

Cleveland County Board of Commissioners
February 1, 2022

The Cleveland County Board of Commissioners meet on this date, at the hour of 6:00 p.m. in the Commission Chambers of the Cleveland County Administrative Offices.

PRESENT: Kevin Gordon, Chairman
Deb Hardin, Vice-Chair
Johnny Hutchins, Commissioner
Ronnie Whetstine, Commissioner
Doug Bridges, Commissioner
Tim Moore, County Attorney
Brian Epley, County Manager
Phyllis Nowlen, Clerk to the Board
Kerri Melton, Assistant County Manager
Martha Thompson, Deputy County Attorney
Chris Martin, Planning Director
Katie Swanson, Social Services Director
Sherry Lavender, Tax Assessor
Tiffany Hansen, Health Department Director
Jason Falls, Business Development Director
Lucas Jackson, Finance Director
Scott Bowman, Maintenance Director
Allison Mauney, Human Resources Director

CALL TO ORDER

Chairman Gordon called the meeting to order and invited anyone from the audience to lead the Pledge of Allegiance and provide the invocation.

Jason Falls, Business Development Director, provided the invocation and led the audience in the Pledge of Allegiance.

AGENDA ADOPTION

ACTION: Commissioner Hutchins made the motion, seconded by Commissioner Hardin and unanimously adopted by the Board to, *approve the agenda as presented.*

CITIZEN RECOGNITION

Nannette Leonhardt, 2502 Parnell Drive, Shelby – spoke about her concerns regarding Cleveland County Schools and the funding they receive from Cleveland County Government.

CONSENT AGENDA

APPROVAL OF MINUTES

The Clerk to the Board included the Minutes from the *November 2 and November 16, 2021* in Board members packets.

ACTION: Commissioner Hutchins made a motion, seconded by Commissioner Hardin, and passed unanimously by the Board to, *approve the minutes as written.*

TAX ADMINISTRATION: ORDER TO ADVERTISE TAX LIENS

Per North Carolina General Statute 105-369, uncollected taxes for the current year that are a lien on real property, must be advertised in a newspaper having general circulation in the taxing unit. Upon receipt of the Tax Collector’s report in February, the governing body must order the Tax Collector to advertise the tax liens.

ACTION: Commissioner Hutchins made a motion, seconded by Commissioner Hardin, and approved unanimously by the Board to, *authorize the tax collector to, during the time frame between March 15, 2022 and March 28, 2022, advertise tax liens on real property that remain unpaid as of March 8, 2022. Advertisement shall be made in the manner provided by North Carolina General Statute 105-369.*

Number of Parcels	7,853
Assessed Value	\$516,252,432
Base Tax	\$4,198,510.55
Assessments	\$217,150.76
Penalties	\$86,076.43
Interest	\$4,850.23
Flat Fees	\$606.05
Total Taxes	\$4,415,661.31
Total Additional Charges	\$91,532.71
Total Due	\$4,507,194.02

TACC: BUDGET AMENDMENT (BNA #032)

ACTION: Commissioner Hutchins made a motion, seconded by Commissioner Hardin, and unanimously adopted by the Board to, *approve the following budget amendment:*

<i>Account Number</i>	<i>Project Code</i>	<i>Department/Account Name</i>	<i>Increase</i>	<i>Decrease</i>
010.497.4.350.00		Transportation Admin/State Government Grants	\$44,088.00	
010.497.5.700.00		Transportation Admin/Grants	\$44,088.00	

Explanation of Revisions: Budget allocation for \$44,088 in additional funds received from the State for the Transportation Administration of Cleveland County (TACC) for FY22 Rural Operating Assistance Program (ROAP).

SOIL AND WATER CONSERVATION: BUDGET AMENDMENT (BNA #033)

ACTION: Commissioner Hutchins made a motion, seconded by Commissioner Hardin, and unanimously adopted by the Board to, *approve the following budget amendment:*

<i>Account Number</i>	<i>Project Code</i>	<i>Department/Account Name</i>	<i>Increase</i>	<i>Decrease</i>
010.498.4.510.99		Soil Conservation/Farm Equipment Rental	\$650.00	
010.450.5.530.99		Soil Conservation/Farm Equipment Rental	\$650.00	

Explanation of Revisions: Budget allocation for \$650 in funds for the repair of farm equipment (tiller).

LEGRAND CENTER: BUDGET AMENDMENT (BNA #034)

ACTION: Commissioner Hutchins made a motion, seconded by Commissioner Hardin, and unanimously adopted by the Board to, *approve the following budget amendment:*

<u>Account Number</u>	<u>Project Code</u>	<u>Department/Account Name</u>	<u>Increase</u>	<u>Decrease</u>
010.410.4.351.00		General Revenues/Payment in Lieu of Taxes	\$60,000.00	
010.981.5.890.00		Fund Transfers/Interfund Transfers	\$60,000.00	
040.210.4.980.10		Capital Projs-General/Contributions from Primary Fund	\$60,000.00	
040.210.5.990.00		Capital Projs-General/C-O Other Improve	\$60,000.00	

Explanation of Revisions: Budget allocation for \$60,000 in lieu of taxes fund for equipment replacement.

FINANCE DEPARTMENT: BUDGET AMENDMENT (BNA #035)

ACTION: Commissioner Hutchins made a motion, seconded by Commissioner Hardin, and unanimously adopted by the Board to, ***approve the following budget amendment:***

<u>Account Number</u>	<u>Project Code</u>	<u>Department/Account Name</u>	<u>Increase</u>	<u>Decrease</u>
491.248.4.400.00		Cap Proj-Shell Bldg 4/Loan Proceeds	\$8,500,000.00	
491.248.5.490.00		Cap Proj-Shell Bldg 4/Professional Serv	\$100,000.00	
497.248.5.992.00		Cap Proj-Shell Bldg 4/Joint Venture Construct	\$8,400,000.00	

Explanation of Revisions: Budget allocation for \$8,500,000 in loan proceeds for funding of Shell Building #4 joint project with the City of Shelby.

PLANNING DEPARTMENT: REQUEST TO SET PUBLIC HEARING FOR TUESDAY, MARCH 15, 2022 FOR CASE 22-02: TEXT AMENDMENT TO SECTION 12-157, MANUFACTURED HOME PARKS, OF THE CLEVELAND COUNTY UNIFIED DEVELOPMENT ORDINANCE

The Planning Department is requesting a text amendment to the Manufactured Home Park ordinance, specifically Section 12-157 of the Cleveland County Unified Development Ordinance (UDO). At the Board of Commissioners September work session, the Board directed staff to continue evaluating the county's development ordinances for any needed updates, specifically the Manufactured Home Park ordinance. It has been several years since the last mobile home park ordinance update. Regular review ensures ordinances are up to date, promote compatibility of uses, and are consistent with the Land Use Plan.

ACTION: Commissioner Hutchins made a motion, seconded by Commissioner Hardin, and unanimously adopted by the Board to, ***approve scheduling the public hearing as requested.***

PLANNING DEPARTMENT: REQUEST TO SET PUBLIC HEARING FOR TUESDAY, MARCH 15, 2022 FOR CASE 22-03: TEXT AMENDMENT TO SECTION 12-161, RECREATIONAL VEHICLE PARKS OF THE CLEVELAND COUNTY UNIFIED DEVELOPMENT ORDINANCE

The Planning Department is requesting a text amendment to the Recreational Vehicle Park ordinance, specifically Section 12-161. At the Board of Commissioners September work session, the Board directed staff to continue evaluating our development ordinances for any needed updates, specifically the Recreational Vehicle Park ordinance. Regular review ensures ordinances are up to date, promotes compatibility of uses, and are consistent with the Land Use Plan.

ACTION: Commissioner Hutchins made a motion, seconded by Commissioner Hardin, and unanimously adopted by the Board to, ***approve scheduling the public hearing as requested.***

PLANNING DEPARTMENT: REQUEST TO SET PUBLIC HEARING FOR TUESDAY, MARCH 15, 2022 FOR CASE 22-06: REZONING REQUEST AT 513 BORDERS ROAD FROM RESTRICTED RESIDENTIAL (RR) TO RESIDENTIAL MANUFACTURED HOME PARKS (RMV)

Parcel 21939 is a 1.96-acre tract belonging to Dustin and Amber Smith located at 513 Borders Road. The applicants are requesting to rezone the parcel from Restricted Residential (RR) to Residential Manufactured Home Parks (RMV). Surrounding zoning is a mixture of Restricted Residential (RR), Residential (R), Residential

Manufactured Home Parks (RMV) and General Business (GB) along Oak Grove Road. Surrounding uses are mostly single-family dwelling residential uses with a manufactured home park across Borders Road. The Land Use Plan defines this area as Future Primary Growth, which does support single family residential development. The allowable uses in the proposed zoning district are compatible with surrounding existing uses and the rezoning request is in line with the Land Use Plan.

ACTION: Commissioner Hutchins made a motion, seconded by Commissioner Hardin, and unanimously adopted by the Board to, *approve scheduling the public hearing as requested.*

LEGAL DEPARTMENT: SALE OF COUNTY OWNED PROPERT – PARCELS 51976 & 26693

Parcel 51976 is located at 202 Blazer Street in Shelby and has no residential structures on the property. Cleveland County acquired this property from the United States Marshal in 1998 and has incurred no cost in the acquisition of this property.

Parcel Number	Amount Offered	Tax Value	Year Acquired	County Cost	Net To County
51976	\$2,500.00	\$4,725.00	1998	0	\$2,500.00

Parcel 26693 is located on Country Club Road in Shelby and has no residential structures on the property. Cleveland County acquired this property through foreclosure proceedings in 2014 and has incurred costs in the amount of \$15,645.00 for taxes and interest, attorneys’ fees, court cost and advertisement fees.

Parcel Number	Amount Offered	Tax Value	Year Acquired	County Cost	Net To County
26693	\$17,000.00	\$35,595.00	2014	\$15,645.00	\$1,355.00

North Carolina General Statute § 153A-176 authorizes the County to dispose of property according to the procedures proscribed in Chapter 160A, Article 12 of the General Statutes. North Carolina General Statute § 160A-269 states the County may receive an offer to purchase property and advertise it for upset bids.

ACTION: Commissioner Hutchins made a motion, seconded by Commissioner Hardin, and unanimously adopted by the Board to, *approve the offer made on parcel 51976 and parcel 26693 and authorize County staff to advertise and open the upset bid(s) process.*



Resolution

02-2022

Resolution Authorizing Negotiated Offer and Upset Bid (G.S. 160A-269)

WHEREAS, Cleveland County owns properties identified as follows:

Parcel Number	Location	Offeror
51976	202 Blazer Street, Shelby	Anthony Sklavounakis
26693	Country Club Road	Ben Leslie

and

WHEREAS, N.C.G.S. § 153A-176 and N.C.G.S. § 160A-269 permit the County to sell property by upset bid, after receipt of an offer for the property; and

WHEREAS, the County has received offers to purchase the properties described above in the amounts as follows:

Parcel Number	Amount Offered
51976	\$2,500.00
26693	\$17,000.00

and

WHEREAS, the required five percent (5%) deposit has been received from offeror;


THEREFORE, THE CLEVELAND COUNTY BOARD OF COMMISSIONERS

RESOLVES THAT:

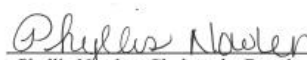
1. The Board of Commissioners authorizes sale of the property described above through the upset bid procedure of N.C.G.S. § 160A-269.

2. The County paralegal will notify the offeror(s) of the Commissioners' authorization and the amount required of them for advertising costs to be paid by cash, money order or cashier's check to payable to the County and delivered to the County paralegal at 311 E. Marion Street, Suite 121, Shelby, North Carolina 28150.
3. Following receipt of payment of the advertising cost(s) by the offeror(s), the Clerk to the Board will cause a notice of the proposed sale to be published. (In the event that one or more offeror declines prepayment of the advertising cost, the corresponding property will not be advertised.) The notice will contain a general description of the property, the amount and terms of the offer, and a notice that within ten (10) days any person may raise the bid by not less than ten percent (10%) of the first one thousand dollars (\$1,000) and five percent (5%) of the remainder.
4. Persons wishing to upset the offer that has been received shall submit a sealed bid with their offer to Christie Wooten, paralegal, Cleveland County Administrative Office Building, 311 E. Marion Street, Suite 121, Shelby, NC, 28150 for hand delivery or PO Box 1210 Shelby, NC 28151 for mail delivery on or before 3:00 p.m. on or before the 10th day following publication of said notice. Use of the mail or any means of delivery is at the bidder's risk and any bids received after the deadline will not be considered. Any bid with conditions or terms will not be accepted or considered. Use of the mail or any means of delivery is at the bidder's risk and any bids received after the deadline will not be considered. Any bid with conditions or terms will not be accepted or considered.
5. At 3:00p.m. on said date, the County Attorney/Deputy County Attorney will open the bids, if any, and the highest such bid will become the new offer. If there is more than one bid in the highest amount, the first such bid received will become the new offer.
6. If a qualifying higher bid is received, the County Clerk will cause a new notice of upset bid to be published, and will continue to do so until a 10-day period has passed without any qualifying upset bid having been received.
7. A qualifying higher bid must also be accompanied by a deposit in the amount of five percent (5%) of the bid and accompanying One Hundred Twenty-Five Dollars (\$125.00), or higher in the event of an increase, for advertising costs. This amount may be made in cash, money order, or cashier's check.
8. The County will apply the deposit of the final high bidder first to the costs of the bidding process, including but not limited to the cost(s) of advertising the notice(s) of the proposed sale, then the remaining balances to the purchase price at closing, unless the County withdraws the property from sale, at which time the deposit of the final high bidder will be returned. The County will also refund any deposit, excluding costs, made by bidders other than the final high bidder within two (2) weeks of the delivery of the deed to the final high bidder.
9. The terms of the final sale are that:
 - The Board of Commissioners must review and decide whether or not to approve the final high offer before the sale is closed, which it will do within thirty (30) days after the final upset bid period has passed,
 - The buyer must pay with cash, money order, or cashier's check at the time of closing, and
 - The County will transfer its interest in the property via quitclaim deed.
10. The County reserves the right to withdraw any property from sale at any time before the final high bid is accepted and the right to reject at any time any bids. In no event shall the costs of advertising any proposed sale or upset bid be returned to an offeror.

Adopted this 1st day of February, 2022.


 Kevin Gordon, Chairman
 Cleveland County Board of Commissioners

ATTEST:


 Phyllis Nowlen, Clerk to the Board
 Cleveland County Board of Commissioners



BOARD OF EQUALIZATION AND REVIEW

North Carolina General Statute § 105-322 authorizes the Board of Commissioners to appoint a Special Board of Equalization and Review to examine and review the listings and valuations assigned to property located in Cleveland County, hear property owners' appeals concerning property listings, valuations and make adjustments and necessary changes to ensure that valuations meet standards established by State law. In appointing such a special board, the Board of Commissioners must provide for its membership, qualifications, terms of office, and the filling of vacancies on that board.

Members must be residents of Cleveland County who are familiar with the powers and duties of the Board of Equalization and Review as set forth in North Carolina General Statute § 105-322(g). Each County Commissioner

will nominate one member of the special board however, a majority of the Board of Commissioners may reject the nomination of any one member of the Board of Commissioners and nominate a substitute. Appointment of members of the special board, as well as designations of the chairperson, will take place no later than the first scheduled meeting of the Board of Commissioners in March. Vacancies will be filled by the Board of Commissioners, and an individual appointed to fill a vacancy will serve until the end of the un-expired term. There is no limit on the number of terms that an individual can serve as a board member or alternate.



Resolution

03-2022

Resolution Appointing a Special Board of Equalization and Review

WHEREAS, the Cleveland County Board of Commissioners is authorized by N.C.G.S. § 105-322 to appoint a special Board of Equalization and Review to examine and review the listings and valuations assigned to property located in Cleveland County, hear property owners' appeals concerning property listings and valuations, and make adjustments and necessary changes to ensure that valuations meet standards established by State law; and

WHEREAS, the Board of Commissioners is authorized by N.C.G.S. § 105-312(k) to delegate its authority to compromise, settle, or adjust the County's claim for taxes arising from discovered property to a special Board of Equalization and Review; and

WHEREAS, the Board of Commissioner has determined that it is reasonable and desirable to appoint a special Board of Equalization and Review to exercise those powers and perform those duties allowed by law;

NOW THEREFORE, BE IT RESOLVED that the Cleveland County Board of Commissioners (the "Board of Commissioners") does hereby establish a special Board of Equalization and Review (the "Special Board") as follows:

1. EFFECTIVE DATE AND DURATION

This resolution shall be effective on the date adopted, and it shall continue in effect until revised or rescinded by the Board of Commissioners. This resolution supersedes any previous resolutions adopted by the Board of Commissioners regarding the establishment of a special Board of Equalization and Review in Cleveland County.

2. MEMBERSHIP

- a. The Special Board shall consist of five regular members, each having one vote.

- b. Two alternate members shall also be appointed, either or both of which may serve at the chairperson's request in the place of any regular member during such regular member's absence.

- c. Three (3) members shall constitute a quorum.

3. QUALIFICATIONS

Each member of the Special Board shall:

- a. Be a resident of Cleveland County;
- b. Be familiar with the power and duties of the Board of Equalization and Review as set forth in N.C.G.S. § 105-322(g).

4. TERM OF OFFICE

- a. The term of office for each regular member of the Special Board shall be one (1) year.
- b. The term of office for each alternate member of the Special Board shall be one (1) year.

5. APPOINTMENT OF MEMBERS

- a. Each County Commissioner shall have the opportunity to nominate one (1) member of the Special Board. A majority of the Board of Commissioners may reject the nomination of any one of member thereof and nominate a substitute.
- b. Appointment of members and designation of the chairperson of the Special Board shall be made by the Board of Commissioners from the slate of nominees presented by the Clerk to the Board of Commissioners no later than the first scheduled meeting of the Board of Commissioners in March.
- c. A Commissioner shall serve as a member of the Special Board by either submitting his/her own name in lieu of some other qualified individual, by failing to submit the name and address of a qualified nominee to the Clerk to the Board prior to the meeting at which the Board of Commissioners appoints members to the Special Board, or by having his or her nominee rejected by a majority of the Board of Commissioners.

6. APPOINTMENT OF ALTERNATE MEMBERS

- a. Prior to adjournment of the Special Board's first meeting of each calendar year, its members shall, by majority vote of all members, select two additional individuals meeting the qualifications provided in Section 3, above, and shall then submit the names of those individuals to the Clerk to the Board.
- b. The Clerk to the Board of Commissioners shall, at the next available meeting of the Board of Commissioners, present the names of the nominated alternate members to that Board, who shall then either appoint one or both individuals as alternates, or request the Special Board provide the name(s) of different individual(s) for their consideration and appointment as alternates. The Board of Commissioners may at any time disregard or overrule the nominations of the Special Board and select the alternates to the Special Board.

7. VACANCIES

- a. Vacancies shall be filled by the Board of Commissioners, with individuals qualified as described in Section 3, above. An individual appointed to fill a vacancy shall serve until the end of the un-expired term.
- b. Any member appointed by the Board of Commissioners, other than a sitting commissioner, may be removed from the Special Board by the Board of Commissioners with or without cause. A vacancy caused by such removal shall be filled as set forth above.
- c. Any Commissioner serving as a member of the Special Board may vacate his/her seat by requesting that the Board of Commissioners appoint a replacement. Such Commissioner shall continue in service on the Special Board until such time as a qualified individual can be appointed by the Board of Commissioners to fill the vacancy caused by the Commissioner's resignation, as set forth above.
- d. Vacancies among alternate members shall be filled in the manner described in Paragraph 6, above, with the Special Board making its appointment under subsection 6(a) at its first meeting following the occurrence of a vacant seat for an alternate member. An individual appointed to fill such a vacancy shall serve until the end of the un-expired term.

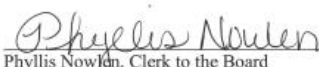
8. POWERS AND DUTIES

The special Board of Equalization and Review shall have those powers set forth in N.C.G.S. §§ 105-312, 105-330, and 105-322, and such other powers, duties, and responsibilities as are contained in Chapter 105, Subchapter II of the North Carolina General Statutes, known as the "Machinery Act."

Adopted this 1st day of February, 2022.


Kevin Gordon, Chairman
Cleveland County Board of Commissioners

ATTEST:


Phyllis Nowlen, Clerk to the Board
Cleveland County Board of Commissioners



PUBLIC HEARING

PLANNING DEPARTMENT CASE 22-01: REQUEST TO REZONE PARCEL 10480 AT 1572 LONG BRANCH ROAD FROM LIGHT INDUSTRIAL (LI) TO HEAVY INDUSTRIAL (HI)

Chairman Gordon recognized Planning Director Chris Martin to present Planning Case 22-01; request to rezone parcel 10480 at 1572 Long Branch from Light Industrial (LI) to Heavy Industrial (HI). Parcel 10480 is a 41.94-acre tract, belonging to McCree Holding Company, LLC. The applicant is asking to rezone the parcel from Light Industrial to Heavy Industrial (HI). A Heavy Industrial (HI) zoning accommodates assembling uses, fabrications and manufacturing uses; Light Industrial (LI) zoning is for general businesses and some textile uses. The surrounding zoning is a mixture of Heavy Industrial (HI), Light Industrial (LI), General Business (GB), Residential (R) and Manufactured Home Parks (MH). The Land Use Plan defines this area as Future Primary Growth Area, which would support high intensity industrial uses. This rezoning request is in line with the Land Use Plan.

The Planning Board voted unanimously to approve the proposed rezoning request from Light Industrial (LI) to Heavy Industrial (HI). The Board felt the requested amendment was consistent with the Land Use Plan's designation of Future Primary Growth Area and Heavy Industrial (HI) uses will be compatible with the surrounding area.

Chairman Gordon opened the Public Hearing at 6:15 pm for anyone wanting to speak for or against Planning Case 22-01; request to rezone parcel 10480 at 1572 Long Branch from Light Industrial (LI) to Heavy Industrial (HI). (*Legal Notice was published in the Shelby Star on Friday, January 21 and Friday, January 28, 2022*).

Michael Aho, 101 Bryant Street, Belmont – is a McCree Holding Company representative and spoke in favor of the rezoning request.

Hearing no further comments, Chairman Gordon closed the Public Hearing at 6:17 pm.

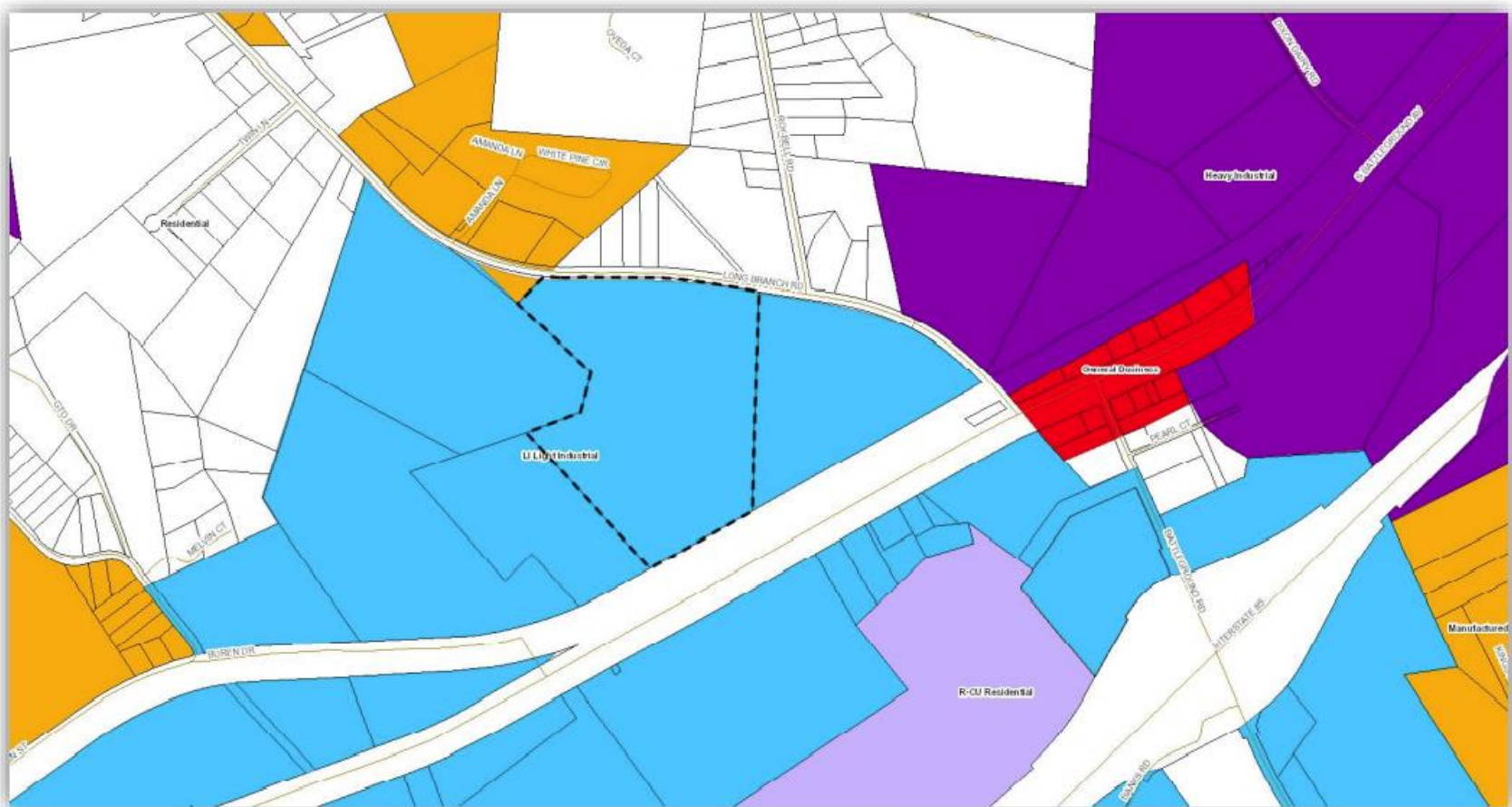
Chairman Gordon opened the floor to the Board for discussion and questions. Commissioner Bridges commented, "*there appears to be no opposition from surrounding neighbors and businesses.*"

ACTION: Commissioner Bridges made a motion, seconded by Commissioner Hutchins, and unanimously adopted by the Board to, ***approve the request to rezone parcel 10480 at 1572 Long Branch from Light Industrial (LI) to Heavy Industrial (HI). The amendment is consistent with the Land Use Plan's designation of Future Primary Growth Area and Heavy Industrial (HI) uses will be compatible with the surrounding area.***

CASE # 22-01 Rezoning Light Industrial to Heavy Industrial
Property Location: 1572 Long Branch Road
Parcel Number: 10480
Acreage: 41.94



CASE # 22-01 Rezoning Light Industrial to Heavy Industrial
Property Location: 1572 Long Branch Road
Parcel Number: 10480
Acreage: 41.94



REGULAR AGENDA

HEALTH DEPARTMENT AND SOCIAL SERVICES CO-LOCATION AND FINANCING AWARD

Chairman Gordon called Assistant County Manager Kerri Melton to the podium to present information on the Health Department and Social Services co-location and financing award. Mrs. Melton reviewed, to the Board, the project vision, pre-construction planning, the construction bids, completion timeline and financing. Mrs.

Melton stated she would be requesting two items of action. The following information and PowerPoint were presented to Commissioners.

Health/DSS Co-location

FEBRUARY 1, 2021



Objectives

- Project Vision
- Pre-Construction Planning
- Construction Bid/Timeline
- Financing




Project Vision




Facility Master Plan

- DSS Building Identified as Priority
- Health Department Underutilized
- Personnel Forecasts Developed
- Office Space Standards Identified



The Four P's




THE FOUR P'S PLANNING PROCESS:

- ❑ **PRINCIPLES** THAT INDICATE THE GOALS FOR THE PROJECT TO BE CONSIDERED SUCCESSFUL.
- ❑ **PROGRAMS** THAT WILL MAKE UP THE OPERATIONAL ASPECTS OF THE CO-MINGLED AGENCY.
- ❑ **PEOPLE** THAT MAKE UP EACH OF THE OPERATIONAL PROGRAMS AND THEIR SPACE NEEDS.
- ❑ **PROPERTIES** THAT WILL HOUSE THE PROGRAMS AND ITS ARRANGEMENTS THE PROPERTY SOLUTION (LAYOUTS) RESULTING FROM THE STUDY SHOULD CONSIDER FUTURE NEEDS.

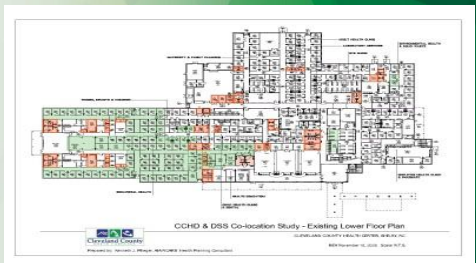
Benefits of Co-location

- Increased Employee Communication
- Enhanced Customer Service
- Future Planning for 10% Growth
- Shared Operation Cost
- Capital Cost Avoidance







Pre-Construction Planning

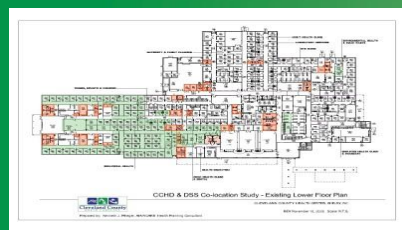
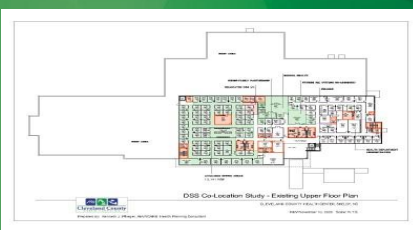


Architecture Designs





Hired Architect in April 2021

Design Meetings



Monthly Design Team

- DSS Director
- Health Director
- County Managers Office
- Maintenance Director
- Information Technology
- Electronic Maintenance
- Landfill Director
- Tally & Smith Architecture
- McNight, Smith Ward, Griffin Engineers
- Office Environments






Workstation Design






Construction Timeline/Bid



Bid Documents

Pre-Bid Meeting
December 1, 2021

Original Bid Date
January 11, 2022

Second Bid Date
January 20, 2022

Lowest Responsible Bidder:
Beam Construction \$2,382,000

BID TABULATION

BID Co-Location Project #902 Cleveland Co. Health Center 200 S. First Road Shelby, NC 28150

Project: Wednesday, December 1, 2021, 3:00pm
Original Bid Date: Tuesday, January 11, 2022, 3:00pm
Second Bid Date: Thursday, January 20, 2022, 3:00pm

TALLEY & SMITH ARCHITECTURE, INC. Shelby, NC

CONTRACTOR	LIC. NO.	BID BOND	BASE BID	NOTES
Beam Construction Co. Cherryville, NC	NC 1822	Yes	\$2,382,000	BID/Merit Business Certificate included.
Man-Made Building Co. Hickory, NC	NC 4168	Yes	\$2,552,253	BID/Merit Business Certificate included.
Walton B. Davis Co. Charlotte, NC	NC 2791	Yes	\$2,145,012	By BID/Merit Business Certificate. Failed to include Printing Contractor on bid form.

We certify that this is a correct tabulation of the bids received.

TALLEY & SMITH ARCHITECTURE, INC.
Robert L. Talley, III, AIA, Architect

Project Timeline

Action	Completion Date
Schematic Design	✓
Funding Approved	✓
Request for Qualifications- Architect	✓
Select Design Architect	✓
Permits Acquired	✓
Bid Project	✓
Begin Construction	February, 2022
Construction Complete	November, 2022

Action

Approve/Deny awarding construction bid to
Beam Construction in the amount of
\$2,382,000

Financing



Return on Investment

Total Cost (Construction and Soft Costs) \$ 3,500,000

Yearly Estimated Savings	Amount
Utilities	\$ 236,703
Property/Liability Insurance	\$ 151,331
Building Depreciation	\$ 423,664
Interest Expense	\$ 236,557
Total Annual Cost Savings	\$1,048,255
RETURN ON INVESTMENT	3.0 YEARS

Financing Recommendation

Capital One Public Financing, LLC

- DSS relocation project - \$3.5 million (new installment purchase agreement)
- 10 Year Tax-exempt borrowing
- Fixed Interest Rate of 2.95%

Action

Adopt/deny financing contract with Capital One
Public Financing

ACTION: Commissioner Whetstone made a motion, seconded by Commissioner Bridges, and unanimously adopted by the Board to, *approve awarding the construction bid to Beam Construction in the amount of \$2,382,000.00.*

ACTION: Commissioner Hutchins made a motion, seconded by Commissioner Hardin, and unanimously approved by the Board to, *adopt the financing contract with Capital One Public Financing.*

CLOSING REMARKS

Tiffany Hansen, Health Department Director, gave a brief update to the Board regarding COVID-19 cases in Cleveland County.

ADJOURN

There being no further business to come before the Board at this time, Commissioner Hardin made a motion, seconded by Commissioner Whetstine and unanimously adopted by the Board, *to adjourn*. The next meeting of the Commission is scheduled for *Thursday, February 24, 2022 at 12:30 p.m.* at the *Cleveland County Health Department located at 200 S. Post Road, Shelby for a Commissioners Work Session.*

*Kevin Gordon, Chairman
Cleveland County Board of Commissioners*

*Phyllis Nowlen, Clerk to the Board
Cleveland County Board of Commissioners*