

Draft

BOARD OF COMMISSIONERS
REGULAR MEETING October 1, 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, October 1, 2018 in Room 103 of the CVCC / Alexander Center in 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 Commissioner Mayberry led the Pledge of Allegiance to the Flag.

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

Commissioner Campbell presented a Key to the County to Peoples Drug Store, accepted by Phil Icard, in recognition and appreciation of 100 years in business. Commissioner Campbell mentioned that his grandfather, Rowe Campbell, opened Peoples Drug in December 1918 and later turned the business over to his dad Bucky who served until his retirement in 1990.

Mr. Icard introduced several staff members and discussed the 100th Anniversary Celebration planned for November 9th that will feature sales reflecting prices in 1918, refreshments including a vintage soda fountain, hourly \$100 drawings for customers, and a 2018 Ford Focus will be given away.

COMMISSIONER'S REPORT

Vice-Chairman Lail discussed the many services provided by the WPCOG to Unifour municipalities and thanked the organization for assistance offered to citizens in the form of foreclosure prevention, housing rehabilitation, scholarships, donations of school supplies, etc.

On September 28th, Chairman Reese attended the Rotary Stage groundbreaking and Heafner Complex mural dedication on the Courthouse Park property. He also stated that the Community One Bank Office Building Project was moving along and when completed, would centralize many County services for citizen convenience.

Commissioner Peal conveyed his appreciation to several groups that included the Veterans Committee who has planned a special Veterans Day program on November 11th at East Taylorsville Baptist Church; all law enforcement, emergency personnel, volunteers, etc. who assisted with Hurricane Florence recovery efforts and/or responded to several local accidents and fires recently; and Alexander County citizens who purchased and donated over 37,000 pounds of supplies to aid victims of Hurricane Florence. Commissioner Peal also mentioned the massive State and Federal regulations and requirements now being placed on DSS staff.

ADOPTION OF AGENDA

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

PUBLIC COMMENT

The following comments were heard:

Dale Clary encouraged the public to attend a CFAC public forum featuring all 5 candidates for Alexander County Commissioner scheduled for Thursday, October 11th at 6:30 PM in Room 103 of the CVCC / Alexander Center. Candidates will have the opportunity to share their platform and the moderator will ask audience submitted questions after opening statements are given.

Glenn Mays announced that the annual Friends of the Library book sale would be held on October 4th and 5th from 9:00 AM – 6:00 PM and October 6th from 9:00 AM – 1:00 PM at 153 Commercial Park Avenue. A preview sale for Friends of the Library members is set for October 3rd from 1:00 PM – 6:00 PM and memberships will also be available at the door. This year's sale features approximately 18,000 books along with various CD's, DVD's, and other media. Hardback books will be priced at \$1 and 50 cents for paperbacks; however, all items will sale for \$1 per bag on Saturday.

PUBLIC HEARING: REZONING CASE 18-4 – KIZIAH

Jon Pilkenton, Director of Planning & Development, presented Rezoning Case 18-4 submitted by Greg Kiziah who requested rezoning of a portion of property located on NC Highway 127 North from H-C (Highway Commercial) to RA-20 (Residential-Agricultural) to allow for further development of a planned multi-family project. The size of the property tract is 1.51 acres. Zoning districts and land uses within 100 feet include H-C to the north, south, and west along with R-20 to the east and west.

Background information showed that the Board approved rezoning of 7.64 acres of the total 9.15 acre tract on January 17, 2017 from H-C to RA-20 to allow for the multi-family development, leaving 1.51 acres zoned H-C for retail/office space. However, Mr. Kiziah now feels developing this remaining portion as part of the multi-family project is more feasible.

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, although it would not negatively impact future development in the area, the rezoning was NOT consistent with the adopted goals and policies of the 2008 Comprehensive Plan which identifies this area as being designated for commercial 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*.

The Planning & Zoning Commission held a public hearing on September 6, 2018 to review the request and voted unanimously to recommend denial based on the following:

- The proposed use is NOT consistent with the 2008 Alexander County Comprehensive Plan which identifies this area for commercial development.

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

Commissioner Mayberry was in favor of the rezoning and felt this was most definitely a commercial project, especially when considering that builders are required to have a commercial contractor's license to construct multi-family developments larger than a duplex. It was his opinion that multi-family projects were more suitable in a commercial district than an agricultural one, noting that this was a great example of why the County's zoning classifications needed to be revised.

Vice-Chairman Lail agreed that the Zoning Ordinance and Comprehensive Plan were heavily outdated since created in 2001 and 2008. He also felt multi-family developments, which are revenue generating businesses that require commercial loans, should be allowed in the H-C District and noted that 100 plus additional households in the county would generate sale tax revenue from the purchase of groceries, fuel, etc.

Commissioner Campbell added that this project would contribute to the county's tax base and possibly school system enrollment. He also stated it was rare for the Board to disagree with the Planning & Zoning Commission's recommendations but was appreciative of their service.

Mr. Pilkenton mentioned that the Planning & Zoning Commission was always hesitant to remove commercial or industrial property from the zoning map because it was more difficult to add back in than residential.

Chairman Reese pointed out that Bethlehem was the only area in the county that would have a 4-lane highway which would only add to the growth of the area.

After discussion, Commissioner Mayberry made a motion to approve Rezoning Case 18-4, noting that he believed the rezoning was consistent with the Comprehensive Plan and that the Zoning Ordinance should be updated to allow multi-family developments in the H-C District. Commissioner Campbell seconded the motion, which passed unanimously.

PUBLIC HEARING: 5310 GRANT ENHANCEMENT FOR SENIORS & THE DISABLED

Patricia Baker, DSS Director, discussed the 5310 Program (Enhanced Mobility of Seniors and Individuals with Disabilities) for FY 2020 that would provide transportation for Alexander County seniors age 65 and older as well as disabled citizens to nutritional sites, medical appointments, and other life sustaining activities through Greenway services. The grant project budget totals \$194,592 that requires a 10% local match and to date only one comment has been received from the public in response to the notice placed in *The Taylorsville Times*. Ms. Baker advised that this grant has been utilized annually for many years and, if approved tonight, would be included in the 2019-2020 budget request.

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.

Commissioner Mayberry made a motion to move forward with applying for the 5310 Program Grant and approve the coinciding resolution. Commissioner Campbell seconded the motion, which passed unanimously.

PUBLIC HEARING: INDUSTRIAL SHELL BUILDING PROPOSAL

Rick French, County Manager, discussed a proposal to appropriate \$2,250,000 from the Fund Balance to construct a 50,000 square foot speculative building in the Alexander County Industrial Park. The facility, which will be rail served if needed, is anticipated to result in the creation of 50 new jobs paying above the county average weekly wage accompanied by a private investment of

approximately \$10 million. Mr. French reported that funds received from the sale of the building would be reinvested into construction of an additional shell facility.

In response to concerns from Commissioner Peal regarding how this appropriation would impact the Fund Balance as well as uncertainty with filling jobs due to the low unemployment rate, Mr. French stated that the Fund Balance would remain at a healthy level due to the Board's efforts to build it up over the years, putting the County in a great position to apply for grants and take on these types of projects. In addition, he suggested consideration of the number of citizens who work outside of Alexander County that could possibly be employed locally if jobs were available.

Vice-Chairman Lail stated that most empty buildings did not meet modern manufacturing needs such as high ceilings and the flexibility of open space, which is why industrial shell buildings were in high demand. He also felt more emphasis should be placed on retail in the future.

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 Peal made a motion to close the public hearing. Commissioner Mayberry seconded the motion, which passed unanimously.

Mr. French advised that a Project Budget Ordinance for this project would be considered later in the meeting.

PUBLIC HEARING: APPROVAL OF ROAD NAMES

Rick French, County Manager, submitted the following road names for approval:

<u>Road No.</u>	<u>Road Name</u>	<u>Location</u>
3778AJ	Sophie Lane	Off Old Charlotte Road
3892BR	Sweetwater Falls Lane	Off Hopewell Church Road
3715JT	Tolberts Greenview Court	Off Hughes Boulevard

Other requests included renaming of River Pointe Court to River Pointe Drive to match the road sign and what most residents are using for mailing addresses as well as renaming the vacant east portion of Childers Loop to Old Baity Mill Lane due to a bridge removal. All names have met required regulations and have been checked for duplication and sound indexing.

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, Chairman Reese made a motion to close the public hearing. Commissioner Mayberry seconded the motion, which passed unanimously.

Chairman Reese made a motion to approve the road names as presented. Commissioner Mayberry seconded the motion, which passed unanimously.

VAYA HEALTH PRESENTATION ON MEDICAID TRANSFORMATION

Brian Ingraham, Vaya Health CEO, gave a slide show presentation regarding the transition to Medicaid Managed Care, which included the following information:

- Standard plans will address the majority of the Medicaid population to include both physical and behavioral health needs for individuals with mild to moderate challenges.
- Tailored plans will be used for individuals who have more complex behavioral needs.
- Standard plan RFP's are due October 19th and will be awarded to commercial management companies only in February 2019. A two-phase roll out is anticipated with the central part of the state taking effect in November 2019 and east/west regions in February 2020.
- Tailored plans are planned to go live in July 2021. LME/MCO's can only submit proposals for tailored plans for initial 4-year terms, then contracts awarded through competitive RFP process will open to non-profits. LME/MCO's covered population will shrink but covered services will expand to include physical health and pharmacy.
- There are 7 proposed regions statewide with Alexander County located in Region III (not Vaya's region).

Mr. Ingraham suggested a work session in the near future to discuss these changes in greater detail, to which the Board felt would be beneficial.

RESOLUTION IN SUPPORT OF AGRICULTURE & THE PROTECTION OF FARMERS IN NORTH CAROLINA

Allison Brown, Extension Agent – Agriculture/Agronomy & Livestock, presented a resolution in support of agriculture and the protection of farmers in North Carolina, noting that an abundance of nuisance lawsuits are threatening the existence and livelihood of NC farmers. Agriculture is a major driver of the state's economy, creating tens of billions in economic activity. Alexander County alone has 58,668 farming acres and ranks 19th in the state for agriculture cash receipts totaling \$168,944,261. She reported that none of the farms affected by the lawsuits had any violations and could be forced into bankruptcy depending on the outcome.

Several local farmers were in attendance to show their support of the resolution as well as representatives from Farm Bureau who actively lobby for farmers' rights.

Chairman Reese made a motion to approve the resolution in support of agriculture and the protection of farmers in North Carolina. Vice-Chairman Lail seconded the motion, which passed unanimously.

BUILDING INSPECTIONS UPDATE

Bill Rogers, Chief Code Enforcement Officer, gave a brief update on progress made in the Inspections Department since he began his employment on April 2nd of this year which began with next day inspections since April 5th as well as same day if requested (equal to approximately 17 inspections per day per inspector). He also stated that customer service was his highest priority and was happy to report that the number of complaints have been significantly reduced and many builders who refused to work in Alexander County were now pulling permits. A total of 29 of permits have been issued in the past 3 months. Future goals include transitioning to electronic inspection documentation.

Several members of the Board thanked Mr. Rogers for his leadership and ability to change the environment in the Inspections Department.

SPECIAL NEEDS REGISTRY

Russell Greene, Emergency Services Director, advised that the Special Needs Registry was a tool to aid emergency personnel in locating citizens with special needs in the event of a wide-spread emergency to provide assistance if needed and prepare shelters with necessary equipment to accommodate them. Citizens with special needs such as lack of mobility, oxygen usage, and electrical dependence for equipment, etc. may voluntarily submit any information they are comfortable with providing by accessing the registry through the Alexander County website. All data will be kept confidentially in office and will not be shared. Mr. Greene urged anyone needing help completing the registry to call the Emergency Services Office.

BOARD APPOINTMENTS & REAPPOINTMENTS

Rick French, County Manager, requested the Board to reappoint him to the WPCOG Unifour Home Consortium for a two-year term.

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

BUDGET ORDINANCE AMENDMENTS #13 - #15 & PROJECT BUDGET ORDINANCE #P-4

Rick French, County Manager, reviewed the purpose of Budget Amendments #13 - #15 as well as Project Budget Ordinance #P-4 as follows:

Budget Amendment #13 – To increase the Health Department budget for additional Family Planning funds.

Budget Amendment #14 – To adjust the Borealis Compounds Industrial Rail Project budget for Change Order request #1.

Budget Amendment #15 – To budget for the FY 2019 portion of the General Fund transfer to the Capital Project Fund for the Industrial Shell Building Project (the remaining approximately \$750,000 will be included in the FY 2020 budget) and to budget for a transfer of Article 44*524 sales tax funds from the Bethlehem Sewer Fund back to the General Fund due to most of the engineering costs being paid from the State loan proceeds rather than sales tax revenue.

Project Budget Ordinance #P-4 – To budget for the Industrial Shell Building Project (\$2,250,000 from Fund Balance).

Commissioner Mayberry made a motion to approve Budget Amendments #13 - #15 as well as Project Budget Ordinance #P-4. Vice-Chairman Lail seconded the motion, which passed unanimously.

OTHER BUSINESS

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

- A. County staff met with representatives from the NC Division of Water Infrastructure and WPCOG concerning the Stony Point Elementary School CDBG-I Sewer Project. This is a very complex process due to the new Federal Uniform Guidance requirements. The agreement with West & Associates for engineering services is under review.
- B. There are several upcoming events that involve County staff including the YMCA Apple Festival 5K on October 20th, the Rocky Face Rock Climbing Festival and Run 4 the Dogs on November 3rd, and the Christmas Parade on December 1st.
- C. The annual Clean Alexander Day is set for Saturday, October 27th. Alexander County citizens will be allowed to dispose of their trash at convenience sites and the landfill at no charge from 8:00 AM until 4:00 PM.
- D. Rocky Face Park was voted Best Overall Park / Recreational Facility as well as outstanding in camping in the latest Reader's Choice Awards.

CONSENT AGENDA

- A. Minutes from the September 10, 2018 Regular Meeting.
- B. Tax Release Requests (\$2,767.16) and Tax Refunds (\$1,339.64) for September 1-21, 2018.
- C. Surplus a 1999 Dodge Dakota, VIN #1B7GG22X3XS256163 with 194,487 miles; a 1998 Ford F150, VIN #1FTZF1761WNB25333 with 193,332 miles; a 2000 Chevy Trailblazer, VIN #1GNDDT13W9Y2317197 with 216,018 miles; and a 2013 Bobcat 62-inch zero turn mower, VIN #94250401334 with 1,090 hours.
- D. Alexander County Emergency Operations Plan.

- E. Alexander County Emergency Management Ordinance.
- F. NC Community College System Budget FY 2018-2019 Annual Appropriation.

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)(5 & 6) CONTRACTUAL & PERSONNEL

Chairman Reese made a motion to enter into Closed Session at 8:25 PM to discuss contractual matters and personnel issues pursuant to N.C.G.S. 143-318.11(a)(5 & 6). Commissioner Peal seconded the motion, which passed unanimously.

ADJOURNMENT

There being no further business, Commissioner Mayberry made a motion to adjourn at 8:50 PM. Commissioner Peal seconded the motion, which passed unanimously.

Ronnie L. Reese, Chairman

Jamie M. Starnes, Clerk to the Board