

Regular Session, November 16, 2015, 7:00 p.m.
Catawba County Board of Commissioners

Appointments

Catawba County Youth Council	657	11/16/15
Region E Development Corporation	657	11/16/15
Alcohol Beverage Control Board	657	11/16/15

Awards

Certificate of Commendation to Lucas Richard	654	11/16/15
Certificate of Commendation to Russell Hedrick	654	11/16/15

Board of Commissioners

Setting 2016 Board of Commissioners Meeting Schedule	660	11/16/15
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Budget

Budget Appropriations/Transfers	662	11/16/15
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Catawba County Schools

\$338,000 in Additional Funding for Fred T. Foard Field House Project	661	11/16/15
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Grants

Close Out Public Hearing on CDBG 2012 Scattered Site Housing Grant	656	11/16/15
Close Out Public Hearing on CDBG 2012 Old Shelby Road Water Line Extension	656	11/16/15

Library

Updated Fee Structure	658	11/16/15
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Ordinance

Amendment to UDO – Section 44-568 – Limited Access User’s Signs	654	11/16/15
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Public Health

Setting Fee for Coal Ash Test and Hexavalent Test	657	11/16/15
Setting Fee for NAAT (Nucleic Acid Amplification Test) Urine Test	658	11/16/15

Public Hearings

Amendment to UDO – Section 44-568 – Limited Access User’s Signs	654	11/16/15
Close Out Public Hearing on CDBG 2012 Scattered Site Housing Grant	656	11/16/15
Close Out Public Hearing on CDBG 2012 Old Shelby Road Water Line Extension	656	11/16/15

Resolution

Setting 2016 Board of Commissioners Meeting Schedule	660	11/16/15
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Utilities and Engineering

Conversion of an hourly (19 hours per week) Environmental Engineer position to new full Time position	659	11/16/15
Purchase of 17.34 acres (owned by Rachel Heavners) for acquiring soil/clay for Landfill	661	11/16/15

The Catawba County Board of Commissioners met in regular session on Monday, November 16, 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., noting a quorum was present.
2. Chair Isenhower led the Pledge of Allegiance to the Flag.
3. Commissioner Dan Hunsucker offered the invocation.
4. Commissioner Hunsucker made a motion to approve the minutes from the Board's Regular Meeting of November 2, 2015. The motion carried unanimously.
5. Recognition of Special Guests: Chair Isenhower welcomed everyone present and thanked them for their interest in the business of the County. He specifically acknowledged a new reporter from the Observer News Enterprise, Michelle Bernard.

6. Public Comments. None

7. Presentations:

A. Commissioner Hunsucker presented a Certificate of Commendation to Lucas Richard as the recipient of the North Carolina Farm Bureau Young Farmers and Rancher Award and the Catawba County Soil and Water Conservation District Farm Family Award. These awards acknowledge Mr. Richard's leadership in the agricultural community and his commitment to production efficiency, innovation and sound stewardship of farmland.

B. Vice-Chair Barbara G. Beatty presented a Certificate of Commendation to Russell Hedrick as the recipient of the Tobacco Farm Life Museum and Farm Credit Association of North Carolina Innovative Young Farmer Award and the Catawba County Soil and Water Conservation District Farm Family Award. These awards acknowledge Mr. Hedrick's efforts to encourage and promote the continuation of the agriculture industry in North Carolina and his partnership with the Natural Resources Conservation Service and Catawba County Soil and Water to host Soil Health Field Days on his farm.

Chair Isenhower commended these recipients for their commitment to the heritage of agriculture in the County.

8. Public Hearings:

A. Planning and Parks Director Jacky Eubanks came forward and requested the Board hold a public hearing to receive citizen comments and consider approval a request submitted by Love's Travel Stops to modify Section 44-568 of the County's Unified Development Ordinance (UDO), Limited Access User's Signs. Love's wanted consideration to allow a 130 feet maximum sign height, measured from the adjacent road elevation, and a 650 square feet maximum surface area along the 321 corridor at the interchange of Highway 10.

Section 44-568 of the UDO refers to businesses located within 500 feet of the beginning of the limited access portions of I-40 and the intersection of an arterial street. A single sign is permitted having a maximum height of 50 feet and a maximum surface area of 100 square feet along I-40. The Board of Adjustment may allow a maximum height up to 120 feet and a maximum surface area of 450 square feet along I-40 dependent upon visibility.

Staff surveyed 16 jurisdictions that allow signs along highway corridors. Seven jurisdictions have territories fronting the 321 corridor. Five jurisdictions have a Love's Travel Stop but are not located along the 321 corridor. The other four jurisdictions are situated along major highways. Of the seven jurisdictions along the 321 corridor, the average maximum height allowed is approximately 47 feet as compared to the 120 feet height allowed by Catawba County if approved by the Board of Adjustment. The average maximum sign surface allowed is approximately 151 square feet as compared to 450 square feet allowed by Catawba County if approved by the Board of Adjustment.

Three of the five jurisdictions with a Love's Travel Stop allow an average maximum height of approximately 60 feet as compared to the 120 feet height allowed by Catawba County if approved by the Board of Adjustment. The average maximum sign surface allowed is approximately 222 square feet as compared to 450 square feet allowed by Catawba County if approved by the Board of Adjustment. The other two jurisdictions having a Love's Travel Stop do not regulate signage.

Of the four remaining jurisdictions located along major highways, three allow an average maximum height of approximately 80 feet as compared to the 120 feet height allowed by Catawba County if approved by the Board of Adjustment. The average maximum sign surface allowed is approximately 217 square feet as compared to 450 square feet allowed by Catawba County if approved by the Board of Adjustment. The other jurisdiction does not regulate signage.

Only one of the 16 jurisdictions (Harnett County) allows a maximum height of 125 feet as compared to the 120 feet height allowed by Catawba County if approved by the Board of Adjustment and a maximum sign surface area of 500 square feet as compared to 450 square feet allowed by Catawba County if approved by the Board of Adjustment.

The two Love's locations (Marion and Salisbury) mentioned by the applicant in support of the requested sign size were established under McDowell and Rowan County ordinances which do not regulate signage. The Harnett County location does not appear to meet Harnett County's regulations. Staff has requested information from that jurisdiction as to how it was permitted.

Based upon findings from the survey and additional allowance for an increase in height and surface area square footage in Section 44-568 of the UDO, staff recommended to the Planning Board the following: allow Limited Access User's Sign within the 321 corridor; modify existing language in the ordinance to allow administrative approval for increase in height and surface area for Limited Access User's signs within the I-40 and 321 corridor, currently allowed by the Board of Adjustment based upon provisions within Section 44-568; clarify within the ordinance that the maximum sign height is 120 feet or 120 feet above the closest road surface elevation adjacent to the sign, whichever is higher; and clarify within the ordinance that the maximum surface area shall not exceed 450 square feet.

Staff's recommendation did not fully achieve Love's request but provided additional height and surface area square footage that can be approved at the staff level as well as allow a Limited Access User's Sign along Highway 321. The Planning Board held a public hearing on October 26, 2015 to consider the request. Mr. Chad Bruner, Real Estate Project Manager for Love's Travel Stops, addressed the board specific to the need for additional height and area for signage at this location. Comments from the Planning Board included that increased sign size isn't any less appealing than the existing power lines and signs need to be tall enough to be seen by drivers. Staff said the location is ideal for a truck stop and, of the four quadrants at the 321/Highway 10 intersection, it is the most suitable for transportation type uses. Two emails were received by Planning Board members who were unable to attend but expressed their support for the request.

Chair Isenhower opened the public hearing. Two people came forward to speak; Chad Bruner with Love Travel Stops and Dean Proctor. Both spoke in favor of the requested amendment. Chair Isenhower then closed the public hearing. The Board had a lengthy discussion regarding the size and height of the proposed signage and UDO amendment. After that discussion, Commissioner Hunsucker made a motion to approve the text amendment to the UDO to include the following:

For businesses located within 500 feet of the beginning of the limited access portions of I-40, Highway 321 and the intersection of an arterial street, a single sign is permitted as follows:

(a) Maximum height is limited to 50 feet and a maximum area of 100 square feet.

(b) The planning director may allow a greater height, up to a maximum of 130 feet or 130 feet above the closest road surface elevation adjacent to the sign, whichever is higher. The additional height would be considered in order to permit 7 seconds of visibility of the sign prior to the beginning of the exit ramp

for traffic traveling at the legal speed limit. A report must be submitted by a professional engineer to validate this allowance.

(c) If the planning director allows additional height, the maximum sign size may be increased 5 square feet for each foot of allowed height above 50 feet, up to a maximum of 650 square feet.

(d) Signs must meet the setback requirements of the district within which they are located with the exception of the front setback. All parts of the sign and the sign structure must be out of the right-of-way.

(e) Where a limited access highway user's sign is installed on a developed lot, there may be one additional on-premise sign installed, if it is separated from the limited access highway user's sign by more than 500 feet.

Commissioners Isenhower, Beatty, Barnes and Hunsucker voted in favor; Commissioner Sherry E. Butler voted against. The motion carried. The following ordinance applies:

Ordinance No. 2015-13

BE IT ORDAINED that the Catawba County Code of Ordinances, Unified Development Ordinance, is hereby amended to read as follows:

Sec. 44-568. Limited access user's signs.

For businesses located within 500 feet of the beginning of the limited access portions of I-40, Highway 321 and the intersection of an arterial street, a single sign is permitted as follows:

(a) Maximum height is limited to 50 feet and a maximum area of 100 square feet.

(b) The planning director may allow a greater height, up to a maximum of 130 feet or 130 feet above the closest road surface elevation adjacent to the sign, whichever is higher. The additional height would be considered in order to permit 7 seconds of visibility of the sign prior to the beginning of the exit ramp for traffic traveling at the legal speed limit. A report must be submitted by a professional engineer to validate this allowance.

(c) If the planning director allows additional height, the maximum sign size may be increased 5 square feet for each foot of allowed height above 50 feet, up to a maximum of 650 square feet.

(d) Signs must meet the setback requirements of the district within which they are located with the exception of the front setback. All parts of the sign and the sign structure must be out of the right-of-way.

(e) Where a limited access highway user's sign is installed on a developed lot, there may be one additional on-premise sign installed, if it is separated from the limited access highway user's sign by more than 500 feet.

This 16th day of November, 2015

B. Planning and Parks Director Jacky Eubanks came forward and requested the Board hold a public hearing to receive citizen comments and approve the close out the Community Development Block Grant (CDBG) 2012 Scattered Site Housing Grant. The purpose of the \$225,000 grant was to rehabilitate five homes and provide emergency housing repair work to nine homes located in Catawba County. All activities have been completed. CDBG funds financed 100% of the total project costs and all beneficiaries were 100% very low and low income homeowners. The County had no match for this grant. Chair Isenhower opened the public hearing; no one came forward to speak and Chair Isenhower closed the public hearing. Commissioner Barnes made a motion to close out the Community Development Block Grant 2012 Scattered Site Housing Grant. The motion carried unanimously. Both staff and the Board thanked Laurie Powell for her assistance with this and other grants.

C. Utilities and Engineering Director Barry Edwards came forward and requested the Board hold a public hearing to receive citizen comments and approve the close out the 2012 CDBG Old Shelby Road Water Line Extension Community Development Block Grant. The purpose of this \$750,000 grant was to install 8,100 linear feet of water line and connect 63 households to the water line. The Low to Moderate Income (LMI – incomes at or below 80% of area median income) benefit was 94%. Infrastructure improvements have been completed. CDBG funds financed 92% of the total project costs. The County committed \$63,000 in waived capital fees as a part of its match. The County will be de-obligating \$12,322.99 from the water line item back to the CDBG programs due to change orders. Chair Isenhower opened the public hearing; no one came forward to speak and Chair Isenhower closed the public hearing. Commissioner Butler made a motion to close out the Old Shelby Road Water Line Extension Community Development Block Grant. The motion carried unanimously. Both Laurie Powell from the Western Piedmont Council of Governments and Mr. Edwards responded that the amount of future funds for these type projects was questionable since the program had changed from the Department of Commerce to Department of Environmental and Natural Resources.

9. Appointments.

Upon the recommendation of Chair Isenhower, the Board appointed the following students to the Catawba County Youth Council: Catherine Crooks – 10th Grade – Private School (University Christian HS); Davis Ellwanger – 10th Grade – Private School (University Christian HS); Mackenzie Hartman – 11th Grade – Private School (Hickory Christian); Holly Cable – 9th Grade – Challenger High; Carrigan Price – 9th Grade – Challenger High; Anna Curry – 11th Grade – Discovery High; Will Johnson – 9th Grade – Discovery High; Kat Stulpin – 9th Grade – Home Schooled; Josh Wilson – 9th Grade – Home Schooled; Savannah Frye – 11th Grade – Bunker Hill; Logan Thompson – 10th Grade – Newton-Conover High; Henry Cox – 10th Grade – Newton-Conover High; Betsy Walker – 10th Grade – Newton-Conover High; Keyana Cardoz – 11th Grade – Hickory High Katherine Ellis – 9th Grade – Fred T. Foard; Chloe Fountain – 9th Grade – Fred T. Foard, and reappointed the following students to this Council: Leigha Williamson – 12th Grade – Bandys HS; Ty Williams – 11th Grade – Maiden HS; Jarrett Mull – 11th Grade – Maiden HS; Katelynn Bruno – 12th Grade – Bunker Hill; Carmen Silva – 11th Grade – Newton-Conover High; Samuel Evans – 12th Grade – Hickory High; Ian McPherson – 12th Grade LR Scholars – Hickory High; Matthew Fleming – 12th Grade – Fred T. Foard; Madison Alicardi – 12th Grade – Fred T. Foard; Skylar Yoder – 12th Grade – Fred T. Foard Laney Rowe – 12th Grade – St. Stephens; Darby Yates – 11th Grade – St. Stephens, and Sophie Pruettt – 10th Grade – St. Stephens. Also upon Chair Isenhower's recommendation, the Board appointed John Marino for a first term on the Alcohol Beverage Control Board. This term will expire November 15, 2018. Upon the recommendation of Commissioner Barnes, the Board reappointed Scott Millar for a seventh term, Jeff Gniadek for a fourth term and Jeff Neuville for a second term on the Region E Development Corporation. These terms will expire September 30, 2018. Commissioner Barnes thanked Donna Mull for her excellent work with these students and the Catawba County Youth Council.

10. Consent Agenda:

County Manager J. Thomas Lundy presented the following five items on the consent agenda:

A. A request for the Board to approve the establishment of Environmental Health fees for Coal Ash Tests (\$170) and Hexavalent Tests (\$155). In response to inquiries received by the North Carolina State Laboratory of Public Health (NCSLPH) regarding concerns about privately owned wells near coal ash impoundment sites, NCSLPH has developed test panels specific to the contaminants of concern, including hexavalent chromium. This testing will be performed after source determination has been completed for wells tested under the Coal Ash Management Act (CAMA). Owners of wells from whom the source of elevated constituents was determined to be natural, or others interested in this test panel that were not tested under CAMA, will need to consult local health departments on how to decrease these constituents in their well water. Follow-up testing for hexavalent chromium, among other constituents, will be needed to establish that interventions are effective. NCSLPH will be an important partner to local Public Health departments in this effort. These fees are consistent with the County's Environmental Health fee philosophy of 100 percent cost recovery.

B. A request for the Board to approve the establishment of a fee for a NAAT (Nucleic Acid Amplification Test) urine test (\$43). Catawba County Public Health would like to offer the urine NAAT test to men in the Public Health STD Clinic to test for Chlamydia and Gonorrhea infections.

Chlamydia infection is the most commonly reported sexually transmitted bacteria in the nation and in North Carolina. Chlamydia is easy to cure, but most men and women who have Chlamydia do not know they have it since it often has no symptoms associated with it, therefore, they do not seek testing and treatment. Chlamydia infection also increases the risk of HIV infection. Gonorrhea is another common sexually transmitted disease. Untreated, gonorrhea can cause serious and permanent health problems in both men and women including infertility, chronic joint pain, and blood infections which can be deadly. The disease, like Chlamydia, increases the risk of HIV infection.

The Centers for Disease Control (CDC) now promotes NAAT as the preferred method to detect Chlamydia in men in its latest recommendations to clinical laboratories. Per the CDC, NAAT is considered the test of choice because: 1) it is a very sensitive test, 2) samples are relatively easy to obtain, and 3) it can provide results faster than culturing the bacteria. Current testing methods available free from the State for men include a swab collection method which involves collection of fluids. This test only looks for white blood cells which may indicate an infection. This swab test will remain an option for those unable or unwilling to pay the cost of the urine NAAT, which is much more specific in the diagnosis of disease. Regardless of the test chosen by the client, all clients will receive STD treatment at no charge. This fee is consistent with the County's Clinical Services fee philosophy of 100 percent cost recovery.

C. A request for the Board to approve an updated fee structure for the Library due to the provision of access to new and emerging technologies including digital cameras, 3D printing, digital cutting, and other technologies and resources as services evolve. The Library System was awarded an LSTA Literacy and Lifelong Learning Grant to create a TechConnect digital learning space for the public. In alignment with the recently adopted Library Strategic Plan, this grant helps to ensure equitable access to technologies that enrich and improve lives through open access to information, communication and technology services. Users at TechConnect will be able to explore and learn about a variety of cutting edge technologies, improve their digital literacy and obtain real-world experience with professional design and engineering tools. The Western Piedmont Council of Governments will partner with the library by sending a career specialist to work at the library four hours per week providing invaluable career guidance and training to citizens. The library will draw on local engineering expertise through a partnership with the Manufacturing Solutions Center to offer access to professional tools, software applications and training. TechConnect will be home to state of the art computers offering both a Windows and Apple experience. These computers will have engineering and design software as well as various programs to facilitate the creation of digital content. Users will have access to GoPro digital video cameras, a 3D scanner, 3D printer and a digital cutter for fabric, vinyl and paper. TechConnect will empower users to craft their dreams into reality.

So that the project will be continually sustainable, and so that the library can continue to offer emerging technology services, the library has developed a fee structure in order to recover the costs of supplies and maintenance for the 3D printer and digital cutter. The fees were developed in consultation with the Manufacturing Solution Center, using a formula to account for various polymer printing materials as well as annual equipment maintenance. Similarly, the fees for the digital cutter account for costs of replacement parts and the varying direct cost of material used for projects (paper, vinyl, fabric, etc.).

The library will loan new and emerging technologies and resources to provide access for citizens. Since these technologies are varied--and vary in value--the library has developed a fee structure to encourage care and prompt return of equipment, and designates a fee for "actual replacement cost" for lost or damaged items, as the Library does for printed and audiovisual materials. Equipment will be loaned to adults over 18 years of age who complete a technology lending agreement, assuring the Library full cost recovery in the event that equipment is lost, damaged, or not returned. With this fee structure, the library can best be responsive to customers in provision of resources, examples of which may include digital cameras, Kindles, iPads, WiFi Hotspots, and other emerging technologies and resources that can empower our citizens. The fee structure will be posted on the Library's website.

D. A request for the Board to approve the conversion of an hourly (19 hours per week) Environmental Engineer position to a new full time position in Utilities and Engineering Solid Waste Management, effective January 1, 2016, and approved of a budget transfer from air quality consulting fees in the amount of \$40,500 to cover salary and benefits in Fiscal Year 2015-16.

A full time, experienced environmental engineer is needed to provide highly technical office and field services for the County regarding a variety of environmental regulatory issues including the Clean Air Act, Clean Water Act, Safe Drinking Water Act, the Comprehensive Environmental Responsibility, Compensation and Liability Act, the Resource Conservation and Recovery Act (RCRA), and other pertinent legislated environmental and pollution prevention requirements.

The Engineer will manage all aspects of the County's Title V Air Quality Permit including the gathering and recording of field data and coordinate this with the County's Air Quality consultants for submittal to NC-DENR, as well as recommend and oversee the implementation of required changes in the field. The Engineer will ensure that permitting and compliance in programs meet effluent guidelines for the discharge of leachate (Clean Water Act), and that landfill gas energy projects (Clean Air Act) operate in conformance to environmental regulatory requirements. The engineer will also coordinate and perform in-field management assessments and perform investigations to implement environmental laws in the landfill operations and programs, including proper management of hazardous and non-hazardous solid waste and RCRA state programs, and initiate corrective actions resulting from deficiencies found during field investigations.

The Engineer will perform these duties within an hourly pay range of \$27 to \$42 in lieu of paying consultants to perform these duties within a range of \$120 to \$160 per hour, thus reducing the County's cost of performing these duties by approximately 75%. Investing in the Utilities and Engineering staff and bringing these duties in-house will increase staff's ability to immediately respond to environmental issues and permanently reduce our reliance on consultants, while simultaneously reducing the amount of money paid to consultants.

The person filling this position will be required to have a Bachelors Degree in Engineering, Environmental Engineering, or Biology. Experience in Environmental Engineering, data analysis in Biological, Chemistry, or Earth Sciences, and scientific work involving environmental programs and/or projects or any combination is required. The Environmental Engineer position will be classified as Administrative/Professional, exempt from Fair Labor Standards Act (FLSA), grade 79. The salary range is \$56,584.41 - \$87,801.07. A budget transfer for \$40,500 from budgeted consultant's costs is required to fund the position for Fiscal Year 2015-16. The position will be effective on January 1, 2016. All costs associated with the Landfill are funded from the Solid Waste Enterprise Fund which contains no ad valorem tax proceeds. In Fiscal Year 2016-17 and future years, cost savings will be realized and the position will be funded through reduced consulting fees. The following appropriations apply:

Budget Transfer

From		
525-350150-841546	Air Quality Expense	\$20,250.00
525-350200-841546	Air Quality Expense	\$20,250.00
To		
525-350050-812100	Regular Wages	\$32,565.00
525-350050-821000	FICA	\$ 2,489.00
525-350050-822100	Local Gv't Employees Retirement	\$ 2,196.00
525-350050-823100	Group Health	\$ 3,016.00
525-350050-823300	Group Dental	\$ 169.00
525-350050-823600	Long Term Disability	\$ 28.00
525-350050-825500	Short Term Disability	\$ 37.00

E. A request for the Board to set the following meeting schedule for 2016: historically, only one Board of Commissioners meeting is held in the month of January due to the holidays affecting subcommittee schedules. This meeting will be an evening meeting on Tuesday, January 18, 2016. The meeting is to be held on Tuesday due to the Martin Luther King, Jr. holiday which falls on Monday, January 17, 2016.

Budget Hearings with departments are scheduled for Tuesday, May 31, 2016, with the public hearing and wrap-up on Thursday, June 2, 2016, and budget adoption on Monday, June 6, 2016.

July is a month which historically has only one meeting due to the 4th of July Holiday. The July meeting will be an evening meeting on Monday, July 18, 2016. There will be no Subcommittee meetings preceding the August 1, 2016 meeting as they would fall during the NACo Annual Conference scheduled for July 22-25, 2016.

The August 15, 2016 meeting falls during the Soldiers Reunion, making an alternate meeting location necessary. The Board of Commissioners Meeting on August 15, 2016, will take place in the 2nd floor Meeting Room of the Government Center in Newton.

Cancellation of the September 26, 2016 Subcommittee Meetings is due to the managers' attendance at the ICMA Annual Conference scheduled for September 25-28, 2016, in Kansas City.

The Board scheduled its annual breakfast meeting with the staff of the Cooperative Extension Service at the Agricultural Resource Center on Monday, December 5, 2016, from 8:00 to 9:00 a.m.

The following resolution applies:

RESOLUTION NO. 2015-
Adopting 2016 Board of Commissioners Meeting Schedule

WHEREAS, pursuant to Section 2-47 of the Catawba County Code, the regular meetings of the Catawba County Board of Commissioners shall be held as provided in a resolution adopted by the Board in a regularly scheduled meeting held not less than ten days prior to the first meeting to which the resolution is to apply. The Board will observe the holiday honoring Dr. Martin Luther King, Jr. by meeting on the Tuesday following such holiday.

NOW, THEREFORE, BE IT RESOLVED that the Catawba County Board of Commissioners adopts the following Meeting Schedule for 2016:

January 19 – Tuesday, 7:00 p.m.
February 1 – Monday, 9:30 a.m.
February 15 – Monday, 7:00 p.m.
March 7 – Monday, 9:30 a.m.
March 21 – Monday, 7:00 p.m.
April 4 – Monday, 9:30 a.m.
April 18 – Monday, 7:00 p.m.
May 2 – Monday, 9:30 a.m.
May 16 – Monday, 7:00 p.m.
May 31 – Tuesday, 8:00 a.m. – 5:00 p.m. – Budget hearings with Departments
June 2 – Thursday, 7:00 p.m. – Budget Public Hearings & Wrap-Up
June 6 – Monday, 9:30 a.m. (Budget Adoption)
June 20 – Monday, 7:00 p.m.
July 18 – Monday, 7:00 p.m.
August 1 – Monday, 9:30 a.m.
August 15 – Monday, 7:00 p.m. – Change of Location – 2nd Floor Mtg Room, Government Ctr.
September 6 – Tuesday, 9:30 a.m.
September 19 – Monday, 7:00 p.m.
October 3 – Monday, 9:30 a.m.
October 17 – Monday, 7:00 p.m.

November 7 – Monday, 9:30 a.m.
November 21 – Monday, 7:00 p.m.
December 5 – Monday, 8:00-9:00 annual breakfast w/CES – Regular meeting 9:30 a.m.
December 19 – Monday, 7:00 p.m.

This the _____ day of November, 2015.

Chair Isenhower asked if any Commissioner wished to have an item broken out of the consent agenda for individual consideration or discussion. None was requested. Vice-Chair Beatty made a motion to approve the consent agenda. The motion carried unanimously.

11. Departmental Reports

A. Catawba County Schools.

Catawba County School Superintendent Dr. Dan Brigman presented a request for the Board to approve \$338,000 in additional funding for the Fred T. Foard Field House project, funded by decreasing a future renovations project planned at Fred T. Foard High School to the gymnasium and to add classrooms. The budget includes \$1.2 million to construct a field house at Fred T. Foard High School. Bids have been received for the project and the lowest bid is \$338,000 higher than the budgeted amount.

This year began a new four-year funding cycle for schools construction. The plan includes \$28.7 million for Catawba County Schools. The school system requested that the \$338,000 needed for the field house project be taken from the \$4.5 million planned in Fiscal Year 2017/18 to renovate the Fred T. Foard gymnasium and to add classrooms.

Commissioner Butler made a motion to approve this request. The motion carried unanimously. The following appropriations apply:

Supplemental Appropriation:

423-740050-690450	Proceeds – Installment Purchase	\$338,000
423-740100-863200-31111-3-07	Fred T. Foard Field House	\$338,000

B. Utilities and Engineering

Utilities and Engineering Director Barry Edwards presented a request for Board approval of the purchase of 17.34 acres, owned by Ms. Rachel Heavner, for the purpose of acquiring clay/soil borrow area for the closure of the Construction and Demolition (C&D) Landfill planned for 2023, and approval of a budget revision in the amount of \$205,000 for the property purchase and associated closing fees.

County staff was contacted by Ms. Heavner asking if the County had an interest in purchasing her property on Hickory- Lincoln Highway, southwest of the Blackburn Resource Recovery Facility. An appraisal was completed, which values the property at \$200,000. The 17.34 acres of mostly rolling topography has a private well and septic system, structures including a residential dwelling built in 1955, and farming storage shed and has an assessed tax value of \$172,200

County staff recognized that having the opportunity to purchase the Heavner property would result in operational and closure cost savings. The property provides immediate and adjacent access to soils for operating and closing the (C&D) Landfill. Staff contacted McGill Associates to perform an engineering economic analysis to discern value of property purchase. The McGill assessment confirmed the Blackburn C&D Landfill will reach capacity in June 2023 and projected soils needed for closure is approximately 150,000 Cubic Yards (CY) of which 66,000 needs to be low permeability (clayey) soils. The County will also need approximately 190,000 CY of daily operational soils from now until closure. Therefore, the total soil required to operate and close the C&D Landfill will be approximately 340,000 CY. The Property Evaluation findings are that the property provides approximately 983,000 CY of additional soil material to support landfill operations and approximately 105,000 CY of clayey soil that could be used to close the C&D landfill when needed.

Accessing soils from the Heavner property instead of the former Roseman property also saves an estimated \$143,072 in operational or contracted (hauling) cost. There are inadequate soils to sustain the landfill through the remaining 80+ years of life expectancy.

A budget appropriation is required to cover the purchase and associated closing fees such as attorney cost, title insurance and recording fees in the amount of \$205,000. All costs associated with the Landfill are funded from the Solid Waste Enterprise Fund which contains no ad valorem tax proceeds. Commissioner Barnes made a motion to approve the purchase of this property and the necessary budget revision for the property purchase and associated closing costs. The motion carried unanimously. The following appropriations apply:

Appropriations:

Revenue		
525-350050-690100		\$205,000.00
Solid Waste Fund Balance Applied		

Expenditure

525-350150-987000		\$205,000.00
Purchase of Property		

12. Other Items of Business:

Budget Transfers: Pursuant to Board authority granted to the County Manager, the following budget transfers have been completed:

County Manager Contingency Transfer:

From:

110-190100-994000	Contingency	\$33,000
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To:

110-110050-856900	Other Professional Services	\$23,000
110-110050-856300	Travel & Transportation	\$10,000

11/17/15 – Transfer needed to cover expenses for recruitment of County Manager position as approved in the contract with Waters & Company on November 5, 2015.

County Manager Contingency Transfer:

From:

110-190100-994000	Contingency	\$6,000
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To:

110-430050-842580	General Renovations	\$6,000
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11/23/15 - Funds needed for professional architect for renovations to the Permit Center. This first step will help determine the final construction cost of renovations which will come later in a separate transfer. At the request of County Manager, Department Heads Barry Edwards, Jacky Eubanks, and Doug Umland have been meeting monthly and discussing ways to improve the overall flow and cohesiveness of the Permit Center. As a result of these meetings, some changes have been implemented which have improved the permitting process for our customers. Space restructuring is now the next step. The floor plan approved by the County Manager will allow for an open space concept and will provide enhanced privacy for customers while utilizing existing desk/work area units. Note: One existing desk/work station is ADA accessible. The floor plan will also relocate the Remote Access Permitting Terminal (RAPT) and the Permit Center Supervisor's office to promote much needed interaction and accessibility to permitting staff and customers. The floor plan will provide a customer area that includes an ADA accessible counter for customer use in completion of applications and other required paperwork.

Budget Transfer: Pursuant to Board of Commissioner Action at the October 5, 2015 Retreat, the following budget revision has been completed:

Appropriation:

110-190900-995420 \$675,000
Transfer to Schools Capital

420-750100-862200-34100-3-56 \$675,000
CVCC Furniture Academy

Revenue:

110-190050-690100 \$675,000
Fund Balance Applied

420-750100-695110 \$675,000
From General Fund

At the October 5th Board of Commissioners Retreat, Dr. Hinshaw presented a summary of where the Furniture Academy Program has been and can grow based upon the current 10,000 square foot space versus a 38,400 square foot facility. Based upon CVCC's evaluation of the assessment and program needs, Dr. Hinshaw reported any "upfits" could be phased with minimal initial investment. This facility and 7.2 acres of property will be purchased for roughly \$23 per square foot. The final offer from the owner was \$875,000. CVCC has a private commitment from the furniture industry of \$200,000, which left approximately \$675,000 needed to execute a purchase. CVCC's attorney, Ellie Bradshaw, is working on a contract for purchase with the property owner's attorneys and realtors in case funding is secured for the purchase. CVCC Board of Trustees met on September 30, 2015, to consider this matter and voted to support the college in moving forward with the building acquisition. Commissioner Barnes made a motion to allocate the \$675,000 from fund balance and subject to due diligence completion, enter into a sales contract for the price of \$675,000. The motion carried unanimously. Due diligence has now been completed including an environmental study which reflected no recommendations and the facility assessment outlined a few minor repairs. Pursuant to the Board's previous action, the funds have been appropriated.

13. Attorney's Report: None.

14. Manager's Report: None.

15. Adjournment. Vice-Chair Beatty made a motion to adjourn at 8:07 p.m. The motion carried unanimously and the meeting adjourned.

Randy Isenhower, Chair
Catawba County Board of Commissioners

Barbara E. Morris
County Clerk