

August 4, 2014

The Randolph County Board of Commissioners met in regular session at 6:00 p.m. in the 1909 Randolph County Historic Courthouse Meeting Room, 145 Worth Street, Asheboro, NC. Commissioners Holmes, Frye, Haywood, Kemp and Lanier were present. Dr. Bob Shackelford, RCC President, gave the invocation and everyone recited the pledge of allegiance.

Appointment of Clerk and New Deputy Clerk to the Board; Oaths of Office

On motion of Kemp, seconded by Frye, the Board unanimously appointed Amanda Varner as Clerk to the Board and Dana Crisco as Deputy Clerk to the Board.

Chairman Holmes administered the oaths of office to Ms. Varner and Ms. Crisco.

Special Recognition

Chairman Holmes recognized Ester Davidson as a Centenarian and presented her with a certificate of recognition.

Special Recognition: Governor's Volunteer Awards

Chairman Holmes and Sandi Rudzinski, Volunteer Center Advisory Board Chair, presented certificates of appreciation to the winners of the 2014 Governor's Award for Volunteer Service: Joe Buckner (Individual, Senior), Savannah Lenora Casey (Individual, Group, Youth, Faith-Based), Debbie Dennis (Individual, Governor's Medallion Award Recipient), Jeff James Douglas (Individual), Dr. Stuart Fountain (Individual, Senior), Charles Hartsell (Individual), Mac Kelly (Individual, Corporate/Business), Dean Sexton (Individual, Faith-Based), Marlis Stumps (Faith-Based). *Note: The volunteers were also honored at a County-sponsored reception just prior to the meeting.*

Recognition of Retiree

Paula Unrue, who retired on June 30th with 30 years of service to Randolph County Tax Department, was recognized by Tax Department Director Debra Hill, after which, Chairman Holmes presented Ms. Unrue with an engraved clock on behalf of the Board.

Recognition of Commissioner Candidates

Chairman Holmes introduced the three candidates vying for the seat he is vacating upon his retirement at the end of his term: David Allen, Elworth Cheek and Kyle Dixon.

Public Comment Period

Pursuant to N.C.G.S. § 153A-52.1, Chairman Holmes opened the floor for public comment. County Attorney Ben Morgan read aloud the Public Comment Rules of Procedure.

Janet Pate, 3901 Hillsdale Park Dr., Sophia, thanked the Commissioners for their willingness to attend and speak at the Randolph Tea Party meetings when invited.

Ms. Pate said that in the last four years she has not heard any organization thank the property owners [tax payers] for funding their organization when they receive funds from the County and she doesn't see them again until the next budget cycle when they return asking for more money. She said that the organizations need to understand that the property owners don't have the ability to come and request funding for no interest loans or money they don't have to pay back when

their heat pump breaks, their roof needs replacing or to fix a broken car. She said citizens make do and learn to budget and that was something that the organizations needed to learn to do.

Randy Orloff, 4318 Gray Bluff Ct., Greensboro, requested that the Board consider eliminating the use of the gas chamber at the animal shelter. He said that 90+ NC counties have found a way to handle all types of animals without injuries to workers and without using the gassing method.

Angie Allred, Archdale, stated that only eight counties in North Carolina still use the gas chamber at an animal shelter, proving that the process can be done safely. Ms. Allred said she sees that the Randolph County animal shelter does have a Facebook page, but she doesn't see an urgency to get the animals adopted and she encouraged the use of social media to network the animals. Ms. Allred offered to assist the shelter in taking the pictures of the adoptable animals and to sharing pictures and information about adoptable animals via email, websites and social media outlets.

Teresa Cagle, Asheboro, asked the Commissioners to stop the use of the gas chamber at the animal shelter.

Jon Nance, 3483 New Hope Church Rd, Asheboro, referenced the article in the Sunday, August 3rd edition of the *Courier-Tribune* covering prescription drug abuse. Mr. Nance said that the community needs to come together to recognize and address this problem. Churches, social clubs, and everyday people must make an effort to help and find alternatives to this destructive vice. He said we must find constructive alternatives and make them available by voluntary outreach. Mr. Nance said he felt like the biggest problem with the prescription drug abuse epidemic is that all those drugs are prescribed by medical professionals and that the drug supply is at the discretion of the pharmacy. Drugs are manufactured and distributed professionally and legally, but that it is totally preventable. He said any favorable drug policy must favor treatment over prosecution. Law enforcement must view this as a public health issue, not a criminal justice issue. He stated that a bigger jail will not ever cure the disease of addiction and the social ills it causes. Mr. Nance concluded by saying that it is a government controlled enterprise and government is pushing these drugs, and pushing them more than crack is being pushed, "perhaps to dumb down the population to accept tyranny like sheep."

Lynn Lancaster, Asheboro, stated that he spoke last month regarding the Randolph County Healthcare at MERCE and wanted to make some additional comments. He said that we are in troubled times with healthcare and that there are hospitals filing bankruptcy and some are even closing. He said that Medicare has been around since 1965 and Medicaid since about 1970. He stated that, "the Catholics have been doing healthcare to the indigent for centuries. Since they have been doing it longer, following their model that works, should be considered." He added that the Presbyterians, Methodists, Lutherans and Episcopalians also have a model that works and none of those use tax dollars.

Mr. Lancaster said that the Board might want to consider some questions to ask during the update from the Randolph Family Healthcare.

- If the clinic were to lose the hundreds of thousands of dollars it gets in grant monies each year, how would it make it?

- He said he would like to know the average profile of visitors to the clinic?
- What happened to their marketing plan they presented in December of 2011?
- Why did their revenues drop over the last two years?
- What happened to their business plan?
- Does the Board Chair and CEO use the clinic for themselves and their family as their healthcare provider? And if not, why not?
- How many of the Commissioners use the facility for health care?

Mr. Lancaster asked that no more tax dollars be spent on Randolph Family Healthcare.

Valinda Norton, 1335 Arrowwood Rd., Asheboro, stated that a lot of times the home owners get ignored, and should come out and complain more. She said that 90% of homeowners do not do a Schedule A tax form, so they get no county tax benefit of tax reduction. She said that 60% of property in the county is controlled by a landlord and that they could file a Schedule E form to claim a tax deduction for their property taxes and mortgages. Ms. Norton stated she has a degree in Accounting and that a business does not have to pay income taxes if they make a profit. She said that detail should concern us locally, because we will have to make up the difference at the local level.

Ms. Norton also has concerns with the fees the City of Asheboro has imposed on her monthly utility bill and questions about the County and City Noise Ordinances. She stated the ordinances declare no noise between 11 p.m. and 7 a.m. each day. She said that the trash companies are emptying dumpsters by 4:30 a.m. and waking up citizens. Chairman Holmes informed Ms. Norton that she should discuss any City of Asheboro topics with the City.

Ms. Norton asked that the County offer a complaint section on their website so people can come together on issues or similar causes.

Donna Lawrence, High Point, founder of Susie's Hope, a non-profit organization, said she feels that the gas chamber is abuse and the animals deserve the most humane way to die. She explained her view of the use of the chamber and asked the Commissioners to ban the gas chamber.

Tommy Pugh, Randleman, proposed that an ordinance for animal control be created and established in Randolph County, which other counties would want to model, where two or three transferrable vouchers go out in property tax bills for spaying and neutering. In addition, the County should make it compulsory to spay and neuter. Mr. Pugh said he feels this would cut the current budget at the animal shelter.

Approval of Consent Agenda

On motion of Lanier, seconded by Frye, the Board voted unanimously to approve the Consent Agenda, as follows:

- *approve Board of Commissioners regular meeting minutes of 7/7/14 and closed session meetings of 7/7/14 I, 7/7/14 II, 7/7/14 III, 7/7/14 IV, 7/7/14 V;*
- *unseal two sets of closed session minutes of 7/7/14(I and II);*
- *approve Budget Amendment #2 for Encumbrances, as follows:*

2014-2015 Budget Ordinance General Fund—Budget Amendment # 2	
Revenues	Increase
<i>Restricted Intergovernmental</i>	\$197,997
<i>Appropriated Fund Balance</i>	\$1,066,527
Appropriations	Increase
<i>Administration</i>	\$144,414
<i>Information Technology</i>	\$28,000
<i>Tax</i>	\$25,000
<i>Register of Deeds</i>	\$30,000
<i>Public Buildings</i>	\$105,593
<i>Sheriff</i>	\$234,417
<i>Emergency Services</i>	\$440,714
<i>Building Inspections</i>	\$40,549
<i>Planning & Zoning</i>	\$5,000
<i>Soil and Water</i>	\$5,500
<i>Other Economic & Physical Development Appropriations</i>	\$13,080
<i>Public Health</i>	\$14,490
<i>Social Services</i>	\$108,767
<i>Child Support Enforcement</i>	\$35,000
<i>Public Library</i>	\$29,000

- *reappoint Darrell Frye to the Piedmont Triad Regional Water Authority;*
- *rescind appointment of Carolyn Harris to Adult Care Home Community Advisory Committee;*
- *approve Proclamation designating August as National Zoo Month in Randolph County to commemorate the 40th Anniversary, as follows:*

*Proclamation Honoring the 40th Anniversary of the North Carolina Zoo
Asheboro, North Carolina*

WHEREAS, *in 1967, the North Carolina legislature created the NC Zoological Garden Study Commission to examine the feasibility of a state zoo; and*

WHEREAS, *the results of the study caused the formation of the North Carolina Zoological Society in 1968 with the goal of raising funds and public support for the zoo project; and*

WHEREAS, *in the same year, the state legislature created the NC Zoological Authority to oversee the project; and*

WHEREAS, *Randolph County was selected from six potential zoo sites following a two-year search by the zoo commission; and*

WHEREAS, *following site selection, 1,371 acres in Randolph County were donated to the state for the zoo, and construction began in 1972; and*

WHEREAS, *the North Carolina Zoo officially opened on August 13, 1974, with its first two animals being a pair of Galapagos Tortoises; and*

WHEREAS, *over the years, the North Carolina Zoo has grown and flourished to include over 2,000 acres housing more than 1,000 animals from more than 250 species; and*

WHEREAS, the North Carolina Zoo is the third largest tourist attraction in the state; and
WHEREAS, the North Carolina Zoo has 320 full-time employees who mostly live within Randolph County; and

WHEREAS, the North Carolina Zoo averages 740,000 visitors a year that generate more than \$150 Million annually in economic impact to the seven surrounding counties.

NOW, THEREFORE, BE IT PROCLAIMED that the Randolph County Board of Commissioners hereby acknowledges and celebrates August 2014 with the North Carolina Zoo on the occasion of its 40th anniversary and its celebration of “40 Wild Years.”

- approve Budget Amendment #3 for Cooperative Extension (4-H/FFA Livestock Show Program).

2014-2015 Budget Ordinance General Fund—Budget Amendment #3		
Revenues	Increase	Decrease
Miscellaneous Revenues	\$4,000	
Appropriations	Increase	Decrease
Cooperative Extension	\$4,000	

- appoint Betty Jo Armfield to the Randolph County Adult Care Home Community Advisory Committee for an initial one-year term.
- appoint Billy Brittain and reappoint Eddie Causey and Edith Reddick to the Guil-Rand Fire Department Commission.

Chairman Holmes read aloud the proclamation previously adopted in the Consent Agenda honoring the 40th Anniversary of the North Carolina Zoo.

Public Hearing and Adoption of Resolution for Economic Incentives for PetPro Resources

At 6:58 p.m., the Board adjourned to a duly advertised public hearing to receive public comments on the County's pending application on an economic development Building Reuse Grant for PetPro Resources.

Bonnie Renfro, President of Economic Development Corporation (EDC), said PetPro Resources, LLC is seeking to purchase, renovate and reuse the former Lucks/Seagrove Foods facility. She said that the company is owned by husband and wife, Mamdouh Darweesh and Peggy Baker, who both are experienced in the food and animal feed processing business, having owned and sold similar companies in Wisconsin. Mamdouh has just retired as the CFO for the Land O Lakes company.

Ms. Renfro said the client will invest \$5 million and plans to use NC grown agriculture products and poultry parts that will be dried, ground and then sold for use in animal feed. She stated that they have committed to create 38 new jobs within 18 months at an average annual wage of \$34,358 with health care benefits.

PetPro has requested assistance via a Building Reuse Grant. This NC Department of Commerce program assists communities in filling buildings made vacant by the closure or relocation of a business. Both commercial and industrial buildings are eligible and the EDC has successfully used this program in the past. The companies must commit to job creation within 18 months. The grant can provide up to 50% of eligible costs to repair or renovate a vacant building and the grant is made to a unit of local government. Ms. Renfro said in this case it would be on behalf of Randolph County and if the Board agrees to move forward, the grant would be administered through the County. The business must match the grant dollar for dollar.

The request is for \$380,000 to be used to offset some of the cost of installing a 500 kW roof mounted solar system at the plant. Ms. Renfro said the request comes because Seagroves does not have natural gas and the use of fuel oil for the heat process has the potential to contaminate the product. Use of electric power is a viable alternative but is very costly. The company can lower the electrical cost by use of the solar panels to partially offset their cost.

Ms. Renfro asked that the Commissioners consider administering the grant if it is approved, to fund a 5% required match in the amount of \$19,000 and authorize the County Manager to sign any documents necessary. She said that the decision would be made by an appointed Board that operates within the N.C. Department of Commerce and the award date would be August 21st.

The application has been submitted at the advice of the Commissioners given at the July meeting and a public hearing was set to formally consider the request.

Chairman Holmes called for public comments or questions and no one spoke. The public hearing was closed.

On motion of Kemp, seconded by Lanier, the Board voted unanimously to adopt a resolution authorizing the County to apply for a Building Reuse Grant on behalf of PetPro Resources in the amount of \$380,000, to fund a 5% required match from Randolph County in the amount of \$19,000, to administer the grant if approved, and to authorize the County Manager to sign said application and any other documents necessary for the implementation of this economic development project, as follows:

**RESOLUTION AUTHORIZING THE COUNTY OF RANDOLPH TO APPLY FOR AN
ECONOMIC DEVELOPMENT GRANT
ON BEHALF OF PETPRO RESOURCES**

WHEREAS, Section 158-7.1 of the North Carolina General Statutes authorizes a county to undertake an economic development project by extending assistance to a company in order to cause the company to locate or expand its operations within the county; and

WHEREAS, Randolph County is a local government located in one of the state's 85 rural counties and is eligible to apply for a Building Reuse Grant on behalf of a private company that commits to job creation and the reuse of a vacant building; and

WHEREAS, the Board of Commissioners of Randolph County has considered whether to apply for an economic development Building Reuse Grant from the North Carolina Department of Commerce Rural Division for an economic development project that will offset the cost of installing solar panels on the roof of the former Lucks / Seagroves Foods facility, located on US Highway 705 South, south of the Town of Seagroves, to generate power that can be used in their operation; and

WHEREAS the project will create 38 new jobs within 18 months at wages that average \$34,358 with health care benefits and will generate new investment of \$1,730,000 in real property within 18 months; and

WHEREAS, PetPro Resources is requesting a grant of \$380,000 from the NC Rural Center on behalf of the job creation commitment; and

WHEREAS, the Board of Commissioners of Randolph County has held a public hearing to consider whether to participate in this project; and

WHEREAS, the grant requires that the local government applicant commit to a match equal to 5% of the grant request (\$19,000) and to administer the grant upon award; and

WHEREAS, this economic development project will stimulate and stabilize the local economy, promote business in the County, and result in the creation of a significant number of jobs in the County; and

WHEREAS, the County has in its General Fund available revenues sufficient to fund this economic development project;

NOW, THEREFORE, BE IT RESOLVED that the Randolph County Board of Commissioners hereby approves the submission of an application for a Building Reuse Grant from the NC Department of Commerce on behalf of PetPro Resources, and authorizes the County Manager to sign said application and any other documents necessary for the implementation of this economic development project.

Public Hearing and Approval of Economic Incentives for Ambella Home Collection

At 7:02 p.m. the Board adjourned to second duly advertised public hearing to receive public comments on an economic development project grant match for Ambella Home Collection.

Bonnie Renfro, President of Economic Development Corporation (EDC), said that Ambella Home Collections, a Dallas, Texas-based furniture company, is seeking consideration of a Building Reuse Grant to locate and renovate a vacant building at 503 Aztec Drive in Archdale. They source their entire product from overseas producers and the project would create a new upholstery seating operation with 12 full-time employees. The average annual wage for the new jobs will be \$41,897 and total project investment is projected at \$1,055,781. The building is 47,700 square feet. It had been used for furniture manufacturing previously, but has been vacant for 20 months.

Ms. Renfro said that the City of Archdale met on July 2nd and approved the application. The cost of renovations is estimated at \$245,781. The company is seeking a grant of \$116,192 and the grant requires a 5% match. The match requirement would be \$5,810. When the City of Archdale met, they requested that the County consider 50% of the required grant match, a total of \$2,905.

Chairman Holmes called for public comments or questions and no one spoke. The public hearing was closed.

On motion of Frye, seconded by Haywood, the Board voted unanimously to approve providing 50% of the required grant match, for a Building Reuse Grant applied for by the City of Archdale on behalf of Ambella Home Collections, a total of \$2,905.

Update on Uwharrie Charter Academy

Mac Whatley, Chairman of Uwharrie Charter Academy Board of Directors, thanked the Board for an opportunity to present an update. He introduced Chief Education Officer Heather Soja and

Chief Curriculum Officer Rhonda Dillingham of the Academy. Today was the first day of their second year as a Charter School.

Mr. Whatley said that there are now three independent school systems recognized by the State of North Carolina in Randolph County. He said Uwharrie Charter Academy (UCA) is a public school with a private school attitude managed by a private board of directors. They receive only 80% of the funding given to traditional public school systems. They are not required to report to the Commissioners, but Mr. Whatley said he wanted to present an update and to explain how they spend their money. He said the School is audited on an annual basis and the audit is submitted to the Department of Public Instruction.

Mr. Whatley stated that in the prior school year they had 200 students in grades nine and ten and received \$4,700 per student, which is about 20% less than the State gives for the County and City school students. Charter schools are not given money for transportation, facilities or food. Initial start-up funding came from a \$200,000 loan from ten private individuals. These funds were primarily used to renovate the school's first home, the former Klaussner Furniture Industries showroom on Lewallen Street in Asheboro.

Additional information presented about UCA:

- Operates under a unique, modified year-round schedule
- Offers Year-long classes instead of semester block scheduling
- Emphasizes Project-based learning
- Focuses on Science, Technology, Engineering, Arts and Math
- Provides "Flex Days" for off-campus learning experiences
- Will expand to Middle grades based on community interest
- Employed 20 classroom teachers and 8 full-time staff last year
- 2013-2014 operating budget: \$1.19 million; finished with a surplus
- 2014-2015 proposed budget: \$2 million
- Relieves overcrowding at southwestern area schools
- Is purchasing land and building a new high school building at a cost of \$7.9 million near Pinewood Country Club since that is the area in which most of the students reside.
- Purchased two buses.

Chief Education Officer Heather Soja spoke, saying that they are beginning the 2014 school year with 20 full-time teachers, 29 employees, and have added 120 new students for a total of 320 students in UCA.

Ms. Soja said she is still amazed by the fact that they began, remodeled and equipped a building, and provided books and chrome books to each student with the initial \$200,000. She said they do have students from other counties and funding from the State filters through county governments, then out to local schools, which passes to UCA based on average daily membership.

Mr. Whatley said that Charter schools are required to take every student that signs up until they reach their limit and then a lottery will be used. In the year-round school schedule, instead of teacher workdays, they have Friday afternoons as their work day. Students attend for only a half-day on Friday.

Ms. Soja said she likes the autonomy of a Charter school; it allows staff to do what is best for the students.

Commissioner Frye inquired about their average pay. Ms. Soja replied that they gave a cost of living raise this year. They match or exceed the State pay and provide the same health and retirement benefits through the State.

Commissioner Frye asked if all their teachers are certified. Ms. Soja responded that not all are certified, due to the flexibility rule, and only 50% of teachers need to be certified in high school. She said that having a highly qualified person as a teacher is often the best option; certification doesn't make the teacher; you are a teacher at heart.

Commissioner Lanier asked about their sports programs. Ms. Soja said that as of July 1, they became members of the NC High School Athletic Association in an independent stage, but will be able to join a 1-A division in the region next year. Ranking is based on enrollment and having all four grades.

Rezoning Public Hearing

At 7:03 p.m., the Board adjourned to a duly advertised public hearing to consider rezoning requests. Hal Johnson, Planning Director, presented the following requests, and Chairman Holmes opened the public hearing for comments on each request and closed it before taking action.

DAVID PARRISH, Asheboro, North Carolina, is requesting that 5 acres (out of 14.3 acres) located at 4898 NC Hwy 49 South, Concord Township, be rezoned from RA to RIO-CD. Secondary Growth Area. Tax ID# 7619305548. The proposed Conditional District would specifically allow a landscaping contractors business in a proposed 70' x 80' building with an outside storage area as per site plan. James D. Cagle - Property Owner. The Planning Board reviewed this request at public meeting on July 8, 2014, and unanimously recommended that this request be approved. The Planning Board found the following policies within the 2009 Growth Management Plan that support determination of consistency with the adopted plan with this recommendation:

Policy 4.1 Provide for sites in Randolph County jurisdiction where rural commercial activity can locate with the goal of increasing economic activity, job creation, and the provision of services to the rural community.

Policy 4.3. Individual Rural Business or Highway Commercial rezoning decisions will depend upon the scale of the proposed development as it relates to the specific site and location weighed against impacts to adjoining rural land uses.

Board of Commissioner Resolution Adopting the Growth Management Plan, Policy #2. Recognize that growth management policies should afford flexibility to County boards and agencies that will enable them to adapt to the practical requirements often necessary for rural development.

David Parrish spoke in favor of his request and said that he had talked with the adjoining property owner, Ms. Ramona Shaw, and she has no problem with the request. He said it will be much like the previous location of his business on NC Hwy 49, which is just below this site.

On motion of Lanier, seconded by Haywood, the Board voted unanimously to approve the request of David Parrish, as determined consistent with the standards and policies contained within the Growth Management Plan and outlined in the recommendations provided by the County Planning Board.

KENT EMIRBAYER, HONEY LAND, LLC (Jellystone Park), Asheboro, North Carolina, is requesting that 97.80 acres located on Crestview Church Road, Grant Township, be rezoned from RR to CEO-CD. Municipal Growth Area. Tax ID# 7669254534. The proposed Conditional District would specifically allow a family-oriented RV resort campground and associated activities as per site plan. The Planning Board reviewed this request at public meeting on July 8, 2014, and unanimously recommended that this request be approved. The Planning Board found the following policies within the 2009 Growth Management Plan that support determination of consistency with the adopted plan with this recommendation:

Policy 1.7 Planning and development decisions should be based on the principle of promoting investment in Randolph County to expand employment opportunities while preserving and improving the quality of life for all county residents.

Policy 10.4 The County should recognize through land use decisions that properly designed development can co-exist along conservation areas, protecting our natural heritage and making Randolph County's quality of life sustainable.

Board of Commissioner Resolution Adopting the Growth Management Plan, Policy #2. Recognize that growth management policies should afford flexibility to County boards and agencies that will enable them to adapt to the practical requirements often necessary for rural development.

Mr. Hal Johnson stated that the conceptual plan would be developed in phases and allows for 75 initial sites and up to 197 spaces at completion of all the phases. This would be the largest campground of the four in the county and could initially employ up to ten people.

Jerry Johnson, 180 Crestview Church Rd., Asheboro, spoke in favor of the request. Mr. Johnson is the pastor of Crestview Wesleyan Church and wanted to speak on the character of the applicant and his family, stating that they are members of the church. He said the family is very involved in the community and making community improvements. He said that the Emirbayes have completed a lot of research on and have visited some of the Jellystone Park franchises. Mr. Johnson feels like it will be a good fit for Randolph County.

Rodney Tyler, owner of Village Printing, Asheboro, spoke on behalf of the Emirbayes, saying they would be an asset to the community. As a printer, Mr. Tyler has been involved in some of the Heart of NC publications and efforts to get "Heads in Beds" in Randolph County. He said he thought the campground would be a great way to get people to visit and spend money here. Mr. Tyler has visited the project and spent a day with Mr. Emirbayer and felt Mr. Emirbayer has a great plan to move forward.

Janet Pate, 3901 Hillsdale Park Dr., Sophia, spoke in favor and said she was glad they were not asking the taxpayers to fund this.

Valinda Norton, 1335 Arrowwood Rd., Asheboro, said she hoped the County was going to run water and sewer out to the site since it was done for the Zoo.

Kent Emirbayer, property owner, Asheboro, gave an overview of the phases. He said they plan to start in the fall and be open by summer 2015. He said the Jellystone franchise has many standards to meet and will be inspecting the process and repeat inspections after it is open.

Derrick Atwell, Asheboro, said he and his family own an RV and do travel to different places. He said he is excited about this project.

Lane Caudill, Asheboro, NC, asked about the buffer between his property and the campground. Mr. Emirbayer Hal Johnson explained the conceptual design that included additional buffers.

Charles Lewis, 2850 Zoo Parkway, Asheboro, said the neighbors have concerns about property value, land and tax value, increased traffic and litter. He also wanted to know if a needs assessment was completed based on the use of other campgrounds and whether another was needed. The infrastructure is their main concern and how it would affect the wells of surrounding properties.

Mr. Emirbayer responded that they have already addressed trash dumping that has been happening on the property and working to get it cleaned up. The campground is considering adoption of the highway for roadside clean up. In regard to the septic system, he said that they have to comply with state and local regulations for septic and well systems. They picked this property because it is large and has a lot of unused land to put in septic systems and wells.

On motion of Frye, seconded by Kemp, the Board voted unanimously to approve the request of Kent Emirbayer, Honey Land, LLC (Jellystone Park), as determined consistent with the standards and policies contained within the Growth Management Plan and outlined in the recommendations provided by the County Planning Board.

STRATA SOLAR DEVELOPMENT, LLC, Chapel Hill, North Carolina, is requesting that 51.99 acres (out of 101.33 acres) located at 2014 Naomi Road, Providence Township, be rezoned from RA to RIO-CD. Polecat Creek Critical Watershed. Rural Growth Area. Tax ID#7775137582. The proposed Conditional District would specifically allow a Solar Electric Power Farm as per site plan. Joseph F. Millikan - Property Owner. The Planning Board reviewed this request at public meeting on July 8, 2014, and unanimously recommended that this request be approved. The Planning Board found the following policies within the 2009 Growth Management Plan that support determination of consistency with the adopted plan with this recommendation:

Policy 2.11 The County should continue to encourage & promote “clean” industry within Randolph County.

Policy 3.9 Individual rezoning decisions within Rural Growth Areas will depend upon the scale of development, and the specific nature of the site and its location.

Policy 3.11 New rural industrial development shall be located in areas of the site that would lessen the impact to adjoining residential and agricultural lands.

Board of Commissioner Resolution Adopting the Growth Management Plan, Policy #2. Recognize that growth management policies should afford flexibility to County boards and agencies that will enable them to adapt to the practical requirements often necessary for rural development.

Mr. Johnson stated that this would be the fourth solar farm to be located in Randolph County. It would produce 9,280,000 kW, which is enough to supply power to 700-800 homes.

Gerry Dudzic, partner and the Chief Operating Officer of Carolina Solar Energy II, Durham, NC, and co-developer on this project with Strata Solar, said that he was speaking on behalf of the applicant. The solar farm has gone through all the pre application processes and received required approvals and certificates. He said that roughly 150 temporary employees would be hired to complete the installation. The project would have solar panels aligned in rows fixed to the ground with no moving parts, with a planned life expectancy of at least 30 years. The system would be continuously monitored and all of the medium and high voltage would run underground and eventually tie into the Duke Energy grid, to whom the electricity would be sold. He said Strata Solar has a 30-year lease with Mr. Millikan and there is a renewable 15-year contract with Duke Energy to purchase the energy.

Joe Millikan, property owner, said that he and his wife live on the same property. He said he has had meetings with the neighbors and the solar companies to allow everyone to have their questions answered. He said the site is fairly secluded and only two homes can see the site. He has researched other solar farms and visited some sites and talked to neighbors of existing ones.

Kenneth Couch, 2354 Naomi Rd., Franklinville, said he was fan of alternative energy and is excited about the possibility of it being created in his neighborhood and that it wouldn't affect traffic or the neighborhood.

Tammy Smith, 1511 Mamie May Rd., Franklinville, adjoining property owner on the east side of the property, questioned the buffer on the property and the life expectancy of the panels. Mr. Johnson replied with details of the buffer and Mr. Dudzic said that once the life of the panels ended, they would be extracted and the site would be planted in vegetation again.

On motion of Lanier, seconded by Kemp, the Board voted unanimously to approve the request of Strata Solar Development, LLC, as determined consistent with the standards and policies contained within the Growth Management Plan and outlined in the recommendations provided by the County Planning Board.

Recess

At 8:15 p.m., the Board took a recess.

Regular Meeting Resumed

At 8:32 p.m., the Board returned to regular session.

Chairman Holmes welcomed Ben and Nick Griffin from Boy Scout Troop 500, who were in attendance to meet the requirements of Boy Scout merit badges.

Update from Randolph Family Healthcare at MERCE

MiMi Cooper, Randolph County Public Health Director, thanked the Commissioners for allowing them to represent their board, the patients, and the staff of Randolph Family Health Care in presenting an update to the Commissioners and to say thank you for coming to their aid.

Ms. Cooper said that the facility used to be a free clinic inside the Health Department that saw patients who did not have insurance and could not pay. Doctors, dentists and nurses volunteered their time. It was initially thought that the clinic would help and heal quickly. Those who came, however, were adults who had chronic illnesses, needing long-term care and regular attention. This didn't match the care they provided and the clinic became overwhelmed with the needs. The facility, then known as MERCE, applied for and received a rural health care grant in order to see patients who had private insurance, Medicare and Medicaid. A new clinic was built at 1531 N. Fayetteville Street in Asheboro in the late '90s. In 2006, a dental office was built at 301 Brewer Street. In 2007, MERCE applied for and was approved to serve the community as a Federally Qualified Health Center. This meant they operate like any family practice, but there is a grant to make sure those patients who don't have insurance or an income high enough to pay for treatment can be seen on a sliding fee scale basis.

Teresa Shackelford, Executive Director of Randolph Family Health Care, said that along the way, they have hit some bumps that have been attributed to a history of poor financial management, but she was not placing blame on those who led before. When Ms. Shackelford took over, it was discovered there were IRS payroll tax issues and they were in a cash crisis. She said they begin to see some light at the end of the tunnel when their board asked them to pursue every option. In December 2011, they requested and received financial assistance from the City of Asheboro, Randolph County and Randolph Hospital to keep MERCE open and operating. Ms. Shackelford said during that time they prioritized their financial issues by working on getting their accounts payable current, trimming staff, and giving notice to several consultants who were not helping them move forward. They cut expenses in every way possible, resolved all of the tax issues, allowing them to move forward with a marketing plan. The marketing plan involves changing their name from MERCE, the free clinic name, to Randolph Family Health Care at MERCE, with plans to drop the MERCE within the next year. She said they then began to secure quality medical providers for their staff at a reasonable cost. After two years, they have one full-time dentist and four part-time medical doctors on staff. They have begun to market themselves as a full service medical provider.

Ms. Cooper said that the NC Tracks program has caused delays in payment and difficulty in sending in claims for every provider. To be compliant with the Affordable Medical Care Act the clinic has to have electronic medical records. There were issues with the new technology that put them behind in billing, but now they are current. She said they are operating in the black, but just barely. Ms. Cooper says she feels they are moving in the right direction.

Ms. Shackelford said that with the assistance from several sources they are breaking even, patients are getting quality care and the patients are paying according to their income. Randolph Family Health Care exceeded several of their national and state performance measures for the last quarter. They have seen a high number of patients who wouldn't get care elsewhere.

Ms. Cooper reminded the Commissioners that in the fiscal year 2013-14, the Health Department maternity clinic closed due to federal and state grants being cut. Ms. Cooper went to Randolph Family Health Care and informed them of the situation. Randolph Family Health Care took on the responsibility for maternity care for the indigent when the Public Health Department no longer had the funding. She said that having a healthy community improves the quality of life for everyone and Randolph County needs an organization like Randolph Family Health Care more than ever.

Ms. Shackelford thanked the Board for approving an option for their long-term budget planning at the July meeting.

Approval of Contract for Design of Emergency Services Headquarters and Commissioner Liaison

Paxton Arthurs, Public Works Director, stated that earlier in the year he presented a conceptual design narrative for the Emergency Services Headquarter project as well as an overview of the qualifications of the team of Little Diversified Architectural Consulting and Wright Architecture (Little/Wright) and since that time, the Board has approved the 2014-15 Budget with the intention that this project is to move forward. Mr. Arthurs said he had negotiated a proposal for continued design services with Little/Wright, which was included in the agenda packet for review. He advised that the total design fee Little/Wright proposed for this service came to \$881,370, which amounts to 8.8% of the \$10 million project budget and is fairly typical of a project of this nature. As is indicated in the document, this proposal would be an extension of an American Institute of Architects (AIA) contract, which is very flexible and could be stopped at any point if funds become exhausted (which is expected). Mr. Arthurs said that in order to fund this work, the County would need to postpone a couple of the expenses that were planned for this coming spring (two new ambulance replacements and an emergency notification system). He said that while both of these items are important, Emergency Services Director Donovan Davis has confirmed that they can be postponed until next year's budget so that the headquarters project can move forward. Mr. Arthurs said that these postponed expenses, will allow the County to progress with the design through the schematic and design development phase. Then, next year the County will be able to complete construction documents and bidding, which will be necessary to pursue financing. Mr. Arthurs presented an update of costs involved in the Emergency Services modernization plan, prepared by Finance Director Will Massie, which takes into account these changes and the expenses budgeted over six years.

Mr. Arthurs requested that the Commissioners award a contract to Little Diversified Architectural Consulting, Inc. in the amount of \$881,370 for design services related to the Emergency Services Headquarters Project.

Mr. Arthurs asked that, if approved, he would like for one of the Commissioner to serve as a liaison to the Building Committee. Although they would not be expected to attend all meetings, they will be notified and invited to all of them. In addition, Mr. Arthurs plans to provide regular status reports to the entire Board of Commissioners to keep them informed of the ongoing progress of this important project.

On motion of Frye, seconded by Haywood, the Board voted unanimously to appoint Commissioner Kemp as the liaison to the Building committee.

Commissioner Frye stated that there has been a lot of work done, but he still has questions about the process and the details of the contract. Chairman Holmes added that there were three options that had been presented and they had not made a decision on the details. Mr. Arthurs stated that at the planning retreat, the Commissioners made it clear that the budget was no more than \$10 million. He said once the contract is approved, they would meet with Little Diversified and narrow the scope of this project, and decide what to alter in order to keep within the budget. Mr. Arthurs said the final design would be the decision of the Commissioners.

Commissioner Kemp inquired about Little/Wright's experience in Emergency Service type buildings and if any other consultants were contacted. Mr. Arthurs stated that they are qualified and experienced in this type of project.

Chairman Holmes requested that the final design selection be made by the Board and before anything goes out to bid.

Commissioner Frye said he prefers to have a Commissioner involved and felt like a Commissioner should have been involved from the beginning and all of the Board more involved in the initial process.

On motion of Kemp, seconded by Lanier, the Board voted 4-1, with Frye opposing, to award a contract to Little Diversified Architectural Consulting, Inc. in the amount of \$881,370 for Design Services related to the Emergency Services Headquarters Project.

Approval of the Corrective Measures at Closed Landfill

Paxton Arthurs, Public Works Director, said that an advertised public information meeting was held June 19, 2014, at 6:00 p.m., in the meeting room at the Randolph County Office Building. This meeting was held because low concentrations of volatile organic compounds (VOCs) have been detected in groundwater samples at levels exceeding the state standards and requiring the County to inform the public of actions to be taken. The meeting was conducted by consultants with Golder Associates and its purpose was to acquaint the public with the technical aspects and results of the Nature and Extent Study (NES) and the Assessment of Corrective Measures (ACM) as well as to give the public an opportunity to ask questions.

Mr. Arthurs presented a PowerPoint and gave a brief overview of the history of this issue, as follows:

- The County had an active unlined sanitary landfill from 1973 to 1997, which accepted municipal solid waste (MSW) and construction and demolition (C&D) waste.
- The landfill stopped accepting MSW in 1997 in accordance with the deadline set by the NC Department of Environment and Natural Resources (DENR).
- The landfill was closed by capping with a compacted soil and synthetic cap.
- A monitoring system had been installed and continued to monitor the site.
- Low concentrations of volatile organic compounds (VOCs) were detected in groundwater samples at levels exceeding the state standards.

He said the options of potential corrective measures were identified by a two-part process to evaluate the effectiveness of potential corrective measures for remediating a release from the landfill.

Part 1 characterized the nature and extent of groundwater impacts. They characterize the geology and hydrology of the site and determine the extent of the groundwater impact. Data from samples indicated that the groundwater beneath the site is impacted by low concentrations of VOCs. Impacted groundwater occurs mainly west and north of the landfill and minor detections of VOC were found northeast and due east of the MSW landfill. Plume extents are limited less than 100 to 300 feet from the edge of the waste and no further migration is expected.

Part 2 evaluates the potential risk from the release and alternatives to remediate the release. Those corrective measures were identified as follows:

- Monitored Natural Attenuation
- In Situ Enhanced Bioremediation
- In Situ Chemical Oxidation
- In Situ Nano-scale Zero Valent Iron

Mr. Arthurs said the next step would be to submit a plan of action to the North Carolina Department of Environment and Natural Resources (DENR). Although the State has the final say on which method is chosen, this Board has the authority to recommend a plan of action.

He said that as an engineer and Director of Public Works, it was his advice that the Commissioners recommend Monitored Natural Attenuation as the preferred method of corrective action at the closed Randolph County landfill, with Enhanced Bioremediation as the back-up method. He added that Waste Management has included monitoring and the costs of continuing to monitor the closed landfill into their contract. The cost to the County would be the initial costs of the corrective action plan, the permit, and the construction cost of \$32-\$33,000.

On motion of Kemp, seconded by Lanier, the Board voted 4-1, with Haywood opposing, to approve the Monitored Natural Attenuation as the preferred method of corrective action at the Randolph County closed landfill, with Enhanced Bioremediation as the back-up method.

Groundbreaking for the Uwharrie Ambulance Base

Mr. Arthurs announced and invited everyone to the groundbreaking ceremony for the Uwharrie ambulance base site set for Wednesday, August 6, at the intersection of Strieby Rd. and High Pine Church Road at 1:30 p.m.

Approval of Additions to Health Fee Schedule

Mimi Cooper, Public Health Director, said that the Health Department sent two additional employees to Certified Rabies Vaccinator (CRV) training. Deana Norton and Jessica Black are now certified to vaccinate dogs and cats against rabies, as well as, Wesley Vann. The shelter has been vaccinating the adoptable animals in the shelter, but would like to offer to citizens the opportunity to vaccinate their pets for rabies before reclaiming if the pet had either been picked up running at large or after bite quarantine. Ms. Coopers said that it is not their intention to offer rabies vaccine for pets of the general public. The purpose is purely to protect public health by assuring that any animal that leaves the shelter is current on its rabies vaccine. She said it would lighten their load a bit in terms of prosecuting cases for failure to vaccinate. The Board of Health approved this fee of \$10 per shot at their July meeting.

Ms. Cooper said that every day there are animals that come into the shelter that they are confident are someone's much loved pet, but without identification, the likelihood of being reunited with their owner is slim. Offering microchip services at the shelter has been suggested by some area veterinarians. Ms. Cooper said that the County has an opportunity to partner with Homeagain, a pet microchip company, to offer this service at a reasonable fee. She proposed that they offer this service to customers who adopt animals from the shelter, as well as, to owners who reclaim their lost animals. Homeagain would perform the service, if desired. The Board of Health approved this fee of \$20 at their July meeting.

She requested that the Board of Commissioners approve these two fees and to be effective August 1st.

On motion of Haywood, seconded by Frye, the Board voted unanimously to approve the addition of the \$10 rabies vaccine fee and the \$20 micro chipping fees to the Health Department fee schedule, as requested, to be effective August 1.

Annual Report of the Historic Landmark Preservation Commission(HLPC)

Hal Johnson, HLPC Chairman, provided an annual update as required by the ordinance creating the Commission, which was adopted by the Board of County Commissioners on June 2, 2008.

Mr. Johnson stated that the HLPC website had 257,337 hits from May 2013-May 2014, averaging over 700 hits a day.

Mr. Johnson said that 20 local historic landmarks have been formally designated by the Randolph County Historic Landmark Commission and approved by the governing bodies of the participating local governments (three since last report). He provided a PowerPoint presentation showing all the designations, as follows: 1909 Old County Courthouse, 1802 Sandy Creek Primitive Baptist Church, 1922 Old County Rest Home, 1838 Franklinsville Mfg. Co., 1855 Trinity Museum/Winslow House, 1782 Col. Andrew Balfour Cemetery, 1911 Pisgah Covered Bridge, 1775-1800 Mt. Shepherd Archeological Site, 1929 Sunset Theatre, 1850 Hanks Masonic Lodge, 1938 Asheboro Municipal Building, 1929 Charles McCrary House, and the 1939 J. Frank McCrary House, 1848 Austin Lawrence House, 1921 John Wesley's Stand, 1860 Marmaduke Robins Law Office, and the 1888 Fisher Estate Gatekeeper's House, 1782 Faith Rock, 1949 Petty Enterprises and 1879 St. Paul Church.

Mr. Johnson stated that no new Cultural Heritage Sites have been designated, but reviewed the following in his PowerPoint presentation: 1920 Parkers Mill Bridge, 1789 Richland Lutheran Church & Cemetery, ca. 1760 Mill Creek Friends Meeting & Cemetery, 1905 Liberty Train Depot, 1885 Patterson Cottage/Liberty Museum, Old Asheboro Municipal Cemetery, 1951 Randolph High School, ca. 1790 Billy Trogdon Cemetery, and the ca. 1787 McMasters/Kivett Cemetery.

Discussion of RCC Board of Trustees Appointment

Chairman Holmes stated that the Board had received a resignation letter from Robbie Davis, who was serving on the RCC Board of Trustees on behalf of the Commissioners and that the Board would need to appoint someone to fill his unexpired term. Mr. Davis had suggested that Chairman Holmes complete his term.

On motion of Frye, seconded by Kemp, the Board voted unanimously to appoint Harold Holmes to fill the unexpired term of Robbie Davis on the RCC Board of Trustees. .

Chariman Holmes said that Mr. Davis had served on RCC Board of Trustees for thirty years and the Board appreciates his dedicated service.

Closed Session

At 9:26 p.m., on motion of Frye, seconded by Haywood, the Board voted unanimously to go into closed session to discuss matters relating to the location or expansion of business in the area, pursuant to [N.C.G.S.143-318.11(a)(4)].

Regular Session Resumed

At 10:15 p.m., regular session resumed.

Adjournment

At 10:15 p.m., on motion of Lanier, seconded by Frye, the Board voted unanimously to adjourn.

J. Harold Holmes, Chairman

Darrell L. Frye

Phil Kemp

Arnold Lanier

Stan Haywood

Amanda Varner, Clerk to the Board