

Tommy Jordan
Chairman

Zach Almond
Vice Chairman

Peter Asciutto
Commissioner

Mike Barbee
Commissioner



Lane Furr
Commissioner

Bill Lawhon
Commissioner

Scott Efird
Commissioner

**STANLY COUNTY
BOARD OF COMMISSIONERS
REGULAR MEETING MINUTES
MONDAY, APRIL 4, 2022 – 6:00 PM**

CALL TO ORDER & WELCOME

The Stanly County Board of Commissioners (the "Board") met in regular session on Monday, April 4, 2022 in the Gene McIntyre Meeting Room, Stanly Commons. Chair Jordan called the meeting to order at 6:00 p.m. with Commissioner Lawhon giving an invocation and leading the pledge of allegiance.

Attendee Name	Title	Status	Arrived
Tommy Jordan	Chairman	Present	
Zach Almond	Vice Chairman	Present	
Peter Asciutto	Commissioner	Present	
Mike Barbee	Commissioner	Present	
Lane Furr	Commissioner	Present	
Bill Lawhon	Commissioner	Present	
Scott Efird	Commissioner	Present	

APPROVAL / ADJUSTMENTS TO THE AGENDA

Chair Jordan requested that a presentation for the Order of the Long Leaf Pine Award be added as the first item, the four (4) separate Utilities agenda items be consolidated into one (1) and included as item # 6 on the agenda with the remaining items presented in the order listed. Vice Chair Almond moved to approve the agenda as amended, seconded by Commissioner Efird and passed by unanimous vote.

SCHEDULED AGENDA ITEMS

1. ORDER OF THE LONG LEAF PINE AWARD PRESENTATION

The Board of Commissioners presented the Order of the Long Leaf Pine award to former Emergency Services Director Brian Simpson in recognition of his 30 years of service to the county.

2. PUBLIC COMMENT

The following individuals addressed the Board:

- Sheriff Jeff Crisco
- Rodney Turner

3. FY 21-22 Audit

Presenter: Toby Hinson, Finance Director

The Finance Office has received the audit contract for Thompson, Price, Scott, Adams & Company for their services in FY 2021-22. The fees to conduct the audit will be \$56,950 which includes the cost to perform the Medicaid portion. Director Hinson noted that this cost reflects a \$2,450 increase from last year due primarily to the additional work required for the first year implementation of GASB Statement No. 87 lease accounting reporting. It was requested the Board consider and approve Thompson, Price, Scott, Adams & Company to perform the FY 2021-22 audit engagements.

Following a brief period of questions, Commissioner Asciutto moved to approve the audit contract with Thompson, Price, Scott, Adams & Company as presented, seconded by Commissioner Efird and carried by a 7 - 0 vote.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Peter Asciutto, Commissioner
SECONDER:	Scott Efird, Commissioner
AYES:	Jordan, Almond, Asciutto, Barbee, Furr, Lawhon, Efird

4. Department Head Presentation - Senior Services

Presenter: Pamela Sullivan, Senior Services Director

Senior Services Director Pamela Sullivan noted the department's purpose which is to enhance the quality of life for older adults in the county by providing a range of services, programs, supports, and opportunities for adults age 60 years and older. Following a brief review of these programs and activities, Ms. Sullivan entertained questions from the Board. The presentation was for information only with no action required.

5. Senior Services - Caterer Bid for Nutrition Program

Presenter: Pamela Sullivan, Senior Services Director

Bids were recently opened for the catering of the Nutrition Program which includes congregate and home delivered meals. To solicit as many bids as possible, an Advertisement for Bids notice was placed in the local newspaper and nine (9) food service vendors received letters of invitation. Four (4) vendors requested bid packets and of those, two (2) bids were received with a price per meal as follows:

- Golden Corral of Asheboro - \$4.85/meal (1 & 2 year contract rate)
- Tiffany's Catering & Events of Albemarle - \$9.68/meal (1 year contract rate)

It was requested that Golden Corral of Asheboro, NC be selected as the caterer for a two (2) year contract beginning July 1, 2022- June 30, 2024 at a price of \$4.85 per meal.

Commissioner Lawhon moved to award the catering contract to Golden Corral for a two (2) year term as requested, seconded by Vice Chair Almond and passed by a 7 - 0 vote.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bill Lawhon, Commissioner
SECONDER:	Zach Almond, Vice Chairman
AYES:	Jordan, Almond, Ascitutto, Barbee, Furr, Lawhon, Efird

6. Grant Resolution for Merger and Acquisition Study for Town of Norwood Water and Sewer Systems

Presenter: Duane Wingo, Utilities Director

Stanly County Utilities is working with Chambers Engineering to prepare (4) four A1A Water and Wastewater grant applications for consideration by NCDEQ which are due by May 2, 2022. The applications being completed are for the following projects:

- **Town of Norwood Water & Sewer System** - The purpose of the grant is to study the merger and acquisition of the Town of Norwood's water distribution and sewer collection systems including the water and wastewater treatment facilities. The study will include an appraisal of the water and sewer assets, a current and projected financial analysis of debt to revenue operations, an engineering evaluation of the integrity of the existing systems and a capital cost projections for needed improvements and repairs. The county is requesting \$150,000 in grant funding with NCDEQ's portion anticipated to be 100%.

- **City of Locust Sewer Collection System** - The purpose of the grant is to study the merger and acquisition of Locust's sewer collection system which will include an inventory of the sewer assets, a current and projected financial analysis of debt to revenue operations, an engineering evaluation of the integrity of the existing sewer collection system, and a capital cost projection for needed improvements and repairs. The county will request \$100,000 in grant funding with the anticipated NCDEQ grant portion to be determined.

- **Countywide Sewer Master Plan** - The purpose of the grant is to fund the completion of a 5, 10 and 15 year Countywide Sewer Master Plan. The plan will utilize the new Stanly County Land Use Plan to be completed by December 2022 to determine sewer service areas the County has designated for growth and future development. The County will request \$150,000 in funding with the anticipated NCDEQ grant portion to be determined.

- **Millingport Road Water Transmission Main Interconnect** - The purpose of this grant will be to fund the completion of the water transmission main interconnect from Millingport Road and Highway 73 to the intersection of Millingport Road and Five Point Road. The project is a necessary first step in obtaining a water supply system redundancy to West Stanly. The county will request approximately \$3,200,000 in funding with the anticipated NCDEQ grant portion is to be determined. Collected System Development Fees can be used to cover the County's portion of the required matching funds.

Director Wingo noted that the County may elect to accept or deny these grant(s) based on the amount of required matching funds once determined by NCDEQ. Following the presentation, Director Wingo entertained questions from the Board.

By motion, Vice Chair Almond moved to approve all four (4) resolutions to apply for the NCDEQ A1A grant funds as requested, seconded by Commissioner Furr and passed by unanimous vote.

See Exhibit A
Resolutions by the Stanly County Board of Commissioners

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Zach Almond, Vice Chairman
SECONDER:	Lane Furr, Commissioner
AYES:	Jordan, Almond, Asciutto, Barbee, Furr, Lawhon, Efird

6. Grant Application Resolution for Merger and Acquisition Study for City of Locust
 Presenter: Duane Wingo, Utilities Director

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Zach Almond, Vice Chairman
SECONDER:	Lane Furr, Commissioner
AYES:	Jordan, Almond, Asciutto, Barbee, Furr, Lawhon, Efird

6. Grant Application Resolution for the Millingport Road Water Transmission Main Interconnect
 Presenter: Duane Wingo, Utilities Director

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Zach Almond, Vice Chairman
SECONDER:	Lane Furr, Commissioner
AYES:	Jordan, Almond, Asciutto, Barbee, Furr, Lawhon, Efird

6. Grant Application Resolution for Countywide Sewer Master Plan
 Presenter: Duane Wingo, Utilities Director

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Zach Almond, Vice Chairman
SECONDER:	Lane Furr, Commissioner
AYES:	Jordan, Almond, Asciutto, Barbee, Furr, Lawhon, Efird

7. ZA22-06 Nathan Soltis, 24344 NC 24/27, RA to GB
 Presenter: Bailey Emrich, Planner

Mr. Soltis requested the rezoning of six (6) acres of a 55.75 acre parcel located at 24344 Highway 24/27 in Albemarle from RA (Residential Agricultural) to GB (General Business). The purpose of the rezoning is to allow him to relocate his concrete finishing company from Cabarrus County. Section 610.1 of the Stanly County Zoning Ordinance allows for "Contractors offices and storage yards" and applies to Mr. Soltis' desired use for the property. There is currently a residence and multiple outbuildings on the property. Mr. Soltis plans to add one more building to serve as a garage and office with plans to construct his own residence on the rear portion of the property which will continue to be zoned RA (Residential Agricultural). Mr. Soltis is responsible for complying with all required setbacks, buffer, fencing, signage and

parking regulations as listed in the Stanly County Zoning Ordinance including a 10 foot vegetative buffer between the proposed commercial district and any abutting residentially zoned district. He will also need to obtain the required permits in order to renovate the existing buildings into a commercial site. The property is located in a growth area per the Stanly County Land Use Plan.

The Planning Board considered the rezoning request at their meeting on March 14, 2022 and unanimously recommended approval of it.

With no questions from the Board, Chair Jordan declared the public hearing open. With no one coming forward, the hearing was closed.

Commissioner Asciutto moved to approve ZA 22-06 - Rezoning request by Nathan Soltis as submitted due to the property being located in a growth area per the 2010 Stanly County Land Use Plan, seconded by Commissioner Efird and passed by unanimous vote.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Peter Asciutto, Commissioner
SECONDER:	Scott Efird, Commissioner
AYES:	Jordan, Almond, Asciutto, Barbee, Furr, Lawhon, Efird

8. ZA22-09 Text Amendment - Short Term Rental clarification

Presenter: Bailey Emrich, Planner

The proposed amendment is a minor change to the ordinance language concerning notification of neighbors for a short-term rental. This will clarify that the owner/operator of the subdivision is to notify property owners within 100 feet of the parcel that there is a Short Term Rental being operated on the property. This notification is done as a courtesy to let neighbors know that different people and vehicles may utilize the property and who to contact if anything unusual is happening on the property.

The Planning Board unanimously recommended approval of this clarification which adds the words "the parcel containing" to Sections 423.3.B(b)(3) of the zoning ordinance.

With no questions from the Board, Chair Jordan declared the public hearing open. With no one coming forward to speak, the hearing was closed.

Commissioner Asciutto moved to adopt the proposed amendment as presented to make the clarification to Section 423.3.B.(b)(3) of the Stanly County Zoning Ordinance, seconded by Commissioner Furr and carried with a 7 - 0 vote.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Peter Asciutto, Commissioner
SECONDER:	Lane Furr, Commissioner
AYES:	Jordan, Almond, Asciutto, Barbee, Furr, Lawhon, Efird

9. ZA22-08 Text Amendment - Section 620.7.A. and B. Conditional Zoning

Presenter: Bailey Emrich, Planner

The Stanly County Zoning Ordinance currently requires that an applicant for a Conditional Zoning District must hold a community meeting prior to the submission of an application for rezoning. The owner/developer is required to notify all adjacent property owners at least 14 days before this community meeting. The current language also requires that the Planning Department receive an application for a Conditional Zoning District at least 25 days in advance of the Planning Board meeting which results in a significant delay in the process. The requirement for a community meeting, especially for a single lot district, seems unnecessary since there will be a public meeting with the Planning Board and a legislative hearing before the Board of County Commissioners. Additionally, Planning staff already has the authority to reject or delay an incomplete application and should not treat a request for Conditional Zoning differently than other rezoning requests. The proposed change would revise the language to encourage a community meeting for a major subdivision that applies for a Conditional Rezoning, but would not require one. Planning Department policy is to notify all property owners within 100 feet of any proposed rezoning prior to the meeting of the Planning Board with signage being posted to notify neighbors as well. NC General Statutes require notification prior to the Board of Commissioners' legislative hearing between 10 - 25 days in advance.

Ms. Emrich noted that in the several cases approved thus far, the time constraints created by this requirement have been difficult to work around and the public meetings have been poorly attended. The City of Locust works with many Conditional Zoning cases and does not require a community meeting in advance of the Planning Board meeting. The Planning Board considered and unanimously recommended approval of this text amendment.

With no questions from the Board, Chair Jordan declared the public hearing open. With no one coming forward to speak, the hearing was closed.

Vice Chair Almond moved to approve the change to amend the language to encourage a community meeting for a major subdivision that applies for a Conditional Rezoning but not require it. The motion was seconded by Commissioner Efird and passed by unanimous vote.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Zach Almond, Vice Chairman
SECONDER:	Scott Efird, Commissioner
AYES:	Jordan, Almond, Asciutto, Barbee, Furr, Lawhon, Efird

10. SCC Trades Facility Contract Award & Reimbursement Resolution

Presenter: Andy Lucas, County Manager

April 4, 2022

Sealed bids for the proposed SCC Trades Facility were opened publicly on Tuesday, March 29th. The lowest, responsive bid was submitted by Walter B. Davis Construction in Charlotte, NC for \$11.4 million (construction cost + 15% in contingency funding). It was recommended the contract for construction be awarded to Walter B. Davis Construction, and further recommended that the Board approve the reimbursement resolution so the contract can start prior to financing for the project being secured. This will allow the County to move forward with the project and reimburse the General Fund Balance for any expenditures related to the project with debt proceeds from the secured loan.

Following a brief period of questions, Commissioner Lawhon moved to award the contract to the lowest, responsive bidder, Walter B. Davis Construction, and approve the reimbursement resolution as requested. Commissioner Furr seconded the motion which carried by 7 - 0 vote.

See Exhibit B

Resolution of the County of Stanly, North Carolina Declaring the Intent of the County of Stanly, North Carolina to Reimburse Itself for Capital Expenditures Incurred in Connection with the Construction of a New Trades Educational Facility from the Proceeds of Certain Tax-Exempt Obligations to be Executed and Delivered in Calendar Year 2022

RESULT:	APPROVED [6 TO 0]
MOVER:	Bill Lawhon, Commissioner
SECONDER:	Lane Furr, Commissioner
AYES:	Jordan, Ascitutto, Barbee, Furr, Lawhon, Efird
RECUSED:	Almond

11. CONSENT AGENDA

Commissioner Ascitutto moved to approve the consent agenda as presented, seconded by Vice Chair Almond and passed by a 7 - 0 vote.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Peter Ascitutto, Commissioner
SECONDER:	Zach Almond, Vice Chairman
AYES:	Jordan, Almond, Ascitutto, Barbee, Furr, Lawhon, Efird

A. Minutes- Special meeting of March 14th, work session & regular meetings of March 21st.

B. Finance - State Capital and Infrastructure Fund (SCIF) Grant Funds

C. Dental Clinic - Budget Amendment #2022-80

D. Health Dept. - Budget Amendment #2022-84

E. Sheriff's Office - Budget Amendment # 2022-83

BOARD COMMENTS, ANNOUNCEMENTS & COMMITTEE REPORTS

April 4, 2022

Commissioner Furr noted the upcoming motorcycle ride sponsored by the Red Knights to raise funds for firefighter Michael Dennis' medical bills. He also reminded everyone of the Kerri D. Efird Memorial Scholarship Bike Run on Saturday, April 30th with funds raised in support of scholarships for West Stanly High School seniors.

Vice Chair Almond noted the Safe Kids Operation Medicine Drop taking place on Thursday, April 14th at the Stanly Commons parking lot.

Commissioner Ascianto encouraged everyone to attend the Food Truck Friday events sponsored by the Albemarle Downtown Development Commission at City Lake Park on the first Friday of each month through October.

Commissioner Efird expressed his support of the UNC Tarheels in the NCAA Men's Championship game later that evening.

Chair Jordan noted the upcoming motorcycle rides adding that Jeep owners are welcome to participate as well. He also mentioned a memorial ride on Saturday in Charlotte to benefit the family of Officer Mia Goodwin who was recently killed in the line of duty.

ADJOURN

By motion, Commissioner Lawhon moved to adjourn, seconded by Commissioner Ascianto and carried by unanimous vote at 7:11 p.m.

Thomas S. Jordan, III, Chair

Tyler Brummitt, Clerk