

STATE OF NORTH CAROLINA )  
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COUNTY OF STOKES )  
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OFFICE OF THE COMMISSIONERS  
STOKES COUNTY GOVERNMENT  
DANBURY, NORTH CAROLINA  
JANUARY 26, 2009

The Board of Commissioners of the County of Stokes, State of North Carolina, met for regular session in the Commissioners' Chambers of the Ronald Wilson Reagan Memorial Building (Administration Building) located in Danbury, North Carolina on Monday, January 26, 2009 at 6:00 pm with the following members present:

Chairman J. Leon Inman  
Vice-Chairman Jimmy Walker  
Commissioner Ron Carroll  
Commissioner Ernest Lankford  
Commissioner Stanley Smith

County Personnel in Attendance:  
County Manager K. Bryan Steen  
Clerk to the Board Darlene Bullins  
Finance Director Julia Edwards  
Public Works Director Mark Delehant  
Emergency Medical Services Director Monty Stevens

Chairman J. Leon Inman called the meeting to order.

Commissioner Carroll delivered the invocation.

**GENERAL GOVERNMENT-GOVERNING BODY-PLEDGE OF ALLEGIANCE**

Chairman Inman opened the meeting by inviting the citizens in attendance to join the Board with the Pledge of Allegiance.

**GENERAL GOVERNMENT – GOVERNING BODY – APPROVAL OF AGENDA**

Chairman Inman entertained a motion to approve or amend the January 26, 2009 Agenda.

Commissioner Carroll requested to add the following to the Discussion Agenda:

- School Facility Needs

County Manager Bryan Steen requested to add a Closed Session regarding attorney client privileges.

Vice Chairman Walker requested to add a Closed Session regarding personnel.

The Board unanimously agreed to the requests from Commissioner Carroll, Vice Chairman Walker, and Manager Steen.

Vice Chairman Walker moved to approve the January 26, 2009 Agenda as amended. Commissioner Smith seconded and the motion carried unanimously.

## **PUBLIC COMMENTS**

The following spoke during public comments:

### **Principal Rusty Hall**

Nancy Reynolds Elementary School

#### **Re: Nancy Reynolds**

Principal Hall expressed concerns with the challenges that face the faculty and staff of Nancy Reynolds Elementary School. Principal Hall noted that staff must move over 85 years of materials at the close of this school year (June 09) into PODS at a different location and be ready to start the new school year by August 09. Principal Hall requested the Board of Commissioners make a decision on giving the Board of Education the necessary funding for the Nancy Reynolds Project.

### **Principal David Hicks**

Mount Olive Elementary School

#### **Re: School Funding**

Principal Hicks requested the Board of Commissioners support the funding for the building projects requested by the Board of Education. Principal Hicks noted the importance of the Nancy Reynolds Project, New Elementary School in Yadkin Township, and the renovation project at Southeastern Middle School. Principal Hicks also noted the safety issues that face Mount Olive Elementary and King Elementary Schools due to overcrowding with 261 students at Mount Olive who must attend school in mobile units. Principal Hicks noted the following issues: inadequate lunchroom space, inadequate bathrooms, inadequate gym, and safety concerns with so many children in mobile units. Principal Hicks requested the Board of Commissioners approve funding for the requested school projects.

**Shannon Whitt**

Mount Olive Elementary School Teacher

Re: School Funding

Ms. Whitt noted the following issues regarding mobile classrooms: safety-mobile units too close to the woods, weather conditions cause slippery steps which cause children to get hurt, blowing rain into classroom when door is opened, and children getting wet going to and from the mobile units. Ms. Whitt also noted inadequate space in the school gym. Ms. Whitt requested the Board of Commissioners approve funding for the requested school projects.

**Principal Shannon Boles**

King Elementary School

Re: School Funding

Principal Boles expressed concerns regarding overcrowding at King Elementary School, inadequate restrooms, inadequate cafeteria space, and inadequate media center. Principal Boles noted that there had been no new construction at King Elementary School in the past 35 years. Principal Boles noted the safety issues regarding mobile units and open classrooms in "A" Building. Principal Boles requested any assistance from the Board of Commissioners regarding the overcrowding and safety issues at King Elementary School.

**Principal Jo Beth Clark**

Southeastern Middle School

Re: School Funding

Principal Clark spoke on behalf of the students and faculty at Southeastern Middle School. Principal Clark expressed concerns regarding the health and safety issues at Southeastern Middle School. Principal Clark noted that 300 students housed in one building must share one set of bathrooms. Principal Clark requested the Board of Commissioners keep Southeastern Middle School in their discussions of school facility needs.

**Paula Hall**

President of Mount Olive Parent and Teacher Association

Re: School Funding

Ms. Hall expressed her support regarding updating school facilities across the entire county in order to provide a safe environment and high quality education for all children in Stokes County. Ms. Hall requested the Board of Commissioners not lose sight of the issues and concerns at all the facilities in the county. Ms. Hall expressed concerns regarding inadequate cafeteria space, children in mobile units, and safety issues involving mobile units. Ms. Hall noted that some children have 4 of their 6 years at Mount Olive in mobile units. Ms. Hall requested the Board of Commissioners support a new elementary school in the Yadkin Township.

**Jennifer Martin**  
 Stokes County Citizen  
 Re: School Funding

Ms. Martin spoke on behalf of Southeastern Middle School. Ms. Martin discussed safety issues, poorly insulated classrooms, inadequate restrooms, and the need to allocate funding for Southeastern Middle School. Ms. Martin urged the Board of Education and Board of Commissioners to allocate funding which will improve student test scores. Ms. Martin concluded that all students deserve the right to receive a good education no matter what part of the County they live in.

**CONSENT AGENDA**

Chairman Inman entertained a motion to approve or amend the following items on the Consent Agenda:

**Minutes**

- Minutes of January 12, 2009

**School Capital Outlay and Capital Reserve Fund – Budget Amendment #44**

Finance Director Julia Edwards submitted Budget Ordinance Amendment #44.

To amend the General Fund, the expenditures are to be changed as follows:

<b>Account Number</b>	<b>Account Description</b>	<b>Current Budgeted Amount</b>	<b>Increase (Decrease)</b>	<b>As Amended</b>
	<b>School Capital Outlay &amp; Capital Reserve Fund</b>			
212.5912.004	Public School Capital-Lottery	\$00.00	\$48,174.00	\$48,174.00
212.5912.001	Public School Capital –ADM	\$298,315.00	\$11,817.00	\$310,132.00
212.5912.002	Public School Capital-ADM Match	\$52,500.00	\$28,877.00	\$81,377.00
	<b>Totals</b>	<b>\$350,815.00</b>	<b>\$88,868.00</b>	<b>\$439,683.00</b>

This budget amendment is justified as follows:

To re-appropriate Lottery funding and ADM funding with match for projects that have already been approved.

Commissioner Carroll confirmed with Finance Director Edwards that this funding had already been approved in a prior budget with projects not being completed and funding is being transferred to the 2008-09 budget.

This will result in a net increase of \$88,868.00 in the expenditures and other financial use to the County's annual budget. To provide the additional revenue for the above, the following revenues will increase. These revenues have already been received or are verified they will be received in this fiscal year.

<b>Account Number</b>	<b>Account Description</b>	<b>Current Budgeted Amount</b>	<b>Increase (Decrease)</b>	<b>As Amended</b>
<b>School Capital Outlay &amp; Capital Reserve Fund</b>				
212.3328.001	Public School Capital-Lottery	\$00.00	\$48,174.00	\$48,174.00
212.3328.000	Public School Capital - ADM	\$298,315.00	\$11,817.00	\$310,132.00
212.3991.000	Fund Balance	\$350,000.00	\$28,877.00	\$378,877.00
<b>Totals</b>		<b>\$648,315.00</b>	<b>\$88,868.00</b>	<b>\$737,183.00</b>

**Social Services – Budget Amendment #45**

Finance Director Julia Edwards submitted Budget Ordinance Amendment #45.

To amend the General Fund, the expenditures are to be changed as follows:

<b>Account Number</b>	<b>Account Description</b>	<b>Current Budgeted Amount</b>	<b>Increase (Decrease)</b>	<b>As Amended</b>
<b>Social Services</b>				
100.5480.000	Crisis Intervention	\$117,034.00	\$31,998.00	\$149,032.00
<b>Totals</b>		<b>\$117,034.00</b>	<b>\$31,998.00</b>	<b>\$149,032.00</b>

This budget amendment is justified as follows:

To appropriate additional funding for Crisis Intervention. Crisis Intervention Funding is 100% Federal Funding.

This will result in a net increase of \$31,998.00 in the expenditures and other financial use to the County's annual budget. To provide the additional revenue for the above, the following revenues will increase. These revenues have already been received or are verified they will be received in this fiscal year.

<b>Account Number</b>	<b>Account Description</b>	<b>Current Budgeted Amount</b>	<b>Increase (Decrease)</b>	<b>As Amended</b>
100.3301.202	Crisis Intervention	\$1,996,785.00	\$31,998.00	\$2,028,783.00
<b>Totals</b>		<b>\$1,996,785.00</b>	<b>\$31,998.00</b>	<b>\$2,028,783.00</b>

**Health Department – Budget Amendment #46**

Finance Director Julia Edwards submitted Budget Ordinance Amendment #46.

To amend the General Fund, the expenditures are to be changed as follows:

<b>Account Number</b>	<b>Account Description</b>	<b>Current Budgeted Amount</b>	<b>Increase (Decrease)</b>	<b>As Amended</b>
<b>Health Department</b>				
100.5100.311	Employee Training	\$11,180.00	\$2,000.00	\$13,180.00
100.5100.370	Advertising	\$950.00	\$400.00	\$1,350.00
100.5100.180	Professional Services	\$100,000.00	\$675.00	\$100,675.00
100.5100.230	Medical Supplies	\$110,250.00	\$2,815.00	\$113,065.00
	<b>Totals</b>	<b>\$222,380.00</b>	<b>\$5,890.00</b>	<b>\$228,270.00</b>

This budget amendment is justified as follows:

The Health Department was awarded additional funding for the FY 08-09 for outreach to help increase program participation. These funds will be used for additional training for the Physician Extender, advertising Health Department services, coverage of contract staff while Physician Extender is at training, and for additional medical supplies to perform services.

This will result in a net increase of \$5,890.00 in the expenditures and other financial use to the County's annual budget. To provide the additional revenue for the above, the following revenues will increase. These revenues have already been received or are verified they will be received in this fiscal year.

<b>Account Number</b>	<b>Account Description</b>	<b>Current Budgeted Amount</b>	<b>Increase (Decrease)</b>	<b>As Amended</b>
100.3301.247	Family Planning X	\$133,773.00	\$5,890.00	\$139,663.00
	<b>Totals</b>	<b>\$133,773.00</b>	<b>\$5,890.00</b>	<b>\$139,663.00</b>

**Home Health – Budget Amendment #47**

Finance Director Julia Edwards submitted Budget Ordinance Amendment #47.

To amend the General Fund, the expenditures are to be changed as follows:

<b>Account Number</b>	<b>Account Description</b>	<b>Current Budgeted Amount</b>	<b>Increase (Decrease)</b>	<b>As Amended</b>
<b>Home Health</b>				
100.5190.000	Salaries and Wages	\$332,637.00	\$(60,000.00)	\$272,637.00
100.5190.180	Professional Services	\$145,000.00	\$40,000.00	\$185,000.00
100.5190.230	Medical Supplies	\$32,000.00	\$20,000.00	\$52,000.00
	<b>Totals</b>	<b>\$509,637.00</b>	<b>\$00.00</b>	<b>\$509,637.00</b>

This budget amendment is justified as follows:

To transfer funds from Salaries and Wages to Professional Services for contract pay for Physical Therapist and Occupational Therapist needed by patients being served by Home Health. Funding will also be used to cover medical supplies due to patient caseload.

This will result in a net increase of \$00.00 in the expenditures and other financial use to the County's annual budget. To provide the additional revenue for the above, the following revenues will increase. These revenues have already been received or are verified they will be received in this fiscal year.

**Sheriff's Department – Budget Amendment #48**

Finance Director Julia Edwards submitted Budget Ordinance Amendment #48.

To amend the General Fund, the expenditures are to be changed as follows:

<b>Account Number</b>	<b>Account Description</b>	<b>Current Budgeted Amount</b>	<b>Increase (Decrease)</b>	<b>As Amended</b>
	<b>Sheriff's Department</b>			
100.4310.511	Equipment – Non Capital	\$20,027.00	\$2,237.00	\$22,264.00
	Totals	\$20,027.00	\$2,237.00	\$22,264.00

This budget amendment is justified as follows:

To transfer funds to purchase disguised cell phone battery audio transmitter, recorder with accessories, button camera with SME High Gain Audio, Spare SME BSTCV950 Battery and P-1150 Pelican Case and Memory Card for criminal investigations.

This will result in a net increase of \$2,237.00 in the expenditures and other financial use to the County's annual budget. To provide the additional revenue for the above, the following revenues will increase. These revenues have already been received or are verified they will be received in this fiscal year.

<b>Account Number</b>	<b>Account Description</b>	<b>Current Budgeted Amount</b>	<b>Increase (Decrease)</b>	<b>As Amended</b>
100.3301.411	Federal Fines/Forfeitures	\$41,681.00	\$2,237.00	\$43,918.00
	Totals	\$41,681.00	\$2,237.00	\$43,918.00

**Tax Administration Report – December 2008**

Tax Administrator Jake Oakley submitted the following Real and Personal Property Release (December 2008) which is more than \$100 at the January 12<sup>th</sup> meeting, with a

request for action by the Board of Commissioners at the January 26<sup>th</sup> meeting:

**Real and Personal Property Releases More than \$100 –December- Per NCGS 105-381 (b)**

<b>Name</b>	<b>Account</b>	<b>Amount</b>	
Deann Hawkins	08A65500.08	\$112.36	Double listed
<b>Total</b>		<b>\$112.36</b>	

Tax Administrator Jake Oakley submitted the following EMS Delinquent Release Report (December 2008) at the January 12<sup>th</sup> meeting, with a request for action by the Board of Commissioners at the January 26<sup>th</sup> meeting:

<b>Name</b>	<b>Call</b>		
	<b>Number</b>	<b>Amount</b>	<b>Reason</b>
Robert G. Adams	105133	\$ 493.00	Bankruptcy
Floyd Bruner	702325	\$ 625.00	Estate Closed
William J. Nickelston	601231	\$ 697.00	Deceased-no estate
William J. Nickelston	603615	\$ 625.00	Deceased-no estate
William J. Nickelston	700528	\$ 565.00	Deceased-no estate
William J. Nickelston	700836	\$ 715.00	Deceased-no estate
William J. Nickelston	704909	\$ 685.00	Deceased-no estate
William J. Nickelston	704926	\$ 685.00	Deceased-no estate
William J. Nickelston	800200	\$ 637.00	Deceased-no estate
William J. Nickelston	800418	\$ 673.00	Deceased-no estate
<b>Total</b>		<b>\$6,400.00</b>	

Tax Administrator Jake Oakley submitted the Late Application for Elderly Exemption for 2008 from Doris Mullins Fritts at the January 12<sup>th</sup> meeting, with a request for action by the Board of Commissioners at the January 26<sup>th</sup> meeting

(Tax Administrator Oakley recommended approval by the Board regarding this late application)

**Proposed 2010 Census Partner Proclamation – “It’s in Our Hands”**

Clerk Darlene Bullins submitted the proposed Proclamation – 2010 Census Partner Proclamation “It’s in Our Hands” for the Board’s consideration.

(A copy of the Proclamation will be retained by the Clerk to the Board)

Chairman Inman will be presenting the Proclamation at a Ceremony in Greensboro on January 27<sup>th</sup>.



Commissioner Lankford moved to approve the Consent Agenda as submitted.

Vice Chairman Walker seconded and the motion carried unanimously.

## **GENERAL GOVERNMENT – GOVERNING BODY – INFORMATION AGENDA**

### **Economic Development Commission – Update**

Chairman Worth Hampton, Economic Development Commission, presented the following Economic Development Commission (EDC) update:

- Discussed the following prior EDC Agenda Items:
  - Discussed Economic Development in Stokes County with a Consultant
  - Proposal presented from Virginia Land Corporation and Duke Energy regarding a possible Industrial Park near Kobe Wieland – proceeding to look into providing water and sewer to the site
  - Exploring the possibility of obtaining water from the Town of Madison
  - Discussed the role Forsyth Tech could play in recruitment of new businesses with Forsyth Tech Stokes Director Ann Watts
  - Discussed Early College High School with Forsyth Tech Stokes Director Ann Watts
  - Had several discussions regarding the Angelo Economics Study
  - Revised the Rules of Procedures previously used by the Economic Development Corporation for the Board of Commissioners’ consideration
  - Discussing the role the current EDC can provide to Stokes County
  - Discussions with Stokes Core
- Chairman assisted the County Manager with interviewing applicants for Economic Development Director
- Appointment of a Website Committee which is currently reviewing the two County websites (Economic Development and Tourism) – Sam Hill is the Coordinator for the Website Committee
- Appointment of a Tourism Committee which is defining the goals and deciding where Tourism fits in Stokes County - should it be a stand alone department, private entity or combined with Economic Development – Jane Priddy-Charleville is the Coordinator for the Tourism Committee
- In the process of appointing a Business Relations Committee and defining its role with Economic Development
- EDC is keeping in contact with agriculture aspect of the county – New Sweet Potato Alliance
- EDC will be contacting all businesses, small and large for updated information and to offer assistance if needed
- Updating the list of businesses in the County
- Identify supply chains within the County
- Requested to place the Board of Commissioners on the distribution list for EDC minutes

Chairman Hampton concluded that the EDC is ready to do whatever is needed to help maintain current businesses within the County and to bring new Economic Development to Stokes County.

The Board of Commissioners expressed their appreciation to Chairman Hampton and EDC members.

Vice Chairman Walker noted the need for a county wide assessment of the Economic Development needs and opportunities within the entire county and the need to set priorities – a strategic plan for Stokes County.

Commissioner Carroll also noted the need for a strategic plan for the County.

#### **Update – Manager and Board of Commissioners**

County Manager Bryan Steen noted the following:

- Mr. Alan Wood, will be assuming the role of Economic Development Director on February 9<sup>th</sup>. Mr. Wood is the current Economic Development Senior Planner for Caldwell County

Commissioner Smith introduced Brandon McCann, the new executive director for the Regional Tourism Initiative (RTI).

Mr. McCann expressed his appreciation for the opportunity to serve as the new RTI Executive Director. Mr. McCann noted that he will be marketing the region with the goal to bring tourism to Stokes County.

#### **GENERAL GOVERNMENT – GOVERNING BODY – DISCUSSION AGENDA**

##### **Proposed Water and Sewer Planning Grant – Meadows Property**

Public Works Director Mark Delehant introduced Mr. Bill Lester, Hobbs and UpChurch, who presented the following information regarding the proposed Water and Sewer Planning Grant for the Meadows property:

- Planning Grant for water and sewer to the Meadows property will be submitted to the Rural Center
- Rural Center Planning Grants are usually 50/50 match
- Rural Center has agreed to reduce the County's match to \$5,000 by accessing old funds
- Rural Center will provide \$40,000 in grant funding
- Grant will provide funding to develop the best plan to provide water and sewer to the Meadows property with future hopes for economic development in the area
- Preliminary Engineering Report will review all alternatives, possibilities, and will provide a document that can be used for other funding requests, provide information for environmental permitting, and development of a capital improvement plan
- Planning Grant will be considered and possibly awarded in April 2009
- The following documents must be reviewed and approved by the Board of Commissioners in order to submit the application:
  - Certification by Chief Elected Official
  - Memorandum of Understanding between NC Rural Economic Development Center and Stokes County
  - Commitment of other Funds Form (Capital Building Program between NC Rural Economic Development Center and Stokes County)
  - Authorizing Resolution by Governing Body of the Applicant
  - Resolution Establishing Goal for Participation of Minority Business In Building Construction Contracts
  - Certification of Minority Business Participation
- Grant is ready for submission once documentation is approved and signed by the Board of Commissioners
- Planning Grant is a great opportunity and it is the right time to apply
- Planning Grant will be able to be used for future grant applications for funding for the actual water and sewer project
- The project would probably not be ready for the President's Stimulus Package, but would be ready if additional funding became available later

The Board discussed the Planning Grant with Mr. Lester and the submission deadline.

Commissioner Carroll confirmed with Mr. Lester that the County's commitment is only for the Planning Grant with a \$5,000 county match and no further County obligation.

Mr. Lester noted that any further grant programs would be a separate and new grant application.

Vice Chairman Walker requested information regarding the amount of time it might take to get water and sewer to the Meadows Property.

Mr. Lester noted it would probably take approximately two years for completion of this type of project.

Chairman Inman confirmed with Mr. Lester that the submitted documents did not have to be approved at tonight's meeting and could be placed on the February 9<sup>th</sup> Agenda.

Chairman Inman, with full consent of the Board, directed the Clerk to place the item on the February 9<sup>th</sup> Action Agenda.

Mr. Lester expressed his appreciation for the opportunity to work with the County.

### **Meadows Property – Update**

County Manager Steen presented the following information regarding the Meadows Property:

- Met with NCDOT District Engineer Pat Ivey and Stokes County NCDOT Representative Noel Chilton regarding the cleanup of hazardous materials found on the Meadows Property
- Engineer Pat Ivey informed the County that the more exploration that was done, the more contamination that was being found
- Contamination is being found at ground level and as far as 18 feet down
- One section that has contamination 18 feet down will probably have to be capped instead of leaving it open due to financial costs of moving that amount of soil
- Tests that are being done have to be sent to a lab which takes approximately 5-6 weeks
- Tests that were taken in late January should be back by late February or early March and should indicate if they are close to edge of the contamination area
- Requested contact information for DEHNR for further information regarding the clean up process
- NCDOT officials informed the County that NCDOT would be very interested in water and sewer being brought to the area

Chairman Inman directed Manager Steen to keep the Board updated on the process.

### **Proposed Pinnacle EMS Station**

County Manager Bryan Steen presented a revised design and projected cost for the proposed Pinnacle EMS Station as requested by the Board at the January 12<sup>th</sup> meeting.

Manager Steen noted the following projected cost:

- 40 ft. wide x 100 ft. long metal engineered building
- 14 ft. high Bay area
- 10 ft. high living area
- Three 20 ft. bays with bay doors in the center of bays
- Bay doors = 12 ft. high x 12 ft. wide
- Concrete Floor includes forming and pouring footings
- Projected Cost:
  - Metal Building - \$37,480.00
  - Erecting Building - \$16,300.00
  - Concreted Building – \$22,480.00
  - Total Cost - \$76,260.00

The Board discussed the proposed project with Manager Steen and EMS Director Monty Stevens.

Manager Steen requested direction from the Board regarding the desired plan design so that staff can move forward with the project.

Manager Steen noted that the projected cost did not include finishing the interior of the building and the County's next step would be to hire an architect to begin the design work and cost estimates for bidding purposes. Manager Steen also noted that the rezoning request would be on the February 3<sup>rd</sup> Planning Agenda.

Commissioner Smith expressed concerns regarding the project not already being completed.

Commissioner Smith requested the Board consider bidding out the 40 ft x 100 ft proposed project as a turnkey job. Commissioner Smith noted it was an excellent time to bid out construction projects and felt the County would receive very competitive bids and if not, the County could continue with the current process with subcontracting and the County being its own general contractor.

Commissioner Lankford feels the process is working and a turnkey job would cost more than originally anticipated. Commissioner Lankford noted the need to obtain the

necessary drawings to determine the entire projected costs.

Commissioner Carroll noted the first step is to obtain the rezoning permit, which will be heard on February 3<sup>rd</sup>.

County Manager Steen noted that the County had been exceptionally busy with other projects such as the third floor renovations, Danbury Water Project, and department head vacancies. Manager Steen noted that the County was committed to expedite the project as soon as a design plan is approved by the Board of Commissioners.

Commissioner Carroll suggested placing the item on the February 9<sup>th</sup> Action Agenda which will occur after the Planning Meeting on February 3<sup>rd</sup> at which time the rezoning request will be heard.

Vice Chairman Walker confirmed with EMS Director Monty Stevens that the proposed design of the building would be adequate to meet the needs of EMS.

Chairman Inman, with full consent of the Board, directed the Clerk to place the item on February 9<sup>th</sup> Action Agenda.

### **School Facility Needs**

Commissioner Carroll, who requested the item be placed on today's Discussion Agenda, noted the need for the Board to move forward as much as possible with the request from the Board of Education. Commissioner Carroll requested the Board discuss the immediate short term needs at Nancy Reynolds with children being unable to attend classes at the beginning of the 2009 school year and the land acquisition in the Yadkin Township once information requested from the Tax Administrator and Board of Education is received.

Dr. Stewart Hobbs noted the following:

- Stokes County Board of Education is committed to the top three school construction projects identified – Nancy Reynolds Elementary School, New

Elementary School (Yadkin Township) and Southeastern Middle School Renovations/New Construction

- Stokes County Board of Education is requesting that the Board of Commissioners appropriate funding immediately for the following two projects – Nancy Reynolds Elementary School and New Elementary School in the Yadkin Township as requested in the letter dated 01-13-09
- Without any allocation of funding, the Board of Education is limited to any further pre-design and pre-construction work for the two top projects
- Board of Education has retained Ersoy, Brake, and Appleyard Architects to complete an assessment of Nancy Reynolds Elementary School for a cost not to exceed \$13,500 which will need to be paid in the near future
- Ersoy, Brake and Appleyard Architects will provide the following scenarios by the first of March:
  - 100% renovation and possible addition
  - 80% renovation and 20% demo and new construction
  - 60% renovation and 40% demo and new construction
  - 20% renovation and 80% demo and new construction
  - 0% renovation and 100% demo and new construction
- Board of Education is committed to keep the school as close as it is now within the projected budget – projected cost approximately \$10.2 million which was projected by sFl+a Architects
- Board of Education believes the five scenarios will provide enough information to the Board of Education to make a decision for a sound facility plan for Nancy Reynolds Elementary School
- Information received from Stokes County Environmental Health Department and NC Department of Environmental and Natural Resources indicate that Pinnacle Elementary School would be the preferred site for the location of PODS due to the Pinnacle site having access to municipal water
- The existing wastewater system at Nancy Reynolds is not adequate for the placement of PODS, purchase of additional land will be needed for wastewater repair area once renovation/new construction is completed
- In order to be ready for students in August 09, the requisition for the purchase of PODS must be placed no later than March 1, 2009
- The Board of Education is recommending the purchase of new PODS so that they can be used to alleviate other safety and facility concerns at other schools as outlined in the long-range facility plan once the Nancy Reynolds Project is complete (possibly one staying at Pinnacle and one being moved to Lawsonville)
- Projected total cost for 2 new 10 unit would be \$1,020,376
- Projected total cost for 2 new 8 unit would be \$817,656
- Projected total cost for 2 used 8 unit that must be moved by February 26<sup>th</sup> would be \$722,800 (Iredell-Statesville School System)
- PODS must be constructed, delivered, and set up prior to August 1, 2009
- Everything will have to be moved from Nancy Reynolds to the Pinnacle site after June 10<sup>th</sup>

- Pre-design and pre-construction work for the New Elementary School in the Yadkin Township has reached a stopping point until funding has been committed
- The Board of Education must also locate a suitable site for the New Elementary School, have the site approved for purchase by the Board of Commissioners, and purchase the site before any further work can be completed
- Speculation with President Obama's Stimulus Package anticipates \$25 billion dollars may become available to school systems that are "ready to move" with construction and renovations school facilities projects
- Stokes County Schools would like for our county to be ready to apply for stimulus funding if funding is made available
- Last two schools bid out within the last two months came in 20% under the proposed budget
- Opportune time to do what is right for the children of Stokes County
- If funding could be allocated at tonight's meeting, the top two projects - Nancy Reynolds Elementary School and the new elementary school in the Yadkin Township could be ready by August 2010
- CM at Risk for the new elementary school in the Yadkin Township has already been approved
- Board of Education is looking at other locations for a New Elementary School in the Yadkin Township

Dr. Hobbs, on behalf of the Board of Education, requested the Board of Commissioners, as stated in the letter dated January 13, 2009, authorize \$25.72 million dollars of funding for Nancy Reynolds Elementary School and a New Elementary School in the Yadkin Township immediately. Dr Hobbs noted that the Board of Education believes the two priority projects can be completed within the \$25.72 million and any remaining funding would be earmarked for the Board of Education's third priority, Southeastern Stokes Middle School Renovations/New Construction Project.

Commissioner Carroll noted at the present time, there is not a designated project for Nancy Reynolds Elementary School.

Dr. Hobbs, on behalf of the Board of Education, stated that the Board of Education is committed to do what is right in keeping the wishes of the community regarding the Nancy Reynolds Project within the projected \$10 million budget.



Commissioner Carroll reiterated the need for a specific project at Nancy Reynolds with projected costs due to the current economy and that all the projected financial models assume an uninterrupted revenue stream that the County heavily depends on from the State.

Dr. Hobbs stated that Board of Education could complete the top two priorities – Nancy Reynolds Elementary School and a New Elementary School in the Yadkin Township if the County appropriated \$22.1 million as long as the projects are safe, meet all the codes and are conducive to learning.

The Board discussed the submitted information with Dr. Hobbs.

Finance Director Julia Edwards noted that ADM funding cannot be used for the purchase of PODS.

Dr. Hobbs presented the following information to the Board of Commissioners:

- Beasley Appraisal Services – Kiser Property
- Recent property sales from the Stokes County Tax Administration

Commissioner Smith agreed the County must be cautious with county appropriations, but feels that County must try to do what is right and fund the top three priorities if possible.

Dr. Hobbs reiterated it is the most opportune time for construction bidding and would like to be ready if stimulus funding does come available. Dr. Hobbs noted the \$25 million funding will complete the Nancy Reynolds Project, a new elementary school in the Yadkin Township, start renovations at Southeastern Middle School and also alleviate overcrowding issues at four other schools.

Dr. Hobbs also reiterated that the Board of Education must have funding allocation before any further action can take place on any project, the immediate need for the purchase of PODS for placement of students from Nancy Reynolds Elementary School and the sFl+a architectural fees in excess of \$100,000.

Mr. David Burge, Stokes Schools, noted that preliminary information from the City of King indicates no issues with rezoning for a new elementary school on the Kiser Property and no issues regarding water and sewer.

Commissioner Carroll requested if the Board of Education had considered any other property for a New Elementary School other than the Kiser property. Dr. Hobbs noted that the Board of Education is currently looking at other sites.

Dr. Hobbs concluded that the Board of Education has made a formal request in the letter dated January 13, 2009 and will wait for the Board of Commissioners' decision on their request and will submit a request for land acquisition to the Board of Commissioners.

Chairman Inman expressed the Board's appreciation to Dr. Hobbs for his information presented at tonight's meeting.

Chairman Inman reiterated the top three priorities submitted by the Board of Education - Nancy Reynolds Project, new Elementary School in Yadkin Township, and safety issues at Southeastern Middle School. Chairman Inman noted the emergency situation at Nancy Reynolds – children will have no place to go at the end of this school year – June 09 if PODs are not ordered.

Chairman Inman suggested the Superintendent contact the County Manager to determine a sequence of steps for the purchase of PODS.

Chairman Inman, with full consent of the Board, directed the Clerk to place the item on the February 9<sup>th</sup> Discussion Agenda.

## **GENERAL GOVERNMENT – GOVERNING BODY – ACTION AGENDA**

### **Proposed Connection Fees for Danbury Water and Stokes County Regional Sewer Systems**

Public Works Director Mark Delehant submitted the following Proposed Connection

Fees for Danbury Water and Stokes County Regional Sewer Systems at the January 12<sup>th</sup> meeting, with a request for action by the Board of Commissioners at the January 26<sup>th</sup> meeting:

	<b>Year Fee Established</b>	<b>Fee</b>	<b>Recommendation</b>
Water Tap	2005	\$950.00	\$ 1,500.00
Sewer Tap	1993	\$ 50.00	\$ 1,500.00

Chairman Inman entertained a motion.

Commissioner Lankford moved to approve the submitted Connection Fees for the Danbury Water and Stokes County Regional Sewer Systems as recommended by Public Works Director Mark Delehant. Commissioner Carroll seconded and the motion carried unanimously.

**Closed Session**

Chairman Inman entertained a motion to enter into closed session for the following:

- To consider the initial employment or appointment of an individual to any office or position, other than a vacancy in the Board of County Commissioners or any other public body, or to consider the qualifications, competence, performance, character, and fitness of any public officer or employee, other than a member of the Board of Commissioners or of some other public body pursuant to G.S. 143-318.11(6).
- To consult with an Attorney employed or retained by the Public Body in Order to preserve the attorney-client privilege between the Attorney and the Public Body, which privilege is hereby acknowledged, and to consider and give instructions to an attorney concerning the handling or settlement of a claim judicial action, mediation, arbitration, or administrative procedure G.S. 143-318.11(3).

Vice Chairman Walker moved to enter into closed session for the following:

- To consider the initial employment or appointment of an individual to any office or position, other than a vacancy in the Board of County Commissioners or any other public body, or to consider the qualifications, competence, performance, character, and fitness of any public officer or employee, other than a member of the Board of Commissioners or of some other public body pursuant to G.S. 143-318.11(6).
- To consult with an Attorney employed or retained by the Public Body in Order to preserve the attorney-client privilege between the Attorney and the Public Body, which privilege is hereby acknowledged, and to consider and give instructions to an

attorney concerning the handling or settlement of a claim judicial action, mediation, arbitration, or administrative procedure G.S. 143-318.11(3).

Commissioner Smith seconded and the motion carried unanimously.

The Board returned to the open session of the January 26<sup>th</sup> meeting.

### **School Facility Needs**

Commissioner Carroll requested the Board discuss the school facility needs, decide the Board's next steps, and give the County Manager direction.

The Board determined the following:

- Consensus of the Board to discuss the purchase of PODS at the next meeting
- Consensus of the Board for the County Manager to contact the Tax Administrator and pose the following question: "If the Kiser Property was suitably zoned for business, industrial, or governmental use, what kind of appraised value would be placed on the property based on the new Schedule of Values and what sales would the Tax Department have to support that value which should coincide with the values presented by Dr. Hobbs"

County Attorney Edward Powell advised Chairman Inman to make a Declaration regarding the Kiser Property.

Chairman Inman stated that he is a Real Estate Broker in the State of North Carolina and affiliated with the company that represents the seller in the Kiser Property and declared his intent to take no part in any discussion of the Kiser Property.

- Consensus of the Board of County Commissioners to request the County Manager contact the Superintendent requesting a specific recommendation, to include cost, from the Board of Education regarding the purchase of additional land for Nancy Reynolds Elementary School and land for a New Elementary School in the Yadkin Township;
- Consensus of the Board of County Commissioners to request the County Manager contact the Superintendent to request a specific recommendation, including all associated costs, from the Stokes County Board of Education regarding the purchase of Modular Classroom PODs during renovation or reconstruction of Nancy Reynolds Elementary School;
- Consensus of a majority of the Board of County Commissioners ready to proceed with appropriation of money for a specific project at Nancy Reynolds

once the Board of Education decides what specific project, new facility or rehabilitation, the Board of Education wants to pursue;

- Consensus of a majority of the Board of County Commissioners to not proceed beyond the Nancy Reynolds Project, land purchase, and planning cost until such time the State adopts a Budget in order to know what the county's revenue stream will be

The Board discussed the sFl+a architectural fees mentioned by Dr. Hobbs.

Commissioner Lankford requested that financing options be ready for the next meeting regarding the purchase of PODS, \$13, 500 engineering costs, and Nancy Reynolds land acquisition.

Vice Chairman Walker requested to add financing for land acquisition for a New Elementary School in the Yadkin Township if all requested information is available.

Commissioner Smith stated the following:

- Nancy Reynolds' students being placed in PODS will be in better shape than the students at Mount Olive and King Elementary Schools who are currently in mobile units
- Will not support starting a project at Nancy Reynolds Elementary School without something in the Yadkin Township, if Nancy Reynolds students are placed in PODs at Pinnacle, there is no safety issue at Nancy Reynolds
- Will support the purchase of PODS at the next meeting
- Agrees, the Board needs financial information from the State, but needs to be ready to commit to a start date for a New Elementary School in the Yadkin Township – preferably 2010

### **Adjournment**

There being no further business to come before the Board, Chairman Inman entertained a motion to adjourn the meeting.

Commissioner Lankford moved to adjourn the meeting. Vice Chairman Walker seconded and the motion carried unanimously.

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**Darlene M. Bullins**  
**Clerk to the Board**

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**J. Leon Inman**  
**Chairman**