

January 5, 2015

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 Frye, Haywood, Kemp and Allen were present. Commissioner Lanier was absent. Dr. Bob Shackelford, RCC President, gave the invocation and everyone recited the pledge of allegiance.

### **Recognition of Retirees**

Karen Rich, who retired on January 1st with 18 years of service to Randolph County Health Department, was recognized by MiMi Cooper, after which, Chairman Frye presented Ms. Rich with an engraved clock on behalf of the Board.

Jane G. Lackey, who retired on January 1st with 16 years of service to Randolph County Social Services, was recognized by Beth Duncan, after which, Chairman Frye presented Ms. Lackey with an engraved clock on behalf of the Board.

### **Special Recognition**

Debra Hill, Tax Assessor/Collector, recognized Melissa Austin of the Tax Department, who was selected as the 2014 Appraiser of the Year at the North Carolina Association of Assessing Officers' annual Fall Conference.

Chairman Frye recognized Jessica Coltrane, VP Kiwanis of Asheboro, who was in attendance with the reigning Miss Randolph County Katie Archer and Miss Randolph County Outstanding Teen Maci Bunting. Ms. Coltrane said it had been a little over a year since she had come to announce that the Kiwanis were bringing back the Miss Randolph County Scholarship Pageant. She thanked them for their support and allowed the reigning queens to introduce themselves. Both queens spoke about their platforms and how proud and excited they were to be representing Randolph County at the upcoming Miss NC Scholarship Pageant in June.

### **Public Comment Period**

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

**Nancy Ferguson**, 4794 Troy Smith Rd., Liberty, NC, spoke regarding the proposed Greensboro-Liberty mega site. She asked that the Commissioners hear both sides of the issue and especially the opposing side. She also asked them to contact others who have gone through the process of creating a mega site, including other cities and counties who have sites sitting vacant. She asked them to make sure they "have assurances and not just sales pitches."

**Alan Ferguson**, 4794 Troy Smith Rd., Liberty, NC, said he was titling his comments regarding the Greensboro-Liberty mega site for this evening as "Losing a bet with tax dollars." Mr. Ferguson spoke regarding a fairly new mega-site for Hemlock Semiconductor located in Tennessee that recently closed due to changing business conditions. Before the \$1.2 billion plant was even completed in 2013, he said 300 jobs were eliminated and the last 50 employees were let go last month. The county had spent \$20.6 million (bond) to buy the land. The State Department of Economic and Community

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Development paid \$95 million for a capital grant to help build the plant. The Tennessee Valley Authority kicked in \$60.5 million in infrastructure grants and other incentives. Now they have a “billion dollar small city-like setting property, with a custom built poly crystalline silicon manufacturing facility on it, sitting idle” and producing no tax dollars or jobs. He went on to say it is a \$176 million dollars loss to the citizens of that county and state. He said his point was that “its capitalism.” He finished by urging the Commissioners not to “gamble” with the tax payers money by investing in a mega site.

**Bobby Ferguson**, 8703 Old Hwy 421, Julian, asked questions regarding the proposed Greensboro-Liberty mega site. He asked if the State grant had been renewed for 2015 and Chairman Frye replied that it had. Mr. Ferguson said he assumed that having \$1.67 million for two years has earned some interest. Finance Officer Will Massie confirmed the funds were earning interest, but not much at current rates. Mr. Ferguson stated that he understood that the grant transmittal letter specified the funds were for land acquisitions / purchases of land identified in the proposed Greensboro-Liberty mega site and asked if any of those dollars had been spent for that purchase by the County or Piedmont Triad Partnership (PTP) or their representatives. Chairman Frye said the answer to both was no. Mr. Ferguson said he knew from recent registering of new deeds that property has been purchased by the PTP totaling approximately 80 acres at \$1.75 million. He asked if there were plans to use the grant dollars to replace the funds used to purchase that property. Chairman Frye answered, “That’s to be decided.” Mr. Ferguson thanked the Commissioners for responding to his questions and asked that those with interest in this matter to stand. Approximately 35-40 people stood.

**Jon Nance**, 3483 New Hope Church Rd, Asheboro, said that in the spirit of Christmas, making resolutions, and the upcoming Martin Luther King Day, that he had titled his presentation “I Have a Dream.” Mr. Nance said that people should not judge by skin color, but content of character and that it is your actions that define you. Mr. Nance shared dreams he has. He asked how many attendees were thirty years of age or younger; only two or three hands rose in response. The point was to show that young people were not learning about their government or voting and that should concern us in what the future holds. Another dream that he said he has was to dissolve the two-party system because “we are stuck between choosing left and right.” He has a dream of decentralizing government because he feels the federal government is “worthless” and a “total fraud and waste of money.” He feels like if we could “methodically and peacefully dissolve its power and limit its base that we could retrieve a lot of tax dollars” and there would be more revenues for the states. “The county level could have more power than the state.” Mr. Nance said that government would become more efficient if all generations would get involved and more people stand up with input as to where their tax dollars go.

Commissioner Frye responded regarding the proposed Greensboro-Liberty mega site. Everything, up to this point has been done outside of Randolph County and no money has been contributed. He said he does expect there to be a public comment time as the County goes forward. He said the State has asked each year that the County request renewal of the grant funds that were given and that the County has done that.

### **Consent Agenda**

*On motion of Allen, seconded by Kemp, the Board voted unanimously to approve the Consent Agenda, as follows:*

- *approve minutes of the 12/1/14 regular meeting;*
- *unseal closed session minutes of 11/3/14 I and 11/3/14 II;*
- *reappoint Donald Strider to the Seagrove-Ulah Metropolitan Water District;*
- *reappoint Kemp Davis, C. Randall Spencer, W. Joe Allen, Linda R. York, Roger Pritchard, and Thomas Lawrence to the Voluntary Agricultural District Advisory Board;*
- *appoint Hal Johnson to the Aging Services Planning Committee to fill the unexpired term of Richard Well;*
- *appoint Marianne Evans to the Randolph County Board of Health;*
- *approve Resolution adopting revised 2015 Board of Commissioners Regular Meeting Schedule, as follows:*

**WHEREAS**, pursuant to N.C.G.S. 153A-40(a), the board of commissioners shall hold a regular meeting at least once a month; and

**WHEREAS**, pursuant to N.C.G.S. 153A-40(a) the board of commissioners may, by resolution, fix the time and place of its regular meetings; and

**NOW, THEREFORE, BE IT RESOLVED** that the Randolph County Board of Commissioners hereby adopts the following meeting schedule for all of its 2015 regular meetings:

<i>Monday, January 5</i>	<i>Monday, July 6</i>
<i>Monday, February 2</i>	<i>Monday, August 3</i>
<i>Monday, March 2</i>	<i>Tuesday, September 8</i>
<i>Monday, April 6</i>	<i>Monday, October 5</i>
<i>Monday, May 4</i>	<i>Monday, November 2</i>
<i>Monday, June 1</i>	<i>Monday, December 7</i>

**BE IT FURTHER RESOLVED** that the regular meetings shall begin at 6:00 p.m., with the rezoning public hearing commencing at 7:00 p.m.; and

**FURTHER**, that all regular meetings shall be held in the 1909 Historic Courthouse, 145-C Worth St., Asheboro, NC 27203; and

**BE IT FINALLY RESOLVED** that the Clerk shall cause a copy of this resolution to be posted and published pursuant to NCGS 153A-40.

*Adopted this 5th day of January, 2015.*

- *approve Budget Amendment #21 for Public Library—State Aid (\$2,357), as follow:*

<b>2014-2015 Budget Ordinance</b>		
<b>General Fund—Budget Amendment #21</b>		
<b>Revenues</b>	<b>Increase</b>	<b>Decrease</b>
<i>Restricted Intergovernmental</i>	<i>\$2,357</i>	
<b>Appropriations</b>	<b>Increase</b>	<b>Decrease</b>
<i>Public Library</i>	<i>\$2,357</i>	

- *appoint Angela Orth and reappoint Andrew Lane to the EMS Peer Review Committee*
- *appoint Erik Beard and reappoint Tom Kemp and D.E. Bullard to the Randolph County Fire Commission.*
- *appoint Mary White to the Randolph County Adult Care Home Advisory Committee to replace Sheila McDonald (resigned).*
- *approve Budget Amendment #22 – Public Health/Grant-FP (TANF), as follows:*

<b>2014-2015 Budget Ordinance General Fund—Budget Amendment #22</b>		
<b>Revenues</b>	<b>Increase</b>	<b>Decrease</b>
<i>Restricted Intergovernmental</i>	\$11,124	
<b>Appropriations</b>	<b>Increase</b>	<b>Decrease</b>
<i>Public Health</i>	\$11,124	

- approve Budget Amendment #23—Hazardous Materials Emergency Preparedness Grant for Emergency Services (\$10,000), as follows:

<b>2014-2015 Budget Ordinance General Fund—Budget Amendment #23</b>		
<b>Revenues</b>	<b>Increase</b>	<b>Decrease</b>
<i>Restricted Intergovernmental</i>	\$10,000	
<b>Appropriations</b>	<b>Increase</b>	<b>Decrease</b>
<i>Emergency Services</i>	\$10,000	

### **Presentation of Annual Audit Report**

Eddie Burke | Engagement Partner, Cherry Bekaert LLP, presented and reviewed the County’s Comprehensive Annual Financial Report for year ended June 30, 2014. He stated there were no significant deficiencies or material weaknesses found and said the firm gave the County an unmodified, “clean” opinion, which is the highest level of findings, and commended the County’s Finance Office staff for their good work and assistance. Mr. Burke said it was an interesting year in the State of NC, especially for counties. The State program NCFAST in Social Services was put into place and caused a delay in reports required for audits, but not by any fault of a county. Mr. Burke concluded by saying that Randolph County was “strong and healthy.”

### **Approval of Request by the Randolph County Schools**

Dr. Stephen Gainey, Randolph County Schools Superintendent, said that the School Board wishes to trade a piece of property (4,620 square feet) at Seagrove Elementary located on Old Plank Road in Seagrove, North Carolina for an adjoining parcel owned by Clara M. Brooks, Thelma K Routh, Larry V. Routh, and Gertrude Maness. According to N.C.G.S 115C-518, the Board of County Commissioners shall be afforded the first opportunity to obtain this property. If the Board of County Commissioners does not choose to obtain the property as offered, the Randolph County Board of Education may dispose of such property.

He said currently there is a storage building that belongs to Brooks, Routh, Routh, and Maness on the property at Seagrove Elementary that belongs to the Randolph County Board of Education. The storage building was built several years ago and belongs to the adjoining property owners. Instead of selling the owners the portion of the Seagrove Elementary property under the storage building in question or having the owners attempt to move the storage building, the Randolph County Board of Education would like to trade a piece of property with Brooks, Routh, Routh, and Maness and avoid any exchange of money. Therefore, the Randolph County Board of Education requested that the Board of County Commissioners decline the first opportunity to obtain the noted property. Such action will permit the Randolph County Board of Education to dispose of the noted property.

*On motion of Kemp, seconded by Allen, the Board voted unanimously to decline the County's opportunity under 115C-518 to obtain the noted property allowing Randolph County Schools to dispose of said property as requested.*

### **Public Hearing and Consideration of Economic Incentives for Vault LLC**

Bonnie Renfro, Randolph County Economic Development Corporation President stated that Vault LLC is a High Point based manufacturing and technology company that produces tablet protection enclosures for industrial and commercial users since March of 2013. Demand for their tablet protection products is growing and they are considering expanding to the long vacant industrial building located at 1004 Old Thomasville Road in High Point in Randolph County. The building was most recently occupied by Arpel Leather company and has been vacant since 2012.

She said the company would purchase, repair, and renovate the 39,100 square foot facility to make the building usable for their intended use. The client will invest \$1 million and have committed to 40 new jobs (only 15 required by the grant guidelines) within 2 years, at an average annual wage of \$33,250 and would provide health care benefits. They have requested assistance via a Building Reuse Grant to assist with the cost for repair and renovation of the facility. Vault LLC is eligible for \$12,500 for each new full time job created within 18 months and maintained for an additional six months. The grant requires a 5% cash match from the local government.

Ms. Renfro stated that this is a state funded program that Randolph County has used very successfully over the last few years to assist private companies to locate in vacant buildings. The grant pays up to 50% of eligible costs to repair or renovate a vacant building and is structured as a deferred forgivable loan made to a unit of government and re-loaned to the company. It is secured by a promissory note. The loan is forgiven if the company meets the job creation requirements. Funds must be repaid by the company for any jobs not created for which grant funds have been received. Grant funds must be matched by the private company or building owner.

She said the company is committed to the employment of veterans, including disabled veterans and dislocated workers needing a new start. They offer rapid advancement for employees that are committed to work.

She said the High Point City Council also held a public hearing this evening to consider the other half of the local match and approved the request. Ms. Renfro asked the Commissioners to approve a resolution to apply for the grant and to administer it if approved, approve the 50% match totaling \$4,500, and authorize the county manager and chairman to sign the necessary documents. The award date is February 19, 2015 and the application is due on January 7, 2015. Decisions are made by an appointed Board that operates within the NC Dept. of Commerce.

At 7:01 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 Vault LLC.

**Nikki Tedder**, 5351 Sterling Forest Drive, Clemmons, VP of Operations, spoke on behalf of Vault LLC. She stated that their profits have increased by 200% in the last year and they are expecting to triple that in 2015. She said the company is committed to the community and wanted to put people back to work. Ms. Tedder said they also have a point of sale technology company located in High

Point that has been in business for 15 years.

Hearing no further comments, Chairman Frye closed the public hearing.

*On motion of Haywood, seconded by Kemp, the Board voted unanimously to adopt a resolution approving the submission of an application for a building reuse grant on behalf of Vault LLC and the county's portion of the required grant match and to authorize the County Manager and Chairman to sign the necessary documents, as follows:*

**RESOLUTION AUTHORIZING THE COUNTY OF RANDOLPH TO  
APPLY FOR A BUILDING REUSE GRANT FOR THE BENEFIT OF VAULT,  
LLC AND TO PROVIDE THE REQUIRED LOCAL MATCH**

*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, Vault, LLC has stated its commitment to invest \$1,000,000 to purchase, renovate and equip an existing, vacant facility in the City of High Point in Randolph County and to create 15 new jobs within two years; and*

*WHEREAS, in order to assist the company with the costs associated with the renovation and equipment of the facility, the company has asked the County to seek and administer a Building Reuse Grant from the Department of Commerce; and*

*WHEREAS, said Grant requires a 5% local match from the local government making application; and*

*WHEREAS, the amount of the Grant that the company is eligible for is \$180,000, requiring a local match of \$9,000; and*

*WHEREAS, the deadline for application for said Grant is January 7, 2015; and*

*WHEREAS, the County has held a public hearing on the acceptance of said Grant and the provision of the required local match; and*

*WHEREAS, the City of High Point has scheduled a public hearing to consider contributing half of the required local match, or \$4,500; and*

*WHEREAS, this economic development project will stimulate and stabilize the local economy, promote business in the County and City, and result in the rehabilitation and use of a previously empty manufacturing facility as well as the creation of a number of jobs in the County and City; and*

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

*NOW, THEREFORE, BE IT RESOLVED* by the Board of Commissioners of Randolph County, this 5<sup>th</sup> day of January, 2015, as follows:

**Section 1.** *The County of Randolph is authorized to submit the application for the \$180,000 Building Reuse Grant from the Department of Commerce to assist Vault, LLC with the cost of purchasing, renovating and equipping the vacant industrial building located at 1004 Old Thomasville Road in High Point, Randolph County.*

**Section 2.** *The County of Randolph is authorized to accept said Grant, if awarded.*

**Section 3.** *The County of Randolph is authorized to expend funds up to \$4,500 to provide its portion of the required local match for the Grant, if awarded.*

**Section 4.** *Participation by the County in this economic development project is expressly contingent upon approval by the City of High Point of its provision of one-half of the required local match or \$4,500 and upon the subsequent approval of the grant by the North Carolina Department of Commerce.*

### **Historic Landmark Preservation Commission Matters**

County Manager Hal Johnson said it had been an honor to serve as the first Chairman of the Randolph County Historic Landmark Preservation Commission (HLPC) since its creation in 2008 and that the Historic Commission had been very proactive in its mission of recommending to elected bodies designations for Local Historic Landmarks. It has served as an educational forum to enhance the public's knowledge and interest in Randolph County's history and heritage. Mr. Johnson said that his recent appointment as Randolph County Manager has left him little time and that he feels the necessity to step down as a member and the Chairman of the Historic Landmark Preservation Commission.

At the November, 2014, meeting of the HLPC, Mr. Johnson proposed the Commission recommend to the County Commissioners that the administrative responsibility for the Commission be transferred to the Randolph County Public Library and that Ross Holt, Director of the Public Library, be appointed as the ninth voting member, which is the liaison for Randolph County Government (Section 4A(c) of the Ordinance Creating the HLPC). Mr. Johnson said the Public Library Board of Trustees had been briefed by Mr. Holt and supports the proposed organization. He said the Randolph County Planning Department will continue to provide technical and other support to the Public Library as needed.

It is necessary to amend the Ordinance Creating the Randolph County Historic Landmark Preservation Commission, because when enacted, the Ordinance gave certain powers and responsibilities to the Randolph County Planning Director; with the above recommendation, it would be necessary to shift those responsibilities to the Randolph County Library Director. In addition, the difficulty in finding members to serve on county boards and commissions necessitates a change in the board tenure requirements. Mr. Johnson reviewed the sections that need to be changed along with the suggested new language.

Mr. Johnson said that the Historic Landmark Preservation Commission was very supportive of the proposed changes to the administrative organization and had approved a Resolution of Support included in the agenda packet. He noted that the Public Library, and its Randolph Room, would enhance the ability of the Historic Commission to share information about the history and heritage of Randolph County. In order to accomplish these changes, it is necessary to hold a public hearing to amend the Ordinance.

Mr. Johnson said the Board of Commissioners would also need to select a new chairman and could choose a new vice chair as they reorganized the Commission. He recommended Mac Whatley as Chair and Warren Dixon as Vice Chair.

At 7:10 p.m., the Board adjourned to a duly advertised public hearing to consider the amendments to the Ordinance.

Hearing no comments, Chairman Frye closed the public hearing.

*On motion of Kemp, seconded by Allen, the Board voted unanimously to approve the amendments to the Ordinance Creating the Historic Landmark Preservation Commission, as follows:*

- *Section 4, Paragraph A(1)(c) states “The Randolph County Planning Director shall serve as the ninth voting member; and”. This should be changed to read “The Randolph County Library Director shall serve as the ninth voting member; and”.*
- *Every specific reference to the Randolph County Planning Director should be changed to refer to the Randolph County Library Director. These include Section 4, Paragraph A(2); Section 7, Paragraph D(1); Section 7, Paragraph H(1) and H(4); and Section 9, Paragraph A.*
- *Section 4, Paragraph A(2) Tenure contains the following sentence. “Except for initial terms, no member may serve more than two (2) consecutive three-(3-) year terms.” This sentence should be removed.*
- *Section 4, Paragraph A(6) Staff Support currently reads “The Commission shall be provided with staff support and administrative coordination by the Randolph County Planning Department.” It should be changed to read “The Commission shall be provided with staff support and administrative coordination by the Randolph County Library Director assisted by the Randolph County Planning Department.”*
- *Section 7, Paragraph F(2) states that the “Clerk to the Commission, as appointed by the Chairman,” shall provide the required notice by mail. The “Clerk to the Commission, as appointed by the Chairman,” should be changed to the “Randolph County Library Director with the assistance of the Randolph County Planning Department.”*
- *Section 8, Paragraph B(1) states that “Applications for consideration as a Local Cultural Heritage Site are made at the Randolph County Planning Office... “This should be changed to “Applications for consideration as a Local Cultural Heritage Site are made at the Randolph County Library Director’s Office. . .”*

*On motion of Kemp, seconded by Allen, the Board voted unanimously to appoint Ross Holt, Director of the Public Library, as the ninth voting member, which is the liaison for Randolph County Government.*

*On motion of Kemp, seconded by Allen, the Board voted unanimously to appoint Mac Whatley as Chairman and Warren Dixon as Vice Chair.*

### **Rezoning Public Hearing & Action**

At 7:09 p.m., the Board adjourned to a duly advertised public hearing to consider a rezoning request. Jay Dale, Planning Director, presented the following requests and Chairman Frye opened the public hearing for comments and closed each before taking action.

**ACE AVANT CONCRETE CONSTRUCTION**, High Point, NC, is requesting that 18.28 acres located at 5320 Poole Road, New Market Township, be rezoned from RBO-CU to RBO-CD. Primary Growth Area. Randleman Lake Watershed. Tax ID# 7737351366. The proposed Conditional District would specifically allow a business office for a concrete construction

company as per site plan. The Planning Board reviewed this request at public meeting on September 9, 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 3.1. Industrial development should be on land that is physically suitable and has unique locational advantages for industry. Advanced planning for the identification of such land should be encouraged.*

*Commissioner Resolution Adopting the 2009 Randolph County Growth Management Plan, #3. Ensure the opportunity for landowners to achieve the highest and best uses of their land that are consistent with growth management policies in order to protect the economic viability of the County's citizens and tax base.*

Mr. Dale commented that the Commissioners had tabled this request at their December meeting.

**Michael Somero**, VP of Ace Advant, 109 Seminole Dr., Archdale, said they now have an agreement to purchase the property. The property will be used for the corporate office, mechanic shop, warehouse, and other entities that would operate from the site that currently operate on the existing property.

*On motion of Allen, seconded by Haywood, the Board voted unanimously to approve the request of Ace Avant Concrete Construction, as determined consistent with the standards and policies contained within the Growth Management Plan outlined in the recommendations provided by the County Planning Board.*

**CRANFORD FARMS, LLC**, Asheboro, North Carolina, is requesting that 3.45 acres (out of 15.07 acres located at 3504 Grange Hall Rd., Concord Township, be rezoned from LI-CU to LI-CD. Tax ID# 7618098503. Rural Growth Area. The proposed Conditional Zoning District would specifically allow the existing building to be used for a warehouse/distribution facility as per site plan. Property Owner-William Lineberry. The Planning Board reviewed this request at public meeting on December 2, 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 3.3 Light industrial sites should be located in urbanized areas to take advantage of available services and to reduce home-to-work distances. Careful design and/or buffering shall be required to insure compatibility with surrounding areas.*

*Policy 3.4 Warehousing, storage and distribution facilities should have direct access to appropriate thoroughfares and should be visually buffered according to their location.*

Commissioner Allen asked if there would be any concerns or traffic issues with the school being across the street. Mr. Dale said he understands that the facility is to be primarily used for storage of products, other than medicines, sold at the drug stores.

**Ken Leonard**, RE/MAX Central Realty, Asheboro, said he was only there to answer any questions of the property owners.

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

**GLANDON FOREST EQUITY**, Raleigh, NC, is requesting that 1.80 acres (out of 9.40 acres) located at the intersection of US Hwy 64W/Garren Town Rd, Tabernacle Township, be rezoned from RA to HC-CD. Secondary Growth Area. Lake Reese Watershed. The proposed Conditional District would specifically allow a retail store as per site plan. Property Owner: Mabel C. Hill. The Planning Board reviewed this request at public meeting on December 2, 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 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.*

Chairman Frye stated that during the Planning and Zoning meeting that surrounding property owners had concerns of lighting. Mr. Dale said that upon talking with the company, they were willing to use options for lighting that would be less intrusive on neighbors.

**George Venters**, Vangaurd Property Group, represented the applicant of the request to rezone property for a retail store. He reviewed the buffers for the property and stated that they plan to access the property from Garren Town Rd to minimize the curb cuts and potential traffic impact on Hwy 64. Mr. Venters said that the scale of the proposed development is consistent or smaller than surrounding commercial uses thus impact and effect on adjoining rural land use is minimal. He said the Randolph County Health Department has issued required permits for well and septic. A retail store will support the immediate community and shorten travel for needed supplies.

*On motion of Allen, seconded by Kemp, the Board voted unanimously to approve the request of Glandon Forest Equity, as determined consistent with the standards and policies contained within the Growth Management Plan outlined in the recommendations provided by the County Planning Board.*

**BOBBY LUCAS**, Asheboro, NC, is requesting that 21.30 acres located on Dawson Miller Rd, Cedar Grove Township, be rezoned from RA to CVOE-CD. Tax ID# 7658202823. Secondary Growth Area. The proposed Conditional Zoning District would specifically allow the development of a 9 lot cluster residential subdivision for site-built homes with a minimum 1,200 sq. ft. house. Property Owner: Andorbar, Inc. The Planning Board reviewed this request at public meeting on December 2, 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 6.4 Innovative and flexible land planning techniques should be supported as a means of encouraging development configurations which are more desirable and which may better safeguard existing natural land and water resources.*

*Policy 6.13 Conventional residential subdivisions are anticipated of similar housing characteristics to the community.*

**H.R. Gallimore**, RE/MAX Central Realty, representative of the seller and the buyer, said that they enlisted the services of Scott Cole, certified soil scientist; Daniel Tanner of Carolina Surveying; and Jeff Loflin / NCDOT staff for a full comprehensive study to create a subdivision on this property.

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

**Approval to Finance the RCC Bost Property**

At 7:34 p.m., the Board adjourned to a duly advertised public hearing in regards to the financing of the purchase of the former J.P. Bost Neckwear building.

Finance Officer Will Massie stated that at the November meeting, the Board authorized the purchase of the former Bost Neckwear building at a price of \$826,266.72, to be used by Randolph Community College. Because the seller desires an installment payment plan over time rather than a lump-sum payment, a promissory note will be prepared. This obligation is authorized under G.S. 160A-20. The note requires payments of \$6,885.56 per month for 120 months, which will be paid from the County's annual capital allocation to the College.

He said the debt agreement must be submitted to and approved by the N.C. Local Government Commission (LGC) and a public hearing on the financing is required, followed by a resolution by the Board establishing the need for the obligation and authorizing the Finance Officer to apply to the LGC for approval. If the Board wishes to authorize the financing, the Board would need to adopt a Resolution authorizing the filing of an application for approval of a financing agreement authorized by North Carolina General Statute 160A-20 and approve the budget amendment to reclassify the amount of payments.

Chairman Frye opened the public hearing.

**Dr. Bob Shackelford** stated that the RCC Board of Trustees and the State Board of Community Colleges both support the purchase of the property and the request of the property owner for a financing agreement. He said that this purchase will cost them less than the current property rental fees they are paying and there would be no additional debt to the County because it will be paid from the County's annual capital allocation to the College.

Hearing no further comments, Chairman Frye closed the public hearing.

*On motion of Kemp, seconded by Allen , the Board voted unanimously to approve the financing of RCC property (Bost) and to adopt a Resolution authorizing the filing of an application for approval of a financing agreement authorized by North Carolina General Statute 160A-20 for the Purchase of the RCC Property and to approve Budget Amendment #24, as follows:*

***RESOLUTION AUTHORIZING THE FILING OF AN APPLICATION FOR APPROVAL OF A FINANCING AGREEMENT AUTHORIZED BY NORTH CAROLINA GENERAL STATUTE 160A-20***

*WHEREAS, the County of Randolph, North Carolina desires to acquire real property for Randolph Community College (the "Project") to better serve the citizens of Randolph County; and*

*WHEREAS, the County of Randolph desires to finance the Project by the use of an installment contract authorized under North Carolina General Statute 160A, Article 3, Section 20; and*

*WHEREAS, findings of fact by this governing body must be presented to enable the North Carolina Local Government Commission to make its findings of fact set forth in North Carolina General Statute 159, Article 8, Section 151 prior to approval of the proposed contract;*

*NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of Randolph, North Carolina, meeting in regular session on the 5th day of January, 2015, make the following findings of fact:*

- 1. The proposed contract is necessary or expedient because Randolph Community College is leasing space for some of its programs, the recurring cost of which could be better used to acquire a permanent location.*
- 2. The proposed contract is preferable to a bond issue for the same purpose because the seller desires to finance the purchase over time rather than a single payment.*
- 3. The sums to fall due under the contract are adequate and not excessive for the proposed purpose because the funds currently used for the current lease payments can be redirected for debt service.*
- 4. The County of Randolph debt management procedures and policies are good because this financing was evaluated to be in compliance with the guidelines of the County's Debt Policy.*
- 5. There is no increase in taxes necessary to meet the sums to fall due under the proposed contract.*
- 6. The County of Randolph is not in default in any of its debt service obligations.*
- 7. The attorney for the County of Randolph has rendered an opinion that the proposed Project is authorized by law and is a purpose for which public funds may be expended pursuant to the Constitution and laws of North Carolina.*

*NOW, THEREFORE, BE IT FURTHER RESOLVED that the Finance Officer is hereby authorized to act on behalf of the County of Randolph in filing an application with the North Carolina Local Government Commission for approval of the Project and the proposed financing contract and other actions not inconsistent with this resolution.*

*This resolution is effective upon its adoption this 5th day of January, 2015.*

<b>2014-2015 Budget Ordinance</b>		
<b>General Fund—Budget Amendment #24</b>		
<b>Revenues</b>	<b>Increase</b>	<b>Decrease</b>
<b>Appropriations</b>	<b>Increase</b>	<b>Decrease</b>
<i>Debt Service</i>	\$41,313	
<i>Education</i>		\$41,313

### **Approval to Move the Courthouse 1838 Belfry Bell**

County Manager Hal Johnson stated that during the November 25, 2014, meeting of the Randolph County Historic Landmark Commission (HLPC), Guy Troy, Liberty, N.C. requested the HLPC consider recommending to the County Commissioners that the 1838 Courthouse Belfry Bell be moved from its current location in the new County Courthouse to the 1909 Historic Courthouse.

In August, 1838, Johnathan Worth, Hugh McCain, and John Balfour Troy were ordered by the Randolph County Justices to buy and hang a bell in the Belfry of the County Courthouse built in 1835. The bell was later moved to the Belfry of the 1909 County Courthouse on Worth Street. Mr. Johnson

said the County Commissioners approved moving this original bell to a prominent spot located outside the Clerk of Court office when the new County Courthouse was constructed in 2002 as the status of the Historic Courthouse was uncertain at that time.

Liberty resident Mr. Guy Troy is a descendent of John Balfour Troy and had asked Mr. Johnson on several occasions to consider moving the bell. Although Mr. Troy appreciates the bell preservation by the County Commissioners, he felt that with the opening and remodeling of the original 1909 Courthouse it would be most appropriate for the 1838 Bell to be displayed at the Historic Courthouse where more citizens can read and appreciate its history and heritage. Although two locations on the second floor (outside Commissioners Meeting Room and in a corner of the Commissioners Meeting Room) were considered, staff recommended that the Bell be relocated to the first floor entry of the Historic Courthouse providing maximum visibility for the most people.

Mr. Johnson said the HLPC adopted a Resolution of Support, which was included in the agenda packet.

*On motion of Allen, seconded by Kemp, the Board voted unanimously to approve the relocation of the Courthouse 1938 Belfry Bell from the new courthouse back to the 1909 Historic Courthouse.*

#### **Approval of Land Use Agreement with Town of Liberty**

Public Works Director Paxton Arthurs stated that on November 24, 2014, the Liberty City Council approved a Land Use Agreement which would allow the County to construct two buildings for use as an ambulance base on property owned by the Town of Liberty. This property is adjacent to the existing Liberty Fire Station, located on West Swannanoa Avenue. This agreement is for a term of 30 years and allows the County to use the property rent free for the purpose of providing ambulance services. County Attorney Aimee Scotton reviewed the agreement and pre-approved its wording. Mr. Arthurs requested the Board approve the Land Use Agreement with the Town of Liberty for the construction and operation of an ambulance base at this site.

*On motion of Allen, seconded by Haywood, the Board voted unanimously to approve the Land Use Agreement with the Town of Liberty for the construction and operation of an ambulance base at property, which is adjacent to the existing Liberty Fire Station, located on West Swannanoa Avenue, as follows:*

#### **NORTH CAROLINA RANDOLPH COUNTY AGREEMENT FOR EMERGENCY SERVICES BASE**

*THIS AGREEMENT, made and entered into this 1st day of December, 2014, by and between the Town of Liberty, a North Carolina Municipality, hereinafter referred to as "Liberty" and the County of Randolph, a North Carolina county, hereinafter referred to as "Randolph" :*

*WHEREAS, Randolph desires to relocate an Emergency Services Base, hereinafter referred to as "EMS Base" in the Town of Liberty for the purpose of providing a vital service to Liberty and the surrounding community; and*

*WHEREAS, Liberty is the owner of a certain tract or parcel of land hereinafter described and is willing to furnish said site to Randolph;*

*WHEREAS, pursuant to N.C.G.S Section 160A-461, any unit of local government may enter into contracts or agreements with another unit of local government to execute mutual undertakings.*

*NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, parties have agreed as follows:*

*1. Term*

*This agreement shall be effective as of this 1 st day of December, 2014 and will expire on the 30th day of November 2044, unless terminated or extended as provided herein. The parties agree that they will review the terms of this agreement 60 days prior to the expiration of the original terms should the parties wish to extend this contract.*

*2. Duties of Liberty*

*Liberty agrees to furnish at no cost to Randolph the use of a certain tract or parcel of land, consisting of approximately 1 acre, which is located on West Swannanoa Avenue, in the Town of Liberty. A more detailed description is attached hereto as "Exhibit A "and is incorporated herein by reference and hereinafter referred to as the "Site." Further, Liberty shall be responsible and assist with any snow removal and natural disaster clean up for the site.*

*3. Duties of Randolph*

- A. Randolph will establish and maintain an EMS Base on the Site.*
- B. Randolph shall be solely responsible for the cost of all improvements to the above site. At the termination of this agreement, all improvements shall become the property of Liberty.*
- C. In constructing the Site, Randolph shall comply with all of Liberty's zoning requirements. Randolph shall submit a site plan showing all improvements and shall comply with said site plan requirements.*
- D. Randolph shall be responsible for the daily maintenance of the Site, taking steps to insure that the Site remains in a neat and orderly fashion. Further Randolph shall be responsible for keeping the Site mowed and weed eated.*
- E. Should Randolph fail to establish an EMS Base, this Agreement shall terminate. Should Randolph cease to maintain an EMS Base on the Site, this Agreement shall terminate.*

*4. Indemnification*

- A. Randolph shall indemnify Liberty and save it harmless from and against all claims, losses and liabilities arising out of damage to property or injury to or death of persons (including agents, subcontractors and employees of the parties hereto) occasioned by or in connection with acts of omissions of Randolph or its employees and subcontractors, and all costs in connection with this agreement.*
- B. Liberty shall indemnify Randolph and save it harmless from and against all claims, losses and liabilities arising out of damage to property or injury to or death of persons (including agents, subcontractors and employees of the parties hereto) occasioned by or in connection with acts of omissions of Liberty or its employees and subcontractors, and all costs in connection with this agreement.*

5. *General Provisions*

- A. *Relationship—Liberty and Randolph shall not be construed as joint ventures or general partners of each other and neither shall have the power to bind or obligate the other party except this agreement.*
- B. *Assignment—This agreement is not assignable by either party;*
- C. *Benefits and Obligations—The covenants and agreements herein contained shall inure to the benefit of, and be binding upon the parties hereto and their respective successors and assigns;*
- D. *Notices—All notices provided for in this agreement shall be in writing;*
- E. *Governing Law—This agreement shall be construed under the provisions of the laws of the State of North Carolina;*
- F. *Good Faith—The parties mutually agree to deal in good faith one with the other in all respects in performing their respective duties under this agreement;*
- G. *Amendment--This agreement shall not be amended except in writing signed by both parties;*
- H. *Entire Agreement—This agreement contains the entire agreement between the parties and cannot be modified except by an agreement in writing signed by both parties.*

*IN WITNESS WHEREOF, the parties have caused this agreement to be executed in duplicate originals the day and year first above written.*

**Approval of Contract for Construction of the Liberty Ambulance Base**

Public Works Director Paxton Arthurs said that on November 17<sup>th</sup>, the Randolph County Purchasing Officer issued a Request for Bids (#14-1117) for the Construction of the Liberty Ambulance Base. This project consists of a 2 bedroom modular home which will serve as the living quarters for paramedics, along with a detached, single bay garage to house an ambulance. The deadline for receiving bids was December 15<sup>th</sup> at 11:00. Bid packages were sent to the following four companies; however, only two bids were received.

- |                                     |           |
|-------------------------------------|-----------|
| - A & M Construction Services, Inc. | no bid    |
| - Chriscoe Aluminum Builders, Inc.  | no bid    |
| - Glenn King Construction           | \$199,450 |
| - Asheboro Construction, Inc.       | \$216,416 |

Mr. Arthurs said that Glenn King Construction, who has worked with the County on multiple Scattered Site Housing projects in the past, submitted the lowest bid for this project.

*On motion of Allen, seconded by Haywood, the Board voted unanimously to award a contract to Glenn King Construction in the amount of \$199,450 for the construction of the Liberty Ambulance Base.*

**Approval of Purchase of Upgrades for the Radio Consoles in the 9-1-1 Center**

Donovan Davis, Emergency Services Director, requested the Board to approve the purchase of upgrades to the current Motorola MCC5500 hardware equipment and software for the radio consoles in the 9-1-1 Center. The equipment is over six years old and in need of updates to stay consistent with today's technology standards and requirements.

Mr. Davis said he and IT Director Michael Rowland have determined that the full amount of the upgrade is an allowable expense of the 9-1-1 Emergency Telephone Fund and had been verified by a representative with the NC 9-1-1 Board. Mr. Davis said that Amerizon Wireless, Inc. of Fayetteville, NC, is the authorized proprietary Motorola dealer for Randolph County.

He said the total system upgrade price is \$381,752, which includes all of the necessary equipment, software, installation, and extended warranty for service. There are sufficient funds available in the Emergency Telephone Fund to cover this expenditure. This equipment will remain in the current center, which will be the emergency back-up location, even after the construction of the new 9-1-1 center.

Mr. Davis asked the Commissioners to approve the purchase to Amerizon Wireless, Inc. in the amount of \$381,752; authorize the County Manager to sign the contract; and approve the associated budget amendment.

*On motion of Haywood, seconded by Allen, the Board voted unanimously to approve the purchase of upgrades to the current Motorola MCC5500 hardware equipment and software for the radio consoles in the 9-1-1 Center from Amerizon Wireless, Inc. in the amount of \$381,752; authorize the County Manager to sign the contract; and approve Budget Amendment #25, as follows:*

<b>2014-2015 Budget Ordinance</b>		
<b>General Fund—Budget Amendment #25</b>		
<b>Revenues</b>	<b>Increase</b>	<b>Decrease</b>
<i>Appropriated Fund Balance</i>	\$381,752	
<b>Appropriations</b>	<b>Increase</b>	<b>Decrease</b>
<i>E-911 System</i>	\$381,752	

**Uwharrie Ambulance Base Update**

Commissioner Haywood asked Emergency Services Director Donovan Davis about the response time of ambulances to the southwestern portion of the County now that the Southwest/Uwharrie base is operational. Mr. Davis said the response time has been less than ten minutes for the six calls that they have had in the first five days of operation.

Mr. Davis announced that an open house had been set for January 30<sup>th</sup> from 2:00 p.m. – 5:00 p.m. with a dedication ceremony at 3:00 p.m. for the new base. The Uwharrie base is located at the intersection of High Pine Church Road and Strieby Church Road.

**Addition of a Title to the Classification Pay Plan for Information Technology**

Michael Rowland, IT Director, stated that the Information Technology department currently has an Infrastructure Services Specialist that is responsible for supporting the county network, servers and storage infrastructure. He said the responsibilities of this position have increased over the years as the network infrastructure has grown in size and complexity. These additional responsibilities and knowledge requirements have expanded beyond the normal scope of the Infrastructure Services Specialist position. In order to better reflect the increased responsibilities and requirements, Mr. Rowland asked that a title of “Network Administrator” be added to the Classification Plan at a grade 18 with an effective date of January 6, 2015. This request will not require any additional funding.

*On motion of Kemp, seconded by Allen, the Board voted unanimously to approve the addition of a Network Administrator to the County's classification/pay plan at Pay Grade 18 with an effective date of January 6, 2015.*

### **Approval of New DSS Positions**

DSS Director Beth Duncan said that Food and Nutrition Service (FNS) caseloads have seen a steady growth over the last eight years. In 2005, Randolph County DSS had five FNS caseworkers with 786 cases each (3,930 cases) that has grown to 14 caseworkers with 843 cases each (11,802 cases in November 2014). The average caseload for similar counties is 696 cases per worker. Ms. Duncan requested two additional FNS workers to keep caseloads per worker at an average 738 cases per worker.

Secondly, she said that Medicaid caseloads have also seen a steady growth over the last eight years. In 2005, Randolph County DSS had 26 Medicaid caseworkers with 521 cases each (13,546 cases) that has grown to 32 caseworkers with 792 cases each (25,344 cases in November 2014). The average caseload for similar counties is 560 cases per worker. She requested eight additional Medicaid workers to keep caseloads per worker at a higher than average 634 cases per worker. Eight additional workers will require the addition of an Income Maintenance Supervisor for Medicaid.

Further, Child Protective Services has 15 Social Work (SW)-Investigators. She said that there is a need for one additional SW-Investigator so that each worker will be receiving six new cases a month to ensure that mission and legal (NC Statutes) requirements are met.

Chairman Frye asked Ms. Duncan what happens if there is Medicaid expansion and she replied that these requested positions do not cover any additional expansion, just current cases and a new request would be made when that happens. Ms. Duncan said this is the same request she has presented for the last few years and is now in dire straits of needing to catch up.

Commissioner Haywood relayed his recent discussion with a citizen regarding the time it takes to process citizen's needs because of the lack of staff at DSS.

Ms. Duncan said Randolph County has been working overtime and using contract assistance to try to get caught up. She said it takes almost a year to fully train a worker to handle a full case load with very little supervision.

Ms. Duncan said this request increases salary and benefit cost by \$308,356 for remainder of the current financial year and also increases the state reimbursement revenues by a minimum of \$308,356 for the same period, but that this was not the case during prior requests.

Ms. Duncan stated that letters from the NC/DHHS were provided with the agenda packet evidencing the State findings that the department was not adequately staffed for the number of cases.

In conclusion, Ms. Duncan said two unfunded permanent full-time positions must be funded to allow the agency to effectively greet and route 38,650 clients per year, answer 8,000 phone calls a

month, and accept, scan, and effectively route 78,000 pieces of incoming mail per year. She said the agency can no longer fund these positions by lapsing salaries of other critical positions. Ms. Duncan said that if Randolph County DSS were staffed according to population like the average of eleven other similar counties, the department would have a total staff of 196, but this request will only bring the staff level of the department to 177. This would provide the minimum staffing necessary to accomplish the DSS mission in serving the citizens of Randolph County. She said the lack of staff is very frustrating to citizens and to the staff who take repeated calls from those citizens waiting for answers.

Ms. Duncan said as a Director she is not okay with Randolph County being listed in the top 20 counties with delinquent cases. She said the staff turnover rate in 2014 was 18.4% and asked the County Commissioners to approve the addition of twelve funded full-time permanent positions; fund two currently authorized permanent full-time unfunded positions; and the related budget amendment. She said they would still require paid overtime and contract labor at a cost of \$50,000/month with the contract ending on March 30<sup>th</sup>.

Chairman Frye said the Federal and State governments tell the counties what they have to do and provide some monies to do that, but not enough for the counties to administer the programs and that is the problem Ms. Duncan currently has.

*On motion of Kemp, seconded by Haywood, the Board voted unanimously to approve the addition of twelve funded full-time permanent positions; fund two currently authorized permanent full-time unfunded positions; and approve budget amendment #26, as follows:*

<b>2014-2015 Budget Ordinance</b>		
<b>General Fund—Budget Amendment #26</b>		
<b>Revenues</b>	<b>Increase</b>	<b>Decrease</b>
<i>Restricted Intergovernmental</i>	\$308,356	
<b>Appropriations</b>	<b>Increase</b>	<b>Decrease</b>
<i>Social Services</i>	\$308,356	

**Regional Update**

Chairman Frye stated that in November the Commissioners submitted four names to the Piedmont Triad Regional Development Corporation for consideration as a board member. All four have been named to the board in slots, as follows: Commissioner Frye- Commissioner, Commissioner Kemp- At Large, Bonnie Renfro- Economic Development, and Mike Whitehead- Banking.

**Closed Session**

*At 8:26 p.m., on motion of Frye, seconded by Kemp, 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)] and to establish or instruct the staff or agent concerning the negotiation of the price and terms of a contract concerning the acquisition of real property, pursuant to [N.C.G.S.143-318.11(a)(5)].*

**Regular Meeting Resumed**

At 9:22 p.m., the Board returned to regular session.

*On motion of Allen, seconded by Kemp, the Board voted unanimously to approve the contract for the purchase of property located at 8586 Erect Rd. in Seagrove for development as an ambulance base at a purchase price of \$115,000 and to authorize the county manager to sign the purchase agreement and any documents necessary to accomplish the purchase in accordance with said agreement.*

*On motion of Kemp, seconded by Frye, the Board voted 3-1, with Commissioner Allen voting against, to set a public hearing for 6:30 p.m. on February 5, 2015, to consider the purchase of real estate in conjunction with the Greensboro-Liberty mega site.*

Chairman Frye stated that the County had received a request from the Bryan Foundation / Piedmont Triad Partnership to provide funds for the acquisition of property, hence the reason for the public hearing. A list of specific properties and prices will be discussed at that time.

Commissioner Haywood said he was not excited about the reason for the public hearing, but voted yes because he feels it is time to discuss it with the public and have their input.

**Adjournment**

*At 9:27 p.m., on motion of Kemp, seconded by Allen, the Board voted unanimously to adjourn.*

\_\_\_\_\_  
Darrell L. Frye, Chairman

\_\_\_\_\_  
Phil Kemp

\_\_\_\_\_  
Stan Haywood

\_\_\_\_\_  
David Allen

\_\_\_\_\_  
Amanda Varner, Clerk to the Board