

MINUTES
WILKES COUNTY BOARD OF COMMISSIONERS
November 8, 2018

PUBLIC HEARING – ROAD NAME REQUEST – WEST BEND DRIVE, LEWIS FORK TOWNSHIP – Chairman Gary D. Blevins declared the Public Hearing open regarding the Road Name Request for West Bend Drive at 5:04 P.M. on Thursday, November 8, 2018 with the following members present: Chairman Gary D. Blevins, Vice Chairman Eddie Settle, Commissioner Keith Elmore, Commissioner David Gambill, and Commissioner Greg Minton.

Also present were Tony Triplett, County Attorney; John Yates, County Manager; Eddie Barnes, Planning Director; and Sarah Call, Clerk to the Board.

Chairman Blevins asked if anyone would like to speak regarding the proposed Road Name Request. Hearing no comments on the proposed Road Name Request for West Bend Drive, Chairman Gary D. Blevins declared the Public Hearing closed at 5:05 P.M.

PUBLIC HEARING – SCHEDULE OF VALUES – PRESENT USE SCHEDULE – Chairman Gary D. Blevins declared the Public Hearing open regarding the Schedule of Values and Present Use Schedule at 5:05 P.M. on Thursday, November 8, 2018 with the following members present: Chairman Gary D. Blevins, Vice Chairman Eddie Settle, Commissioner Keith Elmore, Commissioner David Gambill, and Commissioner Greg Minton.

Also present were Tony Triplett, County Attorney; John Yates, County Manager; Alex Hamilton, Tax Administrator; and Sarah Call, Clerk to the Board.

Chairman Blevins asked if anyone would like to speak regarding the proposed Schedule of Values or Present Use Schedule. Hearing no comments on the proposed schedule of Values or Present Use Schedule, Chairman Blevins declared the Public Hearing closed at 5:06 P.M.

The Wilkes County Board of Commissioners met on Thursday, November 8, 2018 at 5:06 P.M. with the following members present: Chairman Gary D. Blevins, Vice Chairman Eddie Settle, Commissioner Keith Elmore, Commissioner David Gambill, and Commissioner Greg Minton.

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

Chairman Blevins welcomed everyone, and called the meeting to order at this time.

INVOCATION – Commissioner David Gambill led the Invocation.

PLEDGE OF ALLEGIANCE – Chairman Gary D. Blevins led the Pledge of Allegiance.

Chairman Blevins recognized and welcomed newly elected and soon to be sworn in Wilkes County Commissioner Brain Minton. He recognized and welcomed Misty Smithey Register of Deeds to the meeting as well.

APPROVAL OF MINUTES – Motion was made by Vice Chairman Eddie Settle, seconded by Commissioner Keith Elmore and unanimously adopted to approve the Minutes of the Board Meeting held on October 16, 2018.

BUDGET AMENDMENTS/TRANSFERS – Motion was made by Commissioner David Gambill to approve Budget Amendment No. 9 (Landfill – Budgeting for insurance reimbursement for damages at landfill in the amount of \$3,048.00). The motion was seconded by Commissioner Greg Minton and unanimously approved.

WILKES COUNTY AIRPORT:

1. WK DICKSON – CONTRACT FOR PROFESSIONAL SERVICES – Chairman Blevins welcomed and recognized Jimmy Luther, Aviation Program Manager WK Dickson & Co., Inc. Mr. Luther stated he would like to thank the Airport Board and Board of Commissioners for the opportunity for WK Dickson to continue to be the aviation consultant at the Airport for an additional 5-years. He added this is their standard contract that the FAA requires. Mr. Luther stated the county went through a selection process and short listed two companies, WK Dickson fortunately came out with the contract, which they appreciate. He added he is asking for this to be accepted and authorized for signature by the County Manager.

Mr. Triplett stated this is the standard contract, the county has been contracting with WK Dickson since at least 1991. He added they have had a very similar contract with them since that time. Mr. Triplett stated it is a 5-year contract for engineer services at the Airport for the Board's approval.

Chairman Blevins stated he, John Yates, and Airport Board Chairman Jim Faw sat on the committee. He added WK Dickson has aided them with many improvements and helped to bring the Airport up in revenue and it is operating well. This has helped to bring folks to the Airport to include Samaritan's Purse, which is very important. Mr. Triplett added the Airport Board reviewed this at their October meeting and voted to recommend it for approval. Commissioner Elmore asked if Mr. Luther has worked on the Wilkes Airport since 1991. Mr. Luther replied yes, he has been with WK Dickson 35 years. He added the relationships are very important, and they have a good one with the County.

Motion was made by Commissioner Keith Elmore to approve the Contract for Profession Engineer Services with W.K. Dickson & Co., Inc. as presented at tonight's meeting. The motion was seconded by Vice Chairman Eddie Settle and passed unanimously.

2. WORK AUTHORIZATION NO. 1 – ENVIRONMENTAL ASSESSMENT REPORT – Mr. Luther stated this is the first work authorization under the new contract. He added this is the Environmental Assessment Study which is required and will help support a

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future runway extension. This is covered by Non-Primary Entitlement Grant as most projects at the Airport are. Chairman Blevins asked if there is a match. Mr. Luther replied yes it is 10% which is typical for all grants. Vice Chairman Settle asked how long the Environment Assessment would take. Mr. Luther replied the entire process will take 16 to 18 months. He added once complete it is provided to the Division of Aviation and FAA. They will make the final decision and justify if the runway extension is approved and allowed.

Motion was made by Vice Chairman Eddie Settle to approve Work Authorization No. 1 Environmental Assessment Report for 750 ft. Extension to Runway and Parallel Taxiway, as presented. The motion was seconded by Commissioner Keith Elmore and passed unanimously.

WILKES COMMUNITY COLLEGE – ENERGY CONTRACT PRESENTATION – Chairman Blevins welcomed and recognized Dr. Jeff Cox, President and Morgan Francis, Senior VP of Administration. Dr. Cox said they have brought in a company called Ameresco, who he worked with in Allegheny and was familiar with and worked with in the past. He stated they come in and provide an analysis of the energy use on the entire campus and make a proposal to do certain upgrades of equipment, lighting, and things that would save on the energy cost. He added in this case they would do \$1.1 million in energy efficient improvements and pay this back over 17 years. Dr. Cox said they will get the loan with the company and the county would not have to front any funds for this. They only need the county to approve the resolution. He added a sample resolution is enclosed in the packet that basically states the county would not reduce their utility budget during that period. Dr. Cox says if they borrow funds to do these improvements and plan to use the savings to make the payments on the loan it will not work if the county cuts their budget based on the savings. He said this is the commitment from the county and keeps them from coming and asking for funds to make these capital improvements.

Vice Chairman Settle asked if the budget the county receives from the College has a line item for utilities. Mr. Yates stated Mr. Francis has been very good in the past to break this out, but the County does not approve the funding to WCC as a line item budget. He added they would know that figure when the budget is received. Mr. Francis added the Resolution reads that the county will not reduce their budget due to energy savings, it is not specific to that line item. Commissioner Elmore asked does this mean the utility line item will stay flat for the next 17 years. Dr. Cox said no, for example they are getting ready to build a new Culinary Arts Building, and the utilities will increase because they are adding more square footage. He added through a very complex analysis several engineers have been able to spell out exact cost savings for energy improvements. The utility will increase for adding buildings, but not as much as it would have without these savings. He added it could possible come down. Their guarantee is that the savings will be enough to cover the payments. Dr. Cox stated the company does back this up and make up the difference if this is not the case.

Chairman Blevins asked if there is a percentage of annual savings they will realize. Mr. Francis replied it would be estimated in the 20% range. Chairman Blevins said several business are also doing this. Mr. Francis agreed. Vice Chairman Settle stated many schools are doing this, especially LED lights. Dr. Cox stated they did this in Allegheny and two years into the contract they realized there was a mistake in the calculations and they were not receiving the savings that

was guaranteed. Ameresco came in and paid the difference and this is why he asked them to come to WCC. They stand behind what they say they will do, he added.

Chairman Blevins stated this is not an action item, this is just a presentation of the proposed project. He added if this looks like something the Board can support it will be presented at a subsequent meeting for approval. Dr. Cox said they will need to present it to the Trustees which they plan to do in December. He added after they approve it they would like to come back to this Board and ask for approval.

Mr. Francis said they are looking at doing this because they have an energy maintenance system over the HVAC that covers most of their major buildings and it is at the end of life. He added it was installed in the last 1990's and they need a \$500,000 investment to get this up to date. Mr. Francis said the current system has nomadic controls currently and they need to update these to digital controls. He stated the Board has been very supportive of the College and they did not want to come and ask for a \$500,000 onetime request to make these upgrades. He added these are upgrades that have to be done and this is a good way to pay for it. Mr. Francis stated this project will upgrade all lighting to LED, the HVAC controls and a few smaller items. He said this is a 17 year contract with a guaranteed energy savings. He added the state energy office supports this and their engineers recommend this project.

Chairman Blevins stated this was on the Agenda as an informational item so the Board can hear their plans, do their research and see if this is something they can support. He added they have to make sure they have flexibility in the case of a deep recession and not commit funds they could not afford. Dr. Cox agreed and added this is a good faith resolution that if there have to be budget cuts it is not because of the energy savings and reduced for that reason. Chairman Blevins asked if the company requires the resolution or is it needed for the College to borrow money. Dr. Cox replied it is all, the company and the State will all require this and it has to be a part of it. Mr. Francis added they have to go through the Local Government Commission and have a Bond Attorney just as the county has to do when borrowing funds.

Chairman Blevins stated the energy savings will be used to pay for the HVAC up fits. Dr. Cox replied yes, this is the guarantee. Mr. Francis added yes the annual savings on utilities will basically pay the loan payments plus some other updates. Chairman Blevins asked why 17 years. Is this the estimated life of the system. Mr. Fancies replied it varies, the LED may be 15 years and the HVAC longer, but yes this is how they got this term.

Chairman Blevins and the Board thanked Dr. Cox and Mr. Francis and stated they will wait to hear back from them. Dr. Cox said he would also like to come back before the Board and provide a brief presentation on the new strategic plan for the College in the near future. Chairman Blevins replied that would be great they are welcome at any time. Dr. Cox thanked the Board.

PLEASANT HILL VOLUNTEER FIRE DEPARTMENT, INC. – CONTRACT FOR FIRE PROTECTION – ADDENDUM FOR SECONDARY PROVIDER RESCUE SERVICES –
Mr. Triplett said they have some folks from Pleasant Hill at the meeting tonight. Mr. Joey

Johnson, Member and Marcia Dudley, Secretary came forward at this time. Mr. Brain Dudley, Board President is present at the meeting as well. Mr. Triplett stated they are ready to sign tonight if approved by the Board. He added the Wilkes County Rescue Review Board met on October 4, 2018 under Commissioner Minton and approved these. Pleasant Hill was conditioned on finishing their training and have now completed that and met all the requirements. Mr. Triplett said this would approve a Rescue Services Contract for Pleasant Hill as an addendum to the standard Fire Department Contract to allow them to provide rescue services. Mr. Johnson said this will be light rescue level, they are waiting on ground equipment to go to the medium and should be ready after the first of the year. Mr. Triplett stated the Board's approval of a contract tonight is the only time it will be required. Vice Chairman Settle said when they are ready to go medium or heavy rescue they do not come back before this Board. Mr. Triplett replied that is correct. The Board thanked Pleasant Hill for all they do.

Vice Chairman Eddie Settle made a motion to approve the Contract for Fire Protection – Addendum for Secondary Provider Rescue Services with Pleasant Hill Volunteer Fire Department, Inc. as presented at tonight's meeting. The motion was seconded by Commissioner Keith Elmore and unanimously approved.

RECESS – Chairman Blevins declared the meeting of the Wilkes County Board of Commissioners recessed at 5:30 P.M. He stated the meeting will reconvene in a few minutes.

RECONVENE – Chairman Blevins reconvened the meeting of the Wilkes County Board of Commissioners at 5:39 P.M. on Thursday, November 8, 2018.

DEPARTMENT OF SOCIAL SERVICES UPDATE – Chairman Blevins welcomed John Blevins, DSS Director. Mr. Blevins stated he would like to briefly discuss Project 4 (P4) NC Fast for children's services. He said the initial meetings have begun for intake and assessment part of the program and will go live January 21, 2019. Wilkes is in the Western Region for this part. Mr. Blevins said the eastern part of the state was eliminated at this time due to the hurricane damage. He stated they have received their iPads, the IT department is getting them set up and the workers can start practicing on them now. Mr. Blevins said the full roll out will be May 20, 2019 for part I, and June 24, 2019 for part II. He said Wilkes is in the Central Region for full function, not sure why they are in two regions, but this is what the state has set up.

Mr. Blevins said the MOU that the county signed sometime back, Michael Becket sent them an email today that stated out of the 26 measures they will be measured on, they have now provided them information on how they will be graded for 10 of the 26. He stated they are fine and will keep on working on this and hope to get the rest of the measures soon. Mr. Blevins said it is frustrating, it is similar to playing a game, but no one tells you how to keep score until halftime. It is hard to meet guidelines that they are not sure what they will be graded on, but hope to receive it soon. Mr. Blevins said everything is going well with P4, the workers are learning the system and training on it and they should be fine on the rollout.

Mr. Blevins briefly went over the monthly caseload report for September. He also went over the Foster Care financial report. Chairman Blevins said he has gone to the DSS Office and spent

time with the staff, listening to reviews, and case management plans and also gone to court. He stated there seems to be a lot of continuations in court and postponements in making decisions. Chairman Blevins said the numbers are high, but sometimes it is the system and the cases are not being resolved as quickly as they have at times in the past and not something DSS can control. Mr. Blevins agreed and added Mr. Hal Wilson is tracking this and the majority of the time DSS is not the reason for the continuations. Commissioner Gambill stated it has been this way for many years, but there is a process they are bound by as well in the court system. Mr. Blevins said it hurts the kids by being in DSS care longer and also the county due to the cost. He added they recently had two large sibling groups, which totaled 11, to come in to DSS. The group of 6 had needs that required them to be placed in a special facility that is expensive, the monthly cost was \$69,000. Mr. Blevins said 3, possibly 4, have been moved now which will help on the cost. He added he has gone through this line item in detail, this number will be high next month, but should level off and is still within budget for the year.

Mr. Blevins said they have a 12 hour hold when they get a child and they take this time to look for family members that may can take the child in all cases. Anytime they can do this they do, it is best for the child to be with family, this also helps control the cost. This is something they monitor closely. He next went through the Adoption Services financial report, Child Development and Subsidized Child Care financial reports for September. Commissioner Gambill asked if the hospitalizations was for newborns. Mr. Blevins replied no it could be, but it can also be other issues that some of the children have and be any age group.

The Board thanked Mr. Blevins for his update.

TAX DEPARTMENT:

1. TAX RELEASES – LISTINGS – Alex Hamilton, Tax Administrator asked the Board to approve tax releases for listing in the amount of \$5,333.23. He added they will see more of these as they continue to clean up the data.

Commissioner David Gambill made a motion to approve the tax releases for listings as presented. The motion was seconded by Commissioner Greg Minton and unanimously approved.

A detailed listing of tax releases is maintained in the Wilkes County Tax Administrator's office.

2. TAX RELEASES – COLLECTIONS – Alex Hamilton, Tax Administrator asked the Board to approve tax releases for collections in the amount of \$7,400.58.

Commissioner David Gambill made a motion to approve the tax releases for collections as presented. The motion was seconded by Commissioner Keith Elmore and unanimously approved.

A detailed listing of tax releases is maintained in the Wilkes County Tax Administrator's office.

PLANNING DEPARTMENT – ROAD NAME REQUEST – WEST BEND DRIVE – LEWIS FORK TOWNSHIP – Mr. Barnes stated the Planning Department received a petition to name a private drive. The Public Hearing was held earlier this evening to receive public input on a proposed Road Name Request for West Bend Drive in Lewis Fork Township, with no opposition. He stated this request meets the requirements of the Wilkes County Road Naming Ordinance and a ten-day notification period has been met. The Planning Department has not received any comments opposing the Road Name Request. He added it is now for the Boards consideration.

Commissioner Greg Minton made a motion to approve the Road Name Request for West Bend Drive, as presented. The motion was seconded by Commissioner David Gambill and unanimously approved.

LEASE AGREEMENT – WILKES DEVELOPMENTAL DAY SCHOOL, INC. – County Attorney Tony Triplett said there is a memo in the packet with the details and background on this matter. He added the county has leased the Developmental Day School property to the Development Day School for many years, at least since 1970. The current lease has expired and there is a new lease before the Board. The new lease is a 5-year term with a renewal term of 5-years which has to be advertised. Mr. Triplett stated it is up to this Board if they want to start the process. It is a two-step process in order to proceed it has to be advertised first and the approval tonight would only authorize advertisement. Mr. Triplett said it will then be brought back to this Board to decide if they want to approve it.

Chairman Blevins said they did reduce the term. Mr. Triplett replied yes, the prior lease was for 30 years. He added the Day School Board has reviewed this lease and approved it. Chairman Blevins stated they do a very good job at the School, he is on their Board and sees firsthand what they do.

Commissioner David Gambill made a Motion to publish notice, pursuant to G.S. 153A-176 and 160A-272, of the intent of the Board of Commissioners to enter into a Lease Agreement between Wilkes County (as Lessor) and Wilkes Developmental Day School, Inc. (as Lessee) for property and improvements owned by the County and located at 1021 Welborn Avenue, Wilkesboro, NC, consisting of Lots 33, 34, 35, 36, 37, 38, 39, and 40, Section B of the Nancy Welborn Hoyle subdivision as shown on the map recorded in Map Book 2, Page 44, Office of the Wilkes County Registry, under terms and conditions as set forth in the proposed Lease Agreement presented at tonight's meeting, with the County Attorney to present a Resolution for final approval of the Lease Agreement at the first meeting of the Board of Commissioners following expiration of the required 30-day notice under G.S. 160A-272(a1). The motion was seconded by Commissioner Keith Elmore and unanimously approved.

CLOSED SESSION – Motion was made by Commissioner David Gambill to go into closed session under Section 143-318.11(a)(3) of the North Carolina General Statute and to consult with and give instructions to the Board’s attorney with respect to one or more potential judicial or administrative actions and to consult with the Board’s attorney to protect the attorney-client privilege. The motion was seconded by Commissioner Keith Elmore and unanimously approved.

Motion was made by Vice Chairman Eddie Settle, seconded by Commissioner Keith Elmore and by unanimous vote adopted to adjourn back into regular session. No action was taken in the closed session.

ADJOURN - Motion was made by Commissioner Keith Elmore, seconded by Commissioner David Gambill and by unanimous vote adopted to adjourn the meeting of the Wilkes County Board of Commissioners at 6:42 P.M.

Sarah D. Call, Clerk

Gary D. Blevins, Chairman

WILKES COUNTY BOARD OF COMMISSIONERS

Approved: