

**MINUTES OF THE REGULAR MEETING OF THE ALAMANCE COUNTY BOARD
OF COMMISSIONERS FOR ALAMANCE COUNTY**

**October 2, 2023, 9:30 AM
Commissioners' Meeting Room
124 West Elm Street
Graham, NC 27253**

Board Members Present: Chairman John Paisley Jr
Vice-Chair Steve Carter
Commissioner William "Bill" T. Lashley
Commissioner Pamela Thompson
Commissioner Craig Turner

CALL TO ORDER - CHAIRMAN PAISLEY

INVOCATION AND PLEDGE OF ALLEGIANCE - COMMISSIONER LASHLEY

APPROVAL OF THE AGENDA

Moved by: Vice-Chair Carter

Seconded by: Commissioner Lashley

APPROVED UNANIMOUS

PUBLIC COMMENTS

Barry Joyce, a Burlington resident, spoke about the Public Safety Training Center. He said that he had worked at ACC for 10 years setting up the courses for Basic Law Enforcement Training (BLET) and Fire Services Training so he knew quite a bit about what was going on with those programs. He questioned whether a \$20 million training center was needed. He contended that they had been teaching those courses since the 70s and never had anything like this. He said that pay was not a factor that the county was not getting officers because it was one of the highest paid in the state.

CONSENT AGENDA

Moved by: Vice-Chair Carter

Seconded by: Commissioner Turner

APPROVED UNANIMOUS

Fee Update – Public Health

Fee Update – Public Health

BUDGET AMENDMENTS

Budget Amendment – Public Health

Budget Amendment – Public Health

Budget Amendment-ACC Capital Reserve Fund

Budget Amendment-ACTA Transportation Grant

Budget Amendment-Opioid Fund

APPROVAL OF MINUTES

Closed Session Minutes of September 18, 2023

Regular Meeting of September 18, 2023

PRESENTATIONS/OTHER BUSINESS

Library Committee Appointment (Representation for City of Burlington)

Moved by: Commissioner Thompson

Seconded by: Vice-Chair Carter

Appointment of Kiah Glenn - Library Committee

APPROVED UNANIMOUS

Alamance Community College Bond Issuance Discussion - Dr. Larry Keen, Interim President of Alamance Community College/ Davenport

Dr. Larry Keen, Interim President of Alamance Community College, presented the construction costs for the Public Safety Training Center and the Main, Powell, and Gee Buildings projects. Dr. Keen responded to a public comment about the sponsorship needed for the BLET program. He explained that not all students were sponsored and paid students.

Dr. Keen noted that both projects had faced cost escalations. He mentioned that the costs of furniture, fixtures, and equipment had escalated. He shared that the Main, Powell, and Gee Buildings were ready to start construction that month. Dr. Keen said the Public Safety Training Center would be ready for construction in January. He said the Public Safety Training Center costs had increased slightly by \$21,000 from the last estimate.

Dr. Keen informed the Board that the state budget appropriated \$5.5 million for the firing range. He appreciated Senator Galey, and Representatives Ross and Riddell for their hard work.

Dr. Keen mentioned the construction price had increased predominantly because of the specialized heating and ventilating air-conditioning that was required for the indoor firing range.

Public Safety Training Center	\$24,157,164
less remaining 2021 bond proceeds	<596,377
less approved Capital Reserves	<2,000,000
less 2024 State Budget appropriation	<5,500,000
	\$16,060,787

Main, Powell, and Gee Buildings	\$5,136,070
less approved Capital Reserves	<500,000
less State Grant (SCIF)	<1,400,000
	<u>\$3,236,070</u>

Total Request	\$19,296,857
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Commissioner Turner said that part of the original bond issuance included ACC East and ACC West. He thought each had been allocated \$500,000. Commissioner Turner asked if ACC had abandoned those possibilities in this request. Dr. Keen responded they had received \$500,000 in the state budget non-recurring funds for the Dillingham Center.

Commissioner Thompson asked if ACC owned the land in Green Level or leased it. Dr. Keen answered ACC leased the land. He said it was a 50-year lease. Commissioner Thompson asked about the addition of the HVAC system. Dr. Keen replied that guns had different types of fumes. He said a good HVAC system would ensure the safety of the students at the gun range.

County Manager York introduced Ted Cole, Davenport, who walked the Board through various options and par amounts for consideration. Mr. Cole advised the Board that official action was not requested for that meeting but action would need to be taken at the October 16th meeting. Mr. Coles said the bonds would be sold on October 31st and that would be the day that interest rates would be locked in. He reminded the Board of the bond amount approved by the voters. Mr. Cole said ACC was requesting \$19.296 million. He said the Board had a remaining authorization from the voters of \$18.935 million or the Board could authorize something less. Mr. Cole suggested looking at the option #3 scenario where they could issue the \$18.935 million. He said they would need guidance from the Board on how much funds they needed to net from the bond sale.

Commissioner Lashley said it looked like \$18.935 million was the number. He said they could not go any higher than that. Commissioner Lashley pointed out that the taxpayers were not getting a break and just spending more money.

Commissioner Turner asked about the cost of borrowing the money. Mr. Cole responded the built-in costs were about \$300,000 for the total cost of issuance. Commissioner Turner asked whether that would go on top of the borrowing or if there were funds to cover the issuance inside of the capital plan. Mr. Cole answered it was from the borrowing. Commissioner Turner asked about the status of ACC's capital reserves after this plan. Mr. Cole replied at the close of 2023 it would be at about \$3 million. Commissioner Turner suggested the issuance should be what the voters had approved.

Chairman Paisley shared they had multiple options available. He said it was their duty to give some direction to the staff, Davenport, and ACC. He requested comments on the options.

Vice-Chair Carter suggested going with option # 3 (\$18.935 million) because it would complete the project.

Commissioner Turner said he supported the issuance of the bonds that the voters had approved and not above that amount. He said that option # 3 asks for \$360,000 above what the voters had approved. Commissioner Turner offered an option #4 which would support the total project funding at the limit that the voters had approved which was \$18.935 million.

Commissioner Lashley agreed with Commissioner Turner with the amount of \$18.935 million.

Chairman Paisley advised that the consensus of the Board was option #4 that would net \$18.935 million.

Alamance Community College Capital Paygo Funds - Susan Evans, Finance Officer

Susan Evans, Finance Officer, presented a request on behalf of Alamance Community College (ACC) to allow the county to pay their capital paygo amount at the beginning of the year instead of receiving that as a monthly allotment. She explained that this allowed them to have cash flow upfront to accomplish their projects. ACC had already received \$134,000.00. If the Board approved, the county would transfer the remaining balance of \$401,999.99.

Moved by: Vice-Chair Carter

Seconded by: Commissioner Turner

APPROVED UNANIMOUS

Domestic Violence Awareness Month Proclamation - Skye Sullivan, Family Justice Center Director

Chairman Paisley and the Board of Commissioners presented a proclamation in recognition of Domestic Violence Awareness Month to Skye Sullivan, Family Justice Center Director, and Detra Betts, Executive Director of Family Abuse Center.

Moved by: Chairman Paisley

Seconded by: Vice-Chair Carter

APPROVED UNANIMOUS

Alamance Domestic Violence Fatality Review Team Annual Report

Skye Sullivan, Executive Director of the Family Justice Center (FJC), introduced Linda Bruton and Corey Ellison, Co-Chairs of the Domestic Violence Fatality Review Team (DVFRT) who presented the annual report.

Ms. Bruton and Mr. Ellison reviewed the data observations, findings, and shared successes of the Domestic Violence Fatality Review Team.

Since 2023 in Alamance County:

- 21 homicides were related to domestic violence
- In 17 cases the victim was an intimate partner of the perpetrator
- In 4 cases the victim was a relative, friend, or bystander who had intervened in the process
- Majority of the perpetrators were male.
- 77% of the homicides due to domestic violence included guns

Critical Findings:

- Due to mistrust of law enforcement, victims were more likely to reach out to families and friends for support
- History of violence between the perpetrator and the victim where the perpetrator lost control of the relationship
- Law enforcement officers experienced difficulties in identifying the predominant aggressor which led to mistrust
- Both victims and offenders have had a substantial traumatic history
- Substance use and lack of access to available resources worsen the incidents of domestic violence

- Victims had little to no interactions with victim services agencies before their deaths

Recommendations:

- Improved state legislation for updated laws
- Make services more available to all individual
- Outreach programs to community agencies
- Standardized protocol across the county for public and private entities
- More information shared between agencies
- More prevention programs for schools and youths

Successes:

- In 1990 Alamance County established the Domestic Violence Advocacy Committee
- Alamance County opened the first Family Justice Center in North Carolina in 2010
- 1 of 3 teams to publish a report
- Served over 13,000 clients over 17,000 times since it opened
- First in the nation to implement electronic filing for 50B restraining orders
- 1 of 10 counties to receive a grant to look into the issue of elder abuse
- Used the Lethality Assessment Screening Tool with Law Enforcement on the scene to identify cases that could become a homicide in the future
- Active participant in the North Carolina State Review Team Collaborative

Ms. Sullivan mentioned an annual report will be prepared every 3 years. She said this report had been sent to the Domestic Violence Commission.

Update on ABSS and Alamance County Facility Assessment - Brian Baker, Assistant County Manager

Brian Baker, Assistant County Manager, gave an update on the best way to get complete assessments on roofs and HVAC systems. He continued that he had reached out to 10 different companies. There was a total of 83 buildings between the school system and the county. He also asked for a list of needed improvements, a review of humidity controls, and a prioritization schedule for repairs over time. Mr. Baker had received 4 bids for the work indicated. He shared

that the timelines for all of the bids were between 4-8 months. He thought that was too long for what needed to be done. Mr. Baker suggested that one path was to take the bids and roll with it. He said the better path would be to take a couple of weeks to have a discussion with the companies individually about products, timelines, and prioritizing of what was needed. He mentioned the bid from Baker Roofing was a fairly cursory inspection that did not include all the information needed.

Bids:

RND Architects	\$960,000
System Contractors- HVAC	\$452,000 / WxTite-Roofing \$168,015 (a joint bid)
REI	\$295,759
Baker Roofing	\$82,500

Chairman Paisley asked if 2 weeks would provide him enough time to access and negotiate. Mr. Baker was hopeful that in the next two weeks, he could have individual conversations with each of the companies. Chairman Paisley requested that each company be evaluated.

Commissioner Turner mentioned the discussion he had about 2 tasks at the last meeting. He said the first task was a quick evaluation of the schools that had roofing problems. The second task was a long-term deep evaluation of the schools. He believed the best approach would be to reflect those two tasks. Commissioner Turner said they could also use that information the schools already had to speed up the process. Mr. Baker said the Baker Roofing proposal was still a 4-month timeline. He thought that timeline reflected the amount of buildings they had requested.

Commissioner Lashley asked if he thought they should focus on the school buildings first. Mr. Baker thought that was a reasonable request since the school system had more roofs.

Chairman Paisley encouraged staff to come back in two weeks with additional numbers.

COUNTY MANAGER'S REPORT

No report given.

COMMISSIONERS' COMMENTS

Commissioner Thompson commented she hoped that the Balloon Festival went well.

Commissioner Turner inquired about the status of the implementation of a salary study beginning November 1st. County Manager York responded they had selected a consultant to work with them. She said they were going to assess a third of the organization. She did not have a firm deadline. She predicted a deadline of December 1st but was not sure. County Manager

York advised that she would provide the Board with an update as soon as she had some firm dates. Commissioner Turner commented that they did not want to lose any speed with that.

COUNTY ATTORNEY'S REPORT

County Attorney Stevens asked the Board to move into Closed Session pursuant to North Carolina General Statute 143-318.11(a)(3), to consult with an attorney employed by the public body in order to preserve the attorney-client privilege between the attorney and the public body. The attorney will seek instructions on the handling or settlement of administrative matters.

Further, pursuant to North Carolina General Statute 143-318.11(a)(5), County Attorney Stevens asked that the Board move into closed session in order 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 potential purchase of the real property owned by Todd Smith, described as Parcel IDs 145809 and 145819, for potential use by the County for expanded office space.

Chairman Paisley, seconded by Vice-Chair Carter, moved to enter into a closed session. The motion carried without opposition.

After reconvening in open session, County Attorney Stevens requested a motion from the Board to spend funds from the fund balance to pay for MAI appraisals on the ten properties that were previously discussed by Mr. Akins in closed-session to get valuations on those properties based on MAI appraisals. Chairman Paisley, seconded by Vice-Chair Carter, moved for approval of that motion. The motion carried unanimously.

ADJOURNMENT

Commissioner Lashley, seconded by Vice-Chair Carter moved to adjourn the meeting. The motion carried unanimously.

There being no further business to be brought before the Board, the meeting adjourned at 1:15 P.M.

John Paisley, Jr., Chairman

Alamance County Board of Commissioners

Tory M. Frink, Clerk to the Board