

PERSON COUNTY BOARD OF COMMISSIONERS
MEMBERS PRESENT

SEPTEMBER 19, 2022
OTHERS PRESENT

Gordon Powell
C. Derrick Sims
Kyle W. Puryear
Charlie Palmer
Patricia Gentry

Ralph Clark, Interim County Manager
Brenda B. Reaves, Clerk to the Board
S. Ellis Hankins, County Attorney

The Board of Commissioners for the County of Person, North Carolina, met in regular session on Monday, September 19, 2022 at 9:00am in the Person County Office Building Auditorium.

Chairman Powell called the meeting to order and offered an invocation. Commissioner Puryear led the group in the Pledge of Allegiance.

DISCUSSION/ADJUSTMENT/APPROVAL OF AGENDA:

Chairman Powell stated a need to add a Closed Session to the agenda for an attorney-client privilege discussion.

A **motion** was made by Commissioner Gentry and **carried 5-0** to add the requested Closed Session to the agenda and to approve the agenda, as adjusted.

RECOGNITION:

RESOLUTION OF APPRECIATION:

Chairman Powell read and presented a Resolution of Appreciation to County Retiree, Douglas Harrison. Sheriff Dewey Jones stated that Mr. Harrison would be missed and held a most fitting position with the warrant squad.

September 19, 2022


RESOLUTION OF APPRECIATION

- WHEREAS, Douglas Harrison has served the people of Person County during his tenure working for the Person County Sheriff's Office as a Deputy Unit Supervisor; and
- WHEREAS, Douglas Harrison has served the citizens of Person County with honor, integrity, sincerity and dedication, providing accurate, concise services for over twenty-eight years, January 1994 – June 2022; and with his sick time, he will retire with 30 years of service with the NC Retirement System; and
- WHEREAS, Douglas Harrison has earned the respect and admiration of all who have known him and worked with him throughout his career; and
- WHEREAS, the County of Person recognizes the many contributions Douglas Harrison has made to the County and offers him sincere best wishes for his retirement.

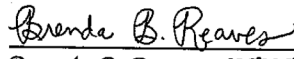
NOW, THEREFORE, I, Gordon Powell, Chairman of the Person County Board of Commissioners, do hereby extend this Resolution of Appreciation to Douglas Harrison for continually striving to make Roxboro and Person County a better place to live and work.

Adopted this the 19th day of September 2022.




Gordon Powell, Chairman
Person County Board of Commissioners

Attest:


Brenda B. Reaves, NCMCC, MMC
Clerk to the Board

September 19, 2022

PUBLIC HEARING:

REQUEST TO ADD HIDDEN CREEK LN, A PRIVATE ROADWAY, TO THE DATABASE OF ROADWAY NAMES USED FOR E-911 DISPATCHING:

Chairman Powell stated the public hearing for a request to add Hidden Creek Ln, a private roadway, to the database of roadway names used for E-911 dispatching was opened on September 6, 2022 and continued to this date. He asked the GIS Director if she had any updates for the Board.

Sallie Vaughn, GIS Director requested Board consideration to approve Hidden Creek Ln, a private roadway, to be added to the database of roadway names used for E-911 dispatching. Ms. Vaughn stated she, on many attempts, have tried to contact the new property owners without success. She added, the county had exceeded its requirements to seek input of the adjacent property owners and asked the Board to move forward with its consideration. Ms. Vaughn said she contacted all seven adjacent property owners in-person or via certified mail. Of those seven, only one resident will be affected with an address change. The required majority reached agreement for Hidden Creek Ln as their road name of choice, which was compliant with all naming regulations in the Ordinance.

There were no individuals present to speak in favor or in opposition to the request to add Hidden Creek Ln, a private roadway, to the database of roadway names used for E-911 dispatching.

A **motion** was made by Commissioner Puryear and **carried 5-0** to close the public hearing for a request to add Hidden Creek Ln, a private roadway, to the database of roadway names used for E-911 dispatching.

CONSIDERATION TO GRANT OR DENY REQUEST TO ADD HIDDEN CREEK LN TO THE DATABASE OF ROADWAY NAMES USED FOR E-911 DISPATCHING:

A **motion** was made by Commissioner Puryear and **carried 5-0** to approve the request to add Hidden Creek Ln, a private roadway, to the database of roadway names used for E-911 dispatching.

INFORMAL COMMENTS:

There were no comments from the public.

September 19, 2022

DISCUSSION/ADJUSTMENT/APPROVAL OF CONSENT AGENDA:

A **motion** was made by Commissioner Gentry and **carried 5-0** to approve the Consent Agenda with the following items:

- A. Approval of Minutes of August 30, 2022,
- B. Approval of Minutes of August 31, 2022,
- C. Budget Amendment #6,
- D. Request to Authorize Interim County Manager to Sign Project Development Grant Agreement with Duke Energy Progress, LLC in the amount of \$12,000, and
- E. NC Education Lottery Applications for Public School Building Capital Fund Projects:
 - a. North End Parking and Queue to add funds \$738,802 to an already approved project to create a new queue on the school side of the road and improve the overall safety of the school, and
 - b. Person High School renovations for planning and design fees \$300,000 for multiple safety and ADA projects including bathroom renovations, safety vestibule, elevator, entry canopy and ADA walkways.

Commissioner Gentry thanked the Finance staff for its details in the budget amendment.

NEW BUSINESS:

DISCUSSION OF THE COUNTY'S APPOINTMENT OF CITIZENS TO BOARDS, COMMITTEES, COMMISSIONS & AUTHORITIES:

Commissioner Gentry questioned her fellow commissioners if they were abiding by its own deadlines referenced in a resolution adopted by the Board of Commissioners on June 18, 2007 outlining the appointment process of citizens to volunteer boards. Chairman Powell said he thought the Board was complying with its process; he asked the Clerk to the Board for comment. Clerk to the Board, Brenda Reaves noted the referenced resolution's deadlines were related to appointee's terms that are set to expire either on June 30 or December 31. If appointments are not made during those two times of the year, vacancies are referred to as current vacancies, noting when applications are received by interested citizens, i.e., the Region K Aging Advisory Committee, as mentioned by Commissioner Gentry which had two open positions; one application was received and included in the meeting board packet; two other applications were received after the board packet had been distributed and were placed at the commissioners' seats for consideration at the same meeting.

Vice Chairman Sims said the Board tries to make a good fit when appointing citizens to boards and committees. Chairman Powell said it was sometimes difficult to get volunteers to serve in the vacancies and noted his appreciation to all volunteers on county boards and committees. He added that many times there are citizen applications at the commissioners' seats for open seats for consideration of appointment.

County Attorney, Ellis Hankins added that there are no statutory requirements for the board of commissioners related to appointing citizens nor does the Board of Commissioners have a provision in its Rules of Procedures. Mr. Hankins noted as there may be policies adopted in the past; a majority of the Board may take action to appoint any individual to a board, committee, etc.

REQUEST TO ALLOCATE FUNDS FOR REPLACEMENT PRE-OWNED AMBULANCE:

Thomas E. Schwalenberg, Emergency Manager / Director of Emergency Services stated on July 23, 2022, a Person County ambulance was struck in an intersection in the City of Durham by another vehicle. Mr. Schwalenberg said the ambulance suffered damage to the chassis to include, but not limited to, significant body damage, bent frame, broken front axle, and the aluminum push bumper collapsed into engine compartment causing radiator and engine damage. The patient compartment was also impacted on both sides to include, but not limited to, body damage, a hole in one of the compartment doors and damage to the emergency warning lights. Mr. Schwalenberg noted the vehicle was assessed by the County insurance vendor and the vehicle was totaled.

Mr. Schwalenberg noted the Emergency Services Department has six units in its fleet. Four trucks are frontline and staffed daily. Two are in reserve status. Due to fleet maintenance issues and availability of parts, on any given day at least one or both reserve units have been used. Currently, there are no spare units available. The current status of the ambulance fleet is below:

Unit #	Year	Type	Mileage	Notes
Reserve EMS-4	2015	F-450	177,325	High Mileage, needs body work, needs interior work
EMS-5	2018	F-450	123,693	Out-of-service. Needs new transmission and work on DPF system, needs body work
EMS-6	2018	F-450	109,080	Awaiting engine service, needs body work
EMS-7	2018	F-450	139,638	Awaiting service, Needs new tires and alignment, needs body work
EMS-8	2021	F-450	37,443	Awaiting service. Was previously out-of-service for 8 months due to repair issues.
Reserve EMS-9	2019	F-450	145,032	Out-of-service. Wrecked. Totaled.
TBD	2022	F-450	xxxxxx	Demo Ambulance – purchased March 2022. No VIN issued. Do not anticipate delivery before Fall 2023.

In order to ensure that the Emergency Services Department has adequate ambulances to meet the needs of the citizens of the County, six units available is the absolute minimum and consistent with industry standards. Due to chassis supply issues, ambulance builders are unable to meet the demands of the market with ambulances. It is forcing agencies to hold onto units past their service life, as they are unable to get replacements. In March of 2022, Mr. Schwalenberg stated they were able to procure a demonstration unit from a vendor with no clear estimate to when it will be delivered. As of today, that unit still does not have a chassis assigned to the production queue.

To replace the wrecked unit, Mr. Schwalenberg noted staff have been searching extensively for pre-owned ambulances that are still in relatively good condition with reasonable mileage. A unit has been found in Ohio at a vendor that has a 2015 F-450, Diesel, 4x4 with 87,000 miles on it. The unit also has already installed a Stryker Stretcher Power Load system and Stryker Powered stretcher, which is compatible with the other vehicles in the fleet. Asking price for the unit is \$130,000 dollars. To put the unit in service, Mr. Schwalenberg provided the following cost estimates:

Item	Estimated Cost	Notes
Ambulance	\$130,000	
Graphics Package	\$8,700	Ambulance comes without a graphics package. Must meet NC OEMS regulations.
Radio System w/install	\$8,000	New front and rear radios
Computer system(s) w/install	\$4,500	Pulling computers from wrecked ambulance but will need mounts, wiring, and modems installed.
Steel Bumper	\$6,400	Steel Push Bumper to protect ambulance and crew in frontal impact strikes.
Narcotics Locker	\$1,400	Required to having locking narcotics system per NCOEMS regulations.
Mechanical Check	\$3,000	Use a local vendor to do a full preventative maintenance check before putting the unit into service.
Inspection and Delivery Trips	\$1,500	One trip to go and inspect the ambulance before signing purchase agreements. Second trip to pick up unit and deliver it to Person County.
Contingency	11,500	Based on unit inspection, allowance for any contingencies.
Total	175,000	

Assistant County Manager, Katherine Cathey informed the Board that funds for the purchase have been identified by the Finance Department from a loan that was obtained for the Public Safety Towers Project. That project, now completed, has a fund balance of \$207,133.63 remaining.

County Attorney, Ellis Hankins stated the county has an insurance matter for replacement coverage value and the procure process for the replacement vehicle. Ms. Cathey stated the insurance proceeds for the totaled vehicle will be reimbursed to the Fleet Fund with the recommendation to purchase the replacement vehicle using unspent funds in the Public Safety Towers Project Fund.

A **motion** was made by Commissioner Puryear and **carried 5-0** to approve the request to allocate funds for the purchase and equip a pre-owned vehicle using the Public Safety Towers Project to support EMS operations, as presented.

ADDITION OF GROUNDS MAINTENANCE WORKER (1.0 FTE):

Sonya Carver, Human Resources Director and Ray Foushee, General Services Director presented to the Board for consideration to approve the addition of 1.0 FTE Grounds Maintenance Worker position by combining and eliminating two part-time Grounds Maintenance Worker positions.

In accordance with the Person County Personnel Policy, Article II. Position Classification Plan, Section 5. Authorization of New Positions and the Position Classification Plan, states, “New positions shall be established upon recommendation of the Manager and approval of the Board of Commissioners.”

Due to challenges with recruiting part-time Grounds Maintenance Workers, the General Services Department has requested to convert two part-time Grounds Maintenance Worker positions and create one full-time position. The rate of pay will not change; however, employee benefits will be an additional \$10,835 annual expense. Funding is available in the General Services departmental budget to pay for the cost of the position. The Interim County Manager recommended approval of an additional 1.0 FTE Grounds Maintenance Worker position by combining and eliminating two part-time Grounds Maintenance Worker positions.

A **motion** was made by Commissioner Gentry and **carried 5-0** to approve the addition of one (1.0) FTE Grounds Maintenance Worker position in place of two (2.0) part-time positions, as presented.

CHAIRMAN’S REPORT:

Chairman Powell reported he attended the Patriots Day ceremony, a Relay for Life event and the Thomas Person Chapter’s Bells Across America event.

MANAGER’S REPORT:

Interim County Manager, Ralph Clark presented the following projects he has been working on and sought the Board’s input and direction on how to move forward.

Helena Elementary School & Old Helena School Sites

Mr. Clark illustrated data for the current Helena Elementary School site located at 355 Helena Moriah Road, Timberlake that is primarily owned by the Person County Schools with a land value of \$1,130,246 with a market value of \$6,999,334 containing 41.82 acres and the Old Helena School site located at 367 Helena Moriah Road, Timberlake that is owned by Person County with a land value of \$240,600 and a market value of \$1,102,095 containing 14.10 acres.

Mr. Clark stated the Old Helena School, circa 1920 was a historic site and a community landmark that was in need of major repairs; this site may be a potential site for a future school and is currently used for storage by several county departments and a local non-profit, a community park, a satellite office for the Emergency Services Department and the Sheriff's Office, a community center, a polling site and a gymnasium used for local athletic programs and summer camps. The main building at the Old Helena School contains environmental hazards, i.e., asbestos, lead paint, faulty wiring and inoperable plumbing as well as a damaged roof.

The Old Helena School site has approved capital improvements scheduled for the current fiscal year including a new roof for the Gym and the Satellite Office and paving in park areas and ADA area.

Mr. Clark outlined two redevelopment proposals:

1) Christian Coalition to End Poverty Now for a reuse as a community resource center and vocational training with the renovations to be funded with a broad community coalition and sustained through the creation of on-site businesses and services. The Board of Commissioners has the authority to convey this county-owned property to a nonprofit carrying out a public purpose. This concept preserves the public safety facilities and the park area; and

2) a private developer interested to develop into a private flex space for residence(s) and business use, with the intent to add the property to the National Historic Register; the future of the public safety facilities and park are unknown at this time. This offer includes a \$10,000 cash offer.

Mr. Clark said the aging facilities require increasing maintenance costs and resources noting Person County Schools are facing increased enrollment as the county population grows. Some schools are currently at or near capacity. Mr. Clark noted the anticipated growth is concentrated in the southern half of the county with a projection of new housing developments up to 1,200. Mr. Clark made the Board aware of a vacant 39.55-acre parcel adjacent to the Helena Elementary School and Hwy. 501S.

Mr. Clark asked for Board input related to conveyance of the Old Helena School site to the nonprofit or to the private entity for redevelopment, or to retain county ownership and preserve current uses and the entire site, or preserve some uses and demolish unsafe structures, reserve land for future school construction noting a potential need for a new middle school due to projected increased population growth in southern Person County, and/or consideration to purchase the adjacent parcel for future school construction.

General Services Director, Ray Foushee stated the Old Helena site has liability issues with regular vandalism repairs. To demo the site, the estimated cost is \$300,000 to \$400,000.

It was the consensus of the Board to retain the Old Helena School site for future school needs.

Person County Corporate Hangar

Mr. Clark provided a rendering of the newly constructed Person County Corporate Hangar located at 499 Montgomery Drive, Timberlake at the Raleigh Regional Airport at Person County. He provided an overview as follows of the fully equipped gulfstream-class corporate hangar, Person County investments and projected tax revenues.

130' x 120', Fully-Equipped, Gulfstream-Class Corporate Hangar

Completed September 2022

2,000 square feet of office space

28'-high hangar door

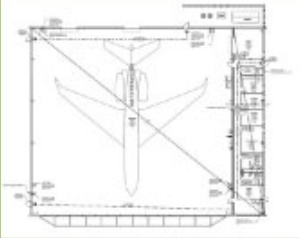
State of the art features:

- Foam fire suppression system
- Pneumatic compressed air system
- Infrared heaters
- LED lighting
- Multiple electrical systems
- Generator backup power
- Water
- Upfitted and fully-conditioned office space and workshop
- Aircraft parking apron and private
- Paved auto parking with EV charging



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Person County Investment



Project Components	Cost
Hangar Construction	\$3.0M
On-Site Improvements	\$1.0M
Septic Improvements	\$0.5M
Total Project	\$4.5M

Tax Revenues



- ❖ Property taxes on the hangar will be paid by lessee.
- ❖ Corporate jet may be based elsewhere and taxes paid to a different jurisdiction.



Annual Revenue Source	Tax Value of Hangar (\$3,578,314)	Tax Value of Jet (\$50M)	Tax Value of Jet (\$40M)
Property tax	\$25,764	\$360,000	\$288,000
Fire tax	\$1,789	\$25,000	\$20,000
	\$27,553	\$382,000*	\$308,000*

**Listing in Person County is not a guarantee.*



Mr. Clark requested Board discussion related to a private entity interested in entering into an agreement for a 30-year lease on the hangar and a 30-year ground lease for the real property on which the hangar is sited; he noted a \$4M offer has been discussed and a Letter of Intent is being developed by the county attorney for consideration for both parties. Alternatives included entering into a month-to-month or annual lease. The current market rate was estimated at \$28,000-\$30,000 per month (\$10M if continuously occupied for 30 years, no interest in this option at this time). Mr. Clark said the county would have to comply with the upset bid requirements with a 5% deposit of offer with a purchase contract with the successful bidder to include a due diligence period. The private appraisal value of the hangar excluding site improvement is \$3.1M.

General Services Director, Ray Foushee stated in addition to the expressed interest in the hangar, the private entity stated plans to build another hangar twice the size of the current hangar, adjacent to the newly constructed hangar. Mr. Foushee noted the other site improvements included adding taxiway curving and septic improvements.

County Attorney, Ellis Hankins stated the Board did not have to formally declare the hangar surplus but would have to comply with the upset bid requirements (not by private sale), whereby the bid would be advertised with a deadline for an upset bid; without additional bids, the upset bid would expire and the county could enter into a contract for a cash transaction for the entire purchase price/lease payments with the facility to be maintained regularly and after the 30-year expires, the property reverts back to the County. Mr. Hankins stated the County has a right to reassign after the 30-year contract expires; he recommended to not include a provision in the contract for a right to reassign.

Mr. Hankins explained that the aircraft has to be physically present to declare sited to collect property taxes.

Vice Chairman Sims asked where would the proceeds, i.e., \$4M, to which staff confirmed any such proceeds would go into the County's General Fund.

A **motion** was made by Chairman Powell and **carried 5-0** to proceed under the negotiation, offer and upset bid process statutes for the newly constructed corporate hangar.

Board of Commissioners Meeting Space

As General Services Director, Ray Foushee passed out a potential sketch to reuse the auditorium space as the Board of Commissioners' meeting room; Mr. Clark asked the Board for direction on the proposed meeting space in the Auditorium with the intent to keep the room multi-use. The sketch outlined the Board's Dais in front of the current stage, and not on the stage. Commissioner Gentry asked if the Dais would be moveable to which Mr. Foushee said it could be moveable, however, he did not have ideal storage for it so he suggested the Dais being a permanent fixture. Mr. Foushee noted the public seating could include permanent seating for the portion of the room, or limited permanent seats and some set-up chairs or all set-up type chairs. When asked if the stage was ever used, Mr. Foushee said it was virtually never used to his knowledge. Commissioners agreed the stage would be too crowded to use for the Board Dais even though it would open up more multi-use space.

Mr. Foushee stated the plan to lower the ceiling, redo the A/C with additional outlets to reduce noise and add permanent monitors to the sides of the stage for public viewing.

Chairman Powell recognized the Cooperative Extension Director, Bo Freeman to make comments related to his department's use of the space. Mr. Freeman said the space was unique and accommodated informal education for the last 50 years and questioned the reduction of the multi-use space to accommodate the Board's two meetings per month. Vice Chairman Sims noted the dilemma however the current commissioners' boardroom upstairs has become too small hence, one reason why the Board has been meeting the last couple of years in the auditorium space; he stated he felt the stage would be too crowded to move around and similar to the setup upstairs.

Commissioner Gentry asked if there were other areas in the county for community centers to which Mr. Foushee stated the Huck Sansbury Gym was the only facility in town he could think of right off. He added the Timberlake Community Room at the Old Helena site was a possibility.

Chairman Powell noted a compromise was warranted and asked Mr. Clark to proceed with modifying the sketch based on discussion.

COMMISSIONER REPORT/COMMENTS:

Commissioner Palmer commented that he attended the Relay for Life event, which was well attended. He thanked all county employees for their work.

There was no report or comments from Vice Chairman Sims and Commissioners Gentry and Puryear.

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CLOSED SESSION #1:

A **motion** was made by Vice Chairman Sims and **carried 5-0** to enter into Closed Session #1 at 10:22am per General Statute 143-318.11(a)(3) for the purpose to consult with the county attorney in order to preserve the attorney-client privilege with the following individuals permitted to attend: County Attorney, Ellis Hankins, Interim County Manager, Ralph Clark and Clerk to the Board, Brenda Reaves.

Chairman Powell called a brief break to transition to Closed Session. Chairman Powell called the Closed Session #1 to order at 10:27am.

A **motion** was made by Vice Chairman Sims and **carried 5-0** to return to open session at 10:43am.

ADJOURNMENT:

A **motion** was made by Commissioner Gentry and **carried 5-0** to adjourn the meeting at 10:43am.

Brenda B. Reaves
Clerk to the Board

Gordon Powell
Chairman

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