

MINUTES

September 2, 2010

The Davidson County Board of Commissioners met at 8:00 AM, on Thursday, September 2, 2010, in the Commissioners' Meeting Room, Governmental Center, 913 Greensboro Street, Lexington, North Carolina, for a regularly scheduled informational meeting.

PRESENT

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

County Manager Robert Hyatt, County Attorney Chuck Frye, Assistant County Manager Zeb Hanner, Deputy Clerk to the Board Debbie Harris, Director of Public Services for the City of High Point Chris Thompson, Trevor Clements of Tetra Tech, Planning Director Guy Cornman, Planner/Watershed Administrator Scott Leonard, Zoning Officer Lee Crook, Zoning Officer John Mendenhall, Hannah Cockburn with Piedmont Triad Council of Governments, Public Works Director Rex Buck, Integrated Solid Waste Director Charlie Brushwood, Davidson County Schools Superintendent Dr. Fred Mock, Davidson County Schools Assistant Superintendent Jay Temple, Davidson County School Board Member Kenny Meredith, Information Technology Director Joel Hartley, Health Director Layton Long, Finance Director Jane Kiker, 9-1-1 Communications Director Terry Bailey, Register of Deeds David Rickard, Economic Development Director Steve Googe, Dispatch Reporter Eric Bodenheimer, Thomasville Times Reporter Erin Witgen, and High Point Enterprise Reporter Derrick Ignasiak.

A. CALL TO ORDER AND WELCOME

Chairman Max Walser called the meeting to order and welcomed guests.

B. INVOCATION

The invocation was led by Commissioner Larry Potts.

C. PLEDGE OF ALLEGIANCE

D. REGISTER FOR PUBLIC ADDRESS

Chairman Max Walser noted the need to register for public address.

E. ADOPTION OF AGENDA

County Manager Robert Hyatt requested that a closed session be added to the agenda for an economic development matter. On a motion by Commissioner Larry Potts and a second by Commissioner Don Truell the Board voted unanimously 7-0 to adopt the amended agenda.

(Exhibit 1)

F. PUBLIC ADDRESS

There was one individual signed up to speak at public address.

Mary Criddlebaugh addressed the Board and reported that she was representing the Friends of Rich Fork Creek. She requested that a public hearing be called and scheduled by the Board of Commissioners prior to a decision being made on the restoration of Rich Fork Creek by the City of High Point. (Exhibit 2)

G. ITEMS FOR INFORMATION/DECISION

1. Restoring Water Quality in Rich Fork Creek

City of High Point Director of Public Services Chris Thompson provided a brief history on the necessity of the water quality study of Rich Fork Creek. He introduced Trevor Clements of Tetra Tech to report on the outcome of the study. Mr. Clements reported that Tetra Tech focuses on water issues and that his firm was brought in when the Division of Water Quality expressed an interest in the increased dissolved oxygen levels and water quality of Rich Fork Creek. It has been determined that sand mining which has occurred in the creek has adversely affected its flow. Mr. Clements provided information as to how restoration of the creek could increase the flow of water. When asked by Commissioner Larry Potts as to who would be responsible for the restoration of this project, Mr. Thompson reported that the City of High Point would be responsible for this project; he further reported that this is a step in the process of the City coming into compliance with quality of water flowing into High Rock Lake. When asked by Vice Chairman Sam Watford how it was proposed to restore the stream, Mr. Clements reported that the banks of the damaged areas would be re-graded and the creek bed depth would be decreased. Mr. Thompson reported that the City of High Point would be committed to the maintenance of the creek once the repairs

were made. When asked how the municipality would acquire the creek bank for the restoration process, Mr. Thompson reported that access easements would need to be obtained from the property owners to complete the project. (Exhibit 3)

2. Zoning Ordinance Rewrite Update

Planning Director Guy Cornman addressed the Board and provided an update on the status of the Zoning Ordinance rewrite and reported that the purpose of today's update is to make sure that the group is moving in the right direction and addressing issues that the Board feels are important. He reported that it was the general consensus of the ordinance rewrite group that the new ordinance be more user friendly and streamlined. Mr. Cornman reported that the rewrite group has worked with a cross section group representing the County; with stakeholders, agencies and other entities. He introduced Hannah Cockburn, Consulting Land Use Planner with the Piedmont Triad Council of Governments who reported that it was her intent to be careful in the rewrite process to include a diverse group of stakeholders as this is the first time in her office that a rewrite has been conducted in this manner. She reported that the information provided to the Board today was a list of issues and items the rewrite group had heard from customers of the current Ordinance and that the high priority items had been listed. Ms. Cockburn reported that simplicity is the first task of the rewrite group, with user friendliness also being a priority. Hot topics of the included information were discussed. Ms. Cockburn reported that the rewrite team would work closely with the County Attorney's office to ensure that any new policies would endure legal scrutiny. (Exhibit 4)

3. Sale of John Varner Building – Next Steps

County Manager Robert Hyatt addressed the Board requesting direction of how to proceed with relocation of the Thomasville Health Department upon the completion of sale of the John Varner Building. He reported that at this time the Lexington Health Department was being renovated in preparation of moving the Thomasville office to Lexington until space in Thomasville was secured and either constructed or upfit for use. Mr. Hyatt further reported that although Colonial Drive was able to serve its purpose at this time it did not have sufficient space to house the Health Department and that with

all of the problems with the building there would come a time where it would outlive its usefulness. It was the general consensus of the Board that a continued presence of County offices in Thomasville was a necessity and that the proceeds from the sale of the John Varner building should be utilized to purchase property. It was also the consensus of the Board that property sufficient to meet the needs of the Thomasville County offices, both present and future, be sought for purchase at this time. (Exhibit 5)

4. Update on QSCB Bonds

Assistant County Manager Zeb Hanner reported that although the Board had allowed the Davidson County Board of Education to apply for \$3,000,000.00 in Qualified School Construction Bonds (QSCB), it had been discovered this week that there were excess bonds available and that the County can apply for up to an additional \$10,000,000.00. It was reported that the process started September 1, 2010 and ends on September 8, 2010. He also reported that he had been informed that the issuance date of the bonds could be extended past the December 31, 2010 deadline date. Mr. Hanner stated that merely applying for the bonds does not mean that the County has to issue them, but that it would have access to them if it was decided that they were necessary. He reported on the long term loan savings as well as the costs per square foot for construction, both past and present. Mr. Hyatt reported that this was not something that the School System had come to the County requesting, but rather something that the County Manager's Office had learned and wanted to pass along as another option for funding school expansion and construction projects.

On a motion by Commissioner Larry Potts and a second by Commissioner Billy Joe Kopley the Board voted unanimously 7-0 to authorize the Davidson County Schools to apply for the additional \$10,000,000.00 in QSCB bonds, with the bonds being issued contingent only upon a satisfactory determination of repayment of the debt incurred as the result of the issuance of such bonds. (Exhibit 6)

5. Discussion of Proposed Legislative Goals

Commissioner Fred McClure reported that he had spoken with Dr. Fred Mock of the Davidson County Schools regarding drop-out rate. A program available to students in danger of dropping out of school does exist; however, even though these students complete the program they are counted in the

drop-out rates of the schools. Dr. Mock reported that out of the 260 students reported on the drop-out numbers from last year, that about 40 of them completed this program. It was the consensus of the Board that making these community college programs counted as acceptable educational programs should be included on Davidson County's Legislative Goals for the 2011-2012 biennium.

Vice Chairman Watford reported that minimizing cuts in county funding should be the number one goal of the Court. Both he and Commissioner Fred McClure reported that this is the number one goal of the North Carolina Association of County Commissioners.

Commissioner Billy Joe Kepley reported that he feels that a house on a farm in a 10 acre tract should qualify as farm use, whereas at this point in time a one acre parcel is being cut out for the dwelling on a 10 acre farm tract, making the property owner unable to utilize the farm use standard for tax purposes. He proposed that to qualify for farm use, property would require 10 acres of farmland, including dwellings and outbuildings. Commissioner Fred McClure reported that tax consequences to the County may need to be studied to determine what impact this issue would have on the County. It was suggested that this issue be looked into by staff and be revisited at the September 14, 2010 meeting of the Board.

Commissioner Larry Potts reported that he would like to see the North Carolina Association of County Commissioners be more tenacious when dealing with the legislature.

Chairman Max Walser reported that he felt the Board should oppose legislation that shifts responsibility for road maintenance back to the county level.

Register of Deeds David Rickard addressed the Board and requested that they add a request for uniform fees for all documents to their Legislative Goals. He reported that this was an issue that the Register of Deeds Association was going to be addressing at their conference. Mr. Rickard reported that he would get a copy of the resolution approved by the Register of Deeds Association for the Board of Commissioners to include with their Legislative Goals.

A discussion ensued and it was determined that the matter of Legislative Goals be placed back on the agenda for September 14, 2010 for further discussion. (Exhibit 7)

H. CLOSED SESSION – Economic Development

On a motion by Commissioner Larry Potts and a second by Commissioner Fred McClure the Board voted unanimously 7-0 to go into Closed Session for a matter of economic development.

RETURN TO OPEN SESSION

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

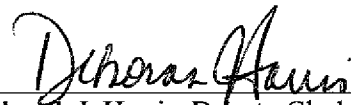
County Attorney Chuck Frye reported that the Board discussed a matter of economic development and that no action was taken.

I. ADJOURNMENT

On a motion by Commissioner Don't Truell and a second by Commissioner Larry Potts the Board voted unanimously 7-0 to adjourn.



W. Max Walser, Chairman
Davidson County Board of Commissioners



Deborah J. Harris, Deputy Clerk to the Board
Davidson County Board of Commissioners