

June 1, 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, Lanier, and Allen were present.

Chairman Frye recognized the members of Boy Scout Troop 571. They were attending in order to meet requirements for a Merit Badge.

Chairman Frye gave the invocation and everyone recited the Pledge of Allegiance, which was led by Boy Scout Troop 571.

Recognition of Retiree

Susan Coltrane retired on June 1, 2015, with 31 1/2 years of service to Randolph County at the Archdale Library. She was recognized by Library Director Ross Holt, after which, Chairman Frye presented Ms. Coltrane with an engraved clock on behalf of the Board.

Public Comment Period

Pursuant to N.C.G.S. § 153A-52.1, Chairman Frye opened the floor for public comment.

Jon Nance, 3483 New Hope Ch. Rd., Asheboro, encouraged the Commissioner to approve the two rezoning requests to allow for solar farm installations included on the agenda. Mr. Nance said he feels that solar power has a lot of potential and hopes that it will drive down the cost of energy for county citizens.

Mr. Nance criticized the rules for public comment stating that they violate the Constitution’s freedom of speech.

He also asked that the Commissioners take action to reverse the posted rules at the new courthouse regarding cell phones and cameras being taken into the building. He said he feels that there is corruption in the court room and if sessions were videoed judges would be held more accountable.

Consent Agenda

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

- *approve minutes of the 5/04/2015 regular meeting & closed session meetings;*
- *unseal closed session minutes of 4/6/2015;*
- *reappoint Harold Holmes to the RCC Board of Trustees;*
- *appoint Darrell Frye as the Voting Delegate for the 2015 NACo Conference in July;*
- *approve Budget Amendment #37 for JDRC, as follows:*

<i>2014-2015 Budget Ordinance General Fund—Budget Amendment #37</i>		
<i>Revenues</i>	<i>Increase</i>	<i>Decrease</i>
<i>Juvenile Day Reporting Center</i>	<i>\$2,100</i>	

<i>Other Human Services</i>		\$2,100
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- approve Budget Amendment #38 for Fire District Funds, as follows:

2014-2015 Budget Ordinance		
General Fund—Fires District Tax Fund - Budget Amendment #38		
Revenues	Increase	Decrease
<i>Ad Valorem Property Taxes</i>	\$75,000	
Appropriations	Increase	Decrease
<i>Tax Distribution</i>	\$75,000	

- reappoint Anna Cathell to the Randolph County Nursing Home Community Advisory Committee;
- approve Budget Amendment #39 for Emergency Services (Ambulance service fees), as follows:

2014-2015 Budget Ordinance		
General Fund—Budget Amendment #39		
Revenues	Increase	Decrease
<i>Sales and Services</i>	\$70,000	
Appropriations	Increase	Decrease
<i>Emergency Services</i>	\$70,000	

- approve Budget Amendment #40 for Emergency Services—fees collected Senate Bill 744 (Local Emergency Planning Committee), as follows:

2014-2015 Budget Ordinance		
General Fund—Budget Amendment #40		
Revenues	Increase	Decrease
<i>Restricted Intergovernmental</i>	\$1,104	
Appropriations	Increase	Decrease
<i>Emergency Services</i>	\$1,104	

- approve Temporary Lease for Child Support Enforcement Building, as follows:

**NORTH CAROLINA
RANDOLPH COUNTY**

LEASE AGREEMENT

THIS LEASE made and entered into the 1st day of June 2015, between BARBETTA, LLC, a North Carolina Limited Liability Company, hereinafter called "Landlord" and RANDOLPH COUNTY, a body politic of Randolph County, North Carolina, hereinafter called "Tenant".

WITNESSETH:

1. **PREMISES:** *That for and in consideration of the rent reserved and of the mutual covenants and agreement herein contained, the Landlord does hereby demise and Lease unto the Tenant the Premises situated in the City of Asheboro, County of Randolph, North Carolina, and being more particularly described as follows:*

BEING 3,056 net square feet of office space in an office building located at 215 Friendly Road, Asheboro, Randolph County, North Carolina and being the same building formerly occupied by the N.C. Department of Health and Human Services, Division of Social Services.

2. **TERM & TERMINATION:** *TO HAVE AND TO HOLD Landlord does hereby lease the said demised Premises unto the Tenant beginning on the 1st day of July 2015 and continuing thereafter until terminated by Tenant in accordance with this paragraph. Tenant may terminate this lease at any time by giving Landlord at least thirty (30) days prior written notice.*

3. **RENTAL:** *The rental to be paid by Tenant during the term of this Lease shall be \$3,300.00 per month, beginning on the 1st day of July 2015 and continuing thereafter on a monthly basis until terminated in accordance with Paragraph 2 of this Lease Agreement. Said rental is due and payable on the 1st day of each month and is to be paid no later than the 10th day of each calendar month during the term of this Lease. Tenant shall pay Landlord a prorated rental amount for any partial month of occupancy that may result from a termination of this Lease Agreement that becomes effective mid-month.*

4. **INSURANCE:** *Tenant shall indemnify and save harmless Landlord, of, from and against all loss, liability or damage for injuries to or death of persons, or for property sustained in, on, or about the Leased premises, or resulting from the occupancy or use thereof by Tenant.*

Tenant shall maintain, during the Lease term and for the mutual benefit of Tenant and Landlord:

- (a) general public liability insurance against claims for personal injuries or death; or for damage to property, occasioned by accident occurring at any time during the Lease term in the Leased premises, or resulting from the occupancy or use thereof by Tenant; and*
- (b) standard form rental insurance;*

All such general public liability insurance shall name both Landlord and Tenant as insured hereunder and shall afford protection:

- (a) to a limit of not less than \$1,000,000.00 for injury or death to any one person or persons arising out of any one accident; and*
- (b) Tenant agrees to comply with the Workers Compensation Laws of North Carolina.*

5. **OTHER INSURANCE:** *Landlord shall maintain, during the Lease term, on the structural portion of the building in which the Leased premises are situated, fire and extended coverage insurance against loss or damage as a result of fire and hazards customarily insured against in extended coverage clauses in Randolph County, North Carolina, in an amount not less than 100% of replacement value thereof. Landlord shall be the insured under said policy or policies and in the event of the destruction of or damage to the said building, the proceeds of such insurance shall be used, to the extent necessary, in order to repair or restore the same to its condition just prior to the said destruction or damage.*

Tenant shall maintain during the Lease term, on all portions of the Leased premises other than the building structure itself including (without limitation) all Leasehold improvements heretofore or hereafter made, fixtures, trade fixtures and equipment, fire and extended coverage insurance against loss or damage as a result of fire and those hazards customarily insured against in extended coverage clauses in Randolph County, North Carolina, in an amount not less than 100% of the replacement value thereof. Such policy or policies shall name as insured both Landlord and Tenant as their respective interest may appear.

All insurance required to be maintained pursuant to the provisions of this Lease by Tenant shall be effected under valid and enforceable policies issued by insurers of recognized responsibility: Upon commencement of the Lease term and also not less than ten (10) days prior to the expiration dates of the policy or policies, certificates of the initial policies or renewal policies, as the case may be, or other satisfactory evidence of such insurance shall be delivered by Tenant to Landlord.

6. *UTILITIES & USE: The Tenant shall pay when due all bills for water and sewage, electricity, telephone and all other public utilities used or charged against the demised Premises during the term of this Lease. The property shall be used as an office for Child Support Enforcement unless otherwise approved in writing by Landlord. Tenant shall use the Leased premises in a careful, safe and proper manner, and shall not commit or suffer any waste therein, and shall not use or occupy the same or permit its use or occupancy, or the use or occupancy of any part thereof for any purpose or in any way contrary to present or future laws or ordinances, rules, regulations, requirements or orders of any public or governmental authority having jurisdiction with respect to the use and occupancy thereof. Tenant shall keep the interior of the Leased premises in good, clean and sanitary condition and shall not allow trash, rubbish or other objectionable material to accumulate in the interior of the Leased premises.*

7. *MAINTENANCE AND REPAIRS: The Landlord at his expense shall maintain and keep the roof and outside walls in good repair during the term of this Lease, except where such maintenance or repairs shall be required by the negligence or misconduct of the Tenant, its servants or invitees. Tenant shall maintain and keep the remaining portion of the outside building, including lawn maintenance, plate-glass windows, doors, and painting, as well as the entire interior of the building, including plumbing, janitorial services, and heating and air conditioning system, in good repair and condition during the term of this Lease.*

8. *TAXES: Landlord will pay all ad valorem taxes assessed against the real estate by public authority on the Premises and Tenant shall pay all ad valorem taxes and assessments levied by public authority on their inventory of merchandise, trade fixtures, equipment, improvements and other property of Tenant located in or about the demised Premises and all other taxes occasioned by their use of the demised Premises.*

9. *PROPERTY OF TENANT: All goods, equipment, fixtures and other personal property of Tenant stored or kept or maintained in or on the Leased premises shall be at the sole risk of Tenant, and Landlord shall not be responsible for any loss to or damage to the same.*

10. *EXPIRATION OF LEASE: The Tenant agrees to deliver to the Landlord physical possession of the demised Premises upon the termination of this Lease in as good condition as the Premises are at the commencement of the term of this Lease, ordinary wear and tear excepted.*

11. *DEFAULT: If the Tenant defaults in the payment of rent for more than ten (10) days after the same becomes due, or if Tenant violates any of the covenants or terms herein contained,*

the Landlord shall give the Tenant ten (10) days written notice of the Landlord's intention to terminate the Lease and the action required to cure the default under the Lease. Tenant shall thereafter have twenty (20) days from receipt of said notice to cure the default. Notice by U.S. first class mail or facsimile shall be adequate. No action shall be taken by Landlord to enforce this Lease or any provision thereof unless Tenant fails to cure the default within the twenty (20) day period. If Tenant fails to cure within twenty (20) days, the Lease shall terminate and Landlord shall be entitled to regain and retake possession of the Premises either with or without legal prosecution and without liability to prosecution or damages on account thereof. Such termination shall not prejudice the Landlord's right to prosecute any other remedy which it may have for a breach of this Lease, including a suit for the full rent called for under this Lease.

12. *SUBLEASE/ASSIGNMENT: This Lease is non-assignable and Tenant shall not assign any rights or duties under this Lease nor sub-let the Premises or any part thereof nor allow any other business or persons to occupy or use the Premises without first obtaining the prior written consent of the Landlord. Landlord may assign this Lease without the consent of Tenant.*

13. *ALTERATIONS: Tenant will make no alterations to said Premises without first obtaining the prior written consent of the Landlord. All alternations, improvements and changes that Tenant may desire shall be done either by or under the direction of the Landlord, but at the expense of Tenant and shall become the property of the Landlord and remain on the Premises unless otherwise agreed to in writing.*

14. *LIENS AND CLAIMS: Tenant shall at all times keep the Leased premises and Landlord's estate or interest therein free and clear from all claims, liens, and encumbrances caused by or through Tenant or by or through the occupancy of the Leased premises by Tenant or occurring as a result of the construction work, repairs, alterations, additions, and restoration work required or permitted to be done by Tenant pursuant to the terms of this Lease. Tenant shall indemnify and save Landlord harmless from and against all loss, costs, expenses and attorney's fees incurred or expended in connection with such claim, lien or encumbrance or the prosecution or defense of any such suit, action or proceeding relating to the same.*

15. *INVALIDITY OF PARTICULAR PROVISIONS: If any term or provision of this Lease or the application thereof to any person or circumstance shall to any extent be unenforceable, the remainder of this Lease, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby, and each term and provision of this Lease shall be valid and enforced to the fullest extent permitted by law.*

16. *ENTIRE AGREEMENT: This Lease contains the entire agreement between the parties and any executory agreement hereafter made shall be ineffective to change, modify or discharge it in whole or in part unless such executory agreement is in writing and signed by the party against whom enforcement of the change, modification or discharge is sought.*

17. *ATTORNEY'S FEE: In the event that any legal matter, dispute, action or proceeding exists or is commenced by or between Landlord and Tenant under this Lease, the prevailing party shall be reimbursed reasonable attorney's fees and court costs in such matter. If either party hereto without fault is made a party to any litigation instituted by or against any other party to this Lease, such other party shall indemnify and hold harmless Landlord or Tenant, as the case may be, against all costs and expenses, including reasonable attorney's fees incurred in connection therewith.*

18. *GOVERNING LAW AND AUTHORIZATION: The laws of the State of North Carolina shall govern this Lease Agreement. Any action filed on this Lease shall be filed in District*

or Superior Court in Randolph County, North Carolina. The Landlord certifies that he is authorized to execute to this Lease and that no further signature is necessary to Lease the subject premises. The Tenant certifies that the Lease has been approved by the Randolph County Board of Commissioners and that the signature contained on this Lease is sufficient to bind and obligate the County of Randolph to this Lease and that no further signatures are necessary.

19. **SUCCESSORS:** The covenants and conditions herein contained shall inure to the benefit of and be binding upon the legal representatives, successors and assigns of the parties hereto. Each provision hereof shall be deemed both a covenant and a condition and shall run with the land.

20. **CAPTIONS AND DEFINITIONS:** The captions are for convenience only and are not a part of this Lease and do not in any way limit or amplify the terms and provisions of this Lease.

IN WITNESS WHEREOF, the Landlord and the Tenant have duly executed this Lease Agreement in duplicate originals and affixed their respective seals hereto on the day and year first above written.

LANDLORD: Barbetta, LLC

By:  (SEAL)
Charles E. Hester, Managing Member

- approve Budget Amendment #41 for Issuance of Debt for Bost Property, as follows:

2014-2015 Budget Ordinance General Fund—Budget Amendment #41		
Revenues	Increase	Decrease
Proceeds of Debt	\$826,267	
Appropriations	Increase	Decrease
Education	\$826,267	

- approve Budget Amendment #42 for Article 46 Sales Tax Collections for RCC Capital Project, as follows:

2014-2015 Budget Ordinance General Fund—Budget Amendment #42		
Revenues	Increase	Decrease
Sales Tax	\$89,000	
Appropriations	Increase	Decrease
Transfer to RCC Capital Project	\$89,000	

- approve Resolution of Support for the NC Zoo Bond Referendum, as follows:

*Resolution of Support
for a NC Zoo Bond Referendum*

WHEREAS, the travel and tourism industry is a vital component of Randolph County and North Carolina's economic stability as benefits of tourism touch each of the county's nine municipalities, and all 100 of the state's counties; and

WHEREAS, citizens of Randolph County were instrumental in the creation of the North Carolina Zoological Park, the first state zoo in the country; and

WHEREAS, the Randolph County community-at-large has assisted the North Carolina Zoo in becoming the world's largest natural habitat zoo; and

WHEREAS, the Zoo provides 750,000 visitors each year a one-of-a-kind experience that generates an annual economic impact of \$150 million, including \$8 million in state and local taxes that cannot be exported; and

WHEREAS, one in five of North Carolina's children experience hands-on, nature-based educational opportunities free of charge at the Zoo each year; and

WHEREAS, the Zoo is making strides in innovative technology to save wildlife with conservation programs both locally and globally; and

WHEREAS, tourism is one of North Carolina second largest industry generating \$21.3 billion in visitor spending, directly supporting 204,832 jobs for North Carolina residents, contributing \$4.9 billion to the state's payroll, \$3.2 billion in tax receipts, and ranking it sixth in total person-trip volume by state in 2014; and

WHEREAS, tourism in the Piedmont Triad region generates \$1.4 billion in visitor spending, 14,084 jobs, and a payroll of \$310.1 million in 2013; and

WHEREAS, Randolph County's travel and tourism industry has experienced significant growth generating \$124.53 million in visitor spending, directly supporting 1,056 jobs with a payroll of \$18.5 million, and \$9.3 million in local and state tax receipts in 2013; and

WHEREAS, the Zoo has developed a Vision Plan that meets the challenge of doubling its attendance and economic impact, as well as increasing its education impact, to become a science based and innovation leader in saving wildlife and wild places; and

WHEREAS, Governor McCrory has included \$45 million in his Connect NC bond package for the launch phase of the Zoo's vision plan, which will replace the aging building, known as the African Pavilion, with an Australia/Asia-themed complex to include tigers, orangutans, Komodo dragons, kangaroos, and tropical birds – a strategic investment in the Zoo's infrastructure that will cultivate a stronger economy without the burden of a tax increase on citizens.

THEREFORE BE IT RESOLVED, that the Randolph County Board of Commissioners supports the Governor's bond proposal, and urges the General Assembly to hold a bond referendum as soon as possible to take advantage of current low interest rates so that this significant investment in the North Carolina Zoo can be made.

Adopted, this 1st day of June, 2015

- *approve Pawn Broker’s License for Southern Boys Pawn and Gun LLC.*

Public Hearing and Adoption of Resolution for Economic Incentives for Ennis Flint

Bonnie Renfro, Randolph County EDC President requested an increased match for sewer grants for Flint Trading Company / Ennis Flint. They purchased a vacant building in Turnpike Industrial Park at 4686 Turnpike Court in the City of Trinity. Their operation requires public sewer service as the existing septic field is not permitted for their employee or operation needs. The project will result in investments of \$2,000,000 in real property and \$3,000,000 in personal property and business equipment. Fourteen new jobs will be created and eighteen jobs will be transferred. Wages will vary from \$36,000 to \$60,000 by job classification.

To date, the company has added five new jobs and retained eighteen jobs at this location. They have invested \$1,702,165.80 in real property and \$2,678,861.42 in equipment.

Ms. Renfro said that in August 2013, the Commissioners approved a matching grant of \$3,500, 50% of the match with the City of Trinity providing the other 50%. Since that time, the project has been approved for sewer infrastructure grants from the NC Department of Commerce - Community Development Block Grant and the Golden Leaf Foundation (GLF). The original project anticipated a grant from the NC Rural Center but that became unavailable in summer 2013 and the grant request shifted to the Golden Leaf Foundation. Costs for the project have increased due to additional grant administration for GLF, appraisal and easement costs, engineering costs, and changes in eligible costs for the two grant programs.

Proposed Sewer Construction Budget:	Original	Revised
Sewer Cost Estimate:	\$325,000	\$360,000
Community Development Block Grant:	\$168,000	\$168,000
Golden Leaf Foundation:	\$140,000	\$140,000
Local Government Match:	\$ 7,000	\$ 21,000 (50% paid by each govt.)
Company toward sewer project:	\$ 10,000	\$ 31,000

Ms. Renfro asked for approval of an increased match of \$7,000 in addition to the \$3,500 already approved for a total of \$10,500. Trinity City Council has already agreed to increase their match to this amount. She explained that Ennis Flint is a global company that specializes in traffic safety solutions. One of their product lines is a specialized paint that is used on roadways and highways. The Trinity operation houses a research and development lab as well as a manufacturing center. The jobs include chemists, scientists, and technicians along with manufacturing employees. The public sewer line would be the first service to the Turnpike Industrial Park and would eventually provide service to seven additional businesses in that park area. The line would become part of the City of Trinity's public sewer system.

Ms. Renfro requested approval of the resolution authorizing the increased matching funds.

At 6:20 p.m., the Board adjourned to a duly advertised public hearing to receive public comments on the requested increase from the County for the economic development Building Reuse Grant on behalf of Ennis Flint.

Hearing no comments, Chairman Frye closed the public hearing.

On motion of Haywood, seconded by Lanier, the Board voted unanimously to adopt a resolution approving a \$10,500 match for a sewer grant for Flint Trading Company / Ennis Flint in Trinity, contingent upon approval of all project grants, as follows:

**RESOLUTION AUTHORIZING THE COUNTY OF RANDOLPH TO PROVIDE
ONE-HALF OF THE LOCAL MATCH GRANT REQUIREMENT FOR THE
ENNIS-FLINT ECONOMIC DEVELOPMENT PROJECT**

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, Flint Trading Company/Ennis-Flint has stated its commitment to invest two million dollars (\$2,000,000.00) in real property and three million dollars (\$3,000,000.00) in personal property and business equipment to expand its business and to create fourteen (14) new jobs in the City of Trinity in Randolph County; and

WHEREAS, anticipating grant eligibility that would require a local match estimated at Seven Thousand Dollars (\$7,000.00), Randolph County and the City of Trinity each passed resolutions authorizing the payment of one-half of the local match or Three Thousand Five Hundred Dollars (\$3,500.00) each; and

WHEREAS, since the passage of the above-referenced resolutions, the project was approved for sewer infrastructure grants from the North Carolina Department of Commerce, Community Development Block Grant and the Golden Leaf Foundation, said grants requiring a local match of twenty-one thousand dollars (\$21,000.00); and

WHEREAS, the City of Trinity has voted to approve the additional seven thousand dollars (\$7,000.00) necessary to provide one-half of the required local match, or ten thousand five hundred dollars (\$10,500.00); and

WHEREAS, the City of Trinity has requested that Randolph County approve an additional seven thousand dollars (\$7,000.00) to provide the one-half of the required local match for this project, or ten thousand five hundred dollars (\$10,500.00); and

WHEREAS, the Board of Commissioners of Randolph County has held a public hearing to consider whether to participate in this project by providing the seven thousand dollars (\$7,000.00) in additional funds to constitute one-half of the local match of ten thousand five hundred dollars (\$10,500.00); and

WHEREAS, this economic development project will stimulate and stabilize the local economy, promote business in the County and City, and result in 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 1st day of June, 2015, as follows:

Section 1. The County is authorized to expend up to ten thousand five hundred dollars (\$10,500.00) of County funds to provide one-half of the required local match for the grants applied for on behalf of Ennis-Flint by the City of Trinity. Three-thousand five hundred dollars (\$3,500.00) was previously approved by

resolution adopted on August 5, 2013. This resolution authorizes an additional seven thousand dollars (\$7,000.00).

Section 2. *Participation by the County in this economic development is expressly contingent upon the provision of one-half of the required local match by the City of Trinity.*

Approval of Aging Services Requests

Dawn Gartman, Aging Services Planning Committee (ASPC) Chair, reported that the ASPC met on April 25, 2015, and approved a recommendation for the HCCBG agency allocations for FY 15-16 totaling \$780,665. She said this total includes an additional \$28,163 that was allocated to Randolph County for the upcoming fiscal year. The ASPC recommends that the Randolph County Board of Commissioners approve the HCCBG Funding Plan, requesting a total of \$780,665 for fiscal year 2015-2016 for Randolph County aging services providers. Ms. Gartman also asked that the Board accept additional/supplemental funding, should it become available, and to allow the Aging Services Planning Committee to decide how to allocate these funds, as appropriate, according to the existing "Policy for Distribution of Aging Services Funding."

On motion of Kemp, seconded by Allen, the Board voted unanimously 1) to approve the FY 15-16 HCCBG Funding Plan and agree to accept additional/supplemental funding, should it become available, as indicated on Form DOA-731 requesting a total of \$ \$780,665 for fiscal year 2015-2016; and 2) to allow the Aging Services Planning Committee to decide how to allocate these funds, as appropriate, according to the existing "Policy for Distribution of Aging Services Funding."

Approval of Renewal of Contract with Southern Health Partners, Inc.

Jane Leonard, Sheriff's Office Assistant Business Manager, stated that the Sheriff's Office wishes to renew the current Health Services Agreement with Southern Health Partners, Inc. (SHP) for the period of July 1, 2015 through June 30, 2016.

For this renewal period, SHP has determined a 2% rate increase is needed to maintain a solid program of quality care at our facility. This will increase the fee structure from \$28,625.14 per month to \$29,197.64 per month. All other provisions of the contract will remain the same.

SHP provides medical coverage for all jail inmates and staffs the jail with qualified nurses who work under the direction of doctors. The contract also includes SHP providing medical payments to third-party vendors, up to a stop-loss maximum.

Ms. Leonard asked that the Board approve the renewal of the contract with Southern Health Partners, Inc. and authorize the County Manager to sign the contract renewal.

On motion of Allen, seconded by Lanier, the Board voted unanimously to approve the renewal of the Southern Health Partners contract for twelve months ending June 30, 2016, at the base monthly fee of \$29,197.64, and to authorize the County Manager to sign the contract.

Rezoning Public Hearing & Action

At 6:30 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 it before taking action.

1. **RANDOLPH TELEPHONE**, Asheboro, NC, is requesting that 11.58 acres located at 6469 US Hwy 220 South, Richland Township, be rezoned from LI-CU to LI-CD. Primary Growth Area. Tax ID# 7666353792. The proposed Conditional Zoning District would specifically allow a telephone equipment distribution center as per site plan. The Planning Board reviewed this request at public meeting on May 5, 2015, 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 are:

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.

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

Mr. Dale said the property is the former location of Salem Leasing. Randolph Telephone does plan to build a building at the back of the property beyond current building.

Alan Shaw, Randolph Telephone Plant Manager, said the request is being made so that they may store fiber optic cable and necessary supplies at this location. He said there will be five full-time people on site five days a week from 8:00 a.m. to 5:00 p.m.

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

2. **ABD FARM SOLAR, LLC**, Santa Monica, CA, is requesting that approximately 75 acres (out of 134.08 acres) located on US Hwy 64 East, Franklinville Township, be rezoned from RA/RR to RIO-CD. The proposed Conditional Zoning District would specifically allow a 5-megawatt solar farm as per site plan. Property owner- ABD Development, Inc. The Planning Board reviewed this request at public meeting on May 5, 2015, 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: 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 are:

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.

Policy 3.12 New rural industrial development should provide site specific development plans along with vegetated buffers or other landscaping designed to reduce substantial impacts to adjoining land uses.

Steve Peterson, SMC, said he was working with developer Gerry Dudzic. Mr. Peterson said approximately 37.8 will be used for panels.

On motion of Lanier, seconded by Allen, the Board voted unanimously to approve the request of ABD Farm Solar, 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.

3. **ECOPLEXUS INC.**, San Francisco, California, is requesting that 47.6 acres (out of 110.26 acres) located at 1128 Little River Road, Richland Township, be rezoned from RA to RIO-CD. Tax ID#'s 7665029101, 7665007811, and 7665005272. Secondary Growth Area. The proposed Conditional Zoning District Would specifically allow a 5-Mega-Watt Solar PV Farm as per site plan. Property Owner - Robert Moran. The Planning Board reviewed this request at public meeting on April 7, 2015, 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 are:

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

Policy 3.12 New rural industrial development should provide site specific development plans along with vegetated buffers or other landscaping designed to reduce substantial impacts to adjoining land uses.

Nathan Rogers, Ecoplexus, Inc., said he was present if anyone had any questions of his company.

On motion of Allen, seconded by Haywood, the Board voted unanimously to approve the request of Exoplexus Inc., 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 Harvest Timber at Solid Waste Facility

Over the last couple of months, Paxton Arthurs, Public Works Director, said that he has been working with Todd Dowdle of Yadkin Forestry and Realty to evaluate the timber at the site of the new proposed landfill. After reviewing the site, Mr. Dowdle determined that there are approximately 122 acres of good hardwood as well as another 30 acres of Virginia Pines. On May 5th, a request for bids was sent to area timber dealers and the only bid received was by Edwards Wood Products for \$190,713.00.

To fit into the goals and objectives of Randolph County's proposal of phase one of the waste management facility and expansion, a harvest deadline date was set for September 1 of this year for phase one timber removal and October 2016 for remaining timber. There was a vast concern with all timber buyers in regards to the short contract length and the removal of the timber during phase one (majority of the acreage) to satisfy the time constraints and objectives in proceeding with the new waste management facility. In addition, there were concerns about the length of the access from a gravel or hard surface road and moving loaded trucks across the undeveloped dirt roads to access the timber. In comparison to the previous timber sale it resulted in an overall higher average bid (\$ 21,131.50 higher or \$129.45 per acre higher) than the previous timber sale held by Yadkin Forestry & Realty. Mr. Arthurs said this type of bidding process reflects the true market value of the standing timber under the specified requirements and conditions.

Commissioner Lanier said he felt this was fair and current market value for what had been requested and that it was an adequate quality of timber.

On motion of Lanier, seconded by Kemp, the Board voted unanimously to approve the harvesting of timber at the solid waste facility and award bid to Edwards Wood Products in the amount of \$190,713.00.

Recess

At 6:43 p.m., the Board took a recess.

Regular Meeting Resumed

At 6:58 p.m., the Board returned to regular session.

Public Hearing and Consideration of Purchase of Real Estate in Conjunction with the proposed Greensboro-Liberty Mega Site

Chairman Frye said that it was the Board of County Commissioners' desire that all citizens have the opportunity to express their views in a hearing process that is fair and impartial to all those participating. He reviewed the rules that had been established for the public hearing allowing the President of the Randolph County Economic Development Corporation Bonnie Renfro ten minutes to present the request. Then, at the request of the Board, the County Finance Officer would present funding options. Alan Ferguson, representative of the Northeast Randolph Property Owners Association, presented points for the opposition of the request.

Ms. Renfro began her presentation with a progress report. Randolph County has purchased 255.13 acres in the Mega Site. There are 1,380 +/- acres now owned or under contract and negotiations continue on other parcels. She reviewed the funding commitments of Golden LEAF Foundation and the Greensboro-Randolph Mega Site Foundation, as well as, the investments made by the State of NC, Duke Energy, and an additional non-profit partner.

She said that a national site consultant had concluded a site evaluation and made the following statement: "Greensboro-Randolph Mega Site is a viable automotive assembly site that will be competitive in the southeast for projects."

Ms. Renfro reviewed the visit to Spartanburg, SC, and the information that was gathered during the community due diligence.

- 8,000 direct jobs were gained when BMW opened
- \$8 billion investment
- 37,777 new jobs statewide
- \$16.6 billion economic impact on SC economy
- Partnerships with schools & community colleges –employee readiness
- BMW scholarship fund
- Small Business supplier development
- Partnership and teamwork hallmarks

The City of Greensboro approved \$2,300,000 for environmental assessment, design, and permitting for water and sewer extension to the site. Ms. Renfro said that a public information meeting had been set for June 18th from 5:30 p.m. – 7:30 p.m. at Providence Grove High School by the Greensboro-Randolph Mega Site Foundation and that letters had been sent to residents along the route of the proposed water and sewer line.

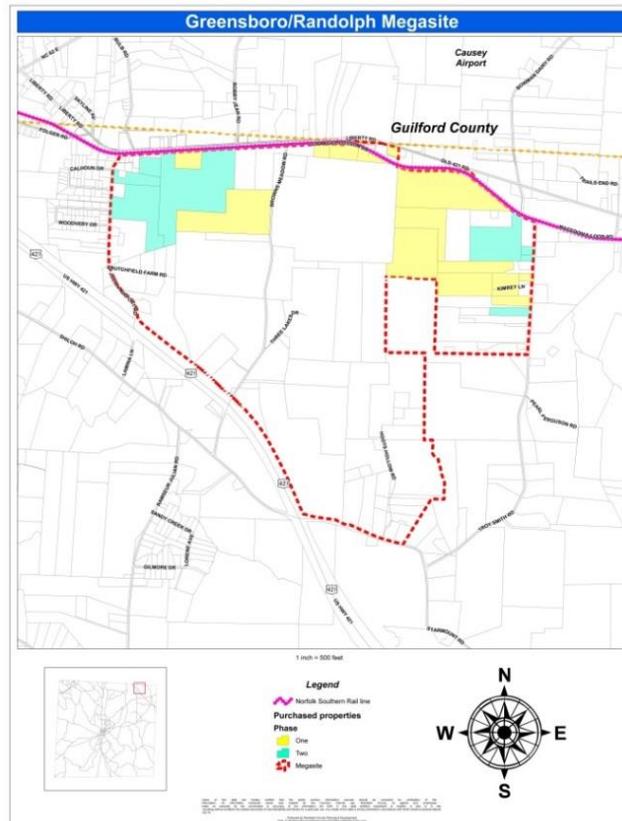
Ms. Renfro stated that the NC Department of Transportation Planning and Design department is proceeding using private funding during the planning stage for roadway improvements and that Norfolk Southern engineers have completed a couple preliminary conceptual plans for the site.

Plans for marketing the site are also underway. She said that branding and a logo should be ready in a couple weeks; a website would launch in mid-July; and the certification process had already begun.

Although they differ, the Senate and the House have both introduced legislation to support a major employer in NC. It has been said that NC is on the short list of states to obtain an auto manufacturer and that Governor McCrory has said this is his number one priority. The Senate has passed their bill. Industry experts predict three to five new auto manufacturing sites over the next two to five years in North America, with North and South Carolina being primary locations believed to be considered in the next two years.

Ms. Renfro stated that the Greensboro-Randolph Mega Site Foundation has requested that Randolph County purchase an additional 169.83 acres of property and their improvements, which add value, at a price of \$5,878,030. There are eight parcels that include three residences, one runway that was part of a prior business, and a cell tower that generates \$90,000 annual income.

The following map of the parcels was presented during the PowerPoint. Parcels being considered for phase two purchase are identified in green.



Ms. Renfro said that site certification should be complete by the end of 2015.

Finance Officer Will Massie said the County has some options in deciding how to best finance the acquisition of mega site properties and presented those, as follows:

First, the County could incorporate the transfer into the budget by reducing departmental services and allocations to schools. This has consequences and starts problems that are not necessary to create. We believe citizens would not want us to choose this option. The proposed 2015-16 budget did not take this approach, and has nothing in it relating to the purchase of mega-site property. Management worked hard to present an annual budget that fulfills statutory responsibilities to our citizens and is not impacted by the decision on this project.

Second, the County could borrow the money by using the land as collateral. The process to get the rates and terms from banks, Board authorization, and then Local Government Commission approval would be 90-120 days. This would use some of the debt capacity and require funding the debt service in future years. It would also create a lien on the property, which is not ideal as we market the property to manufacturing companies interested in the site.

The third, and the recommended option, is to directly finance the additional property from fund balance reserves. One of the purposes of maintaining a reasonable fund balance is to be a source for one-time expenditures, such as capital projects. This will of course reduce the level of our fund balance. The most prudent plan would be to transfer half of the money in the current fiscal year and half next year. That would spread the impact over two years and might be partially offset with departmental savings. If the Board chooses this method, it is also recommended that a plan be established to restore fund balance to adequate levels.

He said the Fund Balance Policy requires a minimum of 20% of budgeted expenditures, which represents the equivalent of two and one-half months of operating expenses. As Mr. Massie mentioned during his budget presentation last week, revenues in 2014 were stronger than budgeted. As of June 30, 2014, the available fund balance, exclusive of the initial \$3.5 million that was assigned for site development, was 22.5% of expenditures. Mr. Massie said if the County breaks even from operations in 2015 and transfer half of the second phase of the purchases (\$2.9 million) in June, it would still be around the 20%. The County's cash flow can be managed, and citizens shouldn't feel the impact.

Mr. Massie stated that the remaining funds needed for land acquisition could be transferred in July or August, depending on the closing schedule. Out of the initial \$3.5 million transfer to the Site Development Fund, there could be at least \$800,000 remaining right now for land purchases. There are other costs related to the land purchases (taxes and insurance). The final transfer would only need to be enough to cover the last land purchases and any related costs.

Alan Ferguson, spokesman for the Northeast Randolph Property Owners, asked that each Commissioner closely examine what he feels to be evidence. "While everyone agrees on the benefits that economic progress can bring a county, many disagree that the spending of public money on real estate development is the way to do it." He said it is his opinion that the evidence does not support throwing a massive proposal against the wall to see what sticks to it. He stated that after four years of work, there is no user of the mega site property, no private investors who have shown their faith in the

project by coming forward to support it with their own money, and the project depends on water and sewer from the City of Greensboro.

Mr. Ferguson said that he understands the Golden LEAF Foundation has been mentioned often as a contributor toward the cost of the water and sewer lines but has so far refused to pay anything toward the project. He asked what would happen if the lines were not installed to the site.

He said notices had been sent to Randolph County residents along the water/sewer line route that representatives of the City of Greensboro would be calling on them to assess their properties for the location of those lines. Mr. Ferguson asked about eminent domain. He asked if anyone believed that every single property owner across whose property water, sewer, or a road improvement must pass, will agree to terms. He said the property would have to be taken and paid for after the taking.

He stated that the infrastructure wish list has been the stated necessity of the legislature to pass an economic incentives program to accompany an infrastructure fund. Despite lobbying efforts in Raleigh, the General Assembly has shown little interest in taking on that additional burden. He quoted State Senator Robert Rucho, chairman of the Senate Finance Committee, who said “the number of incentive jobs created as to what was created without them is miniscule.” He said that Senator Rucho also said that he didn’t understand why the Governor and others favor incentives; “Why not sell North Carolina as a long-term business prospect?”

Mr. Ferguson said that at this point, “we in Randolph County seem to be serving very little function in this project other than to replenish the bank accounts of the Bryan Foundation, the Piedmont Triad Partnership, or the Greensboro-Randolph Mega Site Foundation, Inc.”

He said the County got it’s “seat at the table” when it purchased the 255 acres. The minimal acreage requirement for a mega site has been reached and Mr. Ferguson said he doesn’t understand the need for an additional 169 acres. He said that if the facts were different and an industrial user for the site had already been identified, then there would be little that he could say to oppose it.

Mr. Ferguson urged the Commissioners to not serve as a speculative real estate development corporation, cut losses, and become no further involved in the acquisitions. He asked that they have faith in the citizens to look after themselves as they have done for hundreds of years and stated that the citizens could make it without the heavy hand of government guiding them along.

At 7:31 p.m., the Board adjourned to a duly advertised public hearing to consider appropriation and expenditures of County funds that under North Carolina General Statutes (158.7.1)(b)(2) allow county governments to acquire and hold for resale property that may be suitable for economic development purposes.

Reynolds Lisk, 1763 Old Lexington Rd., Asheboro, spoke in favor. He said he had lived in Randolph County all of his life and owned his own insurance business since 1980. He recalled the losses of many jobs in previous years and noted others that would soon be gone. He gave statistics regarding household medians and poverty levels in Randolph County. He said he doesn’t want to see his tax money squandered, but that the County “must be in it to win it” and urged the Commissioners to complete the land acquisition and take the chance on bringing the needed jobs to Randolph County citizens.

JB Davis, 2043 Northmont Dr., Asheboro, said he has been a part of Randolph County for 71 years and had retired after 40 years in the furniture industry. He applauded the Board for moving forward and purchasing the initial parcels. He said he was very familiar with the growth and how amazing it had been for other cities and the Greenville-Spartanburg area after auto plants were built. Mr. Davis said there is a great need for jobs in Randolph County and requested they continue to move forward with the project.

Steve Foley, 4804 Westhaven Lane, Trinity, said he had only lived in Randolph County for 20 years, but his kids grew up here and he was concerned about them moving away in the search for careers, because there are no jobs. "We have an opportunity to do something about it." He said the arguments he's hearing today are the same ones he heard about BMW. He agreed that things are not in a perfect line yet, but the things that are done now will outweigh the bad.

Jimmy Shelton, 4948 Troy Smith Rd., Liberty, stated he felt the citizens of the county had been betrayed in the partnership by those who represent them. He said he thinks they are only listening to a few and not the majority. Mr. Shelton said that Sam Simpson had met with the property owners in February of 2015 informing them that the offers would be more or less than 2.5 times the tax value. He now questions the purchase amounts for the parcels in this request, as they seem more. He said the citizens are encouraged to come and speak, but are never heard. He asked where he could live in peace in Randolph County without the risk of possible rezoning that would change his surroundings. Mr. Shelton indicated the Commissioners were abusing the freedom and right of the citizens to live in their communities without fear of government takeover.

Rene' Summerlin, 2239 NC Hwy 62 East, Julian, stated that she lives across the road from the site and will not benefit from its location. She was concerned that it would cost her family if they were to be forced to connect to the waterline since they live .5 of a mile off of the main road. She said the farm had been in their family since 1926; well water is pristine and she wants to keep it that way. She said they had to drill a new well three times during Highway 421 construction due to bedrock shifting. Ms. Summerlin also expressed concern about damages to wetlands on the property and near it, as well as, how the tax value of their property would be affected. She said she hoped they would reconsider their decision and cut the losses; stop it now before it goes any further and let them know that all their efforts were not in vain.

Joe Layton, 7332 Old 421 Rd., Liberty, said that he lived on the edge of the footprint in a strong farming community where they don't like street lights, asphalt, or concrete. He is opposed to the site and said that in his opinion, Greensboro has nowhere to expand and is trying to take Randolph County property. Mr. Layton asked the Commissioners to consider the effects of a mega site on their future.

Guy Troy, 3507 Troy Estate Rd., Liberty, demanded to know where the money would come from for the purchase. He asked that developing the site be put up for a referendum for the citizens to decide. He said, if the county has that much money, it should spend it on education or pay down the county's debt. Mr. Troy said that "taxes are public funds" and the Commissioners were doing an "awful job of managing it." He asked that the Commissioners don't go any further with purchases until more is known; "the land will still be there."

Jim Meredith, 5326 Ramseur Julian Rd., Liberty, stated that although there are instances when spending tax dollars to promote economic development growth is justified, he doesn't believe there is enough evidence to prove we should do so in this case. He said the purchase is a "calculated risk" for thousands of potential jobs. Mr. Meredith asked what the measure of success would be; 2,000 jobs over five years? He asked if there are other ways that this same money could be spent that would benefit the citizens, generate a good return on the investment, and perhaps in a shorter amount of time. Does anyone know the total expenditure over time? Mr. Meredith said there is a certified site in Chatham County that could be chosen by a manufacturer and Randolph County would still benefit from it. He stated there are a lot of questions that need to be answered before consideration of additional purchases.

John Thorpe, 624 W. Davis St. Apt. 2-B, Burlington, said that although he is not a resident of the County, he and a team researched the mega site and came up with a decision. He said that in the last fifteen years Randolph County has lost around 514 jobs per year; a little more than 5% of the workforce in the county. He said there is no doubt that a company like BMW could replace those losses. "Until we know there is someone interested in the site, we should not spend tax payer's money on this." He estimated the County to be spending \$542.02 on each lost job in the last fifteen years through this project and "shouldn't be spending it on a maybe." He asked what was next if the State doesn't support the project.

Lisa Sparks, Happy Hills Foundation, 3032 Soapstone Mtn. Rd., Staley, said she was speaking in opposition and asked to see the results of the environmental study on the property. She is concerned about how it could affect the future of the non-profit business she represents. She asked that they not approve the request.

Faye Cox, 1211 Grantville Lane, Asheboro, said she knew not all of the South Carolina residents are happy with BMW being located in the Greenville/Spartanburg area. She said she and her husband had been to Greenville and questioned people. She was told that their tax values went up; traffic increased; and schools were overcrowded. Ms. Cox said she doesn't "like people who spend money before they have it." She said the County "needs to pay their bills and take care of the people here. They would be better off." More jobs would come. "Maybe not big buck jobs." "But if you could lower taxes for the people; lower the price of things; more people would come and there'd be more jobs." Ms. Cox said there are thirteen mega sites in NC, and of those, twelve others want an auto company. Ms. Cox wanted to know if the County has heard from a manufacturer with interest in the site and why Greensboro is so interested in the site. She said she didn't understand how the County doesn't have money to repair buildings but has the money to purchase land.

Chris Clark, 395 Jones Rd., Asheboro, said he had attended one of the property owner's meetings to talk to the people that would be affected. He said companies are still moving to other countries to take advantage of the lower wages paid. Randolph County can't "put a thumb in the hole to stop" what the Federal government did with NAFTA. He said if businesses wanted to come they would and without the county's investment. Mr. Clark expressed his desire for the money to be invested in education instead.

Chris Huber, 5274 Lamina Lane, Liberty, stated that despite the attendance of nearly a hundred against the initial purchase attending the February meeting, it was still approved. Ms. Huber said in chasing the mega site dream proponents have held up the BMW auto plant as the "mother lode of

mega site success.” She referred to the report by the Economic Development Committee in SC that reported 25,000 jobs were lost in that area in the 1980s due to the closing of so many textile industries. BMW received 85,000 applications from people living in a 50-mile, seven county radius and now employees 9,000. She quoted from the *Charlotte Business Journal* that the state of SC offered an incentives package to lure BMW worth more than \$130 million, which included 900 acres of farmland, infrastructure and utilities, negotiated fees instead of property taxes, airport land and improvements, and worker training. Ms. Huber said Governor McCrory was asked in February 2014 whether NC would consider a similar level of incentives but declined to answer. *The Randle Report* quoted a site consultant that said “Mexico has a much larger and younger workforce that backfills constantly.” She said in the same article another executive stated “you could find all the labor you want in Mexico for \$3.50 an hour.” Ms. Huber gave figures from an article she had read that stated new auto manufacturing plants were being built in Mexico and China. Ms. Huber said apparently the Board does not know, or does not care that they are purchasing a “pipe dream.” She said she doesn’t feel the Commissioners have done any due diligence and tax payer dollars are handed over just for the asking. Ms. Huber said “this is a prime example of fiscal mismanagement and inappropriate use of tax payer funds.” She said she loves Randolph County and hates to “see it reduced to a object of public ridicule for its willingness to blindly and irresponsibly deplete its coffers for the purpose of, according to the May 20th *Greensboro News and Record*, betting a significant portion of the County’s annual budget” on this project.

Carole Yow, 4798 Pearl Ferguson Rd., Liberty, said she feels like this public hearing is a waste of Randolph County’s money and time and doesn’t feel the mega site is a good business decision. Ms. Yow stated the majority of the Board is just following the request of “the powers that be from Greensboro” by granting them additional money to purchase more parcels and commented that even the “former Mayor of Greensboro Jim Melvin is spearheading the project.” She said the name was changed from the Liberty Mega Site to the Randolph Mega Site, and now the Greensboro-Randolph Mega Site. She said, “if this passes, and nothing ever comes of it, Greensboro will get what they wanted: water from the Randleman Dam and sewer to the outskirts of Guilford County to enable Greensboro to annex properties.” Ms. Yow said she recently read an article in the *New York Times* stating that in the last two years, eight different auto manufacturers had opened or announced new plants or expansions in Mexico because labor is only \$8 per hour with benefits. Ms. Yow said she hoped the Commissioners had more information to base decisions on than they did at the February meeting.

Bobby Ferguson, 8703 Old Hwy 421, Julian, stated he wondered: why this project had to be treated with so much secrecy during the past four years; why landowners had to initially sign confidentiality agreements before an offer could be made; why they’ve not seen a business plan; “is the purpose of the project all about jobs for Randolph County citizens;” how much closer Randolph County would be to marketable site if had worked with Chatham County on their site; what the purchase of the first parcels do to help Randolph County; who the partners will be, other than Greensboro; why proposing to purchase the additional parcels; and how parcels were selected.

Mr. Ferguson said that it appeared that Randolph County is being asked to purchase the most expensive properties and asked how that is good for the citizens.

He stated that he had learned from the City of Greensboro that Randolph County had decided some time ago they would put \$10 million into this project and asked when that decision was made. He said

that a couple of the Commissioners had told him they didn't have that amount to put into it and questioned how Greensboro knew what was going to happen when some of the Commissioners did not.

Mr. Ferguson stated that the Mega Site Foundation had sent 189 letters out to Randolph County property owners, who live along the proposed water and sewer line route, inviting them to a public information meeting and commended them for doing that. He said he didn't understand why, for the last four years, the people pushing the mega site, including the Commissioners, have not helped educate the public on what is happening. He admitted that retired Commissioner Harold Holmes, Commissioner Frye, Ms. Renfro, and Sam Simpson have visited with him, but couldn't understand, if this was the biggest thing for Randolph County, why they haven't done more to help the citizens be informed.

Mr. Ferguson said he thinks that the project started by David Powell stalled. Somewhere behind the scenes, the City of Greensboro got involved and he believed "they had found a way to run water and sewer" to southeastern Guilford County enhancing the possibility for Greensboro to grow south on Hwy 421. He stated that it is his belief that Greensboro is the driving force and that Randolph County is marching to the beat of their drum. He asked that the Commissioners give the citizens complete information and the chance to understand it; to be transparent in the hopes of eliminating the distrust they currently have.

Dennis Layton, 7750 Old 421 Rd., Liberty, spoke on behalf of Julian Fire Department with concerns regarding the loss of tax funds. He said it was not fair for them to ask their citizens for a fire tax increase to cover the losses the department would likely incur for some time waiting on a company to occupy the site.

George Birchette, 5353 Troy Smith Rd., Liberty, said he had lived in Randolph County for 33 years, continues to support the project and feels it is important for the County and for the citizens to have jobs. He said his sons now live in Raleigh and Fayetteville and wished they lived next door, but they had left the County for employment. Mr. Birchette said if the County waits until everything lines up absolutely perfectly time will have passed and the opportunity will be gone. He said you have to dare to have a vision and a dream. Mr. Birchette summed up his comments by saying that "if you do nothing, nothing is what you get."

Bill Hoover, 1325 Thayer Dr., Asheboro, commended the Board and said their record speaks well for the things they've done to benefit the County. He said he has been a resident of the County for over 30 years and just wants what is best for the County to see it grow and prosper. He said he has witnessed the ups and downs of the economy; watched businesses and industries close, leaving people unemployed who want to work. He added that RCC is eager and willing to train people for new jobs. The mega site is a plan for the future. It has all the assets needed in itself, including an available workforce. It is a long-term investment with huge dividends and can bring in new jobs with increased income. Mr. Hoover stated that this investment is the right thing to do for our county.

Keith McDaniel, 4790 Troy Smith Rd., Liberty, spoke against "spending additional funds on the site." He said he would rather it be spent for law enforcement personnel and pay, the school systems' needs, and EMS services.

At 8:52 p.m., hearing no further comments, Chairman Frye closed the public hearing.

Commissioner Haywood stated that he would like to see the environmental study prior to taking a vote. Ms. Renfro said all the studies required for certification were complete prior to the Commissioners' decision on February 2nd, and are available for public inspection.

Commissioner Lanier took a poll of those in the audience who have to drive to Guilford County to work. He said if it wasn't for Guilford County and Greensboro businesses, many would not have jobs. He stated it bothered him that people are ridiculing Greensboro for doing what they can to help Randolph County provide water and sewer to the site to attract a major company to help us replace the jobs which have left.

Commissioner Allen asked if the \$5.8 million was buying the most expensive properties in this tract of land. He asked about the structures on the properties and would they be torn down. He wanted to know if any agreements were in place for what happens after the properties are all purchased. He asked why the county was even buying the property the cell tower was located on since it was on the edge of the footprint. Commissioner Allen stated that the money could be used to make needed repairs to county and school buildings. He said it is hard for someone to be asked or told to give up land and their life. He understood the hard feelings the citizens have and asked that the Board sympathize.

Chairman Frye asked if there was anything negative in the environmental reports. Ms. Renfro replied that there was not.

Commissioner Haywood said he thinks the mega site is a positive thing and voted for the first purchase, but restated that he would like to see the study before he voted for additional purchases.

On motion of Kemp, seconded by Lanier, the Board voted 3-2, with Commissioner Allen and Haywood opposing, to approve the purchase of 169.83 acres of property from Greensboro-Randolph Mega Site Foundation at a purchase price of \$5,878,029.94; and to authorize County legal staff to negotiate a purchase contract to that effect with appropriate due diligence safeguards; and to authorize the County Manager to sign the purchase contract and the necessary documents to effectuate the purchases hereby approved; and approve \$2,900,000 of fund balance from the General Fund to the Site Development Fund; and approve Budget Amendment # 43 to the General Fund and Budget Amendment #2 to the Site Development Capital Project Fund, as follows:

- 1. Parcel currently owned by Michael and Mabel Langlois and comprised of 77.09 acres more or less. The parcel is identified by Parcel Identification Number (PIN) 8708929917 and is more particularly described in a deed recorded in Deed Book 1960, Page 2295 in the Randolph County Registry.*
- 2. Parcel currently owned by the Joe Vance and comprised of 6.7 acres more or less. The parcel is identified by Parcel Identification Number (PIN) 8708836406 and is more particularly described in a deed recorded in Deed Book 2241, Page 388 in the Randolph County Registry.*
- 3. Parcel currently owned by Gilmore Landscaping, Inc. comprised of 8.97 acres more or less. The parcel is identified by Parcel Identification Number (PIN) 8708832126 and is*

more particularly described in a deed recorded in Deed Book 2136, Page 1536 in the Randolph County Registry.

4. Parcel currently owned by Robert Vaughn and comprised of 34.6 acres more or less. The parcel is identified by Parcel Identification Number (PIN) 8708822458 and is more particularly described in deed recorded in Deed Book 1463, Page 179 in the Randolph County Registry.
5. Parcel currently owned by the O'Briant heirs and comprised of 33.46 acres more or less. The parcel is identified by Parcel Identification Number (PIN) 8718812478 and is more particularly described in deed recorded in Deed Book 2407, Page 0014 of the Randolph County Registry.
6. Two parcels currently owned by Kenneth and Neva Maillet totaling 3.29 acres more or less. The property is identified by Parcel Identification Numbers (PIN) 8718910164 and 8718900964 and is more particularly in a deed recorded in Deed Book 1370, Page 1600 of the Randolph County Registry. These properties are also depicted in a plat recorded in Plat Book 38, Page 28, which depicts the properties together as a single parcel, and in a subsequent plat recorded in Plat Book 61, Page 16 which depicts the two separate parcels as identified by the PINs above.
7. Parcel currently owned by George and Darlene Birchette comprised of 5.72 acres more or less. The parcel is identified by Parcel Identification Number (PIN) 8717895590 and is more particularly described in a deed recorded in Deed Book 1136, Page 213 of the Randolph County Registry.

2014-2015 Budget Ordinance General Fund—Budget Amendment #43		
Revenues	Increase	Decrease
<i>Appropriated Fund Balance</i>	\$2,900,000	
Appropriations	Increase	Decrease
<i>Transfer to Site Development Fund</i>	\$2,900,000	

2014-2015 Budget Ordinance Site Development Capital Project Ordinance—Budget Amendment #2		
Revenues	Increase	Decrease
<i>Transfer from General Fund</i>	\$2,900,000	
Appropriations	Increase	Decrease
<i>Purchase of Land</i>	\$2,900,000	

Adjournment

At 9:10 p.m., on motion of Haywood, seconded by Allen, the Board voted unanimously to adjourn.

Darrell L. Frye, Chairman

Phil Kemp

Arnold Lanier

Stan Haywood

David Allen

Amanda Varner, Clerk to the Board