

MINUTES

Planning Session

February 9, 2006

The Davidson County Board of Commissioners met at 8:00 A.M., on Thursday, February 9, 2006, in the Economic Development Conference Room for a planning session.

PRESENT

Commissioners: Vice Chairman Larry Potts, Cindy Akins, Fred Sink, Don Truell, Dr. Max Walser, Sam Watford

County Manager Robert Hyatt, Assistant County Manager Zeb M. Hanner, County Attorney Robert Hedrick, Clerk to the Board Anne Burkhart, Finance Director Jane Kiker, Human Resources Director John Dean, Tax Administrator Joe Silver, Public Works and Services Director Bill Clutter, Inspections Director Ron Triplette, Purchasing Director Dwayne Childress, Economic Development Director Steve Googe, Social Services Director Catherine Lambeth, Health Director Layton Long, Solid Waste Director Charlie Brushwood, Emergency Services Director Doug Lowe, 911 Director Terry Bailey, JTEC Director Pat Everhart, Risk Management Director Mark Holzer, Transportation Director Zeb F. Hanner

CALL TO ORDER

Vice Chairman Potts called the meeting to order.

1) **Review Agenda**

Robert Hyatt reviewed the agenda.

2) **Board Members Present Issues/Areas of Interest**

Commissioner Truell stated that he would like to discuss the Home Health Issues and the Animal Ordinance (dog bites).

Vice Chairman Potts directed that the Animal Ordinance be placed on the March 14, 2006 agenda and that ordinances from other counties be reviewed (in particular Buncombe County).

Vice Chairman Potts requested that Zeb M. Hanner call Denton Town Manager Bill Pless for a price on restroom restoration in the Denton Civic Center. He further requested that staff check with Council of Governments on funding.

Zeb M. Hanner listed the following as areas of interest to be discussed:

- (1) Home Health Proceeds
- (2) Animal Ordinance – Dog Bites
- (3) Denton Civic Center Restrooms
- (4) Inspections – Responses
- (5) Piedmont Behavioral Health
- (6) Medicaid Relief

3) **Review Capital Improvement Program**

Zeb M. Hanner reviewed the Capital Improvement Plan and noted that Option #2 was selected for school bond proceeds. He pointed out the needs of 911, voting equipment commitment, school projects, \$12,000,000 sewer projects, and the upcoming expiration of the Tyro Box Site Lease. He noted that the debt capacity is \$800,000,000 and the amount for the school bonds is \$71,000,000.

4) **Revaluation Update**

Tax Administrator Joe Silver noted that the tax base is \$12,249,799,103 and revaluation is scheduled for 2007. Mr. Silver also noted that the standard for motor vehicle values was set in the state using the same company and based on the Blue Book. Mr. Silver requested consideration of one or two temporary full-time employees for the revaluation if done in-house. He stated that to do the revaluation in house the cost would be \$250,000 versus \$2.2 million for an outside company to do the work. He noted that the revaluation will be on the books on January 1, 2007, and bills will go out July 1, 2007.

Inspections

Vice Chairman Potts addressed the complaints received about the time between phone calls to Inspections and the actual on-site inspections.

Ron Triplette noted the 7:30-8:30 AM time frame for contractors to call in and also made reference to the phone survey underway.

Fred Sink noted the complaints he receives with reference to the attitudes of the inspectors.

Ron Triplette noted that the demands on staff are much greater than the department's abilities.

Robert Hyatt noted that additional staff may be needed. He further noted that he had encouraged Ron and staff to attend the Home Builders meetings.

Vice Chairman Potts commented on the need to keep the inspectors' salaries competitive with other counties.

Ron Triplette noted that a possible solution would be for Wynncom to put all four permit technicians on Extension #2230 and free up three lines.

1) **Sewer Issues**

Robert Hyatt noted that eleven schools have been put under consent orders for sewer and there are to be no on-site systems. He further noted that Tyro, Reeds, and Pilot are complete, Midway is under design, and work is being done on engineering design. He then reported that there is a draft for the South Central Sewer Project with a recommendation for an alternative.

Bill Clutter exhibited the path of the recommended alternative 5 at \$6,326,000 to take of Southwood, Southmont, Central Middle, Central High, and Beck's Church Road. Bill noted that the easements' cost would be approximately 10% and that chemical feed is out of the cost.

Discussion followed with questions and answers about the other alternatives.

Bill Clutter exhibited the alternative that would serve the Highway 64/I-85 area (6c, at a cost of \$11,000,000).

Robert Hyatt inquired about placement of alternative 5 on the February 14, 2006 agenda for consideration. The Board was agreeable.

Bill Clutter reported on the meeting with Dave Saunders of Winston-Salem/Forsyth Utilities concerning extension to Midway School. He further reported that Mr. Saunders stated that all options are open, including ownership, operation, or consideration of additional allocation. Bill emphasized the need to solicit users to make the system pay.

Commissioner Watford expressed his favor with negotiating with Winston-Salem/Forsyth Utilities.

Discussion followed and it was acknowledged that Bill Clutter, Robert Hyatt, Sam Watford, and Larry Potts would meet with Dave Saunders.

Utility Rate Study - Raftelis

Robert Hyatt reported RFP's have been received for a utility rate study. He further reported that Raftelis Financial Consultants was selected for consideration of this study if the Board decides to move forward. Discussion followed.

Bill Clutter noted the need to keep the capital recovery fee.

Vice Chairman recapped noting the meeting with Winston-Salem/Forsyth Utilities. He further noted that the marketplace determines what the County is going to do and the need for consideration of amending the Land Use Plan on 1,500 square feet per lot.

Piedmont Behavioral Health

The Board discussed the set-up for mental health services under the management of Piedmont Behavioral Health with services actually provided by Daymark.

Economic Development

Steve Googe exhibited the announced investments 1992-2005 and noted that Davidson County was 8th in the nation in 2004. Steve noted that 32 buildings were sold plus three more are under contract. He then exhibited property for sale, including business parks and 7,776.86 acres of industrial-zoned properties. He discussed the possibilities for the 1,000-Acre Park at a cost of \$50,000,000. He noted the park could grow to 2,341.06 acres and a total potential investment of \$1,571,779,576.62. He noted that Davidson County ranked #2 for job creation in 2003. He further noted that the County's investment from 1992 to 2005 was \$126,690,695.

County Facility Needs

Robert Hyatt noted the space needs noted by Social Services, JTEC, 911, and the Jail.

Vice Chairman Potts informed the group that 2 buildings are being looked at and the best needs for them are being considered before a commitment is made.

Bill Clutter stated that a life cycle analysis needs to be done on the buildings.

The Board agreed by consensus for County Manager Robert Hyatt to put a plan together utilizing a life cycle analysis of county buildings.

Home Health

The recommendations for use of proceeds for the sale of the home health agency were discussed and acknowledged by the Board. (See exhibit)

Layton Long presented proposal #3 for consideration.

The Board asked that the proposal be considered at the February 28, 2006 meeting.

Ambulance Service

Doug Lowe presented a request for the purchase of two lease ambulances that have leases expiring, for use as back-up coverage. He noted funding would come from performance management for equipment and personnel (6) 2006-2007. He noted the plan for 2007-2008 to separate the two North Davidson bases and move one to Midway and one to Wallburg. He noted that Midway has space for two ambulances. He informed that the Thomasville facility is in bad shape and may be shut down, then placing a unit on the north side of the railroad tracks and one on the south side with the cost of a base at \$175,000, a consideration for 2008-2009. He noted that there were 17,468 calls in 2005.

County Role in School Facilities Renovation Projects

The Board agreed that a commissioner will be appointed to each project and is to be kept updated so as to keep the Board informed and for their approval.

Health Insurance

John Dean noted that the County is in the process of starting "consumer-driven health care." He further noted that the plan has been to move to a higher deductible. He made the recommendation to stay on the same construction as last year.

Safety Program


Mark Holzer shared information on the safety programs that are in progress and discussed the ratio of premium to percentage of frequencies of accidents and the severity.

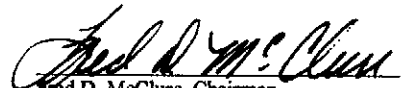
Medicaid Relief

The Board was informed that the one cent sales tax will be taken from the Counties to be used for Medicaid, meaning that Davidson County will lose \$9,000,000. The Counties will then be authorized to enact another one cent sales tax (putting Davidson County's at \$.08).

Prioritize Areas of Work for 2006

The Board agreed by consensus that *Growth in the County* and *Sewer* are priorities for areas of work for 2006.


Anne M. Burkhart, Clerk to the Board
Davidson County Board of Commissioners


Fred D. McClure, Chairman
Davidson County Board of Commissioners