

STATE OF NORTH CAROLINA)
)
COUNTY OF STOKES)
)

OFFICE OF THE COMMISSIONERS
STOKES COUNTY GOVERNMENT
DANBURY, NORTH CAROLINA
NOVEMBER 25, 2013

The Board of Commissioners of the County of Stokes, State of North Carolina, met for a regular session in the Commissioners' Chambers of the Ronald Wilson Reagan Memorial Building (Administration Building) located in Danbury, North Carolina on Monday, November 25, 2013 at 6:00 pm with the following members present:

Chairman Ernest Lankford
Vice Chairman James D. Booth
Commissioner J. Leon Inman
Commissioner Jimmy Walker
Commissioner Ronda Jones

County Personnel in Attendance:
County Manager Richard D. Morris
Clerk to the Board Darlene M. Bullins
Finance Director Julia Edwards
Health Director Scott Lenhart
Tax Administrator Jake Oakley
County Attorney Tyrone Browder

Chairman Ernest Lankford called the meeting to order and welcomed those in attendance.

Commissioner Walker delivered the invocation.

GENERAL GOVERNMENT-GOVERNING BODY-PLEDGE OF ALLEGIANCE

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

Chairman Lankford offered the following "Thought for the Day":

- "During this Thanksgiving season, we should remember to give thanks to God, the father thru him "

GENERAL GOVERNMENT – GOVERNING BODY – APPROVAL OF AGENDA

Chairman Lankford entertained a motion to approve or amend the November 25, 2013 Agenda.

Commissioner Jones moved to approve the November 25th Agenda as presented.

Vice Chairman Booth seconded and the motion carried unanimously.

COMMENTS

Manager/Commissioners

Chairman Lankford opened the floor for comments from the County Manager and the Board of Commissioners.

County Manager Rick Morris commented:

- CDBG Grant
 - Presented the Board with the mandated October 2013 Monthly Report
 - The closeout for the grant is scheduled for December 2013
- Food Drive – Tax and Register of Deeds Departments are sponsoring a food drive for needy folks in Stokes County
- Blood Drive – County will be sponsoring a mobile blood drive on Tuesday, December 3rd from 10:00 am to 2:30 pm
- Autumn Square Building – County has leased enough spaces in the facility to pay the debt payment with two offices left to lease
- Resolution- Camp Sertoma – As directed by the Board, the adopted Resolution requesting a moratorium for Camp Sertoma was sent to the Governor, Legislative Representatives and NC State Chancellor with confirmation of receipt from all

Commissioner Jones commented:

- Attended the performance of Lovers, Lunatics, and Poets at North Stokes High School this past Saturday (very entertaining - have so much talent in our County)
- Attended the Dare Graduation this morning at Sandy Ridge Elementary School; Judge Angela Puckett gave a very inspirational speech
- Stokes Future will be holding a meeting on Tuesday, December 3rd at 3:45 pm in the auditorium of the Cooperative Extension Office; all vegetable growers and artisans are welcomed

Commissioner Inman commented:

- Great to see a room full of people who are passionate about Stokes County and its heritage
- For whatever reason you are attending the meeting tonight, appreciate your attendance

Vice Chairman Booth commented:

- Appreciate everyone's attendance at tonight's meeting

Commissioner Walker commented:

- Welcome to those in attendance for tonight's meeting
- Very glad to see citizens who are interested regardless of the reason they are here
- Sometimes we have a room full of people who are here because they agree and sometimes we have different views; there is a place in the world for all kinds of views
- At times, you can even find different views among the Board
- Want everyone to feel welcome; this is your meeting
- We are here in these chairs because you allow us to be and we want to take that very seriously and do the best we can
- YVEDDI Update:
 - Chairman Lankford and I serve on the YVEDDI Board
 - Have had several meetings doing some things that we think will make a difference, hopefully in some positive ways
 - Have a new Executive Director, Kathy Payne, who is settling in very well
 - Currently reviewing the By Laws, Articles of Incorporation, and Policies and Procedures
 - Organization is 48 years old
- Continue to make progress on the Forsyth Tech Community College which will be located in the Meadows area; everything seems to be in place so far to meet the target date of Fall 2015

Chairman Lankford commented:

- Most of what I had to say has already been said by my fellow commissioners
- It is a pleasure to be a servant of the public
- Feel this Board tries to have the best interest of the people at heart

The entire Board extended a Happy Thanksgiving to all those in attendance at the meeting.

PUBLIC COMMENTS

Chairman Lankford opened the floor for Public Comments.

Chairman Lankford reminded those in attendance that the Board does not reply to Public Comments.

Chairman Lankford also reminded those speaking that there was a three (3) minute time limit.

The following spoke during the Public Comments:

Tony McGee

1225 Styers Street

Germanton, NC 27019

Re: Moores Spring

Mr. McGee presented the following comments:

- Here to speak to the Board regarding the issues concerning Moores Spring Campground, Moores Spring Trails, and Camp Sertoma
- Have asked people to reach out and contact the Board to really underscore our deep concerns regarding the future of Moores Spring Campground and Trails and our desire to continue our presence there
- Feel like we have really turned what had been an unused asset into something that is a very valuable part of the community
- When we first started working on the south side of the road at the old farmhouse near the bridge, you could barely see the building
- Took 20+ young men that needed direction and started the trail program
- Called on volunteers and have had thousands of hours of volunteer time during the past three (3) years
- Just counting the volunteer days that were public announcements, there were over 70 separate events since the Fall of 2010
- Each day averaged five (5) to six (6) volunteers with some days having as many as twelve (12) volunteers
- Most volunteers worked four (4) to five (5) hours each day
- By the time the trails on the south side were finished, the campground had been closed as it had fallen into disrepair
- At the invitation of Camp Director Keith Russell, started rehabilitation of the campground with a small grant from Darva to fix the road
- Put a lot time into getting the road back in shape
- Campground is now an attraction which serves as an overflow for Hanging Rock State Park
- With the accomplishments made, we have seen how people come together with resources to take an unused venue and turn it into a real asset
- Have before us the opportunity to expand the trails significantly
- Currently have about nine (9) miles of trails
- Pilot Mountain Park did a feasibility study that indicated that with twelve (12) miles of trails, it will bring people to this area from three (3) surrounding states
- Right now, Moores Spring is a regional attraction (Greensboro, Winston Salem, and close by areas of Virginia)
- These visitors normally stay a day and do not stay overnight
- Once more trails are established, folks will be staying longer; they will not be able to ride all the trails in one (1) day
- They will stay at the campground and surrounding facilities
- We do have some time timeframes regarding the grant
- Wanted to make the Board aware of the timeframes

- Look forward to finding a speedy resolution to keep Camp Sertoma and Moores Spring Campground and Trails open
- Thanked the Board for their time
- Stand ready to devote our energies to Camp Sertoma as we have done for Moores Spring

Janis Henderson-Hunsucker

PO Box 396

Danbury, NC 27016

Re: **Save Camp Sertoma**

Ms. Henderson relinquished her time.

Henry Fansler

919 Williams Road

Lewisville, NC 27027

Re: **Save Sertoma**

Mr. Fansler presented the following comments:

- Chair of the Foothills Group of the Sierra Club (Stokes County is in the Foothills Group)
- Here to see if something can be found to keep Camp Sertoma open and operating
- At the last meeting, learned of other groups who use Camp Sertoma for an outdoor experience for at-risk and disadvantaged youth
- Outdoor experiences are really what the Sierra Club is all about
- Would like to continue that thought to not only include at-risk or disadvantaged youth, but also all youth and children
- Will do this by mentioning a book that was published a few years ago titled *Last Child in the Woods: Saving Our Children From Nature-Deficit Disorder*
- This is a significant publication by Richard Louv
- Mr. Fansler read the following: "In this influential work about the staggering divide between children and the outdoors, child advocacy expert Richard Louv directly links the lack of nature in the lives of today's wired generation--he calls it nature-deficit—to some of the most disturbing childhood trends, such as the rises in obesity, attention disorders, and depression. *Last Child in the Woods* is the first book to bring together a new and growing body of research indicating that direct exposure to nature is essential for healthy childhood development and for the physical and emotional health of children and adults. More than just raising an alarm, Louv offers practical solutions and simple ways to heal the broken bond-and many are right in our own backyard"
- In the backyard in Stokes County, you have Camp Sertoma and its properties which has been offering outdoor experiences to all sorts of folks for decades

Mr. Sayrd Price

120 Radford Street

Winston Salem, NC

Re: **Save Sertoma**

Mr. Price presented the following comments:

- I am a public servant for Stokes County
- Currently a Science Instructor at the Early College High School
- Here to tell you about the students' appreciation towards the Moores Spring Trails System/Campground and Camp Sertoma
- Basically, these students have an opportunity for various team sports
- Currently trying to work on mountain bike teams
- Moores Spring Trails System provides the perfect opportunity for these students to practice on and actually race
- This opportunity brings on a whole new event schedule for these students
- Students appreciate what they have here and want to continue that

Jana Elliott

1010 Pine Forest Drive

Pinnacle, NC 27043

Re: **Sertoma**

Ms. Elliott presented the following comments:

- With the Heroes Helping Heroes Organization who works with foster, adoptive, and at-risk children
- Wanted to take a moment to reiterate the organization's desire to take the Camp Sertoma Project
- Would love to operate Camp Sertoma in the fashion that it is currently being operated
- Provided the Board with the following statistics:
 - Held two (2) weeks of camp this past summer at Camp Sertoma
 - Served 92 children the first week and 76 children the second week of camp
 - Of that total: approximately 26% were adoptive, 44% were classified as at-risk, and 30% were in foster care with a few children attending due to parents working at the event
 - Lot of the children coming to the camp come from very hard circumstances
- Serve a very diverse population: approximately 15% are Hispanic or Latino, 11% are African American with the remaining being Caucasian
- Currently serving four (4) counties: Forsyth County makes up about approximately 21% of campers, Stokes County makes up approximately 61%; Surry County makes up approximately 13% and 3-4% coming in from Yadkin County
- Would love to operate the camp
- Would love to work with different groups in the County that wish to see it remain open
- Would open the camp up for other camping organizations who would like to come in
- Would open the camp to private and other public entities
- Will continue to work with 4-H
- For example, if NC State does not replant the trees in one of the open fields, could possibly use the fields for green resource initiatives and really make the camp a self-sustaining entity
- Appreciate the opportunity to speak at tonight's meeting

Mr. Sean Barb
691 Chester Road
Winston Salem, NC 27104
Re: **Moores Spring**

Mr. Barb presented the following comments:

- Appreciate the opportunity to speak at tonight's meeting
- First visited the Sauratown range in 1990 as a young man and instantly fell in love with Stokes County
- Have been coming back almost on a weekly basis
- Moved to Winston Salem in 1994 to be closer to this place
- In that twenty-four (24) year period, have never seen an example of steady progress and community building like I have seen under the direction of Tony McGee in his trail building and operation of Moores Spring Campground
- Just wanted to ask the Board to consider keeping Tony in place as we figure out a way to save Sertoma
- Let Tony keep doing what he is doing very well

Mr. Greg Loomis
125 Petree Road
Winston Salem, NC 27106
Re: **Moores Spring**

Mr. Loomis presented the following comments:

- Work for Hanes Brand
- Just moved to the area about a year ago
- One of the reasons I chose to work for Hanes Brand and move to Winston Salem was my desire to rock climb and bike in this area especially the mountain bike trails
- These mountain bike trails continue to draw me back to these areas
- Spend dollars in Stokes County at the local stores
- Those trails are something very special
- Originally from Asheville where there are a lot of bike trails; family members come from Asheville for the Moores Springs Bike Trails
- Those trails would not be there without all the volunteer hours that have been put in
- Have not had the opportunity to volunteer, but very appreciative of those who did
- Volunteers don't come easily
- You must have someone who knows how to motivate those volunteers and also run a campground
- My point is that when you are thinking about this, there are a lot of things that must come together to make this resource valuable to this community
- A lot of those things are knowing how to market to the consumer base
- You need to have someone who knows how to communicate with mountain bikers, campers, volunteers, etc.
- Think that Tony McGee has shown, with his work over the past years, that he has the skills to not only build trails but to also communicate to larger user groups
- Just asking the Board to consider leaving Tony McGee in place to run Moores Springs Trails

Mr. John Iverson
6136 Brinkley Park Drive
Belews Creek, NC 27009
Re: **Moores Spring**

Mr. Iverson presented the following comments:

- Have two (2) points to make today
- Know there is a committee working on a business model/plan
- Would ask the focus group and the Board of Commissioners to focus on Camp Sertoma (Vade Mecum)
- Already have a perfect functional business plan in effect; one of the smoothest, grassroots business plan that I have ever seen
- Others have already mentioned that Tony McGee should stay; that business plan should also be untouched as well
- Camp Sertoma has a heavy lift
- The other brief comment that I would like to make revolves around when the dust settles and Camp Sertoma is up and running again
- Have had hundreds of volunteers totaling up thousands of volunteer hours at Moores Spring
- Want to make it very clear to everyone that when the Moores Spring is up and running, there will still be the need for volunteers to help
- Will put myself up front and center and bet other folks will be willing to do the same
- Volunteers are very good at cutting trees, mending fences, painting, etc. and heard we are pretty good at building trails
- Feel there are other opportunities for the Camp
- We are all willing to work together

Mr. Andrew Fulp
5624 Hunsford Drive
Winston Salem, NC
Re: **Moores Spring Trails**

Mr. Fulp presented the following comments:

- Here to support Moores Spring Trails and the great work that has been done out there
- Little bit of an outsider; grew up in northern Forsyth and southern Stokes Counties
- Spent a lot of my time at Hanging Rock State Park
- Recently moved back to the area
- Excited to see the additional opportunities for mountain biking in this area
- Enjoy visiting this area
- Have brought family and friends to the area
- Have had the benefit of moving around the country and lived in bike friendly places including Seattle, Maine, and Alaska
- Have supported the bike community in all those places
- Can tell you there is no downside of having mountain bike trails with cyclists coming into the community
- They are strong volunteers and will be strong advocates for this area

- Moores Spring Trails are in a wonderful area and are a great asset
- Want to encourage the county to keep it going

Mr. Guy Spiher

170 Maynard Drive

Winston Salem, NC

Re: **Moores Spring**

Mr. Spiher presented the following comments:

- Here to advocate the continued operation of Moores Springs Trails and Camp Sertoma
- Like a lot of the other people, I am a transplant to Stokes County
- I choose to stay in Stokes County because of the climate, the people, and the recreational opportunities that are available
- I am a mountain biker, fisher, and basically an outdoor enthusiast
- Were it not for the draw of the trails and the outdoor recreational opportunities, I would probably have not discovered some of the antique shops and local stores
- Have brought other family members to Stokes County
- Would like to advocate for the continued operation of the Moores Spring Trails and Camp Sertoma
- I can definitely place a monetary and spiritual value on the trails and surrounding area

Chairman Lankford noted the following:

- As noted before, it is very good to see this group of people here at tonight's meeting
- We know that you are very passionate about the trails and Camp Sertoma
- The Board is working very hard to get a Resolution to State Legislatures to try to keep it part of Stokes County
- Appreciate the viewpoints expressed by those who spoke tonight
- We know there will be some work to do before we can get this settled
- What makes it so hard is that NCState has given the county such a short period of time to make something happen
- Hope there can be some quick results in hopes of getting it into some proper perspective where the Board can see some results
- This Board, along with some community volunteers, are committed to work very hard to see what can be done
- Again, appreciate those coming out to the meeting tonight

CONSENT AGENDA

Chairman Lankford entertained a motion to approve or amend the following items on the

Consent Agenda:

Minutes

- Minutes of November 12, 2013 – Regular Meeting
- Minutes of November 18, 2013 – Goals/Budget Guidance Work Session

November 25, 2013

Debt Services – Lawsonville Elementary School Project - Budget Amendment #33

Finance Director Julia Edwards submitted Budget Amendment #33.

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

Account Number	Account Description	Current Budgeted Amount	Increase (Decrease)	As Amended
Debt Services				
100.9100.742	Interest-Lawsonville Elem. Sch	<u>\$00.00</u>	<u>\$23,201.00</u>	<u>\$23,201.00</u>
	Totals	\$00.00	\$23,201.00	\$23,201.00
New Schools/F. Tech Fund				
211.9100.000	Debt Services	\$897,680.00	\$(23,201.00)	\$874,479.00
211.9820.000	Transfers to General Fund	<u>\$1,143,996.00</u>	<u>\$23,201.00</u>	<u>\$1,167,197.00</u>
	Totals	\$2,041,676.00	\$00.00	\$2,041,676.00

This budget amendment is justified as follows:

To transfer funds from the New School/F. Tech Fund for the interest payment of the Lawsonville Elementary School Project.

This will result in a net increase of **\$23,201.00** 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 this fiscal year.

Account Number	Account Description	Current Budgeted Amount	Increase (Decrease)	As Amended
	Transfer from New School/F.			
100.3982.970	Tech Fund	<u>\$1,143,996.00</u>	<u>\$23,201.00</u>	<u>\$1,167,197.00</u>
	Totals	\$1,143,996.00	\$23,201.00	\$1,167,197.00

Sheriff's Department - Budget Amendment #34

Finance Director Julia Edwards submitted Budget Amendment #34.

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

Account Number	Account Description	Current Budgeted Amount	Increase (Decrease)	As Amended
Sheriff's Department				
100.4310.510	Equipment – Capital	\$32,100.00	\$7,075.00	\$39,175.00
100.4310.511	Equipment – Non Capital	\$13,640.00	\$1,740.00	\$15,380.00
100.4310.320	Telephone	<u>\$19,000.00</u>	<u>\$3,880.00</u>	<u>\$22,880.00</u>
	Totals	\$64,740.00	\$12,695.00	\$77,435.00

This budget amendment is justified as follows:

To purchase equipment approved on Grant # 2013-DJ-DX-0904

Special Note: In the telephone account \$40.00 is for chargers and the \$3,840.00 is for 48 months of MIFI phone service.

This will result in a net increase of **\$12,695.00** 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 this fiscal year.

Account Number	Account Description	Current Budgeted Amount	Increase (Decrease)	As Amended
100.3301.416	OBJ-Law Enforcement Grant	<u>\$00.00</u>	<u>\$12,695.00</u>	<u>\$12,695.00</u>
	Totals	\$00.00	\$12,695.00	\$12,695.00

Sheriff's Department - Budget Amendment #35

Finance Director Julia Edwards submitted Budget Amendment #35.

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

Account Number	Account Description	Current Budgeted Amount	Increase (Decrease)	As Amended
Sheriff's Department				
100.4310.511	Equipment – Non Capital	<u>\$15,380.00</u>	<u>\$945.00</u>	<u>\$16,325.00</u>
	Totals	\$15,380.00	\$945.00	\$16,325.00

This budget amendment is justified as follows:

To purchase a stand-alone security camera system with accessories that will not be connected to the county's network system. No County Funding.

This will result in a net increase of **\$945.00** 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 this fiscal year.

Account Number	Account Description	Current Budgeted Amount	Increase (Decrease)	As Amended
100.3301.413	State Fines & Forfeitures	<u>\$18,545.00</u>	<u>\$945.00</u>	<u>\$19,490.00</u>
	Totals	\$18,545.00	\$945.00	\$19,490.00

Sheriff's Department - Budget Amendment #36

Finance Director Julia Edwards submitted Budget Amendment #36.

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

Account Number	Account Description	Current Budgeted Amount	Increase (Decrease)	As Amended
	Sheriff's Department			
100.4310.260	Departmental Supplies	<u>\$34,500.00</u>	<u>\$945.00</u>	<u>\$35,445.00</u>
	Totals	\$34,500.00	\$945.00	\$35,445.00

This budget amendment is justified as follows:

To purchase 220 Ink Pen/Stylus. No County Funding.

This will result in a net increase of **\$945.00** 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 this fiscal year.

Account Number	Account Description	Current Budgeted Amount	Increase (Decrease)	As Amended
100.3301.413	State Fines & Forfeitures	<u>\$17,600.00</u>	<u>\$945.00</u>	<u>\$18,545.00</u>
	Totals	\$17,600.00	\$945.00	\$18,545.00

Sheriff's Department - Budget Amendment #37

Finance Director Julia Edwards submitted Budget Amendment #37.

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

Account Number	Account Description	Current Budgeted Amount	Increase (Decrease)	As Amended
Sheriff's Department				
100.4310.511	Equipment – Non Capital	<u>\$13,640.00</u>	<u>\$2,000.00</u>	<u>\$15,640.00</u>
	Totals	\$13,640.00	\$2,000.00	\$15,640.00

This budget amendment is justified as follows:

To purchase a SKAT Hovercraft to be used by the Sheriff's Office and other rescue services for Law Enforcement and Rescue purposes. No County Funding.

This will result in a net increase of **\$2,000.00** 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 this fiscal year.

Account Number	Account Description	Current Budgeted Amount	Increase (Decrease)	As Amended
100.3301.413	State Fines & Forfeitures	<u>\$19,490.00</u>	<u>\$2,000.00</u>	<u>\$21,490.00</u>
	Totals	\$19,490.00	\$2,000.00	\$21,490.00

Tax Administration Report – October 2013

Real and Personal Releases more than \$100

Tax Administrator Jake Oakley presented the following Real and Personal Releases more than \$100 (October 2013) at the November 12th meeting with a request for approval at the November 25th meeting:

Releases more than \$100 - Real/Personal

Property Name	October 2013 Bill Number	Amount	
Luther Smith Heirs	13A694204645853	\$293.99	Correction of Appraisal
Patton Brothers Inc	13A155894352.10.1	\$106.70	Sold Equip. & Moved
Fast Track Inc #104	13A18729.09.1	\$673.04	Business Sold in 2012
Christine Schill Park	13A695101053860	\$129.39	Elderly Exemption
Lisa & John Finney	13A691500579934	\$317.25	Elderly Exemption
Leon Marion Bryant	13VBJC5488	<u>\$427.75</u>	Vehicle Bill Correction
	Total Amount	\$1,948.12	

Real and Personal Refunds more than \$100

Tax Administrator Jake Oakley presented the following Real and Personal Refunds more than \$100 (October 2013) at the November 12th meeting with a request for approval at the November 25th meeting:

Refunds more than \$100 - Real/Personal

Property Name	October 2013 Bill Number	Amount
Jerry Freeman		
Sold Vehicle	9143223	\$102.94
Pendleton Leasing Co	13VLZ8300	<u>\$314.73</u>
Vehicle Totaled	Total Amount	\$417.67

Late Applications for Disabled Veteran Exclusion for 2013

Tax Administrator Jake Oakley presented the following Late Applications for Disabled Veteran Exclusion for 2013 (October 2013) at the November 12th meeting with a request for approval at the November 25th meeting:

Danny L. Ulery

- Parcel #5986-00-53-3580 (tract of Land and dwelling at 1050 Hunter Trail Road, Pinnacle, NC)
- Tax Value of \$112,200
- Review of his application and accompanying documents indicate that he qualifies for the exemption
- Tax Administration recommends the Board approve the late application

Barry C. Gearheart

- Parcel #5982-03-22-6347 (tract of Land and dwelling at 1137 Rierson Road, Tobaccoville, NC)
- Tax Value of \$134,600
- Review of his application and accompanying documents indicate that he qualifies for the exemption
- Tax Administration recommends the Board approve the late application

Late Applications for Elderly and Disabled Exemption for 2013

Tax Administrator Jake Oakley presented the following Late Applications for Elderly and Disabled Exemption for 2013 (October 2013) at the November 12th meeting with a request for November 25, 2013

approval at the November 25th meeting:

- **Roy & Betty King**
 - Taxpayers own a tract of land and a dwelling located at 1033 Oak Manor Drive, Walnut Cove, NC
 - Assigned tax value of \$40,000
 - Review of their application and accompanying documents indicate that they qualify for the exemption
 - Due to the circumstances of their request, Tax Administration recommends the Board approve the late application
- **Tina Louise Mitchell**
 - Taxpayer owns a tract of land and a dwelling located at 1109 Martin Luther King Road, Walnut Cove, NC
 - Assigned tax value of \$59,200
 - Review of her application and accompanying documents indicate that she qualifies for the exemption
 - Due to the circumstances of their request, Tax Administration recommends the Board approve the late application

Proposed 2014 County Commissioners' Meeting Schedule

County Manager Rick Morris presented the following proposed 2014 County Commissioners' Meeting Schedule at the November 12th meeting with a request for approval at the November 25th meeting:

2014 COMMISSIONERS' MEETINGS SCHEDULE

The Stokes County Board of Commissioners will meet each month on the 2nd (Second) Monday at 1:30 pm and 4th (Fourth) Monday at 6:00pm

2nd MONDAY

January 13, 2014
February 10, 2014
March 10, 2014
April 14, 2014
May 12, 2014
June 9, 2014
July 14, 2014
August 11, 2014
September 8, 2014
October 13, 2014
November 10, 2014
December 8, 2014

4th MONDAY

January 27, 2014
February 24, 2014
March 24, 2014
April 28, 2014
May 27, 2014*
June 23, 2014
July 28, 2014
August 25, 2014
September 22, 2014
October 27, 2014
November 24, 2014
December 22, 2014

**May 26th Meeting changed to Tuesday, May 27th (Due to Holiday)*

The Board of Commissioners will conduct its regular meetings in the Commissioners' Chambers at the Administrative Building in Danbury. The Board will consider invitations to meet at different locations throughout the County at the invitation of community groups that wish to host a meeting.

Commissioners' Meeting (Planning)– First Tuesday of every other month 7:00 pm
Planning meetings are held as needed- the meeting will be advertised prior to the dates listed below:
Held in Commissioners' Chambers

February 4, 2014 (as needed)
April 1, 2014 (as needed)
June 3, 2014 (as needed)
August 5, 2014 (as needed)
October 7, 2014 (as needed)
December 2, 2014 (as needed)

Stokes County League of Governments – 6:30 pm
Meeting with Town of Danbury, Town of Walnut Cove, City of King and Stokes County
January 23, 2014 – Town of Walnut Cove
April 17, 2014 – Town of Danbury
July 17, 2014 - City of King
October 2, 2014 – Stokes County

Any other change in Date, Time, or Place will be advertised and placed on the County Web Page –
www.co.stokes.nc.us

Darlene Bullins
Clerk to the Board

Commissioner Inman moved to approve the Consent Agenda as presented.

Commissioner Jones seconded and the motion carried unanimously.

GENERAL GOVERNMENT – GOVERNING BODY – INFORMATION AGENDA

Chairman Lankford noted that Commissioner Leon Inman and Mr. Jessie Moore would be providing the Board with updates regarding Camp Sertoma.

Commissioner Inman commented:

- Would like to thank everyone again for coming out tonight
- Your voices are being heard
- Great to get the community involved
- There is no plan from this BOCC, that I am aware of, to close Moores Spring Trails
- Tony McGee has done some great things there
- Realize what we have are citizens who are very passionate about this camp

- Quite frankly, NC State University threw the County into a huge predicament with a very short notice, caught everyone off guard
- Quite frankly, the County is still gathering information
- Trying to get to the facts
- Both properties are owned by the State of North Carolina and have been managed by NC State University
- When you get the news that you are going to have a tremendous asset like Camp Sertoma closed, it really catches you by surprise
- Representative Holloway, Senator Randleman and Senator Phil Berger's office have been very much involved
- Several questions yet to be answered
- No decisions have been made

Commissioner Inman introduced Mr. Jessie Moore, who along with others, have been working on suggestions/proposed plans regarding Camp Sertoma.

Mr. Jessie Moore provided the following information regarding Camp Sertoma:

- You know me and know that I am not very bright
- Three weeks ago North Carolina State University suddenly announced that it would close Camp Sertoma
- Dr. Marshall Stewart, NCState, attended the last board meeting and afterwards met with approximately 30 individuals to discuss the closing of Camp Sertoma
- Dr. Stewart was asked a lot of questions, but did not provide a lot of answers
- For some reason, I must have been the one who asked the most pointed questions because the next morning Dr. Linton, NCState (Dr. Stewart's boss) called my house
- Dr. Linton inquired if he could help me
- I asked Dr. Linton some of the same questions and confirmed in an email nine points that had been previously discussed
- About forty-five (45) minutes later, Dr. Linton called back wanting to clarify what was discussed
- Would like to share with the Board some of the issues that Dr. Linton talked about
- It simply boils down to this: The college says that they are going to close Camp Sertoma on December 31st and will not open again under college management, period
- Confirmed with Dr. Linton that the college is no longer going to manage Camp Sertoma
- They stated that they are closing Camp Sertoma because they have lost money on 4-H activities
- Can understand that
- 4-H membership has remained steady for many years
- There are approximately 237,000 young people involved with 4-H; however, 4-H camping has declined
- If Mommy and Daddy ask their Precious Little Snowflake whether he/she wants to go to 4-H Camp or get an X-Box, Camp Sertoma loses

- They have stated they are going to consolidate the 4-H campers into two camps
- What bothers me is that when the college decided to do this, they threw the baby out with the bath water because Camp Sertoma is a site for many, many other things than just 4-H
- In fact, 4-H has been a very small part of their income this year
- What is really sad is when Dr. Stewart said we are going to close Camp Sertoma, he had on his desk a proposed 2014 budget that showed it would be operating in the "black"
- Director Keith Russell has offered to provide us a copy of the proposed budget, but just haven't had time to get over to get it
- Have visited Camp Sertoma and talked with Director Russell and have learned a lot of information from him
- Sad thing is that the chance of making what I would call a profit next year is rapidly disappearing because in the two weeks since Dr. Stewart was here in Stokes County, Director Russell has been ordered to turn down ten (10) requests for weddings
- The Deaf Camp sponsors are already looking for a new site
- North Carolina Banker's Association Camp Challenge is also about to relocate
- All events originally scheduled for 2014 have been cancelled
- It just amazes me what they are doing
- Here is the problem – "the college says we want to save money"
- If you close Camp Sertoma, the debt is not going to go away
- Dr. Linton told me point blank: "it will not get any bigger"
- That is true because he is going to transfer a lot of the cost to the Stokes County taxpayers
- Here is why:
 - The minute he closes Camp Sertoma, it will be a target for burglars, arsonists, thieves, poachers, and timber thieves
 - Was at the camp this afternoon and there was not a single locked door at the location
- The cost of protecting this property the minute they close the doors is going to fall on the taxpayers of Stokes County
- Our deputies are going to have to take care of all the burglars and thieves
- If there is a fire on the property, the fire departments are going to have to take care of it
- The reason I am here is that I am into tourism
- In the past twenty (20) years, the County has lost what little we had in textile employment, in furniture employment, and in small manufacturing
- As everyone knows, we lost almost all tobacco production that kept our families well off during the past century
- What we have left and I will quote Alan Wood is "tourism"
- Tourism dollar is earned somewhere else using someone's infrastructure and brought here and spent nice and clean, doesn't cost Stokes County a dime
- The more tourists we can get, the more jobs we can create
- Camp Sertoma is a 900 acre piece of property with some beautiful buildings

- That property could be developed into, fairly easily I think, a successful, profit making facility
- Here is one of the problems about Camp Sertoma: Over the years since Cicero Tise deeded it to the State of North Carolina, a whole succession of organizations have tried to manage and keep the operation in the “black”
- They have all failed with NC State being the most recent
- We know why, they were selling to a narrow market that was declining
- I sat down with a group of people, some of who are in this room tonight, and started analyzing all the ways this place was managed over the years
- There is one common denominator missing: they forgot what Cicero Tise said in his will
- Mr. Tise would have liked to have seen this property developed along the lines of the Chautauqua Institute which is located in southwestern New York State
- What we found after looking at all of this is was that every single person or group that has managed this place ignored the very successful Chautauqua model and focused on narrow, small demographics, in most cases declining markets
- When Mr. Tise deeded Vade Mecum, Chautauqua Institute was one tenth the size of Vade Mecum
- Even today, it is not as large as Vade Mecum
- Today, a good summer season for Camp Sertoma is approximately 120 people
- Today at Chautauqua, 7,500 is a good summer season which is more than the population of King
- These people are coming to the backwoods in Chautauqua in southwest New York State to spend their money and create jobs
- The question is: “How come they can do it and we can’t?”
- A lot of people around this country and especially in North Carolina think of Stokes County as some redneck backwater of the civilized world – bunch of hick farmers chasing possums
- When Chautauqua was first started, people in the urban areas of New York also thought that was the backwoods
- They were thought of as Yankee hick farmers
- The difference is that at Chautauqua, there were visionary people who went out and sought to bring in what is called “creative class” – people that have things to think about
- I would like to see Vade Mecum Springs become a destination tourist attraction because tourism means jobs
- I have worked on tourism in Florida and I know what it does – it brings money
- College says to bring them a plan and they would take a look at it and decide whether or not you can mess with this place
- NCState has only given the County until December 31st to do anything which is thirty-six (36) days from now and meanwhile they are trying to kill the place
- I have a broad brush plan – four (4) phases
- Phase one is from now to December 31st

- When an artist approaches a blank canvas, he first takes in hand his broadest brush and blocks out on the canvas the rough outlines of the vision that exists only in his mind
- Eventually, he actually covers those blocks of pigment with the details
- Will leave the broad brush plan with the BOCC
- I have shared some of the initial concepts that came out of my head with citizens in the county and people across the country as far away as Seattle
- I believe the smartest thing we can do is have the entire property deeded directly to Stokes County
- Let it be owned by Stokes County
- It would be one of the largest county owned parks in the United States of America
- In fact Tanglewood is one of the very few in the country that is larger than that
- I think to consider paying back the college the \$1.2 million debt is preposterous
- Let them eat the bitter fruit of their own mistakes, we did not make them
- Immediately after it is deeded to Stokes County, which is my dream at least, declare it a nature sanctuary
- That sends a message
- Costa Rica has declared 37% of its land as a nature sanctuary and they are a eco-tourism center of the western hemisphere
- Have been there and it is fabulous
- I would like to see Vade Mecum become a focus for Stokes County by becoming a eco-tourism center following the Costa Rica model
- Definitely, Vade Mecum must be made self-sustaining
- It must not be a burden on the taxpayers
- It can be and should be a self-sustaining entity
- Quick summary of all four (4) phases:
 - Want to take control of Vade Mecum
 - Will start rebranding in the first phase
 - Drop 4-H which is already dead at Vade Mecum
 - Drop the name of Sertoma and start calling it Vade Mecum Springs and Cheshire Hall
 - Potentially we might want to look at Chautauqua, Tanglewood, Bok Tower Gardens in Florida, Seventh-day Adventist Self-Sustaining Farm near Pegram, Tennessee
 - Want to establish a Vade Mecum Foundation, have spoken to some local people already about this, to raise money for capital improvements
 - Would want to have \$100,000 in that foundation's bank account next year
 - When you talk about foundations, Vade Mecum has nothing, Chautauqua Foundation has \$68.4 million
 - Mid and Long Term – want a million dollars in the Vade Mecum Foundation's bank account
 - Want to improve Vade Mecum's infrastructure
 - Start sponsoring events that will bring in more people
- Every step of the way, we want Vade Mecum to be a self-sustaining entity, it must pay for itself
- Would like to discuss Phase One in detail:

- Vade Mecum is a sinking ship
- At this moment, Vade Mecum is like a ship at sea, listing to starboard, cargo shifting in the hold, with water pouring through scuppers, and it is about to go down
- It is not easy to save a sinking ship
- But it is a heck of a lot easier to save it before it sinks, than to drag one up from the bottom of the ocean
- What the college is doing to us right now, by giving us such a short notice to work with, is trying to sink it and don't understand why
- Would like to propose a thirty-six (36) day plan that might save the ship
 - The college has said that they don't want the deficit to grow
 - They are going to close it
 - It will not reopen under college management
 - Would like to lease it to someone else
 - Give them what they want –lease it from NCState
 - Have the County of Stokes, not an outside management group, offer to lease the property starting January 1, 2014
 - The college will close their books on December 31, 2013 and the County will open their books on January 1, 2014
 - Will assume responsibility of this place on January 1, 2014
 - Would insist the college immediately take the sign off the website which states that Camp Sertoma is closed and change it to state that reservations will be accepted for the next year
 - During the next month, allow the County to put an interim trainee manager at Camp Sertoma who can spend the last three (3) weeks of December learning how Director Keith Russell does it
 - Very confident that Director Russell would help the county with this
 - The question is “can we do it this fast?”
 - The answer is “we have to, the ship is about to sink”
- One of the problems we have is we only have thirty-six (36) days
- We need a strategic plan
- We possibly can pull a plan together during the next thirty (30) days; during that thirty (30) days, she is going to the bottom of the sea
- The way to stop that is to sign a quick lease with the State, a nominal \$10 per year lease, make it legal
- The State will want to know about this and about that; the county signs a notice of intent and tells NCState that over the next year, we will work out the details
- Right now, we need to save the ship and not talk about details when the ship has a hole in the bottom
- \$10 a year for the lease, why not?
- We can say to the college and to the State of North Carolina, you can draw a line on December 31st and the county will take over on January 1st
- What do they care what kind of plan the county has, they just want to get rid of it
- Have done my homework and two people have volunteered to be the interim manager

- Both have stated that they want some kind of employer/employee relationship with Stokes County
- Have two people who are both retired/semi-retired that do not need the job
- Each one is willing to work for a very small salary enough to establish an employer/employee relationship
- Each one is available within a matter of days to start learning the ropes from Director Russell – would start next week if things could be worked out
- Each person has prepared and managed multi-million dollar budgets and I know this for a fact
- Each one is computer literate with one being an IT expert
- One has extensive experience in event management
- One thing that we think we can do at Camp Sertoma is have events to make money
- Now we come to the big problem – the strategic vision plan
- Can't write it myself
- Have asked Larry Hill and John Mims, the two sharpest people I know in this business to help me write the finished plan and prepare the budget to go with it
- Larry is a former corporate manager in product development at Nike and former World Marketing Manager for Geber Technologies, a scientific company
- Larry has spent years traveling Europe and the Far East on marketing activities and his expertise in the field of strategic and tactical guidance is recognized nationally
- Larry's articles and speeches have been published in four (4) languages and six (6) countries
- Larry's Vice-President is John Mims
- John is a Certified Public Relations Professional who speaks to national audiences about using social media and internet communications to achieve marketing goals
- John is very familiar with nonprofits and profits
- John is one of only 4,000 people in the entire planet of 6.5 billion people who is a Certified Public Relations Professional
- John is Boy Scout leader, been to camp many times, hikes, camps in primitive places, is an avid open water scuba diver certified to 130 feet and has a First Degree Black Belt in Tae Kwon Do
- Larry and John will be assisted by Jerry Tassone, a summa cum laude graduate in Fine Arts
- Here is the thing, I think we need to bring these guys in, but do they really know anything about this?
- It just so happens that this team worked with a camp and conference center in Asheville and Banner Elk
- They developed a strategic plan, made recommendations, and put some marketing materials together
- The Center's losses were turned completely around and they reached the Center's three-year (3) objectives in one (1) year
- Obviously, talent like this doesn't come cheap
- I pleaded with them, as a favor to me, to do this pro bono
- They have agreed
- Think that we should pay any out-of-pocket expenses they incur

- Got two people ready to go to manage the camp
- Got people ready to write a strategic plan
- Need to get a manager at the camp to learn about its operations and need to get it out of the hands of the college
- This is the only way I know how to do it
- What about money?
- Have already talked about the Vade Mecum Foundation
- We simply can't raise the money that fast
- There are already plans in the work for small scale fundraisers to get us started
- Some people have suggested to get a special tax fund or float a bond issue
- Personally, I am opposed to that because I don't think we need it
- This plan that I have broad brushed and they will smooth up and finish proposes that Vade Mecum will be self-sustaining
- It will be self-sustaining for the first time since Cicero Tise deeded it over to the State of North Carolina
- Because the college has left us with a sinking ship, we will need seed money (not talking millions, not talking hundreds of thousands, talking about a few tens of thousands)
- The County has a Reserve Fund, what some folks call the "Rainy Day Fund"
- I believe Chairman Lankford would agree that if ever the rain was falling and we needed to get some sunshine, right now is that time and it is literally today
- What we would like to do is have the County lend some money from the "Rainy Day Fund" with the assumption that the plan will include paying the County back
- That is the best I can come up
- It is raining and we need some sunshine
- Will entertain questions
- Vade Mecum is now in the hands of the Board of Commissioners

CLOSED SESSION

Chairman Lankford requested discussion from the Board regarding moving part of the Closed Session to this part of the meeting due some of the members of the audience needing to meet with the Board.

Chairman Lankford opened the floor for discussion.

The Board had no issues with adding a Closed Session to this part of the Agenda.

It was the consensus of the Board to add a Closed Session.

Chairman Lankford entertained a motion to enter Closed Session for the following:

- To consider and take action with respect to the position to be taken by the county in negotiating the price or other material terms of an agreement for the acquisition or lease of real property pursuant to G.S. 143-318.11(a)(5)
- To consider and take action with respect to the position to be taken by the county in negotiating the amount of compensation or other material terms of an employment contract pursuant to GS 143-318.11(a)(5)

Commissioner Inman moved to enter Closed Session for the following:

- To consider and take action with respect to the position to be taken by the county in negotiating the price or other material terms of an agreement for the acquisition or lease of real property pursuant to G.S. 143-318.11(a)(5)
- To consider and take action with respect to the position to be taken by the county in negotiating the amount of compensation or other material terms of an employment contract pursuant to GS 143-318.11(a)(5)

Vice Chairman Booth seconded and the motion carried unanimously.

The Board returned to the open session of the November 25th meeting.

GENERAL GOVERNMENT – GOVERNING BODY – DISCUSSION AGENDA

Animal Control–Proposed Lease for the Designated Property for the New Proposed Facility – Update

County Manager Rick Morris presented the following update regarding the proposed lease for the designated property for the new proposed facility:

- The Board has reviewed the proposed lease for the new facility
- Will be meeting with Dr. Debbie Cowan tomorrow morning to discuss the proposed lease
- Would like to carry this item to the December 9th meeting
- Will provide the Board with an updated proposed lease for further discussion

Chairman Lankford, with full consensus of the Board, directed the Clerk to place the item on the December 9, 2013 Discussion Agenda.

Proposed Resolution for Executing Leases for Autumn Square

County Manager Rick Morris presented the following information regarding a proposed Resolution for executing leases for Autumn Square:

- It has come to the attention of County Attorney Browder that a Resolution is needed on file to give the manager authority to execute leases at the new Autumn Square facility
- Move progressively to lease the offices once the building was conveyed to the County to offset the debt services
- Need to formulize the leases with the proposed resolution
- Only have two rooms remaining to lease

County Manager Morris presented the following Resolution for the Board's consideration:

Resolution for executing Autumn Square leases

WHEREAS, Stokes County owns the Autumn Square Building located on Hwy 8 near the Meadows Community in Stokes County; and

WHEREAS, Stokes County leases, from time to time, unused office space within the Autumn Square Building; and

WHEREAS, the Board of County Commissioners desires to give Richard Morris, as Stokes County Manager, the authority to execute leases for said office space;

NOW THEREFORE IT IS RESOLVED THAT, Richard Morris, as Stokes County Manager; is hereby authorized to execute leases on behalf of Stokes County for office space in the Autumn Square Building.

This ____ day of _____, 2013.

Ernest Lankford – Chairman

James D. Booth – Vice Chairman

J. Leon Inman – Commissioner

Jimmy Walker – Commissioner

Ronda Jones – Commissioner

Attest:

Darlene M. Bullins – Clerk of the Board

Chairman Lankford opened the floor for discussion.

The Board had no issues with the proposed resolution.

Vice Chairman Booth suggested placing the item on the Consent Agenda for the next meeting.

Chairman Lankford, with full consensus of the Board, directed the Clerk to place the item on

the December 9th Consent Agenda.

Amendment to the Resolution of the Board of Commissioners of the County of Stokes, North Carolina, Authorizing Creation of Stokes County Medical Facilities Corporation and Providing for Certain Other Related Matters Thereto

County Manager Rick Morris presented the following information regarding the proposed Amendment to the Resolution of the Board of Commissioners of the County of Stokes, North Carolina, Authorizing Creation of Stokes County Medical Facilities Corporation and Providing for Certain Other Related Matters Thereto:

- Purpose of this amendment to the Stokes County Medical Facilities Corporation (SCMFC) Resolution is to add additional options to the USDA financing approach that was included in the original resolution
- Additional options are needed because of delays that have been encountered with the original USDA approach
- The delays resulted from the Federal Government shutdown and Federal budget delays plus the discovery of an underground fuel tank that must be removed and assessed at the Danbury construction site
- The delays are important because the acquisition of the medical office building in the City of King is on a very tight schedule per the terms and conditions of the purchase agreement with the current owner
- Even with the approval of other financing approaches, the schedule for purchase of the medical office will have to be extended, but the extension will only be a relatively short one
- The remainder of the original resolution will remain unchanged to include the requirement that any funding transaction used will not require any participation and will be based on the full faith and credit of Pioneer Health Systems, who will be solely responsible for repayment of all debt associated with the transaction
- The amendment also requires that both the medical office building acquisition in the City of King and the construction of the medical office building in Danbury must be approved by the Local Government Commission (LGC) using one of the LGC's five approved funding approaches and also must meet all North Carolina General Statutes
- The approach that is now being considered along with the USDA approach is the use of hospital revenue bonds, which would be designed to meet the required schedule timeframes and continue to put the County at minimum risk, much as the USDA approach would do
- Three of the LGC's five approved funding approaches (Certificates of Participation, Private Placement, and General Obligation Bonds) would not be applicable for Pioneer Health Systems' expansion
- County Attorney Browder has reviewed and approved the amendment to the Resolution

- Have already had some preliminary discussions with the County's Financial Advisor Doug Carter and Bond Attorney Don Ubell regarding the Hospital Revenue Bonds instead of the USDA
- Request this item be moved to today's Action Agenda due to the tight schedule these two (2) projects are on, especially the acquisition of the medical office building in the City of King

Chairman Lankford opened the floor for discussion.

Commissioner Walker commented:

- Surprised when I saw this on the Agenda
- The original intent for setting up this nonprofit as stated was for USDA funding
- Since the USDA doesn't seem to be panning out, is there still a need for this non-profit corporation?

Manager Morris responded:

- Yes, the nonprofit would do the same thing with the bond transaction as it would have done with the USDA

Commissioner Walker continued:

- Never been on board, never thought it was fair to the citizens of the County and can't get on board at this point
- The citizens of King take a double hit, my taxes that I am paying that Pioneer is not paying
- I pay twice along with all the citizens in King

Vice Chairman Booth commented:

- Confirmed with Manager Morris that the amendment to the Resolution is only authorizing additional options (bonds) to the USDA financing approach
- Confirmed with Manager Morris that the USDA still could be an option
- Confirmed with Manager Morris that Pioneer Health Systems has placed \$100,000 up front with the purchase agreement for the medical office building in King

The Board had no issues with moving the item to tonight's Action Agenda.

Chairman Lankford, with full consensus of the Board, directed the Clerk to place the item on tonight's Action Agenda.

GAP Funding for Water and Sewer

County Manager Rick Morris presented the following letter regarding GAP Funding for Sewer Project:

November 25, 2013

Olivia Collier
ARC Program Manager
100 East Six Forks Road, Suite 200
4313 Mail Service Center
Raleigh, North Carolina 27699

Subject: Gap Letter for Stokes County Sewer Extension to Community College Campus

Dear Manager Collier:

Stokes County, North Carolina is currently in the process of finalizing the design and initiating construction of a sewer extension to the County's Meadows Community, businesses, residents, and community college campus, where construction of a new 20,000 sq. ft. permanent building is planned for Forsyth Tech Community College. The sewer project is being funded by five to seven granting agencies. The majority of the granting agencies have awarded funding for the project; however, the final decision from a couple of the agencies on the Stokes County project has not been finalized.

Since the project is scheduled to begin construction in early 2014 without all of the funding finalized at this point, the Stokes County Board of County Commissioners has certified through formal Board action, that should any gaps/shortfalls in funding occur during the construction period, these gaps/shortfalls will be funded by the County of Stokes. This action includes gaps/shortfalls that might occur because of timing/cash flow issues with the granting agencies, or failure of the non-committed funders to provide the projected funds that were requested in the County's applications.

The Board of County Commissioners' assurance that they will fund any gaps/shortfalls that might occur will be reflected in the minutes of the Board Meeting where formal action was taken to make this guarantee. This letter should serve as the final funding instrument to assure all grantors to this project that the project is in fact fully funded.

Sincerely yours,

Ernest Lankford
Chairman
Stokes County Board of Commissioners

County Manager Morris noted the following regarding the proposed letter:

- GAP Funding letter is required by the Appalachian Regional Commission (ARC) Grant that was applied for the Water and Sewer Project
- With most federal funding, it is required for the project to be fully funded before they will commit funding
- The GAP Funding letter assures ARC that if they commit their \$300,000, the County ensures that once the project is started if any gaps/shortfalls in funding occur during the construction period, these gaps/shortfalls will be funded by the County of Stokes

November 25, 2013

- Letters have been received from all the other grant funders
- ARC Grant will be submitted this Wednesday, November 28th
- \$300,000 has already been set aside for the county's project
- Currently, the estimated cost of the project is \$2.8 million
- County has approximately \$2.6 million that is pretty well locked in (including the ARC Grant)
- Still have a \$250,000 (PTRC) grant and a \$500,000 (Rural Center) grant pending
- Request the item be moved to tonight's Action Agenda for submission with the ARC Grant on Wednesday

Chairman Lankford opened the floor for discussion.

The Board had no issues with the Agenda item.

The Board had no issues with moving the item to tonight's Action Agenda.

Chairman Lankford, with full consensus of the Board, directed the Clerk to place the item on tonight's Action Agenda.

Health Department – External Posting:

County Manager Rick Morris turned the item over to Health Director Scott Lenhart.

Health Director Lenhart noted the following:

- Request to advertise externally for a Nutritionist III position
- This position will be vacant in approximately three (3) weeks
- Employee has taken a new position with the State of North Carolina as a Nutritionist Consultant for Day Cares
- There is no one working within the Health Department that would qualify for the position
- This position requires a Master's Degree in Nutrition with one year of work experience
- This position must be filled as soon as possible
- This position oversees the County's WIC Program which sees over 11,000 clients per year
- Funding for the WIC Program is based on the number of clients seen
- When this position is vacated, the WIC Program will have no full time Nutritionist on staff
- Would like to request a hiring range for this position between \$34,335.82 (Grade 70 – Step 7B) to \$37,884.60 (Grade 70- Step 11A)
- Talked to the State WIC Consultant regarding the position
- The Consultant feels it will be hard to hire someone with a master's degree with the requested hiring range
- This position is tied to approximately \$174,960 in federal funding

- During the last audit because of the vacancies, the department completed 86% of the required population screening; department should be at 96%
- Staff personnel is supported by WIC Funding
- Surrounding counties pay higher wages which makes hiring difficult
- Due to the loss of this position and having no full time Nutritionist, the department is working under a contract with an agency from Raleigh to help fill the void
- NC WIC Department will be notified since we are not in compliance with the contract addendum
- Assistance will come from the State WIC offices to ensure our clients' needs are being met
- Request the item be moved to tonight's Action Agenda in order to expedite filling the position
- Many universities will be graduating potential candidates during December
- The WIC Program must have a supervisor for submission of state reporting; will be naming myself as interim supervisor until the position is filled

Chairman Lankford opened the floor for discussion.

Commissioner Walker confirmed with Director Lenhart that once this employee leaves, there will be no full time Nutritionist on staff.

Health Director Lenhart noted that the department, with the number of clients, should have three (3) Nutritionists on staff.

The Board had no issues with moving the item to tonight's Action Agenda.

Chairman Lankford, with full consensus of the Board, directed the Clerk to place the item on tonight's Action Agenda.

GENERAL GOVERNMENT – GOVERNING BODY – ACTION AGENDA

Request for Resolution Authorizing Execution of a Revised Memorandum of Understanding for the Winston Salem Urban Area Metropolitan Planning Organization:

Chairman Lankford entertained a motion regarding the following proposed Resolution presented at the November 12th meeting authorizing execution of a revised MOU for the Winston Salem Urban Area Metropolitan Planning Organization:

AUTHORIZING THE EXECUTION OF A REVISED MEMORANDUM OF UNDERSTANDING FOR THE

WINSTON-SALEM URBAN AREA METROPOLITAN PLANNING ORGANIZATION

WHEREAS, the Memorandum of Understanding (MOU) for the Winston-Salem Urban Area Metropolitan Planning Organization (MPO) is an agreement between governmental entities to establish a comprehensive, continuing, and cooperative transportation planning process for the Winston-Salem Urban Area; and

WHEREAS, as part of the Federal Certification Review in 2012, the Federal Transit Administration and the Federal Highway Administration directed the Winston-Salem Urban Area MPO to add the local transit agency, the Winston-Salem Transit Authority (WSTA), as a voting member of the MPO's policy making body, the Transportation Advisory Committee (TAC); and

WHEREAS, on April 3, 2013, the Public Transportation Division of the North Carolina Department of Transportation (NCDOT) requested that the status of their representative on the Technical Coordinating Committee (TCC) be changed from a voting member to an advisory, non-voting member; and

WHEREAS, from time to time language in the MOU needs to be revised and updated to reflect changes in federal or State legislation or policies or to reflect changes in organization, department or staff position names; and

WHEREAS, on September 19, 2013, the TAC approved amendments to the Winston-Salem Urban Area MPO MOU to: add WSTA as voting member of the TAC; change the status of the representative of the NCDOT Public Transit Division from a voting member to an advisory, non-voting member of the TCC; modify language as directed NCDOT staff; and update names of various organization, department and staff positions; and

WHEREAS, the TAC also voted to require that each Winston-Salem Urban Area MPO unit of local government execute the revised MOU prior to the January 16, 2014 meeting of TAC or forfeit any and all voting rights until such time as the revised Memorandum of Understanding is executed.

NOW, THEREFORE BE IT RESOLVED by the (Council/commissioners) of _____ that we authorize the (Mayor/Chairman) and Clerk to sign the revised Memorandum of Understanding of the Winston-Salem Urban Area Metropolitan Planning Organization (attached).

The motion for the adoption of the resolution was made by _____
and seconded by _____. The vote was _____.

Adopted on this the _____ day of _____, 20__.

(Mayor/Chairman)

(Clerk)

November 25, 2013

Commissioner Jones moved to approve the Resolution Authorizing Execution of a Revised Memorandum of Understanding for the Winston Salem Urban Area Metropolitan Planning Organization. Commissioner Inman seconded and the motion carried unanimously.

Proposed Lease with the Stokes County Arts Council

Chairman Lankford entertained a motion regarding the following proposed lease with the Stokes County Arts Council presented at the November 12th meeting:

This lease is made and entered into effective December 1, 2013 by and between the County of Stokes, North Carolina, a body politic and political subdivision of the State of North Carolina (hereinafter called the "County") and The Stokes County Arts Council, Inc., a non-profit corporation organized and existing under the laws of the State of North Carolina, having its principal office in the Town of Danbury, North Carolina (hereinafter called "Arts Council")

Whereas, County is the owner of three tracts of real property, located in the Town of Danbury, Stokes County, North Carolina, hereinafter described, known as the Arts Council Office/Art Market, more fully described by the physical address of 500, 502, 504 N. Main Street, Danbury, NC 27016.

Whereas, the parties have agreed to enter into this lease agreement for the above described property based on the terms and conditions set forth below.

Now therefore, in consideration of the premises and other good and valuable consideration, the sufficiency of which the parties hereby acknowledge, the County hereby leases to the Stokes County Arts Council the property described herein on the following terms and conditions:

1. **Leased Space:** Arts Council will lease all of the Arts Council Office/Art Market space located at 500, 502, and 504 N. Main St. in Danbury, NC.
2. **Term of Lease:** Five (5) years commencing on December 1, 2013 and ending midnight on November 30, 2018, unless sooner terminated by written mutual consent of both parties. The term of the lease shall be automatically extended for five (5) additional five year terms, unless sooner terminated by written mutual consent of both parties. At the conclusion of the extended 25 year term, the lease shall automatically renew annually, thereafter, without termination or modification to conditions, unless through written mutual consent by the County of Stokes and Stokes County Arts Council.
3. **Lease Payments:** Arts Council shall pay the County annual rent of \$1.00 (One Dollar) for the right to occupy the Leased Premises. Lease payment shall be due and payable the first day of July each year of the Lease term.
4. **County Responsibilities:** The County will maintain the exterior of the leased property, which responsibilities will include, maintenance and repair of building structure, roof,

and HVAC system. All maintenance and repairs shall be performed in a workmanlike manner. The County will also provide general day to day custodial maintenance and minor interior maintenance not exceeding \$500 per occurrence by the County Public Works Department, upon agreement between Arts Council Director and Public Works Director. The County will keep in force comprehensive liability and hazard insurance in such amounts and against such hazards as may be necessary or desirable and will insure the Leased Premises against fire and windstorm for the use and benefit of the Arts Council. If the building shall be damaged by fire or other casualty, and such damages are minor in nature, the same shall be repaired by Stokes County directly, or from the proceeds of insurance coverage, as quickly as is reasonable possible. If the property is damaged to such an extent as to render the same unfit for use or occupancy, this Lease shall terminate and the proceeds of insurance coverage shall be paid to the County, and the Arts Council shall be relieved from further liability under the Lease.

5. **Arts Council Responsibilities:** Except for the County's obligations to maintain the Leased property as set forth in paragraph 4, the Arts Council agrees to maintain the property in good condition, normal wear and tear excepted. Arts Council will properly secure the Leased property and will promptly notify the County of any damage or repairs needed in the property.

Arts Council shall be responsible for providing insurance against fire, theft, water or other damage for its personal property, including fixtures installed on the property. Arts Council shall also be responsible for providing insurance against fire, theft, water or other damage for the personal property of its employees, agents, invitees, and guests, including but not limited to all exhibits owned by third parties that the Arts Council displays in the property.

The County of Stokes agrees to waive monthly water/sewer payments for the leased properties for the length of the lease term. The Arts Council shall be responsible for the payment of other utility bills for electrical, heating/air, and telephone.

County shall lease and Arts Council accepts the property in its "As Is" condition. County makes no warranties or representations regarding the property and no warranties are implied. Arts Council shall hold County harmless for any defects in the property created by Arts Council during its tenancy

Arts Council shall not use or permit the use of the property in violation of any present or future applicable law of the United States or of the State of North Carolina, or in violation of any present or future applicable municipal ordinance or regulation. Arts Council, upon written consent of County, may, but at Arts Council's own cost and expense, and in a good workmanlike manner, make such alterations and improvements on the property as Arts Council may require for Arts Council's use and without, however, materially altering the basic character of the property and the building or improvements thereon or weakening any structure on the property. In addition, any approved improvements shall be done under consultation with a competent/qualified architect and according to a general plan of organized restoration.

Arts Council shall have the ability to sublet office space within the property to non-profit/service organizations, with sublet revenue retained by the Arts Council in support of operational costs of leased property.

All revenue generated through the use of leased property, including but not limited to retail sales, admission charged programs, sublet of space, class instruction, and Arts Council organized programs, and shall be retained by the Arts Council in support of operational costs of leased property.

Stokes County, Lessor

By: _____

Title of Officer

Stokes County Arts Council, Inc., Lessee

By: _____

Title of Officer

**STATE OF NORTH CAROLINA
STOKES COUNTY**

I, _____, Notary Public of the County and State aforesaid,
certify that _____ and
_____ personally appeared before me this
day and acknowledged the execution of the foregoing Lease.

Witness my hand and official seal this _____ day of _____, 2013.

Notary Public

My commission expires _____

Commissioner Jones moved to approve the Lease with the Stokes County Arts Council.

Commissioner Walker seconded the motion.

November 25, 2013

Commissioner Walker confirmed with County Attorney Browder that the County is being fairly consistent with leases.

Manager Morris noted that Attorney Browder reviews all the County's leases and contracts.

County Attorney Browder noted that he sent several leases/contracts back in order to make them consistent with other similar leases.

Chairman Lankford noted that this lease adds more square footage to be cleaned and the Board may want to take some consideration in the future regarding cleaning services.

The motion carried unanimously.

Amendment to the Resolution of the Board of Commissioners of the County of Stokes, North Carolina, Authorizing Creation of Stokes County Medical Facilities Corporation and Providing for Certain Other Related Matters Thereto

Chairman Lankford entertained a motion regarding the Amendment to the Resolution of the Board of Commissioners of the County of Stokes, North Carolina, Authorizing Creation of Stokes County Medical Facilities Corporation and Providing for Certain Other Related Matters Thereto presented at tonight's meeting.

Commissioner Inman moved to approve the Amendment to the Resolution of the Board of Commissioners of the County of Stokes, North Carolina, Authorizing Creation of Stokes County Medical Facilities Corporation and Providing for Certain Other Related Matters Thereto.

Commissioner Jones seconded and the motion carried (4-1) with Commissioner Walker voting against the motion.

GAP Funding for Water and Sewer

Chairman Lankford entertained a motion regarding the letter for GAP Funding for the Sewer Project presented at tonight's meeting.

Commissioner Inman moved to approve the letter for GAP Funding for the Sewer Project presented at tonight's meeting. Commissioner Jones seconded and the motion carried unanimously.

Health Department – External Posting

Chairman Lankford entertained a motion regarding the request from the Health Director to post a Nutritionist III position and the hiring range presented at tonight's meeting.

Commissioner Jones moved to approve request from the Health Director to post a Nutritionist III position with a hiring range of \$35,335.82 to \$37,884.60 which was presented at tonight's meeting. Vice Chairman Booth seconded and the motion carried unanimously.

CLOSED SESSION

Chairman Lankford entertained a motion to enter Closed Session for the following:

- To prevent the disclosure of information that is privileged or confidential pursuant to the law of this State or of the United States, or not considered a public record within the meaning of Chapter 132 of the General Statutes G.S. 143-318.11(a)(1)
- To enter into closed session to consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public office or employee or prospective public officer or employee; or to hear or investigate a complaint, or grievance by or against an individual 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(a)(6)
- To consider and take action with respect to the position to be taken by the county in negotiating the price or other material terms of an agreement for the acquisition or lease of real property pursuant to G.S. 143-318.11(a)(5)

Commissioner Inman moved to enter Closed Session for the following:

- To prevent the disclosure of information that is privileged or confidential pursuant to the law of this State or of the United States, or not considered a public record within the meaning of Chapter 132 of the General Statutes G.S. 143-318.11(a)(1)
- To enter into closed session to consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public office or employee or prospective public officer or employee; or to hear or investigate a complaint, or grievance by or against an individual 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(a)(6)
- To consider and take action with respect to the position to be taken by the county in negotiating the price or other material terms of an agreement for the acquisition or lease of real property pursuant to G.S. 143-318.11(a)(5)

Commissioner Jones seconded and the motion carried unanimously.

The Board returned to the regular session of the November 25th meeting.

Health Department

Chairman Lankford entertained a motion.

Commissioner Inman to approve the Health Director Lenhart's request of \$41,385 salary for Shannon Pomeroy (Home Health) transferring to a PHN II position in the Health Department.

Commissioner Jones seconded and the motion carried unanimously.

Adjournment

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

Commissioner Inman moved to adjourn the meeting. Commissioner Jones seconded and the motion carried unanimously.

Darlene M. Bullins
Clerk to the Board

Ernest Lankford
Chairman