

**Ag Center Building Advisory
Committee**



Davie County Government
Center
154 Government Center Driv
Mocksville NC 27028 March
25, 2025
4:00 PM

MINUTES

**Davie County - Ag Center Building Advisory Committee
AG CENTER BUILDING ADVISORY COMMITTEE**

1. Call to Order - Brian Barnett

The meeting was called to order at 4:13 PM

2. Chair, Vice Chair and Secretary Delegation and Vote

Keith Beck nominated Arnold Weather to be named Chair; no other nominations were made. Keith Beck made a motion to appoint Arnold Weatherman as Chair. Chasity Robertson seconded the motion. All were in favor, and the motion passed.

Jonathan Annas nominated Jesse Ledbetter to be named Vice Chair; no other nominations were made. Keith Beck made a motion to appoint Jesse Ledbetter as Vice Chair. Chair Weatherman seconded the motion. All were in favor, and the motion passed.

Keith Beck nominated Karen Logan to be named Secretary; no other nominations were made. Keith Beck made a motion to appoint Karen Logan as Secretary. Chasity Robertson seconded the motion. All were in favor, and the motion passed.

3. Approval of Minutes

Arnold Weather requested that in the minutes from January 28, 2025, in item 4 under vision, the words "could provide direction for any possible grant money" be added after Steve Troxler.

Arnold Weather made a motion to adopt the amended minutes. Keith Beck seconded the motion. All were in favor, and the motion passed.

a. January 28, 2025

b. February 25, 2025

4. New Business

a. Development of the design of the facilities

Brian Barnett shared a guide from Colleen Church that was created in 2008. Keith Beck stated the first step would be to get a site map laid out with phases. Arnold Weatherman stated that he would try to get in touch with the staff from Yadkin County to get a list of what is in their agricultural center and the steps they took to get there.

b. Site Visits

May 6th was chosen as the date to go visit the Agricultural Centers in Randolph, Orange, Chatham, and Avery counties.

5. Old Business

a. Approval of By-Laws

Keith Beck made a motion to approve the by-laws. Arnold Weatherman seconded the motion. All were in favor, and the motion passed.

b. Approval of Mission and Value Statement

The approval of the mission and value statement was tabled until the April meeting.

c. Signage

Arnold Weatherman made a motion to move forward with the proposed signage design. Keith Beck seconded the motion. All were in favor, and the motion passed.

d. Website for the New Agricultural Center

Brian Barnett informed the committee that our IT department will be able to create a website when the time comes for this to be needed.

6. Discussion Items

The next meeting is scheduled for April 22nd; due to conflicting schedules, it was requested by Karen Logan to move the next meeting to April 15, 2025. All members agreed to this change.

7. Adjourn

At 5:23 PM, the meeting was adjourned.

AGRICULTURAL CENTER BUILDING ADVISORY COMMITTEE BY-LAWS

ARTICLE I - MEMBERS

The Advisory Members shall be appointed by the Board of County Commissioners and shall be 16 in number. Members shall serve 3-year, staggered terms and may serve 2 consecutive terms or until the completed construction of the Agricultural Center Project.

The Advisory Members should be representative of the geography and demographics of the County. Vacancies shall be filled by the Board of County Commissioners for the unexpired term of the member creating the vacancy.

ARTICLE II - OFFICERS

Officers of the board shall be elected annually by voice vote at the first meeting of the fiscal year, and shall be as follows: Chairman, Vice-Chairman, and Secretary.

The Chairman of the Board shall preside at all meetings, appoint all committees, authorize calls for any special meetings, and generally perform the duties of a presiding officer.

The Vice-Chairman shall, in the absence or disability of the Chairman, perform all the duties of the Chairman.

The Secretary of the Board shall keep a true and accurate account of all proceedings of the board meetings; shall assure minutes of each meeting are made a permanent part of the minute records.

The Davie County Manager and Davie County Commissioners serving on this board will be ex-officio non voting members.

ARTICLE III - MEETINGS

The regular meetings of the Agricultural Center Building Advisory Committee shall be held on the last Tuesday of every Month at 4:00 p.m. in the large training room of the Government Building located at 132 Government Center Drive, Mocksville NC 27028.

Special meetings may be called by the Chairman or upon written request of any member for the transaction of business stated in the call for the meeting.

ARTICLE IV- COMMITTEES

A subcommittee may be formed when the Chair of the Agricultural Center Building Advisory Committee deems it necessary and designates its purpose. It may be dissolved upon the completion of its tasks or at the pleasure of the Board.

The Chair of the Agricultural Center Building Advisory Committee shall appoint all committee members. Vacancies on committees may be filled by the Chair at anytime.

All actions by any subcommittees shall be recorded in written minutes of the committee meeting and shall include the exact wording of each motion and the result of each vote.

COMMITTEE QUORUM: A committee quorum is defined as a majority of the committee.

Notices of board meetings shall be issued through the Clerk to the Board of County Commissioners.

ARTICLE VI-ORDER OF BUSINESS

The order of business at the regular meetings shall be as follows:

Call to order

Minutes

Reports of the Committees

Old business

New business

Adjournment

ARTICLE VIII-AMENDMENTS

By-laws may be amended at any regular meeting of the board with a quorum present, by a unanimous vote of the members present, provided the amendment was stated in the call for the meeting. By-laws must be approved by the Davie County Board of County Commissioners.

Approved by the Agricultural Center Building Advisory Committee

Date: 3/25/2025

Approved by the Davie County Board of County Commissioners

Date:

Davie County Agricultural Center Proposal

The first phase of this project is to build a complex that would provide accommodations for the N.C. Cooperative Extension- Davie County Center, Davie County Soil and Water Conservation District, Davie County office of the NC Forest Service, and a 300-500 table-seated capacity auditorium or civic center. The second phase of this project is to add the amenities listed below.

This facility would be useable by all residents of the Davie Community, with revenue generated by rental of the auditorium space for private events. It would provide adequate parking and accessibility that can accommodate a farm truck and trailer.

The cost estimate provided was based off of work done by a former committee. Fuller Architecture completed the initial space study in 2008, and provided an updated estimated project cost in 2022 based off of the original space study.

Office and community facility needs include:

- a. 300-500 seat meeting/banquet room with ability to sub-divide
- b. Demonstration Kitchen
- c. Catering Kitchen
- d. Outdoor patio adjacent to facility
- e. Parking that is either separate or consolidated for main facility and amenities
- f. Multiple conference rooms separate from large meeting space
- g. Ability to have multiple users at same time, at least 3 groups
- h. Built in sound and projection system
- i. Simple stage

Amenities include:

- a. Livestock Show Facility (all types)
- b. Farmers Market/Open Air Event Shelter
- c. Demonstation Gardens
- d. Arboretum
- e. Antique Farm Equipment Museum

AG/CIVIC CENTER SPACE & USE REQUEST

September, 15 2008

<u>Dept</u>	<u>Space Description</u>	<u>width</u> feet	<u>length</u> feet	<u>area</u> sq. ft.
EXT	Office - CED	12	16	192
EXT	Office - 4-H	12	12	144
EXT	Office - FCS	12	12	144
EXT	Office - Horticulture	12	12	144
EXT	Office - Livestock	12	12	144
EXT	Office - 4-H Program Assistant	12	12	144
EXT	Office - Volunteer, 4-H	12	12	144
EXT	Office/Library - Master Gardener	16	16	256
EXT	Customer Reception Area	12	16	192
EXT	Secretarial Office Area (2)	12	24	288
EXT	Work Room (copier, postage, etc)	16	22	352
EXT	Ag. Lab/Sample processing	8	8	64
EXT	Meeting Room w/ divider	48	48	2304
EXT	Demonstration Kitchen	28	35	980
EXT	Meeting Room	28	28	784
EXT	Conference Room	20	30	600
EXT	Exercise Room	20	30	600
EXT	Library/Small Conference Room	20	20	400
EXT	Storage - tables & chairs	12	16	192
EXT	Storage - AV equipment	8	8	64
EXT	Storage - Publications	12	12	144
EXT	Storage - 4-H	12	16	192
EXT	Storage - FCS	8	12	96
EXT	Storage - Ag.	12	12	144
EXT	Storage - Secretary	12	12	144
EXT	Storage Equipment w/ outside access	12	16	192
EXT	Catering Kitchen - small mtg rooms	10	12	120
EXT	Washer & Dryer	8	8	64
EXT	Ice Machine/Freezer	8	8	64
EXT	Shower/Bathroom	8	12	96

EXT	Staff Restroom, Men	8	8	64
EXT	Staff Restrooms, Women	8	8	64
EXT	Staff Breakroom	12	12	144
EXT	Vending - staff & customer	8	12	96

Sub-Total EXT 9756

Gross Area Calculation (15%)

1463

Total NC Cooperative Extension

11219

FOR	Office - 2 Rangers	15	25	375
FOR	Storage - connected to office	15	6	90

Sub-Total FOR 465

Gross Area Calculation (25%)

116

Total NC Forest Service

581

S&W Office 1				1800
S&W Office 2				
S&W Office 3				
S&W Office 4				
S&W Office 5				
S&W Map Room				
S&W Storage - S&W				
S&W Conference Room				300

Sub-Total S&W 2100

Gross Area Calculation (15%)

315

Total Davie Co. Soil & Water Conservation District & NRCS

2415

GEN	500 Seat Meeting Room - divided	80	80	6400
GEN	Storage - tables & chairs	24	24	576
GEN	Foyer - large meeting room	40	40	1600
GEN	Stage, low - large meeting room	40	20	800
GEN	Catering Kitchen - large mtg room	12	36	432
GEN	Vending	8	12	96

Sub-Total CIVIC 9904

Gross Area Calculation (10%)

990

Total General Civic Areas

10894

GEN Outdoor Patio - large meeting room	24	80	1920
S&W Storage - Out Building			300
EXT Storage - Out Building			300
FOR Storage - Out Building			100
		OUTBUILDING	700

EXT NC Cooperative Extension
 FOR NC Forest Service
 S&W Davie Co. Soil & Water Conservation District & NRCS

Preliminary Building Cost Estimate:

Total NC Cooperative Extension	11219 SF
Total NC Forest Service	581 SF
Total Davie Co. Soil & Water Conservation District & NRCS	2415 SF
Total General Civic Areas	10894 SF
Total Building Area	25109 SF

HARD COST

Interior Heated Space	25,109 S.F. @ \$250.00 =	\$6,277,250
Sitework & Parking		\$ 350,000
SUB-TOTAL		\$6,627,250

SOFT COST

Furnishings/Equipmnet	?
Geo Tech Testing	\$ 15,000
Civil Engineering	\$ 20,000
Meeting Facility Video/Sound	\$ 75,000
Arch./ Struct./ PM&E Engineering Fees	\$ 463,000

TOTAL	\$7,200,250
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Davie County Agricultural Center

LOT SIGNAGE SCENARIOS



Summarizing **Design** Feedback

Discussion of initial
design proposals
highlighted:

- A **split preference** on design proposals between direction **A** and **B**
- **Green** as a color imperative
- **Less complex graphics** are important to keep visuals simple, especially when adding other logos
- Will be necessary to acquire proper **partner logos** (preferably vector files) before output
- Committee will work with appropriate staff to **finalize phone number** and **website**



Summarizing **Structure** Feedback

Discussion of initial **structure** proposals has solidified several fundamental insights:

- Interest in **re-usable** sign or a framework with potential to be **repurposed**
- Preference for **horizontal** versus vertical orientation
- **Possibility** exists for substrate to be a **replaceable vinyl banner**
- High likelihood of implementing a **V-shaped structure** for optimum visibility
- Need for signage to accommodate **partner and sponsor logos** in an area that can be modified or expanded as new organizations are added



Synthesizing the Feedback

Incorporating Key Takeaways into Next Steps



Recommendations for **Design** Next Steps

- Pursue graphic treatments as presented in design proposal B, which was simpler and incorporated fewer colors
- Request official logos from partner organizations that will appear on the signage
- Finalize content for signage

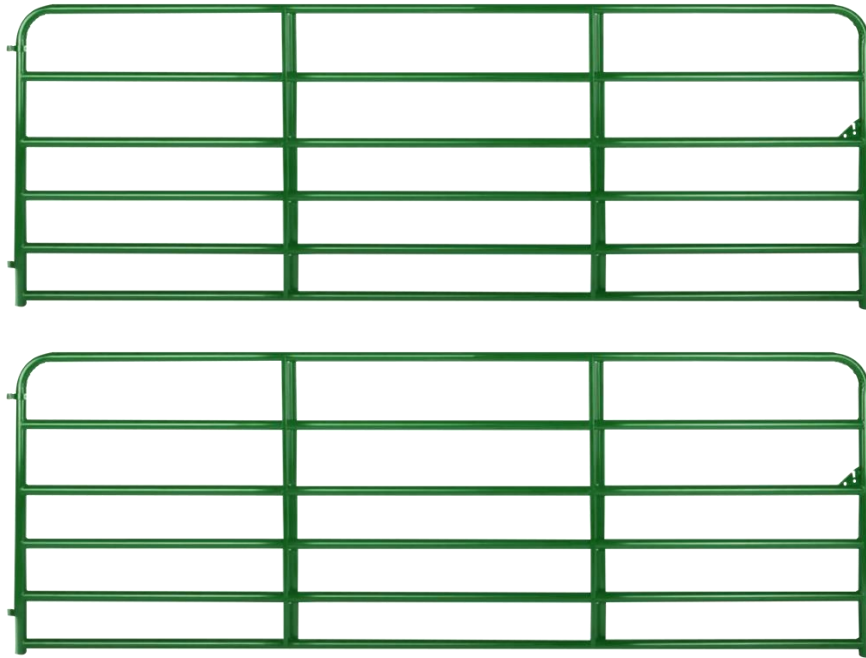


Recommendations for **Framework** Next Steps

- Explore vendors and options for conventional signage
- Review PDF of catalog from Image 360 for ideas on what's customarily available
- Meanwhile, explore less conventional alternatives that might also serve our objectives for signage



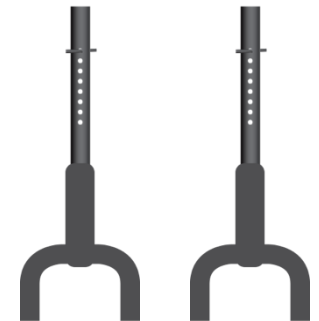
For example, a **farm gate framework**



(2) 12-ft. tube-frame farm gates
possibility for these to be donated



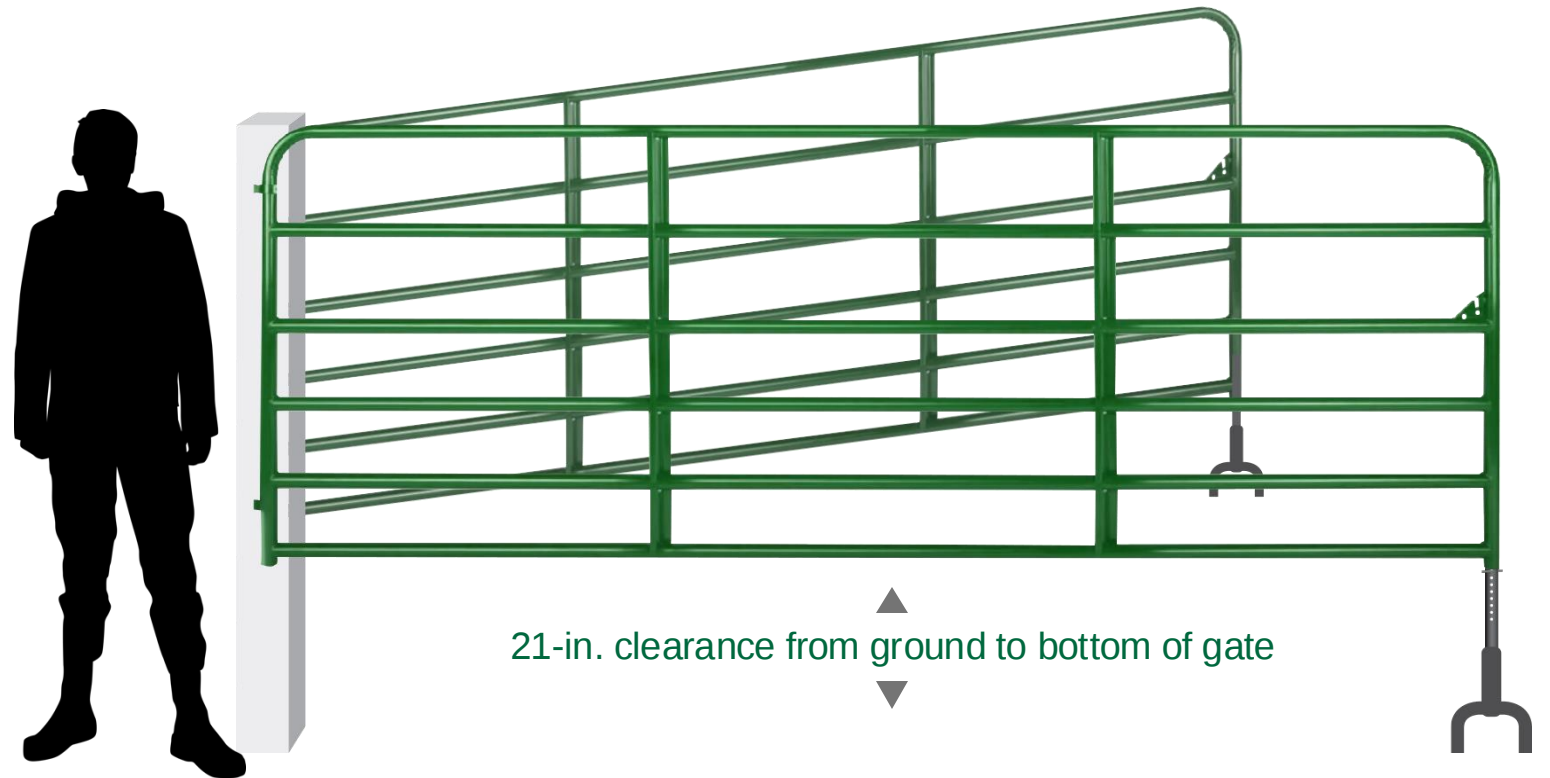
(1) gate post or plinth,
6-ft. above-ground height



(2) adjustable-elevation
gate anchors

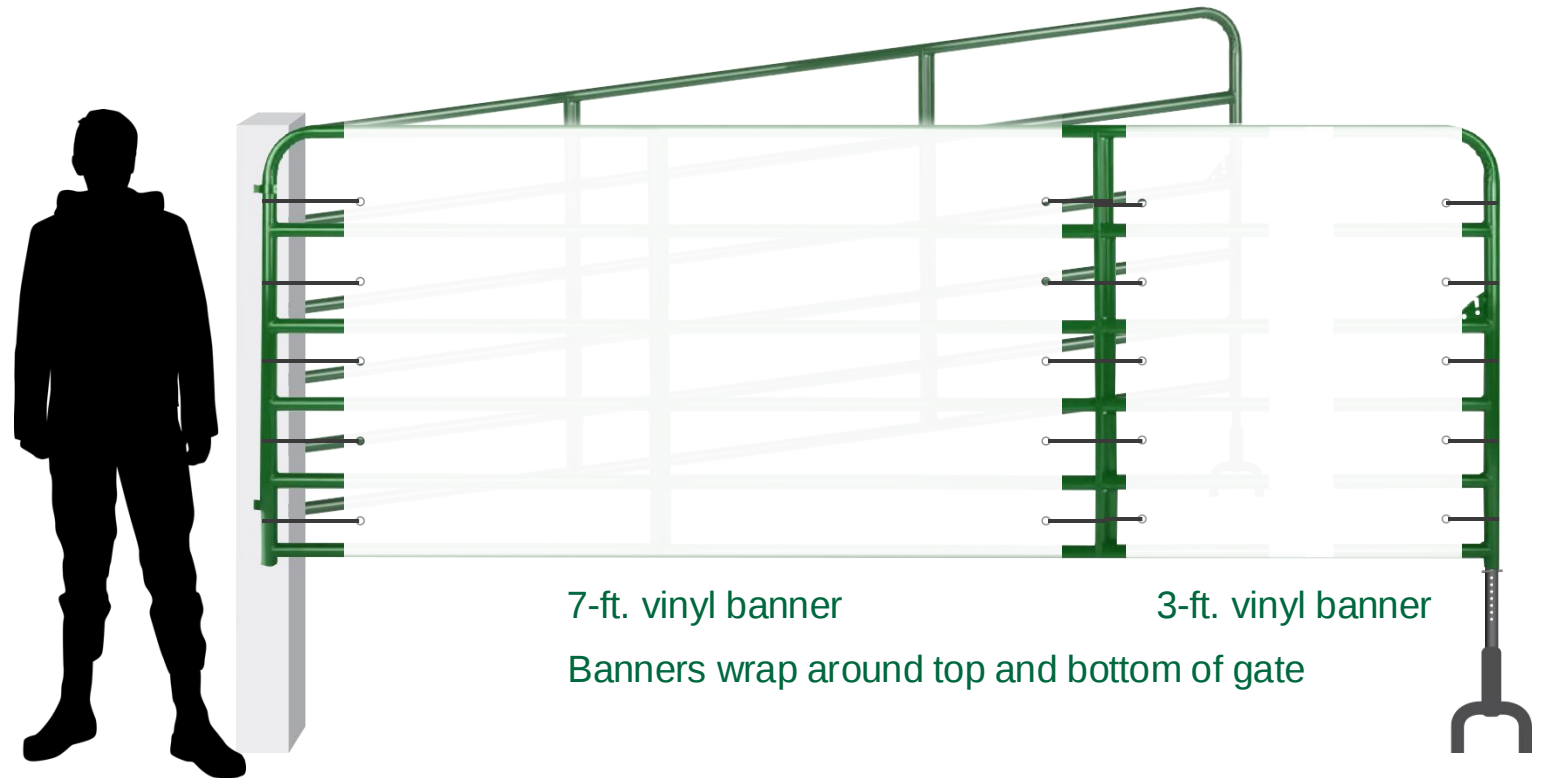


- An off-the-shelf option for self-construction of a banner signage framework
- No specialty installation
- Standard farm items, gates would be reasonable to request as a donations
- Gate hinges allow configuration in a V or wedge shape, and provide adjustability in sign angles
- Easily repurposed





- Structure would display 2 vinyl banners on each gate, for a total of 4 banners.
- Each gate, or "side" of the structure, would display:
 - a 7-ft. banner with announcement graphics
 - a 3-ft. banner for partner and sponsor logos, intended for ease of modification
- This yields a total visible display area on **each side** of **10 ft. x 4 ft.**, which is a substantial sign.





- Flexible
- Substantial
- Repurposable
- Thematically appropriate
- Easy to acquire and install
- Economical, demonstrating responsible use of community resources and donated funds





If funds permit, there is potential to enhance the post or plinth structure with simple graphics reflective of overall visual themes

**Ag Center Building Advisory
Committee**



2nd Floor Commissioners
Room
123 S. Main Street
Mocksville, NC 27028
January 28, 2025
4:00 PM

MINUTES

**Davie County - Ag Center Building Advisory Committee
Regular Meeting**

1. Call to Order - Brian Barnett

The meeting was called to order at 4:00 PM. Brian Barnett welcomed everyone and had each member introduced.

2. Adopt Agenda - Brian Barnett

3. Overview - Brian Barnett

Brian Barnett shared that the property location is off of Main Church Road and is a total of 65 acres.

He stated the ultimate goal for this committee is the completion of a new agricultural center.

- a.
 - Project Goal
 - Location of Property
 - Funding / MOUs

4. Vision - Brian Barnett

Jesse Ledbetter shared a vision and mission statement that he and his students came up with. Arnold Weatherman shared that he would like to see the FSA Office back in Davie County to bring into this facility. He believes that Steve Troxler could provide direction for any possible grant money that the County could apply for to begin construction.

Chasity Robertson shared a few ideas she has for fundraising events.

Benita Finney would like to see a sign at the property that states "Future Home of Davie County Agricultural Center".

Keith Beck stated that we need to advertise as much as possible to have the County become excited and want them to be involved. He would like to have everyone walk the property to see a bigger picture.

5. Next Steps - Brian Barnett

A master plan needs to be created to establish the amount of money that will be needed for

the project as a whole.

It was decided that the next meeting would be at 4:00 on the last Tuesday of February. A walk of the property will be done at this time.

- a. Committee Overall Interests

- b. Future Meeting Dates

6. Adjourn

The meeting was adjourned at 5:15 PM