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, MAY 16, 2022 – 6:00 PM

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

CALL TO ORDER & WELCOME

The Stanly County Board of Commissioners (the "Board") met in regular session on Monday, May 16, 2022 in the Gene McIntyre Meeting Room, Stanly Commons. Chair Jordan called the meeting to order at 6:00 p.m. with Commissioner Barbee giving the invocation and leading the pledge of allegiance.

APPROVAL/ADJUSTMENTS TO THE AGENDA

Chair Jordan requested the Riverstone Phase II Bid Award be added as item # 9 on the agenda with the remaining items presented in the order listed. Commissioner Efird moved to approve the addition to the agenda, seconded by Commissioner Furr and passed by unanimous vote.
Secondly, it was requested that the SCC Trades Facility financing Resolution associated with agenda item # 10 be replaced with the updated resolution that includes a not to exceed amount of $15,400,000. Commissioner Lawhon moved to approve this substitution, seconded by Commissioner Efird and carried by a 7 - 0 vote.

SCHEDULE AGENDA ITEMS

1. PUBLIC COMMENT

The following individuals addressed the Board:
- Thomas Morton
- Talmadge "Ken" Durham
- Rebecca Gibson

- Kathryn Berry
- Andy Hinson

2. COVID-19 Update

Presenter: David Jenkins, DHHS Director

HHS Director Jenkins informed the Board of the key metrics now being utilized by state and local health departments to detect Covid 19. This includes the detection of virus particles in wastewater, with Charlotte being the closest monitoring location, emergency room visits for Covid symptoms, hospital admissions for Covid patients by week and the CDC community level by county. Currently, BA2 is the most common variant being detected which accounts for 98.95% of cases and has been found to be more transmissible than BA1.
The Stanly County CDC Community level is currently considered low based on the metrics being used although the number of cases has increased in recent weeks. County specific statistics were provided including the total number of lab-confirmed cases by age group, deaths, breakthrough cases and outbreaks. Following the presentation, Director Jenkins entertained questions from the Board.
The presentation was for information only with no action taken.

3. Agri-Civic Center Lobby Renovation Project- Budget Amendment

Presenter: Amanda Griffey, Agri-Civic Center Director

Due to the current condition of the lobby floor at the Agri-Civic Center, staff consulted with various contractors who recommended a sealed concrete floor as a replacement. A similar floor was installed at Stanly Community College in both the Patterson Building and cosmetology facility. After reaching out to multiple contractors to obtain quotes, Santis Flooring Service, Inc. of Greensboro provided the lowest bid at $188,410.61. The Friends of the Agri-Civic Center have pledged $125,000 via a SCIF grant to cover the majority of the project cost with the remaining $55,000 allocated from General Fund Balance.

Because of the number of events held at the Agri-Civic Center throughout the year, July is the only month it is available to replace the flooring. Therefore, staff requested approval of a capital project budget ordinance and budget amendments in order to execute the contract in May with Santis Flooring Service, Inc. which will allow the contractor to order the supplies and install the new floor in July 2022.

Following the presentation, Ms. Griffey responded to Board questions concerning the maintenance required for the concrete flooring, if a warranty is included as part of the cost, if the project was put out to bid and whether or not any local contractors were invited to bid on the project. Director Griffey stated that after speaking with several professional flooring specialists in North Carolina, she was told that they either do not bid on commercial projects or serve our area. The two (2) bids being presented for Board consideration are from Global Polishing Solutions of Indian Trail and Santis Flooring Service, Inc., both of which have completed similar projects in our area.

Commission Lawhon noted that Smith Concrete is a local company that would potentially bid on the project and asked if there is enough time to obtain a bid from them and still meet the

July deadline. County Manager Lucas stated that the Board could approve the proposed project ordinance and budget amendments for the $188,410.61 with that as the maximum price and request staff reach out to Smith Concrete as well as other local contractors for additional bids.

Commissioner Asciutto agreed with Commissioner Lawhon's recommendation and moved to approve the project ordinance and associated budget amendments # 2022-90 and #2022-91 as presented and authorize staff to contact local vendors for additional bids. The motion was seconded by Commissioner Furr.

Prior to the vote, Commissioner Lawhon noted that for every dollar spent in the county generates an additional $9 for the local economy. He then asked everyone to be mindful of this and spend locally whenever possible. The motion carried by unanimous vote.

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

4. Voluntary Agricultural District Application

Presenter: Molly Alexi, County Extension Director & Amanda Kirby, Soil & Water Director

For Board consideration, Soil & Water Conservation District Director Amanda Kirby presented the VAD application for Mr. Roland. Ms. Griffey noted that Mr. Roland has a forest management plan in place for this property as well as a conservation agreement and farm and track numbers which have been verified. The Ag-District Board reviewed the application at their April 20, 2022 meeting and recommends approval of it.

- Jerry Bryant Roland, 34986 Palestine Road, Albemarle,25.81 acres total (Parcel # 16911 & 16908)

With no questions from the Board, Commissioner Barbee moved to approve the application as presented, seconded by Commissioner Lawhon and passed by unanimous vote.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Mike Barbee, Commissioner
SECONDER:	Bill Lawhon, Commissioner
AYES:	Jordan, Almond, Asciutto, Barbee, Furr, Lawhon, Efird

5. Enhanced Voluntary Agricultural District Program Application

Presenter: Molly Alexi, County Extension Director & Amanda Kirby, Soil & Water District Director

For Board consideration, Cooperative Extension Director Molly Alexi presented the Gibson application for the Enhanced Voluntary Agricultural District program. Ms. Alexi stated that the Gibsons also have a conservation plan in place with NRCS and farm and track numbers through the Farm Service Association have been verified. The Ag-District Board reviewed the application at their April 20, 2022 meeting and recommends approval of it.

- Joshua & Rebecca Gibson - 1101 Polk Ford Road, Stanfield, 13.37 acres total (Parcel # 28054 & 28096)

Based on the public comments received concerning the Gibsons' EVAD application and for clarification, Chair Jordan inquired if the determination as to whether or not the Gibsons' property qualifies as a bona fide farm has any bearing on whether or not the property meets the criteria for the Enhanced Voluntary Ag-District program. County Attorney Furr responded that it has no bearing since they are two (2) separate issues.

Commissioner Lawhon requested the Board table a decision on the EVAD application until the Board of Adjustment has heard the appeal concerning the determination as to whether or not the Gibsons' kennel dogs are considered farm use.

With no further discussion, Commissioner Lawhon moved to table the item until a decision is reached by the Board of Adjustment concerning the appeal, seconded by Commissioner Efird and carried by a 7 - 0 vote.

RESULT:	**TABLED [UNANIMOUS]**	**Next: 7/11/2022 6:00 PM**
MOVER:	Bill Lawhon, Commissioner	
SECONDER:	Scott Efird, Commissioner	
AYES:	Jordan, Almond, Asciutto, Barbee, Furr, Lawhon, Efird	

6. Department Head Presentation - Cooperative Extension

Presenter: Molly Alexi, County Extension Director

Director Molly Alexi began the presentation by reading Cooperative Extension's mission statement which is to partner with communities to deliver education and technology that enrich the lives, land and economy of citizens. In general, the office assists the public in the areas of agriculture and food, 4H development and health & nutrition through the programs and workshops offered. Across the country, Cooperative Extension offices work closely with land grant universities, which in North Carolina are NC State University and NC A & T. These universities collaborate with counties to provide up-to-date research to extension agencies so people in the community benefit from this information. Ms. Alexi introduced each member of the Cooperative Extension staff noting their area of expertise and an overview of the programs offered. She also noted the importance of agriculture as an economic driver in the community with a $90.3 million impact on the county's economy. Following the presentation, Ms. Alexi entertained questions from the Board.

The presentation was for information only with no action required.

7. Centralina Workforce Development Board (CWDB) Appointment

Presenter: Candice Lowder, EDC Director

Ms. Oune Keovoravong's term as the County's Private Sector representative on the Centralina Workforce Development Board (CWDB) will expire June 30, 2022. Ms. Keovoravong has agreed to serve again if re-appointed. It was requested that the Board take action to re-appoint her to another two (2) year term effective July 1, 2022 - June 30, 2024.

Following brief discussion, Commissioner Asciutto moved to approve her reappointment as requested, 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. NCWorks Commission Alignment

Presenter: Candice Lowder, EDC Director

Recently, the NCWorks Commission announced a realignment of the state's 23 workforce development boards. The realignment principles are endorsed by Governor Cooper and the NC Department of Commerce, and the NCWorks Commission leadership is now beginning the process of engaging county officials.

Stanly County has been a member of the Centralina Workforce Development Board with Anson, Cabarrus, Iredell, Lincoln, Rowan and Union counties in the Centralina region for 39 years and was the first multi-county, regional workforce development area in the state. The board and staff at Centralina Council of Goverments has requested each county express their preference to remain in the current consortium of counties for the current period (July 1, 2019-June 30, 2023).

The Centralina Regional Council and Centralina Workforce Development Board respectfully requests the Board take action to remain in the current consortium of counties for the current period (July 1, 2019-June 30, 2023). If all current member counties elect to remain in the current consortium, Mr. Jarvis Woodburn, Chief Elected Official for the Centralina Workforce Development Consortium will notify the NCWorks Commission of the decision.

Following the presentation, EDC Director Lowder responded to Board questions concerning dues paid to the Centralina Council of Governments, what would occur if county chooses not to remain in the current consortium, and the county's satisfaction with the current level of service provided by the Centralina Regional Council and Workforce Development Board.

Following discussion, Commissioner Efird moved that the County remain in the current consortium through the current period ending June 30, 2023, seconded by Commissioner Furr and carried by a 7 - 0 vote.

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

9. Riverstone Phase II Award

Presenter: Candice Lowder, EDC Director

Sealed proposals for the Riverstone Phase II improvements were received on Thursday, May 5th at 2:00 p.m. for the water and road improvements project. Proposal packages were sent to five (5) local contractors with two (2) bids received from NJR Group, Inc. and JT Russell & Sons, Inc. Following a brief review of the bids, it was requested the project be awarded to the responsive, responsible low bidder, NJR Group, Inc. for a total base bid amount of $402,809.

Commissioner Lawhon moved to award the bid to NJR Group, Inc. as requested, seconded by Commissioner Asciutto and passed by unanimous vote.

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

10. SCC Trades Facility Financing

Presenter: Toby Hinson, Finance Director

The County plans to finance the construction of the SCC Trades Facility on the Stanly Community College campus in Albemarle. The total cost of the project to include engineering and construction is estimated to be $12.5 million. However, with the County utilizing a pay-as-you-go approach to cover the engineering and soft costs, the loan amount for construction and contingency is $11.4 million.

A Request for Proposals was sent to seven (7) financial institutions with two (2) financing bids received from First Bank and Pinnacle Bank. Upon review of the proposals, staff recommended the twenty (20) year loan term from First Bank since it provides a more favorable annual payment for budget purposes. Additionally, the Board will need to authorize the Finance Director to submit the appropriate information and application to the Local Government Commission via resolution after the public hearing is conducted.

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 Lawhon noted his preference in having the loan set up with monthly instead of quarterly payments to reduce the total amount of interest paid. Finance Director Hinson agreed and will request the lender change the payment schedule as requested.

By motion, Commissioner Lawhon moved to approve First Bank as the lender for a twenty (20) year term with a fixed rate of 3.08% with monthly payments, and authorize the Finance Director to submit the appropriate application to the LGC via resolution to include the selected bid information. The motion was seconded by Commissioner Furr and carried by a 7 - 0 vote.

See Exhibit A
Resolution Authorizing the Filing of an Application for Approval of a Financing Agreement Authorized by
North Carolina General Statute 160A-20

Recess

Chair Jordan called for a short recess at 7:26 p.m. with the meeting reconvened at 7:33 p.m.

RESULT:	**APPROVED AS AMENDED [UNANIMOUS]**
MOVER:	Bill Lawhon, Commissioner
SECONDER:	Lane Furr, Commissioner
AYES:	Jordan, Almond, Asciutto, Barbee, Furr, Lawhon, Efird

11. ZA22-10 Terry and James Peck - Rezoning 28252 NC24/27 Albemarle

Presenter: Bailey Emrich, Planner

Ms. Terry Peck requested the rezoning of a 15,088 square foot area of a 6.15 acre parcel located at 28252 Hwy 24/27, Albemarle from RA (Residential Agricultural) to R20 (Residential). Mr. and Mrs. Peck currently use the home as a rental property with a tenant that has lived there for several years. The purpose of the rezoning is to allow the Pecks to subdivide the parcel and get close to the minimum allowed lot size for the R20 zoning district and utilize the remaining acreage as County RA (Residential Agricultural). Section 701 of the Stanly County Zoning Ordinance allows for lots zoned as County R20 to be a minimum of 15,000 square feet where either water or sewer are available which applies to this property. There are no plans to further subdivide the property or add to the current home, and the proposed lot lines will allow the existing structure to meet the setbacks required by R20 zoning. There is a mobile home at the rear of the 6.15 acre parcel which will not be included in the newly zoned portion.

RA and R20 zoning districts serve mostly as residential zoning districts with only small home-based businesses allowed. The primary difference would be the allowed lot size. The R20 district does not allow the placement of manufactured homes as a permitted use. This property is located in a growth area per the current land-use plan. Environmental Health has looked at the property and suggests that the septic system for the home be located on the same parcel as the home when subdivided. There were no concerns expressed by neighbors at the Planning Board meeting on April 11, 2022. The Planning Board unanimously recommended approval of the zoning request.

Following the presentation, Ms. Emrich entertained questions from the Board. Commissioner Efird noted concerns with reducing the lot size to 15,000 square feet since that would not allow for a septic system repair field if it were to fail in the future. He instead recommended reducing the lot size to 20,000 to allow for this. Chair Jordan echoed similar concerns. Ms. Peck addressed the Board stating she had inherited the property from her parents' estate and would like to rezone the rental house to include the minimum amount of land required in order to leave the remaining property undisturbed so that it will be easier for their children to either sale or divide upon she and her husband's death.

Discussion continued with questions concerning the age of the septic system and the options of either extending the survey line on the adjoining parcel to include a minimum of 20,000 square feet, or having a deeded easement prepared, both of which will allow the space needed for a repair field.

Following discussion, Commissioner Efird moved to table the item until additional information can be obtained from the surveyor, Dent Turner, before making a decision. The motion was seconded by Commissioner Furr.

Prior to the vote, Chair Jordan declared the public hearing open. With no one coming forward, the hearing was closed.

With no additional questions presented, Chair Jordan called for the vote. The motion to table carried by a 7 - 0 vote.

RESULT:	**TABLED [UNANIMOUS]**	**Next: 7/11/2022 6:00 PM**
MOVER:	Scott Efird, Commissioner	
SECONDER:	Lane Furr, Commissioner	
AYES:	Jordan, Almond, Asciutto, Barbee, Furr, Lawhon, Efird	

12. Required Policies for ARP/CSLFRF Funding

Presenter: Andy Lucas, County Manager

In order to maintain compliance with the American Rescue Plan Act/ Coronavirus State and Local Fiscal Recovery Fund grant, the County must adopt a conflict of interest, non-discrimination and records retention policy. The policies were included in the Board's agenda packets for their review and approval.

By motion, Commissioner Furr moved to approve the policies as presented, seconded by Commissioner Efird and carried by a 7 - 0 vote.

See Exhibit B
Recitals

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

13. FY 2022-2023 Recommended Budget Presentation

Presenter: Andy Lucas, County Manager

Following introductory comments, County Manager Lucas provided highlights of the FY 2022-23 Recommended Budget based on a total budget of $75,460,964 and a property tax rate of $0.61 per $100 of valuation with no General Fund Balance appropriated. Some of the specific items noted during the presentation included:

- Stanly County Schools - A 4.3% (or $548,600) increase in current operating expense which includes $80,000 from Article 44 sales tax and $50,000 for teacher supplemental pay grant as well as $3.375 million for capital outlay

- Stanly Community College - $775,000 for Trades Facility debt services from Article 46 sales tax, $31,026 reduction in current expense and $175,000 for capital outlay

- Human Capital - 24 new positions are recommended to support increased public safety demand, community growth and utility system expansion, 5% COLA for all employees effective 7/1/2022, increased merit funding of $150,000, increased grade classification for Detention Officer positions, 2 additional classifications for EMS advancement, 1 additional classification for E911 and $75,000 for comprehensive classification & compensation study for FY 2022-23

- Household Waste Fee - $2 increase to $97 annually

- Outside agencies - Convention & Visitors Bureau allocation of $10,000 to replenish the Tourism Strategy Fund and the Sports Hall of Fame one-time request of $10,000 to digitize and move the exhibit to the History Center

- Fee Schedule Changes - for Inspections, Agri-Civic Center, Planning & Zoning, Environmental Health, Airport, SCUSA and Elections

- West Stanly Fire District - Tax rate increase from $0.10 to $0.135 in order to generate additional revenue to replace a rescue unit, plan for a 3rd station, remodel Station 1 as well as general replacement of outdated equipment and fire apparatus

- Utilities - 4.5% rate increase for water and sewer recommended

- Airport - Increased funding of $399,465 from General Fund Balance (increase of $56,893) to support total budget of $1.201 million with increased funding for fuel purchases for resale, matching funds to leverage State grants and lease for replacement of fuel trucks.

-E911 - $65,175 decrease in total budget with $42,709 used to offset debt service for the radio system

- Capital Improvement Funding - Replacement of the 911 CAD system at a cost of $2.5 million, $300,000 to construct a new parking lot across from the courthouse, $102,000 to replace accessible voting system equipment and $160,000 to replace outdated camera systems at the courthouse and jail facilities

-Additional Funding for Public Safety - Continued vehicle replacement for the Sheriff's Office and EMS, matching grant funding for VFD radio replacement, additional Animal Protective

Services, 911 and EMS staff to address increased call volume, and an additional EMS unit for non-emergency transports

Following the presentation, County Manager Lucas entertained questions from the Board. The public hearing for the recommended budget will be held at the Board's regular meeting on Monday, June 6, 2022 with dates for budget workshops established at that time.

The presentation was for information only with no action required.

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

14. FY 22-23 Dependent Care Health & Dental Premium Rate Approval

Presenter: Andy Lucas, County Manager

County Manager Lucas presented the recommended bi-weekly rates for health and dental dependent coverage effective July 1, 2022-June 30, 2023. No changes were recommended to the dependent premium rates for FY 2022-2023. Two (2) changes were recommended to the County's group health plan are as follows:

- Decrease in the specialist co-pay from $70 to $50
- Add a 24/7/365 telehealth option for a $10 co-pay

Guardian Bi-Weekly Dental Insurance Rates for Employees

- Employee/Child(ren) $ $20.97
- Employee/Spouse $ 14.43
- Family $ 35.31

Blue Cross Blue Shield of NC Bi-Weekly Health Insurance Rates for Employees

- Employee/Child(ren) $212.00
- Employee/Spouse $317.00
- Family $540.00

By motion, Commissioner Lawhon moved to adopt the recommended bi-weekly health and dental insurance premium rates for employee dependent care for FY 2022-23, and approve the two (2) changes related to the specialist co-pay and telehealth options. The motion was seconded by Commissioner Asciutto and passed by unanimous vote.

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

15. CONSENT AGENDA

Commissioner Efird moved to approve the consent agenda as presented, seconded by Commissioner Furr and carried by a 7 - 0 vote.

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

A. Minutes - April 18th work session and regular meeting

B. Finance - Vehicle tax refunds for April 2022

C. Finance - Monthly Financial Report Ending March 2022

D. Finance - Emergency Training Center project ordinance & budget amendment

E. DSS - Low Income Energy Assistance Program (LIEAP) - One-Time Supplement

F. Emergency Services - Budget Amendment # 2022-94

G. Cooperative Extension - Budget Amendment # 2022-96

H. Sheriff's Office - Budget amendment # 2022-95

I. Sheriff's Office - Budget amendment # 2022-97

J. JCPC Program Application

BOARD COMMENTS, ANNOUNCEMENTS & COMMITTEE REPORTS

With the primary election on Tuesday, Vice Chair Almond encouraged everyone to vote.

Commissioner Asciutto congratulated the South Stanly golf team on winning the state championship. He also noted the Rocky River RPO meeting on Thursday at 6:00 p.m. in the Badin Conference Center where the proposed 4-way stop at the intersection of Highway 73 and Millingport Road will be discussed.

Commissioner Barbee encouraged all eligible voters to vote on Tuesday as well. He also congratulated the North Stanly, South Stanly and West Stanly girls softball teams on their recent accomplishments.

Commissioner Efird noted that 155 motorcycle riders participated in the recent Kerri D. Efird Memorial Bike Ride with $20,000 raised to fund six (6) scholarships for West Stanly High School seniors. He also expressed his appreciation to everyone for their thoughts and prayers in the recent loss of his brother, James.

Commissioner Furr extended his sympathy to the families and victims of the recent mass shooting in Buffalo, New York.

Commissioner Lawhon congratulated the West Stanly girls softball team on being ranked # 2 in the state for fast pitch softball and the South Stanly girls team who are ranked #1 in their division.

Commissioner Jordan thanked county staff for all their work in preparing the recommended budget and wished all of the candidates good luck in Tuesday's primary election.

ADJOURN

With no further discussion, Commissioner Lawhon moved to adjourn the meeting, seconded by Commissioner Asciutto and carried by unanimous vote at 8:27 p.m.

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Thomas S. Jordan, III, Chair **Tyler Brummitt, Clerk**