

Draft

BOARD OF COMMISSIONERS
REGULAR MEETING March 5, 2018

ALEXANDER COUNTY
STATE OF NORTH CAROLINA

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

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

The Alexander County Board of Commissioners held a regular meeting on Monday, March 5, 2018 at the CVCC / Alexander Center in Room 103, Taylorsville, North Carolina.

CALL TO ORDER

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

INVOCATION & PLEDGE OF ALLEGIANCE

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

COMMISSIONER'S REPORT

Commissioner Campbell mentioned his attendance at yesterday's ceremony to honor Jack Hoke, recipient of the 2017 Award of Honor which recognizes individuals who have made exceptional contributions to Alexander County Schools. Commissioner Campbell felt Mr. Hoke's knowledge and endless supply of resources had benefited Alexander County greatly.

Commissioner Peal echoed Commissioner Campbell's comments regarding Mr. Hoke prior to mentioning the many services offered to Alexander County citizens by the Health Department and DSS. He also reported lots of positive feedback from the public regarding the Broadband Project.

Chairman Reese agreed that Mr. Hoke had made a huge impact on the Alexander County School System during his tenure as Associate Superintendent as well as Superintendent. He also announced that the Appalachian Regional Commission had approved a \$1.5 million grant for the

extension of W.E. Baab Industrial Drive in the Alexander Industrial Park to provide improved access to Paragon Films, Liberty Reload, Craftmaster Furniture, and Borealis Compounds as well as future tenants. Special thanks to Sherry Long with the WPCOG for her assistance in obtaining this grant for Alexander County.

ADOPTION OF AGENDA

Commissioner Mayberry made a motion to adopt the agenda as presented. Commissioner Campbell seconded the motion, which passed unanimously.

PUBLIC COMMENT

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

PUBLIC HEARING: REZONING CASE 18-1 – HAYES FOR BMGC, LLC

Jon Pilkenton, Director of Planning & Development, presented Rezoning Case 18-1 submitted by Baxter Hayes for BMGC, LLC who requested rezoning of two parcels located at 300 Golf Course Lane from to RA-20 (Residential-Agricultural) to R-SF (Residential Single Family) to allow for the development of a small lot subdivision. The size of the property tracts are approximately 200 acres. Zoning districts within 100 feet include R-1 & R-2 (Taylorsville Residential) to the north and east, R-20 to the south, and RA-20 to the west. Land uses within 100 feet are residential on all sides.

He pointed out that this property had been rezoned from R-20 / C-R to RA-20 in November 2017 to allow for a Planned Residential Development that would have required a conditional use permit; however, the applicant now wishes to construct a small lot subdivision on the property instead. After reviewing staff comments related to the 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, Mr. Pilkenton advised that the rezoning was consistent with the adopted goals and policies of the 2008 Comprehensive Plan which identifies this area being designated for residential use.

Letters were sent by first class mail to 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*.

In addition to staff's recommendation for approval, the Planning & Zoning Commission held a public hearing on February 1, 2018 to review the request and voted unanimously to recommend approval based on the following:

1. The rezoning request is consistent with the future land use map in the 2008 Comprehensive Plan and its adopted goals and policies.

2. The request will not negatively impact the surrounding properties with regards to residential development.

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.

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

Vice-Chairman Lail made a motion to approve Rezoning Case 18-1 based on recommendations from staff and the Planning & Zoning Commission that the rezoning request is consistent with the future land use map and adopted goals and policies in the 2008 Comprehensive Plan and would not negatively affect the surrounding properties in regards to residential development. Commissioner Mayberry seconded the motion, which passed unanimously.

PARAGON FILMS PROJECT ANNOUNCEMENT

David Icenhour, Economic Development Director, announced that Paragon Films was proceeding with a new project that would result in an investment of \$10 million and 14 new jobs. He provided the Board with background information on the company who came to Alexander County in 2005 as the Industrial Park's first tenant. They initially created 25 jobs investing approximately \$10 million. In 2009, Paragon completed a 60,000 square foot expansion with an investment of approximately \$8 million, creating another 15 jobs.

Brandon Kale, Plant Manager, reported that Paragon Films, producer of stretch film, planned to purchase new equipment that would increase productivity by 30%. Positions will be available in the areas of maintenance, shipping, and production and will be hired toward the end of March allowing time for training before the new line begins in May.

PROJECT BUDGET ORDINANCE #P-3 & BUDGET ORDINANCE AMENDMENTS #36-#42

Rick French, County Manager, reviewed the purpose of Project Budget Ordinance #P-3 as well as Budget Amendments #36 - #42 as follows:

Project Budget Ordinance #P-3 – To budget for the Alexander County Office Complex Renovation Project.

Budget Amendment #36 – To budget for the Wild Ones Natural Landscapers / Seeds for Education Grant for landscaping at the natural play area at Rocky Face Park.

Budget Amendment #37 – To budget for vacation / holiday / comp time payouts for employees leaving during the 2017-2018 year.

Budget Amendment #38 – To budget for the close out of the CVCC / Alexander Applied Technologies Equipment Project and transfer the remaining cash balance of local funds back to the General Fund.

Budget Amendment #39 – To budget for the close out of the CVCC / Applied Technologies Building Renovation Project and transfer the remaining cash balance of local funds back to the General Fund.

Budget Amendment #40 – To budget for the close out of the Rocky Face Park Phase 2 Project and transfer the remaining case balance of local funds back to the General Fund.

Budget Amendment #41 – To 1) increase the Solid Waste Fund expenses for the cost of tipping fees in excess of the original budget, 2) to decrease the Solid Waste Fund revenues that are expected to be less than the original budget, 3) to increase the Solid Waste Fund revenues that are expected to be in excess of the original budget, and 4) to budget for the General Fund transfer to assist with the Solid Waste Fund revenue and expense budget adjustments.

Budget Amendment #42 – To budget for the General Fund transfer to the Alexander County Office Complex Renovation Project Capital Projects Fund.

After discussion of several concerns regarding the Office Complex Renovation Project including projected costs and space flexibility for the future, Commissioner Mayberry made a motion to approve Project Budget Ordinance #P-3 and Budget Amendments #36 - #42. Commissioner Peal seconded the motion, which passed unanimously.

REIMBURSEMENT RESOLUTION – OFFICE COMPLEX RENOVATION PROJECT

Rick French, County Manager, presented a reimbursement resolution for the Alexander County Office Complex Renovation Project, noting that approval was necessary for the County to be reimbursed for project costs. He explained that the County planned to use its own funds to pay initial project costs but would reimburse itself from financing proceeds.

Vice-Chairman Lail made a motion to approve the reimbursement resolution for the Office Complex Renovation Project. Commissioner Mayberry seconded the motion, which passed unanimously.

AWARDING OF BIDS FOR THE OFFICE COMPLEX RENOVATION PROJECT

Steve Walker, CBSA Architects, presented bids received on February 21, 2018 for the Alexander County Office Complex Renovation Project, noting that Hickory Construction submitted the lowest base bid of \$1,399,000 and a bid of \$250,800 for the alternates, both totaling \$1,649,800.

Commissioner Mayberry made a motion to award the bid for the Office Complex Renovation Project to Hickory Construction for \$1,649,800 for both the base bid and alternate bid. Vice-Chairman Lail seconded the motion, which passed unanimously.

RESOLUTION DECLARING THE OPIOID CRISIS A PUBLIC NUISANCE IN ALEXANDER COUNTY & SUPPORTING LEGAL ACTION

Chairman Reese presented a resolution declaring the opioid crisis a public nuisance in Alexander County and supporting legal action, making a motion for approval. Commissioner Mayberry seconded the motion, which passed unanimously.

SALES TAX & FINANCIAL REPORT

Rick French, County Manager, reported that a total of \$2,262,733.46 has been collected in sales tax revenue through February 2018 (\$724,130.05 is new sales tax for economic development, public education, and community colleges). This amount is 49.66% of the \$4,556,000 budgeted with 50% of the budget year expired and an increase over last year of 4.67%.

BOARD APPOINTMENTS & REAPPOINTMENTS

Rick French, County Manager, requested the appointment of Judy Rao to the Council on Aging for a 3-year term.

Vice-Chairman Lail made a motion to approve the appointments as requested. Commissioner Mayberry seconded the motion, which passed unanimously.

OTHER BUSINESS

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

- A. County staff has developed a list of goals for the Broadband Project as follows – 1) conduct an assessment study of the Linney's Mountain tower, 2) purchase the Linney's Mountain tower property, 3) submit an ARC grant application for the Broadband Pilot Project, 4) prepare an RFP to solicit broadband providers for the pilot projects, 5) conduct meetings with broadband providers, and 6) submit grant applications to expand or develop new broadband infrastructure.

- B. The 6th Annual RockyFest is scheduled for Saturday, April 21, 2018 at Rocky Face Park. Activities planned include rock climbing, music, trail races, games, food and craft vendors, and much more.
- C. Robin's Run is set for Saturday, April 7, 2018 at Matheson Park. A one-mile fun run starts at 8:30 AM and the 5K begins at 9:00 AM.

CONSENT AGENDA

- A. Minutes from the February 5, 2018 Regular Meeting.
- B. Tax Release Requests (\$2,865.99) and Tax Refunds (\$924.74) for January 27 – February 23, 2018.
- C. Surplus an abandoned tower site behind the Vashti Fire Department.
- D. Surplus a 1986 Ford F-800 air truck, VIN #1FDXK84N3HVA02882.
- E. Agreement with McGill Associates for engineering services for the Water System Extension Project.
- F. Contract Amendment with Shabeldeen Engineering for engineering services for the Bethlehem Sewer Project.

Commissioner Mayberry made a motion to approve the Consent Agenda. Vice-Chairman Lail 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 7:13 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 Lail seconded the motion, which passed unanimously.

ADJOURNMENT

There being no further business, Commissioner Mayberry made a motion to adjourn at 8:17 PM. Vice-Chairman Lail seconded the motion, which passed unanimously.

Ronnie L. Reese, Chairman

Jamie M. Starnes, Clerk to the Board