

LEE COUNTY

NORTH CAROLINA

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REGULAR MEETING
OF THE
LEE COUNTY BOARD OF COMMISSIONERS
106 HILLCREST DRIVE
SANFORD, NORTH CAROLINA 27330

OCTOBER 17, 2016

The regular meeting of the 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 meeting was called to order were Amy M. Dalrymple, Dr. Ricky D. Frazier, Dr. Andre Knecht, Larry "Doc" Oldham, Robert T. Reives, Timothy S. Sloan, and Kirk D. Smith.

Chair Dalrymple called the meeting to order and the following business was transacted:

Commissioner Knecht delivered the invocation.

The pledge of allegiance was recited.

The Board considered changes/additions to the Agenda. Chair Dalrymple asked that a Closed Session be added to discuss economic development matters. Commissioner Reives asked that the Board discuss an issue with Sandhill Manor that occurred during and after Hurricane Matthew. With no other changes made, Commissioner Sloan moved to approve the *Agenda* as amended. Upon a vote, the results were as follows:

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

The Chair ruled the motion had been adopted unanimously.

Commissioner Frazier moved to approve the *Consent Agenda* which consisted of the following items:

- Minutes from the October 3, 2016 regular meeting,
- Minutes from the October 9, 2016 emergency called meeting,
- Tax Releases and Refunds for September 2016 (copy attached),
- Designation of County Attorney Whitney Parrish as voting member of the Woodmere-Trentwood Property Owner's Association at Carolina Trace, and
- FY 2016-17 Senior Center General Purpose Grant Funding.

Upon a vote, the results were as follows:

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

The Chair ruled the motion had been adopted unanimously.

Pursuant to N.C. General Statute §153A-52.1, Chair Dalrymple opened the floor for *Public Comments*. The following signed up to speak and were allowed 3 minutes for comments:

1. Keith Clark, 212 Acorn Drive, Sanford (current events)

The Board considered an offer to purchase county owned property located at 128-132 Steele Street. The County Attorney was instructed at the October 3rd meeting to begin the upset bid process for the above referenced property. Mr. Brandon Atkins, on behalf of Taboys Corporation, submitted an offer of \$10,000.00 for said property. The upset bid Notice ran in the *Sanford Herald* on October 5th. Ms. Parrish noted that no additional bids had been received during the 10-day notice and therefore she was asking the Board to approve a Resolution accepting the offer of property by Mr. Brandon Atkins. After discussion, Commissioner Oldham moved to approve a *Resolution Authorizing the Sale of Property Located at 128-134 Steele Street in Sanford, North Carolina*, 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, Sloan, and Smith
Nay: None

The Chair ruled the motion had been adopted unanimously.

Tax Administrator Mary Yow and Appraisal Manager Lisa Faulkner presented the 2016 Sales/Assessment Ratio Report that provides the Tax Office's analysis of the current real estate market and discusses implications for the next reappraisal scheduled for January 1, 2019. Ms. Yow acknowledged appraisal staff for their work on the report. Ms. Faulkner stated the report is designed in an effort to provide a year-end review of real property sales within Lee County. It provides to the governing board and county administration a comparison of 2013 tax assess values to actual market sales. It also goes further to show the quality of real property tax assessments with the County. The report measures assessment quality by looking at the most recent calendar year's qualified real estate market transactions and comparing that information to corresponding 2013 tax assessed values. North Carolina law requires that property be assessed at 100% of its "true value" as of the date of its last reappraisal, which is currently January 1, 2013 for Lee County. Market conditions affecting properties can change almost daily, but tax assessments reflect market values as of one point in time; the last countywide reappraisal. No action was taken.

The Board considered an assignment of foreclosure bid on two tracts of land on Hooker Street. County Attorney Whitney Parrish stated the County and City of Sanford were the highest bidders on two tracts of land on Hooker Street (pin # 9642-54-5616-00 and 9642-54-5705-00) in the amount of \$1,947.15. Mr. Brandon Martin has approached the tax department and the county attorney's office in asking to have the County and City assign its bid to him. The total cost of the bid amount on both parcels is \$3,894.31. North Carolina General Statutes 101-376(a) and 160A-267 permit the County and City to assign their bid by private sale for not less than the amount of the bid. The foreclosure sale is to be confirmed in December of this year and at that time if Mr. Martin would like to make an offer the property could be sold through the upset bid process. Ms. Parrish stated that the Sanford City Council heard the request at their October 4th meeting and voted unanimously not to assign the bid to Mr. Martin. After discussion, Commissioner Knecht moved to not assign the bid to Mr. Brandon Martin.

Upon a vote, the results were as follows:

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

The Chair ruled the motion had been adopted unanimously.

Commissioner Reives discussed an item he added to the agenda at the beginning of the meeting in reference to Sandhills Manor Apartments located at the intersection of Harkey Road and Courtland Drive that was without power during the recent Hurricane and for several days afterwards. The apartment complex is for those 55 and older with many of the residents being disabled. Mr. Reives noted the complex has electronic doors so when the building lost power, many residents were unable to leave their apartments because doors could not open and the elevator was not working. Many of the residents have disabilities that involve crutches, wheelchairs and need the use of an elevator. He was concerned there wasn't something in place that requires a landlord in a situation like this to have some plan in place. Many of the residents don't have family members living close by for assistance. Some were literally stuck in their apartments for several days. He thanked Social Services for their assistance in getting food to the residents during this time. The County Attorney was asked to look into possible landlord requirements for power outages and work with the Department of Social Services on a plan of action so we can keep this from happening in the future. No action was taken.

County Manager John Crumpton presented his *Monthly Report for October 2016*, a copy of which is attached to these Minutes and by this reference made a part hereof. No action was taken.

County Manager John Crumpton stated he had received a call from the City Manager in reference to a Golden Leaf Major Site Initiative Grant the City of Sanford is applying for which is a \$16 million grant to extend water and sewer in the Chatham County area. Commissioner Smith moved that a letter of support for the above referenced grant be drafted for the Chair's signature. Upon a vote, the results were as follows:

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

The Chair ruled the motion had been adopted unanimously.

Emergency Services Director Shane Seagroves gave an update on damage from Hurricane Matthew.

Commissioner Reives moved for the County Manager and Chair to represent the Board on the Golden Leaf Major Site Initiative Grant for the City of Sanford (approved earlier in the meeting) should anything other than the letter of support be needed. Upon a vote, the results were as follows:

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

The Chair ruled the motion had been adopted unanimously.

At 6 p.m. the Board of Commissioners conducted a joint public hearing with members of the Lee County Planning Board to consider a rezoning request from Wake Stone Corporation to rezone a total of 1.15 acres of land formerly addressed as 6631 Deep River Road from Residential Agricultural (RA)

district to Heavy Industrial (HI) district. City/County Design Review Coordinator Amy McNeill outlined the rezoning request and answered questions.

Chair Dalrymple opened the public hearing that had been advertised for this date and time.

Mr. Thomas Oxholm from Wake Stone Corporation spoke in favor of the rezoning request. He stated the rezoned tract would be used to build an "earthen berm" in order to shield nearby residential homes from noise from the quarry.

The following spoke in opposition to the rezoning request:

- Carolyn Street (lives next to quarry)
- Lorainne Leaks (lives next to quarry)
- Scott Foushee (grandfather lives on other side of quarry)

Chair Dalrymple closed the public hearing.

Planning Board members and Planning staff adjourned to the Wicker Conference Room to continue discussion of the rezoning request. Action on this item will be considered at the November 7th meeting of the Board of Commissioners.

The Board next conducted a public hearing for submission of the North Carolina Department of Transportation FY 2017-18 Community Transportation Program Grant application. Senior Services Director Debbie Davidson presented the following funding levels if approved:

Administrative - \$193,235.00 with a local 15% match of \$28,985.00. Funds will cover 85% of the salary for the County of Lee Transit System Coordinator, and a portion of the administrative salaries of 3 other staff members and benefits, travel, general office supplies, space rental, technology supplies, and indirect cost for the administration of the system. Also included in this request is 85% reimbursement for vehicle insurance on 18 vehicles.

The public hearing also included the FY 2018 Community Transportation Program Grant for Capital Projects application. Senior Services Director Debbie Davidson stated the application was for a replacement vehicle that as of October 1, 2016 has reached in excess of the 115,000 mile threshold for request for replacement. If approved, the Capital application will be in the amount of \$60,000.00 with a 10% local match of \$6,000.00, and will be used for a replacement 20 foot LTV lift equipped vehicle.

Chair Dalrymple opened the public hearing that had been advertised for this date and time.

Senior Services Director Debbie Davidson spoke in favor of the grant application.

No one present spoke in opposition to grant application.

Chair Dalrymple closed the public hearing.

Commissioner Reives moved for the Board to waive their policy to not vote on public hearing matters until the next meeting of the Board and vote on the matter at this meeting. Upon a vote, the results were as follows:

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

The Chair ruled the motion had been adopted unanimously.

Commissioner Reives moved to approve the *FY 2017-18 Community Transportation Program Grant* and *FY 2017-18 Application for Capital* as presented. Upon a vote, the results were as follows:

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

The Chair ruled the motion had been adopted unanimously.

Commissioner Frazier moved to go into *Closed Session* to discuss matters relating to the location or expansion of a business in the area per North Carolina General Statute § 143-318.11(a) (4). Upon a vote, the results were as follows:

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

The Chair ruled the motion had been adopted unanimously and the Board was in Closed Session. Upon returning from Closed Session, with all members present, the regular meeting resumed.

With no other 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, Sloan, and Smith
Nay: None

The Chair ruled the motion had been adopted unanimously and the meeting adjourned at 7:18 p.m.

ATTEST:


Gaynell M. Lee, Clerk to the Board



Amy M. Dalrymple, Chair
Lee County Board of Commissioners