

**MINUTES
WILKES COUNTY BOARD OF COMMISSIONERS
October 17, 2023**

PUBLIC CONCERNS - None

The Wilkes County Board of Commissioners met on Tuesday, October 17, 2023 at 5:00 P.M. with the following members present: Chairman Keith Elmore, Vice Chairman Stoney Greene, Commissioner Casey Joe Johnson, Commissioner Bill Sexton, and Commissioner Greg Minton.

Also present for the meeting were Tony Triplett, County Attorney; John Yates, County Manager; and Sarah Call, Clerk to the Board.

Chairman Keith Elmore welcomed everyone and called the meeting to order at this time.

INVOCATION – Commissioner Casey Joe Johnson led the Invocation.

PLEDGE OF ALLEGIANCE – Chairman Keith Elmore led the Pledge of Allegiance.

APPROVAL OF MINUTES – Motion was made by Vice Chairman Stoney Greene, seconded by Commissioner Casey Joe Johnson and unanimously adopted to approve the Minutes of the Board Meeting held on October 3, 2023.

BUDGET AMENDMENTS/TRANSFERS – Motion was made by Commissioner Casey Joe Johnson to approve Budget Amendment No. 8 (Health Programs – Wilkes Health received \$6,313.20 from Appalachian Health District. These funds will be used to provide continued healthcare for new and existing residents of Wilkes County. No County money involved. Wilkes Health received \$30,000 from the state for COVID-19 Vaccination Program. These funds will be used to provide COVID-19 vaccinations to reduce the spread of the SARS-CoV-2 virus and variants. No County money involved.) The motion was seconded by Commissioner Bill Sexton and unanimously approved.

DESIGN-BUILD – WILKES COUNTY GOVERNMENTAL COMPLEX PROJECT – WILKES COUNTY ADMINISTRATION BUILDING:

1. **FINAL DESIGN** – Chairman Elmore recognized Kris Little and Mike Kesterson, with Vannoy & Sons Construction Company, Inc., and Maggie Carnevale, Architect with LS3P. Mr. Little thanked the Board and said first they will present a quick presentation of the elevations, they came up with a very creative way to use structural steel that will accent the building. He added Ms. Carnevale is the principal of the LS3P from the Asheville Office. She was integral on the EMS project and this project as well, this is her design, Mr. Little then turned the presentation over to Ms. Carnevale.

Ms. Carnevale thanked the Board and went through the building elevation views at this time. She added the design of the building centers around prominence and portraying strength and durability

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for a timeless building that will last generations. The building was sighted on the property for views from the building and views of the building. They want to give the public an easily identifiable entrance in the middle. There is a lot of glass at the entrance along with cross-bracing behind the glass that is necessary for structure, but also signifies strength. Ms. Carnevale stated they kept the materials to a minimum, which is brick and two different colors of the fiber cement panels. These are a high-density durable material that is also a rain screen, it lets the cavity of the building breathe and dry out and does not trap moisture in the exterior walls. She added the last material is glass; all three are simple materials that will last with little maintenance.

Ms. Carnevale stated there is a pronounced canopy at the main entrance and most of the public will enter through the south main entrance. North is the basement entrance, which the public could use. There is parking on both sides, but this may be more orientated for the staff entrance. There is a public balcony off the main third floor lobby and they also have a four-story lobby area that has three elevators and a stair tower. Ms. Carnevale added they kept all the materials on the building to a two-foot module that will reduce waste during construction. The drive-thru window is attached to the tax department on the first floor, making it easily accessible. The basement level has shell space to build out whenever may be needed in the future and includes all the electrical and mechanical. Ms. Carnevale said they have sloped the structure of the roof with a low slope, that will drain. There is a stair tower that goes to the roof for maintenance without having to climb a ladder. The only mechanical unit on the roof is a fresh air unit and if it needs to be worked on, the building would still have heat and air.

Chairman Elmore asked the total sq. ft. of the building. Mr. Little replied 48,500. Vice Chairman Greene asked if there was space to put "In God We Trust" on the building. Mr. Little replied absolutely. He added this concludes the design presentation, next Mr. Kesterson will discuss the GMP.

Mr. Kesterson stated, along with Ms. Carnevale and her team on the engineering and architectural side of designing it, during the pre-construction; Vannoy has been working on the cost estimating side of things. They have worked with Ms. Carnevale and her engineers and by engaging specific local sub-contractors and suppliers, they have put a value to the new office building. Mr. Kesterson explained in the packet today is a few different numbers. First is the site development; everything outside of the footprint of the building is considered site. Included in the projected building cost is \$480,000 for the remaining engineering and architectural services as well as building permit fees and inspections. The construction cost came to a little over \$21 million, which is roughly \$400 per sq. ft. Next, they included the \$500,000 for the County's fixtures, furnishings, and equipment which brings the total Guaranteed Maximum Price (GMP) of \$22 million. Mr. Kesterson said they would follow the same format as with the EMS, with giving them the maximum price, anything under that which is not spent would go back to the County.

Chairman Elmore asked if the \$900,000 design they have already done is included in the site development or is it in additional. Ms. Kesterson replied no, that is not in this number that was the design and engineering plans that have been presented at the last couple meetings. Chairman Elmore asked if the fixtures and furnishings include furniture. Mr. Yates replied this could be any number of things inside the building, this is what has been budgeted. Chairman Elmore asked if the Board would have to consider extra for furnishings. Mr. Yates replied they have gotten estimates on this; at Blue Ridge, they had spent about \$2 million, but they had new furnishings throughout. He added he

doesn't think the County will do all new furnishings, they will use some of the current furnishings. Mr. Little stated they reached out to three vendors to get input on this to come up with this number. Chairman Elmore stated he was at a conference recently and spoke with a company and asked if \$400 per sq. ft. cost is in line, as it seems very high to him. They told him they are using \$500, so this seems to be a good price. Mr. Kesterson added this is due to the hard work of Ms. Carnevale and all the team to design a very efficient building.

Chairman Elmore said with EMS they had actual contractors put in bids, but they haven't done that with this. Mr. Kesterson stated they went out to a good portion of the sub-contractors that are working at the EMS right now and to suppliers. There wasn't much guess work in it, they helped with the budget numbers. Vice Chairman Greene asked what percentage of local contractors will be involved with this project. Mr. Kesterson replied the goal is 60%+ of the construction as they did at EMS. Vice Chairman Greene stated 60% of the work came from tax paying businesses that are in Wilkes County. Mr. Kesterson added local subs is always the goal for them, there is a lot of pride that goes with a project like this.

Commissioner Greg Minton made a motion to delay or pause the project 6 months to gather more information for the Wilkes County Governmental Complex Project Phase II Wilkes County Administration Building as presented at tonight's meeting. The motion was seconded by Chairman Keith Elmore. Voting on the motion:

Ayes: Chairman Keith Elmore
Commissioner Greg Minton

Nays: Vice Chairman Stoney Greene
Commissioner Casey Joe Johnson
Commissioner Bill Sexton

Vice Chairman Stoney Greene made a motion to approve the Final Design as presented by Vannoy Construction Company, Inc. for the Wilkes County Governmental Complex Project Phase II Wilkes County Administration Building as presented at tonight's meeting. The motion was seconded by Commissioner Casey Joe Johnson. Voting on the motion:

Ayes: Vice Chairman Stoney Greene
Commissioner Casey Joe Johnson
Commissioner Bill Sexton

Nays: Chairman Keith Elmore
Commissioner Greg Minton

2. GUARANTEED MAXIMUM PRICE –

Commissioner Casey Joe Johnson made a motion to approve the Guaranteed Maximum Price (GMP) as presented at tonight; and instruct the County Attorney to prepare a Construction Contract to bring back to the next meeting for approval with the GMP and Final Design as

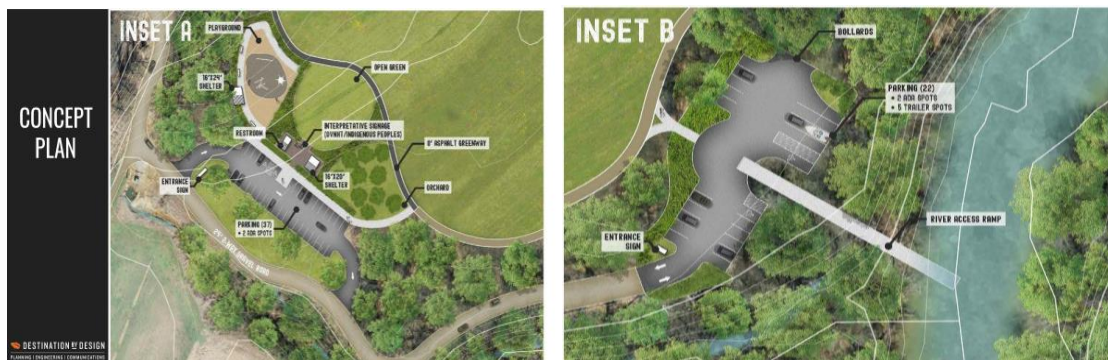
approved at tonight's meeting. The motion was seconded by Vice Chairman Stoney Greene. Voting on the motion:

Ayes: Vice Chairman Stoney Greene
Commissioner Casey Joe Johnson
Commissioner Bill Sexton

Nays: Chairman Keith Elmore
Commissioner Greg Minton

ROARING RIVER PARK & RIVER ACCESS:

1. PRESENTATION AND UPDATE ON PROJECT & GRANTS – Chairman Elmore welcomed and recognized Tim Johnson, Destination by Design and W.C. Scroggs, Planning Director. Mr. Johnson said this is the same plan he presented earlier in the year. It is the plan for the Roaring River Park and the River Access on the Yadkin River. It was the concept plan that was also in the Great State of Wilkes Outdoor Economy Plan. Mr. Johnson presented the below presentation at this time:



TOTAL PROJECT ESTIMATE OF PROBABLE COST

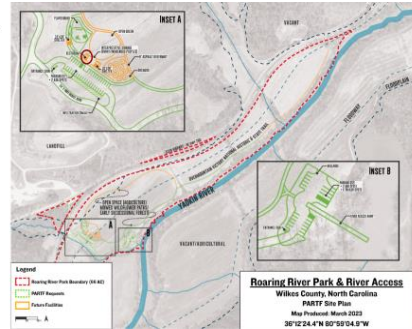
Item	Cost
Site Work	\$305,000
Road Improvement	\$259,000
Park Site Development	\$528,492
River Access Site Development	\$243,720
Trails	\$733,920
Site Furnishings	\$380,000
Engineering, Mobilization, Administration, and Contingency (33%)	\$808,544
Total	\$3,258,676

Key Features:

- Asphalt parking
- Plaza
- Playground
- Orchard
- Open Green
- Asphalt trail (6,116 LF)
- Signage
- Shelters (2)
- Restroom
- Benches (5)
- Landscaping

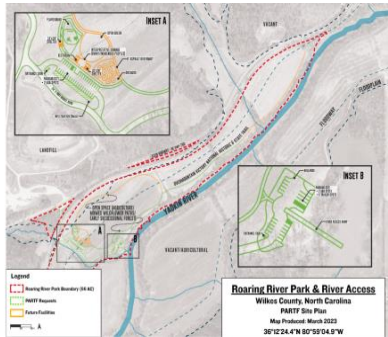
Roaring River Park and River Access

PARTF Site Plan



Roaring River Park and River Access

PARTF Site Plan



PHASE 1 PROJECT ESTIMATE OF PROBABLE COST

Item	Cost
Site Work	\$275,000
Road Improvement	\$259,000
Park Site Development	\$282,528
River Access Site Development	\$460,366
Restroom	\$160,366
Trails	\$316,800
Site Furnishings	\$20,000
Engineering, Mobilization, Administration, and Contingency (33%)	\$433,519
Total	\$1,747,213

Key Features Modifications:

- Removed utilities
- Gravel parking
- Playground
- Removed plaza, orchard, open green
- Asphalt trail (2,640 LF)
- Primary entry sign only
- Removed additional entry and interpretive signs
- Benches (2)
- **Removed shelters and restroom***
- Removed landscaping

*River access site development will be completed by NCWRG at their costs. This element is proposed to be replaced with a restroom.



Proposed Funding Sources

Local Funding	Amount
County Budget (FY 22/23, 23/24, 24/25)	\$975,000
Subtotal	\$975,000
Grant Funding	
NC Water Resources Development Grant	\$200,000
Federal Recreational Trails Program (RTP)	\$100,000
NC PARTF	\$475,000
Subtotal	\$775,000
Total	\$1,750,000

SECURED



PHASE 1 PROJECT ENGINEERING, MOBILIZATION, ADMINISTRATION, AND CONTINGENCY

Item	Cost
Site Work	\$275,000
Road Improvement	\$259,000
Park Site Development	\$282,528
River Access Site Development	\$160,366
Trails	\$316,800
Site Furnishings	\$20,000
Engineering, Mobilization, Administration, and Contingency (33%)	\$433,519
Total	\$1,747,213

Item	Cost
Engineering + Permitting (15%)	\$197,054
Mobilization, General Conditions, and Bond (5%)	\$65,685
Construction Administration (3%)	\$39,411
Contingency (10%)	\$131,369
Total	\$433,519

Next Steps

Project Item	Cost Estimate	Funding Source	Amount
Engineering and Permitting	\$200,000	County Budget (FY 23/24)	\$100,000
		NCPARTF*	\$100,000
Total	\$200,000		\$200,000

*NCPARTF is reimbursed at 50% of total project item cost.

Proposed Timeline:

- Fall 2023 - RFQ for Engineering and Permitting
- Winter 2023/2024 - Under contract
- Winter/Spring 2024 - Engineering and permitting
- Spring/Summer 2024 - Bids for construction



Mr. Johnson stated the River Access Site that costed approximately \$160,000 has been marked out. The reason for that is the North Carolina Wildlife Commission has agreed to complete that at their own cost, which frees up \$160,000 for something else. He suggested to use that money for a restroom at the park. Mr. Johnson added the County has pursued 3 different grants and all

3 grants have been awarded. At this point, they have approximately \$775,000 in grant funding for this project, which leaves the County with the needed \$975,000 to make the project happen. Mr. Johnson stated he submitted a grant application letter of intent to the Wilkes Medical Center Foundation on behalf of the County Manager and received notification today that they have been invited to submit a full grant application. The amount of that grant is \$100,000+ and due at the end of November, with decisions made by the end of December. The funding will be awarded in January.

Mr. Johnson said one cost missing from the presentation is for a design level survey with a cost of about \$30,000. That is a survey that would be paid for by the County, whoever is hired for engineering would give the specs for the survey.

Commissioner Johnson stated this is a great opportunity for the eastern end of the County, a lot of people will enjoy this facility. He asked if they would only have 1 restroom. Mr. Johnson replied they would definitely get one, possibly two. Commissioner Johnson asked about having an all-inclusive playground, if that would be something they could look at. Mr. Johnson said it is something they could explore, but they will be dealing with a budget number.

Commissioner Sexton asked if the parking lot would be gravel. Mr. Johnson replied yes. Commissioner Sexton asked if that would be permanent or if they would come back later and pave it. Mr. Johnson replied it will cost more and that will be up to the Board. Chairman Elmore asked about upkeep and maintaining the park. Mr. Yates replied the County will do that, Wildlife will provide enforcement of the area. The Board thanked Mr. Johnson for the presentation.

2. NORTH CAROLINA WATER RESOURCES DEVELOPMENT GRANT AWARD ACCEPTANCE – W.C. Scroggs, Planning Director stated they are asking the Board to accept the Water Resources Development Grant Award for \$200,000. The grant contract requires W.C. Scroggs, as the listed grant contract administrator, to execute the contract. He added he is before the Board this evening to request the County to accept the grant and approve him to execute the Contract on behalf of Wilkes County.

Commissioner Bill Sexton made a motion to accept the North Carolina Department of Environmental Quality Financial Assistance Grant Contract No. CK39159 for the Roaring River Park and River Access – Phase I in the amount of \$200,000.00; and approve Planning Director W.C. Scroggs to sign the Contract on behalf of Wilkes County, as presented at tonight's meeting. The motion was seconded by Commissioner Casey Joe Johnson and unanimously approved.

JCPC BOARD MEMBER APPOINTMENT – Mr. Yates stated Ms. Casarez is not in attendance. The County received a letter from the JCPC stating that Lt. Brian McManus, who was appointed by the Wilkes BOC to serve on the Wilkes JCPC as the Chief of Police or designee position, resigned effective 09/05/23. The Wilkes County Juvenile Crime Prevention Council is recommending Commissioner approval for Lt. Chris Handy of the Wilkesboro Police Department to serve for the balance of Lt. McManus' term through 06/30/24.

Commissioner Greg Minton made a motion to appoint Lt. Chris Handy to serve on the JCPC Board as presented at tonight's meeting. The motion was seconded by Vice Chairman Stoney Greene and unanimously approved.

SYNERGY RECOVERY, INC.:

1. **UPDATE** – Chairman Elmore welcomed Carl Spake, Synergy Recovery, Inc. Mr. Spake thanked the Board for the opportunity to come and talk about Synergy Recovery. They have been operating 23 years in Wilkes County at 118 Peace Street, which the County owns. He added they did a reconstruction/renovation project that started 2018-2019, and reopened in 2022. Mr. Spake said one of the main issues is that they needed to be an Involuntary Commitment Center (IVC) and take people that were a danger to themselves or others related to either behavioral health problems or substance abuse. This has proven to be more of a challenge than anticipated. He added when they first took over New River, they were doing involuntary commitments, then the state went through changes to the IVC process. Now they have to go through a designation process and they have been trying to put that together, which requires them to be nationally accredited. Mr. Spake said in February, all the policies and procedures were approved. Next, they started to go through the IVC designation process, which has gone well up until they found out they needed to be a locked facility. He added they were originally a locked facility when they took over from New River, but when they closed and reopened the DHHS folks came in and put them on a 30 second delay. Mr. Spake stated they spoke with the state on what the requirements are and were told they need to go back through the construction project, as an architect has to re-design the complete door system, ingress and egress. They contacted Fisher Construction and they are starting this process, but it could be December or January before this is done. Once Fisher completes their plans and design, Interconnect will change the magnetic locks to meet the requirements.

Mr. Spake stated at the first of this year, they reinstated the Steering Committee to help provide information about what is going on with Synergy Recovery. He added they have looked at the issues with Synergy doing IVCs and he has agreed to get extra staff such as a nurse, 3 staff members per shift, and an administration person; they will have 28 staff members. Mr. Spake said they have done IVC before and look forward to offering it again. Currently, they average 17 clients per month from Wilkes, but they take them from all over the Vaya catchment area, but the highest number of clients come from Wilkes. He added they are a 16-bed facility with average daily census of 9. Most are substance abuse clients, but they also take the dually diagnosed clients in the catchment area as well. They serve a good purpose, like what they do, and want to continue to do it.

Mr. Spake said they want to be more transparent and are willing to come and provide updates monthly or quarterly or anytime the Board would prefer an update. He stated if the Board has specific information and data they would like, just let him know and they are happy to provide this. He is excited to be here and to move forward with this and continue to do the work they do in Wilkes County.

Chairman Elmore asked if Synergy was not there what would happen to these 17 people. Mr. Spake replied they are Vaya clients so Vaya would send them to another Facility Based Crisis

Program. Chairman Elmore asked when someone is admitted what is the average stay. Mr. Spake replied they always get a 5 to 7 days upfront approval, but they can sign themselves out if they signed themselves in. This is where the IVC will help for the folks that really need to stay there. Commissioner Minton asked what is the average daily bed use over the last year. Mr. Spake replied for the last quarter it was 9.

Commissioner Sexton said he sits on the Steering Committee and attends the monthly meetings. Vice Chairman Greene stated they provide a vital service for people that need help, but the Involuntary Commitment is also a much-needed service for folks in the community. Mr. Spake agreed. Vice Chairman Greene added they need to get this completed. Mr. Spake replied they did not realize when they closed that the process would change, but it did. Vice Chairman Greene stated Mr. Kevin Brown is not here tonight but each month he gives them a report and they feel the Foster Children issues are directly related to substance abuse that generates this problem. The more they can help the citizens in some way to get off addictions, the better, because the kids are left without parents or they are abused and neglected. He has a passion to see that the people in this community get help for themselves, but also for the kids that didn't sign-up to be in that situation. Mr. Spake replied they have a much younger population of clients, young parents with kids that they are not able to take care of. With fentanyl they are seeing much more brain damage and emotional damage and it is hard for some clients to get on track again.

Commissioner Johnson asked when clients come in, especially the repeats, are they able to connect them with resources to help them get jobs and other things they need. Mr. Spake replied Devin Lyall offers a lot of peer support services, when a client is being discharged, they contact them. They come over and let them know what services and resources are available, they help them get to their appointments and other things they need. It is crucial for Synergy to have them involved. He added they are excited Devin Lyall is getting ready to have a 44-bed facility in Wilkes, this is needed and they look forward to working with them. Commissioner Sexton asked do they expect to hear anything on the IVC designation before December. Mr. Spake replied the contractor has said they cannot give them a date, but thinks they can get it done before the first of the year. He added it takes a long time to get everything done with the State, they are doing everything on their end to be ready to open as soon as they tell them they can start taking clients. Vice Chairman Greene said everybody wants to be number one at something, it is sad that the County is number one with opioid treatment, Wilkes is 13th in drug overdoses. He stated he wants Mr. Spake and Synergy to do everything they can to help with that. Mr. Spake replied he will and added fentanyl is in so many things that people don't realize, it is so powerful, most do not mean to overdose. Chairman Elmore asked if the 44-bed facility has been approved. Mr. Spake replied the money was approved in the State budget, but he is not sure where they are in the process. Chairman Elmore asked about the gummy stores and places folks can go and get THC, what does he know about these. Mr. Spake replied folks in addiction are always looking for something, it could be CBD, gas station heroin and many, many other things. The Board thanked Mr. Spake for the update.

2. RESOLUTION AUTHORIZING LEASE AGREEMENT - SYNERGY

RECOVERY, INC. – County Attorney Tony Triplett stated there is a Lease Agreement and Resolution in the packets. The Board has discussed renewing the lease for another 7-months and the Steering Committee recommended this. He added this will be a new lease that runs from December 1, 2023 through June 30, 2024. Mr. Triplett said since this is a lease for less than one year, they would only need to approve the Resolution which approves the extension of the Lease Agreement between Wilkes County and Synergy Recovery, Inc. for 7-months. This will be the same terms as before, the same rental, there are no changes other than the term. Chairman Elmore added the reason for this is the Synergy Contract with Vaya. Mr. Spake replied yes that contract runs from 6/30 to 7/01 each year. Chairman Elmore said now the lease will correspond with the Vaya contract. Mr. Triplett replied yes.

Commissioner Casey Joe Johnson made a motion to adopt the Resolution Approving Lease Agreement between Wilkes County and Synergy Recovery, Inc. as presented at tonight's meeting. The motion was seconded by Commissioner Bill Sexton and unanimously approved.

*RESOLUTION
APPROVING
LEASE AGREEMENT
WITH SYNERGY RECOVERY, INC.*

WHEREAS, Wilkes County (the "County") is the owner of certain real property situated in North Wilkesboro Township, Wilkes County, North Carolina, the same being located at 118 Peace Street, North Wilkesboro, NC 28659, consisting of 3.257 acres, more or less, together with improvements situated thereon and ingress and egress to and from the same, said property being a portion of that tract described in Deed Book 558, Page 069, Wilkes County Registry, and being more fully described in a survey performed by Micah Sidden, PLS L-3625, dated April 30, 2021 (hereinafter referred to as "the Property"); and

WHEREAS, Synergy Recovery, Inc., a North Carolina corporation providing mental health, developmental disability, and substance abuse services, with its principal office and place of business being located in Wilkes County, North Carolina (hereinafter "Synergy"), currently occupies and does business on the Property; and

WHEREAS, the County entered into a Lease Agreement with Synergy for the Property under date of June 1, 2023 (hereinafter "the 6/1/23 Lease Agreement"); and

WHEREAS, the 6/1/23 Lease Agreement was for a term of six (6) months, to run through November 30, 2023; and

WHEREAS, the Wilkes County Board of Commissioners (hereinafter "the Board of Commissioners") has agreed to enter into a new Lease Agreement with Synergy at the expiration of the 6/1/23 Lease Agreement, upon the same terms and conditions, said new Lease Agreement to commence as of December 1, 2023, and to have a term of seven (7) months, through June 30, 2024; and

WHEREAS, Synergy has agreed to the same; and

WHEREAS, G.S. §160A-272 authorizes the County to enter into a lease of one (1) year or less upon resolution duly adopted at a regular meeting of the Board of Commissioners; and

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

NOW, THEREFORE, BE IT RESOLVED, pursuant to G.S. §§153A-176 and 160A-272, that the Wilkes County Board of Commissioners hereby approves a new Lease Agreement with Synergy for the Property, under the same terms and conditions as the 6/1/23 Lease Agreement, except with a term of seven (7) months commencing December 1, 2023 and ending on June 30, 2024, and further authorizes its Chairman and Clerk to execute the same.

This the 17th day of October, 2023.

ATTEST:

WILKES COUNTY:

Sarah D. Call, Clerk

*Giddeon K. Elmore, Chairman
Wilkes County Board of Commissioners*

WILKES COUNTY LANDFILL – CROPLAND PRODUCTION LEASE – APPROVAL TO PUBLISH NOTICE OF SOLICITATION OF BIDS – Chairman Elmore recognized Anderia Byrd, Landfill Director. Mr. Triplett stated this has been discussed for a while, which is another ag lease for land at the landfill. In the past, they had two separate leases and through discussion with the Board, they would like to see it all combined into one lease. There is still a separate lease for the Eller property that is not cropland. Mr. Triplett gave the Board a map of the properties. He said the map would be attached to the lease agreement and also a description of the property. The way the procedure works on this, is the Board at tonight’s meeting would approve the publication of a notice for solicitation of bids. The notice would go to the *Wilkes Journal-Patriot*, and they would also contact parties they know might be interested, for the purpose of receiving bids on leasing the property for a term of 4 years. The lease would run concurrently with Mr. Blackburn’s lease on the cattle raising property, which expires December 31, 2027. The Board would vote on November 7th to award the high bidder a lease agreement. If the Board does award the high bidder, there is a procedure to go through since it is a 4-year lease. The Board would then authorize Mr. Triplett to advertise a lease agreement on the property for 30 days. After the 30 days are up, at the next meeting he would present a lease agreement, hopefully in December. Then the Board could approve the lease agreement which would start January 1st.

Chairman Elmore asked Anderia Byrd, Landfill Director if they maintained the gate that goes to the park. Ms. Byrd replied they have maintained it in the past, but currently they leave the gate

open due to some instances where EMS needed to access that area. Vice Chairman Greene asked about the Millers Creek Convenience Center. Ms. Byrd said they have had a lot of new people visiting the site and had a lot of compliments. They are really grateful to be able to provide that service in the Millers Creek area.

Vice Chairman Stoney Greene made a motion to publish notice of solicitation of bids as drafted by the County Attorney and presented at tonight's meeting, to be published two times in the *Wilkes Journal-Patriot* with a deadline for submission of bids to the Wilkes County Manager's Office by 5:00 p.m. on Monday, November 6, 2023, and a high bid to be approved at the November 7, 2023 Commissioners' meeting, for a lease to run through December 31, 2027, for the following two adjacent parcels of real property owned by the County as a part of the Wilkes County Landfill in Edwards Township: approximately 19.51 acres of cropland between Highway 268 East and the Yadkin River, being a portion of the property purchased from Howard Prevette and wife, Doris E. Prevette, as recorded in Book 683, Page 601, Wilkes County Registry; and approximately 14.85 acres of cropland between Highway 268 East and the Yadkin River, being a portion of the property purchased from the Russell Eller Heirs as recorded in Book 1365, Page 266, Wilkes County Registry. The motion was seconded by Commissioner Bill Sexton and unanimously approved.

WILKES COUNTY AIRPORT – SAMARITAN'S PURSE HANGAR – LETTER OF INTENT FOR SALE OF HANGAR AND ASSIGNMENT OF GROUND SPACE LEASE TO DORIAN SWANNER d/b/a CAROLINA CUSTOM PRODUCTS, INC. – Mr. Triplett said at last week's Airport Board meeting, the Board voted to approve the proposed sale of one of the Samaritan's Purse Hangars to Mr. Dorian Swanner. Mr. Swanner operates Carolina Custom Products in Iredell County. He has purchased a Sirius aircraft and has a jet on order, the Sirius aircraft is at the Statesville airport temporarily. He will be getting the jet before long and really wants to be at the Wilkes County Airport. Mr. Swanner has talked to Samaritan's Purse and they tentatively agreed for Mr. Swanner to purchase one of their hangars. Mr. Triplett added the Board has before them the closing documents, these forms have been used in the past for purchase transactions for other hangars at the airport, there is an Assignment and Assumption Agreement and a Bill of Sale. Mr. Triplett stated if the Board approves the Assignment and Assumption Agreement and the Bill of Sale, it will approve the actual sale of the hangar from Samaritan's Purse to Mr. Swanner and the Assignment of the existing Lease from Samaritan's Purse. The lease is 12 years into its term of 35 years, and Mr. Swanner has requested a new Ground Lease so he can start depreciating the hangar from scratch. It will result in Mr. Swanner paying the new ground space rental, which is higher.

Vice Chairman Stoney Greene made a motion to approve the Letter of Intent for Sale of the Samaritan's Purse Hanger and Assignment of the Ground Space Lease to Dorian Swanner d/b/a Carolina Custom Products, Inc. as presented at tonight's meeting. The motion was seconded by Commissioner Bill Sexton and unanimously approved.

NEW BUSINESS – County Manager John Yates said the staff and himself would like to congratulate Chairman Elmore for being awarded the Outstanding Local Elected Official in the High Country Region and would also like to congratulate Vice Chairman Stoney Greene for

winning the Outstanding High Country Board Member at their Banquet last week. He added the County has been awarded \$6.72 million to run sewer to the airport and received the grant application today. They are going to work through NC DEQ water infrastructure for paperwork to get the funds. Mr. Yates stated he would like to thank Representative Jeffrey Elmore and Senator Eddie Settle for working so hard on getting these funds in the Budget.

CLOSED SESSION – Motion was made by Commissioner Casey Joe Johnson to go into closed session under Section 143-318.11 (a)(5) of the North Carolina General Statutes to establish or instruct the staff concerning the price or other material terms of a possible contract or proposed contract for the acquisition of real property; and under Section 143-318.11 (a)(4) of the North Carolina General Statutes to discuss the location or expansion of business in Wilkes County; and under Section 143-318.11(a)(3) of the North Carolina General Statutes to consult with the Board’s Attorney to preserve the attorney-client privilege. The motion was seconded by Commissioner Bill Sexton and unanimously approved.

Motion was made by Vice Chairman Stoney Greene seconded by Commissioner Casey Joe Johnson and by unanimous vote adopted to adjourn back into regular session. No action was taken in the closed session.

ADJOURN - Motion was made by Vice Chairman Stoney Greene seconded by Commissioner Casey Joe Johnson and by unanimous vote adopted to adjourn the meeting of the Wilkes County Board of Commissioners at 7:19 P.M.

Sarah D. Call, Clerk

Gideon Keith Elmore, Chairman

WILKES COUNTY BOARD OF COMMISSIONERS

Approved: November 7, 2023