

THE ANSON COUNTY BOARD OF COMMISSIONERS convened for a recessed meeting on Monday, October 8, 2012 beginning at 5:30 P.M. in Suite 209 of the Anson County Government Center.

Commissioners present: Anna H. Baucom, 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
Mary Beck, Grants Administrator

Chairman Baucom called the meeting to Order, noting this was their recessed meeting from last Tuesday. Chairman Baucom noted the purpose of tonight's meeting was a Public Hearing and additional matters that have been added to the Agenda.

Approval of the Agenda by Commissioners: Chairman Baucom asked if there were any additions or deletions to the Agenda. Commissioner Sikes asked to talk about Anson Rescue. Chairman Baucom added this to the Agenda as item 3b. Chairman Baucom noted there was also a closed session for personnel. Motion by Commissioner Sturdivant, seconded by Commissioner Sims, to approve the Agenda with the additions. Motion carried unanimously.

Public Hearing: Motion by Commissioner Sikes, seconded by Commissioner Sturdivant, to open the Public Hearing. Motion carried unanimously.

In the Public Hearing, Chairman Baucom noted that Ms. Beck has brought in about four hundred billion dollars with a catalyst grant with Ms. Beck stating it was \$448,134. Ms. Beck noted this was the second of two Public Hearings that we've been holding in order to apply for a Community Development Block Grant.

*Commissioner Woodburn joined the meeting at this point.

Ms. Beck stated that we were applying for a Scattered Housing Grant and the application was due October 17th and we're only able to apply for \$225,000. Ms. Beck shared a copy of the income guidelines with board members noting that someone could be very low income or low income, not moderate income and in the 50% medium household income range and be eligible for assistance under this program. Ms. Beck stated it also has to be owner occupied and a frame built house as they do not do mobile homes. Ms. Beck shared that what they get done under the catalyst grant they

will try to take care of the people in emergency repairs under this program. Ms. Beck noted there were two additional houses that could not be brought up to code as there are significant mold issues involved. Ms. Beck noted one was a cinder block house and one was frame built and the people have actually borrowed loan money twice and they owe \$19,000 and still have the mold problem. Ms. Beck stated that they will tear both down and replace them. Chairman Baucom asked what will happen with their mortgage with Ms. Beck answering she will have to get the mortgage company to release it. Ms. Beck stated that they would mark the temporary locations and work with emergency repairs under this. Ms. Beck noted this was 2012 money that we probably will not receive until January or February but in the meantime she will use the other two grant categories to try to meet some of the needs. Ms. Beck explained that on emergency repairs they can only spend \$5,000 on any house and they have to do a written selection committee which is about the same committee they've always used. Ms. Beck noted this concludes the Public Hearing and asked for questions. Commissioner Sims asked Ms. Beck if there was anything she thought we might get on the Ag Center with Ms. Beck stating it was too early as most of the money now was geared towards infrastructure with job creation in mind. Ms. Beck shared that the North Carolina Rural Center normally had some supplemental grant money and that was how we got the water tank at White Store and put sewer up 74. Ms. Beck stated that we could apply up to \$500,000 but the legislature has not given them money for anything other than building reuse and infrastructure grants. Ms. Beck stated that with CDBG money if you're looking at infrastructure and creation of jobs, the Department of Commerce will make you do a twenty-five percent commitment and a lot of people can't make the twenty-five percent commitment and the Rural Center is a fifty-fifty match but one offsets the other. Chairman Baucom commented that you could use money from one source to offset your match from the other. Ms. Beck noted that we could only apply for up to 1.25 million dollars each year. Ms. Beck stated that we just received the catalyst grant for Carolina Apparel in the amount of \$250,000 but the industry in question needs a lot of money infrastructure wise and she hopes to earmark that for January. Chairman Baucom called for any other questions about the CDBG grant proposal. Hearing none, motion by Commissioner Woodburn seconded by Commissioner Sikes, to close the Public Hearing. Motion carried unanimously.

In regular session, motion by Commissioner Sturdivant, seconded by Commissioner Woodburn, to approve applying for the CDBG Scattered Site Housing Grant for \$225,000, approve all the policies, approve the total budget ordinance and the Scattered Housing committee. Motion carried unanimously.

ANSON COUNTY
CDBG PROJECT

The following documents were adopted and or re-affirmed by the Anson County Board of Commissioners on this the 8th day of October, 2012 for 2012 Scattered Site Housing Project.

1. Resolution authorizing the Chairman to apply for Scattered Site Housing CDBG grant in the amount of \$225,000.00; and, for the Chairman to sign all documents necessary for the grant application;
2. Resolution on requisitions approving: Anna H. Baucom, Chairman; Lawrence Gatewood, Manager; Robert Thomas, Finance Officer; and, Rita James, Data Processing Director as the authorized individuals to sign requisitions and checks for the above-referenced CDBG grant projects;
3. Signature Cards – Anna H. Baucom, Lawrence Gatewood, Robert Thomas, Rita James
4. Grant Project (Budget) Ordinance for Scattered Site Housing Grant

The following policies were adopted by the Anson County Board of Commissioners on this the 8th day of October, 2012 for the 2012 Scattered Site Housing Project:

1. Code of Conduct (Conflicts of Interest);
2. Procurement Policy;
3. Fair Housing resolution naming Keith Gaskins, Building Inspector, as the Fair Housing Officer;
4. Fair Housing Plan and complaint procedure;
5. Update to the Anson County Impediments to Fair Housing Plan;
6. Residential Antidisplacement Relocation Assistance Plan;
7. Citizen Participation Plan;
8. Flood Plain Certification;
9. Resolution adopting a policy prohibiting undue force;
10. 519 certification regarding undue force;
11. Section 3 Compliance Plan;
12. EEO and Procurement Policy;
13. 504 Handicap Plan;
14. Certify that the Town will use an experienced grants administrator;
15. Drug-Free workplace;
16. Rehabilitation Guidelines;
17. Optional Coverage Relocation Assistance Plan;
18. Debarment Certification;
19. Language Access Plan

Anson County
Community Development Block Grant
Grant Project Budget Ordinance
2012 Scattered Site Housing Grant

BE IT ORDAINED, by the Anson County Board of Commissioners that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following grant ordinance is hereby adopted:

Section 1: The project authorized is the Scattered Site Housing Community Development Block Grant Project, described in the work statement as the 2012 Scattered Site CDBG Project, between Anson County and the North Carolina

Department of Commerce, Division of Community Investment and Assistance;

Section 2: The officers of this unit are hereby directed to proceed with the grant project within the terms of the grant documents, and the rules and regulations set forth by the North Carolina Department of Commerce, Division of Community Investment and Assistance.

Section 3: The following revenues are anticipated to be available to complete this project:

REVENUES:

Community Development Block Grant Funds -	\$ 225,000.00
TOTAL FUNDS	\$ 225,000.00

Section 4: The following amounts are appropriated for the project:

EXPENDITURES:

Temporary Relocation Assistance (C-1)	\$ 180,000.00
Emergency Repairs (L-1) Local Option	\$ 22,500.00
Grant Administration	<u>\$ 22,500.00</u>
TOTAL FUNDS	\$ 225,000.00

Section 5: The Finance Officer, Robert Thomas, is hereby directed to maintain within the Grant Project Fund sufficient detailed accounting records to provide the accounting to the grantor agency required by the grant agreement(s) and federal and state regulations.

Section 6: Requests for funds should be made to the grantor agency in an orderly and timely manner as funds are obligated and expenses incurred.

Section 7: The Finance Officer is directed to report quarterly on the financial status of each project element in Section 4 and on the total grant revenues received or claimed.

Section 8: The Finance Officer is directed to include a detailed analysis of past and future costs and revenues on this grant project in every budget submission made to the board.

Section 9: Copies of this grant project ordinance shall be made available to the Finance Officer, if different from the County Clerk for direction in carrying out this project.

ADOPTED, THIS THE 8th day of October, 2012.

ANSON COUNTY RESOLUTION
FOR
REQUISITIONS AND CHECK SIGNATURES
AND
ADMINISTRATION
OF THE
COMMUNITY DEVELOPMENT BLOCK GRANT

WHEREAS, in order to receive Community Development Block Grant funds, Anson County must authorize persons to sign the requisition forms for CDBG funding, and checks for the above-referenced project; and,
WHEREAS, in order to carry out all of the activities regarding above-referenced CDBG project, Anson County have approved: Anna H. Baucom, Chairman; Lawrence Gatewood, Manager; Robert Thomas, Finance Officer; and, Rita James, Data Processing to be authorized to execute the signature requirements for requisitions of the aforementioned projects.

BE IT FURTHER RESOLVED, that Anna H. Baucom, Lawrence Gatewood, Robert Thomas, and Rita James be also authorized to administer the aforementioned projects and execute all applicable documents.

Approved, this the 8th day of October, 2012.

ANSON COUNTY
CERTIFICATIONS

This is to certify that the Anson County has held two (2) public hearings to notify the public of the County's intent to apply for Community Development Block Grants – 1st public hearing held: September 4 , 2012 – 2nd public hearing held: October 8, 2012.

This is to certify that the Anson County will use an experienced Grants Administrator to write and administer the Anson County CDBG Projects.

Director

Anson County Grants Management, Economic, and Community Development

P.O. Box 452 – Wadesboro, NC 28170

Telephone: (work) (704) 694-9513

Bernice Bennett

Lilesville community

Anson Council on Aging

Telephone: (704) 694-6217

Ms. Beck then asked to discuss Grow Green and our EPA Grant. Ms. Beck noted Request for Proposals for engineering and administrative services were mailed out. Ms. Beck noted five were received and the evaluation committee recommends LKC Engineering, PLLC of West End to provide the engineering and administrative services. After discussion, motion by Commissioner Woodburn, seconded by Commissioner Sikes, to offer the administrative service and engineering to LKC Engineering. Motion carried unanimously.

Ms. Beck noted the following were things they were going to do at the October 1st meeting. Ms. Beck reminded board members of the EPA grant due in November in the amount of \$400,000 that we hope to use for certified sites and identify properties with environmental issues. Ms. Beck stated that request for proposals were sent out on these on September 17th and the evaluation committee consisting of Mike Session, Cathy Baxter, Robert Thomas and Ms. Beck reviewed those submitted. Ms. Beck explained that a different type of engineering was needed here as they are required to do a phase one environmental and testing. Ms. Beck stated that based on their evaluation, they chose to go with Concurrent Technology. Ms. Beck explained the reason was because they use Locklear, Locklear and Jacobs Engineering and they've done a lot of projects in North Carolina and some of the others have not. Ms. Beck noted that they were also a minority firm that receives a lot of extra points from the EPA standpoint. Motion by Commissioner Woodburn, seconded by Commissioner Sikes, to approve Concurrent Technology for the EPA grant. Motion carried unanimously.

Ms. Beck referred to the Catalyst Grant noting that was a preliminary announcement of funding and we still have to wait on the grant agreement funding approval. Ms. Beck noted an environmental would need to be done and sent in before they can free up the money. Ms. Beck hopes to have this by the first of the year. Chairman Baucom asked if the local commitment was \$144,122 and how much of this was actually from the general fund. Ms. Beck stated that the only county commitment was \$7,500 and towards the emergency repairs portion \$5,000 and towards the admin on the county commitment \$2500 so they can have money for ads, etc. Chairman Baucom asked about the \$6,500 for Grace Center with Ms. Beck answering that came from Ms. Bennett's budget and Crisis Ministries had to have a letter of commitment and Habitat, the Town of Morven and the Town of Wadesboro. Chairman Baucom mentioned that Crisis Ministries does a lot of good work in our community and they've

also done a lot to improve the appearance on Lower Street. Ms. Beck mentioned that they were having about twenty new people every month to come to their food bank and the majority of the money they make at their little store along with donations is used to purchase additional food. Ms. Beck explained that there was a common wall with the building next door that burned and when all the debris was removed it created the wall coming away from the building. Ms. Beck stated that in order to continue using the building they have to repair the wall. Commissioner Sims commented that as he was coming into town tonight he thought that Wadesboro was as nice as looking small town as there is around. Chairman Baucom commented that they had a lot of nice comments on the town and the people when the bike riders came through last week. Ms. Beck mentioned that Commissioner Woodburn serves on the Habitat board and they've always built two bedroom houses and they have three eligible applications from people that need a larger house than two bedrooms. Ms. Beck stated that they found if they built a three bedroom house the family could not afford to pay it back so this was a special request. Ms. Beck noted that money has always been in Habitat to use for water and sewer, infrastructure improvements but never towards the house. Ms. Beck stated that they've asked for \$17,000 per house or the \$54,000 to be used for material and supplies to keep them affordable for the families. Ms. Beck stated that if they allow them to do this we'll set a precedence for how we've been approved to use the money.

Ms. Beck then discussed the Interlocal Agreement with Marshville, saying Marshville approved this on October 1. Commissioner Sims mentioned the closing of Sun Trust Bank on January 14, 2013. Commissioner Sikes referred to the back page listing the names and phone numbers noting the number for Ansonville was incorrect. Commissioner Sikes gave it as 704-826-8404. Commissioner Sturdivant mentioned the number for Anson Council on Aging wondering if that was correct with the Clerk noting it was. Ms. Beck asked board members to approve the contract with Marshville. County Manager Gatewood asked if board members had had a chance to read it with Ms. Beck stating it was the same as we have with Wadesboro and Ansonville. Ms. Beck stated that if we wrote grants for them it would allow her to use the admin money. Chairman Baucom asked Ms. Beck if she wrote the contract with Ms. Beck answering yes. Chairman Baucom asked if board members had a copy with Ms. Beck answering no but the Clerk had a copy. Motion by Commissioner Woodburn, seconded by Commissioner Sikes, to approve the Interlocal agreement with Marshville. Motion carried unanimously. Chairman Baucom voiced that these few hours represent lots and lots of work and money. Chairman Baucom stated that some people were going to have some homes that were safer and more secure. Commissioner Sturdivant mentioned that she had a lady call Ms. Beck last week and she commented now nice Ms. Beck was to her.

Administrative Matters:

Clarification on Recent Real Estate Auction: County Manager Gatewood mentioned that at the October 2 meeting there was a Commissioner Concern voiced by

Commissioner Sturdivant regarding the sale of one of the properties that was auctioned off on September 12th. County Manager Gatewood noted this was a very successful real estate auction and the first one in recent history with gross proceeds of thirty-four thousand dollars and change. County Manager Gatewood shared that we have another planned for December of this year and another in the first quarter next year and Mr. Dutton has volunteered to serve as auctioneer on both. County Manager Gatewood commented that Mr. Dutton read the draft minutes from that meeting and based on the concern voiced by Commissioner Sturdivant he asked Mr. Dutton to be here tonight to address the concerns. Chairman Baucom felt the essence of the concern was how do we insure that people who are bidding on any auction item have the ability to pay. Mr. Dutton answered that was a problem an auctioneer would face at any given time. Mr. Dutton stated that they stipulated that the 10% down payment needed to be cash or certified money. Mr. Dutton referred to the parcel in question noting he knew both bidders that carried it down the line and both had the ability to pay. Commissioner Sturdivant stated that the man that kept bidding was Sterling Ellerbe and he was homeless. Mr. Dutton stated that he did not know Mr. Ellerbe but on the parcel in Pee Dee the eventual buyer and Mr. Goodwin were the two bidders. Commissioner Sturdivant disagreed stating that Mr. Goodwin dropped out at \$2500 with Mr. Dutton saying that he did not and indicated for those present how Mr. Goodwin bids. Mr. Dutton noted that bidding were Mr. Goodwin and Mr. Pratt and he would barely have to look at Mr. Goodwin to see his bid as he was concealing the fact that he was bidding as much as he could. Mr. Dutton stated that he walked the crowd before the start of the auction and knew what Mr. Goodwin would bid on before it started as well as Mr. Gibson. Mr. Dutton felt it was one hundred percent straight up on all bids and but he did not know Mr. Ellerbe. Commissioner Sturdivant noted it was the last bid before Johnny took it to \$4500 and it was from Sterling Ellerbe. Mr. Dutton stated that Mr. Ellerbe might have intended to bid but that was not who he took the bid from. Mr. Dutton stated that he has no way of knowing if a person bidding is homeless or not but maybe that was their opportunity to not be homeless anymore. Mr. Dutton noted that there was one gentleman there who frightened him some with his bidding and he actually purchased a piece of property and he had his cash and has paid for his property. Mr. Dutton explained that in an auction situation where the auctioneer is gaining commission by achieving higher prices the auctioneer would have an incentive to maybe bounce a bid but he had no incentive at all in this situation. Commissioner Sturdivant stated there was no question on the incentive but her question was how could we stop this from happening. Mr. Dutton wasn't sure we could feeling we could qualify bidders to a point and we'll have to be careful in knowing who people are. Mr. Dutton felt we were fortunate in what some of the parcels brought and anytime he has a public auction you're at the mercy that someone will not have the ability to pay. Mr. Dutton didn't know of anything we could do that was legal. Commissioner Sims asked what would have happened had Mr. Goodwin not been involved and the other fellow had actually won the bid and could not have paid for it. Mr. Dutton answered that it would come back to the county to be sold again. County Manager Gatewood added that we would keep the deposit as they were nonrefundable. Again Mr. Dutton shared

that he did not know Mr. Ellerbe so he doesn't know if he took a bid from him or not but he doesn't think he did. Commissioner Sturdivant stated that the very last thing Mr. Dutton said during the auction was I need a nod from you sir if you want out. Mr. Dutton stated that that was Mr. Goodwin and he shook his head with Commissioner Sturdivant agreeing he did say that to him and he shook his head but the very last one he looked at was Mr. Ellerbe and she asked Johnny who was bidding against him because she saw when Mr. Goodwin said he was done. Mr. Dutton noted the duty of an auctioneer was to elicit bids from a person to go to the next increment and he doesn't always look at the person bidding. Commissioner Sturdivant stated that she would bring Mr. Ellerbe to the meeting next time as he said he was trying to get it for a goat farm. Mr. Dutton was still of the impression that the bid he was accepting was from Mr. Goodwin and not Mr. Ellerbe. Chairman Baucom commented that we could not resolve this tonight and hopes we can come to a resolution. Chairman Baucom thanked Mr. Dutton for bringing the money in.

Commissioner Sikes – Anson Rescue: Commissioner Sikes shared a handout of information with board members prior to the meeting and asked them to read the first three pages. Commissioner Sikes voiced that he was not against Anson EMS but he was dedicated to help Anson Rescue and at the present time they were staffing an ambulance at night to respond and they would love to have 1104 dispatched with them simultaneously and not the EMS ambulance. Chairman Baucom asked the County Manager if he had had his conversation with Mr. Ratliff with County Manager Gatewood answering the meeting was scheduled for Friday morning. Commissioner Sikes stated that they would love to put their ambulance in rotation because that would be the only way they could afford to keep people there at night. Commissioner Sikes shared that the way it was now at night EMS has two ambulances and if one of them is on a call and they have a transport from the hospital they will not take the transport until the other ambulance clears. Commissioner Sikes noted that last night they had two calls within five minutes of each other and both ambulances were out and if they had had a transport from the hospital they would have had to hold it until both ambulances came back in. Chairman Baucom asked if the two EMS trucks were in service why wouldn't Anson Rescue take the call with Commissioner Sikes saying they would dispatch them but they are not on duty and ready at night but they want to start staffing the ambulance at night and have the call times go back like they were and have 1104 dispatched simultaneously with them. Commissioner Sikes commented that if 1104 gets on the scene and determines they need more help they will dispatch whatever they need. Commissioner Sims asked for an explanation of the five minutes. Commissioner Sikes explained that they give Anson Rescue five minutes to get in route whereas they give EMS three minutes at night. Commissioner Sikes stated that now that Anson Rescue will have someone at the building at night they won't need five minutes. County Manager Gatewood commented that this was really good for the citizens that need the service because it allows for a more rapid response. Commissioner Sikes stated that he was trying to keep Anson Rescue alive and going because if they don't get the revenue they can't exist. Commissioner Sikes commented

that you see what all they do and the equipment they have and how much they get from us and Anson EMS we spend two or three hundred thousand dollars over budget to keep them up plus we're fixing to spend four or five million dollars on a building for them and we're getting all this from these people for just \$24,000. Chairman Baucom stated that there should be no question about them going on a wreck at any time with Commissioner Sikes stating that like it was they wanted time to get there but now they are at the building. Chairman Baucom commented that our EMS people in a wreck could not do what Anson Rescue could do. Commissioner Sikes stated that if it was a serious wreck EMS could not handle it anyway. Chairman Baucom noted this gives the County Manager good information and he understands the problem that they all want with the dollars we are spending to have certainly efficient and effective response when people need help however it comes and wherever it comes from. Chairman Baucom stated that it sounds like Anson Rescue is willing to change around some things to be able to be more responsive but she wants seamless integration of all these services including 911, Rescue Squad and EMS so the citizens have the best we can offer. County Manager Gatewood voiced that we all share that same concern. Chairman Baucom added that everyone respects Commissioner Sikes and if she were in trouble he would be one of those she would want on the way to help. Commissioner Sims stated that when we get to our next budget we should look at doing a little more for rescue. County Manager Gatewood stated that he would have that discussion with Mr. Ratliff on Friday to see exactly what they need relative to revenue from the county and along with that he would like to see the budget of rescue, sharing revenues, expenses and fund balance. Commissioner Sikes stated that they were not asking for help now but to put the ambulance in rotation at night like it is in the daytime. Chairman Baucom and Commissioner Sims voiced agreement.

Closed Session: Motion by Commissioner Sikes, 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.

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

In regular session, discussion went back to the auction with Chairman Baucom feeling if a church purchased property there would be no tax revenue. County Manager Gatewood felt if it was property where the church facility was located they would be exempt but not on extra properties they own. Chairman Baucom asked if they built a parsonage or something with County Manager Gatewood stating then it becomes exempt. Chairman Baucom asked what if they just hold it with County Manager Gatewood feeling it should be taxable.

Commissioner Sikes asked if anything would be done with Anson Rescue or if they wanted to wait until after the meeting with County Manager Gatewood wanting to meet with Mr. Ratliff on Friday and come back to the board with a proposal. Chairman Baucom felt this board was supportive of Anson Rescue Squad and would be looking for solutions and excellent service to the community. County Manager Gatewood voiced that he was supportive of Anson Rescue. Chairman Baucom voiced that they worked hard to buy the expensive equipment they have in the building. Commissioner Sikes shared that no one else in the county has the equipment they have. County Manager Gatewood voiced that sometimes he gets impatient with their style and he doesn't like being bullied with Commissioner Sikes stating that they feel the same about the county and that the county isn't looking out for them. Commissioner Sikes feels we can't survive without them. Chairman Baucom feels we haven't had enough conversation with them.

In regular session, 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. 15 min.