

THE ANSON COUNTY BOARD OF COMMISSIONERS convened for a recessed meeting/retreat on Saturday, April 23, 2016 beginning at 8:30 A.M. in the board room, Suite 209 of the Anson County Government Center.

Commissioners present: Anna Baucom, Chair
Ross Streater, Vice Chair
Bobby Sikes
Dr. Jim Sims
Vancine Sturdivant
Jarvis Woodburn

Staff members present: Megan Garner, County Manager
Bonnie M. Huntley, Clerk to the Board
Rita James, IT/ Interim Finance Officer

Chairman Baucom welcomed everyone and thanked them for giving up their day for this but she feels it will set us up to move more smoothly through the year. Chairman Baucom noted they had a lengthy agenda and asked board members what time they would like to finish today. After discussion, it was decided they would try for 2:00 PM.

Review and Approval of the Agenda by Commissioners: Motion by Commissioner Woodburn, seconded by Commissioner Sikes, to approve the agenda as presented. Motion carried unanimously.

Items from Old Business:

Countywide Zoning: Chairman Baucom favors zoning the county. Chairman Baucom knows there are a lot of people that disagree as they don't want us telling them how to use their property. Chairman Baucom's concern is when the bypass is complete we will see an upswing in population and zoning will become more important. Chairman Baucom noted that we have a land use plan and it was a highly participatory process and the citizens voiced that they wanted to keep the land as it was being used at that time. Commissioner Sims felt we needed to give people plenty of input with Chairman Baucom thinking they've already had it. Commissioner Sikes stated that there were several meetings in Burnsville and about the third or fourth meeting they called for a vote and the only ones there will be against it. Commissioner Sikes stated that it was going to pass but they held the vote on the wrong night. Vice Chair Streater was of the opinion that the people against it were the people that would be affected first. Commissioner Sims voiced that he wants the public to be well

informed and he wants the majority to be in favor. Commissioner Woodburn felt it would be good to have the majority of the public in favor. Rita James noted that Jennifer Baptiste spearheaded the community meetings and she left in 2011 so it's been probably close to 8 or 9 years this has been discussed and the climate could be different now. Commissioner Woodburn felt we had to educate the public and they have to be well aware of what is involved. Commissioner Sims asked the attendance at the previous meetings with it being said 20-40 people at each meeting. Vice Chair Streater feels property owners would be interested. Chairman Baucom asked if people hold countywide elections on zoning with County Manager Garner thinking they do not but they do community meetings and input. Chairman Baucom feels we need a plan to give people an opportunity to come in and see how their land would be zoned and we could have it at the library with a copy of the book. Chairman Baucom felt we could post it on the internet and put a copy in every town hall with a date to be reviewed and submit your comment to your commissioner. Commissioner Sims commented with he feels it is a good thing because you can control what you do with your land but you can't control what your neighbor does with his land. Commissioner Woodburn feels this would be a good selling point for zoning. Commissioner Woodburn noted the situations we have where people have come before us with issues but with zoning there is a process those things have to go through and the way it is now we don't find out about it until it's ready to go up or already up. Board members agreed we need to develop a plan for putting it before the public. Chairman Baucom asked if we could leave this up to staff and Mr. Newton to present a plan to the board at a meeting so everyone will know with board members saying yes.

Minimum Housing Code for Rental Property: Chairman Baucom voiced that she would like to see that before any dwelling, apartment or house or trailer is rented that the structure has to be inspected to make sure it meets our rental property Ordinance. Some asked how would you know. Commissioner Sturdivant asked for example someone has several rental properties and you don't know anything about them, how would you. Commissioner Sikes wondered if you could have a law that requires them to tell if they were changing anything. Commissioner Woodburn asked if we have an Ordinance on rental property with County Manager Garner saying we have a Minimum Housing Ordinance that was adopted in 1989 but it would apply to all housing, whether rented or owned. Chairman Baucom stated that she would expect anyone buying a house to get an inspection before they put their money down. Commissioner Sturdivant said that was required but she said rentals. Commissioner Woodburn felt that was about the only way to prevent perpetuating the undesirable conditions and feels the Ordinance probably needs to be updated and put something in there that before the new renter can occupy it has to be inspected. Commissioner

Woodburn wondered if this would be a burden on the inspections department. Commissioner Sturdivant mentioned some houses off Salisbury Street and felt everyone needed to be shut down. Commissioner Sims mentioned that years ago when he was superintendent he saw people actually living in a chicken coup and they got word that a young fellow was not taking baths so he went to look and they had a wood stove outside the house, no heat inside and they had to walk a long way for water. Rita James mentioned that she handles water meter deposits for the water department and they can refund customers as many as three to four times in a fiscal year or a calendar year where they move in and move out and so on. Ms. James said it was very mobile which would mean if there were stipulations for inspections that could certainly slow that down but it would also be a pretty intensive position and you may have to have a new position to do that. Chairman Baucom felt the inspector ought to be able to help develop a plan or system where we can get the information out that if you renting dwellings they have to have an inspection before you change renters. Commissioner Sims feels that whatever Union County zones out is coming to Anson County if we don't have it zoned out. County Manager Garner noted technically we could go out there on the Minimum Housing Ordinance for some of these properties. County Manager Garner shared that Keith says the majority of complaints he receives are from tenants that are being evicted. County Manager Garner stated that maybe it was bad before they were being evicted but they chose that point to complain and the owner says they can't get them out of there and they are trashing the place. Commissioner Woodburn stated that sometimes that is all they can afford to rent and they don't want to complain because they are afraid they will be thrown out but the other side is if property owners have to raise standards they have to raise rent. Chairman Baucom asked if we were saying that we were in a situation where if we enforce some standards the rent will go up and people will not have a place to live with Commissioner Woodburn feeling that was a possibility but he feels we need to look at it. Commissioner Sturdivant and Commissioner Sims were in agreement. Chairman Baucom voiced that if we let it go on it will never get any better and she feels they have an obligation to take care of the poor. County Manager Garner offered to work with Keith to see what others are doing but our Ordinance mimics the statute. Chairman Baucom asked if it had any teeth with County Manager Garner answering it doesn't if you are not enforcing it. Commissioner Sims voiced that the problem was that we don't have enough employees to do some of these things. County Manager Garner stated that if we were really going to enforce this 100% across the board so that everyone was being treated fairly we would need additional staff. Commissioner Woodburn felt another way would require an inspection when somebody else is going to rent the property it would put something in place for periodic inspections of rental properties. Chairman Baucom wondered if

other counties require a permit or license to rent property with County Manager Garner saying she would check. Commissioner Sturdivant volunteered to go around in her area and write down the places and give the information to Keith. County Manager Garner pointed out that General Statutes require you provide heat but not air. Chairman Baucom feels there is a thin line between improving quality of life and running people off because they can't get housing. Chairman Baucom added that she hears that people on assistance flock to Anson County because it is easier to work our system than in other counties but we need to make sure we are protecting the people with limited resources and not putting rental property out of their means.

Courthouse Security: Vice Chair Streater stated that this boils down to money and asked Ms. James what we look like with money this year in the budget. Ms. James stated that it looks pretty good. Ms. James noted that some of our revenues were a little behind because Tiffany was out but we've got that caught up. Vice Chair Streater asked if there were any new revenues with Ms. James answering no as it was kind of stagnant on expenses and revenues. Chairman Baucom asked if there a way to do this in chunks and put aside dollars to address a specific thing. Chairman Baucom feels the board is going to have to make a move towards improving courthouse security. Commissioner Sims feels we might have to use a couple of Mr. Allen's guys along with maybe one outside and one inside carrying weapons. County Manager Garner stated that he requested a full time bailiff and another full time back up to that and he also talked about name badges for everyone in the courthouse. Commissioner Woodburn thought the badges would give entrance to the courthouse and that this could be put together and done in stages. Commissioner Woodburn felt the badges and secure entrance in to the courthouse would probably be the first step. Commissioner Sturdivant mentioned being in Union County at a sheriff/police function and heard about a program they have where all the rules and regulations are logged on a computer. Commissioner Sturdivant said that Richmond County has it to and asked if this was something we could have. Chairman Baucom asked if this was sheriff's office policy and procedures with Commissioner Sturdivant answering yes and rules and regulations. Chairman Baucom asked if this was something you could buy or would they have to develop with Commissioner Sturdivant thinking it could be purchased. Commissioner Sturdivant will try to find out the cost during the break. Commissioner Sikes felt the metal detector should be at the front door with Commissioner Woodburn saying that was his plan. Chairman Baucom recalled that some things he talked about would not cost a lot of money. Chairman Baucom noted the Sheriff and the Clerk of Court manage that operation and feels a conversation would be a good idea. Commissioner Sikes noted that anyone could run through the check place and felt they

should have a gate at the end that has to open before they can get through. Chairman Baucom stated that we have an Ordinance from years ago about having guns on county property and school property and she thinks you're supposed to have a gun everywhere you go. County Manager Garner stated that you can't have one in this building, specifically because we have DMV in the building and it is a state office and concealed weapons are not allowed. County Manager Garner stated that they have loosed the laws and if you have a concealed carry you can have a gun at a school as long as you have it locked in your vehicle. Chairman Baucom felt some states were encouraging teachers and all to have guns in case there is another shooting. Chairman Baucom noted that they would have another conversation with the Sheriff. Vice Chair Streater asked that he bring the cost associated with the things they want. Vice Chair Streater mentioned that last year we had to do a tax increase and if we've not had any new revenues would we have to use the same tax increase again with Ms. James thinking this should be discussed at audit time.

Plans for Updating the County Website: County Manager Garner stated that Eric had recommended Emily Jones and he met with them a couple of weeks ago and her brief redesign would cost \$8,000 to \$10,000 to have it completed redone. County Manager Garner shared that currently we have a lot of third party modules on our site that are not supported by anyone anymore, which is why some of it can't be updated and there is no one that can do the work. County Manager Garner added that we have not contracted with anyone to actually do any work. Commissioner Woodburn asked if the guy we have now can't do the work with Chairman Baucom feeling what we have is a canned deal. Ms. James explained that a webpage was different than a website. Ms. James said a webpage was nothing but presentation and a website was much much more. Ms. James noted that what we have now does not even incorporate what we call department services. Ms. James said it was still running off the old website. Ms. James stated that the website for department services is written in php code which is old and we have attempted several times to remodel but it is still in the old code. Ms. James stated that what the public sees is not 50% of what they really have to have in a website and it will be a whole more than \$10,000. Ms. James shared that department services is what every department uses and where we do all time card information, portals back and forth, history in line items, general ledger and purchase orders and requisitions. Ms. James pointed out that it was very much a vital part of our operation. Ms. James said she doesn't know what the answer is. Commissioner Sturdivant stated that to upkeep a website you need a person that sits there every day updating the site. Ms. James shared that a lot of counties are getting a servicer to do their website and that typically carries a monthly maintenance fee. Ms. James added that Stanly County has that

with different companies. Ms. James feels this needs further discussion. Ms. James shared that we have customers that want to do water payments and taxes on line and we need to do it. Ms. James noted that we should only support one version of GIS data but we have fought the battle with the community with the old not wanting the new and the new not wanting the old so keep the both. Chairman Baucom stated that she hears a combination of intranet that is used by employees and she sees the internet presence as totally separate and safer. Chairman Baucom stated that the one we have makes her nervous and she can't find anything on it. County Manager Garner added that the \$10,000 is only the internet not the intranet and is just our face to the public. Commissioner Woodburn asked if a package could be put together along with the cost to address the things we've asked. Ms. James said they could try. Ms. James stated that they sent out an email about two weeks ago and invited anyone that did not know how to change the phone numbers or whatever on their page and no one responded. Chairman Baucom wondered how is it possible that this board or the manager, the assistant manager or Rita tells them to do something and it's just ignored. Ms. James stated that they have talked to some companies that will host the website for us. Ms. James noted that they would do all the development and all we would do is update the data every night. Ms. James added that it was just presentation for them from that point on. Chairman Baucom voiced that she was tired of people throwing off on Anson County and feels image and attitude are important.

Interlocal Agreements for Utilities: Chairman Baucom stated that she has not touched this and suggested she and the County Manager sit down and work out a dog and pony show and go around and present it.

Chairman Baucom called for a short break.

Jail Deficiencies: Chairman Baucom gave the highlights from the last jail report saying the rule is meeting the requirements of the North Carolina State Building Code in effect at the time of the construction or any additions, alterations or repair and the findings to support the deficiency is sewer line leaking, sink and toilet not working, staff toilet was not working by the booking area, supply vents not in compliance and it goes on and on. Chairman Baucom asked board members if they had a copy of the report from the last jail inspection in February. Chairman Baucom asked if we had done anything on this with County Manager Garner saying she and Jeff met with Scott Howell and Freddie Paxton and asked him to prepare a list of all items within the jail that need repair, to rank them with top priority and to provide a cost. County Manager Garner said that he wants money but he won't say exactly what he wants it for. County Manager Garner shared that they got a quote on redoing the plumbing that hasn't been done and it's

over \$50,000. County Manager Garner said at another meeting they found \$10,000 that we can get done this fiscal year by using \$9,000 from Jeff's budget and the jail contributing \$1,000. County Manager Garner added that Mr. Paxton was a little reluctant to do this but she told him that in all likelihood we could not do \$56,000 at one time next year when we had \$10,000 this year to get started. Chairman Baucom feels we need to show at a minimum that we are addressing it as we can. Commissioner Sturdivant agreed we needed to show but that he needed to show us where there is \$56,000 worth of work over there. County Manager Garner noted this was just plumbing and they have other quotes for painting that are over \$20,000. County Manager Garner added that Mr. Paxton emailed another quote that was in the \$7,000 range to repaint everything and they have ordered all new mirrors for the jail and as the different cells become vacant they will do the work. County Manager Garner stated that they are trying to work with them to get as much of this done as possible but we can't do it all at one time. County Manager Garner feels that until he has a comprehensive list of everything that needs to be done with a ballpark estimate and what level of priority it is there is not a lot we can do at this time. Chairman Baucom feels the board needs to be aware that they want a new jail. County Manager Garner shared that she was going to say that Mr. Paxton asked that she relay the message that it was time to start talking about a new jail. Commissioner Sims stated that the school board was talking about a new school to replace the middle school. Vice Chair Streater noted that we have a pretty bad social services building, health department and council on aging. Vice Chair Streater asked if the study was back with County Manager Garner answering yes. Vice Chair Streater felt that the Agri-Civic center was needed but that the board should decide where to go from there. Vice Chair Streater stated that we know we have jail and facility needs and now we hear they may be talking about a middle school and we can't do all of them. Chairman Baucom voiced that she would like to know the deficiencies in the middle school building. Commissioner Sturdivant and Commissioner Sims said the roof was caving in. Vice Chair Streater felt a lot of these things need to be done with bond money and not tax money. Chairman Baucom felt we need to take care of what we have and keep it in good shape and it's sad that the middle school has deteriorated. Vice Chair Streater asked if we had any bonds we were paying on with Chairman Baucom and Commissioner Woodburn saying we just paid off the school bonds. Vice Chair Streater feels once we decide on what we're going to do about the Ag Center and get that money paid we need to ask for bonds. Chairman Baucom wondered if we could put a package together for the Agri Civic Center and the schools or should we keep it separate. Ms. James was of the opinion they would have to be separate. Commissioner Sturdivant asked where would we build a school and how long would it take to build a school. Commissioner Sims said it depends on the contractor and weather

but basically about two years. Vice Chair Streater stated that we own property with the school board between the high school and the armory and some we own by ourselves. Vice Chair Streater asked how much we promised for the Ag Center with Chairman Baucom answering eight million. Vice Chair Streater asked how long did we say we'd finance that with Ms. James saying if we go debt service we could get that for any length of time but the longer you pay the more interest you pay. Ms. James stated that the Government Center and the Emergency Services Center was done for 15 years to get short term debt. Ms. James added that the Government Center was 1.8 million and the Emergency Services Center was around 2.5 million. Ms. James felt the Ag Center would have to be a tax increase. Ms. James reminded board members that the property was sold by Wade Manufacturing for the Ag Center and if the property is not used for that purpose it goes back to Wade Manufacturing. Vice Chair Streater wondered if we needed to budget some of that eight million this year. Chairman Baucom shared that they were still in the process of raising their two million. Chairman Baucom explained that the cost of the building came in at sixteen million and we were looking at a budget of ten million so the architect had to go back to the drawing board and we encourage them to build ten million dollars of facility and build it in such a way that it could be expanded seamlessly. Vice Chair Streater asked Ms. James if she thought they should go ahead and secure the eight million in low interest money over 15 years. Ms. James noted that if they secure the funds and go out for request for quotes now they will expect the first payment in one year from when you award it and you may not have started construction. Vice Chair Streater felt the longer we wait to secure our part the money would cost more with Ms. James saying it could. Ms. James reported that thus far she has booked fund balance reserves, which are donations that they have taken in that we put in the bank in the line item. Ms. James said we have \$178,750 but that is not the stock that went to Uwharrie and that option they have. Ms. James told board members to remember these are pledges so these people may have a 10 year pledge so there are paying a certain amount each year. Chairman Baucom stated that there have been several big donations, bigger than \$100,000 pledges. Commissioner Sims commented that a great deal of the big money that used to be in Anson County is gone. County Manager Garner told board members that Janine will present at the May board meeting to go over the revised cost estimates and figure out which direction you want to go. Chairman Baucom asked Ms. James to figure out what would be involved in two bond issues with one for the Ag Center and the other for the school. Commissioner Sims shared that the last he heard the cost for a new high school was around thirty million. Commissioner Sims added that we have approximately 700 to 800 kids out there and before all the two story new building and all the others were built we had 1515 out there. Commissioner Woodburn feels a new school would not have to be as large. Commissioner Woodburn stated

that he understands the reason places are paying so much for schools is because they really are not optimally designed and the cost is getting outrageous. Commissioner Sims feels confident that Mr. Freeman will work with us on a high school. Commissioner Sturdivant stated that we have four schools in the high school because we have New Tech, the STEMS, YCC and the regular school. Commissioner Sturdivant shared that New Tech does not wear uniforms but they go to lunch with some of the other kids. Commissioner Sturdivant shared that YCC was in the bottom of K building, New Tech is in H and if we had a new school maybe they would have their own building. Ms. James stated that when we had the previous debt on the schools, the school board allowed us to use the sales tax we had collected to pay the debt service. Ms. James noted that some years it was more than enough but some years we had to budget general fund to cover it. Chairman Baucom thought we also put five cents on the tax rate that we took off as soon as we could. Chairman Baucom noted that the public voted to do that and she feels if we do two bond issues with one for the public school and one for the Agri Civic center will be good. Chairman Baucom feels the middle school needs to be address since she understands this is where we are losing the children. Vice Chair Streater asked if we would be able to use any of the school facilities for county facilities. Chairman Baucom understands we need to address the middle school. Chairman Baucom feels we would need to renovate. Vice Chair Streater commented that the needs we have are coming up fast. Chairman Baucom asked if we were approaching the end of our time where ACTS is with County Manager Garner saying she has agreed to lease it again next year with an increase in the payment. Chairman Baucom suggested we work with whoever owns the old Southview building with it being noted that the school system owns it and they use the back part for school maintenance and the front building is storage. Chairman Baucom wondered if we could use that on a temporary basis until the state comes through and we get a new building. Vice Chair Streater said we could park the buses at the hospital property. Chairman Baucom asked if we owned the parking lot across the street on Ashe Street with the Clerk thinking a deed has not come through from the hospital to the county.