

MINUTES

February 12, 2009

The Davidson County Board of Commissioners met on Thursday, February 12, 2009, at 7:30 A.M. in the Board Room at the Davidson County Economic Development Building, on the Davidson County Community College Campus, for a planning retreat.

PRESENT

Commissioners: Chairman Fred McClure, Vice Chairman Sam Watford, Cathy Dunn, Billy Joe Kepley, Larry Potts, Don Truell, Dr. Max Walser

County Manager Robert Hyatt, Assistant County Manager Zeb M. Hanner, County Attorney Chuck Frye, Clerk to the Board Anne Burkhart, Finance Director Jane Kiker, Human Resources Director Jim Tysinger, Tax Administrator Joe Silver, Purchasing Director Dwayne Childress, Planning and Zoning Director Guy Cornman, Watershed Coordinator Scott Leonard, John Hedgecock of the Planning and Zoning Board, Charles Anderson and Debbie Dobson of Pilot View, Inc.

CALL TO ORDER AND WELCOME

Chairman Fred McClure called the planning retreat session to order.

INVOCATION

Commissioner Billy Joe Kepley

ADOPTION OF AGENDA

On a motion by Commissioner Larry Potts and a second by Commissioner Cathy Dunn, the Board voted unanimously 7-0 to approve the agenda with the addition of ALCOA Land, Cross County Annexation, and Economic Development.

Brainstorming Session

County Manager Robert Hyatt reviewed some of the accomplishments since the last planning retreat in February 2008. He noted that the space needs for the District Attorney's Office have been addressed and the new 911 Center is up and running. He further noted the completed, successful video-taped meetings. He reviewed the establishment of the Jail Study Committee and its efforts to address the needs for a larger jail and space needs for the Sheriff's Office Administration. He noted also the new EMS base in Wallburg and the efforts to get EMS bases on the outskirts of municipalities to allow better and

speedier access to rural calls as well as urban ones. Mr. Hyatt discussed the success in setting up a Legal Department and a methane gas project at the Landfill.

Human Resources Director Jim Tysinger reported that a job study classification had been completed for the Sheriff's Department and the information had been submitted to the Sheriff for his review. He estimated that the cost of implementing the study would be approximately \$100,000 per year (based on an average increase of 2.5% per employee.).

Robert Hyatt stated the success in having a completed Water Supply Study and the follow-up by HDR Engineers.

Commissioner Max Walser emphasized the need to continue the water studies for reservoirs for the future.

Assistant County Manager noted that the audit report was good and the County has a stable tax rate.

Commissioner Walser updated the Board on the use of public private partnerships to build schools.

The Board designated the following for discussion:

1. Cross County Annexation (Winston-Salem/Forsyth and High Point)
2. Economic Development (small businesses)
3. One-Quarter Cent Sales Tax
4. Videoing Meetings
5. Bait Shop at Lake Thom-A-Lex
6. Sponsorship Policy
7. Areas of Reduction
8. Early Tax Payment

Status Report 2008-2009

Assistant County Manager Zeb Hanner provided information on the County's status on budget. He exhibited the County's Sales Tax Analysis information by power point and written copies, stating that the County is going to be \$1.3 million off in sales tax revenue this year. He further stated that the hiring of a part-time ambulance service collection employee, who is now full-time, along with Performance Based

Budgeting has boosted the ambulance collections greatly. He noted that the Inspections and Register of Deeds collections are down but the ambulance collections have offset it to the point that the County comes out ahead.

Tax Revenue Update for 2009-2010

Tax Administrator Joe Silver informed the Board that tax revenue figures (\$27,000,000) will be down due to the down-turn in motor vehicles, and he projected it will be down \$30,000,000 next year. Mr. Silver stated that people are just not trading cars. He noted that the public utility valuation is the same as last year. He further noted that the increase in property valuation is due to vast discoveries. He proposed that the valuation for next year would be \$11.7 billion to \$12.1 billion. He projected \$2.1 million gain in revenue. He noted that the percentage of collection is .2% ahead of last year and attributed being ahead to the lock box system with BB&T. He projected that an increase to 3% in tax discount for early payment would cost \$500,000, anticipating that more people would pay early. He stated that 170 homes were sold with 90 sold at 7% over tax value, 23 sold at 20% over tax value and 57 were sold at 7% below tax value. He did not recommend doing a revaluation early. In summation, Mr. Silver stated that the Tax Office Revenue is in good shape. In addition, Mr. Silver will be President of the State Association in the Fall of 2009.

Capital Improvement 2009-2010

The Board received information from Zeb Hanner that there has been no growth in sales tax. He then asked for direction in salary increases and stated that 3% would be \$700,000. The Capital Project Summary and cost were discussed. The Board directed that the costs for the old Historical Courthouse and the costs for the Don Mays building improvements are to be looked into. The board then discussed the construction of schools. Jane Kiker, Finance Director, was directed to check on borrowing.

Robert Hyatt noted that no lay-offs or pay increases are anticipated for this year but there may be some reclassifications in an effort to keep Davidson County employees caught up.

Status Report on Land Use Update Process

Guy Cornman, presented a report on all aspects of life and land use in the County. He pointed out the changes in school facilities, economic development, agricultural and rural development. He noted that he and staff had looked at population growth, industry, and farmland. He further noted that they had

studied the efforts to attract industry, the pros and cons of a bedroom community, and the Amendment to the Existing Land Development Plan.

Commissioner Walser inquired about an area in the Tuckertown part of the County that may be available as a good place for a Davidson County Park. He then suggested an outing for the Commissioners to take a look at the area.

Discussion Regarding Potential Jail Site by Dwayne Childress

Dwayne Childress reported on the progress of the Jail Study Committee and exhibited a drawing of the downtown site by power point. He noted that the architect is doing the Phase I Environmental. Mr. Childress then exhibited the Duracell site. Robert Hyatt asked what the Board's feelings were on the two sites. Commissioner Kepley responded that he is in favor of the downtown site. The Board agreed to move forward with a Phase II Environmental Study on the Duracell site.

Pilot View Resource & Conservation Development by Charles Anderson

The Board received a presentation on the activities of Pilot View Resource & Conservation Development by Charles Anderson, accompanied by Pilot View Finance Officer Debbie Dobson, and John Hedgecock of the Davidson County Planning and Zoning Board. Mr. Anderson noted the areas in Davidson County in which he felt Pilot View could provide assistance and he requested more projects from Davidson County. He noted that Pilot View presently has the Rich Fork Creek Project.

Commissioner Kepley asked about grant money for the old Historical Courthouse. Mr. Anderson replied that there is grant money for projects of that nature but not as much as there used to be. He noted that Pilot view is now pursuing \$400 million to address drain-offs in the state and in particular \$24 million for the run-off in High Rock Lake area.

Board Deliberation on Issues Identified by Board of Commissioners at Beginning of the Meeting

Cross County Annexation

Commissioner Walser asked that the Board be considering their position on annexation moves in northern Davidson County by Winston-Salem and also by the City of High Point.

Economic Development

Commissioner Kepley discussed issues with the Board concerning unemployment and consideration of help to small businesses. It was noted that 45% of Davidson County residents work

outside the County. Vice Chairman Watford discussed with the Board, consideration of a 1/4 cent sales tax, possibly on a ballot or by resolution.

¼ Cent Sales Tax

Vice Chairman Watford discussed the value of having a ¼ cent sales tax and the possibility of drafting a resolution or having a referendum.

Video-Taping Meetings

Chairman McClure then requested discussion from the Board on the value and feedback from the meetings that were video-taped on a trial basis. County Manager Robert Hyatt noted that the feedback was positive but there were very few calls to the office to comment. The Board then acknowledged that more staff would be needed if the video-taping became permanent. Majority of the Board was not in favor of moving forward with this project.

Bait Shop at Lake Thom-A-Lex

Vice Chairman Watford asked for discussion of the future for the bait shop at Lake Thom-A-Lex. The Board agreed that County does not need to be in that business.

Sponsorship Policy

Chairman McClure informed the Board that a Sponsorship Policy would be forthcoming from the County Manager for consideration.

Areas of Reduction

Chairman McClure asked the Board for discussion of Areas of Reduction. The board discussed Davidson Vision's role and the cost of retirees' insurance (\$125,000/year). The Board acknowledged that these area would be looked at for consideration.

Early Tax Payment

The Board discussed the early tax payment of 3% for July payments.

BB&T

Vice Chairman Sam Watford inquired about the relationship with BB&T. Finance Director Jane Kiker replied that the relationship is good.

ADJOURNMENT

On a motion by Vice Chairman Watford and a second by Commissioner Potts the Board voted
unanimously 7-0 to adjourn the planning retreat.


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


Fred D. McClure, Chairman
Davidson County Board of Commissioners