote, the motion on the floor was seconded by Commissioner Caskey and passed unanimously (3-0).

#### **4. PUBLIC HEARING AND SUMMARY PRESENTATION – EDC ‘PROJECT FINISHING’**

Scott Shelton, Vice President, Rowan Economic Development Commission, provided a power point as he discussed the revised incentive request for Project Finishing (Project).

Mr. Shelton said the company behind the Project was a manufacturer evaluating potential sites and buildings in the southeastern United States to relocate its business from the northeast. The company was considering a vacant facility in Rowan County. If selected, 29 new jobs would be created over the next three (3) years as part of the Project. The company would also invest approximately \$6.85 million into the property through building renovations and installation of major equipment.

The company was awarded a Level 1 Incentive Grant (Grant) in August. The company wished to forgo the Grant and instead ask the Board to award \$165,000 in a lump sum. The County’s Economic Development Funds would be used for the award.

Vice-Chairman Greene opened the public hearing to receive citizen input regarding the revised incentive request. With no one wishing to address the Board, Vice-Chairman Greene closed the public hearing.

Commissioner Pierce moved to approve the revised incentive as requested. The motion was seconded by Commissioner Caskey and passed unanimously (3-0).

Commissioner Pierce moved to rescind the Level 1 Grant originally approved for Project Finishing on August 1, 2022. Commissioner Caskey seconded and the vote passed unanimously (3-0).

## **5. PUBLIC HEARING: ROAD NAME CHANGES**

Pamela Ealey, Planning Technician, presented the staff report for eight (8) proposed road name changes. According to Ms. Ealey, a lot of the changes were the result of ordinance changes. Ms. Ealey reported the proposed names had been approved by 911. Signs were posted advertising the public hearing and letters were sent to the property owners.

Ms. Ealey highlighted the changes as follows:

1. Currently Known As: **N/A**  
Proposed Names: ***Veterinary Lane, Angler Way\*, Mosquito Circle***  
Location: 3 driveways located off Roy Miller Loop which connects to SR 2140 St. Matthews Church Rd in the 2000 block.  
Property Owners: Margaret H. Lyerly Revocable (Luther Lyerly)  
Reason for Change: change in addressing ordinance requires all campground sites to have an individually numbered address and for all roads to be named.
2. Currently Known As: **N/A**  
Proposed Name: ***Restful Way\****  
Location: located off Dutchmans Pt which connects to SR 2162, Scout Road in the 300 block  
Property Owners: Holshouser Inc.  
Reason for Change: change in addressing ordinance requires all campground sites to have an individually numbered address and for all roads to be named.
3. Currently Known As: **N/A**  
Proposed Name: ***Relaxation Lane\****  
Location: located off Leisure Pt which connects to SR 1002, Bringle Ferry Road in the 9200 block  
Property Owners: Holshouser Inc.  
Reason for Change: change in addressing ordinance requires all campground sites to have an individually numbered address and for all roads to be named.
4. Currently Known As: **Kluttz Lake Road**  
Proposed Name: ***Hawkins Holler Drive***  
Location: located off SR 1505, Mount Hope Church Road in the 5200 block  
Property Owners: Jennifer and Walter Hawkins  
Reason for Change: drive was named by previous owner, Kluttz Lake Road, new homeowners wish to change it to the proposed name.
5. Currently Known As: **N/A**  
Proposed Name: ***Willow Farm Lane***  
Location: located off SR 1004, Stokes Ferry Rd in the 8900 block  
Property Owners: Brian and Shaine Long  
Reason for Change: there are two houses using this drive with a third address planned.



6. Currently Known As: **N/A**  
Proposed Name: **Old Ribelin Farm Road**  
Location: located off SR 2131, Dunns Mountain Rd Road in the 1200 block  
Property Owners: Thomas & Joy Lowe, Randall & Pamela Ellum  
Reason for Change: there are two houses using this drive with a third address planned.

7. Currently Known As: **N/A**  
Proposed Name: **Crappie Jig Lane\***  
Location: located off Pops River Rd which connects to SR 2140, St. Matthews Church Rd in the 2200 block.  
Property Owners: Edith and Eugene Cauble  
Reason for Change: change in addressing ordinance requires all campground sites to have an individually numbered address and for all roads to be named.

8. Currently Known As: **N/A**  
Proposed Names: **Church Bells Way, Omega Point**  
Location: 2 drives located off Miller Cove Rd which connects to SR 2140, St. Matthews Church Rd in the 2300 block.  
Property Owners: Paige and James Lyerly  
Reason for Change: change in addressing ordinance requires all campground sites to have an individually numbered address and for all roads to be named.

Vice-Chairman Greene opened the public hearing to receive citizen input regarding the proposed road names as presented. With no one wishing to address the Board, Vice-Chairman Greene closed the public hearing.

Commissioner Pierce moved, Commissioner Caskey seconded and the vote to approve the eight (8) road names as presented passed unanimously (3-0).

#### **6. TEMPORARY USE PERMIT REQUEST: MILLER FAMILY FARM**

Planning Director Ed Muire presented the staff report for a request from Mike Miller. Mr. Muire explained that Mr. Miller had submitted a temporary use permit application for operation of a vortex during his family's annual Maze of Terror (Maze) event on their family farm located on Weaver Road. The attraction was considered a non-farm use on the property and was therefore subject to zoning compliance; likewise, the attraction was required to receive an annual inspection by the North Carolina Department of Labor (DOL). Mr. Miller's current application was set to expire on October 8, 2022 and the DOL certificate would expire around the same time. Mr. Muire noted Mr. Miller had approximately 500 acres and the tract in question was a 160-acre parcel.

Mr. Muire provided a power point as he discussed the Zoning Criteria. Mr. Muire noted the County's Building Inspections Department had been to the site and only minor corrections had been needed. According to Mr. Muire notices were sent to adjoining property owners. While the request did not require a public hearing, Mr. Muire said the County did want to give people an opportunity to speak about any problems.

Staff recommended approval be granted. The dates of operation were proposed for Friday and Saturday nights from 7:00 pm until midnight, September 30-October 31, 2022 and September 29-October 31, 2023.

The applicant, Mike Miller, came forward and described the vortex to be used on the site. Mr. Miller said he spoke with the DOL earlier in the day and the

Vice-Chairman Greene opened the floor to receive comments from anyone wishing to speak on the matter. No citizens came forward.

Commissioner Pierce moved to grant the Temporary Use Permit followed by a second from Commissioner Caskey. The motion passed unanimously (3-0).

## **7. BUDGET AMENDMENTS**

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

- Sheriff – Recognize excess revenue in State Asset Forfeiture Funds and budget to the designated expense account. \$5,919
- Finance – Recognize reserved funds from FY22 for Health Department's Mayor's Award. Reserves represent money received by a Department for a restricted purpose. The funds that have not been spent by year-end are budgeted for expenditure in the new fiscal year. \$24,041
- Finance – Recognize reserved funds from FY 2022 for Health Department CC4C. Reserves represent money received by a Department for a restricted purpose. The funds that have not been spent by year-end are budgeted for expenditure in the new fiscal year. \$43,289
- Rowan Transit – Adjust FY23 ROAP revenues and expenditures to reflect revised State Allocations. \$6,456
- Finance – Reverse System Year End Entry 823. \$874,892.97
- Finance – Reverse System Year End Entry 823. \$2,494,029.87

Commissioner Pierce moved approval of the budget amendments as presented. The motion was seconded by Commissioner Caskey and passed unanimously (3-0).

## **8. CONSIDER APPROVAL OF BOARD APPOINTMENTS**

### **CLEVELAND COMMUNITY VOLUNTEER FIRE DEPARTMENT FIRE COMMISSIONERS**

Pat Phifer's term expired September 30, 2022 and he did not wish to be reappointed at this time. Arthur Brown applied for a term that would expire September 30, 2024.

Commissioner Caskey moved, Commissioner Pierce seconded and the vote to appoint Mr. Brown passed unanimously (3-0).



## **DANGEROUS DOG APPEALS BOARD**

Nina Dix applied for reappointment. The term was for three (3) years and would expire on October 31, 2025.

Commissioner Pierce moved the reappointment of Ms. Dix. The motion was seconded by Commissioner Caskey and passed unanimously (3-0).

## **JUVENILE CRIME PREVENTION COUNCIL**

Erin Moody applied to fill the remainder of a term for a General Public seat. The term would expire June 30, 2023, at which time Ms. Moody would be eligible for reappointment.

Commissioner Caskey moved, Commissioner Pierce seconded and the vote to appoint Ms. Moody passed unanimously (3-0).

## **LOCAL EMERGENCY PLANNING COMMITTEE (LEPC)**

- Lisa Abrams applied to fill the vacant Industry seat.
- Elisabeth Strillacci applied to fill a vacant Media seat.
- Jessica Moggridge applied to fill a vacant seat for Environmental/Health/Transportation.

The LEPC approved the above applicants and recommended appointment by the Board of Commissioners. There are no term limits for these appointments.

Commissioner Pierce moved the appointment of Ms. Abrams. Commissioner Caskey seconded and the vote passed unanimously (3-0).

Commissioner Pierce moved, Commissioner Caskey seconded and the vote to appoint Ms. Strillacci carried unanimously (3-0).

Commissioner Pierce moved the appointment of Ms. Moggridge followed by a second from Commissioner Caskey. The motion passed unanimously (3-0).

## **9. CLOSED SESSION**

Vice-Chairman Greene moved at 3:43 p.m. for the Board to enter Closed Session in accordance with North Carolina General Statute 143-318.11(a)(1) to consider approval of the minutes of the Closed Session held on September 19, 2022; and in accordance with North Carolina General Statute 143.318(a)(3) for attorney-client privileged communication regarding a lease at the Airport. The motion was seconded by Commissioner Pierce and passed unanimously (3-0).

Commissioner Pierce moved at 4:02 p.m. for the Board to return to Open Session. The motion was seconded by Commissioner Caskey and passed unanimously. No action was taken.

## **10. ADJOURNMENT**

There being no further business to come before the Board, Commissioner Greene moved to adjourn at 4:03 p.m. The motion was seconded by Commissioner Pierce and passed unanimously (3-0).

Respectfully Submitted,

Carolyn Barger, MMC, NCMCC  
Clerk to the Board

DRAFT