

Draft

BOARD OF COMMISSIONERS
REGULAR MEETING January 17, 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 Tuesday, January 17, 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.

INVOCATION & PLEDGE OF ALLEGIANCE

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

COMMISSIONER'S REPORT

Commissioner Mayberry mentioned the riots planned during the upcoming transition from Barack Obama to Donald Trump and felt it was a shame those things were happening in the United States. He also thanked the Alexander County Elections workers for doing a great job during the election.

Chairman Campbell was pleased with the voter turnout (over 70%) and pointed out that the right to vote had been earned by the sacrifice made by many.

Vice-Chairman Reese stated that he was looking forward to a new year and felt the Board would do the best it could for the citizens of Alexander County by working together.

Commissioner Peal agreed and felt those elected across the state and country should focus on common ground instead of differences and work together to do good things, noting that was his goal as a County Commissioner.

Commissioner Lail reported that he and Chairman Campbell attended a Martin Luther King Jr. Celebration yesterday at the Hiddenite Center sponsored by the NAACP Alexander County Chapter which was well attended and featured great speakers and music. Chairman Campbell mentioned the guest speaker, Representative Chaz Beasley.

Commissioner Mayberry advised that he and County Manager Rick French attended the NCACC Legislative Goals Conference in Raleigh last week.

ADOPTION OF AGENDA

Vice-Chairman Reese made a motion to adopt the agenda as presented. Commissioner Mayberry seconded the motion, which passed unanimously.

PUBLIC COMMENT

There was no one present to speak during the Public Comment Period.

PUBLIC HEARING: REZONING CASE 16-6 - KIZIAH

Jon Pilkenton, Director of Planning & Development, presented Rezoning Case 16-6 submitted by Greg Kiziah who requested rezoning of a portion of property owned by Lynn Carlton and located on NC Highway 127 North from H-C (Highway Commercial) to RA-20 (Residential-Agricultural) to allow for a multi-family development. The size of the property tract is 9.15 acres (only 7.64 acres requested for rezoning) and the current land use is vacant. Zoning within 100 feet of the property is H-C to the north, south, and west along with R-20 to the east and west. Land uses within 100 feet include commercial to the north and south as well as residential to the east and west.

He reviewed staff comments related to size of the tract, compatibility of the disputed zoning action with an existing comprehensive plan, benefits and detriments resulting from the zoning action for the petitioning property owner / neighbors / and surrounding community, and the relationship between the uses envisioned under the new zoning and the current uses of adjacent land. He advised that the rezoning was inconsistent with the 2008 Comprehensive Plan which identified this area as being designated for commercial use; however, staff feels that rezoning this parcel would not negatively impact future development in the area, especially since the applicant has agreed to retain 1.511 acres adjoining Highway 127 for commercial use.

Letters were sent by first class mail to the property owners within 100 feet of the parcel boundary, a sign was posted on the property, and a notice was placed in *The Taylorsville Times*.

Mr. Pilkenton informed the Board that, in addition to staff's recommendation of approval, the Planning & Zoning Commission held a public hearing on December 1, 2016 to review the request and voted unanimously to recommend approval based on the following:

- The proposed use would be more suitable for the larger portion of the property based on demographics of the area and its access to travel routes for commuters.
- The proposed rezoning and potential use is consistent with the growth patterns in this area.

He advised that based on the information provided, the Board must determine whether the rezoning request meets the guidelines set forth and is reasonable in regards to the public interest considering all uses within the requested zoning district, not merely the use of which the applicant proposes.

Chairman Campbell called the public hearing to order and requested any comments. There being none, he made a motion to close the public hearing. Commissioner Mayberry seconded the motion, which passed unanimously.

Commissioner Mayberry made a motion to approve Rezoning Case 16-6 based on the Planning & Zoning Commission recommendation that the proposed use would be more suitable for the larger portion of the property based on demographics of the area and its access to travel routes for commuters and that the proposed rezoning and potential use is consistent with the growth patterns in this area. Commissioner Reese seconded the motion, which passed unanimously.

2015-2016 AUDIT REPORT

Ko Tan Cha-Moses with Martin Starnes & Associates gave a slide show presentation for the 2015-2016 Audit Summary, which included the following information:

- General Fund revenues (ad valorem taxes, local option sales taxes, restricted intergovernmental (grant revenue), sales and services, permits and fees, and other)
- General Fund expenditures (general government, public safety, environmental protection, economic and physical development, human services, culture and recreation, education, and debt service)
- General Fund debt
- Fund Balance overview
- Solid Waste Fund overview
- Water Funds overview

Vice-Chairman Reese made a motion to accept the 2015-2016 Audit Summary as presented. Commissioner Lail seconded the motion, which passed unanimously.

SALES TAX & FINANCIAL REPORT

Rick French, County Manager, reported that a total of \$1,422,633.36 had been collected in sales tax revenue through December 2016 (\$450,727 is new sales tax for economic development, public education, and community colleges). This amount is 32.17% of the \$4,422,000 budgeted with 33.33% of the budget year expired and an increase over last year of 4.10%.

BOARD APPOINTMENTS & REAPPOINTMENTS

Rick French, County Manager, requested the following appointments and reappointments:

Building Services Advisory Committee – Reappoint Larry Jenkins, Brent Fox, Mark Foy, Tony Lackey, David Land, Brian Walker, Darrell Robertson, Lynn Teague, Bert Gibson, and Jon Pilkenton for 1 year.

Library Board of Trustees – Reappoint Darren Conner and Miranda Burgin for 3 years.

Planning & Zoning Commission – Reappoint Coy Reese for two years.

WPCOG Adult Care CAC – Reappoint Donna Aubuchon for 3 years.

Law Enforcement Center Renaming Committee – Appoint Mike Harrison and Trish Dagenhardt.

Board of Health – Appoint Larry Yoder for 3 years.

Commissioner Appointments – Appoint Commissioner Ryan Mayberry to the Finance Committee, Personnel Committee, and WPCOG TCC & TAC.

Appoint Commissioner Josh Lail to the WPCOG Policy Board.

Appoint Commissioner Jeff Peal to the Animal Control Advisory Committee, the CVCC/Alexander Center Advisory Board, DSS Board, Board of Health, and Veterans Committee.

Appoint Commissioner Ronnie Reese to the Vaya Health County Commissioners Advisory Board.

Commissioner Lail made a motion to approve the appointments and reappointments as presented. Commissioner Mayberry seconded the motion, which passed unanimously.

BUDGET ORDINANCE AMENDMENTS #17 - #21 & PROJECT BUDGET ORDINANCE #P-2

Rick French, County Manager, reviewed the purpose of Budget Amendments #17 - #21 and Project Budget Ordinance #P-2 as follows:

Budget Amendment #17 – To increase the Sheriff’s Office budget to purchase investigative equipment with federal grant funds passed through the NC Department of Public Safety, Governor’s Crime Commission.

Budget Amendment #18 – To budget for the cost of architect services for the bank building renovations (fees paid by the General Fund can be reimbursed from loan proceeds if the County borrows money for renovations).

Budget Amendment #19 – To budget for the local match required by the ARC grant for the Industrial Pump Station Replacement Project.

Budget Amendment #20 – To budget for the local match required by the ARC grant for the Broadband Study.

Budget Amendment #21 – To decrease the amount budgeted as Contingency expense due to revenues that will be less than originally budgeted for the CVCC / Alexander Applied Technologies Center Project.

Project Budget Ordinance #P-2 – To budget for the Broadband Study Project.

Commissioner Lail made a motion to approve Budget Amendment #17. Vice-Chairman Reese seconded the motion, which passed unanimously.

After discussion and instructions to Rick French, County Manager, to investigate other architect firms for possible cost savings, Commissioner Mayberry made a motion to table Budget Amendment #18. Vice-Chairman Reese seconded the motion, which passed unanimously.

Commissioner Mayberry made a motion to approve Budget Amendment #19. Vice-Chairman Reese seconded the motion, which passed unanimously.

Commissioner Mayberry made a motion to approve Budget Amendment #20. Commissioner Lail seconded the motion, which passed unanimously.

Commissioner Mayberry made a motion to approve Budget Amendment #21. Vice-Chairman Reese seconded the motion, which passed unanimously.

Commissioner Mayberry made a motion to approve Project Budget Ordinance #P-2. Vice-Chairman Reese seconded the motion, which passed unanimously.

OTHER BUSINESS

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

- A. MBI Builders will start on the Rocky Face Park Phase 2 Project on January 30, 2017 which will consist of a 1,500 square foot building, entrance drive, parking area, water and sanitary sewer utilities, storm drainage, and erosion control. Construction should be completed by August 2017.
- B. The 2017-2018 budget calendar is as follows:
- February 21st – Department Head Meeting
 - March 10th – Technology request forms due to I.T.
 - March 31st – Budget requests and revenue estimates due to Finance.
 - April 21st – Finance provides first budget printout to County Manager
 - April 25th – School Board request due to County Manager
 - May 1st – discussion of budget topics at Commissioners’ Meeting
 - May 15th – Presentation of budget / budget message at Commissioners’ Meeting
 - May 15th – budget work session before or after Commissioners’ Meeting
 - May 18th-25th – Additional budget work session if needed
 - June 5th – Public hearing at Commissioners’ Meeting
 - June 8th-15th – Additional budget work session if needed
 - June 19th – Budget adoption at Commissioners’ Meeting
- C. Rocky Face Park 2017 calendars are now available for \$7 each and can be purchased at the park or the County Administration Office.
- D. Also at Rocky Face Park, a total of 1,329 are currently taking part in the Vertical Mile Challenge along with 380 in the 5-mile, 90 in the 10-mile, and 5 doing the 100 laps.

CONSENT AGENDA

- A. Tax Release Requests (\$68,324.24) and Tax Refunds (\$13,303.98) for November 26 – December 31, 2016.
- B. Minutes from the November 28, 2016 Called Meeting and the December 5, 2016 Regular Meeting.
- C. Request to declare 46 metal voting booths as surplus.
- D. Application for I-CARE CSBG funding for Iredell and Alexander Counties for 2017-2018.

Vice-Chairman Reese made a motion to approve the Consent Agenda. Commissioner Mayberry 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 7:28 PM to discuss economic development, contractual matters, and personnel issues pursuant to N.C.G.S. 143-318.11(a)(4, 5, & 6). Commissioner Peal seconded the motion, which passed unanimously.

ADJOURNMENT

There being no further business, Vice-Chairman Reese made a motion to adjourn at 8:41 PM. Commissioner Mayberry seconded the motion, which passed unanimously.

Milton H. Campbell, Chairman

Jamie M. Starnes, Clerk to the Board