

STATE OF NORTH CAROLINA

COUNTY OF VANCE

The Vance County Board of Commissioners met in regular session on Monday, November 2, 2020 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 Carolyn Faines, Thomas S. Hester, Jr., Leo Kelly, Jr. and Archie B. Taylor, Jr.

Absent: Commissioner Yolanda Feimster.

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

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

Vance County EMS Director Javier Plummer was first on the agenda to introduce Dr. Richard Benson II as the county's new EMS Medical Director. Dr. Benson has served as the county's Assistant EMS Medical Director since 2016 and filled the director's position after the death of Dr. Michael Smith. The board welcomed Dr. Benson and stated they are glad to have him in Vance County. Dr. Benson thanked the board and stated that he is grateful to serve the residents of Vance County and the surrounding area.

Ms. Porcha Brooks, Tax Administrator, was next on the agenda and presented the following business personal property appeal. Ms. Brooks stated that Kennametal believes its equipment should be less than 25% good. She noted that in the Department of Revenue's Cost Index and Depreciation Schedules, any equipment older than 2010 is 25% good. Kennametal did not provide any information to back up its appeal. She recommended that the board deny the appeal and allow the value to remain at \$7,160,768.

Untimely Exemption

Name	Appealed Value	Tax Administrator's Recommendation
Kennametal, Inc.	\$ 7,160,768	Deny Appeal

Motion was made by Commissioner Dan Brummitt, seconded by Commissioner Carolyn Faines, vote unanimous, to follow the tax administrator's recommendation and deny the appeal; the business personal property value shall remain at \$7,160,768.

Ms. Brooks then presented 10 untimely exemption applications as follows:

Untimely Exemptions

Name	Exemption Requested	Tax Administrator's Recommendation
Raleigh Road Baptist Church Parcel 0453 01012	Religious Exemption	Approve Application
Greater Grace Community Church Parcels 0035 01021A; 0035 01023; and 0035 01026	Religious Exemption	Approve Application
Grace Ministries of Henderson, NC, Inc. Parcels 0061 02006; 0061 02011; and 0061 02005	Religious Exemption	Approve Application
Harold and Christine Hardy Parcel 0016 03006	Disabled Veteran Exemption	Approve Application
Thelma Louise Vaughan Parcel 0426A04004	Elderly Exemption	Approve Application
Bernita Louise Rodriguez Parcel 0036 01009	Disabled Veteran Exemption	Approve Application
Graham Venable, Jr. Parcel 0325A04028	Elderly Exemption	Approve Application
Willanski Hester Parcel 0412A01036	Disabled Veteran Exemption	Approve Application
Gita Smith Parcel 0365C02007	Elderly Exemption	Approve Application
John Meadows, Jr. Parcel 0107 11002	Elderly Exemption	Approve Application

Motion was made by Commissioner Thomas S. Hester, Jr. to approve the untimely exemptions as presented. This motion was seconded by Commissioner Dan Brummitt and unanimously approved.

Tim Carpenter, LKC Engineering, appeared before the board with a change order for the Henderson-Vance Industrial Park Phase 3 expansion. He stated that the work is mostly complete, with a few punch list items remaining. The final adjusting change order is in the amount of \$90,943 and is for project line item overages (\$39,414) and additional construction costs (\$51,529) including work performed by the contractor to install conduits and associated clearing and site work to extend power into the site and to the new sewer pump station as requested by Duke Energy. Other items are storm drainage revisions and utility conflicts including connections to the existing city water and sewer connections.

Commissioner Thomas S. Hester, Jr. asked Mr. Carpenter to make sure the gates are installed at each end of the new gravel road as soon as possible to prevent through traffic. Mr. Carpenter stated that the gates are currently being fabricated and should be installed within the next two weeks. Commissioner Dan Brummitt stated that there are issues with the road already deteriorating and tractor trailers are parking on the sides of the road. He also noted drainage issues

that need to be corrected and stated that we need to get estimates on maintaining the road. The board asked Mr. Carpenter to confirm that the road has been built properly and will hold up appropriately.

After discussion, motion was made by Commissioner Archie B. Taylor, Jr., seconded by Commissioner Thomas S. Hester, Jr., vote unanimous, to approve the final adjusting change order in the amount of \$90,943 for Phase 3 of the Henderson-Vance Industrial Park expansion.

It was noted that \$66,191 of the project overage cost will be paid by the Henderson-Vance Industrial Park.

Water District Board

Chairman Gordon Wilder called the water district board to order, and the September 2020 monthly operations report was presented to the board for information.

Mr. Dave Strum, Envirolink, appeared before the board and provided an update on installation of taps. He stated that 30 taps remain to be installed. Out of those 30, 24 require a bore. It is anticipated that remaining taps be completed fairly quickly, barring no rock is encountered. He stated that Envirolink has doubled its working crews for quicker installation of taps.

Chairman Gordon Wilder adjourned the water district board.

Committee Reports and Recommendations

Public Safety Committee - 911 Console Radio Replacement. Chairman Gordon Wilder stated that the committee (Wilder[C], Brummitt & Taylor) met on Tuesday, October 27, 2020 to discuss replacement of the radio consoles at the primary and backup 911 centers. Emergency Operations Director Brian Short stated that the replacement and ongoing maintenance will be paid for with no county dollars and 100% with state ETS wireless funds. Staff reviewed bids received in October and recommended proceeding with the Zetron system at an initial cost of \$419,754 with an annual maintenance fee of \$18,375 beyond the first year. The committee discussed the proposals and recommended proceeding forward with the Zetron system. Recommendation: Award contract to Radio Communications Company (RCC) totaling \$419,754 for the Zetron Max Dispatch Console System.

Motion was made by Commissioner Archie B. Taylor, Jr. to award the contract to Radio Communications Company (RCC) totaling \$419,754 for the Zetron Max Dispatch Console System. This motion was seconded by Commissioner Carolyn Faines and unanimously approved.

Public Safety Committee – Ambulance Franchise Ordinance Amendments. County Manager Jordan McMillen noted that the committee continued its review of proposed changes to the ambulance franchise ordinance. The changes are designed to bring the ordinance up to current statutory requirements while strengthening standards and accountability for ambulance providers. Additionally ambulance providers would be required to provide both Basic Life Support (BLS) and Advanced Life Support (ALS) levels of operation. The proposed amendments would sunset all existing franchise agreements on June 30, 2021 and require providers to reapply for a three year franchise agreement in order to meet the most current standards. Staff reported feedback from the two existing ambulance providers (Bertie Ambulance Service and North Central Medical Transport) and did not recommend further changes based upon the feedback received. The committee was made aware a third ambulance provider would be applying for a franchise in the coming weeks. The committee was agreeable to the proposed changes and recommended setting a public hearing at the December board meeting.

Motion was made by Commissioner Archie B. Taylor, Jr., seconded by Commissioner Carolyn Faines, vote unanimous, to schedule a public hearing for the December meeting prior to considering approval of amendments to Chapter 110 of the county's code of ordinance concerning ambulance service franchises.

Human Resources Committee – Engagement Team Update. Commissioner Carolyn Faines reported that the committee (Faines[C], Taylor & Wilder) met on Tuesday, October 27, 2020 and received an update from the county's engagement team. The team reviewed participation and feedback from the employee appreciation breakfast last December and the drive-thru appreciation lunch held earlier this month. The team presented a new employee of the month program and received feedback from the committee. Staff intends to implement the program in the coming months.

Human Resources Committee – Employee Survey. Commissioner Faines advised that the committee discussed turnover data from the past few months and requested staff to identify options and pricing for a third party survey of employee morale. Committee members discussed the purpose of the survey being to identify data and trends that can assist the county in enhancing the overall morale of staff while improving the overall team. Recommendations will be forthcoming once options are evaluated.

Human Resources Committee – Personnel Policy Update. Commissioner Faines noted that staff informed the committee that work has begun at the departmental level to update the personnel policy manual. The previous update was in 2016. The committee will review proposed changes in the coming months with a target implementation of early 2021.

Planning & Environmental Committee – White Goods Collection. Commissioner Carolyn Faines reported that the committee (Faines[C], Kelly & Wilder) met on Wednesday, October 28, 2020 to continue discussing plans for white goods collection. Staff provided an additional option following comments and concerns board members brought up during the August meeting. Both options include freezing a retiring full-time position, rehiring a part-time position to cover existing hours at the county collection facility, and contracting out mowing at the convenience sites. Staff is concerned with an upcoming retirement which will require a solution by mid-November and presented the following options.

- Option 1: Consolidate collection of white goods to the old county landfill. Overall savings with this option is approximately \$45,000 per year.
- Option 2: Privatize pickup at four most highly utilized convenience sites (Brodie Road, Warrenton Road, NC 39 North and Vicksboro Road). Overall savings with this option is approximately \$19,000 per year.

The committee agreed that their main concern is dumping along the roadways and mentioned the importance of providing multiple locations for citizens to dispose of white goods. The committee was agreeable to a one year contract to private pickup at the four most highly utilized sites (Option 2) and mentioned a desire to revisit the options in six to twelve months. Recommendation: Approve and authorize staff to consolidate white goods collection to four convenience sites and to contract for pickup and transport from the sites.

Motion was made by Commissioner Carolyn Faines, seconded by Commissioner Archie B. Taylor, Jr., vote unanimous, to approve and authorize staff to consolidate white goods collection to four convenience sites and to contract for pickup and transport from the sites.

Finance Director's Report

Education Lottery Fund Applications. Finance Director Katherine Bigelow stated that a joint application filed by the county commissioners and the board of education must be submitted to the state in order to draw down available North Carolina Education Lottery funds from the Public School Building Capital Fund. The county has budgeted to use lottery funds to pay the debt service for the 2010 QSCB and 2013 QZAB projects. The board of education approved the applications at its October 12, 2020 meeting for \$384,776.00. Recommendation: Approve the

applications to draw down lottery funds to be used for debt service payments on existing school facilities debt.

Motion was made by Commissioner Dan Brummitt to approve the applications to draw down lottery funds to be used for debt service payments on existing school facilities debt. This motion was seconded by Commissioner Thomas S. Hester, Jr. and unanimously approved.

Finance Software Replacement. Ms. Bigelow stated that the Capital Improvement Plan (CIP) includes replacement of the county’s finance software in FY 21-22. In order to implement the software on July 1, 2021, it is necessary to proceed now to allow for the necessary conversions of data. The finance/administration team has evaluated a number of products and collectively has decided to proceed with Edmunds GovTech to replace the county’s current CSI/Smart Fusion system. The new software is modern, (paperless PAF’s, app requisitions, time keeping app, etc.), and will create better efficiencies and security safeguards and is designed for our size county. The software’s initial total cost is \$89,762.50 with an annual maintenance fee of \$17,675 vs. \$43,550 annually for our current software. Overall, the software will save the county \$121,868 over the next four years. Recommendation: Approve Budget Amendment #10 and authorize the finance director to convert and implement Edmunds GovTech financial software.

Motion was made by Commissioner Thomas S. Hester, Jr., seconded by Commissioner Carolyn Faines, vote unanimous, to approve Budget Amendment #10 and authorize the finance director to convert and implement Edmunds GovTech financial software.



**Budget Amendment #10
FY 2020-2021
Finance/Administration**

Revenue Amendment Request	Account Number	Revenue Increase (Decrease)
Fund Balance	10-399-439900	85,762.50
Total Revenue Increase (Decrease)		\$ 85,762.50

Expenditure Amendment Request	Account Number	Expense Increase (Decrease)
Capital Outlay	10-440-500074	85,762.50
Total		\$ 85,762.50

Purpose: Early implementation of Edmonds GovTech software. This is an approved CIP project.

Authorization: Vance County Board of Commissioners
November 2, 2020



County Manager's Report

Land Lease – Townsville Convenience Site. County Manager Jordan McMillen noted that the county has a lease agreement with John and Rose Moody for approximately 1.5 acres on Tungsten Mine Road that serves as the solid waste convenience site for Townsville. The lease agreement has been in place since 1993 and transitioned to a month to month agreement in 1996. The rental rate of \$50 per month has remained constant since the initial agreement. Mr. Moody has requested an increase in the rate from \$50 to \$65 per month. County staff has inquired as to purchasing the land from Mr. Moody and at the current time he is not agreeable to selling. Mr. Moody is agreeable to the revised terms which extend the lease until June 30, 2023 with an option to renew for an additional two years.

Motion was made by Commissioner Thomas S. Hester, Jr. to approve the revised lease agreement with John and Rose Moody for the property containing the Townsville Solid Waste Convenience Site. This motion was seconded by Commissioner Dan Brummitt and unanimously approved.

Farmers Market Cleaning Fee. Mr. McMillen stated that Cooperative Extension and the farmers market manager are requesting to implement a \$100 cleaning fee for outside groups that rent the facility. Due to COVID, the market undergoes rigorous cleaning measures to protect the patrons, vendors, and users of the facility. The current rental rate for outside groups is \$200 for up to four hours of use and \$50 for each additional hour. The additional cleaning fee would be added to the rental fee.

Motion was made by Commissioner Archie B. Taylor, Jr., seconded by Commissioner Dan Brummitt, vote unanimous, to approve a cleaning fee totaling \$100 for outside groups that rent the farmers market facility.

DSS Building Appraisal. Mr. McMillen presented the recent appraisal completed for the DSS building located at 350 Ruin Creek Road. The building totals 19,684 square feet and is valued at \$885,000 according to the appraisal. The county purchased the building and had it renovated in 1988 and has used it for the Department of Social Services since that time. The appraisal will

serve as a starting point to discuss potential options for the building in the coming months. DSS is scheduled to move out of the building with a goal of being in Eaton Johnson by July 1, 2021.

Commissioner Dan Brummitt stated that the appraisal's coverage ratios seem to be excessive for this area. He feels there could be some tweaks to the value of the property.

County Attorney's Report

REO Properties – Bid Acceptance Resolutions. County Attorney Jonathan S. Care noted that during its October meeting, the board of commissioners approved the public sale process for 1324 Hargrove Street – Parcel 0006 06003 and St. Matthews Street Lot – Parcel 0066 05003. The properties were advertised through the upset bid process and no upset bids were received. The board is now free to sell the properties or reject the offers.

Motion was made by Commissioner Dan Brummitt, seconded by Commissioner Thomas S. Hester, Jr., vote unanimous, to approve the following resolutions accepting the bids for 1324 Hargrove Street – Parcel 0006 06003 and St. Matthews Street Lot – Parcel 0066 05003:

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**RESOLUTION ACCEPTING BID FOR
COUNTY OWNED REAL PROPERTY**

WHEREAS, the Vance County Board of County Commissioners received an offer in the amount of \$5,000.00 from WW Properties and Rentals LLC for the purchase and sale of County owned real property, which is more particularly described below:

1324 Hargrove Street, Henderson, North Carolina 27536, Vance County Tax Department Parcel Number 0006 06003.

WHEREAS, pursuant to NCGS 160A-269, a notice was published in the *Daily Dispatch* on **October 8, 2020** stating that said offer from WW Properties and Rentals LLC in the amount of \$5,000.00 had been received and that any person wishing to submit an upset bid should do so within 10 days, and

WHEREAS, no upset bids were received within the statutorily prescribed time period.

THEREFORE, BE IT RESOLVED by the Vance County Board of Commissioners, pursuant to NCGS 160A-269 that:

The bid submitted by **WW Properties and Rentals LLC** in the amount of **\$5,000.00** subject to the terms and conditions contained in the submitted upset Offer to Purchase Contract, attached hereto as Exhibit "A", is hereby accepted for the property described herein and the Board's Chairperson shall execute the documents necessary to complete the transfer of title to such property.

Adopted this the 2nd day November, 2020.

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

ATTEST:

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



**RESOLUTION ACCEPTING BID FOR
COUNTY OWNED REAL PROPERTY**

WHEREAS, the Vance County Board of County Commissioners received an offer in the amount of \$1,000.00 from Bobbi Bradley and Kejuan Hicks for the purchase and sale of County owned real property, which is more particularly described below:

St. Matthews Street Lot, Henderson, North Carolina 27536, Vance County Tax Department Parcel Number 0066 05003.

WHEREAS, pursuant to NCGS 160A-269, a notice was published in the *Daily Dispatch* on **October 8, 2020** stating that said offer from Bobbi Bradley and Kejuan Hicks in the amount of \$1,000.00 had been received and that any person wishing to submit an upset bid should do so within 10 days, and

WHEREAS, no upset bids were received within the statutorily prescribed time period.

THEREFORE, BE IT RESOLVED by the Vance County Board of Commissioners, pursuant to NCGS 160A-269 that:

The bid submitted by **Bobbi Bradley and Kejuan Hicks** in the amount of **\$1,000.00** subject to the terms and conditions contained in the submitted upset Offer to Purchase Contract, attached hereto as Exhibit "A", is hereby accepted for the property described herein and the Board's Chairperson shall execute the documents necessary to complete the transfer of title to such property.

Adopted this the 2nd day November, 2020.

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

ATTEST:

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



REO Properties – New Offers. Attorney Care stated that five offers had been received from Divine Path Properties LLC for real property located at 715 Vaughan Street – Parcel 0075 02004; 322 Pearl Street – Parcel 0098 01003; 318 Pearl Street – Parcel 0098 01004; 335 Pearl Street – Parcel 0098 02021; and 225 Pearl Street – Parcel 0098 03012. He stated that the Board needs to vote on whether or not to proceed with the sale by advertising for upset bids and recommended approval of the resolutions to begin the upset bid process for the properties. He noted the properties are jointly owned with the City of Henderson, so any action will need to be contingent upon the City taking similar action.

Motion was made by Commissioner Dan Brummitt to approve the upset bid process for real property located at 715 Vaughan Street – Parcel 0075 02004; 322 Pearl Street – Parcel 0098 01003; 318 Pearl Street – Parcel 0098 01004; 335 Pearl Street – Parcel 0098 02021; and 225 Pearl Street – Parcel 0098 03012, contingent upon the City taking similar action. This motion was seconded by Commissioner Thomas S. Hester, Jr. and unanimously approved.



**RESOLUTION AUTHORIZING UPSET BID
PROCESS FOR SALE OF REAL PROPERTY
715 Vaughan Street, Henderson, NC 27536**

WHEREAS, Vance County owns certain real property with an address of **715 Vaughan Street, Henderson, North Carolina**, and more particularly described by the Vance County Tax Department as Parcel Number **0075 02004**; 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 **\$750.00** subject to the terms and conditions as included in the submitted offer to purchase bid, submitted by *Divine Path Properties LLC*; and

WHEREAS, the County has made a counteroffer to amend the terms of the Offer to Purchase County Owned Property; and

WHEREAS, *Divine Path Properties LLC* has paid the required deposit in the amount of **\$750.00** with his initial 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. Upon acceptance of the County’s counter offered terms and conditions, 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 2nd day November, 2020.

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
322 Pearl Street, Henderson, NC 27536**

WHEREAS, Vance County owns certain real property with an address of **322 Pearl Street, Henderson, North Carolina**, and more particularly described by the Vance County Tax Department as Parcel Number **0098 01003**; 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 **\$1,145.00** subject to the terms and conditions as included in the submitted offer to purchase bid, submitted by **Divine Path Properties LLC**; and

WHEREAS, the County has made a counteroffer to amend the terms of the Offer to Purchase County Owned Property; and

WHEREAS, **Divine Path Properties LLC** has paid the required deposit in the amount of **\$1,145.00** with his initial 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. Upon acceptance of the County’s counter offered terms and conditions, 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 2nd day November, 2020.

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
318 Pearl Street, Henderson, NC 27536**

WHEREAS, Vance County owns certain real property with an address of **318 Pearl Street, Henderson, North Carolina**, and more particularly described by the Vance County Tax Department as Parcel Number **0098 01004**; 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 **\$975.00** subject to the terms and conditions as included in the submitted offer to purchase bid, submitted by *Divine Path Properties LLC*; and

WHEREAS, the County has made a counteroffer to amend the terms of the Offer to Purchase County Owned Property; and

WHEREAS, *Divine Path Properties LLC* has paid the required deposit in the amount of **\$975.00** with his initial 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. Upon acceptance of the County's counter offered terms and conditions, 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 2nd day November, 2020.

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
335 Pearl Street, Henderson, NC 27536**

WHEREAS, Vance County owns certain real property with an address of **335 Pearl Street, Henderson, North Carolina**, and more particularly described by the Vance County Tax Department as Parcel Number **0098 02021**; 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 **\$1,800.00** subject to the terms and conditions as included in the submitted offer to purchase bid, submitted by *Divine Path Properties LLC*; and

WHEREAS, the County has made a counteroffer to amend the terms of the Offer to Purchase County Owned Property; and,

WHEREAS, *Divine Path Properties LLC* has paid the required deposit in the amount of **\$1,800.00** with his initial 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. Upon acceptance of the County’s counter offered terms and conditions, 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 2nd day November, 2020.

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
225 Pearl Street, Henderson, NC 27536**

WHEREAS, Vance County owns certain real property with an address of **225 Pearl Street, Henderson, North Carolina**, and more particularly described by the Vance County Tax Department as Parcel Number **0098 03012**; 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 **\$960.00** subject to the terms and conditions as included in the submitted offer to purchase bid, submitted by **Divine Path Properties LLC**; and

WHEREAS, the County has made a counteroffer to amend the terms of the Offer to Purchase County Owned Property; and

WHEREAS, **Divine Path Properties LLC** has paid the required deposit in the amount of **\$960.00** with his initial 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. Upon acceptance of the County’s counter offered terms and conditions, 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 2nd day November, 2020.

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 Dan Brummitt, seconded by Commissioner Thomas S. Hester, Jr., vote unanimous, to approve the following consent agenda items as presented: Budget Amendments #11 through #15, September 2020 Tax Refunds and Releases, departmental monthly reports, and the minutes of the October 5, 2020 regular meeting.

Total Revenue Increase (Decrease)		\$ (124,212.01)
Expenditure Amendment Request	Account Number	Expense Increase (Decrease)
ROD Automation Funds	10-480-500044	124,212.01
Total		\$ 124,212.01

Purpose: Register of Deeds monies that are already restricted in fund balance; just moving to current budget for better transparency.

Authorization: Vance County Board of Commissioners
November 2, 2020



**Budget Amendment #14
FY 2020-2021
Capital Projects General**

Revenue Amendment Request	Account Number	Revenue Increase (Decrease)
Elections COVID Revenue	66-388-440003	18,500
Total Revenue Increase (Decrease)		\$ 18,500

Expenditure Amendment Request	Account Number	Expense Increase (Decrease)
Elections COVID Expenses	66-501-500007	18,500
Total		\$ 18,500

Purpose: COVID money from State restricted for Elections.

Authorization: Vance County Board of Commissioners
November 2, 2020



**Budget Amendment #15
FY 2020-2021
Economic Development Fund**

Revenue Amendment Request	Account Number	Revenue Increase (Decrease)
Horner Trust Funds	47-380-438711	96,407.73
Total Revenue Increase (Decrease)		\$ 96,407.73

Expenditure Amendment Request	Account Number	Expense Increase (Decrease)
Horner Trust Funds	47-445-500070	96,407.73
Total		\$ 96,407.73

Purpose: Economic Development monies that are already restricted in Fund Balance; just moving to current budget for better transparency.

Authorization: Vance County Board of Commissioners
November 2, 2020

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TAX OFFICE REFUND AND RELEASE REPORT FOR SEPTEMBER 2020

TAXPAYER NAME	TAX YR	REAL	PERSONAL	SOLID WASTE FEE	REASON
BOYLSTON BROOKS M	2020	0	317.78	0	PERS PROP BILLED
BOYLSTON BROOKS M	2020	0	2.94	0	PERS PROP BILLED
BROME HILLARY KING	2020	0	107.15	0	CORRECT SITUS
BROME HILLARY KING	2020	0	76.94	0	CORRECT SITUS
BROME HILLARY KING	2020	0	17.75	0	CORRECT SITUS
CAUDLE EDDY D	2020	0	53.93	117	PERS PROP BILLED
DE LOS RIOS SUSAN LOUISE	2020	0	32.09	0	PERS PROP BILLED
DE LOS RIOS SUSAN LOUISE	2020	0	13.56	0	PERS PROP BILLED
DURHAM WALTER CLIFTON HEIRS	2020	178.86	0	0	CORRECT/GRANT EX
DURHAM WALTER CLIFTON HEIRS	2020	178.85	0	0	CORRECT/GRANT EX
ELLINGTON STEVEN M	2020	0	26.28	0	PERS PROP BILLED
FAUCETTE JUSTIN ALLEN	2020	0	122.77	0	PERS PROP BILLED
FELTS FLORESTINE HEIRS	2020	0	0	117	PERS PROP BILLED
FLORES JOSE F	2020	0	58.75	0	PERS PROP BILLED
HEDGEPEETH ELLEN S	2020	270.95	0	0	CORRECT/GRANT EX
NACOUZI VINCENT	2020	0	143.52	0	PERS PROP BILLED
PERRY KEVIN B	2020	0	0	0	ADD SOLID WASTE
SMITH STEVE	2020	0	13.78	0	PERS PROP BILLED
TAPIA JUAN MANUEL JIMENEZ	2020	0	313.89	0	CORRECT VALUE
VESCOM AMERICA REAL ESTATE	2020	0	34763.51	0	CORRECT VAL PER
TOTAL		628.66	36064.64		
GRAND TOTAL	36693.3				

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MONTHLY REPORTS: 911 Emergency Operations, Administrative Ambulance Charge-Offs, Cooperative Extension, EMS, Human Resources, Planning and Development, Parks and Recreation, Tax Collections and Veterans Service.

Miscellaneous

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

Vance County Zoning Board of Adjustments – three year term
Reappoint Thomas Shaw, Agnes Harvin, Ruth Jones, Phyllis Stainback and Alvin Johnson, Jr.

Motion was made by Commissioner Thomas S. Hester, Jr., seconded by Commissioner Carolyn Faines, vote unanimous, to approve the appointments as presented.

Motion was made by Commissioner Dan Brummitt to enter into closed session to discuss a personnel matter. This motion was seconded by Commissioner Thomas S. Hester, Jr. and unanimously approved.

Upon return to open session, motion was made by Commissioner Thomas S. Hester, Jr. to approve the minutes of the August 3, 2020 and August 19, 2020 closed sessions. This motion was seconded by Commissioner Archie B. Taylor, Jr. and unanimously approved.

As there was no further business, at 7:50 p.m., motion was made by Commissioner Dan Brummitt, seconded by Commissioner Carolyn Faines, vote unanimous, that the meeting be adjourned.

Approved and signed December 7, 2020.

Chairman