

PERSON COUNTY BOARD OF COMMISSIONERS

MARCH 14, 2016

MEMBERS PRESENT

OTHERS PRESENT

David Newell, Sr.
Tracey L. Kendrick
Jimmy B. Clayton
Kyle W. Puryear
B. Ray Jeffers

Heidi York, County Manager

Brenda B. Reaves, Clerk to the Board

The Board of Commissioners for the County of Person, North Carolina, met in regular session on Monday, March 14, 2016 at 9:00am in the Person County Office Building Auditorium.

Chairman Newell called the meeting to order. Commissioner Clayton gave an invocation and Vice Chairman Kendrick led the group in the Pledge of Allegiance.

DISCUSSION/ADJUSTMENT/APPROVAL OF AGENDA:

A **motion** was made by Commissioner Jeffers and **carried 5-0** to approve the agenda.

RECOGNITION OF LOCAL GOVERNMENT DAY:

Chairman Newell welcomed the Person High School students enrolled in civics and economics participating in Local Government Day to observe the Board of County Commissioners in session. Chairman Newell, Vice Chairman Kendrick and Commissioners Clayton, Jeffers and Puryear proceeded to introduce themselves and answered general questions about the office of a commissioner and general government. County Manager, Heidi York and Clerk to the Board, Brenda Reaves also introduced themselves.

INFORMAL COMMENTS:

The following individuals appeared before the Board to make informal comments:

Ms. Pam Slade of 128 Running Deer Path, Timberlake, Mr. Robert Allen of 549 Old City Lake Road, Roxboro, Ms. Susan Naylor of 481 Valhalla Drive, Timberlake, and Mr. Claiborne Tuck of 513 S. Main Street, Roxboro appeared before the Board to advocate for services for senior residents requesting the design of the proposed senior center not be decreased and for the project to proceed forward.

Ms. Betty Blalock of 144 Tirzah Ridge, Rougemont addressed the Board on behalf of Frances Blalock and then for herself related to the current landfill effects on residents' health that live in that part of the County and the concerns they have for coal ash and other toxins in the groundwater supply.

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DISCUSSION/ADJUSTMENT/APPROVAL OF CONSENT AGENDA:

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

- A. Approval of Minutes of February 29, 2016,
- B. Budget Amendment #16, and a
- C. Proclamation for the Week of the Young Child April 10-16, 2016.

NEW BUSINESS:**IMPROVEMENTS TO THE RECYCLING CENTER BUILDING:**

Assistant County Manager, Sybil Tate stated as part of the Fiscal Year 2016 Capital Improvement Plan (CIP), the Board of Commissioners financed \$2.36M for roofing (Earl Bradsher, Kirby and the Person County Recycling Center (PCRC)) as well as the PCRC acquisition and improvements. Approximately \$1.5M of the \$2.36M was allocated to purchase the Materials Recycling Facility (MRF) and make improvements to it.

Ms. Tate noted the roofing projects are complete and came in under budget, creating a surplus of \$398K. In addition, \$177K remains from the funds allocated to make improvements to Person Industries (PI), for a total of \$575K.

Ms. Tate presented the following improvement projects for the PCRC and requested the Board to direct staff how to spend surplus funds from roofing and remaining PI/PCRC funds.

	Project	Cost
1	Emergency/Exit signs and lighting	\$5,000
2	Connect City water lines across property	\$40,000
3	Add metal building on concrete pad for storage	\$185,000
4	Install sprinkler system	\$200,000
5	Renovate restrooms	\$65,000
6	ADA parking, sidewalk, handicap ramp	\$63,000
	TOTAL	\$558,000

County Manager, Heidi York stated that the first four items were necessary to comply with the Building Code requirements and would be enforced when a major renovation (such as items 5 and 6) of the building took place. Inspections Director, Sam Hobgood confirmed that the facility had not had a change in use and when a significant alteration took place in the 50,000SF facility, the 2012 code specifications would be enforced.

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Ms. Tate reminded the Board that consideration to merge PI and PCRC in the future which would trigger significant changes to the sprinkler system. General Services Director, Ray Foushee noted the sprinkler system as listed above would not be compliant for the use when the PI/PCRC merger took place.

Vice Chairman Kendrick had questions related to the flow of the current water lines and the water supply being adequate without an exterior pump system or a well. Mr. Hobgood stated the current flow of the two lines would not be sufficient but an idea was being reviewed to connect the two water lines for a continuous loop to increase the flow for an adequate supply. Mr. Foushee stated upon engineer review of connecting the two lines, approximately 750 gallons per minute would be available and this would be sufficient for the sprinkler system. Mr. Hobgood noted the next alternative would be to have a tank onsite. Mr. Foushee stated the tank pump system the sprinkler contractor quoted increased the price to \$400,000 which included an exterior tank located on a pad, and a pump system to facilitate the process. Vice Chairman Kendrick stated the City has a monthly fee for the anticipated capacity of water usage for a 50,000SF building when in actuality water supply for an 8,000SF building would be used. Vice Chairman Kendrick requested to know the monthly costs versus paying for the tank pump system. Vice Chairman Kendrick inquired about a split system; using one of the lines for the sprinkler system and the other line for the daily groundwater use to which Mr. Foushee stated they had not reviewed that concept. Mr. Foushee described a dry sprinkler system (no water in the building with no plans to heat the building) and added that an additional \$200,000 in costs over a wet sprinkler system would be required.

Mr. Foushee stated fire code allowed for plastics to be stacked five foot high which necessitated the enclosed (City Ordinance code) metal building for storage of such materials.

Ms. Tate noted the cost of merging PI and PCRC would be \$758,560 which was in addition to the improvement projects noted for code efficiencies above. Below are the estimated project costs of the merger:

Project	Cost
Remodel/Office construction	\$390,200
Move Equipment	\$69,400
New Liquid Storage Building	\$230,000
Contingency	\$68,960
TOTAL	\$758,560

Vice Chairman Kendrick recommended verification of utilizing the existing two six inch city water line connection (750 gallons per minute) to be adequate for present and future use and to obtain the monthly water bill costs with the City versus the projected costs for an exterior pump tank system as well review the sprinkler system costs retrofitted for the proposed merger of PI/PCRC. The lease at the current PI facility on Madison Boulevard ends in 2025 (9 years), at which point the building becomes the property of the land owner.

Commissioner Jeffers voiced concern of the existing liability in the building (no emergency exit signs, lighting, sprinkler system, ADA sidewalk and handicap accessibility) and supported for the improvement projects to proceed along with staff following up on Vice Chairman Kendrick's request for verification of items 2 and 4 of the improvement projects above.

A **motion** was made by Commissioner Jeffers and **carried 5-0** to approve proceeding with the improvement projects for the Person County Recycling Center with staff follow up with the Board related to verification of utilizing the existing two six inch city water line connection to be adequate for present and future use, to obtain the monthly water bill costs with the City versus the projected costs for an exterior pump tank system and obtain the cost difference for the sprinkler system to be retrofitted as would be required at the merger of PI/PCRC.

A RESOLUTION AUTHORIZING A SALE OF AN INSIGNIFICANT PORTION OF COUNTY PROPERTY:

Assistant County Manager, Sybil Tate informed the Board that Mr. Clifton Bradsher III applied for a permit from the Planning Department to install a modular home on his property located at 50 Glen Fogleman Road. Upon review, the Planning Department noted that Mr. Bradsher was accessing his property via county property and required that he develop a means of permanent access to his property.

Ms. Tate stated Mr. Bradsher and his family have been accessing their property via the county property for many years and it may be possible that they have acquired the right to access their property via county property by adverse possession.

Ms. Tate said that Mr. Bradsher approached the county to discuss his options for purchasing a small piece of county property to use as a driveway or creating an access easement expressing his preference to purchase an insignificant portion of the Mt. Tirzah property for \$100, instead of entering into an easement agreement. The County Attorney and Mr. Bradsher's attorney have discussed various options for resolving the issue and concluded that purchasing the property was the preferred method for both parties.

Ms. Tate requested Board consideration for adoption of a Resolution authorizing a sale of an insignificant portion of county property within the Mt. Tirzah Park to Mr. Bradsher to allow him to access his property directly. Upon adoption of the resolution, the

deed will be executed no sooner than 10 days after a notice is published in the local newspaper.

A **motion** was made by Commissioner Puryear and **carried 5-0** to adopt of a Resolution authorizing a sale of an insignificant portion of county property as presented.

A RESOLUTION AUTHORIZING A SALE OF AN INSIGNIFICANT PORTION
OF COUNTY PROPERTY

Whereas, Person County owns a tract of land identified as Parcel # 16513 on the County GIS system, which is used as the Mt. Tirzah Park and Recreation field; and

Whereas, a corner of that property comprising approximately .44 acre outside the bounds of a fence enclosing the county park has been used as an access driveway by Mr. Clifton Wade Bradsher and his predecessors in interest and ownership for at least 25 years; and

Whereas, Mr. Clifton Wade Bradsher arguably has acquired the right to use this segment through adverse possession; and

Whereas, this parcel of land has no economic value to Person County; and

Whereas, Mr. Clifton Wade Bradsher has agreed to purchase this tract of land for the sum of \$100; and

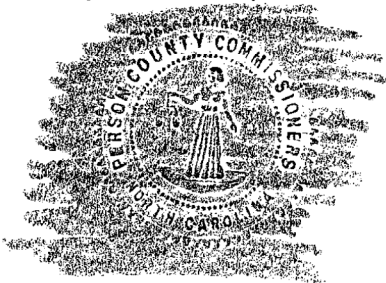
Whereas, the Person County Board of County Commissioners desires to sell this tract of land to Mr. Clifton Wade Bradsher; and

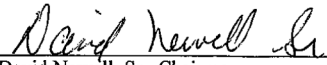
Whereas, NCGS 153A-176 and NCGS 160A-267 authorize such sale.

NOW THEREFORE BE IT RESOLVED BY THE PERSON COUNTY BOARD OF COMMISSIONERS THAT:

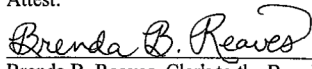
- Section 1 It is in the best interest of the County to sell this tract of land to Mr. Clifton Wade Bradsher.
- Section 2 The price of \$100 is a fair value for such tract.
- Section 3 The County Manager is authorized to negotiate a sale of such tract after complying with the publication provisions of the law and a deed may be executed no sooner than 10 days after the publication provided for in section 4 below.
- Section 4 The details of this proposed private sale shall be published in the Courier-Times.

Adopted this, the 14th day of March 2016.




David Newell, Sr., Chairman
Person County Board of Commissioners

Attest:


Brenda B. Reaves, Clerk to the Board

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**CONSIDERATION TO CHANGE THE LOCATION OF THE JUNE 6, 2016
REGULAR SCHEDULED BOARD MEETING TO ACCOMMODATE JUNE 7,
2016 PRIMARY ELECTION:**

When the Board adopted its 2016 Schedule of Meetings, the location of the June 6, 2016 7:00pm meeting was scheduled to be held in the County Auditorium to hold its Fiscal Year 2016-2017 Budget Public Hearing. In February, the General Assembly enacted Session Law 2016-01 and 2016-02 which redrew districts for the U.S. House of Representatives and established a primary for U.S. House of Representatives on June 7, 2016. To accommodate the June Primary and the required set up for the polling place in the Auditorium, the Board considered changing the location of the June 6, 2016 regular scheduled Board meeting to its usual meeting room 215 in the County Office Building.

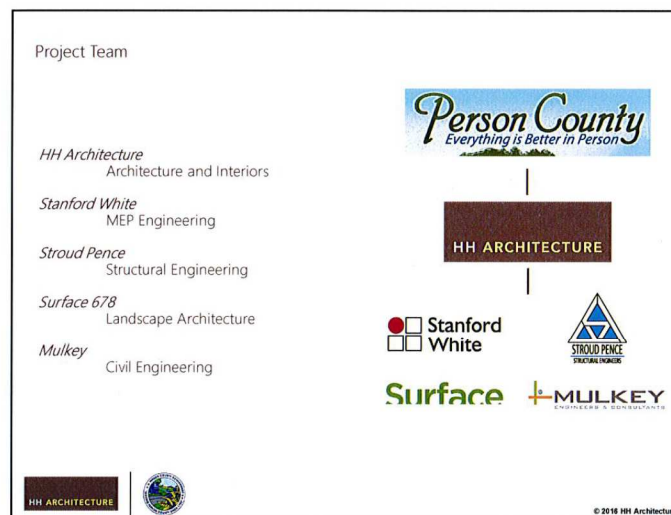
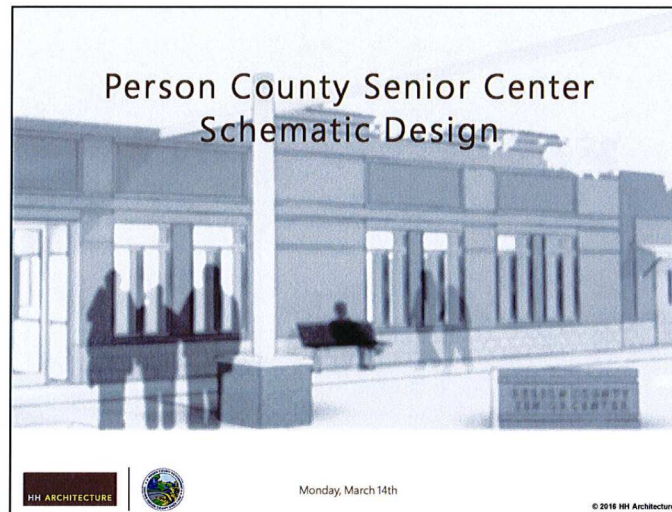
A **motion** was made by Commissioner Clayton and **carried 5-0** to change the location of the Board of Commissioners' June 6, 2016 regular scheduled meeting to be held in its usual meeting room 215 in the County Office Building.

PERSON COUNTY SENIOR CENTER: SCHEMATIC DESIGN PROPOSAL:

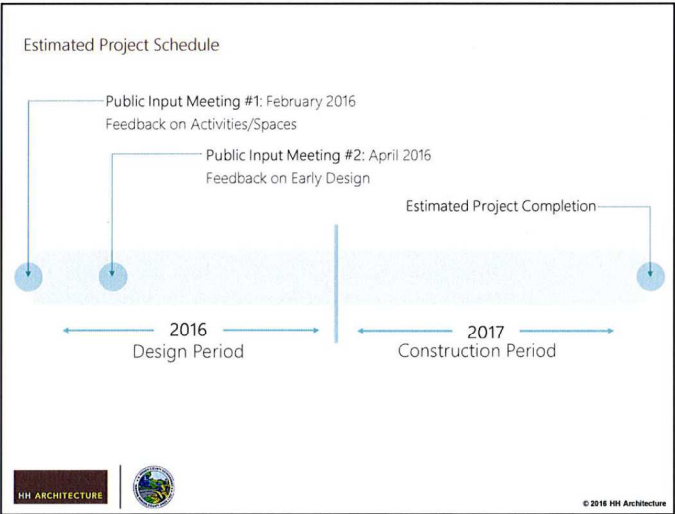
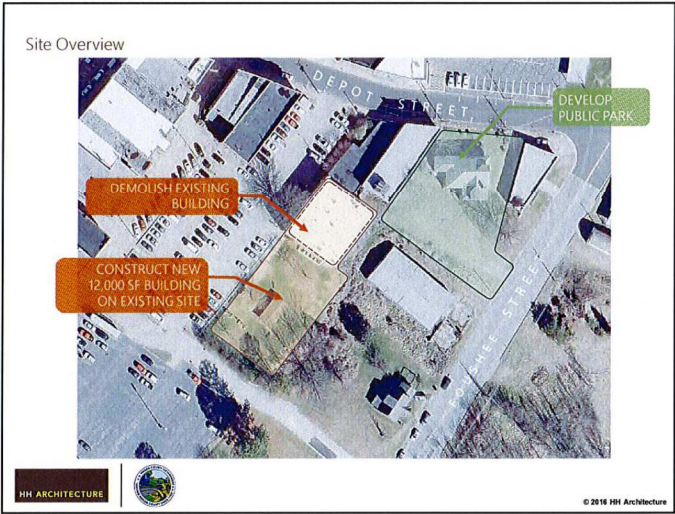
County Manager, Heidi York told the group that HH Architecture, the County's contracted designer, has prepared a Site Plan, a Floor Plan, an Exterior View, Cost Estimates, and a narrative package of the proposed Senior Center for review noting these items were prepared after receiving input during the public meeting, as well as input from Senior Center staff.

Ms. York asked Kristen Hess of HH Architecture to present the Schematic Design proposed for the Person County Senior Center. Ms. Hess introduced Mr. Eric Davis, Landscape Architect with Surface 678 and proceeded to share the following presentation:

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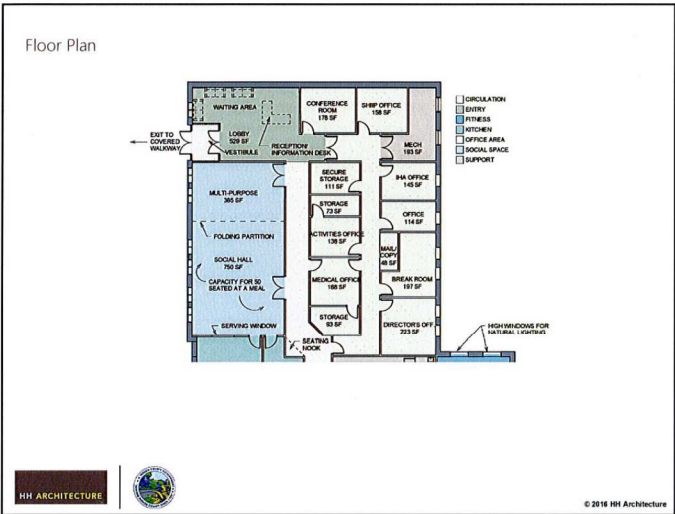
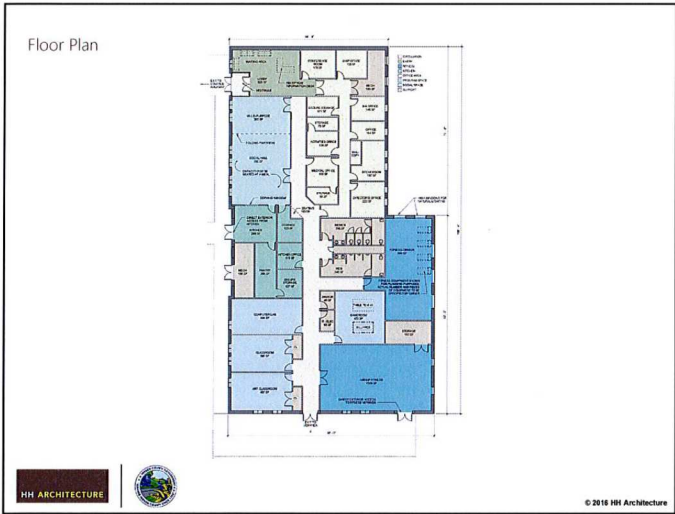


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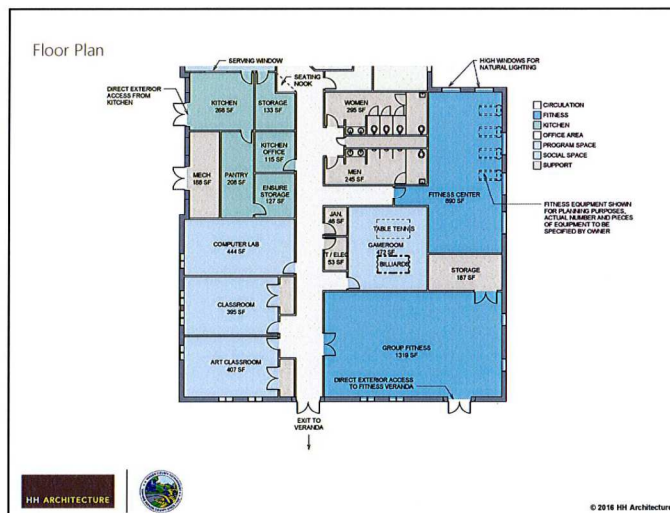


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Chairman Newell commented on his desire to prepare the design for future expansion maximizing the space with a 6,000SF basement roughed-in only. Ms. Hess noted she be glad to provide a proposal for utilizing the space on the basement level.

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Ms. Hess presented the Board with an estimated project budget noting the Schematic Design Cost for basic construction costs estimated at \$3.2M. Ms. Hess further noted they had proposed cost reductions to aid in meeting the current set budget of \$2.8M.



Person County Senior Center

March 7, 2016

Estimated Project Budget
Schematic Design
HH Project #: 15-056

			Schematic Design Cost	Proposed Cost Reductions
Basic Scope				
Senior Center Building	12,188 sf	\$134.80 per sf	\$1,779,942	\$1,718,600
Exterior Envelope	12,188 sf	\$9.00 per sf	\$109,692	\$96,000
Roofing	12,188 sf	\$12.00 per sf	\$146,256	\$132,000
Interiors	12,188 sf	\$21.00 per sf	\$255,948	\$240,000
Specialties	12,188 sf	\$1.80 per sf	\$21,938	\$21,600
Structure	12,188 sf	\$34.00 per sf	\$414,392	\$408,000
Plumbing	12,188 sf	\$10.00 per sf	\$121,880	\$120,000
Mechanical	12,188 sf	\$24.00 per sf	\$292,512	\$288,000
Electrical	12,188 sf	\$23.00 per sf	\$280,324	\$276,000
Building Demolition	18,000 sf	\$6.50 per sf	\$117,000	\$117,000
Asbestos Abatement	1 ls	\$20,000.00 ls	\$20,000	\$20,000
Site Development			\$606,898	\$481,061
Site Preparation	1 ls	\$6,600 ls	\$6,600	\$6,600
Erosion Control/Environmental Protection	1 ls	\$2,270 ls	\$2,270	\$2,270
Site Demolition/Excavation/Removal/Relocation	1 ls	\$19,842 ls	\$19,842	\$15,853
Site Retaining Walls	1 ls	\$55,000 ls	\$55,000	\$36,300
Earthwork	1 ls	\$282,880 ls	\$282,880	\$281,280
Dumping Fees	1 ls	\$1,711 ls	\$1,711	\$1,483
Hardscape	1 ls	\$89,079 ls	\$89,079	\$53,632
Planting	1 ls	\$37,299 ls	\$37,299	\$17,796
Utilities	1 ls	\$81,617 ls	\$81,617	\$65,847
Site Irrigation	1 ls	\$11,000 ls	\$11,000	\$0
Site Planters	1 ls	\$6,600 ls	\$6,600	\$0
Horseshoe Courts	1 ls	\$8,800 ls	\$8,800	\$0
Site Furniture	1 ls	\$4,400 ls	\$4,400	\$0
Public Park			\$84,000	\$84,000
Subtotal Estimated Basic Construction:			\$2,470,840	\$2,283,661
GC's General Conditions, Overhead and Profit (10%)			\$247,084	\$228,366
Construction Contingency (3%)			\$74,125	\$68,510
Total Estimated Basic Construction Costs			\$2,792,049	\$2,580,537
Basic Design Fee			\$278,600	\$278,600
Hazardous Materials Abatement Design Fee			\$4,500	\$4,500
Existing Site Conditions Survey Fee			\$11,400	\$11,400
Subsurface Utility Designation Fee			\$8,300	\$8,300
Hazardous Materials Survey Fee			\$5,200	\$5,200
Structural Assessment Fee			\$5,400	\$5,400
Construction Testing Fees & Geotechnical Investigations			\$35,000	\$35,000
Furniture, Fixtures, and Equipment			\$60,000	\$60,000
Estimated Project Soft Costs			\$408,400	\$408,400
Total Estimated Basic Construction Costs			\$3,200,449	\$2,988,937

Commissioner Jeffers stated with the projected increase of the senior population by 62% by 2030 in Person County, he noted his support of the Schematic Design proposal as presented and his opposition to decreasing the project.

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Ms. York clarified the request for the construction contingency to be increased from 3% to the usual 10% for a more accurate figure for the project.

A **motion** was made by Commissioner Jeffers and **carried 5-0** to approve the Schematic Design as presented and budgeted for \$3.2M as well as to increase the project construction contingency from 3% to 10%.

Chairman Newell confirmed with Ms. Hess that she would prepare a proposal to bring back to the Board for 6,000SF and 12,000SF clear span space utilizing the basement area of the proposed new facility.

CHAIRMAN'S REPORT:

Chairman Newell reported he attended an informative Economic Development meeting in Pinehurst to which the Secretary of Commerce and Duke Power representatives were there for an update on Project Trace. Chairman Newell noted that this item will be addressed at the next Person County Business Industrial Center meeting.

MANAGER'S REPORT:

County Manager, Heidi York reminded the Board that the scheduled Closed Session would be convened in its upstairs meeting room.

COMMISSIONER REPORT/COMMENTS:

Commissioner Jeffers reported the following:

- Fire Chief's meeting in which the chiefs were encouraged about receiving an increase in county funding,
- Environmental Issues Committee addressed the need for recycling at the County's parks and recreation facilities,
- Noted a correction to a misprint in the paper that the NC Department of Environment Quality's meeting related to the coal ash classification will be held on March 16, 2016 at 6:00pm in the County Auditorium.

Commissioner Clayton reported on a recent graduation sponsored by the Orange-Person-Chatham Community Mental Health organization.

Commissioner Puryear had no report.

Vice Chairman Kendrick had no report.

Chairman Newell thanked the high schools students for participating in Local Government Day.

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CLOSED SESSION #1:

A **motion** was made by Vice Chairman Kendrick and **carried 5-0** to enter Closed Session per General Statute 143-318.11(a) (3) to consult with an attorney and General Statute 143-318.11(a) (5) to establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating the price and other material terms of a contract at 10:28am with the following individuals permitted to attend: County Manager, Heidi York, Clerk to the Board, Brenda Reaves, County Attorney, Ron Aycock (via conference call), Assistant County Manager, Sybil Tate, and Mike Brinchek in the Board of Commissioners usual meeting room.

A brief recess was called for the transition to the Closed Session in the Boardroom.

Chairman Newell called the Closed Session to order at 10:44am.

A **motion** was made by Vice Chairman Kendrick and **carried 5-0** to return to open session at 12:07pm.

ADJOURNMENT:

A **motion** was made by Vice Chairman Kendrick and **carried 5-0** to adjourn the meeting at 12:07pm.

Brenda B. Reaves
Clerk to the Board

David Newell, Sr.
Chairman

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