

STATE OF NORTH CAROLINA)
)
COUNTY OF STOKES)
)

OFFICE OF THE COMMISSIONERS
STOKES COUNTY GOVERNMENT
DANBURY, NORTH CAROLINA
DECEMBER 9, 2013

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, December 9, 2013 at 1:30 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 Bullins
Finance Director Julia Edwards
Social Services Stacey Elmes
Planning Director David Sudderth
Tax Administrator Jake Oakley
County Attorney Tyrone Browder

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

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

- "Counsel from those of faith in the Lord can help give us a more clear vision of the road ahead"

Vice Chairman Booth delivered the invocation.

GENERAL GOVERNMENT-GOVERNING BODY-PLEDGE OF ALLEGIANCE

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

GENERAL GOVERNMENT – GOVERNING BODY – APPROVAL OF MINUTES

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

Commissioner Inman moved to approve the November 25, 2013 minutes. Commissioner Jones seconded and the motion carried unanimously.

GENERAL GOVERNMENT – GOVERNING BODY – ORGANIZATION OF THE BOARD

Chairman Lankford turned the meeting over to Clerk to the Board Darlene M. Bullins.

Clerk Darlene M. Bullins opened the floor for nominations for Chairman of the Stokes County Board of Commissioners.

Commissioner Lankford nominated Commissioner James Booth for Chairman.

Commissioner Walker nominated Commissioner Ronda Jones for Chairman.

Commissioner Walker commented:

- When Commissioner Jones ran for Commissioner, she was the leading vote getter
- Commissioner Jones is starting her fourth year and has not had a chance up to this point to serve as either Chairman or Vice Chairman
- Seems like there was a history for many years on this Board of the leading vote getter being given the opportunity as Chairman
- By virtue of her being the leading vote getter and not having the chance to serve up to this point, I would like to place her name in nomination

Clerk Bullins entertained a motion to close the nominations.

Commissioner Inman moved to close the nominations. Commissioner Lankford seconded and the motion carried unanimously.

Clerk Bullins polled the Board:

Commissioner Jones: Commissioner James Booth
Commissioner Inman: Commissioner James Booth
Commissioner Lankford: Commissioner James Booth
Commissioner Booth: Commissioner James Booth
Commissioner Walker: Commissioner Ronda Jones

Clerk Bullins noted that Commissioner James Booth will serve as the Chairman of the Stokes County Board of Commissioners.

Clerk Bullins turned the meeting over to Chairman Booth.

Chairman Booth commented:

- Expressed his appreciation for the confidence you have in me to be Chairman
- Know this Board will continue to work together as a team to keep this County going forward

Chairman Booth opened the floor for nominations for Vice Chairman of the Stokes County Board of Commissioners.

Commissioner Inman nominated Commissioner Ronda Jones.

Chairman Booth entertained a motion to close the nominations.

Commissioner Lankford moved to close the nominations. Commissioner Inman seconded and the motion carried unanimously.

Chairman Booth polled the Board:

Commissioner Walker: Commissioner Ronda Jones
Chairman Booth: Commissioner Ronda Jones
Commissioner Lankford: Commissioner Ronda Jones
Commissioner Inman: Commissioner Ronda Jones
Commissioner Jones: Commissioner Ronda Jones

Chairman Booth noted that Commissioner Jones will serve as the Vice Chairman of the Stokes County Board of Commissioners.

Vice Chairman Jones commented:

- Expressed her appreciation and stated she would do her best

GENERAL GOVERNMENT – GOVERNING BODY – APPROVAL OF AGENDA

Chairman Booth entertained a motion to approve or amend the December 9, 2013 Agenda.

Vice Chairman Jones moved to approve the December 9th Agenda as presented.

Commissioner Lankford seconded and the motion carried unanimously.

COMMENTS - Manager/Commissioners

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

County Manager Rick Morris presented the following comments:

- Veteran Services
 - Veteran Services Officer Larry Hunsucker is doing a very good job serving the Veterans of Stokes County
 - Mr. Hunsucker is very interested in serving all the veterans in Stokes County
 - It is a very dynamic environment currently serving the veterans and their survivors (lot of new benefits today that were not available years ago)
 - Mr. Hunsucker is going to do some extra advertising specifically to try to get in touch with female veterans and surviving spouses that may not be aware of all the available benefits
 - Mr. Hunsucker has had some recent success stories involving surviving spouses of the Vietnam War
 - Encourage everyone to spread the word
- Blood Drive
 - The County sponsored a mobile Blood Drive last week which yielded 35 productive units

Vice Chairman Jones commented:

- Welcome everyone to today's meeting
- Had a very good Stokes Future Meeting last Tuesday
- Stakeholders in the community's health and welfare are starting to gel and things are happening, very proud of that
- Tourism in North Carolina overall has increased approximately 14% over the past few years
- Very important that we be cognizant of that because for Stokes County that is one thing that we can really capitalize on

Commissioner Inman commented:

- Very good turnout at the recent King Parade
- Currently serving on the Economic Development Commission Task Force which was recently created by the new NCACC President; met with the Task Force in Raleigh last Tuesday
- Looking at several issues with possibly doing some regional strategies and joint ventures
- Hope to see some positive things come from this Task Force

Commissioner Lankford commented:

- Attended the NCACC Insurance Pool Board of Directors' meeting last week in Raleigh

- The two pools (Worker's Compensation and Property/Liability) which the County currently participates in is doing well
- Hope to have a very successful year
- NCACC currently has approximately \$1.3 million in reserve from the recent health insurance pool which dissolved in 2011; the \$1.3 million will be reimbursed to the participants who were in the pool (not sure what Stokes County will get)
- Agree with Commissioner Inman regarding King Parade
- Enjoy participating in the parades (Walnut Cove Parade is scheduled for 12-14-13)

Commissioner Walker commented:

- Also agree with Commissioner Inman's comments regarding the King Parade; well attended
- Welcome everyone today
- For whatever reason you are here today, hope you find this time very productive and beneficial
- Thank you for being connected to the process
- Sometimes when I look out into the room, it is empty; that is sad
- Folks can come to the meetings; everyone is always welcome
- Appreciate those who take the time to come to the meetings
- It is good to know what is going on in our county
- Very encouraged with the work being done by Veteran Services Officer Larry Hunsucker
- Personally spoke with Mr. Hunsucker, he is very interested in helping the veterans and/or their families
- Stokes Partnership's Annual Meeting was held this past week, very positive meeting – the theme was "Helping Children Get a Better Start in Life"
- Very glad to see the new reporter for the Stokes News, Nicholas Elmes, at our meeting today

Chairman Booth commented:

- Would also like to welcome everyone to today's meeting
- Agree with the other Commissioners' comments regarding the King Parade
- Did not ride this year with my fellow Commissioners; drove the truck for the float for my son's business which won first place; also enjoy participating in the parades
- Represented the County last week at the Dedication Ceremony for the new Comprehensive Cancer Center at NC Baptist Hospital; met Governor McCrory who attended the dedication

PUBLIC COMMENTS

Chairman Booth noted the following:

- The Board will hear Public Comments, but will not respond to Public Comments.
- Each individual will have three (3) minutes to speak

The following spoke during public comments:

Tony McGee
1225 Styers Street
Germanton, NC 27019
Re: Moores Springs

Mr. McGee presented and briefly discussed the following information (presented Board members with handouts):

- Appreciate the time to speak
- Would like to present the Board with information regarding the economic impact of mountain bike trails
- The Best Mountain Bike Trails in North Carolina
 - Moores Springs Trail in Danbury is ranked #9 as best in North Carolina
 - Ranking is done by Singletracks.com which tracks trails all over the country and world
 - Tsali Recreation Area (ranked #1) in Bryson City North Carolina is also ranked #1 in the world; Moore Springs is in its company
 - Was ranked as high as #6 at one time
 - Others in the top ten (10) include areas around Wilkesboro, Black Mountain, Boone, Charlotte, and Greensboro
 - Have the density to attract people to this area
 - Met a young man from Arkansas who came to North Carolina just to ride mountain bike trails and included the Trails at Moore Springs as one of his destination stops
- Wilkesboro Tourism Authority
 - Provides a survey on a recent bicycle event held in Wilkesboro and the economic impact to the area
- Economic Benefits of Trail Tourism
 - Points out that one major benefit is that it is money spent in rural towns in more economically disadvantaged areas; many people traveling to a trail and spending a night or more in the area are economically well off and have significant discretionary income
 - References trails at the Outer Banks, North Carolina and several trails in rural area around the country
- Active Outdoor Recreation Economy (North Carolina)
 - Has a helpful breakdown of North Carolinians' participation in active outdoor recreation (bicycling, camping, hiking, trails, etc.) with the percentage of the population
- Mountain Biking-Trail Development Study in the Midwest
 - Great study on the impact of land values and adjacent land values and the quality of life
- Appreciate the time

Ken Putnam

4169 Scott Road

East Bend, NC

Re: **Moores Springs**

Mr. Putnam presented the following comments:

- Owns Ken's Bike Shop on Reynolda Road in Winston Salem
- Been in the bike business for forty (40) years
- Want to volunteer to the Board of Commissioners to be a source of information regarding the economic impact that bicycling has had around the Winston Salem area
- Put on 20-30 bicycle events in Stokes County back during 1970-1980 (worked with the County Recreation Department)
- Brought the "Tour North Carolina" to Stokes County in 1984 which went around the state
- Did the Moratock Biathlon for approximately 15 years during 1980-1995
- Worked with Tony McGee and got sponsorship for events in the Walnut Cove area for a couple of years
- Worked with Dave Pyler in the late nineties developing a trail system at Tanglewood Park in Winston Salem; a few years later did a survey that revealed it had more participation than any other facility at Tanglewood at that time; no county funding
- Helped establish trails that bicyclists, horseback riders, and runners could all use around Salem Lake which has become a huge economic impact on the Winston Salem area
- Just wanted to say that you have a wonderful person in Tony McGee and what he has done to establish this mountain bike facility
- There is none like it anywhere around, and the potential here is unbelievable
- Would be glad to answer any questions

Neil Rankin

230 South Park Drive

Greensboro, NC 27401

Re: **Moores Springs**

Mr. Rankin presented the following comments:

- Attorney in Greensboro
- Come to this area to climb Moores Wall and Hanging Rock on a weekly basis
- In addition, I am a member of the Board of Directors of a nonprofit, *Carolina Climbers Coalition*
- The Coalition does two things primarily – purchase/acquire lands for the purpose of securing accesses to rock climbing
- Bought Large Cliff, Cashiers Valley, NC, probably the biggest wall in the eastern United States (more than a 1,000 ft tall)
- Leases a boulder field south of Asheville
- Currently trying to secure rights to the cliff line of Sauratown Mountains from Camp Hanes for winter climbing
- Tony McGee and the campground has been an interest of the Coalition; people who come to climb, need a place to stay
- It is in our interest to support him and the group and the Board

- Have access to some funding and a lot of labor
- Also have the backing of a national nonprofit called *The Access Fund* which has orchestrated some quite large acquisitions such as campgrounds and trail improvements
- Just wanted to let the Board know that they have the Coalition's support, looking forward to working with you and Tony McGee regarding the campground in the future

Johannah Stern

1215 Single Tree Road

Westfield, NC 27053

Re: **Save Sertoma**

Ms. Stern presented the following comments:

- Two weeks ago, a comprehensive plan for the 900 acres of public land on Moores Springs Road was presented by Jesse Moore
- Two gentlemen, Larry Hill and John Mims, Media Services, offered their substantial expertise to devise a business and marketing plan for this property
- This pro bono offer could amount to hundreds of thousands of dollars worth of business and marketing expertise
- Today, these two men have heard nothing since their visit in your chambers
- Would like to request that the Chairman or his appointee contact these individuals (or through Jesse Moore) and just let them know this Board's level of interest in utilizing their services
- I fear we will lose this most generous offer without some form of ongoing contact
- Would like to end with a quote from Ralph Waldo Emerson, "The days come and go like muffled and veiled figures sent from a distant party, but they say nothing, and if we do not use the gifts they bring, they carry them as silently away"

Jesse Moore

1473 Ellis Lawson Road

Danbury, NC 27016

Re: **Save Sertoma**

Mr. Moore relinquished his time.

Ramona Timm

PO Box 573

Walnut Cove, NC 27053

Re: **Just Governance**

Ms. Timm read the following:

My concern is for Just Governance. Just Governance is essential to Freedom. America is known for its Freedom; from its Declaration of Independence upon the supremacy of the Laws of Nature's God over unjust governance; its National Anthem; to our soldier's hearth breath and last breath, for Freedom.

Fairness, equality, and need are buzz words for socialism. Freedom and Socialism are mutually exclusive. They do not mix. Socialism destroys individual freedom. Therefore, a people with a socialistic mindset are destructive of freedom.

You have many issues to decide on for our county's governance; and we must not forget there is a road to serfdom from socialism's deception. Its ever increasing lure as the only solution, its decline of morals, and its totalitarian nature, should be alarming as individual Rights are consumed for the collective by absolute power.

Nobel Prize-winning economist Friedrich Hayek wrote in his book: "The Road to Serfdom." Our generation has forgotten that the system of private property is the most important guarantee of freedom.... But when economic power is centralized as an instrument of political power, it creates a degree of dependence scarcely distinguishable from slavery...individualism in contrast to socialism and all other forms of totalitarianism, is based on the respect of Christianity for the individual and the belief that it is desirable that men should be free to develop their own individual gifts and talents. This philosophy, first fully developed during the Renaissance, grew and spread into what we know as Western Civilization."

Edwin Feulner, former President of The Heritage Foundation, wrote: "Milton Friedman...observed, Hayek's influence has been tremendous. His work is incorporated in the body of technical economic theory; it has had a major influence on economic history, political philosophy and political science; {and} it has affected students of the law, of scientific methodology, and even of psychology." But as Friedman rightly recognized, all of these achievements "are secondary to Hayek's influence in strengthening the moral and intellectual support for a free society".

I concur with Hayek, Friedman, Feulner, and Alexander Vinet who spoke: "Christianity is the immortal seed of freedom of the world".

Ms. Timm left each Commissioner an abridged edition of: *The Road to Serfdom*.

Ms. Timm concluded:

- Trust it will be helpful in your governance.

Buddy Timm

PO Box 573

Walnut Cove, NC 27053

Re: **Half Mast Flag**

Mr. Timm presented the following comments:

- As I turned into the Government Center today, saw the United States' Flag flying at half-mast
- I have to say that I am appalled and very offended that the United States of America has to fly the flag at half mast for a terrorist that died
- He was only taken off the U.S. Terrorist Watch List in 2008
- He was in jail for 27 years
- He could have been released many, many times; was given that offer if he would only renounce terrorism
- His wife, Winnie Mandela, spoke "we will liberate South Africa with our boxes of matches and our necklaces (necklacing - burning people alive)

- My wife and I were in South America for 6 ½ years, very familiar with the communist activity in South America
- Were asked to go to Africa, declined because of all the horrors that were going on over there
- Watched South Africa very closely
- Missionaries would take pictures/videos of people being burned alive (Mandela's African National Council) and send them to us
- People were threatened to support Mandela or they would be burned alive
- Can see Mandela on the internet standing in front of the communist flag
- If this is what the United States supports, then I am really offended
- Most likely it is the Communist Party USA that is all behind this because of their link
- Never heard a thing from them in the eighties even though we were very active in contacting our people in Washington about the events going on there (gunman coming in churches mowing down people, murders between black tribes, necklacing, etc.)
- Wanted to communicate to you what is happening to our country when you see flags flying at half-mast

Chairman Booth thanked those for their comments.

CONSENT AGENDA

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

Consent Agenda:

Health Department - Budget Amendment #38

Finance Director Julia Edwards submitted Budget Amendment #38.

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

Account Number	Account Description	Current Budgeted Amount	Increase (Decrease)	As Amended
	Health Department			
100.5104.351	Maint. & Repairs-Auto	<u>\$900.00</u>	<u>\$779.00</u>	<u>\$1,679.00</u>
	Totals	\$900.00	\$779.00	\$1,679.00

This budget amendment is justified as follows:

To appropriate insurance claim funding due to County vehicle being damaged in the parking lot during Health Clinic.

This will result in a net increase of **\$779.00** 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	Current Budgeted Amount	As Amended
100.3839.850	Insurance Claims	<u>\$4,404.00</u>	<u>\$779.00</u>	<u>\$5,183.00</u>
	Totals	\$4,404.00	\$779.00	\$5,183.00

Social Services Department - Budget Amendment #39

Finance Director Julia Edwards submitted Budget Amendment #39.

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

Account Number	Account Description	Current Budgeted Amount	Increase (Decrease)	As Amended
	Social Services			
100.5480.001	LIEAP	<u>\$216,239.00</u>	<u>\$328.00</u>	<u>\$216,567.00</u>
	Totals	\$216,239.00	\$328.00	\$216,567.00

This budget amendment is justified as follows:

To appropriate funding for the LIEAP Program to be administered by the County. 100% Federal Funding. The original budget request was for \$216,239.00 and the funding authorization received was \$216,567.00.

This will result in a net increase of **\$328.00** 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	Current Budgeted Amount	As Amended
100.3301.202	DSS-Federal	<u>\$1,995,847.00</u>	<u>\$328.00</u>	<u>\$1,996,175.00</u>
	Totals	\$1,995,847.00	\$328.00	\$1,996,175.00

Social Services - Budget Amendment #40

Finance Director Julia Edwards submitted Budget Amendment #40.

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

Account Number	Account Description	Current Budgeted Amount	Increase (Decrease)	As Amended
	Social Services			
100.5310.184	Professional Ser-HCCBG	<u>\$60,009.00</u>	<u>\$3,244.00</u>	<u>\$63,253.00</u>
	Totals	\$60,009.00	\$3,244.00	\$63,253.00

This budget amendment is justified as follows:
To revise the total budget amount for HCCBG per funding authorization.

This will result in a net increase of **\$3,244.00** 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	Current Budgeted Amount	As Amended
100.3301.373	NWPCOG- HCCBG	<u>\$56,711.00</u>	<u>\$3,244.00</u>	<u>\$59,955.00</u>
	Totals	\$56,711.00	\$3,244.00	\$59,955.00

Proposed Resolution – For Executing Autumn Square Leases

County Manager Rick Morris presented the following proposed Resolution for Executing Autumn Square Leases at the November 25th meeting with a request for approval at the December 9th meeting:

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 9th day of December, 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

December 9, 2013

Salary Classification Plan – Addition of Nutritionist I Position

Personnel Officer Darlene Bullins presented the following information regarding the addition of a Nutritionist I position to the County's current Salary Classification Plan at the December 9th meeting for consideration:

- County's current Salary Classification Plan doesn't include a Nutritionist I position
- Health Director Scott Lenhart has an opportunity to hire a candidate that has been approved by the State as a Nutritionist I
- This candidate will be allowed to do a "work against" for the Nutritionist II position
- Once the candidate has completed one year of service as a Nutritionist I, they will be eligible for the Nutritionist II position
- Current plan has a Nutritionist III on Grade 70 (\$31,048.16 - \$55,848.26)
- Current plan has a Nutritionist II on Grade 68 (\$28,705.56 - \$51,631.58)
- Nutritionist I will be placed on Grade 66 (\$26,540.02 - \$47,739.64)
- This two grades between each Nutritionist position follows state guidelines

Commissioner Inman moved to approve the Consent Agenda as presented. Commissioner Lankford seconded and the motion carried unanimously.

GENERAL GOVERNMENT – GOVERNING BODY – INFORMATION AGENDA

Chairman Booth noted there were no items on today's Information Agenda.

GENERAL GOVERNMENT – GOVERNING BODY – DISCUSSION AGENDA

Social Services Monthly Report

DSS Director Stacey Elmes presented the following Monthly Report for the Board's review:

- Director's Report
 - LIEAP (Low Income Energy Assistance Program)
 - Federal government Shutdown Recap, NCFast Update, Affordable Care Act and DSS

DSS Director Elmes noted:

- Do not have anything to report other than what was included in the Agenda packet
- Will be glad to answer any questions

Chairman Booth opened the floor for discussion or comments.

Commissioner Inman questioned the status of NCFast?

Director Elmes responded:

- System is not any faster
- Still very challenging for staff

Commissioner Inman noted that those in Raleigh don't seem to have the same answer about NCFast.

Vice Chairman Jones questioned if there is anything the Board can do regarding NCFast, read in your report regarding employee morale?

Director Elmes responded:

- Very difficult for employees learning the new system
- Been bringing in doughnuts
- Had a management team meeting on Friday discussing some things to help with employee morale, will be talking to the County Manager about a few ideas

Vice Chairman Jones directed Director Elmes to let the staff know the Board appreciates their dedication in trying to make this new system work.

Commissioner Lankford confirmed that the Low Income Energy Assistance Program (LIEAP) started December 1st and will continue thru January 31, 2014 which provides families who are eligible for a one-time vendor payment to help pay heating bills.

Director Elmes noted:

- Haven't gotten a lot of requests yet

Commissioner Walker commented:

- Appreciate the update
- Doesn't seem to be any serious negative issues other than the ongoing NCFast
- Those in Raleigh, as mentioned by Commissioner Inman, tend to see things the way they want to see them instead of the way they really are
- Seems NCFast has been a challenge since the beginning
- Confirmed with Director Elmes that once the new system is in place, it will be much better and very beneficial to the staff and citizens
- Have had a challenging economy during the past few years, it has caused things to be stretched at times in your department, are we beginning to see any shift in the numbers to indicate that the worst is over?

Director Elmes responded:

- Not seeing a downward slope in the numbers
- Not seeing a huge increase right now

- The need is great and the department tries to meet the needs daily

Chairman Booth extended the Board's appreciation for the report.

Tax Administration Report – November 2013

Tax Administrator Jake Oakley presented the following informational data for the

November Report:

Fiscal Year 2013-14	Budget Amt	Collected Amt	Over Budget	Under Budget
County Regular & Motor Vehicles	\$20,480,675.00	\$12,205,914.24		\$8,274,760.76
New Schools F-Tech Fund	\$1,365,378.00	\$814,932.94		\$550,445.06
Prior Taxes 1998-2012 Tax Years				
County Regular & Motor Vehicles	\$750,000.00	\$434,733.01		\$315,266.99
EMS Current Collections				
Total Collected				
(11-01-13/11-30-13)		\$193,965.77		
Total Collected				
(07-01-13/06-30-14)		\$621,986.10		
Delinquent EMS Collection Report				
Total Collected				
(11-1-13/11-30-13)	\$13,695.80			
(07-01-13/06-30-14)	\$69,381.03			
Business and Personal Property Discovery Report				
Audit Dates		# of Accts	Total Value	Taxes Due
(11-1-13/11-30-13)		18	\$308,609.00	\$2,789.70
(07-01-13/06-30-14)		1,276	\$8,442,369.00	\$70,144.86
Motor Vehicle Release Report	Accounts	Total Value		
Audit Dates				
(11-1-13/11-30-13)	28	\$1,252.14		
Motor Vehicle Refund Report	Accounts	Total Value		
Audit Dates				
(11-1-13/11-30-13)	5	\$309.52		
Number billed for November 2013	4,806			

Garnishment Totals

Month	Total Accounts	Original Levy Amt	Collected Amt
(11-1-13/11-30-13)	118	\$54,857.78	\$24,954.33
F/Year 2013-14			
(07-1-13/6-30-14)	805	\$282,340.09	\$191,171.24

Monthly Delinquent Tax Collection Report

Tax Administrator Jake Oakley presented the following Monthly Delinquent Tax Collection Report for November 2013:

<u>County</u>	<u>Real/Personal</u>	<u>Property</u>	<u>November</u>	<u>2013</u>			
Year	Beginning Balance	Releases	Refunds	Debits/Credits	Writeoffs	Payments	Ending Balance
2012	\$ 397,754.85	\$(54.46)		\$155.39	\$(0.28)	\$(16,909.44)	\$ 380,946.06
2011	\$ 182,939.32				\$(0.24)	\$(6,547.33)	\$ 176,391.75
2010	\$ 98,907.84				\$(0.83)	\$(1,801.14)	\$ 97,105.87
2009	\$ 60,197.04					\$ (971.91)	\$ 59,225.13
2008	\$ 36,777.73					\$ (244.54)	\$ 36,533.19
2007	\$ 24,445.94					\$ (640.75)	\$ 23,805.19
2006	\$ 16,386.11					\$ (200.00)	\$ 16,186.11
2005	\$ 11,764.35					\$ (17.19)	\$ 11,747.16
2004	\$ 11,362.28					\$ (27.37)	\$ 11,334.91
2003	\$ 9,096.42						\$ 9,096.42
2002	\$ 1,518.75						\$ 1,518.75
2001	\$ 102.54						\$ 102.54
2000	\$ 362.74						\$ 362.74
1999	\$ 391.72						\$ 391.72
1998	\$ 359.67						\$ 359.67

<u>County</u>	<u>Motor</u>	<u>Vehicles</u>	<u>November</u>	<u>2013</u>			
Year	Beginning Balance	Releases	Refunds	Debits/Credits	Writeoffs	Payments	Ending Balance
2012	\$100,238.39	\$(62.68)	\$22.42		\$(3.05)	\$(12,202.52)	\$ 87,992.56
2011	\$ 30,086.93				\$(1.38)	\$(899.90)	\$ 29,185.65
2010	\$ 28,299.75				\$(2.26)	\$(586.11)	\$ 27,729.38
2009	\$ 21,454.43				\$(0.92)	\$(161.08)	\$ 21,292.43
2008	\$ 21,046.69					\$(91.35)	\$ 20,955.34
2007	\$ 18,370.97					\$(93.90)	\$ 18,277.07
2006	\$ 12,839.65						\$ 12,839.65
2005	\$ 15,708.97					\$(31.50)	\$ 15,677.47

2004	\$ 14,036.15	\$ 14,036.15
2003	\$ 14,049.78	\$ 14,049.78
2002		
2001		
2000		
1999		
1998		

<u>New</u>	<u>Schools</u>	<u>Forsyth</u>	<u>Tech</u>	<u>Fund</u>	<u>November</u>	<u>2013</u>	
Year	Beginning	Releases	Refunds	Debits/ Credits	Writeoffs	Payments	Ending Balance
2012	\$35,126.38	\$(7,981	\$1.49	\$10.36	\$ (0.22)	\$ (1,935.44)	\$ 33,194.76
2011	\$13,007.88				\$ (0.12)	\$ (473.40)	\$ 12,534.36

Interstate Collection Report	Collection	Total Collected
November 2013		
Cumulative Total Collected to Date	NC Debt Setoff	\$152,969.70
Cumulative Total Collected (to date)	Motor Vehicles	\$102,338.29
Cumulative Total Collected (to date)	Property Taxes	\$34,128.50
Cumulative Total Collected (to date)	EMS	<u>\$167,098.06</u>
Collected (to date)	All Categories	\$303,564.85

Collection of New and Old Motor Vehicle Bills

Tax Administrator Jake Oakley presented the following new report for the combination of

County/State reporting of the collection of Motor Vehicles:

- Graph shows each month's collection per taxing codes:

September-13

Old Tax System

Tax Code	Tax	Levy	Cost to	Net
Jurisdiction	Rate	Billed	Collect	Collected
City of King	\$0.422	\$ 15,462.00	\$ 134.00	\$ 13,400.00
King Car Fee	\$5.00	\$ 2,370.00	\$ 20.00	\$ 1,965.00
Walnut Cove Town	\$0.400	\$ 2,772.00	\$ 19.00	\$ 1,904.00
Danbury Town	\$0.270	\$ 242.00		\$ 37.00
School Tax	\$0.040	\$ 12,638.00		\$ 9,456.00
King Fire	\$0.065	\$ 3,265.00		\$ 2,360.00
Rural Hall Fire	\$0.065	\$ 625.00		\$ 531.00
Walnut Cove Fire	\$0.065	\$ 1,757.00		\$ 1,245.00
General County	\$0.600	\$167,715.00	\$2,132.00	\$141,243.00
Service Fire	\$0.065	\$ 11,404.00		\$ 8,317.00
Total Collected		\$218,250.00	\$2,305.00	\$180,458.00

September-13**New VTS State**

Tax Code	Tax	Levy	Cost to	Net
Jurisdiction	Rate	Billed	Collect	Collected
City of King	\$0.422	\$ 7,933.00		\$ 7,933.00
King Car Fee	\$5.00	\$ 1,370.00		\$ 1,370.00
Walnut Cove Town	\$0.400	\$ 1,414.00		\$ 1,414.00
Danbury Town	\$0.270	\$ 1,035.00		\$ 1,035.00
School Tax	\$0.040	\$ 5,781.00		\$ 5,781.00
King Fire	\$0.065	\$ 1,625.00		\$ 1,625.00
Rural Hall Fire	\$0.065	\$ 281.00		\$ 281.00
Walnut Cove Fire	\$0.065	\$ 829.00		\$ 829.00
General County	\$0.600	\$ 86,715.00		\$ 86,715.00
Service Fire	\$0.065	\$ 4,995.00		\$ 4,995.00
Total Collected		\$111,978.000	\$0.000	\$111,978.000

October 13**Old Tax System**

Tax Code	Tax	Levy	Cost to	Net
Jurisdiction	Rate	Billed	Collect	Collected
City of King	\$0.422	\$ 18,904.00	\$ 144.00	\$ 14,357.00
King Car Fee	\$5.00	\$ 2,440.00	\$ 21.00	\$ 2,143.00
Walnut Cove Town	\$0.400	\$ 2,507.00	\$ 22.00	\$ 2,226.00
Danbury Town	\$0.270	\$ 206.00	\$ 2.00	\$ 214.00
School Tax	\$0.040	\$ 12,222.00		\$ 10,888.00
King Fire	\$0.065	\$ 3,144.00		\$ 2,883.00
Rural Hall Fire	\$0.065	\$ 661.00		\$ 506.00
Walnut Cove Fire	\$0.065	\$ 2,057.00		\$ 1,408.00
General County	\$0.600	\$ 183,334.00	\$2,190.00	\$ 162,436.00
Service Fire	\$0.065	\$ 10,641.00		\$ 9,809.00
Total Collected		\$236,116.00	\$2,379.00	\$206,870.00

October-13**New VTS State**

Tax Code	Tax	Levy	Cost to	Net
Jurisdiction	Rate	Billed	Collect	Collected
City of King	\$0.422	\$ 12,579.00	\$778	\$ 10,843.00
King Car Fee	\$5.00	\$ 1,885.00	\$65	\$ 1,829.00
Walnut Cove Town	\$0.400	\$ 1,650.00	\$93	\$ 1,571.00
Danbury Town	\$0.270	\$ 1,770.00	\$100	\$ 1,672.00
School Tax	\$0.040	\$ 8,213.00	\$471	\$ 7,780.00
King Fire	\$0.065	\$ 2,128.00	\$122	\$ 2,015.00

Rural Hall Fire	\$0.065	\$ 383.00	\$22	\$ 364.00
Walnut Cove Fire	\$0.065	\$ 1,271.00	\$71	\$ 1,205.00
General County	\$0.600	\$ 123,194.00	\$7,054	\$ 117,898.00
Service Fire	\$0.065	\$ 7,183.00	\$410	\$ 6,807.00
Total Collected		\$160,256.000	\$9,186.00	\$152,984.00

**November 13
Old Tax System**

Tax Code Jurisdiction	Tax Rate	Levy Billed	Cost to Collect	Net Collected
City of King	\$0.422	\$ 18,784.00	\$ 142.00	\$ 14,244.00
King Car Fee	\$5.00	\$ 2,415.00	\$ 18.00	\$ 1,824.00
Walnut Cove Town	\$0.400	\$ 3,118.00	\$ 24.00	\$ 2,442.00
Danbury Town	\$0.270	\$ 215.00	\$ 3.00	\$ 326.00
School Tax	\$0.040	\$ 12,903.00		\$ 9,086.00
King Fire	\$0.065	\$ 3,067.00		\$ 2,386.00
Rural Hall Fire	\$0.065	\$ 611.00		\$ 595.00
Walnut Cove Fire	\$0.065	\$ 2,155.00		\$ 1,369.00
General County	\$0.600	\$ 193,548.00	\$2,219.00	\$ 136,291.00
Service Fire	\$0.065	\$ 11,715.00		\$ 7,728.00
Total Collected		\$248,531.00	\$2,406.00	\$176,291.00

**November-13
New VTS State**

Tax Code Jurisdiction	Tax Rate	Levy Billed	Cost to Collect	Net Collected
City of King	\$0.422	\$ 10,978.00		\$ 11,036.00
King Car Fee	\$5.00	\$ 1,685.00		\$ 1,696.00
Walnut Cove Town	\$0.400	\$ 1,123.00		\$ 1,128.00
Danbury Town	\$0.270	\$ 1,504.00		\$ 1,507.00
School Tax	\$0.040	\$ 7,493.00		\$ 7,533.00
King Fire	\$0.065	\$ 1,910.00		\$ 1,920.00
Rural Hall Fire	\$0.065	\$ 369.00		\$ 371.00
Walnut Cove Fire	\$0.065	\$ 1,110.00		\$ 1,117.00
General County	\$0.600	\$ 112,395.00		\$ 112,994.00
Service Fire	\$0.065	\$ 6,901.00		\$ 6,936.00
Total Collected		\$145,468.00	\$0.000	\$146,238.00

- Total Cumulative Collected by both systems for September = \$292,436.00
- Total Cumulative Collected by both systems for October = \$359,764.00
- Total Cumulative Collected by both systems for November = \$322,529.00

- Total Cumulative Collected to date (NCVTS) System = \$411,200.00
- Total Cumulative Collected to date (Old Tax) System = \$563,529.00
- Total Cumulative Collected to date (NCVTS, Old Tax) Systems = \$974,729.00

Releases less than \$100 – Real and Personal Property

Tax Administrator Jake Oakley presented the following Releases less than \$100 – Real and Personal Property (November 2013) for the Board's review:

Releases less than \$100 - Real/Personal

Property	November 2013	
Name	Bill Number	Amount
Faith Burrows	13A63266.01.1	\$2.33
James Tilley/	12A28325.01.1	\$63.99
(DBA Tilley's Tree Service)	13A28325.01.1	\$63.25
Luther Smith Heirs	13A694204645853	<u>\$16.21</u>
	Total Amount	\$145.78

Releases more than \$100 – Real and Personal Property

Tax Administrator Jake Oakley presented the following Releases more than \$100 – Real and Personal Property (November 2013) for the Board's review and consideration at the December 23rd meeting:

Releases more than \$100 - Real/Personal

Property	November 2013		
Name	Bill Number	Amount	
Sprint Nextel Corp/	13A155928317.07	\$122.97	Release Per DOR Appeal
Nextel South Corp	13A155928317.07.1	\$124.07	Release Per DOR Appeal
Barry & Donna Gearheart	13A598203226347	<u>\$317.25</u>	Approved application for VE
	Total Amount	\$564.29	

Refunds more than \$100 – Real and Personal Property

Tax Administrator Jake Oakley presented the following Refunds more than \$100 – Real and Personal Property (November 2013) for the Board's review and consideration at the December 23rd meeting:

Refunds more than

\$100 - Real/Personal

Property	November 2013	
Name	Bill Number	Amount
Philip E Smith Jr	13VETSMART	\$113.87
Vehicle Sold		
Roy & Betty King	13A696220808696	\$176.25
Appl. Elderly Approved		
Tina L Mitchell	13A696215645802	\$208.68
Appl. Elderly Approved		
Danny L Ulery	13A598600533580	\$317.25
Application- VA Approved		
Luther Smith Heirs	12A694204645853	\$135.16
Acreage Correction	11A694204645853	\$135.16
	10A694204645853	\$127.32
	09A694204645853	<u>\$127.32</u>
	Total Amount	\$1,341.01

Tax Administrator Oakley reported the following:

- Advertising for the 2014 Listing will be in the Stokes News this week
- Will be sending out approximately 10,000 listing forms
- Real property is permanently listed
- Listing period, barring any bad weather, is January 1-31, 2014
- Anything after January 31, 2014 will be declared late listing on personal property
- Collection is very much on schedule, approximately 60% of the budget collected

Chairman Booth opened the floor for discussion.

Commissioner Inman confirmed with Tax Administrator Oakley that the current 60% collect rate is almost comparable to the same time last year, maybe 1% better.

Commissioner Walker commented:

- Questioned Tax Administrator Oakley if the revenues from the Revaluation have decreased approximately \$500,000 (approximately 4%) as previously estimated?

Tax Administrator Oakley responded:

- Even though the County has lost approximately 4%, the County has gained in public utilities and motor vehicle collections
- Believe the rate of collections for motor vehicles will go up with the new state system
- The increase of revenues in public utilities and the increase in the collection of motor vehicle taxes has somewhat offset the 4% loss
- Next year will be more accurate

Tax Administrator Oakley requested to place the following items on the December 23rd

Consent Agenda:

- Real and Personal Releases more than \$100.00
- Real and Personal Refunds more than \$100.00

Chairman Booth, with full consensus of the Board, directed the Clerk to place the following items on the December 23rd Consent Agenda:

- Real and Personal Releases more than \$100.00
- Real and Personal Refunds more than \$100.00

Proposed Cell Tower for the Meadows Community

County Manager Rick Morris presented the following information regarding a proposed Cell Tower in the Meadows Community:

- Ms. Susan Stancil from Juvo Telecom and Planning Director David Sudderth are in attendance to answer any questions regarding the request
- Juvo Telecom has selected three (3) sites to be considered in the Meadows area
- Two (2) of the three (3) sites are located on county property (map provided to the Board)
- The best site of the two (2) sites that are on county property is the old prison camp location
- The sites require a lease of space that is 100 x 100 feet, plus an access easement of 30 feet, where half of the 30 feet is usually improved
- The sites are fenced in, normally with a 60 x 60 foot print
- The decision for the BOCC is whether the BOCC wishes to approve a tower location on either of the county own sites; if not approved for county property, there is a third site located on private property
- If the BOCC approves county property, the tower company will then initiate the normal cell tower application process with the Planning Department
- The tower is for AT&T, but would be available for co-locations by other carriers
- Would respectfully request to move the item to today's Action Agenda as the funding for these towers is subject to re-appropriation to other towers if the approval process moves too slow

Chairman Booth opened the floor for discussion.

Vice Chairman Jones commented:

- Agree with the site selected – former prison camp location
- Concerned about seeing a tower on the community college location
- Confirmed with Ms. Stancil that the tower would be visible from the community college

Ms. Stancil commented:

- Former prison camp location has the highest elevation of the three (3) properties
- It, in reality, would be the most visible because of where it sits to the intersection of the highways and the ground elevation

Commissioner Inman commented:

- County is trying to bring water and sewer to the Meadows area with the hopes to stimulate some economic growth in the area
- That makes the former prison camp location a prime piece of property
- How would placing a tower on the former prison camp location impact future development for the County?

Ms. Stancil responded:

- The way the County's Ordinance is written, it demands looking at county owned property first
- Presented AT&T design engineers the two county owned parcels; they identified the former prison camp property as their first choice with the community college location as a backup
- In terms of future development, the County's Ordinance requires the setback of approximately 220 ft from any property line which is going to pull the tower into the property (former prison camp location) in some form or fashion
- Have approximately 100x100 ft square along with access; access is considered to be nonexclusive which can be moved later at the developer's expense (tower owner has to have 24/7 access to the tower)

Commissioner Inman confirmed with Ms. Stancil that the projected site on the map at the community college location could be moved somewhat.

Ms. Stancil noted that the tower, if located on the community college, would be visible as one pulls into the site.

Commissioner Lankford commented:

- Confirmed with Ms. Stancil that the projected site on the map at the former prison camp location could be moved as long as it is 220 ft from any other property
- The structure being proposed is a 195 ft mono pole structure which can be close to non-inhabited buildings
- Confirmed with Ms. Stancil that only the top portion of the tower would be visible at the community college location

Commissioner Walker commented:

- Confirmed with Ms. Stancil that the former prison camp location is the number one location due to elevation with the community college site being second and the private landowner as the third
- Looking at the map provided, there several residents in that area

- Confirmed with Ms. Stancil that the former prison camp location is the most visible due to the elevation
- Confirmed with Ms. Stancil that the private property site is tucked in behind a tree line which could be the least noticed (Ms. Stancil noted that her opinion is a subjective viewpoint from just driving in the area)
- When looking at running water and sewer to the area, one of the main motivations was to not have a water tower on the community college property; it would distract from the view
- My vision is to have agriculture and horticulture classes on the location; have quite a farming heritage in Stokes County
- Would like to see the farmers and those who like to make a living from the land have as much opportunity to do that in the future and one way to encourage that is to offer these community college classes
- If we in the future decided to clear a lot of the property for agriculture or horticulture uses, it could make the tower more visible

Ms. Stancil responded:

- If the land was cleared, it could make the tower more visible
- Could not guarantee the property would stay a wooded tract

Commissioner Walker continued:

- Confirmed with Ms. Stancil, from a service prospective, that any of the three sites would be adequate
- Very encouraged to see more towers in the County to provide better cell services to the people in Stokes County

Ms. Stancil responded:

- AT&T has put quite an investment in both North and South Carolina in the past couple of years bringing additional services to rural areas
- Receive a lot of positive feedback when placing towers in rural areas – public safety and economic development reasons

Commissioner Walker continued:

- Owe it to the citizens to try to keep this beautiful county as natural as possible along with providing services
- Place a high value on providing the service in the least intrusive way as possible

Chairman Booth commented:

- The projected site for the tower at the community college location seems to be, per the provided map, not suitable for building, not sure even for clearing the property for agriculture
- If the projected site at the community college location could be moved to the right approximately 200 ft from the property line, it shouldn't impair any visibility of the mountains
- Will be hard press to meet the 200 ft setback at the former prison camp location

- Could go with either one, but could impair building on the former prison camp parcel in the future

County Manager Morris commented:

- Reminded the Board that after a site is chosen, preferably today, the application process will then start from the beginning

Commissioner Inman commented:

- Am not ready to vote today until visits are made to all locations
- Confirmed with Manager Morris that even if a site is selected today, the entire application process would have to be done at which time the final decision would be that of the Board of Commissioners

Planning Director David Sudderth responded:

- Original application was stopped due to the applicant did not follow the required guidelines
- This is where the decision will have to be made by the Board – additional revenue if placed on the county owned property along with the project benefiting the entire community
- If the BOCC decides on a county owned property today, the company then reapplies and start the process over; must have a balloon test, public information meeting, invitation to take a look at it, etc.
- Once the balloon is placed, this will give the Board the opportunity to see what the tower would supposedly look like
- Haven't see a master plan regarding the community college property
- With the placement in the wooded area at the community college location, the projected site looks good
- Cell towers are everywhere now, people don't pay them as much attention now
- Hanging Rock Advisory Board will be asked for input regarding the view once the application is received

Commissioner Inman confirmed with Director Sudderth that the process, after the balloon test, is the same.

Director Sudderth commented:

- American Tower Company (ATC) would own the tower and the County would receive funding from leasing the tower

Chairman Booth questioned if the balloon test could be done on both county owned properties at the same time?

Commissioner Inman stated that he would not vote for the former prison camp site.

Director Sudderth responded:

- Once the application is made, it is a formal process and can't ask the applicant to do balloon test for two sites

Commissioner Walker questioned Planning Director David Sudderth when are the surrounding property owners notified and a time decided?

Director Sudderth noted the County would receive the application and follow the normal requirements for advertising, posting, etc.

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

Chairman Booth, with full consensus of the Board, directed the Clerk to place the item on today's Action Agenda:

Animal Control – Proposed Lease for the Designated Property for the new Animal Adoption Facility

County Manager Rick Morris presented the following proposed lease for the Designated Property for the new Animal Adoption Facility for the Board's review and discussion:

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 Friends of Stokes Shelter (FOSS), 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 Walnut Cove, North Carolina (hereinafter called The FOSS, Inc.)

Whereas, County is the owner of a tract of real property, located adjacent to the County's Animal Shelter, Stokes County, North Carolina, hereinafter described, known as the Stokes County Animal Control, more fully described by the physical address of 1999 Sizemore Rd., Germanton, N.C. 27019; and as more particularly described on the attached Exhibit A.

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 FOSS, Inc. the property described herein (see attachment) on the following terms and conditions:

1. **Leased Space:** The FOSS, Inc. will lease the designated land for construction and operation of an animal adoption facility located at 1999 Sizemore Rd., Germanton, N.C. 27019.

2. Term of Lease: This lease shall be effective on the date it is signed by both parties, and unless terminated as provided in this agreement, shall continue for a period of ten (10) years (the initial lease term).
 - a. Renewal -- Provided Lessee is in compliance with all terms of this lease, Lessee shall have the option of renewing their lease for three successive terms of five (5) years each commencing at the end of the initial term. The option to renew shall be exercised by Lessee giving written notice to the Lessor at least ninety (90) days prior to the end of the existing term.
3. Termination: During the period of this lease the Lessor may terminate this lease if the Lessee fails to meet the terms and conditions agreed to in all sections of the lease, by providing written notice of termination upon a date specified in such notice. The termination date shall be not less than thirty days after the date of such notice. The Lessee may terminate the agreement prior to expiration of the term by giving written notice to the Lessor of Lessee's intent to terminate for reason of the occurrence of one or more of the following events:
 - i. The Lessor fails in any material respect to fulfill or perform any duty, obligation or responsibility under this agreement and if such failure continues for a period of ninety days after written notice of such failure.
 - ii. This agreement is declared unenforceable or invalid by a court of competent jurisdiction.

Lease Payments: The FOSS, Inc. 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 adjacent exterior grounds of the leased property, which responsibilities will include, maintenance and repair of the grounds and the septic system that will serve the new building and the current animal shelter building. All maintenance and repairs shall be performed in a workmanlike manner. The FOSS, Inc. will also provide general day to day maintenance and custodial services in the building.
5. **FOSS, Inc. Responsibilities:** Except for the County's obligations to maintain the Leased property as set forth in paragraph 4, the FOSS, Inc. agrees to maintain the property in good condition, normal wear and tear excepted. The FOSS, Inc. will properly secure the Leased property and will promptly notify the County of any damage or repairs needed on the adjacent grounds or sewer system.
The FOSS, Inc. will be responsible for 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 FOSS, Inc. as they see fit. If the building shall be damaged by fire or other casualty, and such damages are minor in nature, the same shall be repaired by The FOSS, Inc. 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 for cleanup and restoration of the property, and the FOSS Inc. shall be relieved from further liability under the Lease.

FOSS, Inc. shall be responsible for providing insurance against fire, theft, water or other damage for its personal property, including fixtures installed on the property. The FOSS, Inc. 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 FOSS, Inc. may have located on the property.

The FOSS, Inc. shall be responsible for the payment of utility bills for electrical, heating/air, and telephone.

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

The FOSS, Inc. 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.

The FOSS, Inc. shall have the ability to sublet office space within the property to non-profit/service organizations, with sublet revenue retained by the FOSS, Inc. 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 The FOSS Inc. organized programs, and shall be retained by the FOSS, Inc. in support of operational costs of leased property.

6. Indemnity: the Lessee agrees to indemnify the Lessor against any and all claims and losses arising out of the Lessees use of the property during the lease term.

Stokes County, Lessor

By: _____

Title of Officer

The Friends of Stokes Shelter, 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 _____

County Manager Morris noted the following:

- Since the last meeting, met with Dr. Debbie Cowan regarding the proposed lease
- In conjunction with County Attorney Browder, all changes are in red and underlined
- Changes the entity to The Friends of Stokes Shelter, Inc. – not Humane Society as previously presented
- Adds language about Exhibit A
- Adds new language about the Term of Lease and the Termination along with an indemnity statement
- The single issue that Dr. Cowan had was the renewal process
- Feel they may have some very serious contributors lined up, but their concern was that the County can change their mind and take the building away from them
- New language addresses that issue in regards to the Friends of Stokes Shelter and the County
- Have sent the revised lease back to Dr. Cowan for her comments
- Feels the lease is adequate for both parties

Chairman Booth opened the floor for discussion.

Commissioner Walker commented:

- Would envision this lease to protect the county's interest by having provisions that when the property ceases to be used for its primary purpose, it would revert to the county; but would have something in place to assure the Lessee, those going to all the efforts to raise the funding, that the facility is going to be in place and available for a good number of years
- Questioned Attorney Browder what has been missed from his observation?

County Attorney Browder responded:

- Agree with Commissioner Walker that a provision needs to be included that the facility reverts back to the County if it ceases to be operated as animal adoption center
- There is no provision at the end of 25 years, do not like to include automatic renewals after 25 years; 25 years is a long time

Commissioner Walker continued:

- Confirmed with County Attorney Browder there is not an opt out clause in the proposed lease
- Can't imagine a situation needed, but can never tell what could happen

County Attorney Browder continued:

- Can include an opt out clause if desired by the County, but don't feel it would be desirable from the Lessee
- One reason is that the Lessee is going to tie up a lot of funding for this project and major contributors may see that as a reason to not contribute if the building can be taken back at anytime

Commissioner Lankford, Commissioner Inman and Vice Chairman Jones had no issues with the proposed lease.

Chairman Booth, with full consensus from the Board, directed the Clerk to place the item on the December 23rd Action Agenda.

Gap Funding for Sewer Project

County Manager Rick Morris presented the following revised GAP Funding Letter for the Sewer Project for the Board's review and consideration:

December 9, 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.

December 9, 2013

Since the project is scheduled to begin construction in early 2014 and the county is needing to move forward on all the funding commitments the Stokes County Board of County Commissioners has certified through formal Board action, that they will provide \$134,284 to project cost and should any other 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,

Chairman
Stokes County Board of Commissioners

County Manager Morris noted the following:

- This is a requested revised letter for ARC
- ARC requested the County insert a dollar amount into the letter
- The amount of \$134,284 has been inserted into the proposed letter
- The \$134,284 is the current gap due to not having a final commitment from the last two grants
- Letter is a little more restricted
- County Attorney Browder has approved the revised GAP Letter
- Request the Board move the item to today's Action Agenda for execution

Chairman Booth opened the floor for discussion.

The Board had no issues with revised GAP Letter and no issues with placing the Agenda Item on today's Action Agenda.

Chairman Booth, with full consensus from the Board, directed the Clerk to place the item on today's Action Agenda.

Appointments – Economic Development Commission (EDC)

County Manager Rick Morris presented the following recommendations for re-appointment from the EDC: (will be advertised and placed on the county's website)

- Worth Hampton
- Sam Hill

- Phil Lawson
- Jason Pendleton

Chairman Booth opened the floor for nominations.

Vice Chairman Jones nominated the following for re-appointments:

- Worth Hampton
- Sam Hill
- Phil Lawson
- Jason Pendleton

Chairman Booth, with no further nominations, entertained a motion to close the nominations.

Commissioner Lankford moved to close the nominations. Vice Chairman Jones seconded and the motion carried unanimously.

Chairman Booth, with full consensus from the Board, directed the Clerk to place the item on the December 23rd Action Agenda.

GENERAL GOVERNMENT – GOVERNING BODY – ACTION AGENDA

Proposed Cell Tower for the Meadows Community

Chairman Booth entertained a motion regarding a proposed Cell Tower for the Meadows Community which was presented and discussed at today's meeting.

Commissioner Inman moved to consider the Cell Tower for the Meadows Community on the college portion of the county owned property per the map presented at today's meeting.

Vice Chairman Jones seconded the motion.

Commissioner Walker commented:

- Heard Commissioner Inman's comments regarding the need to visit the site before any approval; basically agree with Commissioner Inman
- Feel like this is being rushed; need to do my own steps regarding the placement of a cell tower on the three (3) projected sites before approval
- Recall from earlier discussions, this is not locked in
- Haven't seen the sites yet

Commissioner Inman requested to response:

- Said the statement about not ready to approve a site prior to confirming with Director Sudderth and Manager Morris that the county is not locked in, merely giving the county staff direction on a site and to follow normal application process
- Even after a balloon site, it doesn't lock the County in to a particular site, if it did, I would have not made the motion
- Agree with Commissioner Walker, need to see the sites, see the balloon test, etc.

Commissioner Walker responded:

- Willing to go with Commissioner Inman's observation that this is only for the balloon test as long as the County is not locked into at any time until the final approval

The motion carried unanimously.

GAP Funding for Sewer Project

Chairman Booth entertained a motion regarding the revised GAP Funding Letter for the Sewer Project which was presented and discussed at today's meeting.

Commissioner Inman moved to authorize the Chairman to execute the revised GAP Letter.

Commissioner Lankford seconded and the motion carried unanimously.

CLOSED SESSION

Chairman Booth entertained a motion to enter closed session for the following reasons:

- 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 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 Lankford 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 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 Jones seconded and the motion carried unanimously.

The Board returned to the regular session of the December 9th meeting.

Adjournment

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

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

Darlene M. Bullins
Clerk to the Board

James D. Booth
Chairman