

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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DRAFT

MINUTES OF THE MEETING OF THE ROWAN COUNTY BOARD OF COMMISSIONERS

November 7, 2016 – 3:00 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
Judy Klusman, Member
Craig Pierce, Member

County Manager Aaron Church, Clerk to the Board/Assistant to the County Manager Carolyn Barger, County Attorney Jay Dees and Assistant County Manager/Finance Director Leslie Heidrick were 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 Resolution in support of an upgrade to the Old Beatty Ford Road Project in Rowan County. The issue was added as agenda item #4a.

CONSIDER DELETIONS FROM THE AGENDA

There were no deletions from the agenda.

CONSIDER APPROVAL OF THE AGENDA

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

CONSIDER APPROVAL OF THE MINUTES

Commissioner Klusman moved, Commissioner Caskey seconded and the vote to approve the minutes of the October 17, 2016 Commission Meeting passed unanimously.

Equal Opportunity Employer



1. CONSIDER APPROVAL OF CONSENT AGENDA

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

The Consent Agenda consisted of the following:

- A. Proclamation for Veterans Day
- B. Apply for Parks & Recreation Trust Fund CNCB Grant
- C. Support Salisbury CDC Rehabilitation Grant Application
- D. STA 03-16: Set Public Hearing for November 21, 2016
- E. Z 11-16: Set Public Hearing for November 21, 2016
- F. CUP 08-16: Set Quasi-Judicial Hearing for November 21, 2016
- G. Airport Grant Agreement – North Apron Construction
- H. MOU – Yadkin-Pee Dee Water Management Group
- I. EMS Transition to 12 Hour Shifts Conversion to Standard Pay Grade System
- J. Relocation of Urban Trends to B7 at West End Plaza

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 wishing to address the Board, Chairman Edds closed the Public Comment Period.

3. CONSIDER APPROVAL OF NEW WESTERN ELEMENTARY SITE SELECTION

Anthony Vann, Assistant Superintendent of Operations for the Rowan-Salisbury School System, presented a request for the Board of Commissioners approval for the location of a new western elementary school. Mr. Vann said the Phase I Environmental Site Assessment (ESA) was included in the agenda packet.

Mr. Vann said the Board of Education (BOE) had approved a purchase agreement for three (3) parcels. One tract was 19.78 acres at \$12,000 per acre; one tract, which adjoins Statesville Boulevard was 7.945 acres at \$22,500 per acre; and a 2.26 acre tract with a home on it for \$32,000. Mr. Vann said the total purchase amount was \$545,722 for approximately 30 acres that adjoins the existing Cleveland Elementary School tract.

Mr. Vann mentioned the studies that had been performed by the BOE and said he was in attendance to seek the Commissioners approval of the property in order for the BOE to move forward with the project.

Commissioner Pierce inquired if there would be any conflict created by the purchase with the construction of the new Cleveland Volunteer Fire Department (VFD) that would abut to the property. Mr. Vann said he had met with the VFD Chief multiple times. Mr. Vann said the BOE was trying to work with the VFD and the BOE would work with them in sharing a drive and expenses for a drive. Mr. Vann said he did not see a negative impact for the VFD.

Chairman Edds referenced the mention of a 10,000 gallon diesel underground storage tank in the Phase 1 Study. Mr. Vann said the tank had been removed from the current school's property.

Chairman Edds asked if the County knew for certain there was no contamination at the site. Mr. Vann said there was no contamination the BOE was aware of. Mr. Vann said multiple borings had been done throughout the property and there was nothing that would flag the BOE. Mr. Vann said as the BOE got into the construction phase, it would be looking for anything that could have been missed. Mr. Vann said due to the number of borings on the site, the BOE felt comfortable with the purchase. Mr. Vann said there was evidence of some type of underground tank on the 2 acre tract with the brick home that would have to be explored and removed. Mr. Vann said the tank was a residential tank and the BOE was assuming it was not a large tank like a school would use.

Chairman Edds asked if the tank would be removed before the BOE bought the property. Mr. Vann said additional testing could be done in the area but all indications right now indicate there are no issues there. Mr. Vann said the tank would be part of the demolition removal but no larger than the tank could be, no issues were anticipated.

In response to Commissioner Greene, Mr. Vann said the vast majority of the proposed school site was farmland. Mr. Vann repeated the BOE was not aware of any issues that would cause problems and the BOE was comfortable with the area.

Chairman Edds asked again if the Commissioners were supposed to approve the site and after the land was purchased "then we'll see" if there are any issues. Mr. Vann said the BOE had depended on the Phase I Study and its engineers to flag any problems. Mr. Vann said the BOE had to trust the engineers had done their job in performing the Phase 1 Study.

Commissioner Pierce moved to approve the purchase of the site for the new West Rowan Elementary School. The motion was seconded by Commissioner Caskey and passed unanimously.

4. JOBS INITIATIVE PROGRAM

Vice-Chairman Jim Greene discussed a proposed Jobs Initiative Program (Program) for Rowan County in partnership with Rowan Cabarrus Community College. Commissioner Greene said the topic surfaced due to the success of the Program and the manufacturing institute in East Spencer.

Commissioner Greene felt the County should try to take the Program to individuals in different communities for workforce development to support economic growth. The four (4) zones identified for delivery of employability service are Cleveland, China

Grove, Rockwell and West End in Salisbury. Commissioner Greene said he had not talked with these respective communities as to whether they wished to participate.

Commissioner Greene discussed the possibility of the manufacturing institute still being available for these communities, as well as also offering skills courses.

Commissioner Greene said he wished to approach the communities to determine their support in advertising the Program, a facility to hold the courses, etc. Commissioner Greene said depending on the municipality, there could be skill courses but with deviation from the manufacturing institute. Commissioner Greene said through the courses there was the ability for welding, truck driving, fork lift operators and even NC FAST.

At this time, Commissioner Greene suggested the County put a Program in place to train people for jobs. Commissioner Greene said there were businesses that had agreed to hire people once their certificates had been obtained through the Program. Commissioner Greene said the Program would be taken to the municipalities on a rotating basis. Commissioner Greene asked the Board to allocate \$100,000 for at least four (4) different Programs to be started on a rotating basis for the coming year.

Commissioner Caskey asked if the allocation would be one time or if the Board was also setting up the allocation for the future. Commissioner Greene said the intent was for the Program to be self-supporting. Commissioner Greene said once an individual takes a job as a result of the Program and remains on the job for a period of time, the employer will pay the tuition and \$1,000 back to keep the Program self-supporting.

Commissioners Caskey, Pierce and Edds praised Commissioner Greene's work and efforts to put the Program into place.

Commissioner Pierce moved, Commissioner Klusman seconded and the vote to approve the Initiative Program passed unanimously.

ADDITION

4a. RESOLUTION SUPPORTING AN UPGRADE TO THE OLD BEATTY FORD ROAD BRIDGE PROJECT IN SOUTHERN ROWAN COUNTY, NC

Chairman Edds said the North Carolina Department of Transportation (DOT) currently had plans for the Old Beatty Ford Road interchange to be three (3) lanes. Chairman Edds said a lot of activity was planned for the area. The DOT asked the Board to approve a resolution supporting a five-lane bridge.

Chairman Edds moved, Commissioner Pierce seconded and the vote to approve the resolution passed unanimously.

The Resolution read as follows:

WHEREAS, the Rowan County Board of Commissioners (hereinafter, “the Commission”) is charged with the responsibility of advancing the economic vitality, as well as providing for the safety of the County’s citizens, present and future; *and*

WHEREAS, the North Carolina Department of Transportation adopted the 2016-2025 State Transportation Improvement Plan (STIP) which identifies transportation projects that will receive funding during that ten (10) year period; *and*

WHEREAS, the General Assembly amended the 2016-2025 STIP with the ratification of House Bill 97 resulting in an estimated additional \$1.6 billion for transportation construction; *and*

WHEREAS, the construction schedule of a new interchange at Old Beatty Ford Road, identified as STIP project I-3804, was accelerated due to the availability of funding from House Bill 97; *and*

WHEREAS, the I-3804 project has been and continues to be a number one transportation priority from the Cabarrus Rowan Metropolitan Planning Organization (CRMPO) for Division 9; *and*

WHEREAS, the Commission recognizes the great economic development potential proffered by completion of the I-3804 project for the County and region; *and*

WHEREAS, the Commission has initiated both a land use and utility study in partnership with McGill Associates to determine appropriate land uses, development standards and infrastructure for a proximate area that compliments the I-3804 investment ; *and*

WHEREAS, preliminary development scenarios being considered by the Commission within the land use and utility study area suggest a bridge design with five (5) vehicular lane capacity will better serve future economic development and travel demands in southern Rowan County and the region.

NOW, THEREFORE BE IT RESOLVED that the Rowan County Board of Commissioners supports a 5 lane bridge at the Old Beatty Ford Road interchange in order to adequately facilitate future development needs.

5. CONSIDER APPROVAL OF BOARD APPOINTMENTS
DANGEROUS DOG APPEALS BOARD

There is one (1) vacancy and the following application has been received:

- Jane Byrd Hartness for reappointment

The term is for three (3) years beginning November 1, 2016 and expiring October 31, 2019.

Commissioner Klusman moved Ms. Hartness for reappointment. The motion was seconded by Commissioner Pierce and passed unanimously.

JUVENILE CRIME PREVENTION COUNCIL

There is one (1) At Large vacancy and the following applications were received:

- Andrew Hayden Poston – At Large Representative
- Detavius Mason – At Large Representative

The term is for two (2) years expiring June 30, 2018.

- The Board is also asked to appoint Jennifer Ward to serve as the County Manager's designee.

Commissioner Pierce nominated Mr. Poston. The nomination was seconded by Commissioner Caskey and passed unanimously.

Commissioner Klusman moved to appoint Ms. Ward as the County Manager's designee. The motion was seconded by Commissioner Greene and passed unanimously.

NURSING HOME ADVISORY COMMITTEE

There are two (2) vacancies and the following application was received:

- Dr. Carol Ann Cody for reappointment

The term is for three (3) years beginning November 1, 2016 and expiring October 31, 2019.

Commissioner Klusman nominated Dr. Cody for reappointment. The nomination was seconded by Commissioner Greene and passed unanimously.

PLANNING BOARD

Planning Board member Rip Kersey has moved out of state. The Commissioners are asked to accept his resignation.

Commissioner Klusman moved, Commissioner Greene seconded and the vote to accept the resignation of Mr. Kersey passed unanimously.

6. CLOSED SESSION

Chairman Edds moved at 3:26 p.m. for the Board to enter into Closed Session in accordance with North Carolina General Statute § 143-318.11(a)(6) for a personnel matter and § 143-318.11 to consider approval of the minutes of the August 1, 2016 and October 17, 2016 Closed Sessions. The motion was seconded by Commissioner Caskey and passed unanimously.

The Board returned to Open Session at 3:54 p.m.

Commissioner Caskey moved to set the terms of a new contract for County Manager Aaron Church, effective January 1, 2017:

- The new pay will be \$139,500 for a term of 5 years
- The annual cost of living (COLA) increase will be in conjunction with the Board of Commissioners approval each year
- One time \$1,500 civic fee paid each year
- Increase travel allowance to \$500/month
- Severance will be 180 days
- Resignation will be 30 days notice

The motion was seconded by Commissioner Pierce.

Chairman Edds commented about the tremendous number of hours the County Manager worked each week. Chairman Edds said the Commissioners had looked at the salary of County Managers in surrounding counties and felt Mr. Church was underpaid based on the amount of work he does. Chairman Edds expressed appreciation to Mr. Church for the job he does.

Commissioner Caskey commented how Mr. Church called him late at night to discuss issues. Commissioner Caskey described Mr. Church as a 24/7 County Manager and he praised Mr. Church's dedication to Rowan County.

Commissioner Klusman said she had been impressed with Mr. Church's work. Commissioner Klusman described Mr. Church as being "right out there with the most stellar" and she thanked him for his leadership.

Chairman Edds said Mr. Church was always truthful with the board members whether they wanted to hear it or not.

Upon being put to a vote, the motion on the floor passed unanimously.

ADJOURNMENT

There being no further business to come before the Board, Commissioner Pierce moved to adjourn at 3:59 pm. The motion was seconded by Commissioner Klusman and passed unanimously.

Respectfully Submitted,

Carolyn Barger, MMC, NCMCC
Clerk to the Board/
Assistant to the County Manager