

PERSON COUNTY BOARD OF COMMISSIONERS
MEMBERS PRESENT

DECEMBER 14, 2016
OTHERS PRESENT

Tracey L. Kendrick
Gordon Powell
Jimmy B. Clayton - ABSENT
Kyle W. Puryear
B. Ray Jeffers

Heidi York, County Manager
Brenda B. Reaves, Clerk to the Board

The Board of Commissioners for the County of Person, North Carolina, met in special session on Wednesday, December 14, 2016 at 1:45pm at the Total Fitness Center, Inc. facility located at 87 Semora Road, Roxboro, NC. The purpose of the meeting will be to tour the facility for the proposed Senior Center use of the space as well as to discuss the proposed renovation needs.

Chairman Kendrick called the meeting to order. Present for the special called meeting were Chairman Kendrick, Vice Chairman Powell and Commissioners Puryear and Jeffers. Commissioner Clayton was absent. Other attendees were County Manager, Heidi York, Assistant County Manager, Sybil Tate, Clerk to the Board, Brenda Reaves, General Services Director, Ray Foushee, Person County Senior Center Director, Maynell Harper, Kerr Tar Regional Council of Government Director, Diane Cox, Total Fitness co-owners, Brad and Scott Wesley. As asked by the County Manager, Person County Senior Center Director, Maynell Harper and Mr. Brad Wesley of Total Fitness led the group of attendees through all facilities at the site with Ms. Harper indicating the use of the space and the requested renovation improvements to enhance the Senior Center programming.

The first area viewed was the current fitness center. Mr. Scott Wesley identified for the group the pieces of equipment that were currently under lease; the leased equipment included two bikes and two treadmills, all of the True brand name. Ms. Harper indicated that one side of the fitness center had the types of equipment that would be used by the senior population with the other side having more serious, body building equipment that required spotters that she deemed inappropriate for the senior use. Ms. York noted that there were some county employees that would be interested in the more serious, body building equipment. Also included in the fitness area was a personal training area; there were a number of chairs that would not convey with the property due to the fact they were purchased with Silver Sneakers insurance programming funds.

The next area viewed adjacent to the fitness center, and formerly used as a photography studio, was tagged to be used for group fitness if there was not sufficient room in the fitness area and/or as a game room that may include billiards and Wii gaming according to Ms. Harper. Ms. Harper stated her request for a traverse area in this area for those seniors with limited mobility to improve accessibility and security noting her desire to have all doors be an exit only with the exception of the fitness area and the main entrance door so that the senior participants would be required to check in with the coordinators. Ms. York told the group that the area was compliant with ADA accessibility as is with the door entry. Mr. Foushee stated Mr. Dale Tillman from the Inspections Department advised to keep the stairwell as is and, if a traverse area was deemed appropriate, that a lift could be installed to the side of the stairway; the costs are not yet known for this type of traverse option.

The next area of the tour included a side room in the salon area that was large enough for crafts and/or painting activities. The area currently used as a salon was tagged to be used for large group classes, meetings, etc. Ms. Harper noted partitions to split the programming would be desired.

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The last space in the main building was formerly used as a realty offices to which Ms. Harper described individual offices for staff, a computer lab, and conference rooms. Ms. Harper noted the need for additional receptacles to be added in this area. Also, the county's part-time veteran's affairs staff, Mr. Richard Vining, would relocate his office to this area. The individual offices would provide private, confidential counseling. There were a couple of offices that the office furniture had been removed. Mr. Brad Wesley noted replacement desks would be put into those offices prior to the scheduled closing. The group then walked outside the main facility toward the separate building that is currently being used as a church. Mr. Foushee described the requested covered shelter that would connect the two buildings; a 20' extension with the same look with a 6' walkway that would extend approximately 30' toward the church building that would be 16' wide.

The church building has a main entrance and a side entrance. The side entrance and parking lot would be dedicated to the meals on wheels volunteers. Ms. Harper noted the church facility would be used for congregate lunch services with other activities and as a social hall. Mr. Brad Wesley indicated the additional white chairs and musical items would not convey to the county but the cushioned chairs that were set up in the main area would remain with the building. Ms. Harper showed the group the wall whereby they requested a modification to have a pass-through window as well as the current supply room that would be converted to a nutritionist office.

Ms. Cox and Ms. Harper indicated their desire for the county to take care of all outside maintenance and grounds noting the Senior Center would take care of the utilities and custodial needs. The group discussed a possible agreement for a set threshold related to the HVAC repairs to which Ms. York suggested sending a model agreement for review. Ms. York told the group the debt payment was not known at this time but that the county appropriated \$100,000 which is being used for rent subsidy and for a match for state and federal funding. Ms. Cox said that the Senior Center budget is between \$400,000 and \$500,000. Mr. Foushee told the group he was gathering three quotes for each item related to the requested modifications. Ms. York noted she would be working with Mr. Scott Wesley related to lease of the fitness area or any other space for a transition from the date of closing and up to three months, at a rental rate of \$5,000 per month, on a month to month basis with a two-week notice to vacate. Mr. Brad Wesley said the last day for the church to use the building is December 25th.

Ms. Harper confirmed that all space in the facility would be used all day, every day, in the evenings. She said with an aging community (60% of Person County's population is aging) that their programming was sure to expand. She indicated she often waived the pay to use facility fee to obtain the needed volunteers for her programming, i.e. fitness monitors and meals drivers.

ADJOURNMENT:

A **motion** was made by Chairman Kendrick and **carried 4-0** to adjourn the meeting at 2:50pm.

Brenda B. Reaves
Clerk to the Board

Tracey L. Kendrick
Chairman

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