

**CASWELL COUNTY BOARD OF COMMISSIONERS**  
**MEMBERS PRESENT**

**June 20, 2022**  
**OTHERS PRESENT**

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Rick McVey, Chairman  
David Owen, Vice Chairman  
Jeremiah Jefferies  
Steve Oestreicher  
H. Vernon Massengill  
John Dickerson (Joined Remote)

Bryan Miller, County Manager  
Carla Smith, Clerk to the Board  
Brian Ferrell, County Attorney (Joined Remote)

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The Board of Commissioners for the County of Caswell, North Carolina, met in regular session on Monday, June 20, 2022 at 6:30 pm in the Historic Courthouse.

**WELCOME:**

Chairman McVey called the meeting to order. Before the moment of silent prayer, he asked that we keep Rhonda Griffin and her family in our prayers. Then all paused for a moment of Silent Prayer, and the Board of Commissioners and all the guest in attendance recited the Pledge of Allegiance.

**PUBLIC HEARING – FY 2022-2023 BUDGET:**

A **motion** was made by Commissioner Jefferies and seconded by Commissioner Owen and **carried unanimously** to enter the public hearing on the Fiscal Year 2022-2023 Budget. (Commissioners Dickerson, Jefferies, Owen, Oestreicher, Massengill, and McVey voted in favor)

The County Manager said Commissioners, just a few highlights for the budget. This budget has been presented and is in accordance with the Local Government Budget and Fiscal Control Act. The budget is in compliance with State statute, general accepted accounting principles, and in compliance with the direction given by the Board of Commissioners. The State and Local Coronavirus Fiscal Recovery Fund allocation of \$2, 195,281 for fiscal year 2021-2022 and \$2,195,281 for fiscal year 2020-2023 will certainly aid in the mitigation of the effects that have been felt in Caswell and provide opportunities for the county moving forward. The total recommended general fund is \$25,053, which does represent a 10% increase from fiscal year 2022. Property tax revenue is the primary source of governmental fund revenue providing approximately 42% of general fund revenue. The recommended budget includes an ad valorem tax rate of 0.75 per \$100 valuation and an ad valorem special fire district rate of 0.0369 per \$100 of property value, which are rates equal to the previous year. So no tax increase. There's no use in fund balance included in the recommended 2022-23 budget. \$4,295,498 of additional unrestricted sales and use taxes also included in the 2022-23 budget as is customary. DSS does have an increase of \$170,000 over current year appropriation. The Health Department will see a \$156,742 decrease in funding from the county during the upcoming fiscal year. This is the third

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straight year that the county appropriation for the Health Department has decreased. There's no COLA included in the 2022-23 budget. The Caswell County Board of Education has requested an increase of 17% or \$632,400 in this year's budget. The manager's recommendation represents a 3.5% increase. Piedmont Community College has decreased their requested allocation for fiscal year 2022-23 by 16% or \$94,258. I would like to thank the Board of Commissioners for providing valuable direction to staff and assisting in the development of the recommended budget. I also commend the department leaders and their staff for their diligent work during the development of the 2022-23 budget, and truly appreciate their willingness to sacrifice when reducing expenses. I look forward to working with the Board to develop a final budget for fiscal year 2022-23. Commissioners as you know you've had several special budget meetings leading up to this point where several changes have been made to the recommended budget. You have at least three additional meetings scheduled where additional changes can be made to the recommended budget. So we look forward to helping you wrap up this budget season. With that being said, Mr. Chairman, you should open it up to the public for comments from the public on the fiscal year 2022-23 recommended budget.

**Elin Claggett of 108 Jay Lane, Providence, NC**

**BOC - Public Hearing on FY 2022-2023 budget ordinance – June 20, 2022**

**I request this be recorded verbatim - By Elin Claggett, Ph.D, Providence, NC**

Here are a dozen examples that highlight taxpayers' concerns in the FY 2022-2023 budget:

- 1) On May 31<sup>st</sup>, the first line item of the proposed budget stated Commissioners' salaries were \$53,000. You're paid \$8,500 each plus \$2,000 for the Chair which totals \$61,500. How many more errors were in the following 82 pages?
- 2) In 2020, Finance Dept. salaries totaled \$180,000 and this year they're requesting \$314,000. Why? Where's the 2021 annual budget audit due last October?
- 3) Similarly, 911/Telecommunications salaries totaled \$343,000 in 2020 & today over \$600,000 is requested. Their total budget has increased 160% in 2 years.
- 4) School attendance dropped from 2,425 to 2,132 in 3 years (almost 300). Over 900 children do not attend Caswell public schools – so why did the Manager propose a 3.5% increased appropriation?
- 5) Sheriff Dept. budget has also increased \$874,000 since 2020. Plus, the Detention Center is set to lose over \$1.1 million this year again. How can this redundant loss be resolved if not discussed publicly by management?
- 6) The Manager recommended giving the Library \$68,000 more than they requested. Why?

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- 7) Caswell's Tax, DSS and County attorneys were paid a sum of \$327,000 in 2021. How much would one full-time attorney save taxpayers?
- 8) On Feb 22, 2021, Caswell listed 134 vehicles and 229 employees. 23 vehicles were leased in 2021-2022.
- 9) Taxpayers are now required to give \$2,600 every week to the Animal Protection Society.
- 10) A \$27,000 electric vehicle charging station has been proposed. How many EVs are registered in Caswell?
- 11) Approximately 1/3 of the Caswell Co. residents don't have internet access. Where is this priority identified in the budget?
- 12) Will the BYHS \$35 million construction loan payments be due in 2023 & how much will taxes increase? How much will the property reappraisal in 2024 cost property & home owners?

Having worked in ERs and ICUs in 3 different states, I fully support 911, EMS & the Sheriff's Dept. and the same identified concerns cross over to other departments. Fiscal mismanagement starts and ends with the County Manager & Commissioners. 3 new commissioners with business expertise bring hope next November.

A **motion** was made by Commissioner Owen and seconded by Commissioner Oestreicher and **carried unanimously** to close the public hearing on the Fiscal Year 2022-2023 Budget. (Commissioners Dickerson, Jefferies, Owen, Oestreicher, Massengill, and McVey voted in favor)

#### **PUBLIC HEARING – PROPOSED UDO AMENDMENT:**

A **motion** was made by Commissioner Owen and seconded by Commissioner Oestreicher and **carried unanimously** to enter the public hearing on the Proposed UDO Amendment. (Commissioners Dickerson, Jefferies, Owen, Oestreicher, Massengill, and McVey voted in favor)

The County Planner said good evening Mr. Chairman and Commissioners. The amendment that you have before you is a revised proposal as voted upon by the Caswell County Planning Board during their May 24th meeting. In summary these amendments would change the Unified Development Ordinance to allow recreational vehicle parks to be developed in a flood plain and clarify the definition of a recreational vehicle park in the appendix. The UDO currently prohibits RV parks from being located in flood zones, but this proposal will change that to allow such development. While it would require RV park developers to obtain a floodplain

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development application, to submit a site plan illustrating the flood zone location on the property, to create an evacuation route to be located outside of the flood zone, and to place signs on the property notifying visitors of the evacuation plan. Changes to the definition would aim to ensure that RVs have properly inflated tires at all times, be fully licensed, and ready for highway use. That definition matches the existing language in the RV work, that's Article 9. This amendment was originally proposed by Mr. David Chapman of 121 Longbow Road in Reidsville. However, Article 4 of the UDO allows the Planning Board to recommend revisions to proposed amendments before they are taken up by the Commissioners. Mr. Chapman, I believe is in the audience tonight, if you wish to hear from him. I'm happy to answer any questions that you may have before or after public comments.

There were no public comments made at the Public Hearing, but there was one emailed comment.

Public Comment

Agenda Item 4: UDO Amendment

Dear Caswell County Commissioners, Clerk to the Board Carla Smith, County Manager Bryan Miller, and Planning Director Hoagland:

Does this proposed amendment to the UDO prohibit property owners from using their RVs for business purposes?

If this does prohibit property owners from using their RVs for business purposes, some of my neighbors and I are against this amendment.

Thank you.

Mrs. Anita Foust

A **motion** was made by Commissioner Jefferies and seconded by Commissioner Owen and **carried unanimously** to close the public hearing on the Proposed UDO Amendment. (Commissioners Dickerson, Jefferies, Owen, Oestreicher, Massengill, and McVey voted in favor)

The County Manager said Commissioners, at the end of this public hearing you have two different options. You can vote to approve the recommended changes, or you can take that up in a different meeting. We're happy to do whichever one you'd like us to do. Chairman McVey asked what's the pleasure of the Board? Commissioner Massengill asked did the Planning Board pass this unanimously? Matthew Hoagland said yes. I believe it was unanimous. Chairman McVey then asked do you want to make a motion to vote on this?

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Matthew Hoagland said Mr. Chairman, I feel like I do need to mention one item. The third bullet point on the proposed amendment, which should be the document with blue highlighted text. The third bullet point references or says warning signs proposed as listed in Section 9.29. That section of the UDO does not exist. That was just a typo or error by the Planning Board member Scott Oakley, who proposed these revisions. The reference is supposed to be to Section 9.73.1, which is our county outdoor shooting range ordinance. That Ordinance requires signage notifying the public that there's a shooting range and has some specific wording for such signs. So if it's the desire of the Board to vote on that tonight, you may want to alter that or take it out all together so that if you do go through it, it's clear.

Attorney Ferrell said Mr. Chairman, may I suggest, given the necessary revision and perhaps it'll be clear if we provide a strike and delete format of the revised ordinance, that you hold this matter until your next meeting when we can give you a you know a clean copy of the proposed amendment with all changes shown in a strike through and underlined format. Chairman McVey asked if everyone was okay with holding it until the next meeting. Commissioner Massengill said I just have a question. Where is this located? Where's the park that they're proposing? Matthew Hoagland said so this would be generally applicable. This would allow any property, which also happens to encompass the flood zone, to be able to accommodate an RV Park. Commissioner Massengill said okay, but I would assume there's a property. Mr. Hoagland said yes. So Mr. Chapman initially submitted a proposal back in December for a property in Milton, but I want to say about 50% of that property is located in the flood zone. Because the UDO says specifically they cannot be placed in the flood zone, I had to deny that application. Mr. Chapman then went back to the drawing board and submitted a request for an UDO amendment, which he has the right to do as a citizen. Then Commissioner Massengill asked how close is this to the actual river itself if you said it was in Milton. Mr. Chapman said it's on Country Line Creek. Mr. Massengill said okay, thank you. I know how the Dan River can get.

County Manager Miller said so Commissioners, we are happy to hold this and put it on one of your upcoming agendas. The Board agrees.

#### **PUBLIC COMMENTS:**

**John Claggett:** I reside at 108 Jay Lane in Providence, North Carolina. I request this statement be recorded verbatim. I would hope that most of us here this evening has some sort of an understanding of the county shortfalls regarding electronic meetings provided for public viewing. Acoustic issues with this meeting room specifically have been identified repeatedly. Based on my personal experience and as part of the viewing public, the library seems to be the most stable venue with both the audio and visual elements. Gentlemen these electronic meetings are your product and would indicate that the county possesses the operational knowledge of this technology. Has any member of this Board ever taken the opportunity to review your product when it is originated from Co-Square? Did you review the footage with the recent joint meeting with different municipalities and recent budget work sessions? When public electronic meetings

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are conducted with Co-Square as a venue, why does the camera pan aimlessly rather than focus on those participating in the discussion? Why does the audio continue to be unintelligible? Why aren't PowerPoint presentations viewable to the public? If this doesn't happen when the library is the venue and Caswell County possesses the technical know-how, why is this malady allowed to continue from Co-Square? Co-Square is a \$1.4 million renovation and supposedly an I.T. Epicenter. The public deserves better, and remember gentlemen this is your product to the public. Thank you.

### **RECOGNITIONS:**

There were no recognitions.

### **AGENDA:**

#### **APPROVAL OF AGENDA:**

A **motion** was made by Commissioner Jefferies and seconded by Commissioner Owen and **carried unanimously** to approve the agenda. (Commissioners Dickerson, Jefferies, Owen, Oestreicher, Massengill, and McVey voted in favor)

#### **APPROVAL OF CONSENT AGENDA:**

- a. May 27, 2022 Budget Meeting Minutes
- b. June 2, 2022 Budget Meeting Minutes
- c. June 6, 2022 Regular Meeting Minutes
- d. June 7, 2022 Joint Meeting Minutes

A **motion** was made by Commissioner Owen and seconded by Commissioner Massengill and **carried unanimously** to approve the consent agenda. (Commissioners Dickerson, Jefferies, Owen, Oestreicher, Massengill, and McVey voted in favor)

### **PRESENTATION:**

**BYHS UPDATE:** Mr. Powell said thank you Commissioners, County Manager, and staff for the opportunity to present. The new glasses mean I've had to push this up a little higher so I can read it, so bear with me a little bit. We'll start out here. This was presented on May 23<sup>rd</sup> to the Board of Education approximately a month ago. I have a few things that have advanced as we're moving the project forward. The first page you've seen before. We remain with the project budget as initially \$29 million and change. The contract amount remains the same. The contingency adjustment used to date \$743,892.54 which is 67% which has been used previously. In this estimated contingency adjustment that we are working the way through right now, it is \$190,000 or 17% of the total contingency, and the estimated contingency balance of \$173,282 or 16%. If i were to take you as a whole, the next lines go to project phase I complete and total

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project 94%. We have used or required the use of 84% of the total contingencies. So we're tracking along in the project, and everything's moving along pretty smoothly. Let's go to the next slide. So we'll talk about the overall project schedule update. No change in the contract completion date remains August 2nd.

Then Commissioner Oestreicher stopped the presentation to ask a question. On the contingency, can you give us a general overview of how that's been used? Mr. Powell said yes sir, I can. Commissioner Oestreicher said not dollar by dollar, and Mr. Powell said yes, I can. In case the question came up, can you go the last slide for me please. So this pie chart is the \$190,000. This is not the total project. When we go to the total project as we move forward to completion, I do anticipate coming back and doing a pie chart like this to say where did the money go. So I'll hit a few of those items right there. The gray box in the lower left is unforeseen conditions, and that's in the renovations which was roughly \$67,000. We had some hiccups in the piping and the piping under the slab as we delve into it with the cameras to see if it's usable. They we're unusable. So I had to completely redo the underground. The overhead piping when we opened the ceilings up, there was no overhead piping. It was all underground which meant it was also contaminated and no good. The architect included the kitchen itself overhead, but we had to add the hot water, a new feed into the building, and that pipe going all the way out the beginning. Just to give you a heads up almost two years ago in October, we had a corroded pipe out on the site, and we decided at that point in the previous contingencies to relay that pipe. In anticipation of using it, we ran it it's under the new parking, under the new paving, and under the new sidewalks. It would have been catastrophic if we hadn't replaced it. The same catastrophic result would happen in the kitchen. So out of this kitchen, this talks about \$67,000, but we incurred a little more since then. So we're approximately \$80,000 in unforeseen in the kitchen. So the majority of this \$190,000 is in that kitchen. To the right is deferred maintenance. We would have to fund this project at some point. That deferred is a big piece of large vehicle access which allows Duke Power, the gas company, grease traps, sewer and repairs to get in the courtyard. In the upper right these are incidentals that we came to pass as we continued construction. We have some land and warranty issues, air handler unit balancing, cooler freezers that didn't have a monitoring system to monitor it so we don't lose food product, and existing technology closets did not have sufficient power. So that's what's in those. The yellow path, 19%, include those security improvements which are door contacts, science fan exhaust and controls, and additional areas needing security camera monitoring. So this is a general picture of where the \$190,000 went. So as you can see, the majority of this is in safety, unforeseen, and deferred maintenance. We had some in the blue and the other category permits and allowances. So did that answer your question sufficiently? Commissioner Oestreicher said I understood this, but I was looking for the project to date. Maybe you can do that in the next one. Mr. Powell said yes sir. I'd like to do that as we get closer to the end. I think the citizens need to know where the tax dollars went. So yes, we need to do that. It can be accounted for down to the nickel, but this large picture covers it. Commissioner Oestreicher said that's what my question is. The project to date.

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Then Mr. Powell asked to go back to the third slide. Then Commissioner Dickerson said I have a question. Were any of those security camera improvements placed in any of the classrooms? Where were they located? Mr. Powell said they were not in classrooms. They were located in corridors and in locations that as the students have occupied the campus, staff has identified spots that needed a little surveillance. So that's the two areas that the cameras were.

Commissioner Dickerson then asked were they ever designated to be in the classrooms? Were there any plans to put them in the classrooms at any point during the construction. Mr. Powell said no sir. In my experiences I've never put a camera in a classroom. It can create some issues, and typically parents don't want their children recorded without permission. Then there are other issues, but typically it's a permission issue of taking images of children below adult age without parental permissions. Commissioner Dickerson said it is very much permissible under state law. I did the background on it. It's not illegal. This is not the time and place to debate it; so I won't do that. If there's a gunman in one of those schools shooting, I would like the sheriff's department to have access to every room in that school that they can to identify that safety hazard. The safety of our children trumps any concerns over privacy in a public building. Mr. Powell then asked if there were any other questions on that.

We're back on project schedule update. So August 2<sup>nd</sup> and I want to say that at this point, when we started we wanted a safe project. We wanted a project that could be completed on time and within budget. At this point, we're tracking in that direction. We're going to produce the project on time, and it will be under budget. We're still \$173,000 in contingency, and we have no accidents or injuries with the contractors, students, staff, parents and general public. So all of those things lend itself toward a complete successful project. At the same time, we all know the issues we've gone through which include COVID, material shortages, plant shutdowns, and quarantining of workers and factories. So all during that period and yet the project has remained on target. That's a credit to an entire good team working well together. So we'll go on down to phase II kitchen. It was open and serving students on April 25<sup>th</sup>. The connecting corridors were also open on April 25<sup>th</sup>. So this is a large piece of the safety of the campus for internal circulation. That leaves us the renovated cafeteria which will be the arts culinary kitchen connecting both gyms. Those areas are scheduled for August 2<sup>nd</sup>, and we look on target for those areas. The total project completion remains the same. Those are the two biggest pieces. This is a quick one. You've seen this before. I'm going to go by phase. So phase I is 99%. There are a couple of other items that we are working diligently with the commissioning agent. We are checking into every system for operations, and also all the entire campus for safety, security, fire alarm, and everything else. So the next slide is a picture of the site. It's starting to clean up, and the two story building is in the center. Phase II with it complete. The whole entire center and the rear of the site with the dining and connecting corridors where the arrows were pointing. This is where it was on May 3<sup>rd</sup>. So it's complete. Then I'll look at the next page which is systems. You can see most of the systems and really focusing downward. We're really getting a lot done and with the kids being out of school here this last week. We can really focus on all of the existing campus rooms that have been held back because students are in school. They get

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first shot. As you can see they range from 90% to 95%. As we go to the cafeteria kitchen renovations, May 3rd the old kitchen, and we have the new kitchen and dining on the center and things to the right. Next page. Phase III construction which is the renovation of the kitchen cafeteria. It actually started two days before spring break by vacating and moving. So when the children were out, we could abate and demo while the students were not in school. Still on task for August 2<sup>nd</sup>. These are the systems: 700 building, systems, fire alarms, sight fencing, and site security. This is the area in renovation, and the contractors are working heavy in. Torn out everything such as the windows and doors and let the wind blow through. Very extensive renovation. The unforeseen conditions are really down in the bottom of that which is the culinary kitchen. That's where most of the unforeseen happened. This gives you some progress pictures. We'll move quickly from March 9th to April 20th they're ready to serve kids in the serving line. Here we are in March of the dining, and in the next one they're ready to serve students. Area finished April 20<sup>th</sup>, and we start serving the 25<sup>th</sup>. So excellent looking spaces. Next are some pictures saying progress between March and May in the 400 East Connector, and the same in the 500. You can see they're finishing up nicely. The courtyard in February goes to the courtyard in the next slide. Landscaping is done, and the courtyard's complete. Everything in that picture is turned over for school and occupant use after spring break. The next one is the Phase III renovations and demolition. It should be commented on the left to move out April 13<sup>th</sup>. It happened quickly. Thanks to Jerry Hatchett from Maintenance, Ms. Mims in Food Services, David in Technology, the principal, and custodial staff for all making this happen within the space. Tremendous efforts. The old kitchen you can see it's being abated. The old dining room no longer has ceilings or floors. The kitchen is starting to demo, and the senior dining is in demo. If you go to the next you can see all these items. Block work started, kitchen floor cut, and now we'll go to the aerial pictures. This area in the circle is where contractors were in February, and let's go to the next slide. So April 4th the contractor was finishing up, and then we moved completely in May to where the contractors were on the left-hand side in the renovation area. Everything to the right, not in the circles, is turned over for school use. This has been a tremendous effort for everybody on that site. Caswell County, their citizens, their students, and their parents should be excited for this wonderful facility. If you have questions I'll be glad to feel those. I just wanted to move quickly through these.

Commissioner Massengill asked is the hydrant back. Mr. Powell said the fire line is in. The fire hydrant that they said was in the warehouse was not; so they changed the hydrant. It disappeared when COVID hit and somebody swiped it from the warehouse. It should be in within the next week and live. The fire alarm systems going in too Mr. Massengill. All the parts came in on schedule at the end of May. Obviously by the time kids come back, all of it will be 100% done. Commissioner Massengill asked will you let know when it's up, so we can test it. Mr. Powell said yes sir. Commissioner Owen said I have a question. On these exterior corridors, are there any exits or entrances in the quarters or are they all exit our entrances in the building. Mr. Powell said there are entries and exits in the corridor. Those on the outside remain locked with a key card. Interior to the courtyard are open for student use. The students can access the courtyard

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which is closed with a fence when they come back. Commissioner Owen said that would be my second question. I know there's decorative fencing. I've seen most of that. How far does that go around the school? Mr. Powell said all the way around the school from the football field to PCC. It has electric gates with security monitoring. That's another thing that we put in. Each one of those 10 locations of entry have a phone where if people come up, they have to be buzzed in. So that hits the school office, and they look at them to determine if it's a viable entry point. They can say no, or they can allow them in. It is all controlled from the front office. Commissioner Jefferies said I understand you say you are 99% complete. The two-story is 99% complete. The total project now is 94%, and the rest of that is in the renovated dining. It's under major construction right now. Mr. Jefferies said so we still going to have 16 % left on the loan. Mr. Powell said that's the hope. I can't promise anything right now. It's not over yet, but that's possible. You said loan, but I'm talking about contract amount. I can't see the loan. The county took the loan. Commissioner Jefferies said I know when the motion was made to build the school, any proceeds left is supposed to go back. Mr. Powell said yes sir. We're certainly hopeful in that regard, and we're trying to do everything we can to make it a good safe environment for the kids. So when the construction team walks away, it's good for a lot of years. I can't promise the older buildings that weren't touched, but hopefully the rest is good. Commissioner Massengill asked is the second Knox box in yet? Mr. Powell said not yet. It's in the works. It has been ordered. Chairman McVey thanked Mr. Powell for the update.

**DISCUSSION ITEMS:**

There were no discussion items.

**ACTION ITEMS:**

**NONCONFORMAING HIDO PROPERTIES ANALYSIS:**

County Manager Miller said Commissioners, this is the second time this item is in front of the Board. We have moved this amendment forward as a zoning ordinance amendment, and thus you have it back in front of you this evening. After the first reading and discussion, a motion was made by Commissioner Massengill, seconded by Commissioner McVey, and he carried unanimously to give the businesses until December 31, 2022 to come into compliance with the grandfathering provision. And to ask that if by October 31st Mr. Hoagland had not received any paperwork from the remaining businesses, that he make a phone call or visit them. That motion was approved by Commissioners Dickerson, Hall, Jeffries, Massengill, and McVey with Commissioners Owen and Oestreicher being absent. We would like for you to take another vote on this tonight just to confirm the approval of the amendment.

Then Attorney Ferrell said Mr. Chairman, just for clarity. What you're doing is a technical, legal matter is amending section 1472 A1 of the High Impact Development Ordinance to revise the expiration date of the grandfathering provision until December 31, 2022 instead of the existing one-year mark after adoption.

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A **motion** was made by Commissioner Oestreicher and seconded by Commissioner Massengill and **carried unanimously** to approve this amendment as previously stated in our last meeting. (Commissioners Dickerson, Jefferies, Owen, Oestreicher, Massengill, and McVey voted in favor.)

### **BIDS FOR REVALUATION:**

Mr. Thomas Bernard, Tax Director, said I bring before you tonight some requests for bids for the 2024 reval. We've got two bids back. One was from Pearson Appraisal, and one was from Piner Appraisal. Piner Appraisal, some of their folks worked in the previous reveal under JWE Services. We only got two bids. Piner's bid was \$445,500, and Pearson's is broken down into \$26 per parcel to visually review each one, \$18 to view using Google maps, which I did not like, and then \$65 per cost for value of commercial and industrial. The reports I ran his total bid would be somewhere in the neighborhood of \$460,837. Mr. Bernard makes his recommendation based on the cost, personnel that's being used, and their qualifications. I recommend Piner Appraisal for the 2024 Reval.

Commissioner Dickerson said I have a question. Is either one of these companies the one that had the problem in Pennsylvania County recently with the poor appraisals, and they had to go back and redo so much? Mr. Bernard said I don't know about Pearson, but Piner does not do any appraisals in Virginia. I know Pearson is in the process of doing one in Pennsylvania County now, so I do not know. I do know Piner has not had any issues. Commissioner Dickerson said you say they're doing it in Pennsylvania County now. Were they bought in to clean up the mess of the first one or were they involved in the first reevaluation that went so sideways. Mr. Bernard said I have no idea.

Then Commissioner Massengill said Mr. Bernard you said some of the people work for the last appraiser. Mr. Bernard said that's correct. Commissioner Massengill said who was the last appraiser? Mr. Bernard said JWE Services. Commissioner Massengill said are they no longer in business? Mr. Bernard said they're in business, but they did not submit a proposal for this reval. So I know it's been several of the people that worked with JWE Services left, and one of them was Mr. Piner. Now he's been out on his own, and I think a couple of others are working for Piner Appraisals. Commissioner Massengill asked if you remember the bid of the last appraisal, and Mr. Bernard said I do not. Commissioner Massengill then asked the County Manager if he remembered, and Mr. Miller said I do not.

Commissioner Oestreicher said Mr. Bernard, there was a comment in here, and I don't have it right in front of me about that the tax cards or property cards. They would not be printed. Can you explain that a little bit? Mr. Bernard said instead of us printing property cards for them to take out in the field, paper copiers, they're going to be using tablets per se and download them. They'll be actually out in the field working with those and have the information right there. So that cost will not be incurred because we won't have to print all those cards. They'll be out in the field using tablets, and then come in and download it. Commissioner Oestreicher said but those

cards will still be in the office, and Mr. Bernard said yes. Most certainly, those are not going away. Commissioner Oestreicher said second question. There was \$500 an hour for additional services. Mr. Bernard said I think for Piner, if they have to go to an appeals at a Property Tax Commission somewhere, it's \$500 a day I think to do appeals at the Property Tax Commission in Raleigh. Mr. Bernard thinks Pearson was going to charge \$600 a day if they had to go and support an appeal down there. Commissioner Oestreicher said but that is not included in their bill? Mr. Bernard said no. That is if we have to go. Hopefully everything will be good, and we won't have to go. Then Commissioner Oestreicher said I think the follow-up of Commissioner Massengill's comment would be kind of instructive to know what we paid for this the last time. The County Manager said Commissioners you have two bids in front of you. We did put this out to bid. There's a \$15,000 difference between the two bids. I think we do our re-evaluations on a four-year schedule. However, we've not had one in how many years Mr. Bernard? 2024 will be 8 years because our sales ratio has been up but it's dropping said Mr. Bernard. County Manager Miller said so Commissioners, you're looking at eight years difference between the revals with inflation, gas prices, and with everything else. So I'm not really sure that the last bid that we received is going to bring you that much information. We're happy to bring that back before the Board, but we did put it out to bid. We've received two bids. One's fifteen thousand dollars less than the other. Coincidentally that's also our Tax Director's recommendation. My recommendation to the Board would be to approve the Tax Director's recommendation, and approve the contract for Piner. Commissioner Oestreicher said and this actually is for two years from now. Mr. Bernard said yes sir. Hopefully if this is approved, they'll get started in July. It takes about a year and a half to do a reval. Commissioner Oestreicher said there's no escalator, and Mr. Bernard said no. Commissioner Oestreicher said fair enough, I can accept that.

Commissioner Dickerson said Mr. Bernard, I think it would be prudent to do a little research before we go to the extreme of approving this. It wouldn't take but a little bit of background work or a couple of phone calls to find out if this indeed is the company that's tied up in that debacle in Pennsylvania County. We don't want to have the same thing happen over here if it is avoidable. Mr. Bernard said well I know Piner Appraisal is not. Commissioner Owen said your recommendation is not or does not... Mr. Bernard said my recommendation is Piner Appraisal, and they are not doing any reval work in Virginia. Commissioner Dickerson asked if Mr. Bernard said they are not or they have not? Mr. Bernard said they are not, and they have not done any work in Virginia.

A **motion** was made by Commissioner Massengill and seconded by Commissioner Oestreicher and **carried unanimously** to accept Tax Director's recommendation. (Commissioners Dickerson, Jefferies, Owen, Oestreicher, Massengill, and McVey voted in favor)

June 20, 2022



## **BOARDS AND COMMITTEE APPOINTMENTS:**

The County Manager read the Boards and Committees and the names of the volunteers whose term was expiring. Then the Commissioners voted on the person they chose to and appointments were made based on a majority vote. The following were appointed to the designated boards and committees.

**Agricultural Advisory Committee:** There are 3 current members who will term off the Committee as of 6/30/2022. They are as follows: Hester Vernon, Tony Kirby, and Emily Buchanan. No Application were received.

**Board of Health:** Mrs. Shannon Moretz term is currently terming on 6/30/2022. Commissioner Massengill asked what term is this for Mrs. Moretz? The County Manager found that information and said it will be her 2<sup>nd</sup> term if reappointed. 2 Applications were received from Mrs. Patricia Thompson and Shannon Moretz. Patricia Thompson received 2 votes (Dickerson and Jefferies) and Shannon Moretz received 4 votes (Massengill, Oestreicher, Owen, and McVey). **Mrs. Shannon Moretz will be reappointed to the Board of Health.**

**Caswell County Regional Economic Development:** Anthony Smith was appointed by the Town of Yanceyville. Shirley Wilson's term expired on 3/31/2022 and she was reappointed by the Town of Milton at their May 100, 2022 meeting. Caswell Board of Commissioners have one member who resigned, Shirley Deal, and has received one application. **Laura Pichardo received 6 votes and will be appointed to the Economic Development Commission.** (Oestreicher, Massengill, Owen, Jefferies, McVey and Dickerson)

**Caswell County Adult Advisory:** There is one member, Brenda Long, who resigned 2/23/2022. There was one application received from Yolanda Lynn Simpson. **Mrs. Yolanda Lynn Simpson will be appointed to the Caswell County Adult Advisory.** (Oestreicher, Owen, Massengill, McVey, Jefferies, and Dickerson)

**Heritage and Cultural Preservation:** We have one member, Sue Seamon-Rusciano, whose term will expire on 6/30/2022, but no applications were received.

Commissioner Oestreicher said just a comment on these that we have no applicants for. Will you repost those? The County Manager said we will.

**Juvenile Crime Prevention:** We have 2 members, Dustin Gantos and Shannon Moretz, terming off 6/30/2022. You have one application received from Shannon Moretz. **Shannon Moretz will be reappointed to the Juvenile Crime Prevention Council.** (Owen, Oestreicher, Massengill, Jefferies, Dickerson, and McVey)

June 20, 2022

**Piedmont Community College Board of Trustees:** We have one terming, Michael Graves, 6/30/2022. We received 2 applications from Michael Graves and Vernon Massengill. Commissioner Massengill said Mr. Chairman, I was under the impression that Mr. Graves was terming off the board and would not be reapplying to serve. Since then I have called Mr. Graves and he wishes to continue to serve on the board. So I respectfully withdraw and would recommend Michael Graves. Michael Graves received votes from Massengill, Owen, Oestreicher, McVey, Jefferies, and Dickerson. **Michael Graves will be reappointed to the Board of Trustees.**

**Planning Board:** We have one member, Don Swann, terming off and you have 2 applications from Stephen Thompson and Amanda Hodges. Stephen Thompson received 5 votes (McVey, Owen, Massengill, Jefferies, and Dickerson) and Amanda Hodges received one vote (Oestreicher). **Stephen Thompson will be appointed to the Planning Board.**

**Senior Center Advisory:** You have 4 members terming off, and they are Edith Gentry, Rachel Smith, Lou Ann Reaves, and Brenda Long. There was one applications received form Yolanda Lynn Simpson, and she received 6 votes. (Owen, McVey, Oestreicher, Massengill, Jefferies, and Dickerson)

**Social Services Board:** You have one member terming, Patricia Thompson, and you have received 2 applications from Patricia Thompson and Yolanda Lynn Simpson. Patricia Thompson received 6 votes (Owen, Oestreicher, McVey, Massengill, Dickerson, and Jefferies). Yolanda Lynn Simpson received no votes. **Patricia Thompson was reappointed to the Social Services Board.**

**Tourism Development Authority:** You have 2 members terming off, Mindy Stinner and Rebecca Page. You received 3 applications from Jillian Medlin, Rebecca Page, and Mindy Stinner. You will need to vote for two. Julian Medlin received no votes, and Rebecca Page and Mindy Stinner received 6 votes. (McVey, Oestreicher, Owen, Massengill, Jefferies, and Dickerson)

The County Manager said that concludes your Boards and Committees.

#### **COUNTY MANAGER'S UPDATES:**

The County Manager said Commissioners, the one update that I'd like to bring to your attention is we were able to get in touch with Mr. Bellamy. He did make an appearance here at the courthouse. Mr. Bellamy's recommendation to us was that we not purchased new equipment. He said the equipment we had was adequate, and he made some slight modifications to how we were using it. I don't know if you perceive the sound to be any better tonight, but it does sound to me to be somewhat better from my vantage point. So I'm happy to answer any questions about

June 20, 2022

that. Actually when he came, he met with the clerk of the board. She handled most of the interactions, and she did a wonderful job. Commissioner Massengill asked Lieutenant John Loftis if he could hear well in the back of the courtroom, and he said yes. Commissioner Dickerson said he could hear them well also. Commissioner Oestreicher said I notice the improvement when we use the microphone. If you don't use the microphones, it doesn't work. The County Manager said so I'm happy to answer any questions from the Board about anything else that you may have.

### **COMMISSIONER COMMENTS:**

**Commissioner Jefferies:** I have one thing. We have a budget session at 8 in the morning on June 22, budget work session June 27 at 8:00 am, and budget work session June 29 at 8:00 am. I have a farm that I operate just like everyone else. I can go along with one meeting in the morning and one meeting in the afternoon. I been around for almost 30 years and we never had all the meetings in the morning. I want to be fair with everybody, but be fair with me too. I can attend all these meetings; I have to work on the farm too. Chairman Mcvey asked which meeting would you like to change? Mr. Jefferies said just have one in the morning and one in the afternoon. The Board looked at the meeting dates and times and came to a consensus to have the June 22, 2022 Budget Work Session at 8:00 am so Department Heads could attend, June 27, 2022 Budget Work Session at 5:30 pm, and June 29, 2022 Budget Work Session at 8:00 am.

### **ANNOUNCEMENTS AND UPCOMING EVENTS:**

- **Budget Work Session at 8 am at CoSquare- June 22, 2022**
- **Budget Work Session at 5:30 pm at CoSquare-June 27, 2022**
- **Budget Work Session at 8 am at CoSquare-June 29, 2022**
- **Fireworks July 1, 2022 come out around 5:30 pm for food and entertainment, and fireworks will be starting around 9:00 pm.**
- **Commissioners Meeting July 5, 2022 Cancelled**

The July 5<sup>th</sup> meeting is the next scheduled meeting but it is usually cancelled. The Board does need to approve the UDO Amendment at their next meeting, because they were instructed to wait for a clean copy. Attorney Ferrell said I'm not aware of any time pressure with that particular amendment. I'd stand to be corrected, but maybe the Planning Director has more feedback. The HIDO was passed, so this is the changing the RV definitions right. The County Manager said that's correct. I'm not aware of any time sensitive nature of that amendment either.

A **motion** was made by Commissioner Owen and seconded by Commissioner Jefferies and **carried unanimously** to cancel the July 5, 2022 regularly scheduled Board of Commissioners Meeting. (Commissioners Dickerson, Jefferies, Owen, Oestreicher, Massengill, and McVey voted in favor)

June 20, 2022

Commissioner Oestreicher said there is the Fireworks Show on July 1, 2022. Commissioner Massengill said food will start being served about 5:30 pm, the bands start playing about 6:30 or 7 pm. The fireworks will about 9:00 or 9:15 pm.

**ADJOURNMENT:**

A **motion** was made at 7:39 pm by Commissioner Jefferies and seconded by Commissioner Owen and **carried unanimously** to adjourn the meeting. (Commissioner Dickerson, Jefferies, Owen, Oestreicher, Massengill, and McVey voted in favor)

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Carla R. Smith  
Clerk to the Board

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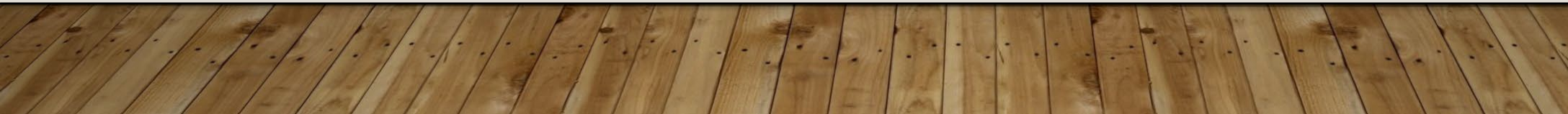
Rick McVey  
Chairman



# BYSHS REPLACEMENT AND RENOVATIONS PROJECT


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# CONSTRUCTION PROJECT REPORT 5-23-2022



# 5-23-2022

## OVERALL PROJECT COST UPDATE

	Project budgeted amount	\$ 29,123,510	
• June 16, 2020	CT Wilson Construction Contract signed	\$ 23,250,685	
	Balance of Contingency Adjustment (used)	\$ 743,892.54 ...	67%
	Estimated Current Contingency Adjustment	\$ 190,000.00 ...	17% 
	Estimated Contingency Balance	\$ 173,282.46 ...	16%
• Schedule % complete	<u>March, 2022</u>	<u>May, 2022</u>	
Project Phase I (complete)	99% complete	99% complete	
Total Project	92% complete	94% complete	



5-23-2022

# OVERALL PROJECT SCHEDULE UPDATE

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June 16, 2020 CT Wilson Contract signed - Project completion August 2, 2022

- **Phase I** Two-story main building Students moved Oct. 25, 2021 (as planned)

**Spring Break** Start April-15 through April 24, 2022

- **Phase II** New Dining & Kitchen (was 3-15-22) Served students April 25, 2022
- **Phase II** Connecting Corridors (was 4-11-22) Student use April 25, 2022

- **Phase III** Arts & Culinary Kitchen (old Café) April 16 – August 2, 2022

- August 2, 2022 Milestone Total Project Completion No Change

# PHASE I CONSTRUCTION MAIN TWO-STORY

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99% COMPLETE SAME STATUS 5-23-2022

- **Phase I - New Two-Story Building** – Occupied by students & staff 10-25-2021
- Remaining focus: Contractors & Engineers are working on open items
  - The Commissioning Agent is checking every system for proper operations
  - Tying all campus building systems into the Main two-story building (Phase II & III)



# PHASE I - COMPLETE - MAIN BUILDING

## FRONT OF THE SITE UPDATED 5-3-2021





# PHASE II COMPLETE ... CENTER REAR OF THE SITE

## DINING AND CONNECTING CORRIDORS



100 New Dining- Kit.

500 Vocational Connector

300 New Civic Canopy

400 East Connector

May 3, 2022





# PHASE II CONSTRUCTION KITCHEN, DINING, CORRIDORS & COURTYARD



- **Phase II - Existing Buildings** - focus on systems

- Updates in all the building's systems: **5-23-2022**

- New Intercom replacement **90%**
- New Fire alarm replacement **85%**
- New Security access control **95%**
- New Security camera replacement **90%**
- Updating High speed Internet/Data for latest instructional needs **94%**

YOU MAY RECALL EXTENDED SUMMER 2021 SCHOOL CAUSED NO WORK ON THE LEFT-SIDE OF CAMPUS AND STUDENT USE HAMPERED THE GYMS & CAFETERIA BUILDINGS ON THE RIGHT-HAND SIDE

# PHASE III ..... OLD KITCHEN & CAFÉ RENOVATION SCHOOL & CONTRACTOR ACCESS 5-3-2022



300 Civic

Civic

700 Old Gym

Old Kit

Dining

Corridor

Kitchen Driveway

700 Renovated Café into Culinary, Dance, Arts Spaces

Contractor work areas in RED

May 3, 2022





# PHASE III CONSTRUCTION

## OLD KITCHEN & CAFÉ RENOVATIONS

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PROJECT START

SPRING BREAK 2022

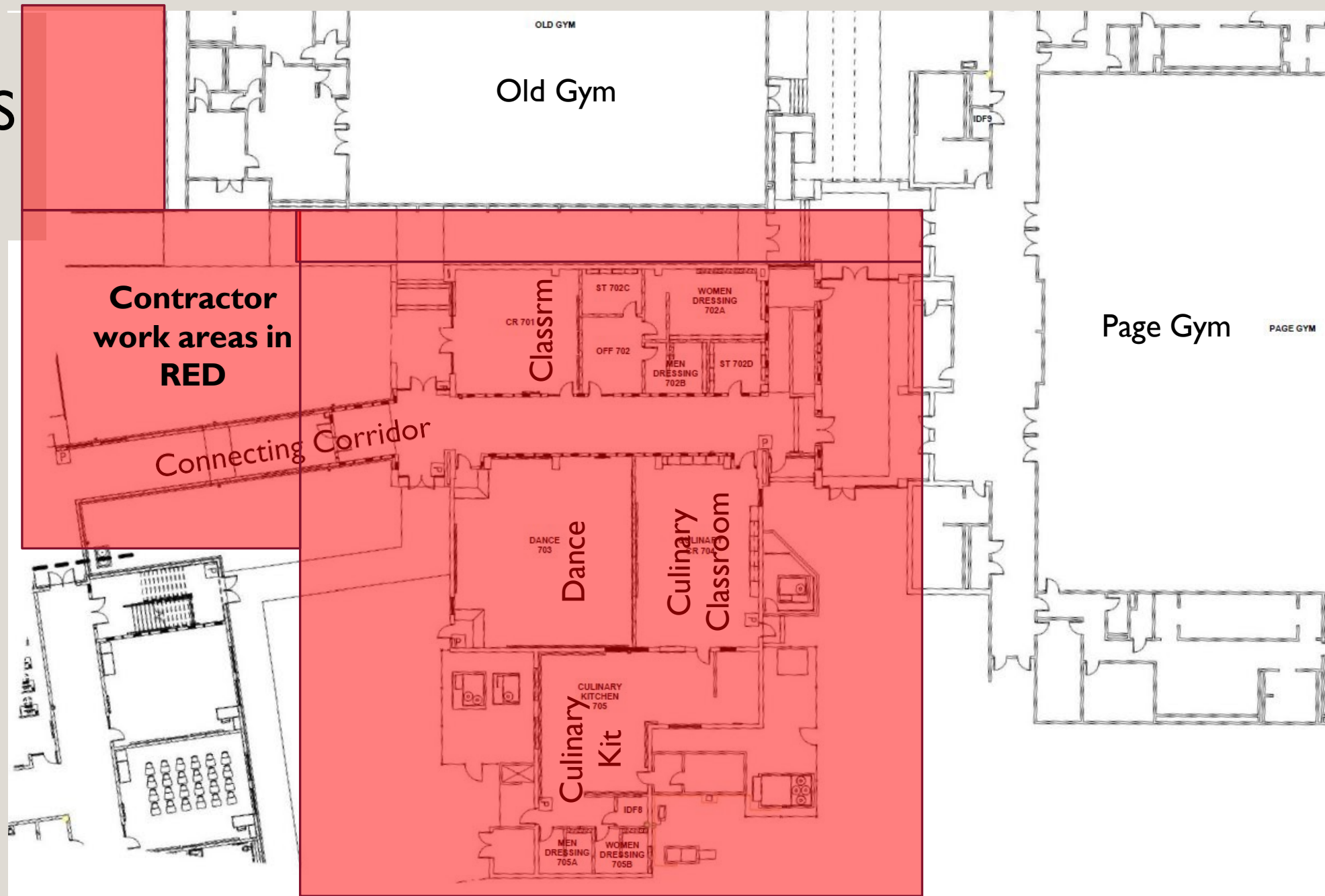
PROJECT COMPLETION

AUGUST 2, 2022

- Interior Demolition and Renovations into Educational Spaces
- Continued Contractor working areas.
  - 700-building connector to the main building
  - Systems - continue work in all the existing campus bldgs.
  - Fire Alarm, intercom, security, cameras, intrusion, HVAC control.
  - Site - continue security fencing & gates to limit campus access.

# 700 BUILDING RENOVATIONS

- Culinary Kitchen & Classroom
- Dance studio & changing rooms
- Classroom & ADA access
- Connecting corridor to Main building



BARTLETT YANCEY SENIOR HIGH SCHOOL 700 BUILDING - GYM / CAFETERIA

# **BYSHS REPLACEMENT & RENOVATIONS PROJECT**

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## **JOB PROGRESS PICTURES**

### **MARCH 2022 UNTIL MAY 14-2022**







March 9<sup>th</sup> progress

Kitchen & serving equipment





April 20<sup>th</sup> progress

Kitchen & serving equipment

Staff moved in



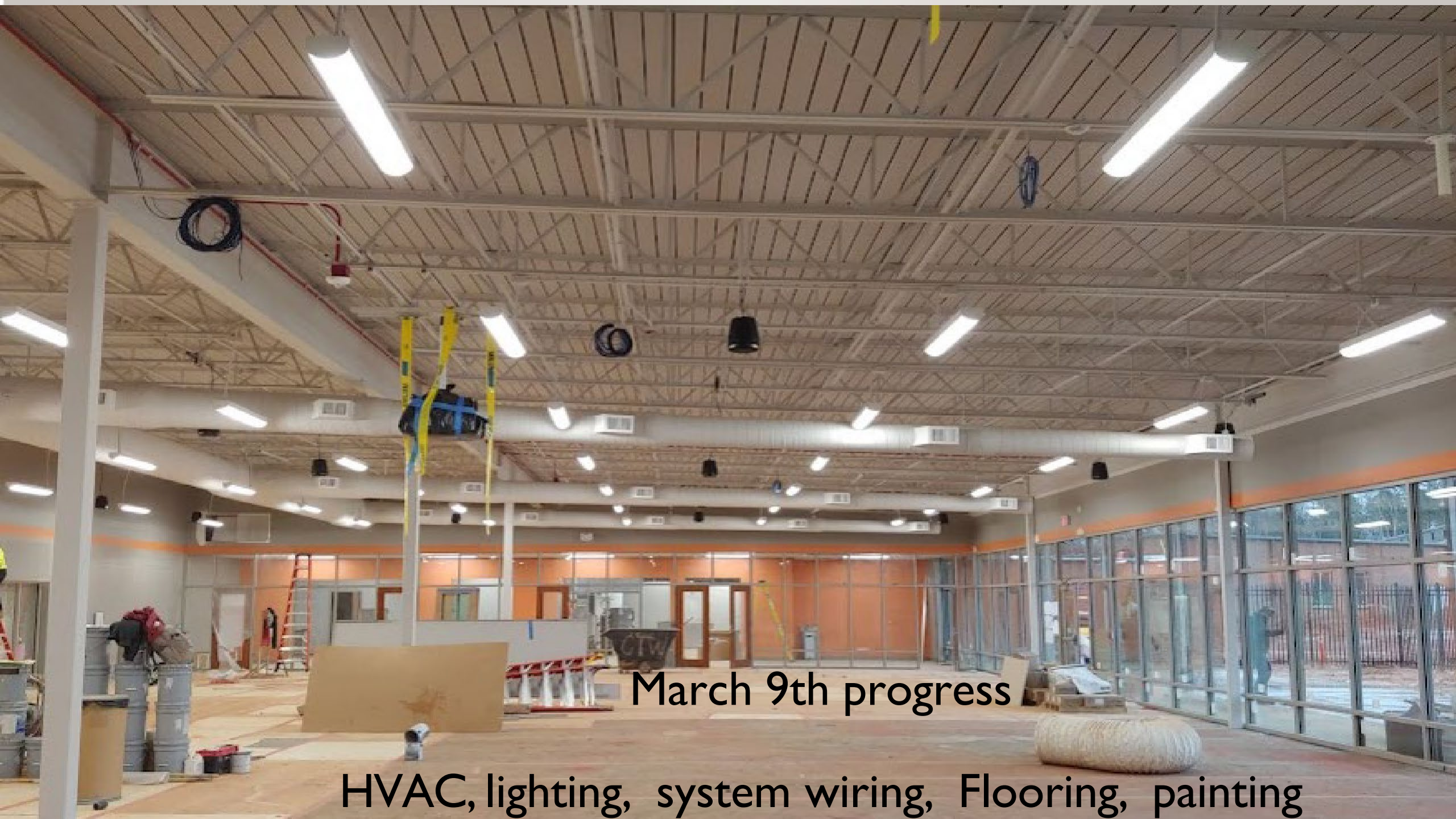


April 20<sup>th</sup> progress

Serving line & equipment

ready for students April 25<sup>th</sup>





March 9th progress

HVAC, lighting, system wiring, Flooring, painting





April 20<sup>th</sup> progress  
Dining ready for students April 25<sup>th</sup>

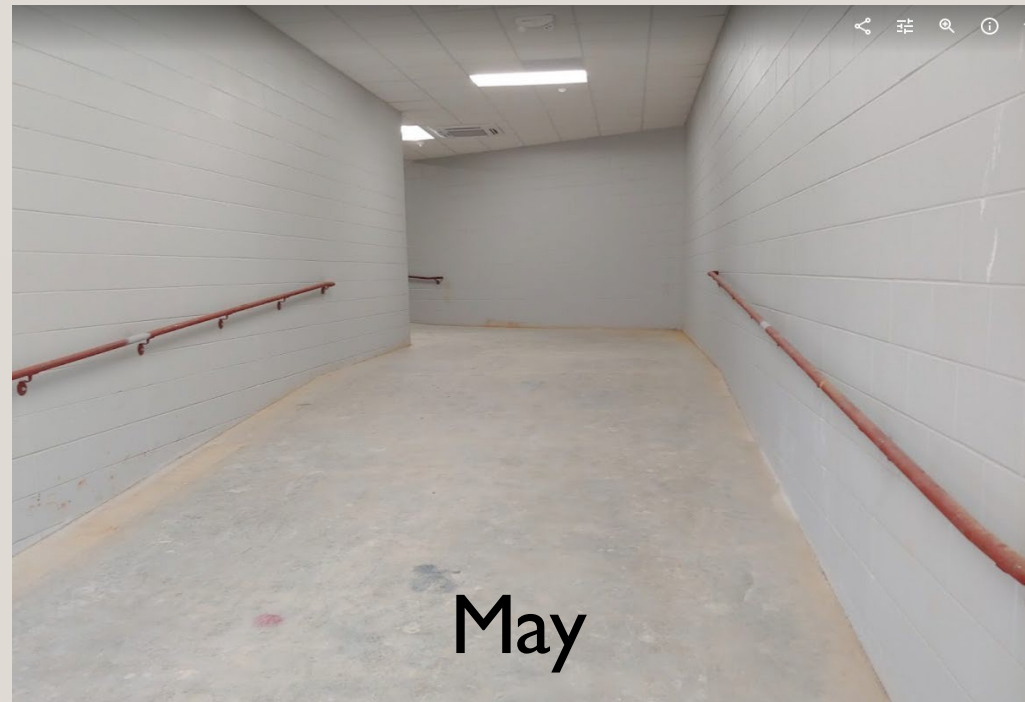




400 East  
Connector



500 Vo Tech  
Connector







Feb 16<sup>th</sup>  
Courtyard Progress





May 3<sup>th</sup>

Courtyard Progress





**April 13 School's  
Food Services  
packed & ready to  
move before Spring  
Break**

**Phase III  
700 Reno  
Old Kit Café**

**April 13**

**School's Maintenance  
Contractors moving  
out equipment for re-  
purposing in other  
Caswell Co. schools**







Old Kitchen Abatement

Phase III  
700 Reno  
Old Kit  
Café

April 20



Old Dining Room Demo



Old Kitchen Demo

April 26



Sr Dining Demo





Sr Dining digging new footings

Phase III  
700 Reno  
Old Kit  
Café  
May 4



Sr dining walls started



Old Kitchen floor cut,  
plumbing & Elec

May 18



Old Dining Room  
Start blockwork



# Aerial site --- pictures





Gym

New two Story

300  
Civic

Dining

Goal Kit Drive  
week 3-14-2022

500 Vo Tech

Contractor areas in Red

Feb 16, 2022





Gym

New two Story

Dining

300  
Civic

500 Vo Tech

Contractor areas in Red

April 4, 2022







Gym

New two Story

Dining

300  
Civic

500 Vo Tech

Contractor areas in Red

May 3-2022





BYSHS REPLACEMENT  
AND  
RENOVATIONS PROJECT

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CONSTRUCTION PROJECT  
REPORT 5-23-2022



**Dewberry**



# CONTINGENCY

