

# LEE COUNTY

NORTH CAROLINA

*Committed Today for a Better Tomorrow*

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

JANUARY 9, 2012

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The regular meeting of the Lee County Board of Commissioners for the County of Lee, State of North Carolina, convened at 3 p.m. in the Commissioners' Room, Lee County Government Center, 106 Hillcrest Drive, Sanford, North Carolina, on said date. Commissioners present were Richard B. Hayes, Larry "Doc" Oldham, Charles T. Parks, Nathan E. Paschal, Robert T. Reives, Linda A. Shook, and James K. Womack, Jr.

Chairman Shook called the meeting to order and the following business was transacted:

Commissioner Shook delivered the invocation.

The pledge of allegiance was recited.

The Board considered additions/changes to the agenda. Commissioner Womack asked that the Consent Agenda item relating to the Hazard Mitigation Plan for Emergency Services be pulled for further discussion. County Manager John Crumpton asked that the Closed Session item be pulled from the agenda. With no other changes made, Commissioner Hayes moved to approve the above changes to the Agenda. Upon a vote, the results were as follows:

Aye: Hayes, Oldham, Parks, Paschal, Reives, Shook, and Womack  
Nay: None

The Chairman ruled the motion had been adopted unanimously.

Commissioner Parks moved to approve the Agenda as amended. Upon a vote, the results were as follows:

Aye: Hayes, Oldham, Parks, Paschal, Reives, Shook, and Womack  
Nay: None

The Chairman ruled the motion had been adopted unanimously.

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

- Minutes from the October 17 and November 14, 2011 closed session meetings,

- Minutes from the December 5, 2011 regular meeting,
- Minutes from the December 13, 2011 adjourned regular meeting,
- Appointment of Mr. William Bates to the Americans with Disabilities Act (ADA) Board,
- Renewal lease agreement for USDA Farm Service Agency located at the McSwain Center,
- Memorandum of Understanding with NC DOT for COLTS on-board cameras,
- Acceptance of additional health department monies from the State, and
- Acceptance of a resolution adopted by the Lee County Economic Development Corporation in reference to amendments with Lee County

Upon a vote, the results were as follows:

Aye: Hayes, Oldham, Parks, Paschal, Reives, Shook, and Womack  
 Nay: None

The Chairman ruled the motion had been adopted unanimously.

Pursuant to N.C. General Statute 153A-42.1, Chairman Shook opened the floor for *Public Comments*. The following signed up to speak and were allowed 3 minutes for comments:

1. Mr. Keith Clark, 212 Acorn Drive, Sanford

The Board considered final agreements for the WST Industrial grant project. Economic Development Director Bob Heuts discussed the project and stated that the Rural Economic Development Center (REDC) proposes to provide a grant to Lee County in the amount of \$85,689 to partially finance the renovation and reuse of a building located on Beechtree Drive in Sanford owned by WST Industries. WST will use the building to expand its current operations in Sanford. The total value of capital improvements exceeds \$1,100,000. Under the proposed agreement with REDC, the County will loan the grant funds to WST under a Loan/Performance Agreement that will require WST to create within 24 months and maintain for at least six months, 12 new, full-time jobs. The company currently has 35 positions that were moved from their Wilson Road facility. Failure to meet the job creation objective will require them to repay the amount loaned on a pro rata (per job) basis, at \$7,140.75 per job for each job not created or maintained. The County must provide a 5% (\$4,284) cash match which WST will refund to the County upon execution of the Loan/Performance Agreement and Promissory Note. Mr. Heuts stated it was an opportunity for the county to help a small business that has been part of the community for several years. After discussion, Commissioner Hayes moved to approve the Grant Agreement with the Rural Economic Development Center in the amount of \$85,689 and Loan/Performance Agreement between WST Industries and the County, copies of which are attached to these minutes and by this reference made a part herein. Upon a vote, the results were as follows:

Aye: Hayes, Oldham, Paschal, and Reives  
 Nay: Parks, Shook, and Womack

The Chairman ruled the motion had been adopted by a 4 to 3 vote.

The Board considered a grant agreement from *One North Carolina Fund* for the Zurn Industries, LLC project. Economic Development Director Bob Heuts stated that on October 10, 2011 the Board adopted a resolution and approved an agreement authorizing the County to provide funds to the Lee County Economic Development Corporation (LCEDC) which would be used as an economic incentive for Zurn Industries, LLC. The documents provide that the County will grant to the LCEDC and the

LCEDC will in turn grant to Zurn Industries \$38,000 as an economic incentive to expand its existing manufacturing and warehousing operations in the County, maintain approximately 95 jobs at the existing facility and create and maintain for three years 38 additional new jobs. The *One North Carolina Fund* has notified the County that it has approved the grant application and will award Lee County \$38,000 upon approval of the Board of Commissioners of the Grant Agreement and Company Performance Agreement. After discussion, Commissioner Oldham moved to approve the Local Government Grant Agreement by *One North Carolina* in the amount of \$38,000 and Company Performance Agreement between Zurn Industries, LLC and the County, copies of which are attached to these minutes and by this reference made a part hereof. Upon a vote, the results were as follows:

Aye: Hayes, Oldham, Paschal, and Reives  
Nay: Parks, Shook, and Womack

The Chairman ruled the motion had been adopted by a 4 to 3 vote.

The Board conducted the first of two required public hearings in reference to the 2011 Community Development Block Grant (CDBG) program. Community Development Director Karen Kennedy stated that two public hearings must be held as part of the application process to discuss the CDBG program options available to Lee County and specific application information. This was the first public hearing in preparation of the Scattered Site Housing funds to be received by Lee County. The second public hearing will be scheduled for the second meeting in February. Ms. Kennedy stated that the North Carolina Department of Commerce's Division of Community Investment and Assistance and Commerce Finance Center administer the State of North Carolina's Community Development Block Grant program to local governments in non-entitlement areas. The primary statutory objective of the CDBG program is to develop viable communities by providing decent housing and a suitable living environment and by expanding economic opportunities, primarily for persons of low-and moderate-income. The State must ensure that at least 70% of its CDBG grant funds are used for activities that benefit low-and moderate-income persons (families with incomes at 80% of the county median income or lower). Ms. Kennedy stated she was looking for volunteers to serve on the Selection Committee to help screen applications for the project. Commissioner Paschal volunteered to serve on said committee.

Chairman Shook opened the public hearing that had been advertised for this date and time in reference to the 2011 Community Development Block Grant program.

The following spoke in favor of the program:

1. Mr. Keith Clark, 212 Acorn Drive, Sanford

No one present spoke in opposition to the program.

Chairman Shook closed the public hearing. No action was taken.

The Board considered revised five and six mile insurance districts for Lee County fire protection. Emergency Services Director Shane Seagroves and Donald Andrews, Chairman of the Lee County Fire Advisory Board stated maps for Tramway, Deep River, Cape Fear, Northview, Lemon Springs, Carolina Trace, and Northwest Pocket Fire Departments had been revised and corrected to reflect the revised five and six mile fire protection districts primarily affecting the Villanow Subdivision on Chris Cole Road. After discussion, Commissioner Parks moved to approve the revised five and six mile insurance district map as presented. Upon a vote, the results were as follows:

Aye: Hayes, Oldham, Parks, Paschal, Reives, Shook, and Womack  
Nay: None

The Chairman ruled the motion had been adopted unanimously.

At this time Health Director Terrell Jones and Health Educator Pamela Glover presented the *2011 State of the County Health Report*. Mr. Jones stated the State of the County Report is a tool used to update the community on the progress of community health issues identified in the 2010 Lee County Community Health Assessment. That assessment used input from Lee County residents and groups to identify the most pressing barriers to good health in our county such as obesity, teen pregnancy, sexually transmitted diseases and lack of access to mental health records, to name a few. The State of the County Report is also about the taskforce groups and services the county has established to help residents learn about the identified barriers to good health, therefore reducing the confusion of health care issues and improving the chances of maintaining healthy lifestyles. Concerns were expressed by some Board members as to the obesity and diabetic concerns in the county. After the presentation and discussion, Commissioner Parks moved to approve the report as presented. Upon a vote, the results were as follows:

Aye: Hayes, Oldham, Parks, Paschal, Reives, Shook, and Womack  
Nay: None

The Chairman ruled the motion had been adopted unanimously.

Assistant County Manager/Finance Director Lisa Minter presented for consideration a request on behalf of Social Services Director Brenda Potts to utilize \$32,000 of Juvenile Crime Prevention Council (JCPC) allocation to contract with a temporary agency for services for temporary positions, to supplement funds for the Restitution Program and travel for the JCPC Board members for workshops/conferences. Ms. Minter stated that early in 2011 the Juvenile Justice Program Representative recommended the local JCPC Board hold back 20% of their FY 2011-12 proposed allocation in the event the State made cuts. As it turned out, those particular funds were not cut, so the JCPC Board voted to allocate \$27,000 for the specific purpose of the county contracting with a temporary agency for a temporary Coordinator position for Hillcrest and a part-time Residential Child Care worker. Both positions would end at the end of the fiscal year in June. The JCPC Board also voted to provide \$3,000 for the Restitution Program to credit youth offenders for community service hours in order to reimburse victims. The remaining \$2,000 was allocated for travel for Board members to attend meetings and conferences. It was further stated if the positions are hired through a temporary agency they would be the agency's employees, not Lee County's and funding from the JCPC would be used to pay the contract amount. This service would also eliminate the possibility of unemployment benefits for the employee at a later date. After discussion, Commissioner Womack moved to approve the request for the Juvenile Crime Prevention Council (JCPC) to use \$32,000 to contract with a temporary agency for two temporary positions (\$27,000), supplement funds for the Restitution Program (\$3,000) and travel (\$2,000) for JCPC Board members. Upon a vote, the results were as follows:

Aye: Hayes, Oldham, Parks, Paschal, Reives, Shook, and Womack  
Nay: None

The Chairman ruled the motion had been adopted unanimously.

County Manager John Crumpton discussed a marketing proposal from the Sanford Area Chamber of Commerce for a *Visitor Promotion and Marketing Organization*. Mr. Crumpton stated as part of the Chamber's "Visioning Process", one of the areas that were identified as needing immediate

action was the Marketing and Promoting of Sanford and Lee County. As stated, there are many organizations that need to market and promote themselves in the community but have not been able to do so due to a lack of funding and collaboration. The Chamber has been discussing how to take the lead and develop a Visitor Promotion and Marketing effort that would be a joint effort between the public and private sectors. It was proposed that initial funding for the program come from private industry sources including Lee County 2nd Century, grant funding from private, state and federal sources, the City of Sanford (\$35,000), the County of Lee (\$35,000), and the Town of Broadway (\$3,500). Written and/or oral reports would be provided quarterly, or as requested, to all contributing governmental units. Governmental units, through their managers, would assist the Chamber in developing appropriate performance measures. The Chamber of Commerce Board of Directors would be responsible for the operations with the Chamber Executive supervising the day-to-day operation, managing the budgets and preparing all reports. It was stated that the Chamber Board of Directors wished to have a joint meeting with the Commissioners in the near future to discuss more fully. After discussion, the Board agreed to take the proposal under consideration and add as a topic for a budget workshop. No action was taken.

The Board considered and discussed the Lee County Hazard Mitigation Plan that had been pulled from the Consent Agenda at the beginning of the meeting. Commissioner Womack stated after reviewing the document that was on file in the Clerks office, he found several parts to be inadequate and he did not agree with some of the wording in the plan. His suggestion was to table the matter until all Commissioners could review and make suggestions. Emergency Services Director Shane Seagroves stated that FEMA and the State have already approved the plan. After further discussion, Commissioner Reives moved to approve the Resolution and Lee County Hazard Mitigation Plan as presented and allow Commissioners to make changes and recommendations after reviewing the document. Upon a vote, the results were as follows:

Aye: Hayes, Paschal, Reives, and Shook  
Nay: Oldham, Parks, and Womack

The Chairman ruled the motion had been adopted by a 4 to 3 vote. The Clerk was asked to provide copies of the entire plan to all Commissioners for review and suggestions.

Assistant County Manager/Finance Director Lisa Minter presented the *Monthly Financial Report* for the month ending November 2011. No action was taken.

County Manager John Crumpton recognized Tax Administrator Dwane Brinson and the Lee County Tax Office for recently winning the *Joseph E. Hunt Distinguished Jurisdiction Award* through the North Carolina Association of Assessing Officers. The award recognizes three jurisdictions annually; a small, medium and large jurisdiction and is presented to each jurisdiction in recognition of outstanding achievement in tax administration and public service. Lee County won the award for the second year in a row for the small jurisdiction. No action was taken.

County Manager John Crumpton stated he had recently heard a session on "Fracking" at the last Lee County Economic Development meeting. He stated he feels it will take a lot of study for the Board to take a stand on the issue. Commissioner Womack suggested the matter be discussed during a budget work session. Mr. Crumpton stated this was a big legislative issue this year and the North Carolina Association of County Commissioners (NCACC) would like to discuss. There are 13 counties in the current basin that will be affected to possible drilling. After discussion, Commissioner Reives moved for the County Manager to appoint a committee to discuss and work with the other 12 counties to get more information on the issue and get an update from Lee County's legislative delegates on the matter. Upon a vote, the results were as follows:

Aye: Hayes, Oldham, Parks, Paschal, Reives, Shook, and Womack  
Nay: None

The Chairman ruled the motion had been adopted unanimously.

Mr. Crumpton stated he had attended a meeting where discussion took place concerning Sanford and Lee County becoming a "certified retirement community". It was stated the project must be initiated by a municipality and the deadline for applications is early July. A committee would need to be in place immediately to begin work on the project if it is to begin. The Lee County Enrichment Center and Central Carolina Community College are very much interested in the concept. If the City of Sanford did not wish to begin the process, the Town of Broadway had been approached as to their willingness to undertake the project. The full Board was very much in favor of the concept. Mr. Crumpton stated he would get more details and report back at a later date on the project.

Mr. Crumpton stated there is an immediate malfunction issue with the electrical system at the Lee County Jail. Sheriff Carter had requested that informal bids be submitted immediately for renovations to the electrical system and not wait until bids for the basement renovation project go out. After discussion, Commissioner Reives moved to allow the Sheriff to submit informal bids immediately for the electrical system at the Lee County Jail. Upon a vote, the results were as follows:

Aye: Hayes, Oldham, Parks, Paschal, Reives, Shook, and Womack  
Nay: None

The Chairman ruled the motion had been adopted unanimously.

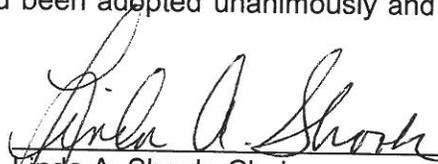
Commissioner Reives expressed concerns on the number of motorized wheel chairs on the highway at night with no reflectors. He asked the legal department to look into safety issues and what, if anything might be done in reference to the issue.

Chairman Shook passed out Commissioner Board appointments to boards/commissions for 2012. At this time, all Commissioners will continue to serve on the same boards/commissions as in 2011.

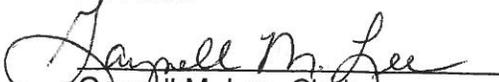
With no further business to come before the Board, Commissioner Hayes moved to adjourn the meeting. Upon a vote, the results were as follows:

Aye: Hayes, Oldham, Parks, Paschal, Reives, Shook, and Womack  
Nay: None

The Chairman ruled the motion had been adopted unanimously and the meeting adjourned at 6:13 p.m.

  
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Linda A. Shook, Chairman  
Lee County Board of Commissioners

ATTEST:

  
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Gaynell M. Lee, Clerk