

**Meeting Minutes
December 5, 2023**

**MINUTES OF MECKLENBURG COUNTY, NORTH CAROLINA
BOARD OF COUNTY COMMISSIONERS**

The Board of Commissioners of Mecklenburg County, North Carolina, met in Informal Session in the Meeting Chamber Conference Room CH-14 of the Charlotte-Mecklenburg Government Center located at 600 East Fourth Street, Charlotte, North Carolina at 5:00 p.m. and in Formal Session in the Meeting Chamber of the Charlotte-Mecklenburg Government Center at 6:00 p.m. on Tuesday, December 5, 2023.

ATTENDANCE

Present: Chair George Dunlap, Vice-Chair Elaine Powell,
and Commissioners Leigh Altman, Patricia “Pat” Cotham,
Arthur Griffin, Mark Jerrell, Vilma D. Leake, Laura J Meier,
and Susan Rodriguez-McDowell
County Manager Dena R. Diorio
County Attorney Tyrone C. Wade
Clerk to the Board Kristine M. Smith
Deputy Clerk to the Board Arlissa Eason

Absent: None

-INFORMAL SESSION-

CALL TO ORDER

The meeting was called to order by Chair Dunlap, after which the matters below were addressed.

REMOVAL OF ITEMS FROM CONSENT

The Board identified item(s) to be removed from Consent and voted upon separately. The items identified were Items:

Meeting Minutes

December 5, 2023

23-0696 Commissioner Leake & Commissioner Jerrell

23-0698 Commissioner Leake

23-0706 Commissioner Leake & Commissioner Jerrell

23-0709 Commissioner Vice-Chair Powell, Commissioner Leake & Commissioner Jerrell

23-0710 Commissioner Leake

23-0711 Commissioner Vice-Chair Powell & Commissioner Leake

23-0712 Commissioner Leake & Commissioner Jerrell

23-0713 Commissioner Leake

23-0714 Commissioner Leake & Commissioner Jerrell

23-0717 Commissioner Jerrell

23-0720 Commissioner Leake & Commissioner Jerrell

23-0721 Commissioner Leake

23-0729 Commissioner Leake

STAFF BRIEFINGS - None

23-0724 CLOSED SESSION

Motion was made by Commissioner Leake, seconded by Commissioner Griffin, and unanimously carried, to go into Closed Session for the following purpose(s): Land Acquisition

The Board went into Closed Session at 5:12 p.m. and came back into Open Session at 5:17 p.m.

The Board then proceeded to the Meeting Chamber for the remainder of the meeting.

-FORMAL SESSION-

CALL TO ORDER

Chair Dunlap called this portion of the meeting to order, which was followed by introductions, invocation by Commissioner Chair Dunlap, followed by the Pledge of Allegiance to the Flag; after which, the matters below were addressed.

**Meeting Minutes
December 5, 2023**

**23-0724 CLOSED SESSION – LAND ACQUISITION – REEDY CREEK NATURE PRESERVE AND
PARK EXPANSION**

Motion was made by Commissioner Leake, seconded by Commissioner Meier, and carried Unanimously to Authorize the County Manager to negotiate and execute all documents necessary for the acquisition of Tax Parcels 105-061-08 and 105-061-10 (+/- 9.6 acres) in the City of the Charlotte for park and recreation purposes from Wade Dalton Collins for a purchase price of \$925,000.

23-0724 CLOSED SESSION – LAND ACQUISITION – GRAHAM STREET PARK EXPANSION

Motion made by Commissioner Leake, Seconded by Commissioner Jerrell and carried unanimously to authorize the County Manager to negotiate and execute all documents necessary for the acquisition of Tax Parcel 045-102-04 (+/- .440 acres) in the City of Charlotte for park and recreation purposes from Lloyd Jack Taylor and spouse Bobbie F. Taylor for a purchase price of \$342,000.

23-0701 ELECTION OF BOCC CHAIR AND VICE CHAIR

County Manager Dena Diorio presided until the election of the Chair.

County Manager Dena Diorio, called for nominations for the election of the Chair of the Mecklenburg County Board of Commissioners for a one-year term expiring Monday, December 2, 2024.

Commissioner Leake nominated Commissioner George Dunlap for Chair.

Motion was made by Commissioner Altman, seconded by Commissioner Griffin, and unanimously carried, to elect Commissioner Dunlap, as Chair of the Board of County Commissioners for a one-year term expiring Monday, December 2, 2024.

County Manager Dena Diorio turned the gavel over to Chair Dunlap.

Chair Dunlap called for nominations for the election of Vice-Chair of the Mecklenburg County Board of Commissioners for a one-year term expiring Monday, December 2, 2024.

Commissioner Powell nominated Commissioner Mark Jerrell.

Meeting Minutes

December 5, 2023

Motion was made by Commissioner Leake, seconded by Commissioner Griffin, and unanimously carried, to elect Commissioner Jerrell, as Vice-Chair of the Board of County Commissioners for a one-year term expiring Monday, December 2, 2024.

Background: In accordance with Section 39 of Chapter 153A of the North Carolina General Statutes, "on the first Monday in December of each even-numbered year and at its first regular meeting in December of each odd-numbered year, the board of county commissioners shall choose one of its members as chairman to serve as the presiding officer of the board of commissioners for the ensuing year. The board of commissioners shall also at such times choose one of its members as a vice-chairman to act in the absence or disability of the chairman."

Per the Board's policy, which is attached, County Manager or, in his or her absence, the Board's parliamentarian shall preside over the initial part of the meeting to elect the Chairman. Immediately following the election of a Board member as chairman, such board member shall assume the office of chairman and preside over the election of another member as vice chairman. Nominations for chairman and vice chairman may be made by any member of the board and do not require a second.

Any member of the Board of Commissioners may be nominated for and elected to the position of chairman or vice chairman. Board members who are nominated and unwilling to serve if elected shall make that fact known to the other members of the Board at the time of their nomination and withdraw from any election.

Comments

Commissioner Jerrell made comments about being elected vice-chair and thanked Commissioner Powell and the Commissioners.

Commissioner Dunlap made remarks and thanked Commissioner Powell for her service as Vice-Chair.

AWARDS/RECOGNITION - None

PUBLIC ART MOMENT – N/A

23-0727 PUBLIC APPEARANCE

There was 1 speaker:

**Meeting Minutes
December 5, 2023**

Zachary Strong – Complaint about Shelter Plus Cares

APPOINTMENTS - None

MANAGER'S REPORT

County Manager Diorio gave a presentation for service awards given to Commissioners Cotham (10 years), Commissioner Leake (15 years), and Commissioner Dunlap (15 years) and presented them with their pins.

Commissioner Leake and Commissioner Cotham gave remarks.

PUBLIC HEARINGS – 6:30 PM

23-0700 NAMING OF COUNTY FACILITY PUBLIC HEARING

Motion was made by Commissioner Meier, seconded by Commissioner Griffin, and unanimously carried, to open the public hearing on Mecklenburg County's proposal to name the TownePlace Suites property located at 7805 Forest Point Blvd, "Forest Point Place."

There were no speakers for this portion of the agenda.

Motion was made by Commissioner Meier, seconded by Commissioner Griffin, and unanimously carried, to close the Public Hearing and approve the naming of the TownePlace Suites property located at 7805 Forest Point Blvd, "Forest Point Place."

Background: At its November 21, 2023 meeting, the Board received an application to name the TownePlace Suites property "Forest Point Place." Pursuant to the County's Facility Naming Policy, the Board set a Public Hearing for consideration and approval of the facility naming proposal.

ADVISORY COMMITTEE REPORTS - None

MANAGER'S REPORT


Meeting Minutes
December 5, 2023
23-0738 ARPA MARKETING UPDATE

The Board received as information an ARPA Marketing Update from the Public Information Department.

Background: Earlier this year the Public Information Department was awarded funding to promote the work of the ARPA award winners and how that work will improve our community. This presentation will inform the Board about a marketing campaign that will launch soon.

Danny Diehl, Director of Public Information, Liz Graham, Marketing Coordinator, and James Spann, Brand Coordinator, gave the presentation.

Meeting Minutes December 5, 2023



Mecklenburg County ARPA

Strategic Marketing & Communications Plan

December 2023

Mecklenburg County ARPA | Situation

American Rescue Plan Act (ARPA)

Background Information

In 2021, **\$215 million** in ARPA funding was provided to Mecklenburg County to assist in recovering from COVID-19 and its negative economic impacts of the pandemic.

Utilizing input from the public, the Board of County Commissioners selected **75 organizations** to receive funding through two rounds of disbursements.

Included among the recipients was the County's Public Information Department.

PI received \$500,000 to develop a **comprehensive marketing communications plan** to shine a light on the diverse small businesses and non-profit organizations that received ARPA funding.

Meeting Minutes December 5, 2023

Mecklenburg County ARPA | Creative

You can do a lot of good in the community with \$215 million.

The benefit ultimately stretches from street to block
to neighborhood, and across the community.

That's The Meck Effect.



THE MECK EFFECT

Mecklenburg County ARPA | Creative



THE MECK EFFECT

#TheMeckEffect

- Behavioral Health & Health Equity
- Affordable Housing & Homelessness
- Parks, Environment & Infrastructure
- Childcare & Early Childhood Development
- Workforce & Economic Development

Meeting Minutes December 5, 2023

Mecklenburg County ARPA | Goals & Target Audiences



Goals

- To **increase awareness** of the local organizations that received ARPA.
- To **deliver targeted messaging** to County residents resulting in an increased awareness of the programs and service offerings offered by the ARPA recipients.
- To **increase web traffic** to:
 - ARPA recipient websites.
 - Mecklenburg County's ARPA landing page to gain knowledge about additional ARPA recipients.

Audiences

- Mecklenburg County residents and businesses
- ARPA recipients
- Recipient organization stakeholders and (potential) supporters

Mecklenburg County ARPA | Ground Work



Two in-person trainings have been held:


- Media Relations
- Social Media

Meeting Minutes December 5, 2023



Mecklenburg County ARPA | Marketing Communications Plan

Marketing Tactics

Mecklenburg County ARPA | Marketing Tactics

- Newspaper Ads
- Social Media 
- Digital Display Ads
- CATS
- Light Rail
- Traditional Billboards
- Grassroots*
- PI Outreach**

*AC&M Cultural Marketing
**Web, MeckTV, Social, Media



#TheMeckEffect

Meeting Minutes December 5, 2023



Meeting Minutes December 5, 2023

Mecklenburg County ARPA | Creative

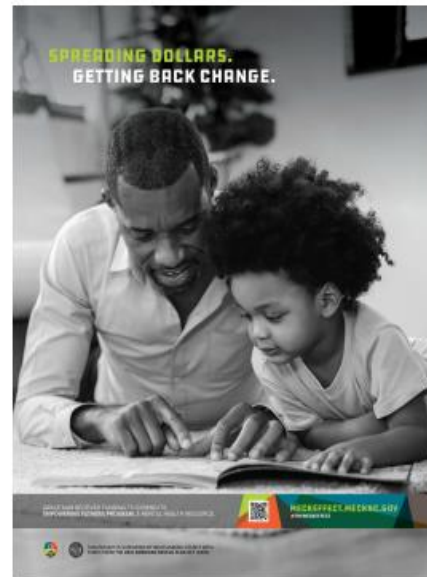
Phase I – Example Print Media

Priority Area:
Behavioral Health

Recipient: Grace-Mar

Mission: Grace-Mar is expanding its Empowering Fathers program, a mental health resource

- Phase I imagery will highlight an organization that is successfully utilizing its ARPA funding.
- The QR code will take the viewer to the ARPA recipient's website.
- The URL we are in the process of securing is: **MeckEffect.gov**. Until that is secured, we will use: **TheMeckEffect.MeckNC.gov**
- When appropriate, **#TheMeckEffect** will be used.
- To ensure that federal guidelines are met, an ARPA byline will be located next to The Meck Effect logo and County seal: *Made possible through American Rescue Plan Act (ARPA) funding for COVID-19 relief.*



Mecklenburg County ARPA | Creative

Billboard Example



Meeting Minutes December 5, 2023



Meeting Minutes December 5, 2023

Mecklenburg County ARPA | Marketing Communications Plan

Phase II

Developed by Wray Ward

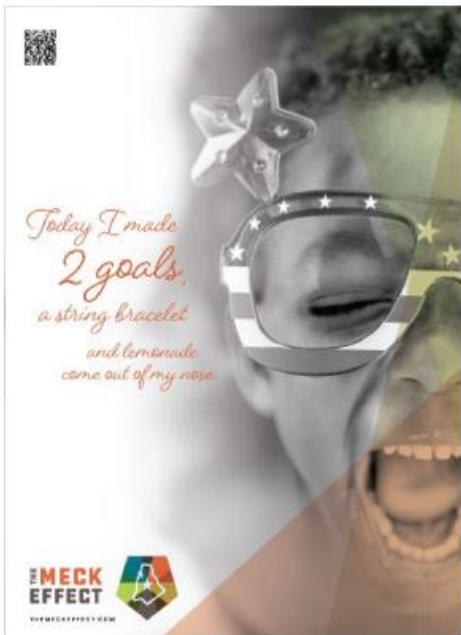
Mecklenburg County ARPA | Creative

Phase II – Example Ads

Priority Area:
Childcare & Early Development

Example Recipient: The Summer Camp Fund

- Phase II will be introduced mid-way through the campaign.
- In these images, the people being served by ARPA recipients are shown up close and personal.
- Each person will be highlighted using real editorial-style photography.
- The script writing will appear to be hand-done, similar to a personal journal entry.



Meeting Minutes December 5, 2023



Meeting Minutes December 5, 2023

Mecklenburg County ARPA | Post-ARPA

A Brand That Transforms A County



Mecklenburg County is extremely diverse.

From its residents to the municipalities and the terrain. From its culture and schools, its history and neighborhoods.

Creating an identity involves understanding **all** of the attributes that make up our County and being able to communicate them to the outside world.

We are excited to tell the County's stories and that starts with an engaging logo, modern typography, and a compelling tagline.



Mecklenburg County ARPA



Questions?

Thank You

Liz Graham, Marketing Coordinator
James Spann, Brand Coordinator

Meeting Minutes December 5, 2023

Comments

Commissioner Meier asked about in-person training for recipients of the ARPA grants and wanted to know if it was mandatory. *Mr. Spann said no, it wasn't mandatory, but they had high attendance and said there were very appreciative of the marketing tools they received to be sustainable.*

Commissioner Rodriguez-McDowell asked about the slide in the presentation that said, "to ensure that federal guidelines are met, an ARPA byline will be located next to the Meck-Affect logo," if that was something that was happening nationwide. *Ms. Graham to be in compliance with the funding they used a small byline on certain tactics to make sure the public was aware of where the funding was coming from.*

Commissioner Leake asked how this information would get out into the communities. *Ms. Graham stated that there will be Billboards in neighborhoods, there will be advertising in local newspapers and there will be digital advertising targeting specific demographics.*

Vice-Chair Jerrell said he appreciated a strategy with specific goals that are easily digestible. Please provide additional information on what the targets were.

Vice-Chair Jerrell is concerned about the ending of the ARPA funds. He said he would like it to be remembered as data was collected and moving forward to be ready to adjust and be nimble, and show those adjustments look like because this was something that could potentially be implemented in other areas as the County was trying to reach people with the various programs offered.

Ms. Graham said she started an ARPA newsletter specifically to send them information about future grant opportunities through County Service Grants just to start getting them thinking about future funding and keeping in touch.

Chair Dunlap said that the recipients of the ARPA grants would be ecstatic to know that they were sharing their work with the entire community. He said too many of them were not known even though they received the grant, and they were all doing great work, so now the entire community had the opportunity to know who these organizations were and their work. He said that as people get to know who was doing what, if they wanted to support that organization, they now know who they could support based on what they have seen that they like. He said he predicted this to be an award-winning project at the NACO Awards in July.

**Meeting Minutes
December 5, 2023**

**23-0742 BUDGET AMENDMENT - CHARLOTTE MECKLENBURG SCHOOLS OPERATING
EXPENSES BY PURPOSE/FUNCTION**

Adrian Cox, Budget Director and Kelly Klutz, CFO from CMS gave the presentation.

Background: The FY2024 Budget Ordinance allocates \$596,915,849 to Charlotte Mecklenburg Schools (CMS) for operating expenses. Following the adoption of the budget, the State also adopted a budget that included funding for schools. In addition, CMS Finance and Budget staff have been reviewing purpose/function budgets to ensure accurate alignment of funding and optimize the use of County funding consistent with the budget request. CMS is requesting approval to realign County funding to different purpose/function categories. The Board of Education adopted the FY2024 Budget with these changes on December 4th. The County's Budget Ordinance requires Board approval to increase or decrease any purpose or function by more than 10%. County staff have reviewed the proposed adjustments, and do not note any concerns. Attached is a letter from the CMS Superintendent and a table reflecting the requested amendment to Schedule Number 3 of the FY2024 Budget Ordinance. The change does not result in an increase or decrease in funding.

Meeting Minutes December 5, 2023

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Office of the Superintendent

4421 Stuart Andrew Blvd., Suite 100
Charlotte, NC 28217

November 30, 2023

Mecklenburg County Board of Commissioners
600 East 4th Street
Charlotte, NC 28202

Dear Members of the Mecklenburg County Board of Commissioners,

On December 4, 2023, the board of education will modify their fiscal year 2023-24 budget to reflect changes associated with the adoption of the state budget in early October.

In addition, a thorough review of the budget was completed. Adjustments were needed to better align the budget with previous years historical spending. Those adjustment are presented in the following table for your consideration. No additional funds are requested.

We appreciation your consideration and are happy to answer any questions you may have.

Respectfully,

DocuSigned by:

Crystal Hill

Dr. Crystal Hill

Meeting Minutes December 5, 2023

DocuSign Envelope ID: 7DC62016-79C3-4F5B-A032-4B2D1051BF83

Mecklenburg County FY2024 Funding for CMS

Program/Function	BOCC FY2024 Adopted Budget ¹	BOE FY2024 Adopted Budget	Change	% Difference ²	Explanation of Change
Instructional Services					
Regular Instructional	\$ 188,272,314	\$ 174,059,646	\$ (14,212,668)	-8%	Reclassify lapse salary to align with historical spending.
Special Populations	26,589,274	25,861,752	(727,522)	-3%	
Alternative Programs	21,162,691	21,264,184	101,493	0%	
School Leadership Services	36,174,754	30,436,296	(5,738,458)	-16%	Reclassify general office support positions, from school leadership services to data manager positions in school- based support to align with the uniform chart of accounts.
Co-Curricular	5,521,367	5,533,485	12,118	0%	
School-Based Support	29,749,706	33,732,149	3,982,443	13%	Reclassify general office support positions, from school leadership services to data manager positions in school- based support to align with the uniform chart of accounts.
Subtotal Instructional Services	\$ 307,470,106	\$ 290,887,512	\$ (16,582,594)		
System-Wide Support Services					
Support and Development	\$ 11,330,921	\$ 11,688,096	\$ 357,175	3%	
Special Population Support and Development	2,182,368	2,181,556	(812)	0%	
Alternative Programs Support and Development	1,947,447	1,939,061	(8,386)	0%	
Technology Support	17,757,607	21,251,281	\$ 3,493,674	20%	Adjust budget to align to previous years expenses in place of using end of year funds.
Operational Support	114,503,571	122,900,722	\$ 8,397,151	7%	
Financial and Human Resource Services	24,983,021	27,497,999	\$ 2,514,978	10%	Adjust budget to align to previous years expenses in place of using end of year funds.
Accountability	5,969,248	5,991,553	\$ 22,305	0%	
System-wide Pupil Support	4,615,516	4,838,647	\$ 223,131	5%	
Policy, Leadership and Public Relations	16,977,176	17,580,718	\$ 603,542	4%	
Subtotal System-Wide Support Services	\$ 200,266,875	\$ 215,869,633	\$ 15,602,758		
Non-Programmed Charges					
Payments to Charter Schools	\$ 89,178,868	\$ 90,158,704	\$ 979,836	1%	
Subtotal Non-Programmed Charges	\$ 89,178,868	\$ 90,158,704	\$ 979,836		
TOTAL OPERATING EXPENDITURES	\$ 596,915,849	\$ 596,915,849	\$ -		
Capital Outlay					
Category I Projects	\$ 22,960,000	\$ 22,409,616	\$ (550,384)	-2%	
Category II Projects	\$ -	\$ 550,384	\$ 550,384		
TOTAL CAPITAL OUTLAY	\$ -	\$ 550,384	\$ 550,384		

1- The Budget Ordinance was prepared by adjusting the BOCC FY2024 Adopted Budget using the program/function alignment provided by CMS for the recommended budget requests.

2 - Any increase or decrease over 10% must be approved by the Board of County Commissioners.

Meeting Minutes December 5, 2023

Comments

Chair Dunlap said this was routine. He said when CMS received their State funding, they look at the County Funding and they want to make the best use of the dollars that they get, so they try to spend the Federal dollars first, the County dollars second and they wanted to make sure no areas were over budgeted so that they could achieve their objectives that they set forth for the upcoming school year.

Motion made by Rodriguez-McDowell, seconded by Commissioner Meier, to Amend Schedule 3 of the Budget Ordinance for Fiscal Year 2024 by purpose/function as approved in the Board of Education's Fiscal Year 2024 Budget.

Commissioner Leake asked for a copy of the teacher's supplement budget and how many vacant buildings owned by the school system, what communities they are located in and how long they had been vacant. *Ms. Klutz said she would send her that information.*

Motion carried unanimously to amend Schedule 3 of the Budget Ordinance for Fiscal Year 2024 by purpose/function as approved in the Board of Education's Fiscal Year 2024 Budget.

23-0745 DISCOVERY PLACE NATURE

Commissioner Meier made remarks in support of Discovery Place Nature, which was located in District 5. She said everyone had the opportunity to use this facility for science education. She said it was not just for children. She said the 2016 Board voted on this. She said it was on a bus line. It would be front facing at Freedom Park. She said the building and land were County-owned. She said if the item didn't pass, the building would very well not be built.

Commissioner Meier

Rich Campbell, Board of Directors of Discovery Place, gave the presentation.

Meeting Minutes
December 5, 2023



GOAL:

Create an engaging, new 13-acre environmental education center that will provide citizens of all ages and backgrounds the opportunity to safely explore the outdoors and learn sustainability practices implementable in their daily lives that improve the health of our city, region and planet.



Discovery Place Nature – present day

Meeting Minutes
December 5, 2023



Meeting Minutes
December 5, 2023



Meeting Minutes
December 5, 2023



Meeting Minutes
December 5, 2023



Meeting Minutes December 5, 2023





WELCOME PROGRAM

- In 2015, the Welcome program was implemented in partnership with Mecklenburg County Department of Social Services and the Mecklenburg County Health Department.
 - Any NC/SC family on WIC/EBT gains access to the museum for \$1.
- The original goal for the Welcome program as an accessibility strategy was to have 10% of total attendance come from this group.
- Since inception, **438,521 visitors have utilized this program. In 2023, Welcome was 12% of total attendance.**
- In year one of DP Nature, we forecast **13% Welcome attendance.**



Meeting Minutes December 5, 2023

 DISCOVERY PLACE NATURE		
PROJECT BUDGET	2017 <small>Bldg Size 30,000 sq ft</small>	2023 <small>Bldg Size 25,707 sq ft</small>
Building and Site	\$16.0M	\$36.0M County
Exhibits	\$ 8.5M	\$ 9.5M DP
Canopy Walk	\$ 3.0M	\$ 8.8M DP
Soft Costs/Contingency/ Cost Escalation	\$ 7.5M	\$ 8.0M DP
TOTAL	\$ 35.0M	\$ 62.3M
Additional Ask of County: \$20.0M [fully funds Building and Site]		



Comments

Commissioner Powell asked how the County was on the hook for \$20M of taxpayer dollars. She said If we knew that there were \$20M extra dollars, we would have used it on the things on their lists. She said If this project was in-house, they would not be having this conversation. She said park staff would have been required to reduce the scope and pare down their approaches.

She mentioned some of the projects that were reduced or not funded because there wasn't enough money. She said \$16M was a sacrifice from Park and Recreation for this because it is on County land and a County building. She said she couldn't support this ask. She asked what kind of precedence this would set if a \$20M rescue was done for a non-profit. She said she did know if there was a true partnership on what would be included in this because if the county thought that they had to invest more than \$16M they would have said they couldn't do that. She asked why some of the giant companies like Honeywell hadn't been reached out to for funding.

Commissioner Powell asked where the \$20M would come from. *County Manager Diorio said they hadn't determined that and the way the RFBA was written was very broad and not clear and they would have to go back and look at the capital plan and see if there were any surplus dollars for this or cashflow other projects differently. She said she didn't recommend taking it out of fund*

Meeting Minutes

December 5, 2023

balance and that it needed to be incorporated into the Capital Plan. She said they didn't have time to investigate yet.

County Manager Diorio said it was time-sensitive because bids expired at the end of the week.

Chair Dunlap gave a history of the partnership with the County and Discovery Place.

Chair Dunlap said other projects had cost escalations as well. He saw where they had cost reductions in some areas.

Chair Dunlap said it was a cost escalation for other parts of the project. He said If they didn't fund it there would be an unfinished project costing the County \$16M and no direction.

Chair Dunlap stated that If approved, County Manager Diorio would come back to the Board with recommendations on how to proceed.

Commissioner Leake thanked the Discovery Place Board and said that she supported this project.

Commissioner Rodriguez-McDowell said she was concerned about access. She asked about the middle-income people, and what is the current admission price was. *Mr. Campbell said that the current admission is \$8. He said schools were subsidized with regard to field trips and said it was important to be affordable and recognized.*

Commissioner Rodriguez-McDowell concerned about the process. She said they had a fantastic partnership yet were so far off the target that the project has more than doubled. She asked how they were just finding out with so little time to make a decision. *Mr. Campbell explained what had occurred for the last 6 years and all the changes that were made during that time. He said the project was approved in 2017, in 2018 Commissioners gave approval to select an architect, Rogers wasn't selected as a builder until late 2019 so nothing could start until late 2019, there were neighbor meetings 1, 2, and 3 to make sure that we had people on board, and the development agreement wasn't signed and approved by the Commission until 2021.*

Commissioner Rodriguez-McDowell said the cost in 2021 was probably already way over.

Mr. Campbell said their teams have worked with the County's team and with vendors to reduce the cost. He said it had been redesigned a half dozen times.

Commissioner Rodriguez-McDowell said she wanted to support but couldn't, especially since she didn't know where the money would come from.

Meeting Minutes December 5, 2023

Commissioner Rodriguez-McDowell asked what was on the line if it didn't pass. *Mr. Campbell said there was no plan B, and banks wouldn't finance a building that the County owned. He said they have spoken with 12 banks, and it wouldn't happen, so he didn't have an answer for that.*

County Manager Diorio said she told Discovery Place since the beginning that the County contribution was capped at \$16M, and that it was never the intention to come back and ask for \$20M to finish this project. She said the last conversation she had with Mr. Campbell, was that the County had no more money for this project. She said they have always known it was over budget but always said the County contribution was capped at \$16M. She said it was not her recommendation.

Chair Dunlap said to look at every project the County had, gave a finite number, and wouldn't add additional funding. They wouldn't do another building because they all had been overrun. He said they could cap it at \$16M but then the building will sit idle with no use. He said they should look for another solution instead of saying they weren't going to do anything.

Commissioner Altman said no one blamed the Discovery Place team. She said in all fairness, for all projects in CIP, that had to be dwindled down. She said she was troubled that there was a CIP process and that it was known for years about the significant overages in the original estimates and why they didn't come back and participate in the CIP process. She asked of County Manager Diorio had any further concerns and if the County could meet them halfway. She asked for Dena's recommendation if they were trying to meet them halfway. She said it would have been good for this level of financial crisis to be brought to the board more than a week before the deadline.

County Manager Diorio said when talking in 2017 it was not a project that the County was interested in. She said it sat on County land, but the County had no vested interest in it. She said they decided to partner for a \$35M project, they were to put in \$19M for the exhibits and the County would put in \$16M for the building. She said the intent was always that they were going to pay a little bit more because that's the way the original partnership was framed. She said the County is now the lead funder for a project that was never really something that it was interested in. She said if there is an opportunity to continue the partnership, the responsibility should be shared, that the County would fund an additional \$10M but Discovery Place will have to find the additional \$10M.

Commissioner Meier if went to \$10M where would that put them? Mr. Campbell stated that the development agreement was approved in 2021, and we received the first bid a year ago in October of 2022. The bid has not been going on for 6 years, it's been 1 year. The ugly truth is that funding a county-owned building is almost impossible to raise money for. I don't know where the fund would come from.

Meeting Minutes December 5, 2023

Commissioner Meier asked if the County funded the \$10M, where it would put them. Mr. Campbell said the development agreement was approved in February 2021 and received the first bid in October of 2022. He said they started immediately, trying to whittle it down. He said raising funds for a county-owned building was almost impossible.

Commissioner Meier asked for an example of where they didn't know where the money would come from. County Manager Diorio said we can always find the money but there is a cost and consequences.

Commissioner Cotham said she was questioning the partnership and was struggling with it. She said it was a matter of if the County could afford it. She said there was no mention of fundraising. She said it would have been a great opportunity to go to the State. She asked if they went to the state. *Mr. Campbell said yes, they did but the answer was no because it was a local project.*

Mr. Campbell said they raised over \$15M.

Commissioner Griffin mentioned the rolling CIP and stated that the process tonight was tough for him to agree with.

Vice-Chair Jerrell said there were some valid concerns. He said it looked like the \$20M was not going to be approved. He said a lot of the Board members would probably lean toward a rolling CIP. He asked for feedback about going down the road of the rolling CIP. County Manager Diorio said that it would put construction in the 5th year for completion, but that the timing may not work. She said they would have to move some things around.

Chair Dunlap said the manager was clear that this wasn't a project for the County but funded \$16M. He said the County was responsible for building one way or another. He said to leave it undone, may not be the right thing to do. He said it was a community asset and the Board should allow the manager to work on the \$10M.

Motion made by Commissioner Meier, seconded by Commissioner Altman, and carried (8-1) Altman, Cotham, Griffin, Jerrell, Leake, Meier, and Rodriguez- McDowell, voting yes, and Commissioner Powell voting no, to approve \$10M to offset escalated construction costs for Discovery Place Nature.

DEPARTMENTAL DIRECTORS' MONTHLY REPORTS – NONE

STAFF REPORTS & REQUESTS - NONE

**Meeting Minutes
December 5, 2023**

COUNTY COMMISSIONERS REPORTS & REQUESTS

23-0722 2024 BOCC MEETING SCHEDULE

The Commissioners discussed the 2024 Meeting Schedule. They decided to remove December 17, 2024, from the schedule since it was close to the Christmas holiday.

Motion was made by Commissioner Griffin, seconded by Commissioner Jerrell, and carried unanimously to approve the 2024 Mecklenburg Board of County Commissioners Meeting Schedule as amended.

Background: Official approval is required. Once approved, the schedule will be published in the newspaper as required by NC General Statute and placed online. The schedule reflects 1) the continuation of Regular meetings on the first and third Tuesday of each month, with the exception of the months of July and August, when only one Regular meeting is held; 2) Budget/Public Policy meetings on the second Tuesday of each month and an optional fourth Tuesday if needed.

Exceptions:

When a holiday falls on Monday, an election day on Tuesday, or if there is a Tuesday scheduling conflict for other reasons, meetings are scheduled for Wednesday, and sometimes Thursday. Below is the list of those meetings:

-Wednesday, Jan 17	Regular Meeting (Mon, Jan. 15 is Martin Luther King, Jr. Day)
- Wednesday, Feb 14	B/PPW (Moved for Legislative Conference)
- Wednesday, May 8	CMS Budget Request
- Thursday, May 16	Manager's Recommended FY24 Budget Presentation
- Wednesday, May 22	BOCC Detailed Budget Overview
- Thursday, May 23	2 nd Budget Public Hearing
- Wednesday, May 29	Budget/Public Policy Workshop
- Thursday, May 30	Budget Straw Votes
- Wednesday, August 7	Regular (National Night Out recognized, Tuesday, August 6)
- Wednesday, Sept 4	Regular (Monday Holiday - Sept 2 nd , Labor Day)
- Wednesday, Nov 6	Regular (Tuesday, Nov 5, United States Election Day)
- Wednesday, Nov 13	Budget/Public Policy Workshop (Monday, Nov 11, Veteran's Day)

The schedule also reflects dates for two (2) budget public hearings, BOCC Annual Retreat, the County Manager's recommended budget presentation, budget straw vote sessions, and budget adoption date.

**Meeting Minutes
December 5, 2023**

NOTE: Chair Dunlap left the dais at 8:08 and returned when noted in the minutes

CONSENT ITEMS

Motion was made by Commissioner Leake, seconded by Commissioner Jarrell, and unanimously carried, to approve the following item(s):

23-0715 TAX REFUNDS

Approve refunds in the amount of \$11,730.73 as statutorily required to be paid as requested by the County Assessor.

Background: This Board action is necessary to approve tax refunds resulting from clerical errors, audits, and other amendments, including revaluation appeals. There is accrued interest of \$268.04 to be added to refunds of \$7,121.47. There is no accrued interest to be added to the refunds of \$4,341.22. The total refunds with interest added is \$11,730.73.

**23-0716 CONSTRUCTION MANAGEMENT @ RISK CONTRACTING METHODOLOGY FOR
COUNTY PROJECTS**

Authorize the use of Construction Management @ Risk (CM@Risk) contract methodology for the Mecklenburg County Courthouse Security Improvements and Building

Automation System Upgrades as the best delivery method for the project.

Background: In 2001, the General Assembly Session Law 2001-496 enacted Senate Bill 914 (revisions to G.S. 143-128), to provide construction flexibility for public entities by allowing the use, without limitation, of separate prime contracting, single prime contracting, dual bidding, Construction Management at Risk (CM@Risk), and alternative contracting methods authorized by the State Building Commission.

Effective October 1, 2014, the NC Legislature approved revisions to Section 143-128.1, requiring the comparison of the advantages and disadvantages of the CM@Risk method, and a decision by the governing body that the CM@Risk method "is in the best interest of the project" before it can be used by a public entity for a project.

"(e) Construction Management at Risk services may be used by the public entity only after the public entity has concluded that construction management at risk services is in the best interest of the project, and the public entity has compared the advantages and disadvantages of using the

Meeting Minutes
December 5, 2023

construction management at risk method for a given project in lieu of the delivery methods identified in G.S. 143-128(a1) (1) through G.S. 143-128(a1) (3). The public entity may not delegate this determination."

The office of Asset and Facility Management has developed the attached matrix comparing the two project delivery methods (see "Construction Management @ Risk Comparison Matrix") with the Construction Management at Risk (CM@Risk) project delivery method, the construction manager assists the County with scheduling, constructability, and budget control prior to construction.

The County has successfully utilized the CM@Risk contract methodology previously on multiple projects involving renovations and new construction, including, the Eastway and Northern Regional Recreation Centers, MEDIC Headquarters and Northeast Community Resource Center. These projects were large, complex renovation projects that were time and budget sensitive.

Charlotte Mecklenburg Schools, Central Piedmont Community College and the City of Charlotte have also successfully utilized the Construction Management @ Risk methodology.

Project Description

The project will involve implementation and Construction Management for the replacement of two critical systems utilized in the Courthouse:

- 1. Removal and replacement of the existing Heating, Ventilation & Air Conditioning Control system for the entire building.*
- 2. Assessment, removal and replacement of the existing Access Control, Physical Security & Video Surveillance Systems.*

23-0737 MINUTES

Approve the following Meeting Minutes: January 27-28, 2022 Annual Retreat and March 28, 2023 Budget Public Policy

THIS CONCLUDED ITEMS APPROVED BY CONSENT

**Meeting Minutes
December 5, 2023**

23-0725 PULLED CONSENT ITEMS

Commissioners may remove agenda items from the Consent Agenda for a separate vote, to bring public awareness or to make comments. The following items were pulled and voted upon separately:

**23-0696 CONSTRUCTION CONTRACT - TOWNEPLACE SUITES BUILDING A & B
RENOVATIONS**

Motion was made by Commissioner Leake, seconded by Commissioner Altman, and unanimously carried, to award a construction contract to Ike's Construction, Inc. in the amount of \$2,300,200.

Background: This contract is for renovations to Building A and Building B at the former TownPlace Suites hotel property at 7805 Forest Point Blvd., purchased by the County for conversion to housing for older adults experiencing homelessness and for supportive housing. The renovations consist of upgrades to interior finishes, creating accessible bathroom facilities, administrative office space for Roof Above (Operator of the facilities) and replacement of existing mechanical and electrical equipment. Site improvements include creation of an outdoor gathering area and fencing with vehicular and pedestrian gates to secure the site.

This item was pulled by Commissioners Leake and Jerrell.

23-0698 CONSTRUCTION CONTRACT - CREW AND PROJECT UPLIFT RELOCATION

Motion was made by Commissioner Leake, seconded by Commissioner Altman, and unanimously carried, to award a construction contract to W.C. Construction, LLC in the amount of \$1,029,600.00.

Background: The CREW (Community Resources for Empowerment and Wellness) program provides services to clients with HIV and substance abuse issues. The Project Uplift program serves LGBTQ clients. These programs need to be relocated from Cottage C, located on the Billingsley campus, so that Cottage C can be renovated for the Department of Social Services' residential treatment unit. CREW and Project Uplift will move to a newly renovated second floor at 335 Billingsley Road. This renovation includes a new waiting room, reception desk, group education and counseling rooms, and offices for staff.

This item was pulled by Commissioner Leake.

**Meeting Minutes
December 5, 2023**

23-0706 GRANT APPLICATION - NC DHHS - WOMEN, INFANT, AND COMMUNITY WELLNESS SECTION FOR THE IMPROVING COMMUNITY OUTCOMES FOR MATERNAL AND CHILD HEALTH

Motion was made by Commissioner Leake, seconded by Commissioner Altman, and unanimously carried, to approve submission of a grant application to NC DHHS - Women, Infant, and Community Wellness Section for up to \$450,000 for the period of June 1, 2024 – May 30, 2026. The grant funding is to improve birth outcomes, reduce infant mortality, and improve health among children ages birth to five.

Background: The grant funding is to focus on three program aims: improve birth outcomes, reduce infant mortality, and improve health status of children ages 0-5. Mecklenburg County is requesting up to \$450,000 of grant funding to implement the following evidence-based strategies:

Improving preconception and interconception health; 2. Improving access to doula services; 3. Focusing on 10 successful steps for breastfeeding; and 4. Implementing and supporting the Positive Parent Program (Triple P).

The application deadline is December 20, 2023.

This Item was pulled by Commissioners Leake and Jerrell.

23-0709 CENTRAL PIEDMONT COMMUNITY COLLEGE CAPITAL ORDINANCE AMENDMENT

Motion was made by Commissioner Leake, seconded by Commissioner Altman, and unanimously carried, to approve an amendment to the 2018 Central Piedmont Community College (CPCC) Capital Ordinance re-allocating 54,019.50 of unused budget from the Advanced Technology Center project (ATCC) to the Terrell Campus Renovation and Expansion project (TRRE).

Background: This amendment of the 2018 CPCC Capital Ordinance will re-allocate \$54,019.50 of unused budget from the Advanced Technology Center project (ATCC) to the Terrell Campus Renovation and Expansion project (TRRE) where additional funds are needed.

This Item was pulled by Commissioners Leake and Jerrell.

Meeting Minutes December 5, 2023

MECKLENBURG COUNTY, NORTH CAROLINA FY 2018 AUTHORIZATION CENTRAL PIEDMONT COMMUNITY COLLEGE FACILITIES APPROVED IN NOVEMBER 5, 2013 REFERENDUM CAPITAL PROJECT ORDINANCE

The following ordinance was offered as an amendment to and restatement of April 1, 2014, *FY2015 Authorization Central Piedmont Community College Facilities*; December 1, 2015, *FY 2016 Authorization Central Piedmont College Community College Facilities*; June 22, 2022, *FY 2017 and 2018 Authorizations Central Piedmont Community College Facilities*; All Approved In November 5, 2013 *Referendum Capital Project Ordinance* by Commissioner _____ who moved its adoption:

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MECKLENBURG COUNTY, NORTH CAROLINA, THIS THE 5th Day of DECEMBER 2023

Section I. That for the purpose of providing funds, together with any other available funds, for the following projects:

Giles Science Building Renovation (\$5,250,000)
Cato Campus Phase 3 (\$23,000,000)
Land (\$4,400,000)
Harper Campus Phase 4 (41,250,000)
Levine Campus Phase 3 (\$31,100,000)
Basic Skills Literacy Center (\$56,100,000)
Central Campus @ Charlottetown Ave. (\$25,250,718)
Terrell Renovation and Expansion (\$31,061,500)
Hendrick Automotive Expansion (\$3,315,000)
Advanced Technology Center Renovation (\$32,778,000)
Merancas Campus Phase 4 (\$26,500,000)

Including the acquisition and construction of new facilities, the improvement and expansion of existing facilities and the acquisition and installation of furnishings and equipment and the acquisition of interests in real property required therefore, \$280,005,218 is hereby appropriated.

Section II. That it is estimated that the following revenues will be available during the construction period to meet the appropriations in Section I, as set forth in the following schedule:

Proceeds from Sale of Bonds, Pay-As-You-Go/Other County Funds

2013-2014 fiscal year	\$4,036,500
2014-2015 fiscal year	16,643,500
2015-2016 fiscal year	17,759,000
2016-2017 fiscal year	45,791,888
2017-2018 fiscal year	82,908,634
2018-2019 fiscal year	66,169,488
2019-2020 fiscal year	46,696,208

Section III. That the Director of Finance is authorized from time to time to transfer as a loan from the General Fund or unspent bond proceeds in the Capital Projects Funds, cash in an amount necessary to meet obligations until such time as financing is arranged, at which time repayment will be made and the Director of Finance is authorized to sign the Declaration of Official Intent to Reimburse Expenditures as required by Internal Revenue Service regulations.

The motion to adopt the foregoing ordinance was seconded by Commissioner _____ and adopted by the following vote:

Ayes: _____ Noes: _____

**Meeting Minutes
December 5, 2023**

CPCC Facilities-Amend- Comprehensive Ordinance - 9-6-23 ref

Approved As To Form:

County Attorney

Ordinance recorded in full in Ordinance Book #52, Document #55.

**Meeting Minutes
December 5, 2023**

Note: Chair Dunlap returned to the dais at 8:14 p.m.

23-0710 REAL PROPERTY DONATION TO CHARLOTTE-MECKLENBURG BOARD OF EDUCATION(CMBE) AT HARDING UNIVERSITY HIGH SCHOOL

Motion was made by Commissioner Leake, seconded by Commissioner Altman, and unanimously carried, to approve Charlotte Mecklenburg Board of Education (CMBE) to accept a fee simple donation of parcel number 06111329 (+/- 2,483 square feet), from Frank H. Conner Jr, and Sunnyside Partners, that is adjacent to Harding University High School.

Background: CMBE is requesting approval to accept a fee simple donation of a small, triangular, undeveloped parcel (+/- 2,483 square feet), on the northeast corner of the Harding University High School property. The property will be donated from Sunnyside Partners and Frank Conner, Jr. The property contains .057 acres (2,483 SF), with approximately 113 feet of frontage on Alleghany Street. The 2023 County appraised value is \$3,700.

This item was pulled by Commissioner Leake.

23-0711 DECLINE RIGHT OF FIRST REFUSAL-CHARLOTTE-MECKLENBURG BOARD OF EDUCATION'S OLD BAIN SCHOOL BUILDING PROPERTY AT 11516 BAIN SCHOOL ROAD, TOWN OF MINT HILL

Motion was made by Commissioner Leake, seconded by Commissioner Altman, and unanimously carried, to decline Mecklenburg County's statutory right of first refusal on a portion of CMBE's 11516 Bain School Road property (+/- 4.45 acres), parcel number 19701146 to permit the sale of a portion of the property with the one-story, 52,600 square-foot building, to the Town of Mint Hill for a purchase price of \$998,000.

Background: The CMBE declared this parcel to be surplus property at the September 12, 2023, CMBE meeting. The CMBE property is currently zoned B-P DO-B (CD) and is located close to downtown Mint Hill. The surplus property will no longer be needed and CMBE proposes to sell a portion of the property, with the 52,600 square foot building, to the Town of Mint Hill for \$998,000.00. The Town proposes to use it as a community center. Upon declining the right of first refusal and final CMBE approval, CMS staff will comply with the procedures outlined in G.S160A-269 (negotiated offer, advertisement, upset bid).

North Carolina General Statute (NCGS) 115C-518(a) requires local boards of education to give local boards of county commissioners the first opportunity to acquire any school owned real

Meeting Minutes
December 5, 2023

estate that is proposed for disposal. To comply with this statute, CMBE is offering the above school district owned property to Mecklenburg County prior to conveying the property. By NCGS 115C-518(a), the County must decline its right of first refusal to any properties The CMBE intends to dispose of prior to it moving forward with conveyance to another entity.

The County's Asset and Facility Management Department has determined that the County does not need to acquire the subject property for any County-related operations and recommends declining the County's right of first refusal.

This item was pulled by Vice Chair Powell and Commissioner Leake.

23-0712 BILLINGSLEY MIXED-INCOME HOUSING OPTION AGREEMENTS

Motion was made by Commissioner Jerrell, seconded by Commissioner Leake, and unanimously carried, to authorize the County Manager to negotiate the terms and conditions and to execute two (2) Option Ground Lease Agreements and an Option to Transfer Agreement on a portion of tax parcels 15704104 and 15703417 (+/- 14 acres) for the Billingsley Mixed-Income Housing project with DreamKey Partners, Inc.

Background: County-owned property consisting of +/-14 acres in the Grier Heights neighborhood will be redeveloped for mixed-income housing consisting of rental and for-sale units. DreamKey completed pre-development activities, such as obtaining rezoning approval with the City of Charlotte and entered into a non-binding Memorandum of Understanding (MOU). DreamKey is applying for low-income housing tax credits with the North Carolina Housing Finance Agency (NCHFA) for the development of the site. In order to obtain tax credit financing DreamKey must demonstrate site control. Staff proposes the County enter into option agreements with DreamKey to demonstrate site control. There will be an option agreement to ground lease the land for multifamily rental apartment, and an option agreement to ground lease the land for the senior rental apartment, as well as an option agreement to transfer the land for the for-sale detached and attached single-family units. The option agreements will serve as the basis of the future Development Agreement between the County and DreamKey.

The County Manager will negotiate the option to ground lease agreements and the option to transfer agreement with DreamKey to include the following key terms:

This item was pulled by Commissioners Leake and Jerrell.

NOTE: Vice Chair Powell left the dais at 8:24 and returned at 8:28.

**Meeting Minutes
December 5, 2023**

23-0713 CONSTRUCTION MANAGER AT RISK - FACILITY BASED CRISIS CENTER

Motion was made by Commissioner Leake, seconded by Commissioner Jerrell, and unanimously carried, to authorize the County Manager to negotiate terms and conditions, including fees, and execute a contract for Construction Manager @ Risk services with JE Dunn for the Facility Based Crisis Center and in the event negotiations with this firm are unsuccessful, approve negotiations and contract execution with the alternate firm.

Background: A Construction Manager is needed to provide Preconstruction and Construction Management services during the design and construction phases of a Facility Based Crisis Center which will be a North Carolina Division of Health Service Regulation (DHSR) Licensed Facility. The new facility will have an observation unit and provide short-term behavioral health stabilization, treatment, and detoxification.

This item was pulled by Commissioner Leake.

23-0714 ARCHITECT SELECTION - MECKLENBURG COUNTY COURTHOUSE SECURITY IMPROVEMENTS

Motion was made by Commissioner Leake, seconded by Commissioner Altman, and unanimously carried, to authorize the County Manager to negotiate terms and conditions, including fees, and execute a contract for Architectural/Engineering Services with Moseley Architects for the Mecklenburg County Courthouse Security Improvements.

Background: An architectural firm is needed to design integrated security improvements to the Mecklenburg County Courthouse. The scope of services includes, but is not limited to, security planning, design, and construction administration for upgrades to and/or replacement of the access control, security & video surveillance systems.

This item was pulled by Commissioners Leake and Jerrell.

23-0717 ARCHITECT SELECTION – LATTA PLACE

Motion was made by Commissioner Jerrell, seconded by Commissioner Leake, and unanimously carried, to authorize the County Manager to negotiate terms and conditions, including fees, and execute a contract with Agency Landscape + Planning for Architectural/ Landscape Architectural/Engineering Services for Latta Place, and in the event negotiations with the

Meeting Minutes December 5, 2023

selected firm are unsuccessful, approve negotiations and contract execution with the alternate firm.

Background: Mecklenburg County is renovating Latta Place, a historic site located in Latta Nature Preserve. The project will include a new visitors center, restoration of historic structures, a new outdoor shelter, and an interpretive program. The County is selecting a consultant team for complete professional services including public engagement, design, construction documents, and construction administration.

This item was pulled by Commissioner Jerrell.

23-0720 CAPITAL RESERVE EXPENDITURE - GOLF COURSE REPAIRS - CHARLES T. MYERS GOLF COURSE, SUNSET HILLS, DR. CHARLES SIFFORD, AND HARRY L. JONES, SR. GOLF COURSE (PARK AND RECREATION)

Motion was made by Commissioner Leake, seconded by Commissioner Altman, and unanimously carried, to appropriate \$500,000 in available funds from the Public Golf Courses Consolidated Capital Reserve Fund (9002) to complete capital improvements and repairs at Charles T. Myers Golf Course, Sunset Hills, Dr. Charles Sifford, and Harry L. Jones, Sr. Golf Course.

Background: Fund structural and cosmetic repairs to the clubhouses, pump houses, cart barns and maintenance buildings at all the courses. Work will include, roof repair, water damage mitigation, drainage issues, electrical updates, subflooring work, new carpet, and new paint. A portion of the funds will also be used towards cart path repair at all the courses.

This item was pulled by Commissioners Leake and Jerrell.

Note: Commissioner Cotham left the dais at 8:33 p.m. and returned at 8:35 p.m.

23-0721 DUKE LIGHTING SERVICE CONTRACT - GREENWAY MAINTENANCE BUILDING

Motion was made by Commissioner Leake, seconded by Commissioner Jerrell, and unanimously carried, to appropriate \$500,000 in available funds from the Public Golf Courses Consolidated Capital Reserve Fund (9002) to complete capital improvements and repairs at Charles T. Myers Golf Course, Sunset Hills, Dr. Charles Sifford, and Harry L. Jones, Sr. Golf Course.

Background: Fund structural and cosmetic repairs to the clubhouses, pump houses, cart barns and maintenance buildings at all the courses. Work will include, roof repair, water damage

**Meeting Minutes
December 5, 2023**

mitigation, drainage issues, electrical updates, subflooring work, new carpet, and new paint. A portion of the funds will also be used towards cart path repair at all the courses.

This item was pulled by Commissioner Leake.

23-0729 ARCHITECT SELECTION - DEEP ENERGY RETROFIT DESIGNS FOR 8 FACILITIES

Motion was made by Commissioner Leake, seconded by Commissioner Jerrell, and unanimously carried, to authorize the County Manager to negotiate the terms and conditions, including fees and execute a contract with Gensler Architecture, Design & Planning P.C. and WSP USA Design I PLLC, respectively for architectural/engineering services for Deep Energy Retrofit designs for 8 facilities, and in the event negotiations with either of the selected firms are unsuccessful, to approve negotiations and contract with the alternate listed firm.

Background: Two architectural firms are needed for the design of Deep Energy Retrofits for up to eight projects total between the two firms. These services are needed to help achieve the energy goal set in the Environmental Leadership Action Plan to achieve net-zero carbon energy sources by 2035. Reducing energy and carbon use is a key component of achieving this goal.

This item was pulled by Commissioner Leake.

23-0726 COMMISSIONER REPORTS

Commissioners shared information of their choosing within the guidelines as established by the Board, which included, but not limited to, past and/or upcoming events.

ADJOURNMENT

Motion was made by Commissioner Meier, seconded by Commissioner Powell, and unanimously carried, that there being no further business to come before the Board that the meeting be adjourned at 8:55 p.m.

Kristine M. Smith, Clerk to the Board

George Dunlap, Chair