

**THE ANSON COUNTY BOARD OF COMMISSIONERS** convened for a Special Meeting on Thursday, January 16, 2014, beginning at 12:00 Noon in the board room, suite 209 of the Anson County Government Center.

Commissioners present: Anna H. Baucom, Chair  
Ross Streater, Vice Chair  
Bobby Sikes  
Vancine Sturdivant  
• Jarvis Woodburn

Staff members present: Lawrence R. Gatewood, County Manager  
Bonnie M. Huntley, CMC, NCCCC, Clerk to the Board  
Mary Beck, Economic Development

Chairman Baucom called the Special Meeting to order, noting the purpose of said meeting was to approve the recommendations of award for administrative services for the EPA Brownfields Grant Project, the Scattered Housing and Catalyst Grants.

Ms. Beck stated that every time we do a federal grant we have to do a federal procurement guidelines and that says we have four ways of procuring. Ms. Beck shared proposals are evaluated according to the services being provided. Ms. Beck noted that with the EPA grant in the amount of \$400,000, we can only use \$10,000 for marketing and supplies as all else is done on an in-kind basis. Ms. Beck noted that to compliment the grant funds requested that she included we are doing in-kind contributions in the form of labor to provide oversight to the direction of an environmental firm, review and approve all documents and coordinate all activities prior to and during the site work. Ms. Beck feels this gave us additional points for our application. Ms. Beck reminded board members we were 1 of only 5 in the state that received these funds. Ms. Beck added that a purpose of this is to identify what is at these plants to help the owner to market the facility for sale or rent. Ms. Beck stated that they went with a non-profit firm from Columbia called CTC. Ms. Beck noted one reason for using CTC is because they use a lot of local businesses to help with the work and area businesses and one of the little companies they agreed to use is a minority business known as LL&J from Pembroke. Ms. Beck noted the grant was funded in May and the EPA sent all the documents in August and we were told in September of 2013 we could start the grant. Ms. Beck stated that our largest project needed 3 Phase One environmental and she did the one for the Agri-Civic Center. Ms. Beck noted these were about \$4,000 each and she plans to ask them to let us do a geo-tech survey and soil borings on some of these sites which will be a big expense towards getting these to be certified sites that we can put on Commerce's website. Ms. Beck shared that they were notified in September that CTC had been bought out by CARDNO and finding they had no experience and they were more costly than others she asked to do another RFP and is now recommending awarding the administration and engineering for the EPA grant to LL&J. Chairman

Baucom asked Ms. Beck if she was confident they will do these on time with no findings with Ms. Beck answering yes. Ms. Beck added that she has three properties waiting for this award. Motion by Vice Chair Streater, seconded by Commissioner Sturdivant, to award the administration and engineering to LL&J from Pembroke for the EPA grant. Motion carried unanimously.

Catalyst Grant: Ms. Beck recommended LKC Engineering, PLLC from Aberdeen to administer the Anson County Catalyst Grant and the Anson County Scattered Site Housing Grant. Ms. Beck noted this was Bill Lester, Adam Kiker and Steve Carpenter. Motion by Commissioner Sturdivant, seconded by Vice Chair Streater, to use KLC Engineering from Aberdeen, North Carolina. Motion carried unanimously.

\*Commissioner Woodburn joined the meeting at this point.

Chairman Baucom asked the amount of the scattered housing grant with Ms. Beck answering \$225,000. Ms. Beck stated that they have 2 houses with no indoor plumbing and they will be torn down and replaced. Ms. Beck shared that they can only do 10% in local options and they have 4 emergency repairs and that is either roof or heating. Chairman Baucom asked if it could be used on mobile homes with Ms. Beck answering it cannot be used on mobile homes. Ms. Beck shared that it has to be owner occupied houses, it can't be heir property and the property tax has to be paid. Ms. Beck shared that the Catalyst grant was very detailed and they are demolishing and clearing a total of 18 vacant and dilapidated houses with 15 being in the Town of Wadesboro and 3 in Morven. Ms. Beck stated that they looked at our local commitment and Wadesboro has \$30,000 in their sanitation budget to try to tear down houses. Ms. Beck added that she likes this grant and wishes it was still available because towns and counties have no other alternative than to condemn property and incur a large cost to get rid of dilapidated houses. Chairman Baucom asked if either grant addresses making sure the land where we want to put the water tower will support the tower with Ms. Beck answering that they were using that out of the GrowGreen commitments. Ms. Beck shared that the geo tech survey had been done and hopes it passes. Ms. Beck stated that the Catalyst Grant will also provide some rehab work at Grace Center and some work on the parking lot. County Manager Gatewood asked when this work should begin with Ms. Beck hoping by summer. Ms. Beck shared that it will also provide work to the common wall at the Crisis Ministry building to tie it back in. Ms. Beck noted they had 2 more relocation of 2 elderly homeowners. Ms. Beck stated that Department of Commerce always allows them to use \$17,000 per house for Habitat to provide water and sewer. Ms. Beck stated that they have 3 Habitat homes to build but they are larger requiring 3 bedrooms and they've not been able to build the homes because of the cost associated with adding additional bedrooms and bathrooms. Ms. Beck explained that they asked special permission to use CDBG money to purchase materials and supplies in order to make the home affordable for the new owners. Ms. Beck stated that they have 10 emergency repairs in housing.

Commissioner Sturdivant shared that a citizen wanted to know about the scattered housing and why they were never contacted and Ms. Beck answered the question when she said their property was not eligible. Vice Chair Streater shared that the Presbyterian Church in Morven lets different churches use the old cafeteria as a food bank and it needs a roof and asked if there was anything out there for this with Ms. Beck answering no because of church and state.

County Manager Gatewood thanked Ms. Beck for the excellent summary and explanation. County Manager Gatewood stated that since their last friendly debate he and Ms. Beck have been working extremely well together and communicating very well and he appreciates that. County Manager Gatewood applauded Ms. Beck for her work and cooperation and he looks forward to working with her every day until one of them expires.

Chairman Baucom commented that this will be very beneficial to a lot of families and move us towards Economic Development. Chairman Baucom feels if we have the property certified and ready to roll we can get ahead of the game and the trick is we had property certified before but the certifications lapsed so we need to make sure to keep them certified. Chairman Baucom thinks one is the recycling plant in Polkton and apparently there is interest until they come and see it but if we can promote it as a site that is EPA sanctified then that might help.

Motion by Vice Chair Streater, seconded by Commissioner Woodburn to adjourn. Motion carried unanimously.

Respectfully submitted:

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

Meeting time: 35 minutes