

LEE COUNTY

NORTH CAROLINA

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

MAY 2, 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.

Commissioner Frazier delivered the invocation.

The pledge of allegiance was recited.

The Board considered additions/changes to the *Agenda*. County Manager John Crumpton asked the Board to consider an Amendment for a North Carolina Commerce Building Reuse Grant, an Agreement for the purchase and sale of real property from Brick Capital Community Development, and an Option Agreement to purchase real property located on Vance Street. Commissioner Reives asked the Board to discuss the Lee County Board of Education's fighting policy. Commissioner Reives 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 Oldham moved to approve the *Consent Agenda*, which consisted of the following items:

A. Minutes from the April 18, 2016 regular meeting, and

B. Acceptance of \$3,225 in additional State funds for the Health Department Immunization Program.

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.

No one signed up to speak during the *Public Comments* section of the meeting.

The Board considered a request to hire a new Lee County Extension Director. Clinton McRae, District Extension Director for the South Central District of the NC Cooperative Extension told the Board that he recommended Bill Stone for the vacant position. He also stated that in compliance with the Memorandum of Understanding, Extension Administration's recommendation needs approval from the Lee County Board of Commissioners before the appointment is considered official. Commissioner Smith moved to approve a *Resolution Confirming Appointment of Bill Stone as Lee County Cooperative Extension Director*, 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.

Ms. Victoria Whitt, CEO of the Sandhills Center completed the required paperwork to appear before the Board. Ms. Whitt presented the Sandhills Center budget funding request for the upcoming year, with no increase, for an allocation of \$240,000.00. Ms. Whitt stated based on a review of the current fiscal situation that impacts the State and counties, it was decided that the Center would not request an increase in County General Funding from any of the counties they serve. This continues their practice of not requesting an increase in the past 12 years. Ms. Whitt also presented program updates and answered questions from the Board. A copy of their Quarterly and Annual Reports were also provided as reference. Ms. Whitt also stated changes were coming down from the State that she and her board are monitoring. No action was taken.

County Manager John Crumpton presented his recommended FY 2016-17 Budget. In accordance with the North Carolina Budget and Fiscal Control Act, the County Manager (Budget Officer) is required to submit the recommended Budget to the Board of Commissioners prior to June 1st of each year. Commissioner Frazier moved to schedule a public hearing for 6 p.m., Monday, May 16, 2016, to hear comments from the public on the proposed Budget. 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.

The Board considered a Resolution Providing for Sale and Issuance of \$5,000,000 General Obligation Community College Bond Anticipation Note, Series 2016. Finance Director Lisa Minter stated that in November 2014 voters approved \$23,000,000 in bonds for various Community College projects. While the College is working to complete the design of the projects and get all necessary approvals, it does not appear the projects will be ready to bid in time for the bonds to be issued in FY 2015-16. Therefore, the County would like to issue a \$5,000,000 General Obligation Bond Anticipation Note (BAN) to cover costs incurred to date and up to the point of bond issuance. The bond anticipation note will be paid off with proceeds from the bond sale. The County's financial advisors, Davenport & Company, took bids for a direct bank loan for the BAN in March 2016 and received two bids. First Citizens offered the lowest rate at 1.04% and met the bid's requirement as far as due date and no prepayment penalties. To move ahead, the Board of Commissioners needs to adopt a Resolution providing for the sale and issuance of a \$5,000,000 Bond Anticipation Note. Ms. Minter introduced the *Resolution Providing for the Sale and Issuance of a \$5,000,000 General Obligation Community College Bond Anticipation Note, Series 2016*, and Commissioner Reives moved approval of the Resolution, 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.

The Board considered an Amendment to North Carolina Commerce that had been added to the Agenda at the beginning of the meeting. County Manager John Crumpton stated the North Carolina Department of Commerce has approved an Amendment to the Atlantic Hydraulics Building Renovation Project that required the creation of 11 new, full-time jobs, above the baseline employment level of 26. Funds were awarded to Lee County (Grantee) on August 22, 2012 and expired on August 22, 2014. A total of \$108,786.70 was paid to Lee County for said project. Since the specified job creation was not completed, the grant is now in default. Owners of Atlantic Hydraulics and Economic Development Director Bob Joyce met with the Department of Commerce and worked out a Contract Amendment. The Amendment in question, if approved by the Board of Commissioners, will now terminate on April 30, 2017. After discussion, Commissioner Oldham moved to approve *Amendment # 2 with the North Carolina Department of Commerce for the Atlantic Hydraulics Building Renovation Project*, 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.

The Board considered an Agreement for the Purchase and Sale of Real Property and an Option Agreement to Purchase Real Property located on S. Vance Street that had been added at the beginning of the Agenda. County Manager John Crumpton presented said Agreement and Option and stated the Agreement for the Purchase and Sale of Real Property was between the County of Lee (Purchaser) and Brick Capital Community Development Corporation (Seller). The Agreement states Brick Capital owns 8 tracts of real property and the County of Lee desires to purchase said tracts, along with the Option to Purchase Real Property located on S. Vance Street at a later date. It was noted the Agreements have not been reviewed by legal counsel (Attorney Neil Yarborough) at this time. Bond proceeds will be needed before the purchase can be finalized. Attorney Tim Smith, sitting in for County Attorney Neil Yarborough, stated he had briefly reviewed the contracts and feels they are good. Commissioner Reives moved to approve the Agreement for the Purchase and Sale of Real Property. Commissioner Smith moved to table the matter. He questioned why the County was going to purchase something that's already been purchased with tax payer money at one time. He further questioned how Brick Capital got in the financial situation they're in. Tax payers are on the hook to the (Brick Capital) Board of Directors that haven't explained why they are in need of financial assistance. He further stated he felt the County was bailing out another non-profit as the City did with HAVEN a couple of years ago. Further discussion continued. Upon a vote of the tabled motion, the results were as follows:

Aye: Smith
Nay: Dalrymple, Frazier, Knecht, Oldham, Reives, and Sloan

The Chair ruled the motion failed with a 6 to 1 vote.

Upon a vote of the original motion to approve the *Agreement for the Purchase and Sale of Real Property*, a copy of which is attached to these Minutes and by this reference, the results were as follows:

Aye: Dalrymple, Frazier, Knecht, Oldham, Reives, and Sloan
Nay: Smith

The Chair ruled the motion had been adopted by a 6 to 1 vote.

Commissioner Reives moved to approve the *Option Agreement to Purchase Real Property* located at 0 Vance Street, 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: Smith

The Chair ruled the motion had been adopted by a 6 to 1 vote.

The Board discussed the Board of Education's policy on fighting on school property that had been added at the beginning of the meeting. Commissioner Reives stated he added this item due to a situation last week at Southern Lee High School where two students were involved in a fight, with both students being expelled. He stated he would like to look at the school policy to see why the victim and initiator received the same punishment. After discussion, Commissioner Reives moved for the County Manager and Attorney to send a letter to the Board of Education and ask them to review the school's policy on fighting on school property. Upon a vote, the results were as follows:

Aye: Dalrymple, Frazier, Knecht, Oldham, Reives, and Sloan
Nay: Smith

The Chair ruled the motion had been adopted by a 6 to 1 vote.

Finance Director Lisa Minter presented the *Monthly Financial Report* for month ending March 2016. No action was taken.

County Manager John Crumpton presented the following monthly update on Central Carolina Community College (CCCC) building projects:

New Emergency Services Training Building – will serve as an 8,100 square foot expansion at the existing Emergency Services Training Center campus at CCCC. Primary spaces include mat and exercise rooms, classrooms, locker rooms, and administrative areas. The primary structure consists of a pre-engineered metal building system. The scope also includes site improvements including utilities, landscaping, and a paved parking area.

Dennis A. Wicker Center Addition and Renovation – renovations to the existing Wicker Center will be structured as add alternates and, if budget allows, may include the combination of two classrooms into one break-out space, finish AV/lighting upgrades to the existing lobby, restrooms, exhibit hall, and lecture hall, expansion of the 2nd floor board room, as well as DDC control upgrades for the HVAC system and the addition of a transfer switch for connection of an emergency generator.

New Health Sciences Building – new +/- 30,000 square foot Health Sciences building will serve as an expansion of CCCC's Health Sciences and Dental programs. Primary spaces include simulation labs, classrooms, and an 18-operator dental clinic open to the public. Also included in the building will be the relocated campus bookstore. The building will be relocated to the southernmost site within the long-term masterplan of the College campus due to recent findings of a study of sub-surface conditions.

New Veterinary Medical Technology Building – new Veterinary Medical Technology building will serve as an 11,000 square foot expansion for the existing Veterinary Medical technology program at CCCC. Primary spaces include dog and cat housing areas,

laboratories, classrooms, and administrative areas. The primary design objectives included fitting into the existing campus master plan and creating a building that respected its context while maintaining its own identify.

CCCC – Various Interior Renovations – interior renovations include work within five existing campus buildings: Joyner Hall, Hockaday Hall, Budd Hall, Bell Hall, and Lett Hall. The areas of renovation range in size from 600 square feet to 6,530 square feet and the total area of renovation across the five buildings is approximately 16,718 square feet.

During the “Commissioners Comment” section of the meeting, Commissioner Reives apologized to the citizens for his comments earlier in the meeting that were made to Commissioner Smith during the discussion on purchasing property from Brick Capital Community Development.

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, Sloan, and Smith
Nay: None

The Chair ruled the motion had been adopted unanimously and the meeting adjourned at _6:21 p.m.



Amy M. Dalrymple, Chair
Lee County Board of Commissioners

ATTEST:



Gaynell M. Lee, Clerk to the Board