

Draft

BOARD OF COMMISSIONERS
REGULAR MEETING April 1, 2019

ALEXANDER COUNTY
STATE OF NORTH CAROLINA

PRESENT: Dr. Jeff Peal, Chairman
 Ronnie Reese, Vice-Chairman
 Ryan Mayberry (arrived at 6:07 PM)
 Larry Yoder

ABSENT: Marty Pennell

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

The Alexander County Board of Commissioners held a regular meeting on Monday, April 1, 2019 in Room 103 of the CVCC / Alexander Center in Taylorsville, North Carolina.

CALL TO ORDER

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

INVOCATION & PLEDGE OF ALLEGIANCE

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

*****SPECIAL RECOGNITIONS*****

The following groups and individuals were recognized as Commissioners' Choice Award recipients. Awards were distributed by Lenny Rogers, Extension Director, and announced by members of the Board.

Community Spark Awards

Sam Sandifer – Alexander Central FFA

Peggy Davis – Extension Community Association Council

Terry Gwaltney – Hiddenite Community Helpers

Paul Sink – Alexander County Community Relations Council

Dwaine Coley – 957 Mobile Café

Overall Youth Awards

2nd Place – Alexander Central FFA

1st Place – Alexander 4-H Livestock Club

Overall Adult Organization Awards

3rd Place – Alexander County Community Relations Council

2nd Place – Hiddenite Community Helpers

1st Place – 957 Mobile Cafe

COMMISSIONER’S REPORT

Commissioner Yoder attended a recent WPCOG TAC/TCC Meeting where road improvement needs in Alexander County were discussed including Highway 16 South from Taylorsville town limits to Conover, Teague Town Road, and Rink Dam Road. Plans to realign County Home Road to improve the safety of the intersection with Highway 16 is now in the process.

Vice-Chairman Reese mentioned several upcoming changes in the Vaya Health System including Medicaid, Medicare, and transitioning into a different service region.

Chairman Peal attended the Community Vision Forum last week sponsored by Alexander County EDC and Duke Energy where many strengths, weaknesses, and opportunities were discussed by attendees. He also stated that the Budget Committee had met several times and asked for support as the Board began the process of prioritizing needs and determining available funding.

ADOPTION OF AGENDA

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

PUBLIC COMMENT

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

PUBLIC HEARING: REZONING CASE 19-2 – JONES / MJ’S AUTOMOTIVE

Jon Pilkenton, Director of Planning & Development, presented Rezoning Case 19-2 submitted by Michael Jones, owner/operator of MJ’s Automotive, who requested rezoning of property located on Highway 16 North / Walker Foundry Loop from RA-20 (Residential-Agricultural) to H-C (Highway Commercial) to allow for an automotive repair shop. The size of the property tract is 3.63 acres. Zoning districts and land uses within 100 feet include RA-20 on all sides along with H-C to the north.

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 reported that the rezoning was consistent with the adopted goals and policies of the 2008 Comprehensive Plan which identifies this area as being designated for commercial use. He also noted that long term growth patterns suggest that Highway 16 North will develop into a commercial corridor.

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 March 7, 2019 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 commercial development.

Mr. Pilkenton 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 public interest considering all uses within the requested zoning district, not merely the use that the applicant proposes.

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

Commissioner Yoder made a motion to approve Rezoning Case 19-2 based on recommendations from staff and the Planning & Zoning Commission that the rezoning request is consistent with the future land use map, adopted goals, and policies in the 2008 Comprehensive Plan and would not negatively affect the surrounding properties in regards to commercial development. Vice-Chairman Reese seconded the motion, which passed unanimously.

PUBLIC HEARING: ALEXANDER COUNTY SERVICES CENTER FINANCING

Rick French, County Manager, stated that the purpose of this public hearing was to receive public comment concerning the proposed financing of the Alexander County Services Center (former Community One Bank) in the amount of approximately \$2 million. He explained that the loan would basically reimburse the County's Fund Balance which was used to renovate the structure that will house the Tax Office, Register of Deeds, Environmental Health, Planning & Zoning,

Inspections, 911 Addressing and GIS, Compliance, Soil & Water, Cooperative Extension, and Recreation.

After a motion by Vice-Chairman Reese, second by Commissioner Mayberry, and unanimous vote, Chairman Peal called the public hearing to order and requested any comments.

Public Comment

Barbara Hayes expressed concerns with whether there was adequate space for the number of departments moving into the facility in addition to the vacant buildings left behind in town from the move.

Vice-Chairman Reese stated that those departments would have as much if not more space in the Services Center than in their current locations. He also felt the Services Center would be more convenient for citizens by centralizing many departments into one location, alleviating the need to drive down Highway 16 South.

There being no further comments, Commissioner Yoder made a motion to close the public hearing. Vice-Chairman Reese seconded the motion, which passed unanimously.

ALEXANDER COUNTY SERVICES CENTER FINANCING RESOLUTION

Bob Jessup, Attorney with Sanford Holshouser, presented a resolution supporting an application to the Local Government Commission for approval of a financing agreement for the Alexander County Services Center Project. He explained that once approved, staff will begin the process of soliciting proposals from banks to provide financing and the Board will accept the winning bidder at the May 6th meeting. Staff hopes to have the financing closed and funding back by the end of May.

Commissioner Yoder made a motion to approve the resolution supporting an application to the LGC for financing of the Services Center Project. Vice-Chairman Reese seconded the motion, which passed unanimously.

SCHEDULING OF CONSOLIDATED HUMAN SERVICES PUBLIC HEARING

Rick French, County Manager, requested a public hearing be scheduled on May 6, 2019 to receive public input regarding the Board of Commissioners assuming direct control of the activities of the Board of Health, Social Services Board, and Senior Center Advisory Committee by becoming the Alexander County Consolidated Human Services Board. A 30-day notice period is required pursuant to N.C.G.S. 153A-77(a).

Vice-Chairman Reese made a motion to schedule a public hearing on May 6, 2019 as requested. Commissioner Mayberry seconded the motion, which passed unanimously.

RESOLUTION AUTHORIZING THE SALE OF SURPLUS REAL PROPERTY BY SEALED BID

Rick French, County Manager, requested approval of a resolution declaring a two-story building located at 16 West Main Avenue (former Chamber of Commerce) as surplus and authorizing its sale by the sealed bid process. Bids will be accepted at the Administration Office until 3:00 PM on Friday, May 3, 2019 and will be opened immediately following the close of the bid period. To be considered, bids must be delivered in person and accompanied by a bid deposit of 5% of the total bid amount.

Commissioner Yoder made a motion to approve the resolution authorizing the sale of surplus real property by sealed bid. Commissioner Mayberry seconded the motion, which passed unanimously.

NCDOT SECONDARY ROAD SYSTEM WAIVER RESOLUTION

Rick French, County Manager, reported that the current procedure for accepting roads into the NCDOT Secondary Road System required individual approval by Alexander County. NCDOT has requested this be changed to give them sole approval authority to accept roads meeting the minimum standards and criteria into the system, allowable by a waiver resolution approved by the Board of Commissioners.

Commissioner Mayberry made a motion to approve the resolution waiving the need for the Board of County Commissioners to approve individual secondary road petitions and giving NCDOT approval authority. Commissioner Yoder seconded the motion, which passed unanimously.

BUDGET ORDINANCE AMENDMENTS #34 - #38

Rick French, County Manager, reviewed the purpose of Budget Amendments #34 - #38 as follows:

Budget Amendment #34 – To increase the Sheriff’s Office budget to purchase equipment for new law enforcement vehicles that using insurance claim proceeds from a vehicle that was wrecked and deemed a total loss.

Budget Amendment #35 – To transfer funds for group insurance costs for two employees originally budgeted in the Planning Department budget instead of Inspections.

Budget Amendment #36 – To budget for the final installment payment from the October 2015 sale of the Home Health agency.

Budget Amendment #37 – To increase the Medical Examiner budget for estimated invoices for death investigations and autopsies for the remainder of the budget year.

Budget Amendment #38 – To adjust the budget for the reinstatement of longevity payments to all eligible employees with 5 years or more service.

Commissioner Yoder made a motion to approve Budget Amendments #34 - #38. Vice-Chairman Reese seconded the motion, which passed unanimously.

BOARD APPOINTMENTS & REAPPOINTMENTS

Rick French, County Manager, requested the following reappointments:

Tax Office Staff – Reappoint Guy Kerley as Tax Administrator and Doug Fox as Tax Assessor for 4 years.

Board of Health – Reappoint Scott Westmoreland for 3 years.

Commissioner Mayberry made a motion to approve the reappointments. Chairman Peal seconded the motion, which passed unanimously.

OTHER BUSINESS

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

- A. Signed leases with Duke Energy for Dusty Ridge Park and Wittenburg Access have been received. Staff is arranging a meeting with all involved parties to discuss maintenance, capital, and property responsibilities.
- B. RockyFest is scheduled for Saturday, April 13th at Rocky Face Park.
- C. Mr. French provided copies of the MOU between the County and Taylorsville Rotary Club for the Courthouse Park performance stage as information for the newest Board members.
- D. A total of \$2,797,463.56 has been collected in sales tax revenue through March 2019 (\$888,108.02 is new sales tax for economic development, public education, and community colleges). This amount is 59.55% of the \$4,698,000 budgeted with 58.33% of the budget year expired and an increase over last year of 3.04%.

CONSENT AGENDA

- A. Minutes from the March 11, 2019 Regular Meeting.
- B. Tax Release Requests (\$781.24) and Tax Refunds (\$741.76) for March 1-21, 2019.
- C. Agreement with WPCOG for the Provision of Technical Assistance for Parks and Recreation Planning for April 1, 2019 – March 31, 2019.

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)(5 & 6) CONTRACTUAL & PERSONNEL

Commissioner Yoder made a motion to enter into Closed Session at 6:45 PM to discuss contractual matters and personnel issues pursuant to N.C.G.S. 143-318.11(a)(5 & 6). Vice-Chairman Reese seconded the motion, which passed unanimously.

ADJOURNMENT

There being no further business, Commissioner Yoder made a motion to adjourn at 7:48 PM. Commissioner Mayberry seconded the motion, which passed unanimously.

Jeffrey P. Peal, Chairman

Jamie M. Starnes, Clerk to the Board