

**THE ANSON COUNTY BOARD OF COMMISSIONERS** convened for a recessed meeting on Monday, April 16, 2012 beginning at 6:00 P.M. in the board room, Suite 209 of the Anson County Government Center.

Commissioners present: Anna H. Baucom, Chair  
Ross Streater, Vice Chair  
Bobby Sikes  
Dr. Jim Sims  
Harold C. Smith  
Jarvis Woodburn

Staff members present: Lawrence R. Gatewood, County Manager  
Bonnie M. Huntley, CMC, NCCCC, Clerk to the Board  
Rita James, Data Processing  
Robert Thomas, Finance Officer  
Mary Beck, Grants Administrator  
Mike Sessions, Utilities Administrator  
Janine Rywak, Cooperative Extension

Chairman Baucom called the recessed meeting to Order, welcoming those present. Motion by Commissioner Sikes, seconded by Vice Chair Streater, to approve the Agenda as presented. Motion carried unanimously.

**Public Hearing: Community Development Block Grant – Catalyst Grant**  
**Category:** Motion by Commissioner Sikes, seconded by Commissioner Smith, to open the Public Hearing. Motion carried unanimously.

In the Public Hearing, Ms. Beck noted this was the second Public Hearing as required to apply. Ms. Beck noted the new category was announced in January. Ms. Beck stated that the first Public Hearing was held on November 9, 2011 and feeling there would be other grant opportunities we advertised for a number of different categories. Ms. Beck explained that the maximum amount of money on the catalyst grant was \$500,000 and it replaced the Revitalization money that we used to use in neighborhoods. Ms. Beck noted it also replaced the Housing Development category that was used for Habitat houses and water and sewer. Ms. Beck shared that a group of folks had been working for a while to find a way to retrofit some of the needs of Anson County into the grant. Ms. Beck noted for the first time it would allow us to do single and multifamily housing rehab, acquisition demolition clearance relocation, substantial rehabilitation, public facilities and emergency needs. Ms. Beck stated that they've not had an opportunity before to do clearance of deteriorated houses and the maximum amount in this category was \$100,000. Ms. Beck shared that the Town of Wadesboro had over 40 dilapidated and vacant houses and they put about \$15,000 a year into their sanitation budget to try to tear down at least 2 houses. Ms. Beck noted

they were willing to put \$30,000 in their local commitment and all the applicants would be evaluated based on meeting one of the three national objectives such as low and moderate income households served or elimination of slums and blight and also what local commitment we will have toward the project. Ms. Beck shared that she did not want the county to have to come up with a lot of local commitment so Wadesboro offered their \$30,000. Ms. Beck stated that the Town of Morven has about 3 houses that need to be removed and they put \$5,000 into their sanitation budget and they hope to tear down 18 houses. Ms. Beck felt this was as much economic as a community development impact on a community to get rid of these houses. Chairman Baucom asked if anyone was living in any of the houses with Ms. Beck stating they were all vacant. Ms. Beck stated the second thing they looked at was public facilities and particularly the Council on Aging building. Ms. Beck noted a number of problems with the building such as the floor in the meal site area was wooden and has stabilization issues and needs to be torn out and replaced and they only have one handicap bathroom which is designated as the women's bathroom and the men's and staff bathroom were in the kitchen area. Ms. Beck stated that they would like to build a handicap men's bathroom and a nicer staff bathroom. Ms. Beck stated that there was no place to wash your hands other than a bathroom so they would like to put a hand washing sink in the meal site room. Ms. Beck shared that the roof and parking lot also have issues and they hope to make improvements to the existing parking lot and they also hope to get an easement to extend the lot. Ms. Beck reported the total for these upgrades was \$38,000 and they would like to use \$32,000 of CDBG money and \$6,000 from the Council on Aging budget over a period of 2 years. Ms. Beck noted the next building they looked at was the Crisis Ministries building. Ms. Beck stated that they share a common wall with the building next door that burned in the early 80's and was torn down and now there was a problem with the wall. Ms. Beck noted that she would not have a cost estimate until Thursday but feels the wall will either have to be torn down or do complete new footings with concrete blocks all the way up. Ms. Beck stated that the cost was estimated at \$39,000 and Crisis Ministries would put in \$5,000 and we'd use \$34,000 CDBG. Ms. Beck stated that we have people coming in all the time for heating assistance and they've asked special permission to keep money on hand to help people throughout the year for the next 2 years for heating assistance and other emergency repairs. Ms. Beck noted they had one individual with no indoor plumbing and they were amending what was initially put in the paper to add another house to be replaced for a lady who was on kidney dialysis. Ms. Beck shared that they would like to replace 2 homes rather than 1 and \$18,000 was allowed for Habitat water and sewer. Ms. Beck noted of the 6 applications for habitat, 3 were eligible and of the 7 Habitat homes in Anson County none have over 2 bedrooms. Ms. Beck stated that a 3 bedroom home would be required of the 3 applicants but it would be unaffordable for them so they were asking the State to allow them to purchase the materials and equipment to cut the cost. Ms. Beck stated that they were asking for \$54,000 for 3 homes and Habitat has a commitment of \$90,000. Ms. Beck noted the last was an admin line item. Ms. Beck then asked board members if they would like to apply for the CDBG Catalyst Grant for \$445,000.00 with a total cost of the project at \$588,500.00.

Ms. Beck noted they had \$143,500 in local commitment and the county's commitment would be 3%. Ms. Beck reported that we received our letter of award for the Carolina Apparel project. Commissioner Smith voiced a concern for 2 homes for \$150,000 with Ms. Beck answering this would cover tearing down what is there, purchasing the homes, having them brought on site and removing the debris. Vice Chair Streater asked if these were 2 or 3 bedroom homes with Ms. Beck answering the Habitat homes were 3 bedrooms. Chairman Baucom noted that Habitat would put in \$90,000 and the homeowner would put in sweat equity with Ms. Beck stating they would also have a house payment each month. Chairman Baucom asked who would get the money when they made a house payment with Commissioner Woodburn stating it would go to Habitat. Commissioner Woodburn explained that money paid to Habitat was used to build more houses. Ms. Beck shared that a portion goes into an equity account so when a new heat system or repairs to the home are needed they will have to money. Ms. Beck stated that we were just trying to help make the initial cost less and more affordable for the 3 homeowners. Vice Chair Streater asked the years for the payments with Commissioner Woodburn thinking it was either 25 or 30 years. Commissioner Smith asked what kind of home was \$150,000 with Ms. Beck stating they would be modular homes built at the factory. Commissioner Smith asked if the factory would assume the responsibility of putting this together and if this was a turnkey job with Ms. Beck answering yes. Ms. Beck added that the current home has to be torn down and they have to have relocation assistance for the individual to be able to stay somewhere until the project is complete. Commissioner Smith felt it was a little expensive to have 2 homes \$150,000. Chairman Baucom then called for questions or comments from the public. Ms. Beck noted members of the Advisory Committee were Lula Jackson of DSS, Bernice Bennett of Council on Aging, Ms. Beck, Hugh James of the Town of Wadesboro, Sam Turner, CPA, Scott Rowell of ACTS, Ann James of Crisis Ministries and Lawrence Gatewood, County Manager. Commissioner Smith wanted more accounting of what was being done with the money adding that he did not discredit the committee members but felt \$150,000 should do more than 2 homes. Ms. Beck noted the homes would have 2 full bathrooms and 2 full bedrooms and were a little above a normal modular home. Chairman Baucom called for further questions. Hearing none, motion by Vice Chair Streater, seconded by Commissioner Woodburn, to close the Public Hearing. Motion carried unanimously.

In regular session, motion by Commissioner Woodburn, seconded by Commissioner Sikes, to approve applying for the CDBG-North Carolina Catalyst grant for \$445,000.00, approve the local commitment from Anson County in the amount of \$7,500.00, Re-affirm all CDBG policies, which are already in place, approve the total Budget Ordinance of \$558,500.00, approve amending grant amount as advertised in the newspaper from \$370,000.00 in CDBG funds to \$445,000.00 in order to include one (1) additional replacement home for an individual with no indoor plumbing in the Ansonville area and approve the Advisory Committee. Motion passed 5 to 1 with Commissioner Smith opposed. Commissioner Smith asked that the record reflect that

he opposed this because he doesn't like how the figures were being disbursed and he's not satisfied.

**Administrative Matters:**

**Recommended Budgets for Water Distribution:** Mr. Sessions announced that he had some good news – there would be no increase for the coming year. Mr. Sessions did state that he felt like the next fiscal year they would probably have to increase rates. Mr. Session did some research and the medium base charge in North Carolina for water is \$13.95 and Anson County is \$11 and the medium base charge for wastewater is \$15 and we are \$11. Mr. Sessions researched and found the last 2 times Anson County increased water rates was July 2006 and it went from \$10 to \$10.50 and in July 2008 it went from \$10.50 to \$11. Mr. Sessions reported that he compared our minimum bill to surrounding counties and found the following:

Richmond County:	\$17.50
Montgomery County:	\$17.00
Stanly County:	\$17.51
Union County:	\$right under \$12.00
Anson County	\$11

Mr. Sessions shared that at the end of this fiscal year they would have right at 6 miles of new waterlines. Mr. Sessions stated that they were installed on Cribbs Creek, Crowder Road, Old Plank Road, Gatewood-Rorie, Field of Dreams and they were starting on Sneedsboro Road. Mr. Sessions stated that next year they were projected to do right at 7 miles of waterlines on Power Plant Road, Teal Hall Road, Old Prison Camp Road and Wall-Atkinson Road. Chairman Baucom noted that Mr. Spencer would be glad to know of this. Mr. Sessions then shared an updated Water Line Priority List with board members. Vice Chair Streater asked if those on Gatewood-Rorie would have more water pressure with Mr. Sessions answering yes and fire hydrants. Chairman Baucom asked the number of miles on the priority list with Mr. Sessions answering that he had it in feet and it was 87,000 feet. Commissioner Woodburn noted this was between 16 and 17 miles. Vice Chair Streater felt the list should be coming down with Mr. Sessions answering the first two would be off soon and they would start the new fiscal year on Power Plant Road. Mr. Sessions added that he also did some research to find the cost of having contractors to install the lines and he found that they were \$19 to the low 20's a foot and we are \$6 to \$8. Commissioner Sikes voiced that he needed waterlines in his area of Ansonville with Chairman Baucom feeling they needed to get on the list. Chairman Baucom asked if the proposed water rate would yield money to lay new lines and keep the system going with Mr. Sessions answering yes. Mr. Sessions noted this was only his second budget and that was why he still brought Vance in to look at it but down the road he knows we will have to increase fees. Mr. Sessions felt it amazing that Anson County was at the price we were with Chairman Baucom feeling it was amazing that we had a countywide water system. Mr. Sessions shared that the biggest thing was the cost of chemicals and electricity. Commissioner Smith voiced that he was all over the county and had found a lot of waterlines with no residents within a

mile or two. Mr. Sessions stated that once a line is installed they want them to loop because the dead end lines were the ones that have to be flushed often. Mr. Sessions stated that our wastewater cost was \$11 and the medium was \$15. Mr. Sessions stated you pay between 150 and 160 percent more for a gallon of water in the grocery store than what we charge. Motion by Commissioner Sims, seconded by Vice Chair Streater, that the prices presented by Mr. Sessions be approved. Commissioner Woodburn referred to the indication that there would be an increase next year and asked if there was a projection of how much with Mr. Sessions answering that they don't want to give a projection yet because they want to see how it plays out for about 6 months. Mr. Sessions stated that when you deal with infrastructure you could increase every year to try to build a base for ten or twenty years down the road but felt it too early to project. Mr. Sessions stated that some counties were projecting a 3 to 6 percent increase every year. Commissioner Woodburn wondered if we were foregoing an increase this year to get a healthy one next year rather than increase a little now and a little later. Mr. Sessions stated that by waiting until next year they were looking at five years with no increase. Motion carried unanimously.

**Update on Proposed Agri-Civic Center:** Ms. Rywak stated that since her committee presented at the March 3<sup>rd</sup> retreat and following her directive to meet with landowners of the 3 proposed sites she was here with a recommendation. Ms. Rywak shared that they were asked to hold off of the first site because it was adjacent to property currently being negotiated for another project so they never made contact with the landowner. Ms. Rywak shared that they did approach the landowner for the second site and they were not interested in selling. Ms. Rywak shared that the third landowner did express an interest and they have a response back with a quote and recommended going into closed session. County Manager Gatewood agreed with going into closed session to discuss contract negotiations. Commissioner Sims suggested merging this with item 4.

**Date for Annual Meeting with Board of Education:** Chairman Baucom felt she had heard board members express that they would like to meet with the Board of Education and shared that she had placed a call to Lisa Davis and would follow up tomorrow. Chairman Baucom asked to put this on hold until she speaks with Ms. Davis. Vice Chair Streater asked if this would be with the Board of Education and not administration with Chairman Baucom answering yes.

Motion by Commissioner Sikes, seconded by Vice Chair Streater, to go into closed session for **Contract Negotiations** pursuant to North Carolina General Statutes 143-318.11(a)(5) to establish or instruct the staff or agent concerning the negotiation of the price and terms of a contract concerning the acquisition of real property located in Wadesboro, North Carolina. Motion carried unanimously.

Motion by Commissioner Woodburn, seconded by Commissioner Sikes, to go out of closed session. Motion carried unanimously.

In regular session, motion by Commissioner Sikes, seconded by Commissioner Woodburn, that we purchase the land as proposed. Motion carried 5 to 1 with Commissioner Smith opposed.

Motion by Commissioner Sims, seconded by Commissioner Woodburn, to adjourn. Motion carried unanimously.

Respectfully submitted:

Bonnie M. Huntley, NCCCC  
Clerk to the Board

Meeting time: 1 hr.