

**AGENDA**  
**UNION COUNTY BOARD OF COMMISSIONERS**  
**Regular Meeting**  
**Monday, December 3, 2007**  
**7:00 P.M.**  
**Board Room, First Floor**  
**Union County Government Center**  
**500 North Main Street**  
**Monroe, North Carolina**

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[www.co.union.nc.us](http://www.co.union.nc.us)

1. **Opening of Meeting – Richard Black, Interim County Manager Presiding**
  - a. Invocation - Rev. Scott Patterson
  - b. Pledge of Allegiance
  
2. **Election of Officers – Richard Black, Interim County Manager Presiding**
  - a. Chairman
  - b. Vice Chairman
  
3. **Oaths of Office**
  - a. Chairman
  - b. Vice Chairman
  
4. **Approval of Elected Officials' Bonds**
  - a. Sheriff \$ 5,000
  - b. Register of Deeds \$25,000

**ACTION REQUESTED:** Approve bond amounts
  
5. **Approval of Employees' Bonds**
  - a. Finance Director \$ 60,000
  - b. Tax Administrator \$ 60,000

**ACTION REQUESTED:** Approve bond amounts
  
6. **Informal Comments**

**ACTION REQUESTED:** No action required
  
7. **Additions, Deletions and/or Adoption of Agenda**

**ACTION REQUESTED:** Adoption of Agenda
  
8. **Consent Agenda**

**ACTION REQUESTED:** Approve items listed on Consent Agenda
  
9. **Appointments of Commissioners to Boards and Committees**

**ACTION REQUESTED:** Appoint Commissioner-Representatives to the Various Boards and Committees

10. **Carolinas Medical Center-Union**
  - a. Approval of the Following Projects in Amounts Exceeding \$500,000
    1. Emergency Department Expansion and Renovation Project
    2. Endoscopy Center Joint Venture Project

**ACTION REQUESTED BY CMC-UNION:** Approval of the above projects in accordance with the lease agreement with the County
11. **Tax Administrator - 2008 Reappraisal**
  - a. Order Adopting Final Uniform Schedule of Values, Standards, and Rules for the 2008 General Reappraisal of Real Property at True Value
  - b. Order Adopting Final Uniform Schedule of Values, Standards, and Rules for the 2008 General Reappraisal of Real Property at Its Present Use Value

**ACTION REQUESTED:** Adopt orders (2) which directs the Clerk to publish notice of said adoptions in a newspaper of general circulation for four successive weeks
12. **Set Date to Receive and Review Union County Public Schools' Capital Improvement Program 2008-2012**

**ACTION REQUESTED:** Schedule work session with expected duration of two and one-half hours
13. **Announcement of Vacancies on Boards and Committees**
  - a. Juvenile Crime Prevention Council (JCPC):
    - 1) District Attorney or Designee; 2) Substance Abuse Professional; 3) Two Persons under Age of 18; 4) Juvenile Defense Attorney; and 5) Member of the Business Community
  - b. Adult Care Home Community Advisory Committee
  - c. Farmers Market Committee (1 Member at Large)
  - d. Union County Home and Community Care Block Grant Advisory Committee (4 Vacancies as of December 7)
  - e. Nursing Home Advisory Committee

**ACTION REQUESTED:** Announce vacancies
14. **Interim Manager's Comments**
15. **Commissioners' Comments**

**CONSENT AGENDA**  
**December 3, 2007**

1. **Minutes**  
**ACTION REQUESTED:** Approve minutes
2. **Employees' Insurance \$100,000 Coverage**  
**ACTION REQUESTED:** Approve coverage amount
3. **Settlement of Workers Comp Lien**  
**ACTION REQUESTED:** Approve settlement and authorize County Manager to execute all necessary documentation
4. **Contracts Over \$5,000**
  - a. Cox and Company - Social Services Software Support Agreement
  - b. HomeCare Management Corporation - Contractual Employee Services for Social Services
  - c. Point Security, Inc. - X-Ray Equipment Service Agreement
  - d. Woolpert, Inc. - Jesse Helms Park Septic System Design Services
  - e. NC Department of Agriculture and Consumer Services - Grant for the Purchase of Large Disposal Bags for Pesticide Container Recycling Program
  - f. HDR, Inc. - Task Order #36, Amendment #2) Stormwater Plan Review, Technical Support and FEMA Review On-Call Related to Stormwater Ordinance and Design Manual
  - g. CIBER, Inc. - Software Update Programming Services Required for Real Estate Data Integration Project (REDIP)**ACTION REQUESTED:** Authorize Interim County Manager to approve contracts a-g
5. **General Services - Phase IV Government Center Renovations**
  - a. Change Order G-3 in the Amount of \$21,399.72 as Recommended by Architects  
**ACTION REQUESTED:** Authorize Interim County Manager to approve Change Order G-3

**UNION COUNTY  
BOARD OF COMMISSIONERS**

**ACTION AGENDA ITEM ABSTRACT**

**Meeting Date: December 3, 2007**

**Action Agenda Item No.   2**  
(Central Admin. use only)

**SUBJECT:** Election of Officers

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**DEPARTMENT:** Board of  
Commissioners

**PUBLIC HEARING:** No

**ATTACHMENT(S):**

**INFORMATION CONTACT:**

Richard Black  
Interim County Manager

**TELEPHONE NUMBERS:**

704-283-3810

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**DEPARTMENT'S RECOMMENDED ACTION:**

**BACKGROUND:** Election of Officers: Chairman and Vice Chairman

**FINANCIAL IMPACT:**

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**Legal Dept. Comments if applicable:** \_\_\_\_\_

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**Finance Dept. Comments if applicable:** \_\_\_\_\_

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**Manager Recommendation:** \_\_\_\_\_

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**UNION COUNTY  
BOARD OF COMMISSIONERS**

**ACTION AGENDA ITEM ABSTRACT**

Meeting Date: December 3, 2007

Action Agenda Item No. 3a & b  
(Central Admin. use only)

**SUBJECT:** Oaths of Office \_\_\_\_\_

**DEPARTMENT:** Board of Commissioners  
**PUBLIC HEARING:** No

**ATTACHMENT(S):** \_\_\_\_\_  
**INFORMATION CONTACT:**  
Richard Black  
Interim County Manager

**TELEPHONE NUMBERS:**  
704-283-3810

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**DEPARTMENT'S RECOMMENDED ACTION:**

**BACKGROUND:** Oaths of Office for Chairman and Vice Chairman

**FINANCIAL IMPACT:**

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**Legal Dept. Comments if applicable:** \_\_\_\_\_

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**Finance Dept. Comments if applicable:** \_\_\_\_\_

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**Manager Recommendation:** \_\_\_\_\_

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**AGENDA ITEM**

# 3a

MEETING DATE 12-3-07

**OATH OF OFFICE**  
**Chairman, Board of Commissioners**

I, \_\_\_\_\_, do solemnly swear that I will support the Constitution of the United States; so help me, God.

I, \_\_\_\_\_, do solemnly and sincerely swear that I will be faithful and bear true allegiance to the State of North Carolina, and to the Constitutional powers and authorities which are or may be established for the government thereof; and that I will endeavor to support, maintain and defend the Constitution of said State, not inconsistent with the Constitution of the United States, to the best of my knowledge and ability; so help me, God.

I, \_\_\_\_\_, do swear that I will well and truly execute the duties of the office of Chairman of the Board of Commissioners for the County of Union according to the best of my skill and ability, according to law; so help me, God.

\_\_\_\_\_  
\_\_\_\_\_, Chairman

\_\_\_\_\_  
Sworn to and subscribed before me  
this 3rd day of December, 2007.

AGENDA ITEM

# 36

MEETING DATE 12-3-07

**OATH OF OFFICE**  
**Vice Chairman, Board of Commissioners**

I, \_\_\_\_\_, do solemnly swear that I will support the Constitution of the United States; so help me, God.

I, \_\_\_\_\_, do solemnly and sincerely swear that I will be faithful and bear true allegiance to the State of North Carolina, and to the Constitutional powers and authorities which are or may be established for the government thereof; and that I will endeavor to support, maintain and defend the Constitution of said State, not inconsistent with the Constitution of the United States, to the best of my knowledge and ability; so help me, God.

I, \_\_\_\_\_, do swear that I will well and truly execute the duties of the office of Vice Chairman of the Board of Commissioners for the County of Union according to the best of my skill and ability, according to law; so help me, God.

\_\_\_\_\_  
\_\_\_\_\_, Vice Chairman

\_\_\_\_\_  
Sworn to and subscribed before me  
this 3rd day of December, 2007.

**UNION COUNTY  
BOARD OF COMMISSIONERS**

**ACTION AGENDA ITEM ABSTRACT**

Meeting Date: December 3, 2007

Action Agenda Item No. 4eddb

(Central Admin. use only)

**SUBJECT:** Approval of Elected Officials' Bonds

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**DEPARTMENT:** Board of  
Commissioners

**PUBLIC HEARING:** No

**ATTACHMENT(S):**

**INFORMATION CONTACT:**

Richard Black  
Interim County Manager

**TELEPHONE NUMBERS:**

704-283-3810

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**DEPARTMENT'S RECOMMENDED ACTION:** Approve Bond Amounts: Sheriff - \$5,000 and Register of Deeds: \$25,000

**BACKGROUND:**

**FINANCIAL IMPACT:**

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**Legal Dept. Comments if applicable:** \_\_\_\_\_

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**Finance Dept. Comments if applicable:** \_\_\_\_\_

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**Manager Recommendation:** \_\_\_\_\_

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**UNION COUNTY  
BOARD OF COMMISSIONERS**

**ACTION AGENDA ITEM ABSTRACT**

Meeting Date: December 3, 2007

Action Agenda Item No. 5a&b  
(Central Admin. use only)

**SUBJECT:** Approval of Employees' Bonds

**DEPARTMENT:** Board of Commissioners                      **PUBLIC HEARING:** No

**ATTACHMENT(S):** \_\_\_\_\_ **INFORMATION CONTACT:**  
Richard Black  
Interim County Manager

**TELEPHONE NUMBERS:** \_\_\_\_\_  
704-283-3810

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**DEPARTMENT'S RECOMMENDED ACTION:** Approve Bond Amounts: Finance Director - \$60,000 and Tax Administrator - \$60,000

**BACKGROUND:**

**FINANCIAL IMPACT:**

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**Legal Dept. Comments if applicable:** \_\_\_\_\_  
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**Finance Dept. Comments if applicable:** \_\_\_\_\_  
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**Manager Recommendation:** \_\_\_\_\_  
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Board Appointments

Board or Committee

Current Appointee

Appointee

UMRMC, Inc.(Board of Directors)

Chairman Pressley  
Vice Chairman Baucom

\_\_\_\_\_  
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Catawba River

Commissioner Mills  
Commissioner Lane

\_\_\_\_\_  
\_\_\_\_\_

Yadkin PeeDee

Vice Chairman Baucom

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Centralina Council of Gov.

Commissioner Openshaw

\_\_\_\_\_

Farmer's Market

Vice Chairman Baucom

\_\_\_\_\_

Fire Commission

Commissioner Mills

\_\_\_\_\_

Job Ready Partnership

Commissioner Lane

\_\_\_\_\_

Health Board

Chairman Pressley

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L.E.P.C. (Local Emergency Planning  
Committee)

Commissioner Mills

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Library Board

Commissioner Openshaw

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MEETING DATE 12 | 3 | 09

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1.	M.U.M.P.O. (Chairman or his appointee)	Chairman Pressley Vice Chairman Baucom (Alternate)	_____ _____
2.	Parks & Rec. Advisory	Commissioner Openshaw	_____
3.	Partnership for Children	Commissioner Lane	_____
4.	Piedmont Behavior. Health	Commissioner Mills	_____
5.	School Liaison	Commissioner Mills	_____
6.	U.C. Home & Community Care Block Grant Committee	Commissioner Openshaw	_____
7.	Carolinas Medical Center-Union Trustee Council	Vice Chairman Baucom	_____
8.	Criminal Justice Partnership	Commissioner Lane	_____
9.	Juvenile Crime Prevention Council (JCPC)	Commissioner Lane	_____
0.	Transportation Advisory Board	Commissioner Lane	_____
1.	Rocky River RPO	Chairman Pressley Vice Chairman Baucom (Alternate)	_____ _____
2.	Centralina Economic Development Commission (CEDC)	Vice Chairman Baucom	_____

Indigent Health Care Committee

Chairman Pressley

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**Carolinas Medical Center-Union**

**AGENDA ITEM**

**Emergency Department Expansion**

# 10a

**Request for Union County Commission Approval  
December 3, 2007**

MEETING DATE 12.3.07

Current Situation

CMC-Union's Emergency Department is undersized and, despite operational improvements made during the past several years, is no longer able to care for the number of ED patients in a timely and efficient manner.

There are four key factors contributing to the current situation and the need for this project.

1. Population Growth in Union County

Union County has been, and is projected to be, the fastest growing county in North Carolina. Union County's population grew 36% from 2000 to 2006, is projected to grow 21% from 2006 to 2012, and is projected to grow 26% from 2012 to 2020. The increase in population will continue to drive demand for emergency care.

2. ED Visit Growth and Utilization

ED visits have increased steady in recent years with a compound annual growth rate of approximately 4%.

	2003	2004	2005	2006	Forecast 2007
<b>ED Visits</b>	<b>39,998</b>	<b>39,042</b>	<b>41,968</b>	<b>44,950</b>	<b>46,020</b>
<b>Treatment Rooms</b>	<b>19</b>	<b>19</b>	<b>19</b>	<b>19</b>	<b>19</b>
<b>Visits/Room/Year</b>	<b>2,105</b>	<b>2,055</b>	<b>2,209</b>	<b>2,366</b>	<b>2,422</b>
<b>Recommended Visits/Room/Year</b>	<b>1,500</b>	<b>1,500</b>	<b>1,500</b>	<b>1,500</b>	<b>1,500</b>

American College of Emergency Room Physicians recommends an average of 1,500 visits per room per year. The ED has exceeded the recommended capacity for the past five years. Without increasing the number of ED treatment rooms, it will remain difficult to adequately serve the emergency care needs of Union County residents.

3. Existing Facility and Space Limitations

Several treatment rooms are divided by curtains which is not optimal for patient privacy. There is a lack storage space for equipment and supplies. The nurses' station and medication room are small and do not provide an optimal work area for physicians and staff.

4. Lack of Dedicated Radiology Equipment for ED Patients

The ED does not have dedicated radiology equipment. Patients needing CT, x-ray, or ultrasound procedures are routinely transported out of the department resulting in unnecessary treatment delays.

## Project Scope

CMC-Union plans to expand the ED from 19 to 34 treatment rooms, an increase of 15 treatment rooms. This project will enhance staff and physician work flows, and thus enhance the quality and efficiency of service provided to ED patients.

- The size of the ED will be increased from 11,500 sq. ft. to 29,000 sq. ft.
- There will be two state-of-the-art resuscitation rooms.
- Each treatment room will have a universal layout for equipment and supplies to be used for any patient at any time.
- Each treatment room will be equipped with cardiac monitoring equipment and computers with electronic medical records, allowing the nurses to spend more time with the patients at the bedside.
- The nurses' station will be centrally located and separated into four areas to support four clinical care teams. This team approach allows continuity of care for ED patients while maintaining efficient, high quality care.
- Dedicated and private space will be available to accommodate sexual assault victims and the growing volume of behavioral health patients.
- There will be ample storage and support space.
- The existing ED lobby will be renovated and the triage area will be expanded to expedite the patient flow through the ED.
- A 64-slice CT scanner, an ultrasound machine, and a digital x-ray unit will be located within the ED and dedicated to ED patients. Immediate access to these state-of-the-art imaging tools will enable the physicians to quickly diagnose and treat ED patients.

## Project Schedule

The ED will continue to serve patients without interruption 24 hours per day, 7 days per week throughout the duration of the project. The project will begin in January 2008 and will be completed in three phases:

Phase I – Site Preparation: January 2008 – April 2008

Phase II – Construct new ED: May 2008 – April 2009

Phase III – Renovate Existing ED: May 2009 – October 2009

## Project Cost

The project will be financed through bonds. The total capital cost will be \$21,330,323.

## Project Support

Over the past two years, CMC-Union ED physicians, ED nurses, administration, and support staff have been working closely with architects and planners to design this project. The layout and design of the new ED incorporates national best practices, while meeting local needs.

CMC-Union received conditional approval from the NC Certificate of Need Section on October 23, 2007 to proceed with this project. This project has been approved by CMC-Union's Finance Committee and Community Trustee Council.

We request approval from the Union County Commission to proceed with this important and strategic project.

Thank you for your continued support of Carolinas Medical Center-Union.

**Carolinas Medical Center-Union  
Endoscopy Center-Monroe, LLC**

AGENDA ITEM

# 106

MEETING DATE 12-3-07

**Request for Union County Commission Approval  
December 3, 2007**

Current Situation

Legislation passed in 2005 to permit physicians to license new endoscopy rooms, without a CON, outside the traditional hospital setting into doctors' offices.

- Interested endoscopists were required to submit an affidavit that the endoscopy rooms were either in operation or a building permit was completed.
- Each applicant was then required to have the endoscopy rooms accredited and operational by December 31, 2006.
- After December 31, 2006, new endoscopy rooms are subject to CON approval.

Competition, managed care and reimbursement pressures are forcing endoscopists to refer their patients to lower cost, freestanding endoscopy centers.

Project Scope

This joint venture entails the development of a separately licensed, freestanding Endoscopy Center located in Monroe, as follows:

*Name of Venture; Purpose:* Endoscopy Center-Monroe, LLC will own and operate an ambulatory surgical center consisting of two gastrointestinal endoscopy rooms located at 1321 East Sunset Drive, Monroe, NC.

*Parties:* Union Memorial Regional Medical Center, Inc. ("CMC-Union") and Carolina Digestive Health Associates, P.A. ("CDHA").

*Legal Structure:* Limited Liability Company, owned 60 percent by CMC-Union and 40 percent by CDHA. The ownership and management of Endoscopy Center-Monroe will be documented in an Operating Agreement.

*Governance:* Endoscopy Center-Monroe will have a Board of Managers with five members, three appointed by CMC-Union and two appointed by CDHA. The Board of Managers will have general oversight authority for Endoscopy Center-Monroe.

*Operations:* The day-to-day operations of Endoscopy Center-Monroe (including management, CRNA support, billing/collections, financial reporting and other necessary staffing) will be provided by the parties pursuant to Services Agreements to be entered into at closing.

*Capital Contributions:* Each party will contribute one licensed endoscopy room to the joint venture. Additionally, the parties will contribute equipment, furniture, fixtures and cash to the joint venture. CMC-Union and CDHA will contribute 60% and 40%, respectively, of total capital contributions (with the value of the contributed rooms determined by a third party appraiser).

*Closing:* Closing is anticipated to occur in December 2007.

Project Cost

CMC-Union's capital contribution is \$629,000 and will be funded from hospital operations.

Project Support

The NC Certificate of Need (CON) Section approved this project on April 30, 2007.

This project has been approved by CMC-Union's Finance Committee and Community Trustee Council.

We request approval from the Union County Commission to proceed with this important and strategic project.

Thank you for your continued support of Carolinas Medical Center-Union.



**UNION COUNTY  
BOARD OF COMMISSIONERS**

**ACTION AGENDA ITEM ABSTRACT**

Meeting Date: December 3, 2007

Action Agenda Item No. 11a  
(Central Admin. use only)

**SUBJECT:** Issue an order adopting the final Schedule of Values, Standards and Rules for the 2008 Reappraisal of real property at its true value.

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**DEPARTMENT:** Tax Administrator      **PUBLIC HEARING:** No

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**ATTACHMENT(S):**  
The order adopting the final uniform schedule of values, standards and rules for the 2008 general reappraisal of real property at its true value.

**INFORMATION CONTACT:**  
John Petoskey, Tax Administrator

**TELEPHONE NUMBERS:**  
704-283-3748

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**DEPARTMENT'S RECOMMENDED ACTION:** To adopt the final uniform schedule of values, standards, and rules for the 2008 general reappraisal of real property at its true value and to direct the Clerk to publish notice of said action in a newspaper of general circulation on December 5, 13, 20, and 27, 2007.

**BACKGROUND:** Actions being recommended are in compliance with GS 105-317.

**FINANCIAL IMPACT:** NA

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**Legal Dept. Comments if applicable:** \_\_\_\_\_

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**Finance Dept. Comments if applicable:** \_\_\_\_\_

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**Manager Recommendation:** \_\_\_\_\_

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**ORDER ADOPTING FINAL UNIFORM SCHEDULE OF VALUES,  
STANDARDS, AND RULES FOR THE 2008 GENERAL REAPPRAISAL  
OF REAL PROPERTY AT TRUE VALUE**

**WHEREAS**, pursuant to G. S. §105-286, Union County will reappraise all real property in accordance with the provisions of G. S. §105-283 and G. S. §105-317; and

**WHEREAS**, pursuant to the provisions of G. S. §105-317, the Tax Administrator for Union County has submitted proposed uniform schedules of values, standards and rules to the Union County Board of Commissioners; and

**WHEREAS**, the Board has caused to be published in a newspaper having general circulation in Union County a notice stating that the proposed schedules, standards and rules have been submitted to the Board of Commissioners and indicating the time and place of a public hearing on the proposed schedules, standards, and rules; and

**WHEREAS**, a public hearing was held at the appointed time and place; and

**WHEREAS**, the Board of Commissioners approves the final schedules, standards, and rules, and desires to adopt them by order pursuant to the provisions of G. S. §105-317.

**NOW, THEREFORE, IT IS HEREBY ORDERED BY THE UNION COUNTY BOARD OF COMMISSIONERS** that the final uniform schedules of values, standards, and rules are hereby adopted and approved for use in appraising real property at its true value as of January 1, 2008. A notice of this Order shall be published once a week for four successive weeks in a newspaper having general circulation in Union County. The final schedules shall be available for public inspection at the office of the Tax Administrator, Room 1H3, Historic Courthouse, 300 North Main Street, Monroe, North Carolina.

This 3<sup>rd</sup> day of December, 2007.

\_\_\_\_\_  
Kevin Pressley, Chairman  
Union County Board of Commissioners

Attest:

\_\_\_\_\_  
Lynn G West, County Clerk

Accepted:

\_\_\_\_\_  
John C. Petoskey, Tax Administrator

**UNION COUNTY  
BOARD OF COMMISSIONERS**

**ACTION AGENDA ITEM ABSTRACT**

**Meeting Date: December 3, 2007**

**Action Agenda Item No. 11b**  
(Central Admin. use only)

**SUBJECT:** Issue an order adopting the final Schedule of Values, Standards and Rules for the 2008 Reappraisal of real property at its present use value.

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**DEPARTMENT:** Tax Administrator                      **PUBLIC HEARING:** No

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**ATTACHMENT(S):**  
The order adopting the final uniform schedule of values, standards and rules for the 2008 general reappraisal of real property at its present use value.

**INFORMATION CONTACT:**  
John Petoskey, Tax Administrator

**TELEPHONE NUMBERS:**  
704-283-3748

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**DEPARTMENT'S RECOMMENDED ACTION:** To adopt the final uniform schedule of values, standards, and rules for the 2008 general reappraisal of real property at its present use value and to direct the Clerk to publish notice of said action in a newspaper of general circulation on December 5, 13, 20, and 27, 2007.

**BACKGROUND:** Actions being recommended are in compliance with GS 105-317.

**FINANCIAL IMPACT:** NA

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**Legal Dept. Comments if applicable:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Finance Dept. Comments if applicable:** \_\_\_\_\_  
\_\_\_\_\_  
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**Manager Recommendation:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ORDER ADOPTING FINAL UNIFORM SCHEDULE OF VALUES,  
STANDARDS, AND RULES FOR THE 2008 GENERAL REAPPRAISAL  
OF REAL PROPERTY AT ITS PRESENT USE VALUE**

**WHEREAS**, pursuant to G. S. §105-286, Union County will reappraise all real property in accordance with the provisions of G. S. §105-283 and G. S. §105-317; and

**WHEREAS**, pursuant to the provisions of G. S. §105-317, the Tax Administrator for Union County has submitted proposed uniform schedules of values, standards and rules to the Union County Board of Commissioners; and

**WHEREAS**, the Board has caused to be published in a newspaper having general circulation in Union County a notice stating that the proposed schedules, standards and rules have been submitted to the Board of Commissioners and indicating the time and place of a public hearing on the proposed schedules, standards, and rules; and

**WHEREAS**, a public hearing was held at the appointed time and place; and

**WHEREAS**, the Board of Commissioners approves the final schedules, standards, and rules, and desires to adopt them by order pursuant to the provisions of G. S. §105-317.

**NOW, THEREFORE, IT IS HEREBY ORDERED BY THE UNION COUNTY BOARD OF COMMISSIONERS** that the final uniform schedules of values, standards, and rules are hereby adopted and approved for use in appraising real property at its present-use value as of January 1, 2008. A notice of this Order shall be published once a week for four successive weeks in a newspaper having general circulation in Union County. The final schedules shall be available for public inspection at the office of the Tax Administrator, Room 1H3, Historic Courthouse, 300 North Main Street, Monroe, North Carolina.

This 3<sup>rd</sup> day of December, 2007.

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Kevin Pressley, Chairman  
Union County Board of Commissioners

Attest:

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Lynn G West, County Clerk

Accepted:

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John C. Petoskey, Tax Administrator

**NOTICE OF TWO ORDERS BY THE UNION COUNTY BOARD OF  
COMMISSIONERS ADOPTING THE FINAL UNIFORM SCHEDULE OF  
VALUES, STANDARDS, AND RULES FOR THE 2008 GENERAL  
REAPPRAISAL OF REAL PROPERTY AT ITS TRUE VALUE AND PRESENT  
USE VALUE**

NOTICE IS HEREBY GIVEN THAT on Monday, December 3, 2007, the Union County Board of Commissioners issued the two Orders set out below Adopting the Final Uniform Schedule of Values, Standards, and Rules for both the true value and present use value of property for the 2008 General Reappraisal. The schedules, standards, and rules to be used in the next scheduled reappraisal of real property in Union County have been adopted and are open to examination in the office of Tax Administrator, Room 1H3, Historic Courthouse, 300 North Main Street, Monroe, North Carolina. A property owner who asserts that the schedules, standards, and rules are invalid may except to the Order and appeal there from to the Property Tax Commission within 30 days of the date when this Notice of Order was first published. This Notice of Order(s) was first published on December 5, 2007, and thus the final date on which an appeal may be filed by a property owner is January 4, 2008.

**ORDER NUMBER ONE: ADOPTING THE FINAL UNIFORM SCHEDULE  
OF VALUES, STANDARDS, AND RULES FOR THE 2008 GENERAL  
REAPPRAISAL  
OF REAL PROPERTY AT TRUE VALUE**

**WHEREAS**, pursuant to G. S. §105-286, Union County will reappraise all real property in accordance with the provisions of G. S. §105-283 and G. S. §105-317; and

**WHEREAS**, pursuant to the provisions of G. S. §105-317, the Tax Administrator for Union County has submitted proposed uniform schedules of values, standards and rules to the Union County Board of Commissioners; and

**WHEREAS**, the Board has caused to be published in a newspaper having general circulation in Union County a notice stating that the proposed schedules, standards and rules have been submitted to the Board of Commissioners and indicating the time and place of a public hearing on the proposed schedules, standards, and rules; and

**WHEREAS**, a public hearing was held at the appointed time and place;  
and

**WHEREAS**, the Board of Commissioners approves the final schedules, standards, and rules, and desires to adopt them by order pursuant to the provisions of G. S. §105-317.

**NOW, THEREFORE, IT IS HEREBY ORDERED BY THE UNION COUNTY BOARD OF COMMISSIONERS** that the final uniform schedules of values, standards, and rules are hereby adopted and approved for use in appraising real property at its true value as of January 1, 2008. A notice of this Order shall be published once a week for four successive weeks in a newspaper having general circulation in Union County. The final schedules shall be available for public inspection at the office of the Tax Administrator, Room 1H3, Historic Courthouse, 300 North Main Street, Monroe, North Carolina.

**ORDER NUMBER TWO: ADOPTING THE FINAL UNIFORM SCHEDULE OF VALUES, STANDARDS, AND RULES FOR THE 2008 GENERAL REAPPRAISAL OF REAL PROPERTY AT PRESENT USE VALUE**

**WHEREAS**, pursuant to G. S. §105-286, Union County will reappraise all real property in accordance with the provisions of G. S. §105-283 and G. S. §105-317; and

**WHEREAS**, pursuant to the provisions of G. S. §105-317, the Tax Administrator for Union County has submitted proposed uniform schedules of values, standards and rules to the Union County Board of Commissioners; and

**WHEREAS**, the Board has caused to be published in a newspaper having general circulation in Union County a notice stating that the proposed schedules, standards and rules have been submitted to the Board of Commissioners and indicating the time and place of a public hearing on the proposed schedules, standards, and rules; and

**WHEREAS**, a public hearing was held at the appointed time and place; and

**WHEREAS**, the Board of Commissioners approves the final schedules, standards, and rules, and desires to adopt them by order pursuant to the provisions of G. S. §105-317.

**NOW, THEREFORE, IT IS HEREBY ORDERED BY THE UNION COUNTY BOARD OF COMMISSIONERS** that the final uniform schedules of values, standards, and rules are hereby adopted and approved for use in appraising real property at its present use value as of January 1, 2008. A notice of this Order shall be published once a week for four successive weeks in a newspaper having general circulation in Union County. The final schedules shall be available for public inspection at the office of the Tax Administrator, Room 1H3, Historic Courthouse, 300 North Main Street, Monroe, North Carolina.

This 3<sup>rd</sup> day of December, 2007.

Kevin Pressley, Chairman  
Lynn G. West, Clerk to the Board  
Of Union County Commissioners

Publish on: December 5, December 13, December 20, and December 27, 2007.



**UNION COUNTY  
BOARD OF COMMISSIONERS**

**ACTION AGENDA ITEM ABSTRACT**  
Meeting Date: December 4, 2007

**Action Agenda Item No.**   12    
(Central Admin. use only)

**SUBJECT:** Establish worksession to receive and review UCPS CIP \_\_\_\_\_

**DEPARTMENT:** Finance

**PUBLIC HEARING:** No

**ATTACHMENT(S):** \_\_\_\_\_

**INFORMATION CONTACT:**  
Kai Nelson

**TELEPHONE NUMBERS:**  
704.292.2522

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**DEPARTMENT'S RECOMMENDED ACTION:** Establish worksession of approximately 2 1/2 hours to receive and review UCPS CIP

**BACKGROUND:** The UCPS formally submitted their 2008-2012 Capital Improvement Program to County staff in September/October 2007. County staff has completed its review of the proposed program and is prepared to present the BOE's CIP and County staff's review.

It is expected that a worksession of approximately 2 1/2 hours will be required in order for the BOCC to gain a comprehensive understanding of the components of the capital plan.

**FINANCIAL IMPACT:**

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**Legal Dept. Comments if applicable:** \_\_\_\_\_

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**Finance Dept. Comments if applicable:** \_\_\_\_\_

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**Manager Recommendation:** \_\_\_\_\_

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**UNION COUNTY  
BOARD OF COMMISSIONERS**

**ACTION AGENDA ITEM ABSTRACT**

Meeting Date: December 3, 2007

Action Agenda Item No. 13a-e  
(Central Admin. use only)

**SUBJECT:** Announcement of Vacancies on Boards and Committees

**DEPARTMENT:** Board of  
Commissioners

**PUBLIC HEARING:** No

**ATTACHMENT(S):**

**INFORMATION CONTACT:**

Lynn G. West  
Clerk to the Board of Commissioners

**TELEPHONE NUMBERS:**

704-283-3853

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**DEPARTMENT'S RECOMMENDED ACTION:** Announce vacancies

**BACKGROUND:** Vacancies exist on the following Boards and Committees:

- a. Juvenile Crime Prevention Council (JCPC): District Attorney or Designee; Substance Abuse Professional; Two persons under age of 18; Juvenile Defense Attorney; and a Member of the Business Community
- b. Adult Care Home Community Advisory Committee
- c. Farmers Market Committee (1 Member at Large)
- d. Union County Home and Community Care Block Grant Advisory Committee (4 vacancies as of December 2007)
- e. Nursing Home Advisory Committee

**FINANCIAL IMPACT:**

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**Legal Dept. Comments if applicable:** \_\_\_\_\_

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**Finance Dept. Comments if applicable:** \_\_\_\_\_

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**Manager Recommendation:**

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**UNION COUNTY  
BOARD OF COMMISSIONERS**

**ACTION AGENDA ITEM ABSTRACT**  
**Meeting Date: December 3, 2007**

**Action Agenda Item No.** 8/2  
(Central Admin. use only)

**SUBJECT:** Employee Insurance \$100,000 Coverage

**DEPARTMENT:** Board of Commissioners                      **PUBLIC HEARING:** No

**ATTACHMENT(S):** \_\_\_\_\_ **INFORMATION CONTACT:**  
Richard Black  
Interim County Manager

**TELEPHONE NUMBERS:** \_\_\_\_\_  
704-283-3810

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**DEPARTMENT'S RECOMMENDED ACTION:** Approve coverage amount

**BACKGROUND:** \_\_\_\_\_

**FINANCIAL IMPACT:** \_\_\_\_\_

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**Legal Dept. Comments if applicable:** \_\_\_\_\_

**Finance Dept. Comments if applicable:** \_\_\_\_\_

**Manager Recommendation:** \_\_\_\_\_

**UNION COUNTY  
BOARD OF COMMISSIONERS**

**ACTION AGENDA ITEM ABSTRACT**

**Meeting Date: December 3, 2007**

**Action Agenda Item No.** 8/3

(Central Admin. use only)

**SUBJECT:** Settlement of Workers Comp Lien

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**DEPARTMENT:** Legal/Risk  
Management

**PUBLIC HEARING:** No

**ATTACHMENT(S):**  
None

**INFORMATION CONTACT:**  
Jeff Crook  
Keith Richards

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**TELEPHONE NUMBERS:**  
704-283-3673  
704-283-3663

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**DEPARTMENT'S RECOMMENDED ACTION:** Approve Settlement in the Stated Amount and Authorize County Manager to Execute All Necessary Documentation

**BACKGROUND:** An employee of Union County was injured in an accident that was not his fault while acting within the scope of employment. The employee has received Workers Compensation benefits in accordance with law, and he remains a productive employee of Union County. The employee has settled with the third party tortfeasor responsible for the accident, and pursuant to Workers Compensation law, Union County has a lien on the employee's recovery (for medical and indemnity expenses paid by the County on the employee's behalf) in an amount estimated at \$67,000. However, a judge may reduce to \$0 the payout pursuant to this lien, in his discretion. This matter was set for hearing in Superior Court on November 9, but the parties continued negotiations prior to hearing. During these negotiations, the parties reached a tentative settlement of \$40,000, subject to approval by the Board of Commissioners within 30 days. The County's Risk Manager and Staff Attorney recommend that the Board approve settlement in the stated amount. If the Board requires additional information regarding this matter, it may be necessary to discuss in closed session in order to protect information that comprises part of the employee's personnel file pursuant to G.S. 153A-98. Please contact Jeff Crook or Keith Richards with any questions.

**FINANCIAL IMPACT:**

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**Legal Dept. Comments if applicable:** \_\_\_\_\_

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**Finance Dept. Comments if applicable:** \_\_\_\_\_

\_\_\_\_\_

**Manager Recommendation:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Summary of Major Terms and Conditions

Vendor Name	Purpose	Payment Terms	Comprehensive Plans	Budget Amer
<b>Agenda Item - Contracts Over \$5,000 (List)</b>				
Cox and Company	Social Services software support agreement.	\$ 21,240 Annual amount (NTE)	Operating Budget – 2008	n/a
HomeCare Management Corporation	Contractual employee services for Social Services.	\$ 1,002,900 Annual amount (NTE)	Operating Budget – 2008	n/a
Point Security, Inc.	X-ray equipment service agreement.	\$ 7,020 Annual amount - Yr 1	Operating Budget – 2008	n/a
Woolpert, Inc.	Jesse Helms Park septic system design services.	\$ 15,969 Lump sum amount (NTE)	Capital Project Ordinance CIP2007	n/a
NC Department of Agriculture and Consumer Services	Grant for the purchase of large disposal bags for pesticide container recycling program.	\$ 1,200 Lump sum amount (Revenue)	Operating Budget – 2008	n/a
HDR, Inc.	Stormwater plan review, technical support and FEMA review on-call related to stormwater ordinance and design manual (TO#36, amendment #2).	\$ 25,000 Lump sum amount (NTE)	Operating Budget – 2008	n/a
CIBER, Inc.	Software update programming services required for REDIP (Real Estate Data Integration Project).	\$ 14,800 Lump sum amount (NTE)	Operating Budget – 2008	n/a

AGENDA # 8/40-9  
 MEETING DATE 12.3.07

**UNION COUNTY  
BOARD OF COMMISSIONERS**

**ACTION AGENDA ITEM ABSTRACT**

Meeting Date: 12/3/07

Action Agenda Item No. 8/5  
(Central Admin. use only)

**SUBJECT:** Recommendation for Approval of Change Order G-3 - Phase IV  
Government Center Renovations

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**DEPARTMENT:** General Services                      **PUBLIC HEARING:** No

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**ATTACHMENT(S):**  
Itemized Explanation of Changes from  
Ramsay Burgin Smith Architects

**INFORMATION CONTACT:**  
Barry Wyatt

**TELEPHONE NUMBERS:**  
704-283-3868

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**DEPARTMENT'S RECOMMENDED ACTION:**

1. Approve Change Order G-3 in the amount of \$21,399.72 as recommended by Ramsay Burgin Smith Architects.
2. Authorize the Interim County Manager to approve Change Order documents.

**BACKGROUND:** See attached explanation.

**FINANCIAL IMPACT:** Funding is available within the project budget which the Board approved in the 2006 CIP whose funding was authorized in the FY07 adopted budget.

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**Legal Dept. Comments if applicable:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Finance Dept. Comments if applicable:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Manager Recommendation:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



## **Change Order G-3 Phase IV Government Center Itemized Explanation of Changes**

**Item #1**

After construction had started the Registrar's Software Consultant shared additional requirements for his system. These requirements called for a cooled server room and additional cooling for the computer terminal room from high heat generating lazer printers. These additional requirments called for upsizing of ductwork and VAV boxes as weel as the addition of a VAV box. Some of this work had already been installed and had to be replaced.

Also included with this change are a couple of adjustments in HVAC for the Tax Assessor's Office that required a shift in ductwork and supplies.

**Cost \$21,399.72  
Added Days 0**

<b>TOTAL PHASE II G-2</b>	<b>\$21,399.72</b>
<b>TOTAL DAYS ADDED TO CONTRACT</b>	<b>0</b>

## CHANGE ORDER REQUEST

PROJECT: Union County Government Center-Phase IV  
 CONTRACT: Single Prime  
 CONTRACTOR: Morlando-Holden Construction, Inc.

COR #: \_\_\_\_\_ 13 Q  
 PROJECT #: \_\_\_\_\_ 9928  
 CONTRACTOR #: \_\_\_\_\_

### DESCRIPTION OF CHANGE:

Add for revised mechanical drawings dated October 9th after meeting on 11/7/07. This includes a quick ship price.

#### General Contractor Materials (Attach list with qty, item, unit \$, unit mh, total mh, OT mh, Total \$)

- |                        |              |
|------------------------|--------------|
| 1. Materials:          | \$0.00       |
| 2. Sales Tax (6.5%)    | \$0.00       |
| 3. Overhead and profit | \$0.00 (10%) |

<b>Materials Subtotal</b>	<b>\$0.00</b>
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#### General Contractor Labor (include time sheets if requested)

- |   |              |
|---|--------------|
| 4. Labor: Layout-Site Superintendent 0 hrs @ \$35/hr. | _____        |
| 5. Labor: Project Manager 0 hrs @ \$55/hr.            | _____        |
| 6. Payroll taxes and insurance @ 40%                  | _____        |
| 7. Overhead and profit.                               | \$0.00 (15%) |

<b>Labor Subtotal</b>	<b>\$0.00</b>
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#### General Contractor Equipment

- |   |          |
|---|----------|
| 8. Superintendent truck allowance (\$250 per month) |          |
| 9. On site computer (\$150 per month)               |          |
| 10. On site phone (\$75 per month)                  |          |
| 11. Dumpster  | \$400.00 |
| 12. Overhead and profit (15%)                       | \$60.00  |

<b>Equipment Subtotal</b>	<b>\$460.00</b>
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#### Subcontractors (includes quotes with material and equipment back up)

- |   |             |
|---|-------------|
| 12. Subcontractor: Mechanical Pricing         | \$18,381.00 |
| 12. Subcontractor: Quick ship DP-6 2 week     |             |
| 12. Subcontractor: Quick ship DP-6 7 day      | \$512.00    |
| 12. Subcontractor: Quick ship VF-1 3 day ship | \$174.00    |
| 13. Overhead and profit (5%)                  | \$1,525.36  |

<b>Subcontractor Subtotal</b>	<b>\$20,592.36</b>
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<b>Subtotal of Proposal</b>	<b>\$21,052.36</b>
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- |  |          |          |
|--|----------|----------|
| 14. Bonds ( 1.65% of subtotal of proposal) | \$347.36 | \$347.36 |
|--|----------|----------|

<b>TOTAL OF CHANGE PROPOSAL</b>	<b>\$21,399.72</b>
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Contractor's signature: \_\_\_\_\_  
 Date: November 12, 2007

Architect's signature: \_\_\_\_\_  
 Date: \_\_\_\_\_

Added number of days: 0 days