

THE ANSON COUNTY BOARD OF COMMISSIONERS convened for a recessed meeting/retreat on Saturday, March 2, 2013 beginning at 8:30 A.M. in the board room, suite 209 of the Anson County Government Center.

Board members present: Anna H. Baucom, Chair
Ross Streater, Vice Chair
Bobby Sikes

- Dr. Jim Sims
Vancine Sturdivant
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

Chairman Baucom stated that this was a budget planning retreat and called the recessed meeting to Order, welcoming those present. Chairman Baucom thanked the Clerk for breakfast. Chairman Baucom asked if there was anything to add to the Agenda with County Manager Gatewood asking to add a closed session for a personnel matter. Commissioner Sims stated that he may have to leave a little early and asked if this could be heard before he left. Vice Chair Streater stated that he wanted to bring up his vote on the hiring policy with Chairman Baucom thinking he could bring it up today. Vice Chair Streater stated that he voted in favor and now wants to vote against it. Vice Chair Streater stated that this was in regards to the motion taken last month to change the Personnel Ordinance to allow the hiring of close relatives in the same department. Commissioner Sims voiced a concern that we were such a small county we may limit our pool. Motion by Vice Chair Streater, seconded by Commissioner Woodburn, to not allow the hiring of close relatives. Chairman Baucom stated that the question before the board was to amend the Ordinance to allow the hiring of close relatives in certain circumstances. Commissioner Sims stated that Vice Chair Streater was changing his vote and now believes we should not do this. Chairman Baucom felt the motion today was to allow the hiring and his vote originally was yes and asked if that was what he wanted to change. Vice Chair Streater answered correct. Vice Chair Streater asked if he could bring this back up when people not here that was at the regular meeting with the Clerk stating that Commissioner Smith was the only one not here today that was present at the last vote. Commissioner Sikes commented that we changed the ruling and now we want to change it back to the original ruling. County Manager Gatewood explained that the recommendation to change it was primarily driven by Anson EMS and Mr. Teal had looked at personnel policies of neighboring counties as well as the state and wanted to bring Anson County more in line with those. County Manager Gatewood stated that this does allow the hiring of close relatives and

is something that is not encouraged but in certain situations like EMS and law enforcement where you have difficulties finding qualified people it would open up the population of qualified candidates. Chairman Baucom called for the vote. Commissioner Sikes asked again if the motion was to allow or not allow with Chairman Baucom saying it was to allow it and as she recalls this piece of Ordinance applies across the board in all departments. Ms. James noted that it was about working in the same department with Commissioner Sturdivant saying Vice Chair Streater's motion was to not allow it. Commissioner Sims commented that the motion was to go back to the original policy. Motion failed 3 to 3 with Commissioner Sikes, Commissioner Sturdivant and Commissioner Sims voting against. Chairman Baucom voiced a concern that it opens it across the board and was not specific to those departments where personnel resources are scarce. Chairman Baucom felt if we could put some wording in there that says it has to be demonstrated that it is hard to find applications for human resources for these jobs then she would say yes. County Manager Gatewood noted this was not the intent with Vice Chair Streater feeling it could happen. County Manager Gatewood stated that he would hold off changing the ordinance for now.

Annual Joint Meetings:

SPCC: County Manager Gatewood reminded board members of their joint dinner meeting with SPCC Trustees scheduled for Tuesday, April 16th at the Polkton Depot at 6:00 P.M. County Manager Gatewood noted that we expect everyone that can make it to be there. Chairman Baucom mentioned a phone call from Dr. Sidor and her visit to the Polkton campus. Chairman Baucom stated that the inside of the Garibaldi building was looking seedy and voiced concern that this was an indicator that not much was going on. Chairman Baucom stated that the board talked a bit about programming for this campus. Chairman Baucom felt the big concern since the state made us and Union County a regional college was that Anson could be neglected and the feedback she hears on the street is indeed there are fewer and fewer programs that can be completed on the Anson campus. Chairman Baucom felt this should be a part of the discussion at this meeting. Commissioner Woodburn shared that Dr. Sidor was looking to add some programs at the Polkton campus. Chairman Baucom voiced concern about the appearance and asked board members to keep this in mind during budgeting. Commissioner Woodburn stated that there was quite a bit of work needed at the Polkton campus as far as facilities were concerned.

Anson County Schools: County Manager Gatewood mentioned a discussion with Mr. Freeman and they would really like to see the two boards resume their annual meetings. County Manager Gatewood stated that last time it was our turn to host and he suggested we host the meeting on April 23. Commissioner Woodburn voiced a conflict with that date but would try. Vice Chair Streater suggested holding the meeting at Grace Center or Ag Extension with others in agreement. Those present suggested starting at 6:00 P.M with the Clerk thinking Grace Center might be larger with easier parking. County Manager Gatewood stated that we would have a really nice dinner. The clerk noted that so far in April we have meetings on the 2nd, 15th, 16th and 23rd.

Fracking: County Manager Gatewood shared that last week he and the clerk has a chance to meet with some of our leading citizens and had a focus group on fracking; discussing the pros and cons. County Manager Gatewood then asked to replicate that group now on fracking. County Manager Gatewood asked for the potential positives relative to fracking. County Manager Gatewood likened it to a root canal where they go way down and then they turn left then right and they go deep under with all sorts of undisclosed chemicals, cocktails and lots and lots of water is required in this process. County Manager Gatewood stated that there is a strip containing probably fourteen to fifteen counties in North Carolina that are part of this Triassic Reservoir. Commissioner Sims commented that it goes right through the middle of Anson County. Vice Chair Streater felt it was what you don't know. Chairman Baucom added that she had a conversation with Jim Womack, Lee County Commissioner, and he is on the North Carolina Mining and Energy Commission and he feels the potential benefits is that landowners will make a little money and a lot of people will come in to do the fracking and while they are here they will be in your restaurants, your motels and they will spur the economy while they are here. Chairman Baucom stated that no one will get real rich but there is the possibility if they find enough of the natural gas they can make money. County Manager Gatewood added jobs and potential Economic Development. Chairman Baucom added potential commercial advantage but not long term. Commissioner Sims felt the positive side for economics would be long term to the advantage of the state and not the county. Chairman Baucom added and to the petroleum industry. Vice Chair Streater stated that Hank Drake made a statement years ago that if the state can tax this why can't we tax the rock that has been hauled out of the pits. Vice Chair Streater shared that Mr. Drake felt we should have been getting something out of every load that left this county. County Manager Gatewood stated that he would check with the Tax Assessor on this with Commissioner Sims feeling the problem now is they are in decline. Commissioner Woodburn noted an economic advantage to fracking would be less dependency on foreign energy. County Manager Gatewood stated that this was basically the same advantages as the group earlier in the week. County Manager Gatewood then asked for the disadvantages. Commissioner Sims stated water with Commissioner Woodburn noting water contamination. Chairman Baucom added soil contamination in a community where half its economy comes from agriculture. County Manager Gatewood mentioned chemical spill with Chairman Baucom adding wear and tear on highways and roads. County Manager Gatewood stated that it could harm plant life and animals and the unknown as to what could happen. Chairman Baucom mentioned state laws, regulations and rules. Chairman Baucom stated that what happens here impacts Union, Richmond, Montgomery and South Carolina. Chairman Baucom stated that we also have the potential land mine of mineral rights. Chairman Baucom shared that the suggestion was made by Commissioner Womack that we need to plot out our mineral rights. Chairman Baucom stated that we need to know if there are companies who own mineral rights. Chairman Baucom stated that Lee County plotted them all out working with the Register of Deeds. Chairman Baucom was of the impression that years ago Minnesota Mining went in and bought up mineral rights to property. County Manager

Gatewood stated that the key was ground water contamination, air quality, potential damage to plants, as well as animal and wildlife. Commissioner Sims felt fracking had not been around long enough to be a proven science. Chairman Baucom stated that right now we were unclear about pending legislation that will regulate fracking and we don't know what role a county will have in it. Chairman Baucom stated that in talking with Mr. Womack he said that the county will have the ability to tax the property and to do some regulations and we can have them post a bond. Commissioner Sikes asked if we would have the ability to stop it if we don't want it or could the state pass regulations. Chairman Baucom stated that apparently we have a window of opportunity to do a memorandum to protect the health, safety and welfare of residents. Chairman Baucom shared that Senator McLaurin was on the committee and he assured her that if he votes for it there will be safeguards. Chairman Baucom explained that the board could do a moratorium on fracking in Anson County until such times as sufficient protections are in place. County Manager Gatewood stated that the State of North Carolina was fast tracking this with Commissioner Woodburn concerned that they are pushing legislation that they don't know what kind of guidelines or controls they need to have in place to make sure it is safe and no harm done to the citizens and life and property are protected. Chairman Baucom voiced that she would feel more comfortable in making sure we can do the moratorium and that it has legs to stand on to keep anything from happening until we know more. Chairman Baucom liked the idea of proceeding with the idea of a task force on fracking so we get input from a group of citizens who will become well versed in what it is and the potential benefits and potential damage that can be done to advise this board. County Manager Gatewood asked to work with County Attorney Forbes and the Duke Professor that has volunteered his services to develop a Moratorium by the April meeting. Vice Chair Streater asked when the community group would be established with County Manager Gatewood thinking after the moratorium was approved. Chairman Baucom felt each board member needed to be looking around for a representative. Chairman Baucom suggested County Manager Gatewood contact Mr. Womack.

Budget Priorities: County Manager Gatewood gave a handout showing the Fiscal Year 2013-14 proposed budget priorities to those present noting that education would again be a priority for Anson County. The proposed budget priorities presented were as follows:

- Maintain property tax rate: 76.7 cents/\$100 valuation (no change)
- Keep a healthy fund balance: Minimum of 20% of General Fund budget
 - Example: \$26.5 million budget = minimum \$5.3 million fund balance
- County-paid health insurance
 - Cost estimate: \$630/month/employee, \$7,560/year/employee
- Maintain 401(k) contribution of 3%
- 2.5% COLA for full time employees
- Initiate salary compression adjustments phased over 5 years
 - FY 2013-14 through FY 2018-9
- Headcount flat, with the following considerations:
 - Veteran Services from 30 hours/week to 37.5 hours

Economic Development

Chairman Baucom asked to talk about lottery proceeds, how they can be spent and who decided within the county how they are spent. Mr. Thomas stated that it was now being debated that the county board can decide where the lottery funds go. Mr. Thomas stated that it can either be to technology or to the school system. Vice Chair Streater asked if county board meant the Board of Commissioners with Mr. Thomas answering yes. County Manager Gatewood asked who decides now with Mr. Thomas answering that now the money goes directly to the school system but he understands if the legislation there now passes the county board of commissioners will decide if we use it for technology within the county or if it goes to the school system. Mr. Thomas noted that the name would be changed and would no longer be known as education lottery. Chairman Baucom asked why she signs the checks if the money goes to the school board with Mr. Thomas answering this was for repairs and they get money for projects other than building. Commissioner Sims asked if the changeover would happen in July with Mr. Thomas saying it was passed in the house yesterday. County Manager Gatewood asked what the board would do differently with that authority with Chairman Baucom saying she would want to confer frequently with the school board for their advice and perspective. Vice Chair Streater added that until a month ago we had no control and even the school board had no control and we could be in a situation like this again. Chairman Baucom feels the board would have to be very acquainted with what is going on in the schools. Chairman Baucom stated that she would probably divide it in categories and keep putting aside some to build a new high school. Commissioner Sims felt we needed gate control at the high school giving control at the main entrance. Commissioner Sturdivant shared that entrances from highway 74 were locked after 8:30 and the only entrance now on the campus was the front. Commissioner Sikes felt that you can take all precautions but if someone is determined to do something they are going to do it. County Manager Gatewood felt we needed to start planning for a new middle school and favored co-locating them and building both at the same time. Vice Chair Streater asked if he meant the same campus with County Manager Gatewood answering the same piece of property. Chairman Baucom favored putting money aside from the lottery funds for new facilities. Commissioner Sims felt the board needed to keep in mind that when they opened the school as a junior high school they had 1538 students and since then here have been several new facilities built and he believes they have between 800 and 900 students there today. Commissioner Sturdivant felt the student population at the high school was 889. Commissioner Sturdivant stated that there were several schools in Union County where the middle and high school are beside each other. County Manager Gatewood referred to the list of priorities noting it was based on an economic environment similar to what we've experienced over the last several years and he doesn't see any major improvements in Anson County over the next twelve to fifteen months. County Manager Gatewood feels we will continue to see double digit unemployment rates and a stagnant housing market. County Manager Gatewood stated that he would really like to do the first five priorities. County Manager Gatewood stated that they would like to

initiate salary compression adjustments which they will talk about later today phased over five years. County Manager Gatewood added they would like to do this if it is affordable for the county. County Manager Gatewood then referred to the priority of Economic Development with Chairman Baucom saying we either need to do it or get out of the business and let someone else take over Economic Development for Anson County. Vice Chair Streater asked what resources are needed with Chairman Baucom answering we need someone to go out and get some sites certified. Chairman Baucom stated that we changed our strategy on Economic Development and we need to back it up with the resources that are required. Chairman Baucom commented that we were getting ready to go to war with Charlotte Regional Partnership over the fact that we want out and they don't want to let us out. Chairman Baucom feels we need to make sure the money they are getting for us comes here or we need to align with a different partnership. Vice Chair Streater asked what other options we had with Chairman Baucom mentioning Southeastern Regional. Chairman Baucom mentioned that Senator McLaurin and Representative Brody were working at the legislative level to get our money from the Department of Commerce. Commissioner Woodburn feels we may have to align ourselves with a group but no one speaks for you as good as you speak for yourself. Commissioner Woodburn thinks we need someone from the county that is close to someone in Raleigh so when something is developing they think about Anson County. Commissioner Sims commented that we almost need a lobbyist part time. Commissioner Woodburn noted that when things get ready to happen and you're not in there it is just tough and we're on the outskirts. Chairman Baucom felt that probably Mary Beck, particularly with the grant section, has a leg up on all this. Vice Chair Streater mentioned that Ms. Beck wanted to take on Mount Gilead and asked if she had time for that with Chairman Baucom thinking she would be administering the grant so that she gets those dollars for administration to put in her account to build the funds to hire someone. Chairman Baucom mentioned the discussion of facilities and felt the high school, middle school and South Piedmont needed to be looked at. Chairman Baucom felt it didn't need to be a top priority but sometimes a bucket of paint and some landscaping does a lot. Commissioner Sims commented that right now facilities are not as important as what is inside. Commissioner Sims feels we need to come up with a wise use of our money to improve the education to the children inside the school. Commissioner Sikes felt the driving force for the new Emergency Services building was somewhere to store our ambulances and feels taking bays off the building was a terrible mistake. Commissioner Woodburn voiced a concern for this as well. County Manager Gatewood explained that we will be able to house four ambulances and the original plan was six but to bring the facility within budget we had to eliminate two bays. Commissioner Sikes asked how much that helped the budget with County Manager Gatewood stating that he did not have the exact amount and could get that for him. County Manager Gatewood stated that the vision for the future of EMS is to have satellite bases in Polkton twenty-four seven, one in the Ansonville/Burnsville area, one in the Pee Dee/Lilesville area and we already have one in Morven. Commissioner Woodburn feels we need to have a good idea which way we are going to go when certain things happen if there are areas we have to address. Chairman Baucom noted

that ad valorem taxes pay a little over half of our total budget. County Manager Gatewood asked for a closed session for five minutes then take a break. Motion by Vice Chair Streater, seconded by Commissioner Woodburn, to go into closed session for personnel pursuant to North Carolina General Statutes 143-318.11(a)(6) to consider the qualifications, competence, performance, condition of appointment of a public officer or employee or prospective public officer or employee. Motion carried unanimously.

In regular session, motion by Vice Chair Streater, seconded by Commissioner Sturdivant, to accept the County Manager's recommendation on Chuck Kiser. Motion carried unanimously.

Chairman Baucom called for a ten minute break.

*Commissioner Sims left the meeting during the break.

After the break, the next item was **5-Year Capital Improvement Plan**. Chairman Baucom was of the opinion that after a conversation with Mrs. Taylor the county receives revenue from ABC in exchange for us handling maintenance of the AA building. Ms. James explained that we have a building budget line item but we send the revenues to the town council each month. Ms. James shared that this year we budgeted \$6500 and we've taken in \$3386 and sent Wadesboro \$3386. Mr. Thomas noted their revenues were down. Mr. Thomas also noted that according to state law a percentage of the sale of mini bottles goes to the county. Chairman Baucom asked if we turned all that back to the Council on Alcoholism with Mr. Thomas answering only what is required by law. Mr. Thomas stated that last year we received \$22,750 and so far this year we've received \$10,000. Mr. Thomas stated that the ABC board pays the employees and the money generated in the store goes back to the Town of Wadesboro. Chairman Baucom stated that is has been mentioned before but she feels at some point we need to hold a summit meeting with all town mayors and councils where we set an agenda and have conversations about how we can work together better than we do on projects to keep the county moving. Chairman Baucom also wants a discussion of Economic Development and what they are putting on the table for it. County Manager Gatewood then called on Ms. Baxter to review the 5-Year Capital Plan. Ms. Baxter stated that include for next year was the renovation of 402 Morven Road for the Board of Elections headquarters. Ms. Baxter stated that also included next fiscal year was the architecture/engineering fees for the Agri-Civic Center as well as renovations to the second floor of the courthouse and courtroom #1. Ms. Baxter stated that for emergency services they included \$80,000 for remounting of an ambulance, \$100,000 for equipment for the new Emergency Services Center and \$299,000 to start repaying the fifteen year loan. Ms. Baxter pointed out that \$80,000 was included for the renovation of the south side of the Belk building. County Manager Gatewood was hopeful this would be enough to take care of the north side as well. County Manager Gatewood shared that Mr. Paxton has requested funds for a jail study but he would like to wait a while. Chairman Baucom stated that we needed to be prepared and thought

we could do the study over a two year period. County Manager Gatewood stated that we act as soon as we get the jail report and it seems every report has a new inspector. County Manager Gatewood stated that we have 30 or 40 inmates in a jail built for 59-60 and they've done a super job managing the numbers over the last two years. Chairman Baucom felt it should be clean, safe and secure but she did not want to put the county's money into a new jail. Ms. Baxter noted the last item requested for the 2014 fiscal year was the maintenance building for Parks and Rec. Ms. Baxter explained that it was requested for this fiscal year but they have since decided to roll it over to next year. County Manager Gatewood stated that not only was it requested it was approved but they have not had time to get to it this year. Ms. Baxter then referred to the five year projection noting the projection for fiscal year 2014 totaled \$1.719 with five year total of \$12.556. Ms. Baxter stated that the ACTS facility was listed for 2015 explaining that the \$37,500 shown was our 10% match as the state will pay 90% of a facility for ACTS. Commissioner Sikes shared that he has received complaints about holes in the yard at ACTS and asked if something could be done. County Manager Gatewood stated that apparently it needs some gravel and he would get this done. Ms. Baxter stated that the cost listed under emergency services allows for the ambulance refurbishing and the debt service payment. County Manager Gatewood referred to the question by Commissioner Sikes as to the cost to add the two ambulance bays that were deleted saying that was right at \$70,000. Commissioner Sims asked what we were doing to the Belk building for \$80,000 with County Manager Gatewood answering that some of the mortar on both the south and north side was in need of repair and we plan to remove the overgrown bushes on the south side. County Manager Gatewood commented that as you look at the 12.5 million dollars and you take on 5 million dollars for a DSS/Health Department complex and we are still within the 20 million dollars Robeson County invested in their new DSS facility.

Salary Compression Recommendation: Ms. Baxter presented a handout reference to the salary compression plan to those present, stating it was similar to what was proposed last year. Ms. Baxter noted that we increased our full time employees to 238 and the objective was to better position some of the employees that have been here for numerous years to give them a salary that would be comparable with their years of service. Ms. Baxter stated that certain employees were being paid the same amount coming in as one who has been here ten to fifteen years. Chairman Baucom commented that this was not uncommon. Ms. Baxter stated that they would like to begin in January 2014 compensating the employees that are in need of salary adjustments. Ms. Baxter had numerous examples of disparity between employees. Commissioner Sims commented that you get down in the mid-twenties for a family of four and you are on the poverty list. Ms. Baxter stated that they did a brief projection of where certain employees that are within the salary compression would be in five years. County Manager Gatewood stated that as we made the adjustments last year they gave a figure of one hundred percent and this year they reduced it to fifty percent to make it affordable for the county but still over a five year period of time. Vice Chair Streater asked if both the five year person and the nineteen year person would be

moved to the same thing with County Manager Gatewood answering no. Vice Chair Streater asked how they would be spread apart with County Manager Gatewood saying they would assume the person that just came in was at the right position but the person that had been here ten years would receive a special adjustment over five years to better position them and spread them from the person that just started. Vice Chair Streater then asked how they would come to that amount with County Manager Gatewood stating they would look at it individually by salary grades. County Manager Gatewood offered that there were a lot of gross numbers behind the numbers being seen today and as part of the review he would include Cathy Baxter and Rita James to make sure we are being fair and appropriate. Ms. Baxter stated that the demonstration gives an idea of exactly where some of the employees are and where they hope to put them within a five year period and what the difference is. Ms. Baxter estimated the annual cost to be \$47,000 and roughly over a period of five years the cost would be \$235,000. County Manager Gatewood explained that everyone would receive the 2.5% COLA but the special adjustment was over and above for selected employees that are poorly positions in their salary grade. Vice Chair Streater asked if it would only take five years at \$47,000 a year with County Manager Gatewood answering that was what they were suggesting. County Manager Gatewood stated that ideally it would be twice that amount but given budget constraints and considerations they are going to moderate it. County Manager Gatewood added that if we start it and decide we are going to do it we really need to stay with the program over the five year period. Vice Chair Streater asked Ms. James if there would be a problem coming up with this money with Ms. James answering she could not say at this point. Ms. James did say that revenues were down this year with Vice Chair Streater asking how much. Ms. James stated that it was hard to project the large ones. County Manager Gatewood stated that the other area that is down was the ambulance service since we started the 24/7 rescue squad. County Manager Gatewood stated that these revenues have taken about a 15-20% dip since this time. County Manager Gatewood stated that as of last month property tax collections were running slightly ahead. Ms. James stated that last year at the end of February we were at 90.48 and this year we are at 90.66. Vice Chair Streater asked with the revenues being down if any payments were due on the new building with Ms. James answering yes and it was \$299,000. Vice Chair Streater asked with the new payment coming on and revenues down was there any money that we don't have to pay out this year. Ms. James explained that last year we budgeted \$408,000 for renovations and with the numbers given you by Ms. Baxter for 13/14 we are talking about \$330,000 so that is \$78,000 less for 13/14. Ms. James stated that we've talked about using \$135,000 to purchase the land for the Ag Center but we have the five year option so we don't have to do that next year. Chairman Baucom asked if the payments could be spread out over the four or five years with Ms. James saying we could budget 1/5 of it and then roll it over into the next year but reminded board members that we could not touch the property until it was purchased. Chairman Baucom stated that we would need to make sure the property owners were good with receiving it at the end of five years. Vice Chair Streater wondered if they would be ready to use it before the end of five years. Chairman Baucom shared that she talked with Representative Brody and

she is not sure she reminded Senator McLaurin of this but she wants them to put five million dollars on the table for us to match for our Agri Civic Center. County Manager Gatewood stated that the budget may not permit us to start the salary adjustment in January of 2014. Vice Chair Streater stated that he would like to do it but he wants to make sure the things we are doing we have the money to do it with. County Manager Gatewood stated that if we don't have the dollars then we won't do it. Chairman Baucom felt they were saying if we can have the money then this is what we ought to do and if we don't we can't. Ms. James stated that when we get our audit completed as of June 30 this year we may contribute some money to fund balance. Commissioner Sims voiced a concern about relatives working with each other and looking at our salaries a single wage earner can't make it and feels we may have problems. Chairman Baucom stated that another concern she has is the worker that has been here nineteen years making the same salary as someone in the same category that has been here ten years. Chairman Baucom stated that the nineteen year worker is racing into retirement and their salary for the last three years will determine their social security income and if we had to prioritize these are the ones we need to chuck away at. Board members thanked Ms. Baxter for the presentation.

County Manager Gatewood shared that the hospital was doing all they could to make the former Dr. Davis and Dr. Burney office available to us by January 1, 2014. County Manager Gatewood feels with a \$50,000 renovation this would serve as our early voting station and all Board of Elections activities will happen at this facility. County Manager Gatewood stated that there were 37 parking spaces around the building and we could use the emergency room parking area for overflow, especially for the part time employees and those able to walk the steps up to the Board of Elections headquarters. County Manager Gatewood stated that when they demolish the main hospital building we will ask them to be very careful to not disrupt this area. Vice Chair Streater asked that they minimize the damage to the landscaping. County Manager Gatewood stated that we have given Carolina HealthCare System the direction to demolish the main hospital building at their expense but no decision has been made on the original sanatorium and hospital building. Chairman Baucom stated that she was not getting very far in salvaging those buildings and feels the board will be in for a lot of disappointment from people that think they should be cherished and taken care of. Chairman Baucom reported that she had a gentleman come in and they had a walk through with Mr. Rodgers and they were not in good shape and the gentleman said that the people who work with him would not be able to make apartments out of the building. Chairman Baucom felt the board really needed to deal with Dr. Rommel because if we tear them down she is displaced and even though it is not our problem we need to be courteous. Commissioner Sims was of the opinion that keeping the buildings would be a problem for us rather than a positive. Vice Chair Streater reported that according to Mr. Rodgers there is a stream running somewhere under the buildings and felt the board really needed to look at this while someone will tear them down at their expense. Commissioner Woodburn stated that a study was done that reported

they were not suitable for renovation. Chairman Baucom felt the board needed to plan a campaign to make this well known to the community.

Chairman Baucom called for a ten minute break.

After the break, the **Anson County Agri-Civic Center** was the next topic of discussion. Janine Rywak was in attendance along with Lee Roy Lookabill, Todd Moore and Robbie Harrington. Ms. Rywak stated that Richard Melton may join them later. Ms. Rywak shared copies of her power point presentation with those present. Ms. Rywak stated that members of their steering committee were: Jessica Anderson, Anna Baucom, Lawrence Gatewood, Robbie Harrington, Lee Roy Lookabill, Tom McRae, Richard Melton, Todd Moore, Emmett Patterson, Robert Ross, Tina Rowell and Anita Solesbee. Ms. Rywak stated that a group started talking about an Agri Civic center in 2002 and started visiting facilities. The group really liked the Union County facility and decided to hire Steve Allen to do a feasibility study. Ms. Rywak stated that Mr. Allen worked on the project for about a year and completed his study in 2008. Ms. Rywak noted that the economy tanked in 2008 and the plan was put on the shelf. Ms. Rywak shared that the feasibility study did identify that there was an overwhelming need in the county for meeting facilities. Ms. Rywak stated that in 2011 when Ms. Baxter requested departments to submit items for a long range capital improvement plan they pulled the feasibility study from the shelf and the county included it in their long range plan in January 2012. Ms. Rywak was of the opinion that everyone present was involved in an organization or group that was regional, multicounty and every time they have a meeting you have to go somewhere else. Ms. Rywak feels that by not being able to host large meetings we are losing out on some Economic Development for the county. Ms. Rywak mentioned that we were in the middle of a lot of potential future growth with the Monroe Bypass and plans for the Interstate of 73/74. Ms. Rywak reviewed the basic plan again with those present noting the office space would be approximately 22,000 square feet and the auditorium/conference center would be adjacent and joined by an atrium for total of 23,000 square feet. Ms. Rywak stated that last spring after this was included in the capital improvement plan and after receiving input from the county it was suggested that we increase the size of the conference center so they increased it 25% from the original figures. Ms. Rywak reminded those present that office to be housed in this facility would be Cooperative Extension, Brown Creek Soil & Water, Farm Service Agency and Natural Resources Conservation Service. Ms. Rywak stated that as it became apparent that we are actually going to build this we receive even more input and recommendations from the community that the dimensions of the conference center needed to be larger than planned. Ms. Rywak shared that they have increased the size of the conference center again from 23,000 square feet to 26,000 square feet. Ms. Rywak shared that the pre-event Atrium was still the same size and able to accommodate approximately 200 and the conference center can be divided into three separate meeting rooms. Ms. Rywak stated that the original cost per square foot of \$165 is the going rate for a facility of this type. Ms. Rywak shared that the original construction cost was seven million dollars and now we are a little over eight million

with adding the extra space. Chairman Baucom felt it was better to build it one time than have to add on to it later. Ms. Rywak pointed out that this conference center was the same size as the one in Union County. Ms. Rywak stated that the total project estimated cost now is ten million two hundred thousand dollars and before we were at eight and one-half million dollars. Ms. Rywak reminded those present that the acquisition time was still as recommended by the County Manager and is fiscal year '13 land acquisition; fiscal year '14 hire architect, design and engineering fees; fiscal year '15 site development and fiscal year '16 construction. Ms. Rywak voiced that they were entirely too thankful to Wade for letting us purchase this land at this price. Ms. Rywak stated that according to Mr. Allen we need to remember that prices fluctuate and will probably increase so for every year construction or development is deferred we need to tack on 5% for cost. Ms. Rywak stated that in the original plan 8% of the total was site development cost at \$650,000 and she understands site development cost have skyrocketed. Ms. Rywak shared that they plan to propose a facilities committee and a resource development committee and shared proposed members of each with those present. Ms. Rywak stated that their focus for 2013 is with resource development and they would like to begin their local campaign. Ms. Rywak shared that the goal from the steering committee is to raise 2.5 million dollars for the project. Ms. Rywak stated that for the local campaign they would like to include the local foundations, businesses and industry and individuals and families interested in supporting this project. Ms. Rywak stated that as funding cycles are announced and available they will be seeking grants, specifically through the Tobacco Trust Fund, the Rural Center, Golden LEAF and others. Ms. Rywak stated that they were also interested in pursuing a specialized loan through USDA called Rural Economic Development Loan and Grant. Ms. Rywak explained that this red leg grant was a one million dollar no interest ten year loan through USDA but funded through a utility and they will work with Pee Dee Electric to apply. Ms. Rywak stated there was an additional three hundred thousand dollar grant with this that does not have to be paid back and Pee Dee Electric would be required to match the three hundred thousand dollars with sixty thousand dollars for a total package deal of \$1.36M. Ms. Rywak explained that the county would pay the loan back to Pee Dee and they would hold the one million dollars in Anson County and it does not have to go back to USDA. Ms. Rywak shared that USDA was granting the loan to Pee Dee and they were loaning the money to Anson County. Ms. Rywak stated that when Anson County pays the one million dollar loan back that money stays in Anson County that can be used for future Economic Development projects. Ms. Rywak added that this was the project Pee Dee utilized in Richmond County to build four spec buildings. Ms. Rywak stated that to date they have received ten thousand dollars from Pee Dee Electric, totally separate money as part of their celebration of rural cooperatives and that money is housed at Anson Economic Development Corporation. Ms. Rywak reported that they have also received an additional forty-eight thousand dollars from another local organization and these funds are also housed with Anson Economic Development Corporation. Ms. Rywak shared that this same organization has also pledged an additional three hundred thousand dollars to the county over the next ten years at thirty thousand dollars a year to go towards building this facility. Ms. Rywak added that

they have not started a capital campaign yet. Ms. Rywak asked board members to sign off on their approach for the two committees so they can start making contacts and mapping out a plan to go forward. Ms. Rywak stated that they would also like to have a designated line in the county budget for funds to be contributed towards this project. Ms. Rywak shared that once they get in the grant writing mode different entities have different requirements of who and how they will fund money and if some are giving money to a county building they will want to write the check to the county. Ms. Rywak noted that they need a little money to help with marketing and starting the capital fund raising campaign and proposed five thousand dollars. Ms. Rywak stated that they would love to have an idea of what the facility will look like to put on the campaign material but they will not know that until the architect gets involved. Ms. Rywak feels they will need this at some point to help sell it. Chairman Baucom asked if they could start using the money contributed thus far with Ms. Rywak answering the Pee Dee money was contributed specifically for site development and the other is for construction of the facility. County Manager Gatewood stated that the five thousand dollars was not an issue and the schematic drawing should not be that expensive and they could check back with Steve Allen for assistance with this. Chairman Baucom felt rather than a conceptual design if they could get some idea of what the exterior will look like that would go a long way. Ms. Rywak shared that she went to Rotary last summer and will visit the Women's League and Civitans soon for a presentation. Chairman Baucom shared that she has started on the new legislature people for five million dollars for us to match. Mr. Lookabill shared that the facility in Union County is already out of space land wise and recommended the county look at purchasing an additional ten acres since we have increased the footprint of the building. Mr. Lookabill asked that the building be designed so that we can add on to it. Ms. Rywak added that the Union County facility was on 26 acres of land and they need twice this. Mr. Harrington noted that we've already lost one-third of the land due to the flood plain and feels we should expand in the back. Ms. Rywak felt the ten year opportunity to give will be a big help. Mr. Lookabill asked board members if they know anyone that might have an interest to please share their name so they can go talk with them. County Manager Gatewood stated that the county would take care of their needs including the five thousand dollars for the promotional campaign. County Manager Gatewood asked if we should act now on the additional ten acres of land with those present feeling we needed to act now before the timber is cut and the land reseeded. Mr. Harrington stated that the current property was 31.06 acres with 20 acres usable. Mr. Harrington shared that with the building they are proposing 8 acres will be under asphalt. 1.25 acres for the building and that only leave 10.75 acres for anything. Mr. Harrington stated that the 10 acres in the flood plain would not be lost as there would be bee hives, demonstration gardens, etc. but they will not be able to put any kind of structure on it. Mr. Harrington added that his priority was to see a livestock building and horse riding facility all combined under one where they can have their Ag Expo. Mr. Moore noted that if you have something going on in the coliseum and you have something outside you will need additional parking for both events at the same time. Chairman Baucom voiced an interest in the landscaping wanting it to make a statement.

Ms. Rywak updated those present on farm fresh ventures. Ms. Rywak stated that the group has incorporated and the growers in January officially did everything they needed to do. Ms. Rywak stated that they have received another ten thousand dollars so they've been able to get twenty-four thousand dollars in startup grant money to kick this off. Ms. Rywak shared that they have started the marketing campaign for subscriptions and reported that Wendell Small bought the first subscription.

Summary of Assignments: Vice Chair Streater asked if the board needed to approve the purchase of the additional ten acres with County Manager Gatewood stating it would be included in the budget to be approved by the board. Motion by Commissioner Woodburn, seconded by Commissioner Sikes, to approve the two committees as presented by the steering committee. Motion carried unanimously. County Manager Gatewood stated that he and Ms. James would see if they can find five thousand dollars in this year's budget so we don't delay the marketing and fund raising campaign. County Manager Gatewood mentioned the additional ten acres and felt we needed to do this within the next six months. Everyone present was in favor of moving on this now. County Manager Gatewood will follow up on this Monday morning.

Chairman Baucom thanked everyone for making this relative painless for a Saturday morning. She thanked the Clerk for the breakfast voicing that it was very appreciated. County Manager Gatewood voiced support for the farm fresh ventures and felt this was the start of something exciting for Anson County.

County Manager Gatewood mentioned assignments stating that we would reconfirm the health insurance for commissioners with Ms. James stating it was done in 2011. County Manager Gatewood stated that if the 2.5% COLA is approved board members would also participate in this consideration. County Manager Gatewood will look into the repairs of the ACTS driveway and he will work with the County Attorney to draft a simple moratorium on Fracking for the April meeting. County Manager Gatewood mentioned the school board meeting on April 23rd at 6 PM and asked the Clerk to coordinate with the Clerk to the school board to get this on their calendars. County Manager Gatewood stated that we talked about some extra capital for SPCC and we will certainly consider this as part of the budget. County Manager Gatewood pointed out that we provided extra capital the last two years adding that they need repairs to the driveway/parking lot at Lockhart-Taylor. Chairman Baucom voiced that Ann Covington has some ideas about this and suggested she and the County Manager meet her over there. County Manager Gatewood stated that if approved they will use a portion of the fifty thousand dollars designated to continue the interior renovations of the courthouse to clean the law enforcement center. County Manager Gatewood stated that they would continue to follow up as quickly as possible to any jail inspection report and continue to work on keeping the population down. County Manager Gatewood stated that we would proceed with our new Board of Elections headquarters as quickly as we can and we made a request for them to leave the furnishings in the building. County Manager Gatewood stated that with the demolition of the main hospital building

we would also ask to have first choice at the furnishings in that building. Vice Chair Streater asked where the doctor in the Burney/Davis building would be moved to with Commissioner Woodburn thinking he would move to the new hospital location. Vice Chair Streater asked if Dr. Rommel would be at the new location with Commissioner Woodburn answering that this doctor was part of Carolinas Primary Care and Dr. Rommel was independent. County Manager Gatewood stated that he would continue to work with Dr. Thompson on Dr. Rommel's situation. Chairman Baucom felt it may be in our area of concern to have a sufficient number of practitioners in the county. County Manager Gatewood stated that on the original hospital building/sanatorium we will not miss the opportunity for Carolinas HealthCare System to demolish these buildings at their expense if that is our final decision. County Manager Gatewood mentioned that they would implement the HR item regarding Chuck Kiser as soon as possible. County Manager Gatewood stated that the two bays deleted at the Emergency Services Center was something we could add in the future but we made a commitment to bring in the total cost of this building around 3.68 million dollars and the lowest general contractor bid was 4.2 million dollars and with board approval he would like to stick with this. Commissioner Woodburn stated that he has the same concern as Commissioner Sikes but based on the concept it may not be an issue.

Chairman Baucom felt the board was also going to have to deal with the Moore's Lake Road right of way issue and the gentleman at the February meeting suggested a simple Resolution to the affect that Anson County recognizes the state right-of-way on this road. County Manager Gatewood stated that because there is some litigation involved County Attorney Forbes would be prepared to discuss this in closed session.

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

Respectfully submitted:

Bonnie M. Huntley, CMC, NCCCC
Clerk to the Board

Meeting time: 4 hr. 30 min.