

**MINUTES OF BOARD OF COUNTY  
COMMISSIONERS  
OF GUILFORD COUNTY**

Greensboro, North Carolina  
March 16, 2017

The Board of County Commissioners met in Closed Session at 6:50 PM, in the Bob Shaw Conference Room, 301 W. Market St., Greensboro, North Carolina; for the purposes of considering real property sale and/or acquisition, discussing the qualifications of an employee, and consulting with the County Attorney.

**PRESENT:** Chairman Jeff Phillips, presiding; Vice Chairman Alan Branson; Commissioners Hank Henning, Ray Trapp, Kay Cashion, Carolyn Q. Coleman, Alan Perdue, J. Carlvena Foster, Justin Conrad.

**ABSENT:** None.

**ALSO PRESENT:** Marty Lawing, County Manager; Mark Payne, County Attorney; Clarence Grier, Deputy County Manager; Robin Keller, Deputy Clerk to Board; Merle Green, DHHS Public Health Division Director; Rick Mosher, Property Management

**I. Call to Order**

Chairman Phillips called the closed session to order at 6:50 PM.

Merle Green, DHHS Public Health Division Director, was invited to join the meeting at 6:51 PM.

**II. Real Property Sale and/or Acquisition**

Marty Lawing, County Manager, introduced the matter of the Evans Blount clinic and shared the current lease holder has issued notice that he will not extend the lease. He stated the County would contract with the medical provider to continue using the space and County equipment.

Commissioner Trapp questioned if the lease holder would retain the name of the building.

Merle Green, DHHS Public Health Division Director, confirmed he would retain the name.

Commissioner Coleman questioned continued use of the equipment and service provisions, and asked if there would be a review of the quality of service.

Green reviewed the requirements for service provision.

Mark Payne, County Attorney, reviewed the contract with the provider and the termination clause.

DRAFT- SEALED

Green left the meeting at 7:00 PM.

### **III. Property Appraisals**

Rick Mosher, with Guilford County Property Management, was invited to join the meeting at 7:01 PM.

Mosher reviewed the appraisals for the EMS logistics facility property. He confirmed the property is under contract and all physical due diligence has been completed. Mosher stated the property is located on Horse Pen Creek Road and there are no outstanding contracts associated with the property at this time.

Vice Chairman Branson questioned the land concerns with EMS properties.

Mosher stated they were able to re-arrange the facility design to accommodate the land parcel.

Commissioner Coleman questioned if the County would move forward with a community meeting.

Chairman Phillips questioned if there were any rezoning requirements for the land.

Mosher shared there are no zoning requirements, and advised the board of the six (6) month timeframe to decide upon the property.

Lawing stated they will schedule a community meeting.

The Board discussed potential community meeting locations.

The Board discussed the appraisal the for the Animal Shelter.

Mosher noted several issues with the land, including a reversion clause.

Vice Chairman questioned the size of the parking lot.

Chairman Phillips reviewed a potential land sale option and a developer interested in the Animal Shelter site. He spoke to the benefits of the Horse Pen Creek area.

The Board discussed the pros and cons of moving the Animal Shelter to a new location.

Commissioner Cashion noted concerns raised by the Horse Pen Creek community.

Vice Chairman Branson questioned the topography of the Horse Pen Creek site and expressed concerns with the location.

Chairman Phillips shared a proposal presented by a contractor willing to build a shelter under contract, and then sell the facility back to the County.

DRAFT- SEALED

Mosher reviewed a site proposal located on Guilford College Road, and shared staff had conducted initial review of the property to get water/land/sewer information.

Commissioner Coleman questioned the surrounding properties near this location.

Mosher confirmed the current site would require connected to city water and sewer lines.

Commissioner Conrad spoke to the County's relationship with The Humane Society and discussed the potential for a partnership.

Chairman Phillips spoke to the cost savings associated with a builder constructing the facility and selling it to the County.

The Board discussed this option.

Chairman Phillips questioned the Board's direction and reiterated the poor conditions of the existing site and facility.

Commissioner Perdue spoke in support of the Guilford College site and noted its proximity to High Point.

Chairman Phillips noted the shelter receives fewer animals from High Point, as the citizens have a more active presence at the Davidson County Shelter.

Commissioner Perdue recommended developing call time models for each site and shared his interest in viewing information from response time trials.

Commissioner Conrad expressed his interest in receiving input from Drew Brinkley, Animal Shelter Director.

Commissioner Foster shared figures related to shelter visits by High Point residents.

Commissioner Coleman questioned the comparable figures for the Davidson County Shelter.

Commissioner Phillips requested time data for all sites as soon as possible.

Lawing sought guidance from the Board on approaching site owners on potential pricing options.

Commissioner Conrad requested staff collaborate with The Humane Society regarding shelter options.

Mosher left the meeting at 7:30 PM.

#### **IV. Consult with County Attorney**

Commissioner Coleman requested an update on the DSS matter.

DRAFT- SEALED

Chairman Phillips questioned if closed session was the appropriate venue for the topic.

Payne advised amending the motion to involve discussion regarding the qualifications of an employee.

Lawing provided an update regarding DSS clients impacted by reduced daycare funding. He reviewed the investigation of employees involved in the matter and discussed the results of the findings.

Commissioner Foster questioned the difference in recommendations for disciplinary action.

Commissioner Coleman expressed concerns with decisions made by Management.

The Board discussed its concerns with the DSS management staff.

Commissioner Coleman stated that employees should be held accountable at the same level regardless of position in the county.

Commissioner Perdue urged staff to include the identified issues in the employee performance measures.

Commissioner Foster expressed concerns regarding the impact to clients. She shared additional state funds would aid the County in recovering from the financial loss; however, clients are still losing access to benefits.

Commissioner Trapp shared that, despite the deficit in funding, the County must still provide childcare for children in the foster care program.

Commissioner Foster shared concerns that comments made DSS staff to the Board during previous closed sessions were not accurate.

Chairman Phillips noted the County is moving in a good direction.

Commissioner Cashion expressed concerns with the loss of confidence in staff if information provided is inaccurate.

Commissioner Coleman shared her advocacy within the community and noted respect must be maintained.

By unanimous consent the Board adjourned the closed session at 8:10 PM

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Jeffrey M. Phillips  
Chairman

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Robin Keller Clerk to Board