

Regular Session, September 21, 2015, 7:00 p.m.  
Catawba County Board of Commissioners

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The Catawba County Board of Commissioners met in regular session on Monday, September 21, 2015, at 7:00 p.m. in the Robert E. Hibbitts Meeting Room of the 1924 Courthouse, 30 North College Avenue, Newton, North Carolina.

Present were Chair Randy Isenhower, Vice-Chair Barbara G. Beatty and Commissioners Katherine W. Barnes, Sherry E. Butler and Dan A. Hunsucker.

Also present were County Manager J. Thomas Lundy, Assistant County Managers Dewey Harris and Mary Furtado, County Attorney Debra Bechtel, Assistant County Attorney Jodi Stewart and County Clerk Barbara Morris.

1. Chair Randy Isenhower called the meeting to order at 7:00 p.m. and noted a quorum was present.

2. Vice-Chair Barbara G. Beatty led the Pledge of Allegiance to the Flag.
3. Chair Isenhower offered the invocation.
4. Commissioner Dan Hunsucker made a motion to approve the minutes from the Board's Regular Meeting of September 8, 2015. The motion carried unanimously.
5. Recognition of Special Guests: Chair Isenhower welcomed everyone and thanked them for their interest in the business of the County. He specifically acknowledged Bill McBrayer and thanked him for his service on the State Community College Board.
6. Public Comments for Items Not on the Agenda: None.
7. Presentations:
  - a. All the Board members came forward and presented a proclamation declaring October 2, 2015, as National Manufacturing Day to highlight manufacturing careers and educate the public by getting the word out that making goods is important to our economic prosperity. Copies of the proclamation were presented to representatives from local manufacturing companies and educational/technology institutions.
  - b. The Board presented a Distinguished Public Service Award to Mr. Phil Walker in recognition of his service to Catawba County and the State of North Carolina as a member of the University Of North Carolina Board Of Governors.
  - c. The Board presented a proclamation to Assistant Emergency Services Director Mark Pettit declaring October 4-10, 2015, as Fire Prevention Week and urging citizens to install smoke alarms in every bedroom, outside each sleeping area, and on every level of their homes.
8. Public Hearings:
  - a. Social Services Director John Eller requested the Board hold a public hearing to receive citizen comments and approve the submission of a Federal 5310 Urban grant application to the Greater Hickory Metropolitan Planning Organization for the Enhanced Mobility of Seniors and Individuals with Disabilities Program.

The Section 5310 program requires two grant applications, one for trips originating in urban areas, and one for trips originating in rural areas. Social Services has applied for, and received, funds for this grant for the past two years. The request for urban funds will be submitted to the Greater Hickory Metropolitan Planning Organization and is due no later than September 30, 2015. The grant application for trips originating in rural areas was made available by the North Carolina Department of Transportation with a Call for Projects on September 1, 2015, and is due no later than November 6, 2015.

Catawba County will continue to contract with the Western Piedmont Regional Transit Authority to provide transportation funded by Section 5310. The funds will allow seniors, and individuals with disabilities to primarily attend the congregate nutrition program, and have access to essential shopping, medical appointments, pharmacy, banking and other essential services. Additionally, as funds allow, transportation will be provided for individuals to access education and employment opportunities, volunteer activities, senior centers, and Adult Day Care/Day Health programs when no other transportation is available.

A total of \$150,000 will be requested for trips originating in urban areas in FY 2016/17. The grant requires a 20% local match. There is no State match available for the 5310 urban grant. Social Services will provide the match utilizing current local funding allocated for senior transportation. There will be no increased cost to the County.

Approximately 100-180 individuals will receive transportation for the period of the grant (July 2016-June 30, 2017). Many of the seniors will utilize transportation for multiple purposes and a large percentage of the target population will utilize transportation daily. Providing transportation will allow older adults the opportunity and the choice to remain active and involved in the community.

Chair Isenhower opened the public hearing; no one came forward to speak during the public hearing; Chair Isenhower closed the public hearing.

Commissioner Barnes made a motion to approve the submission of the grant application, adopt the Public Transportation Program Resolution and authorize Social Services Director John Eller to submit the grant application. The motion carried unanimously. The following resolution applies:

**PUBLIC TRANSPORTATION PROGRAM RESOLUTION**

WHEREAS, Article 2B of Chapter 136 of the North Carolina General Status and the Governor of North Carolina have designated the North Carolina Department of Transportation (NCDOT) as the agency responsible for administering federal and state public transportation funds; and

WHEREAS, the North Carolina Department of Transportation will apply for a grant from the US Department of Transportation, Federal Transit Administration and receives funds from the North Carolina General Assembly to provide assistance for public transportation projects; and

WHEREAS, the purpose of the Section 5310 program is to improve mobility for seniors and individuals with disabilities throughout the country, by removing barriers to transportation services and expanding the transportation mobility options available. Toward this goal, FTA provides financial assistance for transportation services planned, designed, and carried out to meet the special transportation needs of seniors and individuals with disabilities in all area.

WHEREAS, WPRTA has been designated as the agency with principle authority and responsibility for administering the Section 5310 Program for the Hickory Urbanized area; and

WHEREAS, Catawba County hereby assures and certifies that it will comply with the federal and state statutes, regulations, executive orders, and all small administrative requirements related to the applications made to and grants received from the Federal Transit Administration, as well as the provisions of Section 1001 of Title 18, U.S.C.

NOW, THEREFORE, be it resolved that (John Eller, Director, Catawba County Department of Social Services, on behalf of Catawba County Board of Commissioners), is hereby authorized to submit a grant for federal and state funding, provide the required local match, make the necessary assurances and certifications and be empowered to enter into an agreement with the NCDOT to provide public transportation services.

I ( Certifying Official's Name)\*Barbara Morris, (Certifying Official's Title) County Clerk do hereby certify that the above is true and correct copy of an excerpt from the minutes of a meeting of the (Name of Applicant's Governing Board) Catawba County Board of Commissioners duly held on the 21st day of September 2015.

b. Planner Chris Timberlake presented a request for the Board to conduct a public hearing to receive citizen comments and approve a request to rezone approximately 63 acres from R-30 Residential (minimum lot size of 30,000 square feet) to Planned Development-Conditional District (PD-CD) for a mixed density residential development.

On May 4, 2015, the Board accepted an offer to purchase a 42 acre tract owned by Catawba County located at 4251 Slanting Bridge Road based on contingencies. The Village at Sherrills Ford, LLC desires to purchase the 42 acre tract, combine it with an adjacent 21 acre tract, and rezone both to allow for a mixed - residential housing development called Blackstone Bay. The subject parcels (two tracts) are zoned R-30 Residential and are both wooded, undeveloped properties located west of Slanting Bridge Road and south of NC Highway 150 in the Sherrills Ford Small Area Planning District. Properties to the north, south and east are zoned R-30 Residential, with some occupied by single-family residences, some undeveloped and one being a lake access lot within the Pointe Norman subdivision and the location of a community boat dock. Lake Norman is to the west.

The two tracts which comprise the proposed Blackstone Bay, are located within the Watershed Protection-Overlay (WP-O) WS-IV Critical Area, Floodplain Management Overlay (FP-O) and the Catawba River Corridor Overlay (CRC-O) Districts, all of which have specific regulations. In order to comply with the Watershed Protection Overlay, a high-density option is also being requested which

allows up to 50% imperviousness with use of stormwater controls. Detailed engineering plans for the impervious area and the types and design of stormwater facilities to be installed must be submitted to the County for review and approval before construction would begin. Such plans will address the quantity of surface water on and off-site, as required by the State's watershed regulations. No development, with exception of individual boat docks, is proposed within the floodplain (lakeside). The Catawba River Corridor-Overlay requires that any property line abutting the lake must meet a minimum lot size of 30,000 square feet, minimum lot width of 100 feet measured along the waterfront, and have minimum setbacks of 30 feet for accessory structures from the high water mark (760 feet).

Blackstone Bay is proposed to consist of a maximum of 200 residential units including up to 175 single-family attached and/or detached residences and 25 single-family lakefront attached or detached residences. The R-30 Residential District allows a density of 76 units. The Planned Development-Conditional District allows for density based on floor area (1 square foot of floor area per 2 square feet of land) rather than units per acre. The maximum proposed density will not exceed 3.7 units per acre. Open space will be required based on the number of residential units proposed (2,500 square feet open space per unit). Over eleven acres of open space will be required if 200 units are built. Fifteen acres of open space is identified on the conceptual site plan. Fifty-foot buffers are required between the planned development and adjacent residential uses. The development is proposed to include amenities such as internal sidewalks and a pool/clubhouse.

The applicant proposes to develop Blackstone Bay according to the regulations within the Unified Development Ordinance as well as the conditions listed below:

*Setbacks:*

*External*

- 30' along existing public streets
- 50' from adjacent existing residential districts

*Internal – Detached Single-family*

- Front 20'
- Side 5'
- Rear 10'

*Internal – Attached Single-family*

- Front 20'
- Side 0'
- Rear 10'

*Building Height*

- Detached structures – 45'
- Attached structures – 60'

*Minimum Building Size*

- Detached – 1,500 square feet
- Attached – 20' x 40'

*Access and Transportation*

- The developer must prepare a Traffic Impact Analysis to submit to NCDOT for review and approval.
- All proposed public streets shall meet NCDOT standards.

*Landscaping Buffers*

- The developer is responsible for installing additional landscape buffers where existing vegetation is inadequate.

*Homeowner's Association (HOA)*

- An HOA will be formed to maintain all common areas and amenities. The HOA will be responsible for maintaining private access drives and stormwater BMP's.

*Architectural*

- The facades of all single-family and multi-family residential dwellings and accessory structures shall be covered only with brick, stone, hard stucco, wood, or siding consisting of wood or

composite material. Vinyl products will be permitted only on soffits, fascia, and window trim and door trim.

*Additional Planned Development Notes*

*These Planned Development Notes form a part of the PD-CD Concept Site Plan (the "Site Plan") for the Blackstone Bay residential development (the "Development") that is planned to be developed on an approximately 63 acre site located at the intersection of Slanting Bridge Road and Enoch Drive (the "Site").*

*This master planned development could contain a variety of residential uses. This Development will further the objectives of the Sherrills Ford Small Area Plan and the Highway 150 Corridor Plan. This Development has been designed in consideration of the unique characteristics and features of the Site.*

*Development of the Site will be governed by the Site Plan, these Planned Development Notes, and by the standards of the Catawba County Unified Development Ordinance (the "UDO"). The development depicted on the Site Plan is intended to reflect the arrangement of proposed uses and structures on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the UDO during the design development and construction phases. The Site Plan and these Planned Development Notes are intended to enable the development of this proposed Development.*

*The development of the Site will also be in conformance with the relevant provisions of the UDO except as noted in these Planned Development Notes. Because of the unique nature of the Development and the potential for inconsistencies between the Planned Development zoning district and the UDO, the Planning Staff may approve alternative development standards provided that such alternative development standards comply with the spirit of the standards and regulations. Developer may also seek amendments to the text of the UDO and the text of these Planned Development Notes.*

*Buffer areas and project edges will be established on the Site in accordance with the requirements of the UDO.*

*Signage on the Site will comply with the standards of the UDO.*

*Lighting on the Site will comply with the standards of the UDO.*

*Screening will conform to the applicable standards of the UDO.*

*All driveway and street connections are subject to approval by the North Carolina Department of Transportation ("NCDOT").*

*Developer will construct a street network with appropriate collector and other streets, all of which will be reviewed as part of the normal subdivision process.*

*Developer will comply with the applicable portions of the Floodplain Management Overlay and Watershed Protection Overlay-high density option standards of the UDO. The provisions of the Site Plan and these Planned Development Notes will supplant the Catawba River Corridor standards. Further, Developer reserves the right to utilize individual site or larger area-wide storm water detention and management facilities, ponds, and related facilities.*

*The exact location and extent of the open space areas will be determined through the detailed design and subsequent review of development plans. The open space areas will be developed with a combination of active and passive recreation areas, trails, pathways, and other amenities.*

*In order to be able to adapt to varying market conditions, emerging trends that encourage high quality design and innovative arrangement of buildings and open space throughout the Site, substantial flexibility from the conventional standards is possible by modifying the following standards established in these regulations: Street right-of-way must meet NCDOT standards; street type and construction standards (including width) for public streets must meet NCDOT standards; lot size; lot width; setbacks and yards; building separation; public street frontage; and off-street parking. The details of these modifications, if they are proposed, may be approved by the Planning Director and will be included in the normal development review processes.*

*Developer acknowledges that other standard development requirements imposed by the UDO or other County ordinances may apply to the development of this Site.*

*The term "Developer" shall be deemed to include the heirs, devisees, grantees, personal representatives, successors in interest and assignees of Developer and any subsequent owner or owners of the Site who may be involved in its development from time to time.*

Public water and sewer are not currently available along Slanting Bridge Road to the properties. The developer will be responsible for design and engineering, permitting, and installing the sewer and water lines along Slanting Bridge Road and within Blackstone Bay according to the City of Hickory's and the State's specifications. Once installed and approved, the utilities will become part of the County's system, maintained by the City of Hickory.

A Traffic Impact Analysis (TIA) will be produced by the developer and will be reviewed by the North Carolina Department Of Transportation (NCDOT). Pending approval of the TIA by NCDOT, any transportation and traffic improvements required by NCDOT must be constructed by the developer to mitigate adverse impacts created by the proposed development. Slanting Bridge Road is considered a local residential road on the Catawba County Transportation Plan. Local residential roads collect traffic from local residential subdivision roads and carry it to higher road system networks. Slanting Bridge Road is a 2-lane roadway. 2013 traffic counts were taken north of the site and south of the site below the intersection of Keistlers Store Road and Slanting Bridge Road. This study measured an average daily traffic count of 6,600 and 6,000 respectively. The capacity of this particular span of Slanting Bridge Road is estimated to be approximately 12,000 to 15,000 vehicles per day based upon the existing road width. There are no proposed improvements recommended for this section of Slanting Bridge Road at this time. Based upon the proposed maximum density of 200 units, the increased traffic associated with the development would not exceed the capacity of the existing roadway. In addition to vehicular transportation improvements, the developer will install sidewalks within the development.

The Highway 150 Corridor Plan, adopted on September 8, 2014, provides land use recommendations. It recommended residential land use of 1.33 dwellings per acre (equivalent of R-30 Residential). The request was therefore inconsistent with the adopted land use plan but reasonable for consideration due to the following: The Sherrills Ford Small Area Plan adopted on February 17, 2003, recommended a high-density residential corridor along roads where public utilities are available; the developer plans to extend public water and sewer to the property, and the property is within a quarter mile of an approved master planned high-density mixed-use development.

Staff recommended to the Planning Board that it submit a favorable recommendation to the Board of Commissioners to rezone the approximate 63 acres allowing for the residential development of the property as depicted on the Blackstone Bay Conceptual Plan as well as approve high-density development within the Watershed WS-IV Critical Area based upon:

the developer extending public water and sewer to the property located along Slanting Bridge Road; the proposed development meeting high-quality development standards including additional open space and buffering as depicted on the Conceptual Site Plan prepared by ESP Associates, P.A.; the proposed development being within a quarter mile of an approved master planned high-density mixed-use development where additional services and transportation improvements are planned; a high-density option that would improve water quality by capturing stormwater runoff and treating it through State

approved Best Management Practices; and the property being adjacent to land identified on Map 6 of the Highway 150 Corridor Study Future Land Use & Economic Opportunity for mixed-use, commercial, and multi-family uses.

The Planning Board held a public hearing on August 31, 2015, to consider the request. Ten citizens shared concerns during the public hearing regarding the maintenance of Enoch Drive, additional traffic, water run-off into the lake, use of water access at the end of Enoch Drive, school capacity, additional boat traffic, and shore stabilization and dock building.

Mr. Robert Davis spoke on behalf of the applicant and addressed concerns about the road and traffic improvements and referred to the applicant's willingness to complete a TIA. He also commented on piers needing to receive Duke Energy's approval and the applicant's willingness to meet with the school system to discuss needs. He stated the architectural standards for the residences will be above those within the Unified Development Ordinance and addressed other issues concerning a private lake access lot off Enoch Drive. There were several comments from the Planning Board including that this is a planned high-quality development where the developer has voluntarily agreed to a TIA which is a big improvement for a development of this size; it is a novel use of property bisected by a railroad track; the level of plan available at this stage is usually not what is seen at this point in the residential development stage; and although this is a really nice development, there are too many homes proposed and it is too dense.

The Planning Board voted 8 – 1 to submit a favorable recommendation to the Board of Commissioners to rezone the approximate 63 acres allowing for the residential development of the property as depicted on the Blackstone Bay Conceptual Plan and approve high-density development within the Watershed WS-IV Critical Area based upon: the developer extending public water and sewer to the property located along Slanting Bridge Road; the proposed development meeting high-quality development standards including additional open space and buffering as depicted on the Conceptual Site Plan prepared by ESP Associates, P.A.; the proposed development being within a quarter mile of an approved master planned high-density mixed-use development where additional services and transportation improvements are planned; the high-density option that would improve water quality by capturing stormwater runoff and treating it through State approved Best Management Practices (BMPs); and the property being adjacent to land identified in the Highway 150 Corridor Study Future Land Use & Economic Opportunity for mixed-use, commercial, and multi-family uses.

Mr. Timberlake responded to questions raised by Commissioner regarding the required buffers – both by the development agreement and by DENR, the length of time expected for build out (3-5 years), the development being contingent upon approval of the railway crossing, confirmation of no community dock but open space for canoe launching, the requirement of Enoch Drive being brought up to state standards, the height of the proposed townhomes and the details that would be addressed by the Subdivision Review Board. Mr. Davis, representative of the developer, responded to these inquires.

Chair Isenhower opened the public hearing and two people (J. D. Webber and Andy Craig) came forward and spoke against the rezoning due to concerns regarding the density of the homes, traffic, school overcrowding and the loss of the beauty of the area. Chair Isenhower closed the public hearing and stated he appreciated the concerns but stated he hoped for development in the area after the County had invested in the infrastructure for the area. Commissioner Barnes agreed with Vice-Chair Beatty's recommendation that no vegetation be disturbed until the railway approval was received and she believed it would be a good development. Commissioner Butler agreed with the vegetation concern but thought it would not be an issue as the developer would not purchase the property without the railway approval. Commission Hunsucker said he understood the traffic concerns but as always, DOT did not build until the traffic numbers supported that road improvement.

Commissioner Hunsucker made a motion to rezone the approximate 63 acres allowing for the residential development of the property as depicted on the Blackstone Bay Conceptual Plan as well as approve high-density development within the Watershed WS-IV Critical Area based upon:

1. The developer extending public water and sewer to the property located along Slanting Bridge Road;
2. The proposed development meeting high-quality development standards including additional open space and buffering as depicted on the Conceptual Site Plan prepared by ESP Associates, P.A.;
3. The proposed development being within .25 mile of an approved master planned high-density mixed-use development where additional services and transportation improvements are planned;
4. The high-density option will improve water quality by capturing stormwater runoff and treating it through State approved Best Management Practices (BMPs); and
5. The property is adjacent to land identified on Map 6: Hwy. 150 Corridor Study Future Land Use & Economic Opportunity for mixed-use, commercial, and multi-family uses.

The motion carried unanimously. The following ordinance and consistency statement apply:

**Ordinance No. 2015-\_\_\_\_\_**

**AMENDMENT TO THE CATAWBA COUNTY ZONING MAP**

**BE IT ORDAINED BY THE BOARD OF COMMISSIONERS**, that the Catawba County Official Zoning Atlas is hereby amended by rezoning the following described property from R-30 Residential to Planned Development-Conditional District (PD-CD), RZ2015-06PD-CD for a mixed-density residential development.

Two property totaling approximately 63 acres located Highway 150 Corridor Planning District, Mountain Creek Township, and further identified by Parcel Identification Numbers 4607-04-70-7149 and 4607-19-70-1353.

**PLAN CONSISTENCY STATEMENT:**

Pursuant to NCGS 153A-341, the Catawba County Board of Commissioners finds the request to be inconsistent with the land use recommendations illustrated on Map 6 titled "Future Land Use & Economic Opportunity" of the Highway 150 Corridor Plan but, reasonable for rezoning based upon:

1. The developer extending public water and sewer to the property located along Slanting Bridge Road;
2. The proposed development meeting high-quality development standards including additional open space and buffering as depicted on the Conceptual Site Plan prepared by ESP Associates, P.A.;
3. The proposed development being within .25 mile of an approved master planned high-density mixed-use development where additional services and transportation improvements are planned;
4. The high-density option will improve water quality by capturing stormwater runoff and treating it through State approved Best Management Practices (BMPs); and
5. The property is adjacent to land identified on Map 6: Hwy. 150 Corridor Study Future Land Use & Economic Opportunity for mixed-use, commercial, and multi-family uses.

This, the 21st day of September 2015

## ZONING MAP AMENDMENT CONSISTENCY STATEMENT

On September 21, 2015 the Catawba County Board of Commissioners conducted a public hearing for the purpose of considering a zoning map amendment to two properties identified by PIN 4607-04-70-7149 and 4607-19-70-1353 (Case #RZ2015-06). The applicant is The Village at Sherrills Ford LLC.

Upon considering the matter, the Catawba County Board of Commissioners finds the request to be inconsistent with the land use recommendations illustrated on Map 6 titled "Future Land Use & Economic Opportunity" of the Highway 150 Corridor Plan but, reasonable for rezoning based upon:

1. The developer extending public water and sewer to the property located along Slanting Bridge Road;
2. The proposed development meeting high-quality development standards including additional open space and buffering as depicted on the Conceptual Site Plan prepared by ESP Associates, P.A.;
3. The proposed development being within .25 mile of an approved master planned high-density mixed-use development where additional services and transportation improvements are planned;
4. The high-density option will improve water quality by capturing stormwater runoff and treating it through State approved Best Management Practices (BMPs); and
5. The property is adjacent to land identified on Map 6: Hwy. 150 Corridor Study Future Land Use & Economic Opportunity for mixed-use, commercial, and multi-family uses.

The Catawba County Board of Commissioners therefore approves the zoning map amendment. This recommendation was affirmed by a vote of 5 - 0 of the Catawba County Board of Commissioners.

9. Appointments:  
Vice-Chair Beatty recommended the reappointment of Barbara Huffman for a third term on the Nursing and Rest Home Advisory Board. This term will expire September 12, 2018. Commissioner Hunsucker recommended the appointment of Marietta Burke for an unexpired term to succeed Ken Elliot on the Newton-Conover Auditorium Authority Board, who will remain on the Board as the Newton representative. This term will expire June 30, 2018. These recommendations came in the form of a motion, which carried unanimously.
10. Consent Agenda:  
County Manager J. Thomas Lundy presented the following three items on the consent agenda:
  - A. A request for the Board to approve entering into a lease agreement with Cellco Partnership (doing business as Verizon Wireless) for the purpose of approving structural upgrades to the communications tower located behind the Justice Center and leasing antenna space on the tower, property for an equipment building and an easement for utilities. Catawba County owns the communications tower and currently leases space to Verizon for an antenna on the tower and an equipment building beside the tower. Verizon also has an easement for the placement of utilities extending to Highway 321. The current lease expires on June 30, 2016. Verizon would like to make structural upgrades to the tower in order to install new equipment. Since the current lease expires at

the end of the fiscal year, it is more efficient to proceed with the letter agreement, approve the structural upgrades and approve the new lease agreement at the same time. The provisions of the new lease include a rental payment from Verizon of \$2,000 per month with a 3% annual escalation. The term of the new lease will be five years with an automatic extension of five years unless terminated by Verizon prior to the end of the then current term.

B. A request for the Board to adopt a four-year reappraisal of real property in accordance with North Carolina General Statute (NCGS) 105-286 (a)(3). With this action, the next reappraisal will become effective on January 1, 2019. Upon a resolution adopted by the Board on October 3, 2011, the last revaluation cycle was accelerated to an effective date of January 1, 2015. Unless a resolution was adopted to again advance the eight-year cycle, the next revaluation would have been effective on January 1, 2023. In accordance with NCGS 105-286 (a)(3), "Any county desiring to conduct a reappraisal of real property earlier than required by this subsection (a) may do so upon adoption by the board of county commissioners of a resolution so providing. A copy of any such resolution shall be forwarded promptly to the North Carolina Department of Revenue."

The reasoning in recommending a four-year revaluation cycle included: A four-year revaluation cycle allows for a more accurate representation of current real estate market values; the level of assessment between personal property and real property remains more equitable by conducting more frequent revaluations. Personal property is valued at 100% every year, while real property is only at 100% on the year of revaluation. Therefore, the tax distribution between real and personal property can become inequitable during the eight years between real property reappraisals. And public service companies receive an automatic reduction in the fourth and seventh years following the last revaluation if the level of assessment drops below 90% as determined by the N.C. Department of Revenue. The level of assessment is the percent of value on which the public service companies' tax bills are computed. Revaluations of four years or less eliminate this revenue loss. Catawba County lost \$2,285,253.89 in revenue for the years 1995, 1996, 1997, and 1998, the County's last eight-year cycle. By accelerating the last four cycles to four years, the County avoided this loss of revenue.

The following resolution applies:

**RESOLUTION No.**

**BE IT RESOLVED**, the Board of Commissioners for Catawba County has adopted January 1, 2019, for the next reappraisal of real property in Catawba County. With this action, taken in accordance with NCGS 105-286 (a)(3), an advancement of the eight-year reappraisal cycle has been established for Catawba County. The succeeding revaluation is scheduled for January 1, 2027.

This the \_\_\_\_ day of September, 2015.

C. A request for the Board to grant the Tax Administrator the authority, on an individual basis, to allow extensions for listing personal property. The extensions will not be granted beyond April 15, 2016. Businesses and corporations whose business year ends on December 31 of each year, and some individuals can have difficulty in completing their listing abstracts by January 31 of each year. This is due to the fact that they are unable to calculate an inventory that is taken on December 31 and submit this figure to the Tax Administrator.

North Carolina General Statute 105-307 allows the Board to grant individual extensions of time for the listing of personal property upon written request and for good cause shown. The request must be filed with the Tax Administrator no later than the ending date of the regular listing period. This means a letter must be written and postmarked no later than January 31, 2016, and this letter must provide the reason the extension is being requested.

11. Other Items of Business: None.

12. **Attorney's Report:**  
County Attorney Debra Bechtel recommended the Board move into closed session pursuant to North Carolina General Statute 143.318.11(a)(3) to consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body. Following the Manager's Report, Vice-Chair Beatty made a motion to move into closed session for this reason at 8:17 p.m. The motion carried unanimously.
13. **Manager's Report.**  
County Manager J. Thomas Lundy announced his plan to retire August 1, 2016. This will allow the Board the year it requested in order to adequately prepare, advertise, recruit and transition to a new County Manager.

In his announcement, he expressed thanks for the support he received from his family, the individual Commissioners and different boards with whom he had worked, and a community that has valued good government that is professional and progressive. He stated that he had "been very fortunate to work with amazing employees within our sixteen departments. Catawba County employees are incredibly committed to this community; the people I have worked with have shown leadership and defined public service in ways that have been instrumental in my own development. They're professionals who shoulder incredible stress and daily responsibilities for the safety and welfare of citizens and families, and they provide stellar customer service. They're creative, and have earned Catawba County a reputation for innovation in the state and nation that is richly deserved."

Mr. Lundy said the past forty-three years had been a wonderful and extremely satisfying opportunity to serve citizens and help build this community and thanked the Board for the opportunity to be part of this Catawba County organization and its culture.

Chair Randy Isenhower stated "The Board of Commissioners, on behalf of the citizens of Catawba County, certainly appreciate Tom Lundy's management of this great county over nearly four decades. We have been extremely fortunate to have Tom's professional, steady leadership. Tom has forged numerous partnerships within and outside the county. His leadership and involvement in national, state and regional organizations reflects favorably on Catawba County. Tom provided consistent administration through very tough economic times in Catawba County. He helped navigate through challenging budget processes, and still provided needed services to our citizens. County budgets have consistently provided strong funding for our excellent educational institutions. Tom assembled a team of hardworking, dedicated county employees who strive to provide timely and needed services to our citizens."

The following is Mr. Lundy's full letter to the Board of Commissioners:

Dear Commissioners:

For forty-three years, I have had the privilege and honor of being a Catawba County employee. This county has afforded me the opportunity to grow, learn and manage as I made a contribution to this community, and to my profession. I am thankful for that opportunity. When I came to Catawba County as an intern in 1972, I had no idea that my family and I would find a home here, but home it became.

Now it is time for change, both for me and for Catawba County, so I will be retiring on August 1, 2016.

As I reflect back on my career, I have much to be thankful for. First, for my family. My wife, Cindy, has been my best friend and partner. We're both public servants, she in education and I in local government. Our two children, Thackston and Abigail, are both products of the public schools in Catawba County and are now married with their own families. They've provided me with lots of life lessons, too many joys and proud moments to count, and have always been supportive and interested in my work.

I've been able to work with twenty-nine different Commissioners and fourteen different boards of commissioners during my career, and I've grown from those experiences. Each Commissioner has brought a unique talent, background and interest to his or her role, and has worked with their elected colleagues to set the direction and policy for the County. Disagreements about policy and direction have been discussed and debated civilly and in the public eye. Boards of Commissioners have respected and supported the council-manager plan, and expected the Catawba County organization to be professional, innovative and responsive to citizen needs.

I've been very fortunate to work with amazing employees within our sixteen departments. Catawba County employees are incredibly committed to this community; the people I have worked with have shown leadership and defined public service in ways that have been instrumental in my own development. They're professionals who shoulder incredible stress and daily responsibilities for the safety and welfare of citizens and families, and they provide stellar customer service. They're creative, and have earned Catawba County a reputation for innovation in the state and nation that is richly deserved.

And the Catawba County community. The strong work ethic, the spirit of producing quality, the "can-do" attitude, the blend of fiscal conservatism and progressive government, the intense collaboration that is almost second nature between and among the private, public and non-profit sectors--all have made Catawba County a great place to live and manage.

The work of local government is never done, but Catawba County has always handled transitions well. The County has planned and made good decisions for the future. This upcoming transition will be no different, as the Board of Commissioners takes the necessary steps to ensure the County is managed well in the years ahead.

By announcing my retirement now, I am providing the Board of Commissioners with close to the year's notice you requested in order to prepare, advertise, recruit and transition to a new county manager. If the Board completes the recruitment process early, I will be happy to help with the transition, either full-time or on a consulting, as needed basis, through my retirement date of August 1. If the Board needs my services a little longer to complete the transition, I would be happy to continue working for up to another 30 days.

I thank each one of you for the opportunity to serve the people of Catawba County, to work with you individually and collectively, for your support of the council-manager plan and professional, progressive local government, for your advice, counsel and support. I look forward to working with you this next year as you continue charting the future of this great county.

Sincerely,

J. Thomas Lundy  
Catawba County Manager

14. Adjournment. The Board returned to open session at 8:46 p.m. No action was taken. Commissioner Hunsucker made a motion to adjourn at 8:46 p.m. The motion carried unanimously and the meeting adjourned.

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Randy Isenhower, Chair  
Catawba County Board of Commissioners

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Barbara E. Morris  
County Clerk