

STATE OF NORTH CAROLINA

COUNTY OF VANCE

The Vance County Board of Commissioners met in regular session on Tuesday, September 6, 2016 at 6:00 p.m. in the Commissioners' Conference Room, Vance County Administration Building, 122 Young Street, Henderson, NC. Those Commissioners present were as follows: Chairman Gordon Wilder, Vice-Chairman Dan Brummitt, Commissioners Deborah F. Brown, Terry E. Garrison, Thomas S. Hester, Jr., Leo Kelly, Jr., and Archie B. Taylor, Jr.

Absent: None.

Also present were County Manager Jordan McMillen, Finance Director David C. Beck, County Attorney Jonathan S. Care, and Clerk to the Board Kelly H. Grissom.

Rev. Joseph Ratliff, Shiloh Baptist Church, gave the invocation.

As advertised, a public hearing was held to gain citizen input on a proposed NC Department of Commerce Building Reuse Grant in the amount of \$150,000 for an expansion of a local company. In return for the commitments and the minimum increase of 12 jobs and tax revenues, it is anticipated that Vance County will, in conjunction with the State of North Carolina Department of Commerce, provide a 5% (\$7,500) local match. These funds will be provided to Ruby Jean Investments, LLC as the property owner and Hoyle Tire and Axle, LLC as the company for the purpose of repairing and improving their building and its infrastructure.

As there was no one present who wished to speak on this matter, Chairman Gordon Wilder declared the public hearing closed.

Motion was made by Commissioner Dan Brummitt to authorize the chairman to execute the Project Axle building reuse agreement, legally binding commitment, and promissory note; and appropriate \$7,500 as set forth in the agreement. This motion was seconded by Commissioner Thomas S. Hester, Jr. and unanimously approved.

As advertised, a public hearing was held to receive public input on a proposed economic development incentive expenditure to be considered for the expansion of the manufacturing facility and equipment for a local company. In return for the commitments of investing \$21,000,000 over the next 10 years and retaining 125 jobs with an average annual wage of \$53,000 in Vance County, it is proposed that Vance County will provide an economic development grant to Mars Petcare in the amount of \$412,960 over the next five years.

As there was no one present who wished to speak on this matter, Chairman Gordon Wilder declared the public hearing closed.

Motion was made by Commissioner Thomas S. Hester, Jr., seconded by Commissioner Dan Brummitt, vote unanimous, to approve and authorize the chairman to enter into an Economic Incentive Grant Agreement with Mars Petcare that requires an investment in real estate that increases the taxable value a minimum of one million dollars (\$1,000,000), install production equipment having initial taxable value of a minimum of twenty million dollars (\$20,000,000) within 24 months of the agreement and retaining 125 jobs with an average annual wage of \$53,000 in Vance County for five years following the first grant payment. Vance County will provide an economic development/job retention grant in the maximum amount of \$412,960 over the next five years following the completion of the work, pursuant to the agreement to be negotiated between the parties.

Mr. John Faucette, Rockbridge Cemetery Preservation, appeared before the board and provided pictures of the cemetery showing the amount of work that has taken place there over the last few years. Before work began, the cemetery was in deplorable condition and severely overgrown. Now, the cemetery is maintained and in good condition. In order to keep the cemetery in good condition, he requested funding from the board in the amount of \$3,500. He stated that the funds would be used for dirt, grass mowing, weed killer, etc. He noted that he plans to approach the City of Henderson for funding as well.

Commissioner Deborah F. Brown applauded the group for the upkeep of the cemetery. She suggested that Rockbridge Cemetery Preservation submit the formal application/request for funding at the appropriate time, which is during budget preparations.

Commissioner Leo Kelly, Jr. noted that Lowes Home Improvement offers a program that could help with this project. He offered to put Mr. Faucette in touch with the manager of the program.

Chairman Wilder thanked Mr. Faucette and the Rockbridge Cemetery Preservation for all the work they have done to improve the appearance of the cemetery. He asked Mr. Faucette to submit a formal budget request to the county, and it will be considered during budget deliberations.

Mr. Morris White, Cooperative Extension Director, introduced Mr. Samir Alston as the county's 4-H representative at the North Carolina Association of County Commissioners' Youth

Summit in August. He stated that Samir also served as a summer intern with Cooperative Extension this year. Samir thanked the board for the opportunity to represent Vance County. The board thanked Samir for representing Vance County so well.

Mr. Rick Lanier, U.S. Motto Action Committee Member (USMAC) and former Davidson County Commissioner, appeared before the board and asked them to consider placing the U.S. Motto, "In God We Trust", on the Vance County Courthouse and the Administration Building using 6" anodized cast aluminum lettering. He stated that there would be no cost to the county and could be done within 60 days. Decals for law enforcement vehicles are also available. He noted that, thus far, 49 counties in North Carolina have voted yes to display the motto as well as 35 city and town halls. He asked the board to vote yes and approve a resolution supporting the display of the national motto.

Commissioner Dan Brummitt asked if there would be an opportunity for local vendors to prepare the motto. Mr. Lanier stated that it is possible, but would rather use his vendor because of his experience with drilling into historic buildings.

Commissioner Terry E. Garrison asked what is the mission of the USMAC? Mr. Lanier responded that the mission is to defend, promote and assist in the awareness and furtherance of our U.S. Motto, "In God We Trust", on public buildings, structures, monuments, the printed page, and to encourage our Godly Heritage in various other aspects. Commissioner Garrison stated that the reason he asked that question is because Davidson County was the last county in the state to recognize the Martin Luther King, Jr. birthday.

Commissioner Archie B. Taylor, Jr. asked who would maintain the lettering. Mr. Lanier responded that it would be the responsibility of the county to maintain the lettering.

Motion was made by Commissioner Dan Brummitt to approve the resolution to display the national motto "In God We Trust". This motion was seconded by Commissioner Thomas S. Hester, Jr.

Commissioner Deborah F. Brown stated that if people would put "In God We Trust" in their hearts, it would not need to be displayed anywhere. She stated that she could not support it at this time.

Commissioner Archie B. Taylor, Jr. stated that he would like to think about it and think about what type of unintended consequences there may be.

After further discussion, Chairman Wilder tabled this matter and referred it to the Properties Committee for further review.

Water District Board

Discussion - Conversion to Dry Taps; Base Fee Amount; Delinquent Availability Accounts. Chairman Wilder stated that the committee (Wilder [C], Brummitt, and Taylor) met Tuesday, August 16 with concerned citizens and discussed issues raised recently with the base fee amount and the inability to convert from a wet tap to a dry tap. The committee reviewed the financial condition of the system and made note that the county is currently subsidizing the system with approximately \$500,000 to keep water rates lower. The committee felt that the \$30 base fee is necessary due to the financial situation of the system and recognized the considerable cost and precedent if individuals were allowed to convert from a wet to dry tap. The committee discussed the USDA 504 program as an option for assisting with hookup costs and requested staff to have a USDA representative make a presentation to the board providing details on the program. Also, the committee reviewed data on the delinquent availability accounts and discussed options for collecting the funds owed to the county. As of August there were a total of 137 customers who are over 90 days late on paying availability fees with a total balance of \$66,000. The committee discussed the option of utilizing a collections agency and recommended that staff begin researching this option as a first effort prior to considering judgements.

The August 2016 monthly operations report was submitted to the board members for their information.

At this time, Chairman Gordon Wilder adjourned the Water District Board.

Committee Reports and Recommendations

FY16 Merit Pay Update/Salary and Benefit Study. Commissioner Deborah F. Brown reported that the Human Resources Committee (Brown [C], Taylor & Wilder) met Tuesday, August 2 and received an update on merit pay. For FY16-17 the board approved \$85,000 which will be given to employees who have been employed with the county since October 1, 2015 (the review period) and meet or exceed standards according to their evaluations upcoming in September 2016. The salary increase will be 1.5% and given in January to begin addressing compression. The committee discussed moving future merit increases to employee anniversary

dates and requested that the salary and benefit study include recommendations to address compression going forward.

The committee met again on Tuesday, August 16 to review a recommendation from staff to engage the MAPS Group for completion of the salary and benefits study. The total cost (\$28,400) is within the budgeted amount. The MAPS Group previously worked with the county in 2007 and is highly experienced in North Carolina working with over 90 local governments and government agencies in North Carolina. Recommendation: Approve consulting agreement with the Management and Personnel Services Group (MAPS Group) for completion of the salary and benefits study.

Motion was made by Commissioner Deborah F. Brown to approve the consulting agreement with the Management and Personnel Services Group (MAPS Group) for completion of the salary and benefits study. This motion was seconded by Commissioner Terry E. Garrison.

Commissioner Dan Brummitt stated that he does not support the use of the MAPS Group.

After brief discussion, vote on the motion to approve the consulting agreement with the Management and Personnel Services Group (MAPS Group) for completion of the salary and benefits study was ayes - five (5); noes - two (2), with the dissenting votes being cast by Commissioner Dan Brummitt and Commissioner Leo Kelly, Jr.

Reorganization of Planning & Development/Special Projects Coordinator.

Commissioner Brown stated that the committee discussed the reorganization of the planning and development department during their August 2nd and 16th meetings. An interim director, Ray Pulliam, has been named to lead the department during the transition and help with inspections. The department has lost one inspector in the last two weeks and will be losing the commercial plans examiner position to retirement at the end of September. The rehiring process for two code officials is currently underway – one being the department director and the other a high level inspector position. The committee reviewed permitting, expenditure and revenue data for the last 10 years and reviewed staffing sizes and budgets from surrounding counties. It is notable that the department has reduced from 14 to 8 positions since 2008 and has reduced its tax supported funding from \$500,000 to \$155,000 since 2006. The committee discussed the Commercial Plans Examiner position and recommended freezing this position upon retirement of the current individual which will allow for the creation of a special projects coordinator in the manager's office. This position would serve on the management team and be a key individual in

coordinating implementation of capital improvement projects and many other county special projects. The county will realize a savings over \$20,000 with this shift in positions and will be in a better position to maintain progress made in the past 18 months. Recommendation: Approve freezing the Commercial Plans Examiner position following the retirement of the current individual and approve the special projects position and job description in the administration department. Commissioner Brown noted that this matter will be discussed in closed session.

Public Safety Committee

Fire Department Matters. Commissioner Dan Brummitt stated that the Public Safety Committee (Brummitt [C], Brown & Wilder) met Tuesday, August 2nd to discuss the need for a new fire engine and a new fire station for the fire department. Both the acquisition of the engine and construction of a new station are included in the FY17-18 CIP. The fire chief informed the committee that a FEMA grant application has been submitted for an engine with an expected response very soon. The committee was agreeable to the chief beginning the planning and specification process for the engine at no cost, but felt it would be appropriate to hold off on proceeding with any acquisition unless the grant was successful. Following the meeting, staff was informed the grant was not successful. The committee was informed that essential pre-planning for a new station location has begun with an approximate location near the Satterwhite Point/I-85 intersection which would eliminate the need for the Kerr Lake Substation. The committee suggested considering a location that would allow the Satterwhite Point Marina to be within the 5 mile district. The fire department will continue with drive time analysis and staff will come to the committee and board in the future to seek permission to begin more formal planning with an architect.

Volunteer Fire Department Funding. Commissioner Brummitt noted that the committee heard from Hicksboro, Drewry, Bearpond and Kittrell volunteer fire departments. Hicksboro expressed concerns with the operating cost of their substation and requested the county consider allotting \$10,000 to departments with substations. Drewry requested to be funded at the full amount of \$60,600 like the other county departments due to their Vance County call volume. They currently receive half as they are a border department. All of the departments present expressed a concern with an overall lack of funding and advocated for the county to consider individual fire tax districts or different allocation methods based on property values within each district. Staff informed the committee that the existing fire tax is not sufficient to cover

additional allocations. The committee discussed the need for the departments to organize and work together in determining an allocation method that works for all departments. The committee also discussed the possibility of departments separating their operating budgets from capital budgets and developing a multi-year plan to ensure capital needs are met. The committee requested staff to provide financial data for the use of fire tax proceeds – this was provided following the committee meeting and was included in the agenda packet.

Planning and Environmental Committee

Offers to Purchase NSP Properties – 225 Hawkins Drive and 661 Charles Street. Due to the time sensitive nature of responding to NSP offers, the board authorized the committee to make decisions on selling the NSP houses subject to the established price parameters during its March 10, 2014 meeting. The committee (Wilder [C], Garrison, and Taylor) met Thursday, August 18th and Tuesday August 30th to review and approve the following offers to purchase the remaining two NSP properties.

- *225 Hawkins Street* – list price of \$49,000; offer of \$49,000 from Mark Freda includes \$2,500 in closing costs and a \$2,000 NSP grant.
- *661 Charles Street* – list price of \$70,000; two offers - one from Peggy Mayo for \$68,000 with no closing cost assistance and a \$10,000 NSP grant; one from Kevin Perry for \$70,000 with \$2,100 in closing costs and a \$5,000 NSP grant.

The committee approved the full list price offer from Mark Freda for 225 Hawkins Street. For 661 Charles Street the committee approved the full list price offer of \$70,000 from Kevin Perry subject to the completion of his qualification for participation in the NSP program within two weeks. If this does not occur the committee authorized moving to the next highest offer from Peggy Mayo. To finalize the sales, it is necessary for the full board to adopt a resolution authorizing a private sale.

225 Hawkins Street: Approve resolution authorizing a Private Sale Pursuant to N.C.G.S 153A-378 of Low and Moderate Income Housing from the Vance County NSP Grant Program.

661 Charles Street: Approve resolution authorizing a Private Sale Pursuant to N.C.G.S 153A-378 of Low and Moderate Income Housing from the Vance County NSP Grant Program.

Motion was made by Commissioner Terry E. Garrison to approve the following resolution authorizing a private sale pursuant to N.C.G.S 153A-378 of Low and Moderate Income Housing from the Vance County NSP Grant Program. This motion was seconded by Commissioner Thomas S. Hester, Jr. and unanimously approved.



RESOLUTION
By the Vance County Board of Commissioners

Authorizing a Private Sale Pursuant to N.C.G.S 153A-378 of Low and Moderate Income Housing from the Vance County NSP Grant Program

WHEREAS, the Vance County Board of County Commissioners has heretofore adopted procedures wherein certain minimum standards for the sale of the Vance County NSP Grant Programs homes were established; and

WHEREAS, Vance County has received an Offer to Purchase 225 Hawkins Drive, Henderson, North Carolina; and

WHEREAS, in accordance with Vance County’s goals and requirements of the Vance County NSP grant the proposed Offer to Purchase should fulfill these goals and requirements subject to protecting the long term occupancy of the residence by the owner.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners for the County of Vance as follows:

- 1. Pursuant to N.C.G.S. 153A-378 the Vance County Board of Commissioners will sell the property to Mark M. Freda, Buyer, at a sales price of \$49,000.00, with the following conditions in addition to those terms and conditions contained in the Offer to Purchase;
 - a. North Carolina Note and Deed of Trust in a second priority position securing \$2,000 for 10 years, with the balance due and owing decreasing by \$200 for each full year the residence is owned and occupied (owner-occupied) by the Buyer.
 - b. The Buyer fulfills all NSP requirements of education and counseling, and does fulfill the income requirements of the program.
- 2. A Notice summarizing the contents of such sale shall be published once at least ten days prior to the consummation of the sale.
- 3. This resolution shall be effective upon its adoption.

ADOPTED this the 6th day of September, 2016.

Gordon Wilder (signed)
Gordon Wilder, Chairman
Vance County Board of Commissioners

Attest:

Kelly H. Grissom (signed)
Kelly H. Grissom
Clerk to the Board



Motion was made by Commissioner Archie B. Taylor, Jr., seconded by Commissioner Terry E. Garrison, vote unanimous, to approve the following resolution authorizing a private sale pursuant to N.C.G.S 153A-378 of Low and Moderate Income Housing from the Vance County NSP Grant Program.



RESOLUTION
By the Vance County Board of Commissioners

Authorizing a Private Sale Pursuant to N.C.G.S 153A-378 of Low and Moderate Income Housing from the Vance County NSP Grant Program

WHEREAS, the Vance County Board of County Commissioners has heretofore adopted procedures wherein certain minimum standards for the sale of the Vance County NSP Grant Programs homes were established; and

WHEREAS, Vance County has received an Offer to Purchase 661 Charles Street, Henderson, North Carolina; and

WHEREAS, in accordance with Vance County’s goals and requirements of the Vance County NSP grant the proposed Offer to Purchase should fulfill these goals and requirements subject to protecting the long term occupancy of the residence by the owner.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners for the County of Vance as follows:

1. Pursuant to N.C.G.S. 153A-378 the Vance County Board of Commissioners will sell the property to Kevin B. Perry, Buyer, at a sales price of \$70,000.00, with the following conditions in addition to those terms and conditions contained in the Offer to Purchase;
 - a. North Carolina Note and Deed of Trust in a second priority position securing \$5,000 for 10 years, with the balance due and owing decreasing by \$500 for each full year the residence is owned and occupied (owner-occupied) by the Buyer.
 - b. The Buyer fulfills all NSP requirements of education and counseling, and does fulfill the income requirements of the program.
 - c. Seller to qualify on the NSP income requirements within 10 days of the contract effective date.
2. A Notice summarizing the contents of such sale shall be published once at least ten days prior to the consummation of the sale.
3. This resolution shall be effective upon its adoption.

ADOPTED this the 6th day of September, 2016.

Gordon Wilder (signed)
Gordon Wilder, Chairman
Vance County Board of Commissioners

Attest:

Kelly H. Grissom (signed)
Kelly H. Grissom
Clerk to the Board

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Properties Committee

REO Property - Offers to Purchase – Orr’s Lane (parcel 0404 03025) and 643 Sombrero Lane (parcel 0552C02003). Commissioner Dan Brummitt reported that the committee (Brummitt [C], Kelly, Wilder) met Tuesday, August 30th and reviewed the following offers to purchase county owned property:

- Orr’s Lane (tax parcel 0404 03025) - \$2,400 offer from Melony Ayscue for vacant lot
- 643 Sombrero Lane (tax parcel 0552C02003) - \$2,000 offer from Duvel White for vacant lot following county’s demolition of doublewide mobile home on property.

Both offers are from neighboring property owners. The committee felt both offers were reasonable and covered the attorney’s fees associated with each property. The doublewide at

643 Sombrero Lane is scheduled for demolition within the next few days as part of the abandoned mobile home grant program. The offer for this property is for the vacant property following the county's demolition. The committee discussed the recent success with prices increasing once the upset bid process begins and recommended proceeding with the upset bid process for both properties. Recommendation: Approve resolutions to proceed with the upset bid process for the sale of Orr's Lane (tax parcel 0404 03025) and 643 Sombrero Lane (tax parcel 0552C02003).

Motion was made by Commissioner Dan Brummitt, seconded by Commissioner Deborah F. Brown, vote unanimous, to approve the following resolutions to proceed with the upset bid process for the sale of Orr's Lane (tax parcel 0404 03025) and 643 Sombrero Lane (tax parcel 0552C02003).



**RESOLUTION AUTHORIZING UPSET BID PROCESS
FOR SALE OF REAL PROPERTY
Orrs Lane, Henderson, NC 27537**

WHEREAS, Vance County owns certain real property with an address of **Orrs Lane, Henderson, North Carolina 27537**, and more particularly described by the Vance County Tax Department as Parcel Number **0404 03025**; and,

WHEREAS, North Carolina General Statute §160A-269 permits the county to sell real property by upset bid, after receipt of an offer for the property; and,

WHEREAS, the County has received an offer to purchase the real property described herein above in the amount of **\$2,400.00** subject to the terms and conditions as included in the submitted offer to purchase bid, submitted by **Melony W. Ayscue**; and,

WHEREAS, **Melony W. Ayscue** has paid the required deposit in the amount of **\$750.00** with her offer.

THEREFORE, THE VANCE COUNTY BOARD OF COMMISSIONERS RESOLVES THAT:

1. The Board of County Commissioners declares the real property described above surplus and authorizes its sale through the upset bid procedure of North Carolina General Statute §160A-269.

2. A notice of the proposed sale shall be published which shall describe the property and the amount of the offer and shall require any upset offer be subject to the same terms and conditions as contained therein except for the purchase price.

3. Any person may submit an upset bid to the Clerk to the Board of County Commissioners within 10 days after the notice of sale is published. Once a qualifying higher bid has been received, that bid will become the new offer.

4. If a qualifying upset bid is received, a new notice of upset bid shall be published, and shall continue to do so until a 10-day period has passed without any qualifying upset bid having been received. At that time, the amount of the final high bid shall be reported to the Board of County Commissioners.

5. A qualifying higher bid is one that raises the existing offer by the greater of \$750 or ten percent (10%) of the first \$1,000.00 of that offer and five percent (5%) of the remainder of the offer and is subject to the same terms and conditions of the previous bid.

6. A qualifying higher bid must also be accompanied by a deposit in the amount of the greater of \$750 or five percent (5%) of the bid, which may be made by cash, cashier's check or certified funds. The County will return the deposit of any bid not accepted and will return the bid of an offer subject to upset if a qualifying higher bid is received.

7. The terms of the final sale are that the Board of County Commissioners must approve the final high offer before the sale is closed and the buyer must pay with certified funds or wire transfer the bid amount and any other amounts as required pursuant to the terms and conditions of the bid at the time of closing, which shall be no later than 30 days following the approval by this Board of the final bid. The real property is sold in its current condition, as is, and the County gives no warranty with respect to the usability of the real property or title. Title will be delivered at closing by a **Non Warranty Deed**, subject to exceptions for ad valorem taxes, assessments, zoning regulations, restrictive covenants, street easements, rights of others in possession and any other encumbrances of record. Buyer shall pay for preparation and recording of the Deed and revenue stamps.

8. The County reserves the right to withdraw the property from sale at any time before the final high bid is accepted **and the right to reject all bids at any time.**

9. If no qualifying upset bid is received, the Board of County Commissioners will accept or reject the bid submitted within 60 days after the close of the 10-day upset period.

Adopted this the 6th day of September, 2016.

Gordon Wilder (signed)
Gordon Wilder, Chairman
Vance County Board of Commissioners

ATTEST:

Kelly H. Grissom (signed)
Kelly H. Grissom, Clerk to the Board



**RESOLUTION AUTHORIZING UPSET BID PROCESS
FOR SALE OF REAL PROPERTY
643 Sombrero Lane, Henderson, NC 27537**

WHEREAS, Vance County owns certain real property with an address of **643 Sombrero Lane, Henderson, North Carolina 27537**, and more particularly described by the Vance County Tax Department as Parcel Number **0552C 02003**; and,

WHEREAS, North Carolina General Statute §160A-269 permits the county to sell real property by upset bid, after receipt of an offer for the property; and,

WHEREAS, the County has received an offer to purchase the real property described herein above in the amount of **\$2,000.00** subject to the terms and conditions as included in the submitted offer to purchase bid, submitted by *Duvel White*; and,

WHEREAS, *Duvel White* has paid the required deposit in the amount of **\$750.00** with his offer.

THEREFORE, THE VANCE COUNTY BOARD OF COMMISSIONERS RESOLVES THAT:

1. The Board of County Commissioners declares the real property described above surplus and authorizes its sale through the upset bid procedure of North Carolina General Statute §160A-269.

2. A notice of the proposed sale shall be published which shall describe the property and the amount of the offer and shall require any upset offer be subject to the same terms and conditions as contained therein except for the purchase price.

3. Any person may submit an upset bid to the Clerk to the Board of County Commissioners within 10 days after the notice of sale is published. Once a qualifying higher bid has been received, that bid will become the new offer.

4. If a qualifying upset bid is received, a new notice of upset bid shall be published, and shall continue to do so until a 10-day period has passed without any qualifying upset bid having been received. At that time, the amount of the final high bid shall be reported to the Board of County Commissioners.

5. A qualifying higher bid is one that raises the existing offer by the greater of \$750 or ten percent (10%) of the first \$1,000.00 of that offer and five percent (5%) of the remainder of the offer and is subject to the same terms and conditions of the previous bid.

6. A qualifying higher bid must also be accompanied by a deposit in the amount of the greater of \$750 or five percent (5%) of the bid, which may be made by cash, cashier's check or certified funds. The County will return the deposit of any bid not accepted and will return the bid of an offer subject to upset if a qualifying higher bid is received.

7. The terms of the final sale are that the Board of County Commissioners must approve the final high offer before the sale is closed and the buyer must pay with certified funds or wire transfer the bid amount and any other amounts as required pursuant to the terms and conditions of the bid at the time of closing, which shall be no later than 30 days following the approval by this Board of the final bid. The real property is sold in its current condition, as is, and the County gives no warranty with respect to the usability of the real property or title. Title will be delivered at closing by **a Non Warranty Deed**, subject to exceptions for ad valorem taxes, assessments, zoning regulations, restrictive covenants, street easements, rights of others in possession and any other encumbrances of record. Buyer shall pay for preparation and recording of the Deed and revenue stamps.

8. The County reserves the right to withdraw the property from sale at any time before the final high bid is accepted **and the right to reject all bids at any time.**

9. If no qualifying upset bid is received, the Board of County Commissioners will accept or reject the bid submitted within 60 days after the close of the 10-day upset period.

Adopted this the 6th day of September, 2016.

Gordon Wilder (signed)
Gordon Wilder, Chairman
Vance County Board of Commissioners

ATTEST:

Kelly H. Grissom (signed)
Kelly H. Grissom, Clerk to the Board

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Community Gardens Lease Agreement. Commissioner Brummitt stated that the committee reviewed a lease agreement between the City and County which leases two vacant jointly owned REO properties to Green Rural Redevelopment, Inc. (GRRO) for use as

community gardens. The City of Henderson attorney drafted the agreement and the City Council has already taken action to approve it contingent upon the County's approval. The lease agreement is for one year at a yearly rent of \$10 for the following properties: 800 Arch Street and 725 Roberson Street. The Commissioners have previously endorsed GRRO's community garden concept of utilizing up to 10 jointly owned properties for this purpose. The community garden program recruits local individuals, teaches them entrepreneurial skills and sustainable farming practices and then provides a plot of land for a micro-farm. Recommendation: Approve the lease agreement between the City of Henderson, Vance County and Green Rural Redevelopment, Inc. for 800 Arch Street and 725 Roberson Street for the purpose of urban gardening.

Motion was made by Commissioner Dan Brummitt to approve the lease agreement between the City of Henderson, Vance County and Green Rural Redevelopment, Inc. for 800 Arch Street and 725 Roberson Street for the purpose of urban gardening. This motion was seconded by Commissioner Terry E. Garrison and unanimously approved.

Property Demolition Update. Commissioner Brummitt reported that the committee reviewed a listing of county owned properties planned for demolition. Demolition of six mobile homes with abandoned mobile home grant funding is scheduled to begin within a week with anticipation of completion in 60 days. A second set of six homes will have demolition and asbestos abatement bids returned on September 6th. Additionally, bids for demolition and asbestos abatement of the Teacherage and the Vance Manor structures will also be returned to the county on September 6th. The committee will review these bids and make recommendations at the October board meeting.

Finance Director's Report

Surplus Property. Mr. Beck presented a listing of three wooden desks from the department of social services to be declared as surplus.

Motion was made by Commissioner Dan Brummitt to declare the items as surplus and authorize the finance director to dispose of the property as appropriate according to state statute. This motion was seconded by Commissioner Archie B. Taylor, Jr. and unanimously approved.

County Attorney's Report

Maria Parham Medical Center. County Attorney Jonathan S. Care reminded the board that Maria Parham Medical Center has appealed its tax value of business personal property to the

NC Property Tax Commission. He provided a proposal to the board from Collateral Evaluation Associates, Inc. to provide an appraisal of the machinery and equipment of business personal property of Maria Parham Medical Center. This will provide the county a good position in front of the Property Tax Commission and will give us an independent opinion of the value of the business personal property. The fee for the project is between \$17,000 and \$21,500 plus all out of pocket travel expenses. He recommended that the board enter into the agreement with Collateral Evaluation Associates.

Commissioner Thomas S. Hester, Jr. asked what Maria Parham's opinion of the value is versus the county's opinion. Attorney Care responded that there is a \$6 to \$7 million difference between their declared value and the county's discovery value. Their appraisal is about a \$15 million difference. Commissioner Archie B. Taylor, Jr. suggested that the out of pocket travel expenses be capped at a certain amount as determined by the attorney.

Motion was made by Commissioner Archie B. Taylor, Jr. to authorize the county to enter into an agreement with Collateral Evaluation Associates, Inc. to provide an appraisal on the Maria Parham Medical Center business personal property for a fee of \$17,000 to \$21,500 plus reasonable out of pocket travel expenses with parameters as determined by the county attorney. This motion was seconded by Commissioner Dan Brummitt and unanimously approved.

County Manager's Report

Joint Meeting with Vance County School Board. County Manager Jordan McMillen noted that the commissioners and the school board met in March informally and expressed a commitment to meet more often to discuss mutual issues. A meeting has been proposed for Thursday, October 20 at 6:00 p.m. The location has yet to be determined. The purpose would give the schools an opportunity to discuss capital needs and for the county to communicate the new capital improvements plan and process for addressing capital needs. The board agreed on the date of Thursday, October 20 at 6:00 p.m.

NCACC Legislative Goals. Mr. McMillen noted that the NC Association of County Commissioners (NCACC) 2017-18 legislative goals process is underway. A listing of goals in no particular order was provided to the board for its consideration and approval prior to submittal to NCACC.

1. Reversal of electronics waste landfill ban
2. Oppose any shift of state transportation responsibilities to counties
3. Oppose unfunded mandates and shift of state responsibilities to counties

4. Seek legislation to study and fund a comprehensive statewide approach to maintaining pre-subdivision ordinance private roads
5. Seek legislation, funding, and other efforts to expand digital infrastructure/broadband capability to the un-served and under-served areas of the state
6. Seek legislation to create a disposal fund for future costs associated with decommissioning solar farms
7. Seek legislation to create consistency in due dates for motor vehicle registration and collection of vehicle taxes

Date	Event
Sept. 23	Deadline to submit goals to NCACC
September - October	Steering Committees review goals
November	Legislative Goals Committee meets
December	Board of Directors reviews & finalizes
Jan. 12-13, 2017	Legislative Goals Conference

Commissioner Dan Brummitt stated that it is his understanding that the state is now receiving the revenues from late fees for motor vehicle registration and vehicle taxes instead of the county. He asked the county manager to verify this.

After brief discussion, motion was made by Commissioner Dan Brummitt, seconded by Commissioner Archie B. Taylor, Jr., vote unanimous, to forward the proposed legislative goals as listed above to the North Carolina Association of County Commissioners.

LGFCU Innovation Award. Mr. McMillen informed the board that Vance and Granville County were awarded the LGFCU Innovation Award at the recent NCACC conference for our shared services agreement for the solid waste director. The agreement, which was finalized in April 2014, demonstrates a creative approach to cooperation and efficiency between neighboring counties. Vance County pays 40% and Granville County 60% of the position cost with the director (Jason Falls) spending two days in Vance and three in Granville each week. The shared arrangement has allowed each county to benefit from an experienced professional with 20 years in solid waste management experience. For Vance alone, an additional \$79,000 has been generated in grant funds in FY16 as a direct result of this individual and position. Commissioners Dan Brummitt (Vance County) and Edgar Smoak (Granville County) were very instrumental in the beginnings of the shared services concept. All board members from both counties should be commended for their support and approval of this collaborative effort and the efficiency that it has created.

Animal Shelter Update and Open House Date. Mr. McMillen informed the board that the animal shelter construction continues to wind down. During the week of August 29th - September 2nd work on the interior continued with cabinets and kennels being installed. The painters have begun applying the final interior coat. On the exterior, final grading work

WHEREAS, pursuant to G.S. 106A-461 any unit of local government and any one or more other units of local government may enter into contracts or agreements with each other in order to execute any undertaking; and

WHEREAS, the contracts and agreements so undertaken shall be of reasonable duration, as determined by the participating units, and must be ratified by resolution of the governing board of each unit spread upon its minutes; and

WHEREAS, Franklin County, Granville County, Halifax County, Vance County and Warren County (the "Participating Counties") desire to formulate a collaborative effort to reduce the number of individuals with mental illnesses and substance use disorders incarcerated in County detention facilities that do not pose a public safety risk through a program called the "Stepping Up Initiative" hereinafter SUI); and

WHEREAS, in furtherance of that effort, the Participating Counties propose to enter into that certain "Interlocal Agreement - Regional Stepping Up Initiative Program", a copy of which has been presented to the Board and is attached hereto;

NOW THEREFORE, BE IT RESOLVED, that the Vance County Board of Commissioners hereby:

1. Authorize the execution of the aforementioned interlocal agreement by the Chairman of the Board and any other county official or staff deemed necessary, in the form substantially as submitted, but with such minor or clerical amendments prior to execution as may be deemed necessary without further approval of the Board.
2. Authorize the Vance County Chairman to execute contracts on behalf of Vance County as the contracting and fiscal agent for SUI in accordance with the recommendations by the SUI steering committee within the amount of total funding appropriated for SUI.

Adopted this 6th day of September, 2016.

Gordon Wilder (signed)
Gordon Wilder, Chairman
Vance County Board of Commissioners

ATTEST:

Kelly H. Grissom (signed)
Kelly H. Grissom, Clerk to the Board



Consent Agenda

Motion was made by Commissioner Thomas S. Hester, Jr., seconded by Commissioner Leo Kelly, Jr., vote unanimous, to approve the following consent agenda items as presented: Budget Amendment #4 and #5, Budget Transfers #3 and #4, July 2016 Tax Refunds and Releases, departmental monthly reports, and the minutes of the August 1, 2016 regular meeting, the August 19, 2016 special meeting, and the August 30, 2016 special meeting.



Budget Amendment #4
FY 2016-2017
Emergency Operations

Revenue Amendment Request	Account Number	Revenue Increase (Decrease)
911 Exercise Grant	10-380-438052	20,000
Total Revenue Increase (Decrease)		\$ 20,000

Expenditure Amendment Request	Account Number	Expense Increase (Decrease)
Exercise Funding	10-621-500530	20,000
Total		\$ 20,000

Purpose: Homeland Security Grant received to fund a training exercise involving an active shooter situation.

Authorization: Vance County Board of Commissioners
September 6, 2016



**Budget Amendment #5
FY 2016-2017
Cooperative Extension**

Revenue Amendment Request	Account Number	Revenue Increase (Decrease)
Health Dept. Grant	10-380-438061	11,077
Total Revenue Increase (Decrease)		\$ 11,077

Expenditure Amendment Request	Account Number	Expense Increase (Decrease)
Health Dept. Grant	10-605-500299	11,077
Total		\$ 11,077

Purpose: Environments Supporting Healthy Eating grant funds to be used to enhance the EFNEP program.

Authorization: Vance County Board of Commissioners
September 6, 2016



**Budget Transfer #3
FY 2016-2017
Fire**

Transfer From:	Account Number	Amount
Fire Equipment	10-531-500188	4,000
Total		\$ 4,000

Transfer To:	Account Number	Amount
Uniforms	10-531-500036	4,000

Total		\$ 4,000
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Purpose: Additional funds needed for uniforms due to several vacant positions recently being filled.

Authorization: Vance County Board of Commissioners
September 6, 2016



**Budget Transfer #4
FY 2016-2017
Social Services**

Transfer From:	Account Number	Amount
Medical Services	10-610-500023	330,000
Total		\$ 330,000

Transfer To:	Account Number	Amount
IV-E Foster Care	10-610-500024	330,000
Total		\$ 330,000

Purpose: To correct budget keying error. Budget funds for IV-E Foster Care were keyed into the wrong line item in the DSS budget.

Authorization: Vance County Board of Commissioners
September 6, 2016



Tax Office Refund and Release Report for July 2016

Taxpayer Name	Tax Year	Real	Personal	Motor Vehicle	MV Fee	Solid Waste Fee	Reason
Burchette Charles	2015	0	50.65	0	0	105.00	pers prop billed
Burchette Charles	2015	0	44.64	0	0	105.00	pers prop billed
Newton Alice	2015	0	52.67	0	0	0	pers prop billed
Newton Alice	2015	0	1.41	0	0	0	pers prop billed
Small Peter	2015	635.72	0	0	0	105.00	correct/grant ex
Total		635.72	149.37	0	0	315.00	
Total Refunds and Releases	\$1,100.09						



MONTHLY REPORTS: 911 Emergency Operations, Administrative Ambulance Charge-Offs, Cooperative Extension, Fire and EMS, Health Department, Human Resources, Information Technology, Planning & Development, Tax Collections, and Veterans Service.



Miscellaneous

Appointments. The following appointments were presented to the board for consideration:

Vance County Housing Authority - five year term
Reappoint Annie Miller

Motion was made by Commissioner Terry E. Garrison, seconded by Commissioner Deborah F. Brown, vote unanimous, to reappoint Annie Miller to the Vance County Housing Authority for a five year term.

At this time, motion was made by Commissioner Terry E. Garrison, seconded by Commissioner Thomas S. Hester, Jr., vote unanimous, to enter into closed session to discuss attorney client privileged information and personnel matters.

Upon return to open session, and as there was no further business, at 9:00 p.m., motion was made by Commissioner Thomas S. Hester, Jr., seconded by Commissioner Dan Brummitt, vote unanimous, that the meeting be adjourned.

Approved and signed October 3, 2016.

Chairman