

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

**September 16, 2024, 6:30 PM
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 THOMPSON

APPROVAL OF THE AGENDA

Moved by: Vice-Chair Carter

Seconded by: Commissioner Lashley

APPROVED UNANIMOUS

RECOGNITIONS

**Recognition of the 2024 Junior Police Academy Graduates - Sergeant Chad Laws,
Alamance County Sheriff's Office**

Sergeant Chad Laws presented the 2024 Junior Police Academy Graduates. The Junior Police Academy is a collaborative effort between the Burlington, Graham, and Mebane Police Departments and the Alamance County Sheriff's Office. Cadets present at the meeting were Malik Bagues, R.J. Colson, Matthew Gould, Treyden Graves, Brynden King, Braydon Knight, Collin Poteat, Rashad Sellars, Jayden Terrell, Joseph Woods, Leah Brown, and Allie Lucas.

Allie Lucas, who was voted top cadet; Leah Brown, who was voted the most improved cadet; and Collin Poteat, an outstanding character cadet, shared their experiences of the program.

PUBLIC COMMENTS

Barry Joyce, a resident, spoke about the tax revaluation contract. He expressed concerns about spending \$2.7 million to hire a company to reevaluate property when the tax department has 32 employees. He said the tax department mess would not get straightened out until the right people were in place. He spoke about the Construction Manager at Risk resolution. Mr. Joyce said that construction supervisors were a total waste of money.

Henry Chandler, a resident, said he was following up on the Planning Board's recommendation to increase lot sizes in rural areas. He commented that he supported the increased lot sizes.

Roxanne May, a Burlington resident, spoke on the proposal to take away competitive sports.

Henry Vines, a Snow Camp resident, said he was disappointed by the Board's decision not to take action on the Planning Board's recommendation of increasing lot sizes. He mentioned the county's growth and how it was heading into an industrial county. Mr. Vines suggested keeping tax staff employed so that the county could do its own revaluations every four years.

CONSENT AGENDA

Moved by: Vice-Chair Carter

Seconded by: Commissioner Lashley

APPROVED UNANIMOUS

APPOINTMENTS/ REAPPOINTMENTS

Library Committee - Bonnie Whitaker

ACTA – Rural Operating Assistance Program Grant

Secondary Road Addition Resolution – Trevor’s Hunt Subdivision

Approval of a secondary road addition resolution for the additions of Warfield Drive, Cinchester Court, and Chippenham Court to Trevor's Hunt Subdivision.

TAX REFUNDS

Tax Refunds, Releases, and Exemptions Aug 2024

Approval of the tax refunds and releases; a copy of the tax refunds are set forth hereafter.

APPROVAL OF MINUTES

Approval of Special Budget Work Session Minutes of June 10, 2024

Approval of Regular Minutes of July 15, 2024

PRESENTATIONS/OTHER BUSINESS

Presentation - Youth Football and Youth Sports Programming - Jamie Merchel, Alamance Parks & Recreation Director

Jamie Merchel, Alamance Parks and Recreation Director, Jason Witherspoon, Program Superintendent, and Guil Johnson, Athletic Director discussed the changes to the youth athletics programming.

Ms. Merchel indicated that youth football would stay as is with a guaranteed 6-game season. She mentioned that tackle football would continue and would not be replaced with flag football. She commented that there were three clubs that were run independently and not by municipalities, and they were going to discuss playing each other again after the season to add a couple more games.

Ms. Merchel discussed some factors that influenced the decision to change youth athletic programs. She said the number one factor was the steep decline in participation over the last two decades. She mentioned that girls were the most underserved population in their programs.

Mr. Johnson presented an overview of the structure of the new program. He explained that based on parent feedback through surveys, two issues had emerged as a factor in the lack of participation: lack of program variety and time. Mr. Johnson continued that sports sampling allowed the department to offer various programs without lengthy time commitments. He said the goal was to offer more than just the three traditional sports they currently offer. Mr. Johnson said that the department believed this was the way forward to revitalize youth athletics programming and increase participation by families.

Commissioner Lashley thanked Ms. Merchel, Mr. Cooke, and Mr. Johnson for attending the meeting. He thought participation was up, but the county numbers were down because of all of these other options: municipal recreation leagues and travel teams.

Resolution Authorizing the Use of Alternative Bidding Method - Brian Baker, Assistant County Manager

Brian Baker, Assistant County Manager, gave a brief presentation about the construction delivery methods for the courthouse renovation project. He reminded the Board that they had discussed this topic in recent meetings. Mr. Baker said that CRA Architects has worked with the county on this project for 5 years. He noted the county had approved a set dollar amount for this project and that the speed of construction was very important.

Design-Bid-Build

- Architect Designs Building
- County Solicits Bids Based on Completed Plans
- The lowest Responsible Bidder is chosen

Pros:

- Lowest initial construction cost
- Allows the County to choose the architect

Cons:

- Lack of tools to control price
- Builder chosen on price, not quality
- General Contractor not on board during the design phase
- More susceptible to change orders and disputes

Construction Manager at Risk

- Architect and CMR Selected at Outset
- Architect Designs Building with Cost and Feasibility Input from CMR
- CMR provides a Guaranteed Maximum Price before Bidding
- CMR bids project at Risk

Pros:

- Can choose CMR based on experience and quality
- Allows the County to choose the architect
- Improved cost control during the design process
- Maintains competitive bidding during subcontracting
- County could decide to reject the CMRs GMP and bid the project conventionally

Cons:

- Shifting the risk to the CMR may cause a slightly higher upfront cost

Design-Build

- General Contractor/Architect Team Selected at Outset Under a Single Contract
- General Contractor provides a (GMP) based on the feasibility study
- General Contractor/Architect Team designs building with County Input

- General Contractor constructs the project

Pros:

- Can choose a General Contractor based on experience and quality
- Overlapping design and construction phases allow faster completion
- Shifts the risk of cost overruns to the General Contractor

Cons:

- Does not allow the County to choose the architect, and the architect works for the General Contractor
- More suitable for simple projects where a GMP can be determined by a concept plan
- Lack of upfront competitive bidding may create higher upfront costs

Mr. Baker recommended that the Board adopt the construction manager at risk (CMR) method for the courthouse expansion project.

Commissioner Turner asked whether selecting an architect and a general contractor were separate bids. Mr. Baker explained that it was a selection process and that the architect and the general contractor would be chosen separately. Commissioner Turner had further questions for Andy Cruickshank, CRA Architect, about why general contractors may or may not decide to bid on the project using the CMR method. Mr. Cruickshank said this was a very attractive project, and there would not be a shortage of interest from talented contractors who had experience working on justice centers and courthouses.

Commissioner Thompson expressed her disagreement with the courthouse expansion project. Due to the land size, she did not think the expansion would be large enough to address the court system's growth needs. Commissioner Thompson thought spending that amount of money should have been placed on a ballot like the education bonds.

Chairman Paisley mentioned that the county went with the lowest bidders for the jail and JBA, and due to the workmanship done on those projects, the county had to go through litigation.

Commissioner Turner asked for a brief timeline of the project. Mr. Cruickshank said the design phase would take 12 months, and construction would take 18 months. He said they could provide more details once the team added the CMR.

Moved by: Vice-Chair Carter

Seconded by: Chairman Paisley

Approval of a resolution authorizing the Construction Manager At-Risk bidding method for the Alamance County Courthouse expansion project. The motion carried 4-1 with Chairman

Paisley, Vice-Chair Carter, Commissioners Lashley and Turner voting in favor. Commissioner Thompson opposed the motion.

APPROVED

2027 Revaluation Contract - County Manager York

County Manager York reviewed that the last revaluation was in 2023. She said if the Board wanted to continue with the 4-year revaluation cycle, it was time to start now. She informed the Board that data collection would begin immediately to move the process forward. County Manager York said the county had approximately 76,000 parcels, and they were recommending a full list and measure type of reappraisal. She noted that type of appraisal had not been done in the county in the last 30 years. She recommended outsourcing the entire revaluation. County Manager York mentioned that more counties across the state were moving towards outsourcing rather than doing it in-house. She said that \$1 million was set aside in the current fiscal year for revaluation. She recommended the Board authorize staff to proceed with a contract with Vincent Valuations.

Moved by: Chairman Paisley

Seconded by: Commissioner Lashley

Approval of the full list and measure reappraisal method and contract with Vincent Valuations, LLC for the 2027 revaluation.

APPROVED UNANIMOUS

COUNTY ATTORNEY'S REPORT

No report given.

COUNTY MANAGER'S REPORT

No report given.

COMMISSIONERS' COMMENTS

Commissioner Thompson spoke about the recent online school threats circulated through ABSS. She commented that children were constantly bombarded with negativity and prayed that the madness stopped before it ruined the children.

Commissioner Lashley thanked Mr. Chandler for his public comments and for bringing in those photos of that subdivision in northern Alamance.

Commissioner Turner asked when the Planning Department would come back before the Board with more recommendations from the Planning Board on the lot sizes. He asked about the capital reserves funding for ABSS and using some of those funds for their high-priority projects.

Vice-Chair Carter agreed with Commissioner Turner's comments about ABSS. He spoke about the Junior Police Academy Cadets and expressed his admiration for them.

Chairman Paisley spoke about the Junior Police Academy Cadets. He shared that he had spoken with Donald Reuss from Vaya and had asked him to attend a meeting to provide an update on the Alamance Behavioral Health Center.

ADJOURNMENT

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

There being no further business to be brought before the Board, the meeting adjourned at 9:05 PM.

John Paisley, Jr., Chairman

Alamance County Board of Commissioners

Tory M. Frink, Clerk to the Board