

STATE OF NORTH CAROLINA)
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COUNTY OF STOKES)
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OFFICE OF THE COMMISSIONERS
STOKES COUNTY GOVERNMENT
DANBURY, NORTH CAROLINA
NOVEMBER 28, 2016

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, November 28, 2016 at 6:00 pm with the following members present:

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

County Personnel in Attendance:
County Manager Richard D. Morris
Clerk to the Board Darlene Bullins
Finance Director Julia Edwards
Public Works Director Mark Delehant

Chairman J. Leon Inman called the meeting to order and welcomed those in attendance.
Chairman Inman noted that this would be his last regular meeting.

INVOCATION

Chairman Inman invited those who wished to join the invocation to please do so.
Vice Chairman Booth delivered the invocation.

GENERAL GOVERNMENT-GOVERNING BODY-PLEDGE OF ALLEGIANCE

Chairman Inman invited those in attendance to join the Board in the Pledge of Allegiance.

GENERAL GOVERNMENT – GOVERNING BODY – APPROVAL OF AGENDA

Chairman Inman entertained a motion to approve or amend the November 28, 2016 Agenda.

Commissioner Jones moved to approve the November 28th Agenda as presented.

Commissioner Walker seconded and the motion carried unanimously.

COMMENTS - Manager/Commissioners

Chairman Inman opened the floor for comments from the Board and the County Manager.

County Manager Rick Morris commented:

- A Federal Judge in Texas has halted the new Department of Labor Overtime Rule which requires that an exempt employee make at least \$47,476 annually
 - The Board, at their November 14th meeting, reclassified several positions from exempt to non-exempt
 - Department Heads have been notified that no positions will be changed to non-exempt due to the Federal Judge's ruling
 - Will wait to see what happens with the new Overtime Rule when the new administration takes over
- As the Board knows, County staff has been working with Rockingham County to be the County's E911 backup center
 - Met with Officials from the E911 Board in Raleigh regarding the County's backup center which had been planned to be in Rockingham County
 - E911 Officials have recommended that the County's backup should be Surry County instead of Rockingham County due to a tremendous difference in cost
 - Surry officials are taking the concept to the Surry County Board of Commissioners
 - Stokes County has a common carrier with Surry County
 - Stokes County does not have a common carrier with Rockingham County which increases the cost
 - E911 Director Del Hall will make the necessary changes in the County's plan and submit to the E911 Board for approval
- Reminder that the swearing in for recently elected county commissioners will be Monday, December 5th at 9:50 am followed by the Commissioners' Organizational Meeting at 10:30 am (Commissioners' Chambers)

Commissioner Lankford commented:

- Ethics for Life – "A wise man is strong; yea, a man of knowledge increaseth strength" (Proverbs 24:5)

Vice Chairman Booth commented:

- Welcome everyone and appreciate everyone being here today
- Want to welcome a high school student from South Stokes High School who is observing how government works for his classes

Commissioner Walker commented:

- Would first like to congratulate Chairman Inman on his 14 years of outstanding service to the citizens of Stokes County

- To the best of my knowledge, Chairman Inman has always put the citizens first, trying to always do what was in the best interest for the County and its citizens
- Have been through a lot together over the years
- Wish you well in your future endeavors
- Want to welcome Commissioner-Elect Ronnie Mendenhall
 - Looking forward to working with Commissioner-Elect Mendenhall on this Board
 - Believe Commissioner-Elect Mendenhall will be an asset to this Board and an asset to the citizens of Stokes County
 - Wish Commissioner-Elect Mendenhall good luck as he begins his journey as a county commissioner
- Glad to see a student here tonight to learn what happens at a county commissioners' meeting

Commissioner Jones commented:

- Welcome everyone here tonight
 - Enjoyed the recent tour of the new community college
 - The facility embraces our environment
 - Very pleased to learn that there is low level lighting which will protect the light pollution situation
- Showed a picture of a Dollar General in another county that does not look like the normal Dollar General
 - Could have something much better to look at than just a brick façade
 - Going to have to look at these facilities for decades
 - Just want to be proactive
 - Appreciate the jobs created and sales tax revenue for the county from the Dollar General Stores

Chairman Inman commented:

- It has been an honor and a privilege in serving Stokes County and its citizens for the past 14 years
- Have served with some great Boards including the Board I serve with now
- Lot of good things have happened in this County
- Commissioner-Elect Mendenhall will bring a lot to this Board

PUBLIC COMMENTS

Chairman Inman noted that the Board of Commissioners will hear Public Comments, but will not respond to Public Comments and that each speaker will be allowed three (3) minutes.

The following spoke during Public Comments:

Ramona Timm
PO Box 573
708 Summit Street
Walnut Cove, NC
RE: **Thanksgiving**

Ms. Timm read and presented the following to the Board of Commissioners:

Buddy and I both agree that our concern is over changing the name of Thanksgiving Day to something else. One Mayor has already changed the names of a couple of major holidays in his city (not in North Carolina).

We need to keep Thanksgiving Day as a time to remember the success of Godly virtue, in lives, community and politics; for it is our American heritage of those Pilgrims that can help guide our way.

The Pilgrims drew up and signed the *Mayflower Compact* – “In the name of God, Amen. We, whose names are underwritten... having undertaken, for the Glory of God, and advancements of the Christian faith... a voyage to plant the first colony in the Northern parts of Virginia, do by these presents, solemnly, & mutually in the presence of God... covenant and combine ourselves together into a civil body politic, for our better ordering & preservation & furtherance of the ends aforesaid; and by virtue hereof to enact, constitute, and frame such just & equal laws, ordinances, acts, constitutions, & offices...as shall be thought most meet and convenient for the general good of the Colony...”

Buddy will continue the rest.

E.A. “Buddy” Timm
PO Box 573
Walnut Cove, NC
RE: **Thanksgiving**

Mr. Timm read and presented the following to the Board of Commissioners:

In Bradford’s History of the Plymouth Settlement, he cites the severity of the winter, lack of housing, disease, and sickness as the cause; “Of all the hundred odd persons, scarcely fifty remained, and sometimes two or three persons died in a day. In the times of worst distress, there were but six or seven persons, who, to their great commendation be it spoken, spared no pains night or day, but with great toil and at the risk of their own health, fetched wood, made fires, prepared food for the sick, made their beds, washed their infected cloths, dressed and undressed them; in a word did all the homely and necessary services for them which dainty and queasy stomachs cannot endure to hear mentioned; and this they did willing and cheerfully, without the least grudging, showing their love to the friends and brethren; a rare example, and worthy to be remembered.”

Squanto, an Indian who befriended them, taught them how to plant and raise crops. From his help and the families’ diligent work in their gardens, a bountiful harvest was produced, bringing about the first Thanksgiving.

When Squanto was dying of Indian fever, “He begged the Governor to pray for him, that he might go to the Englishmen’s God in heaven, and bequeathed several of his things to some of his English friends, as remembrances.”

The Pilgrims’ witness of the life, death and resurrection of Jesus who spoke; “I am the resurrection, and life...whosoever liveth and believeth in me shall never die” (John 11:25:-26), brings consolation, coherence, and meaning to life, with a love beyond this temporal life.

Therefore, discountenance every false narrative upon our heritage, and refuse every innovation for a holiday name change. We need to remember those who went before us and keep Thanksgiving Day – Thanksgiving.

Sri Ananda Sarvasri

1060 Tyler Road
Walnut Cove, NC

Re: **Happiest, Healthiest, Greenest County in the Nation - Vision**

Mr. Sarvasri read and presented the following to the Board of Commissioners:

Creating a Vision for Stokes County

I am continuing with my suggestions to make Stokes County the Happiest, Healthiest, and Greenest County in the nation. Our forefathers enshrined the Pursuit of Happiness as a basic goal of this nation, but how do we achieve it? We start with a vision. This presentation is about vision. A vision can be expressed in either images or words. Just a few words can conjure up an image of something wonderful. Word descriptions also form a language or set of patterns to express the ideas that we care about. For instance, we could have expressions that describe images about the environment we want to live in. For example, “Flowers Everywhere” expresses a vision. As soon as you hear the words, “Flowers Everywhere,” images come to mind that conjure up a beautiful world. In the same way, we can create a collection of word patterns in all different areas of our society. I started this project with the word pattern, “Happy, Healthy, and Green.” This is a work in progress and I invite everyone to take part. What do we want to create as the highest vision for Stokes County? If we define it, then we know where we want to go. We want to use a positive language, and avoid using language that describes things we don’t want.

Some examples:

Agriculture

Pure Genetic Seeds
Unpatented Heirloom Seeds
Universal Seed Saving
Free Seed Distribution
Open Source Seed Bank
Probiotic Organic Agriculture
Regenerative Agriculture
Zero External Costs
Abundant Food in Every Neighborhood

Abundant Food in Winter
Abundant Community Gardens
Abundant Solar Greenhouses

Ecology

Recycle Everything
Soil Restoration

Economics

Sustainable Development
Economic Abundance for Everyone
Everything Paid For
20 Hour Work Week
Creativity – Innovation Centers
Abundant Work Activities That You Love

Education

Every Child a Genius
Every Student Makes an A
Study What You Love
Personalize Learning Track
Go As Fast or As Slow as You Want
Learn with Peers Who Love What You Love

Energy

Sustainable Energy Production

Environment

Pure Air
Pure Water
Pure Soil
Flowers Everywhere

Government

Constitutional Government
Fair Representation

Health

Physically, Mentally, and Emotionally Healthy
Abundant Organic Food
Natural Birth, Perfect Babies
Everyone Trim and Healthy
Abundant Healthy Activities

Housing

Sustainable Housing
Everyone Owns A home

Home Provides Food
Home Provides Water
Home Provides Energy
Home Recycles Wastes

Infrastructure

Green Technologies
21st Century Knowledge
Science-Based Decisions
Park-Like Cities & Towns
Outdoor Plazas
Indoor Solar Terraces
Interwoven Towns & Parks
Shady Sidewalks
Walk or Bicycle Anywhere Safely
Beautiful Business & Retail Plazas

Social Patterns

Golden Rule Behavior
Everybody Happy
Social Justice
Social Opportunities
Happy, Safe Places to Gather
Entertainment with Redeeming Value

Spiritual

Respect for Spiritual Diversity
The Divine is Everywhere
Truth as the Highest Religion

Suggested Board members email him with any suggestions for the vision for Stokes County. These words are just a start, we can build on these words.

Hope to have an article in the Stokes News.

Horace Stimson

1931 Horseshoe Road
Westfield, NC

RE: **Our Communities**

Mr. Stimson presented the following comments to the Board of Commissioners:

- On behalf of Texie Jessup and the Francisco Reuse Purposing Team, Our Communities of Northwest Stokes and neighbors throughout rural northern Stokes County, we publically thank the Board of Commissioners and County staff for the collaboration as we move forward with this challenging, repurposing project together

Chairman Inman expressed appreciation to those who spoke at tonight's meeting.

CONSENT AGENDA

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

Minutes

- Minutes of November 14, 2016 - Regular Meeting

District Resource Center - 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
	District Resource Center			
100.4321.260	Departmental Supplies	<u>\$2,600.00</u>	<u>\$363.00</u>	<u>\$2,963.00</u>
	Totals	\$2,600.00	\$363.00	\$2,963.00

This budget amendment is justified as follows:
 To appropriate funds from drug screening funds for the purchase of an air compressor.
 No County Funding.

This will result in a **net increase** of **\$363.00** 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
100.3433.410	District Resource Center Fees	<u>\$00.00</u>	<u>\$363.00</u>	<u>\$363.00</u>
	Totals	\$00.00	\$363.00	\$363.00

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				
100.5310.351	Maint. & Repairs – Auto	<u>\$98,747.00</u>	<u>\$2,977.00</u>	<u>\$101,724.00</u>
	Totals	\$98,747.00	\$2,977.00	\$101,724.00

This budget amendment is justified as follows:
To appropriate insurance claim funds for repairs to vehicle.

This will result in a **net increase** of **\$2,977.00** 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
General Fund				
100.3839.850	Insurance Claims	<u>\$44,060.00</u>	<u>\$2,977.00</u>	<u>\$47,037.00</u>
	Totals	\$44,060.00	\$2,977.00	\$47,037.00

Tax Administration Report – October 2016

Release More than \$100 – Real and Personal Property

Tax Administrator Jake Oakley presented the following Release more than \$100 – Real and Personal Property (October 2016) at the November 14th meeting for the Board's review with consideration at the November 28th meeting:

Releases More Than \$100 Name	Real/Personal Bill Number	Property Amount	Reason
Joe Bailey Nunn	293740-2016-2016	<u>\$870.98</u>	Forestry Use Value Approved for 2016 by BOCC
	Total Amount	\$870.98	

Refund More Than \$100 – Real and Personal Property

Tax Administrator Jake Oakley presented the following Refund more than \$100 – Real and Personal Property (October 2016) at the November 14th meeting for the Board's review with consideration at the November 28th meeting:

Refunds More Than \$100	Real/Personal	Property	
Name	Bill Number	Amount	Reason
Michael W Livengood	32657026	\$112.73	Vehicle Sold
	Total Amount	\$112.73	

Vice Chairman Booth moved to approve the Consent Agenda as presented.

Commissioner Jones seconded and the motion carried unanimously.

GENERAL GOVERNMENT – GOVERNING BODY – INFORMATION AGENDA

Chairman Inman noted that there were no items on tonight’s Information Agenda.

GENERAL GOVERNMENT – GOVERNING BODY – DISCUSSION AGENDA

Public Buildings – Proposed Custodial/Maintenance/Security Positions – Forsyth Tech

Chairman Inman noted that the Open House/Ribbon Cutting for the new community college is scheduled for Thursday, December 8th at 10:00 am with the public being invited.

Chairman Inman noted that Public Works Director Mark Delehant and Stokes County Operations Director Ann Watts were in attendance for tonight’s meeting.

County Manager Rick Morris presented the following information regarding a request from Public Works Director Mark Delehant for funding to hire Custodial/Maintenance/Security staff for the new community college:

- As directed, bringing the needed request for staff for the new community college to the Board for consideration
- Director Delehant has provided justification for minimum staffing to cover the basic needs of housekeeping, indoor building maintenance, outdoor grounds maintenance, and security services for the FTCC Campus
 - Due to the fact that the Stokes Early College Campus normal hours of operation will be from 7:00 am till as late as 10:00 pm and the agreement between Stokes County and FTCC requires the County to provide not only housekeeping but building maintenance, grounds maintenance, and security, he is requesting two additional employees
 - This will allow for full coverage of a first and second shift which would fulfill the county’s obligation to FTCC in providing all the services mentioned above for the FTCC campus without the use of outside

- contractors and allow us to continue to provide housekeeping and maintenance to the county's Autumn Square facility
- The FTCC/Stokes Early College High School campus with its hours of operation, high traffic, modern plumbing and electrical, and requirement to supply security (per the agreement with FTCC) is considerably different than anything the county now operates
 - Received information regarding maintenance costs from the Forsyth Tech staff
 - Operation of a center of comparable size in Forsyth County:
 - Housekeeping = \$36,598 per year
 - Grounds = \$20,400 per year
 - Security = \$24,544 based upon 944 hours of class operation for Fall and again for Spring classes
 - Summer was not included
 - Maintenance
 - Hard to estimate because the full time staff takes care of maintenance for all Forsyth County locations
 - Usually it costs about \$200,000 to do the full operation of an off-campus location if it is open with a full load of classes every semester
 - Based on the information received from Forsyth Tech, Director Delehant believes the most cost effective approach is to add two additional Custodial/Maintenance/Security employees rather than utilize outside contractors for security and grounds maintenance
 - The estimated additional cost for two new employees would be (including benefits) \$36,128 for the remainder of the FY 2016-17 with funding being appropriated from the Schools/Forsyth Tech 4 cent tax
 - Additionally, a majority of the county buildings on campus are now at or approaching 25 years of age making the need for repairs more frequent and tasks of regular scheduled maintenance even more critical
 - More notable recent additions to the number of buildings include the Autumn Square property, the Health Department expansion, and Art Market
 - Maintenance staff also has the temporary requirement of supplying services to Francisco Elementary and the Petree property until permanent solutions are in place
 - Director Delehant believes that maintenance cannot absorb any additional responsibilities and maintain a reasonable level of service toward the operation of the buildings across the county without the requested additional staff

Public Works Director Delehant commented:

- Besides the information included in the Agenda packet, did some research to try to find a comparable site
- Need two shifts with the community college offering night classes
- Staff will be needed for custodial, general maintenance, ground maintenance, and security
- Would rather have full time employees instead of contract positions
- Need two new positions for the community college
- Did some comparisons: (hard to find an exact replica)
 - South Stokes High School, student population of approximately 640 students, has five custodial positions (working approximately 8.5 hours of operation)
 - No maintenance, no ground maintenance and no security included in this total
 - Hospital, who has two shifts with 16.50 hours of operation, has 7 full time positions – custodial only

Chairman Inman opened the floor for discussion.

Commissioner Lankford commented:

- Confirmed with Director Delehant that there is currently one full time position at the Meadows location who performs custodial, maintenance, and security
- Questioned how the current arrangement is working?

Director Delehant responded:

- The current arrangement does not work very well; there is no backup when the employee is out sick or on vacation and other staff has to be sent over leaving work at other locations

Commissioner Jones commented:

- Have a new facility
- Have an agreement with Forsyth Tech to maintain this facility
- If this is what we need to do, then we need to do it
- Have a new campus and need to keep it looking good

Commissioner Walker commented:

- One advantage of a new facility, it would not require a lot of maintenance like some of our 25+ facilities
- Confirmed with Director Delehant that he had spoken to Director Ann Watts regarding the needs and that Forsyth Tech contracts most of these types of services

Director Delehant responded:

- Forsyth Tech estimates that custodial, maintenance, and security for a comparable size facility in Forsyth County would be \$200,000 (contract)(excludes summer sessions)

Commissioner Walker continued:

- Confirmed with Director Delehant that this request should do what it needs to do to provide the needed services to the Early College and new community college when opened
- Appreciate the work done by Director Delehant, seems he has researched his request very well
- Have to trust what our department heads and manager submit
- Confirmed with Director Delehant that he is very comfortable with the recommendation presented to the Board for two full time positions

Vice Chairman Booth commented:

- Confirmed with Director Delehant that one employee provides services to the two PODS (approximately 20,000 sq. ft.) which matches the size of the new community college
- Questioned if two employees working different times could handle the request? (two shifts) (first and second shifts)
- Confirmed with Director Delehant that ground maintenance is done by the Public Works staff and District Resource Center (mowing)
- Agree with Commissioner Walker, there should not be much maintenance needed for a new facility

Director Delehant responded:

- Two employees would be sufficient if only custodial services were being provided
- There are still maintenance needs – complex facility – routine maintenance such as filters changing, toilets issues, etc.

Vice Chairman Booth questioned if two employees were approved, what would be their schedule?

Director Delehant responded:

- Don't know exactly right now how only two employees could fulfill duties at the community college

Chairman Inman confirmed with Director Delehant that the request tonight is for two additional full time employees.

Commissioner Lankford commented:

- Would be in favor of at least doing a trial of one additional full time employee for a couple of months – possibly run two shifts
- Do not feel comfortable with the comparisons being provided
- Would like to see how it operates with only one additional employee
- Recommendation - approve one position on a trial basis and reassess the request after about three months

Commissioner Walker commented:

- Confirmed with County Manager Rick Morris the request is sustainable with funding being provided by the Schools/Community College 4 cent tax
- Just wanted to make sure it fits within the financial model (Finance Director Edwards agreed with Manager Morris that the funding recommendation does fit within the County's financial model)

County Manager Morris responded:

- The funding for maintenance for the new community college was figured into the financial model at the beginning

Vice Chairman Booth commented:

- Understand that the 4 cents tax brings in approximately \$1.4 million which does not pay the entire debt service
- Confirm with Manager Morris that the operational expenses for Poplar Springs and Early College are allocated from the 4 cent tax and that the operational expenses for the community college were included in the 4 cent tax calculation
- Realize the fund has grown but with the new debt service payment for the new community college, the fund will not grow as fast as in the past
- Have to look at this for the long range – things can change
- Confirmed with Manager Morris that the proposed vocational building was not figured into the financial model

County Manager Morris commented:

- The operational expenses can be allocated from the 4 cents or from general fund

Vice Chairman Booth continued:

- General Fund is taxes just like the 4 cent tax
- Things can change such as the interest rate on the QZAB which now has a very low interest rate
- Everything has to be considered
- Can go along with Commissioner Lankford's recommendation of adding one additional employee on a trial basis

Commissioner Walker commented:

- Noted the possibility of receiving \$1.5 million grant from Golden LEAF Foundation for the new vocational building at the community college site
- Confirmed with Director Delehant that three full time employees could handle the Early College, Community College, proposed vocational building, and Autumn Square which is a revenue source

Public Works Director Delehant commented:

- Reiterated that three full time staff should be able to take care of the community college, proposed vocational facility, and Early College

Commissioner Walker recommended Action Agenda for the December 12th meeting.

Chairman Inman, with consensus of the Board, directed the Clerk to the Board to place the item on December 12th Action Agenda.

Francisco Elementary School Property – Communities of Northwest Stokes – Discussion

County Manager Rick Morris presented the following questions/concerns that the Our Communities of Northwest Stokes (OC) would like to receive feedback from the entire Board of County Commissioners (BOCC):

- County staff along with commissioner participation has been meeting regularly each month with the OC
- A few topics have been included in the recent information provided to the BOCC from the monthly working group meetings, where two commissioners per meeting participate in monthly discussions
- Would like to get feedback from the entire Board of Commissioners
- Specific areas where feedback is requested from the BOCC are listed below:
 - Given the actions taken to date by OC on the Francisco Project, what are the current expectations of the BOCC for the project?
 - Halfway through the project period
 - Is there a possibility that insurance premiums on the property can be reduced between now and June 30, 2017 if the buildings were approved for uses that met the existing sewer constraints and building code requirements?
 - Would additional security monitoring possibly reduce insurance premiums?
 - Insurance premiums are paid through June 30, 2017
 - In order to reduce the premiums, there would have to be an approved plan by the Board of Commissioners and the building would have to be occupied
 - Then the County would have to go back to North Carolina Association of County Commissioners Insurance Pool to see if they would insure the facility
 - Don't think it is really realistic to think the insurance premium could be affected between now and June 30, 2017
 - Can always revisit that issue if things progress
- Provide a status of the draft property transfer agreement that is being prepared by the County Attorney
 - County Attorney Tyrone Browder has prepared a draft Transfer Agreement for the BOCC and OC to review and discuss
 - The draft agreement must include an Exhibit "A" which is a written plan to re-purpose the property as a community resource

- Working document for both groups to review and make changes
- Does not need to be approved until the County is ready to transfer the property to the OC
- Will the BOCC waive the application fees for the sewer assessment work that has been completed by the Environmental Health Office?
 - This could be addressed at the next meeting
 - Think the fee was approximately \$75
 - Board of Commissioners have the authority to waive the fee
- What are the BOCC thoughts on maintaining ownership of the property past June 30, 2017 if there are mutually beneficial reasons to do so?
 - This would be in conflict with the original agreement approved by both the BOCC and OC
- Horace Stimson is at tonight's meeting to answer questions

Chairman Inman requested Mr. Stimson provide information to the Board before any

Board discussion.

Mr. Stimson commented:

- Manager Morris has covered it pretty well
- OC would like to have as close of an understanding at what the transfer agreement would look like with a plan that would work
- We know this is a challenging project with a lot more to do
- Have submitted a calendar of activities for the startup phase along with the septic system application which would mean that the usage would fall within 300 gallons a day
- Would continue to collaborate with Environmental Health and then plan to go to the Planning Department
- Interested in feedback from the entire Board
- OC will be discussing the draft property transfer agreement to make sure the OC understands what we are working towards
- Also need to have some discussions on protecting the asset – have some numbers regarding the needed roof repairs which will be discussed at the next joint meeting
- Think we have a number of folks who would like to use the facility
- Feel it would impact the high premium rate
- Also looking at accessible additional property for major septic repair fields
- As we move forward will be looking at the entire engineering side of the septic system
- In the near term, we have a draft proposal for our steering group to review that will create a taskforce
- The taskforce will have the following teams:
 - Property management
 - Possibly assist the County with items being handled by Public Works
 - Uses and Revenues
 - Operating Costs

- Capital Costs
- Documentation Team
 - Will run the dynamics spreadsheets with the assistance of the Small Business and Technology Development Center (SBTDC) that will prepare the template
 - First step will get data from the County, the School System, and Spencer Penn to populate a spreadsheet which will lay out some of the assumptions and uses
 - Looking to attract individuals who are champions at different uses that will take responsibility for exploring and dealing with other entities such as Forsyth Tech, Cooperative Extension, Food Pantry, and commercial uses in order to discuss zoning
 - OC feels very strong, based on experience from Spencer Penn, that the occupants need to pay operating costs and some sort of sinking fund whether nonprofit or for profit to hopefully meet some needs in that area
- OC would look to pull together these team members within the next month and assign responsibilities
- During January and February, start pulling and analyzing data to see what will work and will not work
- During the following months in consultation with the County and the community, make adjustments to come up with the final plan that is due June 30, 2017
- OC needs to make sure we are on the right track; any input from the BOCC would be helpful

Chairman Inman opened the floor for discussion.

Chairman Inman commented:

- Have met several times with Horace and Texie Jessup, as recently as last week to discuss progress
- As I shared with them, it looks like someone lives there
- A lot of work has been done with a lot of work to be done
- Feel the community has embraced the concept
- From the beginning, this Board has made it very clear that the Board wants the property to belong to the community because that property does belong to the community

Commissioner Jones commented:

- Delighted there is so much interest in repurposing this facility
- There has been a lot of work done to the property
- Believe the OC does have some great ideas
- Believe if there is a group that could make something happen, the OC is that group to make it happen
- Have some good plans that I want to see happen
- Hope there can be some economic growth in the area
- Know there is some major hurdles ahead

- Believe the OC has made things very clear and now the BOCC needs to make some decisions such as ownership beyond June 30, 2017

Mr. Stimson responded:

- The OC knows there will be mutual issues that will come up
- OC will be looking at the BOCC to help resolve some of the issues so that the process does move forward in a serious and effective manner
- OC understands there is a major challenge that can only be solved together
- The process is designed to create solutions for all of the rural northern Stokes County, not just northwest Stokes County because of its location
- Believe there are customers out there that need services that are not being served now
- Plans are to serve those unserved customers and attract enough market from Southern Virginia to include other parts of Stokes, and Forsyth, Rockingham, and Surry Counties for certain activities to generate revenue
- That hopefully will lead to economic development that will attract visitors that go to Hanging Rock State Park – an increase in tourism
- OC knows it is going to take time and a lot of work to do

Commissioner Walker commented:

- Have always appreciated your positive approach and can do outlook to make things happen
- See there is about seven months left in this 16-month cycle
- Would like to hear your comments and perspective at where you are at this time in this period

Mr. Stimson responded:

- Lot of work was done at the beginning before a final agreement was signed by both groups (OC and BOCC)
- Know as an entrepreneur, you have to pivot, you have to adjust, and learn from the experience
- Believe if we get the teams up to speed to perform some of the qualifying work, use the Moorefield Engineering Report, use the services of a qualified architect and contract that we have, the OC can cut through some things
- The OC did commit to providing the BOCC a plan by June 30, 2017
- Will be developing a plan that the OC feels will be sustainable
- During this process, OC will be able to see the financial needs, see what services are needed, see what services can be offered, see what cash flow is needed, and plan the strategy to move forward with possible granting agencies
- You have to be an optimist as an entrepreneur
- OC realizes that things can fail, but you have to try to do the best you can
- OC is attempting to do the best it can with the support and engagement of the BOCC
- When the hard things happen, they must be addressed

Commissioner Walker continued:

- One thing about the seven-month period is that the OC does have seven months of county funding remaining to continue to work toward the vision

- Would like to know the OC's vision

Mr. Stimson responded:

- Would be a series of categories that have to be defined to see what will work in the area
- You have things to look at such as health and wellness, telemedicine, mental health, food pantry needs space for distribution and storage, child care, YVEDDI Headstart, after school care, entertainment facility (gym) for sports/music, meeting spaces, retail space, jamming space for musicians, vocational uses
- We have discussed having small tests to see what needs and activities will and will not work
- May look at a commercial kitchen, which is very expensive, down the road
- Would like to look into being able to serve prepared food at events
- Need to consider what can be done to hopefully attract economic development
- Must figure out what will work to attract customers to sustain the cash flow
- The plan will have to be flexible so things can be changed as the market changes
- Spencer Penn is making their operation work; they often get 1,600 people attending a barbecue
- Spencer Penn is sharing data and ideas with the OC

Commissioner Walker continued:

- Confirmed with Mr. Stimson that at the present time, there is not an estimated figure on how much it would take to sustain the facility
- Controlling factor, long term, will be to make the facility self-sustaining

Mr. Stimson responded:

- Hope the teams being put together will provide a base line for the operation of the property
- Information is also being provided by Spencer Penn regarding operational costs
- OC will start in phases to see what can and cannot work

Vice Chairman Booth commented:

- Very pleased with the progress I have seen over the past few months
- The OC has kind of been on a standstill regarding what can and cannot be done with the property because of septic issues
- Took several months to figure out that there are some things that can be done with using less than 300 gallons a day
- Lot of work has been done pertaining to the sewer lines
- Property has been marked that can be used for expansion of sewer septic lines
- Very glad to see something is finally working out
- From the last meeting, feel that Environmental Health and Planning is working together to actually see what can and cannot be done
- Questioned if there has been any progress since the November meeting?

Mr. Stimson responded:

- Have spoken to someone who can do the operation of the sewer system at a reasonable cost

Vice Chairman Booth commented:

- Saw the enthusiasm of the community at the FarmFest
- Very encouraged with progress so far, especially within the past few months
- Questioned if the FarmFest was profitable?

Mr. Stimson responded:

- OC has a work day scheduled for December 2nd
- Raised approximately \$9,000 net from FarmFest, Hay Ride at the Martin Farm and sponsorships
- Very pleased with the net profit
- Really need to now focus on the outreach since there is funding available
- Need to continue to recruit more folks to our teams
- Our focus must be on the taskforce teams in order to achieve our goal of a sustainable plan

Commissioner Lankford commented:

- Going to start with the question regarding the BOCC thoughts on maintaining ownership of the property past June 30, 2017
- From my point of view, the County is not going to own that property after June 30, 2017
- Can't speak for the entire Board, but giving you my personal viewpoint

Mr. Stimson responded:

- That could make it very difficult for the OC to continue

Commissioner Lankford continued:

- Just being very frank and giving my viewpoint
- Know there has been a lot of progress made, but the County made a commitment that the Board of Commissioners would help during the 16-month timeframe with an end date of June 30, 2017
- Feel the OC needs to know where we are coming from, this is where I am coming from
- Feel the OC needs to be concentrating on June 30, 2017 as the end date, how you are going to do and where the money is coming from

Mr. Stimson responded:

- Can assure you the OC is thinking about all those things
- When talking about the June 30, 2017 deadline, the OC could possibly find the strategy that funds can only come through a government agency and believe there is an understanding that the County would sponsor those grants with the OC doing the writing of the grants and implementing the grants, that is some of the reasoning for the question involving the June 30, 2017 deadline
- Taking the date of June 30, 2017 as the date to have a plan to the BOCC
- But must look at reality
- The date of June 30, 2017 is the target

- If June 30, 2017 is definitive of what this entire Board thinks, then the OC needs to know that
- Got to continue to think out of the box, be creative, and look at the big picture

Commissioner Lankford continued:

- Understand the big picture
- The community needs to make a decision if the community is going to purchase the facility and property and the County give the community a really good offer or is the County going to have to sell it to someone else
- From my viewpoint, the County is going to be out of business with that facility on June 30, 2017
- Think the OC's target is taking ownership by June 30, 2017

Mr. Stimson responded:

- The OC's target is to provide the BOCC with a sustainable plan by June 30, 2017
- If that can't be accomplished, it is not in the best interest for the group to take ownership of the facility
- If the plan does look like it will work, there needs time to implement the plan
- Have to remember the nonprofit status was approved in only 10 days, (used short form) would have to go back to the IRS about the status of this nonprofit being able to own property
- This will have to be looked at when the time comes
- Do not think it would be a problem, but that would have to be looked into
- My questions are what discussions do we have to make sure that something in going to work in that facility/area and what would encourage the OC to continue to invest capital into a property that it does not own?
- Understanding the County is investing funds into a property owned by the County and helping to get this process moving
- We need to know those kinds of things

Commissioner Lankford continued:

- Just want to give you my opinion
- Confirmed with Mr. Stimson that there are government agencies that must give funding to a government agency such as ARC and Department of Commerce

Mr. Stimson responded:

- Appreciate the honesty, need those direct answers
- Got a lot of people willing to help
- There are a lot of questions regarding job creation that must be answered in order to address the zoning
- This facility is going to be the economic driver in that part of the County
- It is all a package deal, creating puzzle pieces, trying to put them together

Commissioner Walker commented:

- Would hope to be able to identify how the County could stay involved even if the funding stops
- Would like to see if there is some way the County could continue to assist the OC

Mr. Stimson responded:

- Could certainly assist with shared funding at that point when data has been analyzed
- Not sure where we will be at that point, but worth talking about

Commissioner Walker commented:

- Not sure if I would like to turn a cold shoulder if the property is turned over to the OC
- Would like to see if there is some way the County could continue to be involved such as the grants you spoke of
- Be interested in talking about it

Mr. Stimson responded:

- Need the full Board's position as to where things stand and where things are going
- If we need to pull the plug on something, we need to know that
- Working to make this process work

Commissioner Lankford responded:

- Going to try to help answer Commissioner Walker's question
- The question is what are the BOCC thoughts on maintaining ownership of the property past June 30, 2017 with ownership being the key word
- My viewpoint is not owning that property after June 30, 2017
- The plan can continue but I want to be straight forward
- The county does not need ownership of this building/property
- As far as a mutual help, that can be decided once ownership is taken by the community or someone else

Mr. Stimson responded:

- If we get to the position that it is in the best interest that the County maintain ownership due to progress of the efforts and what is being anticipated going forward and is in the best interest financially for the county going forward, why would the County not consider maintaining ownership for that purpose for a specific period of time?
- Just asking the question

Commissioner Lankford responded:

- From my viewpoint, we took the property because the school system gave it up and the County had first right of refusal
- Felt like the County could work with the community and feel the County has worked with community diligently
- Just want to make sure the OC has a clear understanding of what the expectations really are
- When I come to the meetings, I don't get a clear feeling that the OC has the same understanding that the ownership is not going to be the County

Mr. Stimson responded

- Don't have that assumed understanding because we have been attempting to telegraph through our discussions that there may be alternatives required to make this work
- Have been through a lot of company startups
- Know what can be real and what can come out of the other if you can be creative and look at all options and have flexibility which may or may not be required
- You have to have optimism to have realism and what will work for the County
- Believe part of the County is northern Stokes County

Vice Chairman Booth commented:

- Know that Commissioner Lankford was the commissioner who recommended additional time for the agreement
- I am open minded and need to see what is going to come about before I can make a decision on what we are going to do or what we can't do
- I am not at a point right now that I can make that decision
- Not sure where the other members are at
- Lot of effort that has been done
- A lot of work has been done
- There has been recent discoveries that may open up some doors

Mr. Stimson responded:

- This group took a shot to see if you thought this group was serious and had the potential to pull this off

Vice Chairman Booth commented:

- To me, I want the community to have the property and be able to use the property to enhance and better the community if possible
- I am open minded at this point

Chairman Inman commented:

- Had some very good discussion tonight with several issues being brought up
- Going to leave it up to the new chair to decide if it will be placed on the next Agenda for discussion
- Do believe Mr. Stimson has asked a specific question that needs to be answered by the entire Board
- Believe that Commissioner Lankford has answered that question
- Believe the OC needs that answer from the entire Board in order to move forward

Commissioner Walker commented:

- With all due respect, feel the Board does owe the OC an answer regarding the June 30, 2017 date
- In all fairness to the OC, would like to have this placed on the Action Agenda for the next meeting regardless of who the Chair is

Chairman Inman noted that he would agree with Commissioner Walker's request to place the item back on the Action Agenda.

Mr. Stimson expressed appreciate for the Board's time at tonight's meeting.

External Posting – Social Services

County Manager Rick Morris presented the following information regarding a request from DSS Director Stacey Elmes to post a vacant position externally:

- Need to make a slight change to the request from DSS Director Elmes
- There was an internal candidate for the vacant Income Maintenance Caseworker Position
- An employee, who is a Social Worker in Foster Care and is qualified, applied for the vacant Income Maintenance Caseworker II position
- DSS Director Elmes would request to post externally a Social Worker III – Foster Care if no qualified applicant applies internally
- Request to move the item to the Action Agenda in order the expedite the hiring process

Chairman Inman opened the floor for discussion.

The Board did not have any issues with the request or moving the item to tonight's Action Agenda.

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

External Posting – Emergency Medical Services

County Manager Rick Morris presented the following information regarding a request from EMS Director Greg Collins to post two vacant positions externally:

- Currently have internal postings for two vacant Intermediate or Paramedic positions
 - Employee resigned from one position
 - Employee was promoted to training officer
- Internal postings will close on 11-28-16 at 5:00 pm
- Do not know if either positon will be filled internally
- Would request to post these positions externally as quickly as possible if internal candidates do not apply or not qualified

- Request to move the item to the Action Agenda in order to expedite the hiring process

Chairman Inman opened the floor for discussion.

The Board did not have any issues with the request or moving the item to tonight's Action Agenda.

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

Proposed Resolution – Weapon Trade In – Surplus Property – Sheriff's Department

County Manager Rick Morris presented the following information regarding a request from Sheriff Mike Marshall to trade in surplus property:

- Sheriff Marshall would like to trade-in five (5) surplus Bersa 380 Hand Guns
 - Serial Numbers:
 - 802512
 - 815325
 - 617854
 - 815323
 - 815324
- Sheriff Marshall will be purchasing Smith & Wesson 40 caliber Hand Guns from Mike's Gun Shop
- Following Resolution needs to be approved by the Board in order to advertise this private sell per requirements of NC General Statutes
- Request to move to Action Agenda in order to advertise the required 10-day notice

**Resolution Authorizing Sale of Personal Property Worth Less than \$30,000
(General Statutes 160A-260 and 160A-267)**

WHEREAS, the County of Stokes owns (5) Bersa 280 caliber pistols; and

WHEREAS, North Carolina General Statute, 153A-176, 160A-266 and 160A-267 permits the County to sell such property by private sale at a negotiated price upon authorization by the Board of Commissioners at a regular meeting and notice to the public; and

WHEREAS, the Board of Commissioners is convened in a regular meeting:

THEREFORE, THE BOARD OF COMMISSIONERS OF STOKES COUNTY RESOLVES THAT:

1. The Board of Commissioners authorizes the Support Services Supervisor to sell by private sale to Mike's Gun Shop at a negotiated price the following side arms:
 - o Five – Bersa 380 caliber pistols serial numbers 802512, 81512, 815325, 617854, 815323, 815324
2. The Support Services Supervisor shall publish a notice summarizing this resolution and no sale may be executed pursuant to this resolution until at least ten (10) days after the day the notice is published

Adopted the 28th day of November 2016.

J. Leon Inman – Chairman

James D. Booth – Vice Chairman

Jimmy Walker - Commissioner

Ernest Lankford - Commissioner

Ronda Jones - Commissioner

Darlene M. Bullins - Clerk to the Board

Chairman Inman opened the floor for discussion.

Vice Chairman Booth confirmed with Manager Morris that the used guns will be a trade-in towards the purchase of new guns.

Commissioner Lankford questioned the urgency of moving the item to tonight's Action Agenda.

County Manager Morris responded:

- o Item has to be advertised
- o Understand Sheriff needs the guns now

Commissioner Lankford noted that he did not get an urgent need from the Sheriff and do not know why it can't wait until the next meeting.

County Manager Morris noted the resolution must be approved before the advertisement can be done.

The Board agreed to move the item to tonight's Action Agenda.

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

GENERAL GOVERNMENT – GOVERNING BODY – ACTION AGENDA

Appointments – Stokes County Juvenile Crime Prevention Council

Chairman Inman noted the following were nominated at the November 14th meeting to serve on the Stokes County Juvenile Crime Prevention Council:

- Re-Appointments:
 - Gina Calloway King Parks & Rec.
 - James Booth County Commissioner
 - Kim Palmer BOCC Appointee
 - Stacey Elmes Stokes
 - Barbara Stevens BOCC Appointee
 - Tamara Veit Stokes SCAN
 - Rusty Slate Chief Court Counselor
 - Terri Fowler Unlimited Success
- New Members:
 - Stephanie Tuttle Stokes Friends of Youth
 - Tiffany Cole BOCC Appointee
 - Melanie Tudor Youth Haven
 - Brittany Newsome Insight

Chairman Inman opened the floor for nominations.

There were no further nominations.

Chairman Inman entertained a motion to close the nominations.

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

Chairman Inman polled the Board:

Commissioner Lankford, Chairman Inman, Vice Chairman Booth, Commissioner Walker, and Commissioner Jones unanimously approved the following re-appointments and new appointments to serve on the Stokes County Juvenile Crime Prevention Council:

- Re-Appointments:
 - Gina Calloway King Parks & Rec.
 - James Booth County Commissioner
 - Kim Palmer BOCC Appointee
 - Stacey Elmes Stokes

- Barbara Stevens BOCC Appointee
- Tamara Veit Stokes SCAN
- Rusty Slate Chief Court Counselor
- Terri Fowler Unlimited Success
- New Members:
 - Stephanie Tuttle Stokes Friends of Youth
 - Tiffany Cole BOCC Appointee
 - Melanie Tudor Youth Haven
 - Brittany Newsome Insight

Appointments – Piedmont Triad Regional Development Council

Chairman Inman noted that Commissioner Ernest Lankford was nominated at the November 14th meeting for re-appointment to the Piedmont Triad Regional Development Council.

Chairman Inman opened the floor for nominations.

There were no further nominations.

Chairman Inman entertained a motion to close the nominations.

Commissioner Walker moved to close the nominations. Vice Chairman Booth seconded and the motion carried unanimously.

Chairman Inman polled the Board:

Commissioner Lankford: Commissioner Lankford
 Chairman Inman: Commissioner Lankford
 Vice Chairman Booth: Commissioner Lankford
 Commissioner Walker: Commissioner Lankford
 Commissioner Lankford: Commissioner Lankford

Chairman Inman noted that Commissioner Lankford was unanimously re-appointed to serve on the Piedmont Triad Regional Development Council.

Appointments – Stokes County Aging Planning Committee

Clerk to the Board Darlene Bullins presented the following information regarding a vacancy on the Stokes County Aging Planning Committee:

- Erma Perkins submitted her resignation as a member and chairperson on the Stokes County Planning Aging Committee

- Stokes County Aging Planning is seeking recommendations for the appointment, but is not scheduled to meet again until December
- Vacancy will remain on the Action Agenda until an appointment is approved by the Board of County Commissioners

Chairman Inman opened the floor for nominations.

There were no further nominations.

Chairman Inman entertained a motion to close the nominations.

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

Chairman Inman directed the Clerk to continue to place the appointment on the Action Agenda until a new member is appointed.

External Posting – Social Services and EMS

Chairman Inman entertained a motion regarding the DSS and EMS request to externally post vacant positions which was presented at tonight's meeting.

Commissioner Jones moved to approve the external posting for the vacant DSS position- Social Worker III and EMS – (2) positions Intermediate/Paramedic. Commissioner Lankford seconded and the motion carried unanimously.

Proposed Resolution – Weapon Trade In – Surplus Property – Sheriff's Department

Chairman Inman entertained a motion regarding the proposed Resolution for the Weapons Trade In Surplus Property which was presented at tonight's meeting.

Vice Chairman Booth moved to approve the Resolution Authorizing Sale of Personal Property Worth Less Than \$30,000 per General Statutes 160A-266 and 160A-267. Commissioner Walker seconded and the motion carried unanimously.

Appointments

Chairman Inman noted that the Community Triad Board (Cardinal Innovations) and CenterPoint Human Services appointments along with Region Nine Metropolitan Planning Organization for Transportation (MPO) which I will be vacating needs to be on the first meeting in December.

Adjournment

There being no further business to come before the Board, Chairman Inman recessed the meeting until Wednesday, November 30, 2016 at 10:30 am.

Darlene M. Bullins
Clerk to the Board

J. Leon Inman
Chairman