

MINUTES

July 14, 2009

The Davidson County Board of Commissioners met on Tuesday, July 14, 2009, in the Commissioners' Meeting Room, Governmental Center at 7:00 P.M. for a special called meeting and public hearing.

PRESENT

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

County Manager Robert Hyatt, Assistant County Manager Zeb Hanner, County Attorney Chuck Frye, Clerk to the Board Anne Burkhart, Finance Director Jane Kiker, Planning and Zoning Director Guy Comman, Economic Development Director Steve Googe, Transportation Manager George Hodges, Watershed Administrator Scott Leonard, Parks and Recreation Director Charles Parnell, Soil and Water Director Andy Miller, Social Services Director Keith Johnson, Zoning Officer John Mendenhall, Public Works and Services Director Rex Buck, Cooperative Extension/Voluntary Agricultural District Board Representative Carl McKnight, Davidson County Schools Superintendent Dr. Fred Mock, Senior Services Accounting Technician Doug Duffey, Senior Services Director Thessia Everhart-Roberts

A. CALL TO ORDER AND WELCOME

Chairman Fred McClure called the meeting to order and welcomed guests.

B. INVOCATION

Commissioner Don Truell

C. PLEDGE OF ALLEGIANCE

D. RECOGNITION

1. Central Davidson High School Girls' Softball Team

Chairman McClure recognized the Central Davidson High School Softball Team for their accomplishment in winning the 2008-2009 three state 2-A High School Girls' Softball Championships and read a Resolution in recognition of their accomplishments. Coach Poindexter spoke on the behalf of the softball team and thanked everyone for their support. (Exhibit A)

The Chairman then recognized and commended Zeb Hanner for being awarded Assistant County Manager of the Year by the North Carolina City County Management Association. Chairman McClure then presented him with a plaque in honor of his award.

E. REGISTER FOR PUBLIC ADDRESS

Chairman McClure noted the register for public address.

F. ADOPTION OF AGENDA

On a motion by Commissioner Potts and a second by Commissioner Truell the Board voted unanimously 7-0 to adopt the agenda with the addition of Attorney/Client to Closed Session. (Exhibit 1)

G. PUBLIC ADDRESS

Barney Hill addressed the Board concerning the text amendments to the Watershed Ordinance.

H. PUBLIC HEARINGS

H.1., H.2., and H.3. minutes and exhibits are prepared separately by the Planning and Zoning Department.

1. Special Use Permit by Planning and Zoning Department

a. City of High Point-Class (Sanitary Sewage Treatment Plant) – Thomasville

Township

2. Text Amendment to Watershed Protection Ordinance by Planning and Zoning

Department

a. Section 307 (Existing Development) /Subsections A, A(1), A(2), B

3. Updates to Davidson County Development Plan (Sections 2 and 4) by the Planning and

Zoning Department

a. Economic Development (Policies and Map)

b. Agricultural Preservation (Policies)

c. School Facilities and Needs (Paying for Growth)

d. Water Quality Protection

e. Municipal Growth Areas and Map

Guy Cornman, Planning and Zoning Director, thanked Dr. Fred Mock for his help and his time.

4. Community Development Block Grant-Small Business Entrepreneurial Assistance

a. Loflin Fabrication, Inc. – Emmons Township

On a motion by Commissioner Truell and a second by Commissioner Potts the Board voted unanimously 7-0 to open the public hearing to receive public input on the submission of a grant application to the North Carolina Department of Commerce, Division of Community Assistance, for a Small Business & Entrepreneurial Assistance grant to assist Loflin Fabrication in obtaining up to \$250,000 of grant money to fund the construction of a water and sewer system, and the construction of additional manufacturing buildings. (Exhibit 2)

Robert Hyatt provided details of the purpose for the public hearing and projects that have been brought forward.

Barney Hill addressed the Board in opposition to the grant application.

Greg Loflin addressed the Board in favor of the grant application and provided a diagram of the proposed expansion.

Michael Boaz, with Handy Sanitary District, spoke in favor of the grant and provided information on the requests in the project.

Steve Gooze of Davidson County Economic Development spoke in favor of the grant application and provided information.

Robert Hyatt provided clarifications and information on guidelines.

Greg Loflin addressed the Board with information on the responsibility he has in accepting the grant. He noted that he did not consider the grant to be free money.

Barney Hill spoke in opposition.

Steve Gooze spoke on the purpose of the public hearing.

Robert Hyatt, again, clarified the details of holding the public hearing.

On a motion by Commissioner Potts and a second by Vice Chairman Wafford the Board voted unanimously 7-0 to close the public hearing.

The Board agreed to move forward with the second public hearing.

I. ITEMS FOR DECISION/INFORMATION

Consent

On a motion by Vice Chairman Watford and a second by Commissioner Potts the Board voted 6-1 to approve the consent agenda; Commissioner Kepley voted "No."

1. Minutes

The Board approved the minutes of June 23, 2009 Davidson County Board of Commissioners' meeting.

2. Budget Amendments by Zeb Hanner, Assistant County Manager

The Board approved budget amendments for Social Services, Cooperative Extension, Purchasing, and IT Capital. (Exhibit 3)

Deliberation

3. Applications to be Set for Public Hearing by Guy Cornman, Planning and Zoning Director

On a motion by Commissioner Potts and a second by Commissioner Walser the Board voted unanimously 7-0 to schedule a public hearing for September 14, 2009, 7:00 P.M., Commissioners' Meeting Room, Governmental Center and amend the meeting schedule to eliminate the August 3, 2009 public hearing. *(Exhibits in Planning and Zoning Minutes)*

4. Schedule Public Hearing – 2009-2010 Rural Operating Assistance Program (ROAP) Grant Application by George Hodges, Traffic Manager

On a motion by Commissioner Truell and a second by Commissioner Kepley the Board voted unanimously 7-0 to schedule a public hearing to receive information and public input on the 2009-2010 ROAP grant application for August 11, 2009 at 7:00 P.M. in the Commissioners' Meeting Room, Governmental Center, 913 Greensboro Street, Lexington, North Carolina. (Exhibit 4)

5. Economic Development Incentive Policy by Steve Googe, Davidson County Economic Development Director

Steve Googe proposed an expansion of guidelines for providing incentives to businesses. Mr. Googe provided the details of the grants to be offered. It was noted that there is the effort to assist existing businesses as well as to attract new industry.

On a motion by Commissioner Potts and a second by Vice Chairman Watford the Board voted unanimously 7-0 to accept the changes. (See Exhibit 5)

6. Acquisition of Real Property by Chuck Frye, County Attorney

County Attorney Chuck Frye provided the details of the Offer to Purchase on the Davidson Academy project for \$1,825,000. Mr. Frye noted that the change from the previous Offer to Purchase is in the time of closing.

Commissioner Potts and Vice Chairman Watford expressed their opposition to the acquisition of the property.

Commissioner Walser noted the need for the property for the County and need of the facility for senior citizens, Parks and Recreation, and in particular for the Special Olympics program.

Commissioner Truell noted that he did not feel it is the right time to purchase the property due to the economy and that people do not have the money to pay more taxes.

Commissioner Kepley spoke in favor of the acquisition, noting that it is a golden opportunity. He pointed out the asset in having the buildings and gymnasium, and with land there as a bonus for expansion.

Commissioner Dunn noted that the building in question is for the people of the County and it would be of great benefit for our seniors.

Chairman McClure noted that the County has kept a line on the budget and taxes have not been raised. He further noted the amount of money available in County funds.

Robert Hyatt spoke in favor of the acquisition of the property, noting the cost of maintenance on the older facilities.

On a motion by Commissioner Potts and a second by Vice Chairman Watford the Board voted 3-4 to deny acquisition of the property; Commissioner Kepley, Commissioner Dunn, Chairman McClure, and Commissioner Walser voted “No.” The motion to deny failed.

Commissioner Walser made the following motion, “I move that we enter into the proposed Offer to Purchase and Contract of Sale with Davidson Academy for the purchase of that 10.815 acre tract located at 555 West Center Street Extension and the personal property and furnishing of Davidson Academy, in Lexington, for the purchase price of \$1,825,000.00 and upon such further terms and conditions as are set out in the proposed Offer to Purchase and Contract.” The motion received a second by Commissioner Kepley. Upon a vote, the motion carried 4-3; Commissioner Potts, Commissioner Truell, and Vice Chairman Watford voted “No.”

7. Qualified School Construction Bonds by County Manager Robert Hyatt

Robert Hyatt and Zeb Hanner presented information on the application for the Qualified School Construction Bonds. Mr. Hanner provided details on the amount of interest and the 12-15 year payback. Discussion followed.

On a motion by Vice Chairman Watford and a second by Commissioner Kepley, the Board voted 6-1 to submit an application for the Qualified School Construction Bonds; Commissioner Potts voted "No."

J. CLOSED SESSION – Real Estate and Attorney/Client

On a motion by Commissioner Walser and a second by Commissioner Kepley the Board voted unanimously 7-0 to go into Closed Session for matters of real estate and attorney/client.

RETURN TO OPEN SESSION

On a motion by Commissioner Potts and a second by Commissioner Truell the Board voted unanimously 7-0 to return to Open Session.

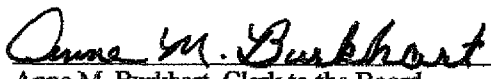
County Attorney Chuck Frye reported discussion of real estate and attorney/client with no action taken.

K. ADJOURNMENT

On a motion by Commissioner Dunn and a second by Commissioner Kepley the Board voted unanimously 7-0 to adjourn.



Fred D. McClure, Chairman
Davidson County Board of Commissioners



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