

LEE COUNTY

NORTH CAROLINA

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BUDGET WORK SESSION
OF THE
LEE COUNTY BOARD OF COMMISSIONERS
106 HILLCREST DRIVE
SANFORD, NORTH CAROLINA 27330

MAY 23, 2016

The Budget Work Session of the Lee County Board of Commissioners for the County of Lee, State of North Carolina, convened at 5 p.m. in the Commissioners' Room, First Floor, Lee County Government Center, 106 Hillcrest Drive, Sanford, North Carolina, on said date. Commissioners present when the work session was called to order was Amy M. Dalrymple, Dr. Ricky D. Frazier, Dr. Andre Knecht, Larry "Doc" Oldham, Timothy S. Sloan, and Robert T. Reives. Commissioner Kirk D. Smith was absent for the meeting. Staff in attendance included County Manager John Crumpton, Assistant County Manager/Finance Director Lisa Minter, Clerk to the Board Gaynell Lee, and Deputy Clerk Danielle Mahoney.

Chair Dalrymple called the work session to order.

Commissioner Frazier delivered the invocation.

The pledge of allegiance was recited.

County Manager John Crumpton stated that SAGA had pulled their request for additional funding in the amount of \$40,000.00. Their request for the upcoming year will remain at \$190,000 as recommended.

The Board next discussed fire district budgets. County Manager John Crumpton stated the Fire Advisory Board presented the Fire District recommended budgets to Commissioners at the May 16th meeting and scheduled a public hearing for the June 6th meeting. Several questions arose in reference to the proposed tax rate increase at Northwest Pocket and how to implement a flat tax in the County. It was noted a flat tax could not be implemented for the upcoming fiscal year. Staff and the Fire Advisory Board would need at least six to 12 months, if not longer, to research and allow the Board time to receive input from the fire departments. In addition, there are many changes anticipated with the City of Sanford due to annexation, etc. The County will need to understand their future plans before any changes are made as how to operate the fire service in the unincorporated areas of the County. It was also noted that three years ago the Fire Districts were converted to Service Districts so the legal cap on the fire tax rates could go above 15 cents due to the issues around the City serving Clear Water Forest. Emergency Services Director Shane Seagroves stated he was working with Moore County and Wake County who have implemented a flat tax. Mr. Seagroves stated he would be meeting with the fire chief's on Wednesday, May 25th and this matter would be discussed. Commissioner Reives once again asked that fire departments submit their concerns in writing to the Board. He also asked Mr. Seagroves to check and see if any counties implemented a flat tax and changed back because they didn't like it or it didn't work. No action taken.

The Board discussed funding for non-profit organizations. The Board agreed on funding for the following non-profit organizations for the upcoming year:

• Johnston-Lee-Harnett Community Action	\$ 3,000.00
• Lee County Industries	5,000.00
• HAVEN, Inc.	12,000.00
• Boys & Girls Clubs	10,000.00
• Salvation Army	1,000.00
• Family Promise of Lee County	2,000.00
• Another Choice for Black Children	500.00
• Sanford Job Express	500.00
• Lee County Arts Council	2,000.00
• Temple Theatre	5,000.00

Commissioner Reives moved that the Finance Director create a policy statement for funding for non-profit applications and definitions of what non-profits do. Upon a vote, the results were as follows:

Aye: Dalrymple, Frazier, Knecht, Oldham, Reives, and Sloan
Nay: None
Absent: Smith

The Chair ruled the motion had been adopted unanimously.

The Board discussed bids for the San Lee Nature Center. County Manager John Crumpton stated bids for the project were received on May 10th and are still being reviewed by the architect, attorney and staff. Mr. Crumpton stated there were several irregularities with the bid submittals that will take time to review before a formal recommendation can be made to Commissioners. This item will be discussed in more detail at the June 6th meeting of the Board. No action taken.

The Board considered Termination of Restrictive Covenants at the Lee County Industrial Park. County Manager John Crumpton stated the existing restrictive covenants at the Lee County Industrial Park are no longer being enforced by the tenants in the Park. The businesses and industry in the Park, plus the new owners of Central Carolina Enterprise Park, want to change the restrictive covenants to be more current with practices going on at the Park. Terminating the existing covenants starts the process to develop new ones. The County is being asked to support the effort due to the fact that we own two parcels of property in the Park (Innovation Center and Telecommunications Building). After discussion, Commissioner Reives moved to approve the *Termination of Restrictive Covenants*, a copy of which is attached to these Minutes and by this reference made a part hereof. Upon a vote, the results were as follows:

Aye: Dalrymple, Frazier, Knecht, Oldham, Reives, and Sloan
Nay: None
Absent: Smith

The Chair ruled the motion had been adopted unanimously.

With no further business to come before the Board, Commissioner Frazier moved to adjourn the meeting. Upon a vote, the results were as follows:

Aye: Dalrymple, Frazier, Knecht, Oldham, Reives, and Sloan
Nay: None
Absent: Smith

The Chair ruled the motion had been adopted unanimously and the meeting adjourned at 6:20 p.m.



Amy M. Dalrymple, Chair
Lee County Board of Commissioners

ATTEST:



Gaynell M. Lee, Clerk to the Board

Prepared by Eddie S. Winstead III Attorney at Law 1410 Elm Street Sanford NC 27330
Mail after recording to _____
NORTH CAROLINA
LEE COUNTY

TERMINATION OF RESTRICTIVE COVENANTS

This Termination of Restrictive Covenants entered into this ___ day of May, 2016, by and among a majority of the lot owners of the Lee County Industrial Park for the purpose of terminating the Restrictive Covenants recorded in Book 322, Page 867, Lee County Registry.

RECITALS:

By Restrictive Covenants dated May 13, 1981, as recorded in Book 322, Page 867, Lee County Registry, Dennis W. Womack and wife, Judi P. Womack, and The Lee County Industrial Development Corporation engrafted the Restrictive Covenants described therein on the following described property:

LOTS 1 through 17 as shown and delineated upon a Map entitled "Lee County Industrial Park, Deep River Township, Lee County, North Carolina" by William & Works Engineers, dated May 13, 1981 and of record in Plat Cabinet 1, Slide 395, in the Office of the Register of Deeds of Lee County.

Paragraph 7 of said Restrictive Covenants provided as follows:

"7. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of tracts

or parcels within the subdivision has been recorded agreeing to change said covenants in whole or in part.”

The owners of _____ lots, as shown on said plat recorded in Plat Cabinet 1, Slide 395, Lee County Registry, have executed this termination agreement, pursuant to said paragraph 7 of the Restrictive Covenants, for the purpose of terminating the covenants, in whole.

TERMINATION

WHEREFORE, the undersigned, collectively owners of _____ of the 17 lots, constituting a majority of the lot owners as described on the Map of Lee County Industrial Park, dated May 13, 1981, and recorded in Plat Cabinet 1, Slide 395, Lee County Registry, do hereby covenant and agree that said Restrictive Covenants be and are hereby terminated.

This the ____ day of May, 2016.

[SIGNATURE PAGES FOLLOW]

SIGNATURE PAGE –LEE COUNTY- 2 Lots

Lee County

By: Amy M Dalrymple (SEAL)
Amy M. Dalrymple, Lee County
Chairman, Lee County Board of
Commissioners

Attest: Gaynelle M. Lee (SEAL)
Gaynelle M. Lee, Clerk to the Lee
County Board of Commissioners

State of North Carolina
Lee County

I, Amanda T. Hart, a Notary Public of the County and State aforesaid, certify that Gaynelle M. Lee, personally appeared before me this day and acknowledged that she is the Clerk to the Board of County Commissioners of the County of Lee and by authority duly given, and as the act of the Board, the foregoing instrument signed in its name by its Chairman of the Board of County Commissioners, seal with its seal and attested by her as the Clerk of the Board of Commissioners.

Witness my hand and official seal this 24 day of May, 2016.

My Commission Expires:
10-20-2016

Amanda T. Hart
Notary Public

