

Draft

BOARD OF COMMISSIONERS
REGULAR MEETING June 19, 2017

ALEXANDER COUNTY
STATE OF NORTH CAROLINA

PRESENT: Milton H. Campbell, Chairman
Ronnie Reese, Vice-Chairman
Josh Lail
Ryan Mayberry
Dr. Jeffrey P. Peal

STAFF: Rick French, County Manager
Jamie Starnes, Clerk to the Board

The Alexander County Board of Commissioners held a regular meeting on Monday, June 16, 2017 at the CVCC / Alexander Center in Room 103, Taylorsville, North Carolina.

CALL TO ORDER

Chairman Campbell called the meeting to order at 6:00 PM.

He announced that Public Comment would not be held tonight and that speakers would only be allowed for published public hearings. The next scheduled Public Comment Period will be held during the July 17, 2017 Commissioners' Meeting.

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Lail gave the invocation and Vice-Chairman Reese led the Pledge of Allegiance to the Flag.

COMMISSIONER'S REPORT

Commissioner Lail expressed his appreciation to the coaches of his son's All Star ball team that played a tournament this past weekend, noting that the players were being taught respect and sportsmanship

*****SPECIAL RECOGNITION*****

Chairman Campbell stated that the special recognition planned for Lynn Teague would be postponed.

ADOPTION OF AGENDA

Chairman Campbell requested discussion of an ABC Feasibility Study Committee as Agenda Item #5, moving the County Manager's Report to be heard as Agenda Item #6.

Commissioner Reese made a motion to adopt the agenda as amended. Commissioner Peal seconded the motion, which passed unanimously.

ADOPTION OF 2017-2018 BUDGET ORDINANCE FOR ALEXANDER COUNTY

Rick French, County Manager, presented the 2017-2018 Alexander County Budget Ordinance for consideration, noting that the proposed budget totaled \$39,500,000 with \$484,242 appropriated in contingency and no tax increase. Fee increases include several in the Inspections Department (trade permits from \$65 to \$70, minimum fee for any inspection from \$65 to \$70, and fees for building plans from 21 cents to 25 cents per square foot) and a possible pass through increase on City of Hickory water rates (the Hickory City Council will consider the requested 1.7% increase on June 20th). Water tap fees will continue at the inside rate until June 30, 2018.

In regard to the auditorium reimbursement payment, Mr. French explained that, at the Board of Education's request, the County has paid half the principal amount of the auditorium debt (\$2 million) out of the General Fund through annual payments to the Board of Education since 2006. This debt will be fulfilled as of June 20, 2017.

Chairman Campbell asked if the budget ordinance included the proposed COLA for employees. After a response from Mr. French confirming that the COLA had been budgeted, Chairman Campbell felt an across the board COLA was somewhat unfair and a disincentive to better employees. He also stated that the funding placed in contingency would be used for discretionary items to hopefully eliminate the number of budget amendments needed throughout the year.

Commissioner Peal pointed out that approximately \$10 million in the budget was to provide mandated services for inmates and DSS programs.

Commissioner Mayberry made a motion to approve the 2017-2018 Budget Ordinance for Alexander County. Vice-Chairman Reese seconded the motion, which passed unanimously.

PUBLIC HEARING: PROPERTY TAX INCENTIVE GRANT – BOREALIS COMPOUNDS, INC.

David Icenhour, Economic Development Director, requested approval of a Property Tax Incentive Grant for Borealis Compounds, Inc. relating to the purchase of the Alexander Railroad shell building and the creation of a minimum of 37 new jobs resulting in a tax valuation increase of approximately \$15 million. The proposed grant will consist of a payment to the company equal to 95% of the property taxes paid for the first 6 years after completion of the capital investment.

After a motion by Commissioner Lail, second by Commissioner Mayberry, and unanimous vote, Chairman Campbell called the public hearing to order and requested any comments. There being none, Commissioner Mayberry made a motion to close the public hearing. Vice-Chairman Reese seconded the motion, which passed unanimously.

Vice-Chairman Reese made a motion to approve the Property Tax Incentive Grant for Borealis Compounds, Inc. Commissioner Mayberry seconded the motion, which passed unanimously.

PUBLIC HEARING: UTILITIES DEVELOPMENT INCENTIVE GRANT – BOREALIS COMPOUNDS, INC.

David Icenhour, Economic Development Director, requested approval of a Utilities Development Incentive Grant for Borealis Compounds, Inc. again relating to the purchase of the Alexander Railroad shell building and the creation of a minimum of 37 new jobs resulting in a tax valuation increase of approximately \$15 million. The proposed grant will consist of providing for the coordination and/or cost of utilities to serve the facility and refunding of local permitting fees.

After a motion by Commissioner Mayberry, second by Commissioner Lail, and unanimous vote, Chairman Campbell called the public hearing to order and requested any comments. There being none, Commissioner Mayberry made a motion to close the public hearing. Vice-Chairman Reese seconded the motion, which passed unanimously.

Commissioner Mayberry made a motion to approve the Utilities Development Incentive Grant for Borealis Compounds, Inc. Commissioner Peal seconded the motion, which passed unanimously.

PUBLIC HEARING: REZONING ORDINANCE AMENDMENTS & NEW ZONING MAP

Jon Pilkenton, Director of Planning & Development, advised that staff had been working with the Town of Taylorsville over that past several months to combine the zoning ordinances from both the Town and County to create one unified document, noting that the Town had contracted with the County for some time for planning and zoning services. He presented the new Alexander County / Town of Taylorsville Zoning Ordinance and official zoning map that included no zoning designation changes proposed for any property in the County's jurisdiction, only the addition of residential and business zoning districts from the Town as well as changing

the B-4 district to H-C (Highway Commercial) and M-1/M-2 districts to L-1 (Light Industrial) / H-I (Heavy Industrial).

He added that the Town of Taylorsville will appoint two additional members to the Planning & Zoning Commission, who met on June 1, 2017 and unanimously recommended approval. The Taylorsville Town Council also voted on June 12th to accept the new combined ordinance and zoning map.

After a motion by Commissioner Mayberry, second by Commissioner Lail, and unanimous vote, Chairman Campbell called the public hearing to order and requested any comments. There being none, Commissioner Mayberry made a motion to close the public hearing. Vice-Chairman Reese seconded the motion, which passed unanimously.

Commissioner Mayberry made a motion to approve the amendments to the Zoning Ordinance now called the Alexander County / Town of Taylorsville Zoning Ordinance as presented with an effective date of July 1, 2017. Commissioner Lail seconded the motion, which passed unanimously.

Commissioner Mayberry also made a motion to approve the new Alexander County / Town of Taylorsville Zoning Map. Vice-Chairman Reese seconded the motion, which passed unanimously.

In addition, Commissioner Mayberry again mentioned the need to revisit zoning assignments and classifications countywide and hoped to have this process completed by the end of 2017.

DISCUSSION OF FORMING AN ABC FEASIBILITY STUDY COMMITTEE

Due to several requests from the public for an ABC store in the Bethlehem community, Commissioner Mayberry suggested the creation of an ABC Feasibility Study Committee to investigate the two options available and make a recommendation to the Board of Commissioners on which should be pursued. Options include 1) the appointment of an ABC Board that must secure its own funding to open and operate a store or 2) contracting with an existing ABC Board entity. He pointed out that Alexander County Government could not fund or operate an ABC store and therefore would not make the decision to open a store or its location.

Chairman Campbell felt the committee needed to be geographically diverse to represent all areas of Alexander County.

Commissioner Mayberry made a motion that each commissioner provide two names at the July 17th Commissioners' Meeting to be considered as members of the ABC Feasibility Committee. Commissioner Lail seconded the motion.

After discussion, Commissioner Mayberry moved to amend his motion to state that the Chairman would provide 3 names to allow for an odd number committee. Commissioner Lail seconded the amended motion, which passed unanimously.

OTHER BUSINESS

Rick French, County Manager, discussed the following issues during Other Business:

- A. CBSA met with all involved departments regarding proposed floor plans for the Community One Bank building on June 14th. A project budget will be finalized and presented at the July 17th meeting.
- B. A free concert is being offered on Sunday, July 2nd at 2:00 PM at the ACHS Auditorium with entertainment provided by the 440th NC Army National Guard Band.
- C. The Independence Day Celebration is set for Saturday, July 8th at ACHS. Activities begin at 6:00 PM with fireworks at approximately 10:00 PM.
- D. The Vertical Mile Challenge Trail Race was held on Saturday, June 17th at Rocky Face Park with 99 participants.
- E. A total of \$3,636,230 had been collected in sales tax revenue through June 2017 (\$1,126,704 is new sales tax for economic development, public education, and community colleges). This amount is 82% of the \$4,422,000 budgeted and an increase over last year of 7.13%.

CONSENT AGENDA

- A. Minutes from the May 23, 2017 and June 5, 2017 Regular Meetings.
- B. Tax Release Requests (\$568.96) and Tax Refunds (\$494.10) for May 26 – June 9, 2017.
- C. Home and Community Care Block Grant SFY 2017-2018.
- D. Agreement with WPCOG for the Provision of Grant Management Assistance for the ARC Industrial Park Pump Station Economic Development Project for July 1, 2017 – December 31, 2018.
- E. Resolution approving the transition of all Alexander County pre-65 retirees from the current Blue Cross Blue Shield Marketplace private policy to the League of Municipal Insurance Trust.

Commissioner Mayberry made a motion to approve the Consent Agenda. Vice-Chairman Reese seconded the motion, which passed unanimously.

CLOSED SESSION – N.C.G.S. 143-318.11(a)(4, 5, & 6) ECONOMIC DEVELOPMENT, CONTRACTUAL, & PERSONNEL

Commissioner Mayberry made a motion to enter into Closed Session at 7:57 PM to discuss economic development, contractual matters, and personnel issues pursuant to N.C.G.S. 143-318.11(a)(4, 5, & 6). Vice-Chairman Reese seconded the motion, which passed unanimously.

ADJOURNMENT

There being no further business, Commissioner Mayberry made a motion to adjourn at 8:05 PM. Vice-Chairman Reese seconded the motion, which passed unanimously.

Milton H. Campbell, Chairman

Jamie M. Starnes, Clerk to the Board