

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

**April 22, 2024, 10:00 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

CIP OVERVIEW

County Manager York gave a quick overview of the capital improvement plan in preparation for a deeper discussion on the recommended projects. She reminded the Board that any specific projects related to ABSS and ACC were vetted through the Oversight Committee.

Alamance-Burlington School System (ABSS):

ABSS had requested a little over \$4 million in pay-go funding from CIP, an increase from the \$3.3 million in the current year. Their request included safety updates, flooring improvements, and asbestos abatement. There was deferred maintenance of about \$770,000, including door and window replacements, facility improvements, and window blind replacements. County Manager York said the Cummings bleachers were included at a request of \$325,000. There were vehicle replacements for maintenance and activity buses for \$480,000. They had requested \$250,000 for playground and classroom replacements. ABSS asked for \$500,000 to be placed in an emergency contingency fund to handle emergency needs.

Alamance Community College (ACC):

County Manager York recommended pay-go funding for ACC in the amount of \$536,000. She noted that was the amount ACC had requested, so that would fully fund their request. This would take care of campus renovations and repairs at \$200,000; campus safety upgrades at \$100,000; a few equipment and vehicle replacements for \$10,000; and some roof repairs for

\$26,000. ACC had requested some system upgrades that included information technology, fire suppression, mechanical and HVAC for \$200,000.

Chairman Paisley confirmed whether County Manager York recommended increasing from \$3.3 million to \$3.9 million for ABSS. County Manager York answered \$3.9 million because ABSS had many justifiable and reasonable needs.

Commissioner Thompson asked about the timing of replacing the Cumming High School bleachers. She inquired if that project could be sped up to make sure the bleachers were ready by the time football season started. County Manager York responded that the only place that amount could be taken out of would be the fund balance if they wanted to advance that, and it would be taken from next year's budget.

Commissioner Lashley suggested that County Manager York could likely find funds available in ABSS's budget to repair those bleachers. County Manager York advised that it would be up to the Board if they wanted it cut out of next year and find it in current year funding.

Commissioner Lashley estimated about \$600,000 that ABSS did not use from last year's emergency fund. He said that he could show where ABSS did not use \$620,000 and that he could show them where they could find the money in their own budget to fix the bleachers. He did not want to take any funds from the county's general fund because it was not a budgeted item. Commissioner Lashley informed the Board that he had spoken with Mr. Hook at ABSS and the Cummings High School Administration and understood the importance of that project. He continued that ABSS had requested the county fund \$490,000 for athletic trainers, but had only hired three trainers. He said that was \$280,000 that ABSS did not spend. He also mentioned that he came up with another figure of \$420,000 that ABSS did not use for teacher supplements because they did not have those teacher positions filled.

County Manager York asked whether there was a consensus from the Board to remove \$325,000 from next year's recommended CIP and ask ABSS to use their current expense funding in the current fiscal year for the bleacher replacement.

Commissioner Lashley opined that ABSS had the money for it. He said he did not mind fixing the bleachers and had went and looked at it with a contractor.

Chairman Paisley agreed that would be his consensus, but he was only one person.

Vice-Chair Carter said that it made sense to him. He wanted to see the bleachers get fixed too. He thought if the school system had the funds available in lapse salaries, they would not spend them between now and the fall. Commissioner Thompson clarified whether Vice-Chair Carter meant supplements or salaries because the teachers were funded by position.

Commissioner Thompson said her point was to have the bleachers ready so folks could actually sit on them for the upcoming football season.

Commissioner Turner voiced that he did not want to make a piece-meal decision until they heard the entire report.

COUNTY CAPITAL PROJECTS

County Manager York moved on to discuss the county projects. She started with the courthouse renovation project, which was not included in the capital plan. She noted that it was a major project with a large fiscal impact, but no decision had been reached on that project, so there was no number to be included as a placeholder other than setting aside \$10 million from ARPA funding. County Manager York reminded the Board that they were currently working with the architect firm, CRA Associates to come up with some options for the Board to consider. She advised that if that project were to move forward it would require an installment loan to fund the remaining balance above the \$10 million.

County Manager York recommended general fund pay-go in the amount of \$2.83 million for county projects. She said the \$2 million would be allocated from the general fund and the deficit of \$809,699 would come from the capital reserve fund. She explained that the Davenport Plan called for \$7.1 million to be dedicated to the diversion center. After allocating the \$809,699, the capital reserve fund would have a balance of about \$8.3 million. She indicated that if the Board chose not to dip into the capital reserves, an equivalent tax rate would be needed to take care of those deferred maintenance projects, which would be .322 of one penny.

\$2.83 in General Fund Pay-go funding:

- Public Defender's Renovation: \$250,000
- Detention Center Roof Replacement: \$928,071
- Detention Center Exterior Joint Compound Replacement: \$59,100
- Historic Courthouse Elevator: \$170,000
- Courthouse Upfit: \$100,000
- Parks Athletic Fields Upgrade Year 2: \$100,000
- Various Buildings Scheduled Roofing/HVAC Replacements: \$322,822

Commissioner Turner clarified if the \$809,699 was allocated from capital reserves if that would leave \$8.3 million in capital reserves. County Manager York said once the \$7.1 million was transferred to the diversion center.

County Manager York advised that there were two projects for which staff recommended financing through installment loans.

Other County Capital Projects Funded Through Installment Loans:

- 911 Computer Aided Dispatch (CAD) Replacement: \$5.2 million
- Public Safety Radio Replacement: \$5 million

Commissioner Lashley inquired if it would be prudent not to get an installment loan and borrow the money from the county. He advised the county would save roughly 6% a year.

Commissioner Lashley questioned why borrow money at high-interest rates when there is \$74 million in the general fund that the county could borrow from its own funds and pay back. He advised interest rates will likely stay higher. Susan Evans, Finance Officer, discussed financing. She said the county would be looking at 7 years for a level of debt service with just one interest payment in fiscal year 2024-25. The principal and interest payments would be in fiscal year 2025-26.

CIP Currently Unfunded Projects:

- Mebane EMS Substation: \$5 million
- Elderly Services Building: \$5 million
- Courthouse Expansion

County Manager York concluded the presentation. She advised the Board that no action was needed that day, but she wanted to give the Board an opportunity to familiarize themselves with all of the projects and the funding sources. She outlined the next steps in the budget process.

CLOSED SESSION: North Carolina General Statute 143-318.11(a)(5)

County Attorney Stevens asked that the Board move into Closed Session pursuant to North Carolina 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 potential purchase of the real property described as parcel numbers 145816 and 145817 (owned by Alamance Farmers Mutual Fire Insurance and parcel numbers 145839 and 145790 (owned by Bank of America) for use as additional office space for existing county functions.

Commissioner Turner, seconded by Commissioner Lashley, moved to enter Closed Session. The motion carried without opposition.

Commissioner Lashley, seconded by Commissioner Turner, moved to reconvene in open session. The motion carried without opposition.

ADJOURNMENT

Commissioner Turner, 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 12:32 P.M.

John Paisley, Chairman Alamance County Board of Commissioners

Tory M. Frink, Clerk to the Board