

PERSON COUNTY BOARD OF COMMISSIONERS
MEMBERS PRESENT

FEBRUARY 5, 2015
OTHERS PRESENT

Kyle W. Puryear

Heidi York, County Manager

David Newell, Sr.

B. Ray Jeffers

Brenda B. Reaves, Clerk to the Board

Jimmy B. Clayton

Tracey L. Kendrick

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The Board of Commissioners for the County of Person, North Carolina, met in recessed session on Thursday, February 5, 2015 at 5:30 pm in the City Council's meeting room at City Hall located at 105 S. Lamar Street, Roxboro. The purpose of the meeting was to meet jointly with Roxboro City Council to receive an update on the Senior Center's services, discuss the future Senior Center as well as to enter Closed Session per General Statute 143-318.11(a)(5) to consider the acquisition or lease of real property.

Person County Attendees:

Chairman Puryear, Vice Chairman Newell, Commissioners Clayton, Jeffers and Kendrick
County Manager, Heidi York
Clerk to the Board, Brenda Reaves

City of Roxboro Attendees:

Mayor Marilyn Newell, Mayor Pro-Tem William Davis, Council Members:
Henry Daniel, Sandy Stigall, Mark Phillips and Byrd Blackwell
City Manager, Stephen Steese
City Clerk, Trevie Adams
City Attorney, Nick Herman

Chairman Puryear called the meeting to order.

SENIOR CENTER'S SERVICES UPDATE:

Ms. Diane Cox, Executive Director of Kerr Tar Regional Council of Government (COG) provided the group an update related to her recommendation to the Region K Community Assistance Board for providing senior center services in Person County and the sites reviewed as possible options for temporary and/or permanent locations.

Ms. Cox stated the Senior Center is currently housed in a temporary location at the Perfect Venue (4,000 sq. ft.) since May 2014 located on Long Avenue when the former location at 121 Depot Street built in 1899 was determined to have structural problems that could cause a safety hazard in extreme weather conditions. Ms. Cox noted the senior center currently utilizes the County Office Building Auditorium and the Huck Sansbury gym for some of its activities noting the Perfect Venue did not have adequate space to accommodate all programming.

Ms. Cox told the group that her last update to the Board had included the issue with the Perfect Venue flooring in the congregate area noting that if it was not corrected by the time the current lease expires at the end of March 2015, the insurance carrier would not provide coverage. Ms. Cox stated she had met with the landlord and they have come to an agreement to fix the floor. The landlord would expense the materials and the Senior Center budget would absorb the labor associated with a total renovation of the floor to rid the buckling and have a level floor surface. Ms. Cox stated the agreement would include senior services remaining at the Perfect Venue for up to 24 months with no cost increase in rent. The current rent paid to the Perfect Venue monthly is \$1,700. Ms. Cox clarified that the lease has a 60-day out clause with proper notice noting they did not have to stay the full 24-months if a permanent location was secured.

Ms. Cox outlined the other sites visited in the county for consideration for the senior center facility whether temporary and/or permanent.

- a) 145 Weeks Drive (former Employment Security Commission office) – the asking rent per month is \$3,000; the additional rent over and above what is being paid currently would be \$31,200 for 24 months according to Mayor Newell; the owner would be willing to do minor renovations; last spoke to owner in December; available for lease and/or for sale.
- b) 211 S. Main Street, Person County Group Homes (PCGH), a non-profit with rent and/or purchase option; 4 levels with approximately 5,000 sq. ft. each level built in 1912 - lack of handicap and parking spaces in close proximity to the entrance; very large kitchen more than accommodated needs; could accommodate fitness not exercise programs; no elevator (estimated cost of a commercial elevator was \$150,000-\$175,000).
- c) Roxboro County Club – not a central location; flexible rent.
- d) PCGH Generations Daycare Center former site located on Professional Drive (owned by PCGH) walls are load bearing preventing modifications; layout had some space limitations.

Chairman Puryear noted the Board of Commissioners had made a motion at the recent Board Retreat to recommend to the COG staff to temporarily locate the Senior Center into the PCGH space until a permanent location was worked out.

Ms. Cox summarized stating her recommendation to the Region K Community Assistance Board would be to remain at the Perfect Venue based on the recent agreement so to avoid disruption of services with a condition that at the end of the 24 months, if a permanent location is not available, they will no longer manage senior services in Person County. Ms. Cox said the cost to relocate the program was \$7,000 and she and her staff preferred not to relocate to another temporary space and move again once a permanent location was determined.

Commissioner Jeffers asked Ms. Cox to address the desired and minimum space requirements keeping in mind the growing population of people age 65 and older projected for the next 20 years. Ms. Cox stated 4,000 sq. ft. was the minimum area to be eligible for funding. Ms. Cox stated the former site had space that was not able to be used noting they occupied approximately 8,000-10,000 sq. ft. and desired to have between 10,000-12,000 sq. ft. at the permanent location.

Commissioner Kendrick stated after hearing Ms. Cox's update, he supported her recommendation to keep the Senior Center at the Perfect Venue until such time a permanent location was decided noting the flexibility to use the 60-day out clause on the extended two-year lease.

FUTURE SENIOR CENTER:

Chairman Puryear stated he had asked his fellow commissioners to provide viable options for dialogue with the Roxboro City Council.

Chairman Puryear presented the following four options for discussion:

- 1) Renovation of the former Senior Center Building on Depot Street,
- 2) Demolition of the former Senior Center Building and new construction of a senior center on that site,
- 3) Sharing the Group Homes property at the corner of Main and Depot Streets, and
- 4) Acquiring and renovating the former Generations Childcare Center owned by the Group Homes on Professional Drive.

Commissioner Kendrick stated that the Generations Childcare Center option could be taken of the list due to Ms. Cox's comments related to walls are load bearing preventing modifications and the layout had some space limitations.

Commissioner Kendrick started discussions related to the PCGH property on Main Street as a viable option with room for expansion noting an elevator would be required. Roxboro's Fire Chief Torain noted the exits of the PCGH facility would need reviewed and a sprinkler system installed for assembly use.

Commissioner Jeffers advocated for a multi-use facility and to incorporate the recreation center with the senior center noting a savings to construction costs if built at the same time.

Commissioner Clayton asked Councilman Phillips to address the idea of Roxboro Community School's (RCS) involvement with a recreation center. Councilman Phillips stated RCS has benefited from using the County's facilities through a joint use agreement and that the RCS community has been fundraising to build their own gym. The group noted existing issues with traffic and parking related to RCS.

It was the consensus of the city officials that the desire to have the senior and /or combined facility with recreation be located in the Uptown area of Roxboro and for such facility to be consistent in appearance with the area.

Commissioner Kendrick stated his campaign for his election was to assist the seniors in locating to a suitable facility and that he opposed pursuing a new recreation center at this time.

Mayor Newell noted the primary focus was the Senior Center noting the issue related to the recreation center would be for the County to decide.

Chairman Puryear stated the goal of the joint meeting was to form a plan to put into place for the senior center location and he felt they have made progress. Chairman Puryear thanked City Council for hosting the joint meeting and thanked everyone who had attended the meeting.

Mayor Newell informed the audience that the two governing bodies would be entering closed session to consider the acquisition or lease of real property. Commissioner Clayton requested Ms. Cox to be permitted to attend the closed session to which City Council opposed.

CLOSED SESSION:

A **motion** was made by Commissioner Kendrick and **carried 3-2** to enter Closed Session per General Statute 143-318.11(a)(5) to consider the acquisition or lease of real property at 6:28 pm with the following individuals permitted to attend:

Person County Attendees:

Chairman Puryear, Vice Chairman Newell, Commissioners Clayton, Jeffers and Kendrick
County Manager, Heidi York
Clerk to the Board, Brenda Reaves

City of Roxboro Attendees:

Mayor Marilyn Newell, Mayor Pro-Tem William Davis, Council Members:
Henry Daniel, Sandy Stigall, Mark Phillips and Byrd Blackwell
City Manager, Stephen Steese
City Clerk, Trevie Adams
City Attorney, Nick Herman

Commissioners Clayton and Jeffers cast the dissenting votes.

A brief recess was held prior to Closed Session. The Closed Session was called to order at 6:35 pm.

Commissioner Newell requested to be excused from Closed Session at 6:54 pm. It was the consensus of the Board to excuse Commissioner Newell from the remainder of the meeting.

A **motion** was made by Commissioner Kendrick and **carried 4-0** to return to open session at 6:55 pm.

ADJOURNMENT:

A **motion** was made by Commissioner Kendrick and **carried 4-0** to adjourn the meeting at 6:56 pm.

Brenda B. Reaves
Clerk to the Board

Kyle W. Puryear
Chairman

February 5, 2015