

RANDOLPH COUNTY COMMISSIONERS MEETING AGENDA

6:00 P.M. – December 5, 2016

- I. **Call to Order**—*Chairman Frye*
- II. **Pledge of Allegiance**
- III. **Old Business**
Approve Minutes of 11/7/16 Regular Meeting

Old Board Adjourn.
- IV. **Administration of Oaths of Office**—*The Honorable Vance Bradford Long*
Commissioners Kenny Kidd and Maxton McDowell.

New Board Seated
- V. **Reorganization of the Board** (*Note: Items A & B must be acted upon in separate motions*)
 - A. Elect Chairman for a one-year term (currently Darrell Frye)

Newly Appointed Chairman Presides
 - B. Elect Vice Chairman for a one-year term (previously **Phil Kemp**)
 - C. Appoint County Attorney (currently Ben Morgan)
 - D. Appoint Clerk to the Board (currently Amanda Varner)
 - E. Appoint Deputy Clerk to the Board (currently Dana Crisco)
 - F. Appoint Representative to the Board of Health (currently Stan Haywood)
 - G. Appoint Representative to the Social Services Board (previously **Arnold Lanier**)
 - H. Appoint Representative to the Juvenile Crime Prevention Council for 2 year term (Currently David Allen)
 - I. Appoint Transportation Advisory Committee Representative to the High Point Metropolitan Planning Organization (HPMPO) (currently Darrell Frye)
 - J. Appoint Alternate Transportation Advisory Committee Representative to the High Point Metropolitan Planning Organization (HPMPO) (currently Stan Haywood)
 - K. Appoint Piedmont Triad Rural Planning Organization (RPO) Transportation Advisory Committee Representative (currently Stan Haywood)
 - L. Appoint Alternate Representative to the Piedmont Triad Rural Planning Organization (RPO) Transportation Advisory Committee Representative (previously **Arnold Lanier**)
 - M. Appoint Delegate to the Piedmont Triad Regional Council (currently Darrell Frye)
 - N. Appoint Representative to the Piedmont Authority for Regional Transportation (currently Darrell Frye)
 - O. Appoint Tourism Development Authority Liaison (previously **Phil Kemp**)
 - P. Appoint Representative to Sandhills County Commissioner Advisory Board for one-year term (currently David Allen)
 - Q. Appoint (Designate the Chief Elected Official) the Chairman of the Board of Commissioners to the Regional Partnership Local Workforce Development Area Consortium Chief Elected Official Board. (Annually)
 - R. Designate Owner's Representative/Steering Committee Representative to the Greensboro-Randolph Megasite Project Agreement (currently Darrell Frye)
- VI. **Special Recognition**—Retirement of Joyce Oliver from the Tax Department with 27 yrs. of service—*Debra Hill*

VII. Public Comment Period

VIII. Consent Agenda

- A. Approve Surety Bonds for Elected and Appointed Officials: Finance Officer Will Massie (\$500,000); Deputy Finance Officer Suzanne Dale (\$500,000); Tax Collector Debra Hill (\$300,000); Deputy Tax Collectors: Sallie Cheek (\$200,000), Revonda Cox (\$200,000); Deputy Finance Officers for Jail Commissary: Phyllis Calloway (\$10,000), Tammy R. Brady (\$50,000), JoAnn Sapp (\$10,000); Sheriff Robert Graves (\$25,000), Register of Deeds Krista Lowe (\$50,000)
- B. Approve Budget Amendment for Public Health (\$33,866)
- C. Reappoint Tina Williams to the Adult Care Home Community Advisory Committee
- D. Appoint Traci Williams and Reappoint Courtney Chavis-Polk to the Randolph County Juvenile Crime Prevention Council
- E. Appoint Jimmy Maness and Mandy Shields and Reappoint Stan Haywood, Jared Byrd, Donovan Davis, Bryan Davis, and Scott Boyle to the Randolph County Local Emergency Planning Committee
- F. Appoint John Cable to the Randolph County Planning and Zoning Board and Board of Adjustment
- G. Adopt Resolution Dissolving the Randolph County Fire Commission (Duties Have Been Assumed by NCDOI and RCES)

IX. New Business

- A. Update on Regional Landfill—*Bob Peeler, Waste Management*
- B. Consider Sandhills Center's Offer to Purchase Walker Avenue Building/Adopt Resolution Authorizing Sale and Related Budget Amendment —*Hal Johnson/Commissioner Allen*
- C. Consider Purchase of Property for Agri-Business Center and Related Budget Amendment —*Hal Johnson*
- D. Economic Development Projects
 1. **6:30 Public Hearing** – Petty's Garage/Consideration of Grant/Adopt Resolution—*Bonnie Renfro, EDC President*
 2. Mega Site Marketing Update—*Bonnie Renfro, EDC President*
 3. Project Blue Angel—Set Two Public Hearings (Building Reuse Grant and a CDBG) for January 3, 2016, at 6:30 p.m.— *Kevin Franklin, Existing Industry and Business Coordinator*
 4. Project Younts Update—**Reschedule** Public Hearing for January 3, 2016, at 6:30 p.m. — *Kevin Franklin, Existing Industry and Business Coordinator*
- E. **7:00 p.m. Planning & Zoning Public Hearings**—*Jay Dale*
 1. **EDDIE MORAN**, Franklinville, North Carolina, is requesting that 2 acres (out of 8.23 acres) located on the corner of I-74 and Old Courthouse Road, Back Creek Township, be rezoned from RA to HC-CD. Tax ID# 7744989448. Secondary Growth Area. Back Creek Lake Watershed. The proposed Conditional District would specifically allow the construction of a proposed 30' x 75' building to be used for an automotive repair and inspection shop as per site plan. The Planning Board reviewed this request at public meeting on November 15, 2016, and unanimously recommended that this request be approved.
 2. **ACE AVANT REAL PROPERTY COMPANY, LLC**, Archdale, North Carolina, is requesting that 37.11 acres located on Racine Road, Providence Township, be rezoned from CVOE-CD to CVOE-CD and CVOM-CD. Tax ID#s 7777767305 and 7777865194. Secondary Growth Area. Polecat Creek Watershed. The proposed Conditional Zoning Districts would specifically allow a 22-lot residential subdivision as per site plan. Proposed lots 1-17 (entrance at the end of Surrie Trail) for manufactured housing and proposed lots 18-22 (fronting along Racine Road) for site-built homes with a minimum lot size of 1,500 sq. ft. The Planning Board reviewed this request at public meeting on November 15, 2016, and unanimously recommended that this request be denied.

- F. Update on Zoning and Violations of the Carolina Guns and Gear Shooting Range—*Ben Morgan, Attorney*
- G. Consider Property for Temporary Location of Cooperative Extension and Related Budget Amendment—*Hal Johnson*
- H. Award Contract for 9-1-1 Telephone System for the new Emergency Services HQ—*Donovan Davis*
- I. Award Contract for a Radio Console System for the new Emergency Services HQ—*Donovan Davis*
- J. Consider Repealing Current Purchasing Policy and Approval of the New Purchasing Policy—*Lisa Garner*
- K. Set Annual Special Joint Meeting with the Asheboro City School Board of Education for February 9th at 6:00 pm/ACS Professional Development Center—*Amanda Varner, Clerk*
- L. Set Special Meeting for Annual Planning Retreat (Suggested March 22, 2017, 12:30 p.m. at Randolph County Senior Adults Center)—*Will Massie*
- M. Appoint Voting Delegate for the NCACC Legislative Goals Conference (Jan. 12-13 in Raleigh)—*Amanda Varner, Clerk*
- N. Regional Update—

Upcoming Board Term Expirations

February – Voluntary Agricultural District Advisory Board – Wilbert Hancock, Ken Austin, Bernard Beck, and Bobby Allen

March- Randolph County EMS Peer Review Committee – Andrew Lane

November 7, 2016

The Randolph County Board of Commissioners met in regular session at 6:00 p.m. in the 1909 Randolph County Historic Courthouse Meeting Room, 145 Worth Street, Asheboro, NC. Commissioners Frye, Haywood, Kemp, Lanier and Allen were present. Also present were County Manager Hal Johnson; Finance Officer Will Massie; County Attorney Ben Morgan; Amanda Varner, Clerk to the Board; and Dana Crisco, Deputy Clerk to the Board.

Girl Scout Troop 40977 led the pledge of allegiance and Dr. Bob Shackelford, RCC President, gave the invocation.

Consent Agenda

On motion of Haywood, seconded by Allen, the Board voted unanimously to approve the Consent Agenda, as follows:

- *approve minutes of the 10/3/16 regular meeting and closed session;*
- *adopt proclamations honoring Commissioner Phil Kemp and Commissioner Arnold Lanier, as follows:*

In Appreciation and Recognition of Phil D. Kemp

WHEREAS, *Phil D. Kemp has made numerous important contributions to the citizens of North Carolina and, in particular, Randolph County, through his role as community and county leader; and*

WHEREAS, *Mr. Kemp served as a member of the Asheboro City School Board of Education from 1987 until October 1992, when he was selected to fill the unexpired term of Kenyon Davidson who had passed away; and*

WHEREAS, *Mr. Kemp was sworn in as Commissioner in November 1992, and has served as a member of the Randolph County Board of Commissioners for twenty-four years, representing Randolph County in exemplary fashion; and*

WHEREAS, *Mr. Kemp served as Chairman to the Board of Commissioners from 1993-1996 and 1999-2003 and Vice Chair from 2014-2016; and*

WHEREAS, *Mr. Kemp has been an advocate for county government on many critical issues; and*

WHEREAS, *during his tenure, Mr. Kemp has demonstrated his dedication to providing a better quality of life for all citizens by devoting countless hours serving on various boards, committees and state, regional and local organizations; and*

WHEREAS, *Mr. Kemp's kindness, cheerfulness, and genuine concern for others makes him a friend to everyone.*

NOW, THEREFORE, BE IT PROCLAIMED *by the Randolph County Board of Commissioners that we, too, acknowledge the talents, knowledge, leadership, and dedication of Phil D. Kemp and the altruistic manner in which he has devoted himself to the service of his fellow citizens continually for the last twenty-nine years. We take this opportunity to formally express our appreciation and give accolades to a man who is a true servant in every sense of the word.*

11/7/2016

In Appreciation and Recognition of Arnold Lanier

WHEREAS, Arnold R. Lanier has made numerous important contributions to the citizens of North Carolina and, in particular, Randolph County, through his role as community and county leader; and

WHEREAS, Mr. Lanier served as a member of the Randolph County School Board of Education from 1994 until 1998 and again from 2000-2004; and

WHEREAS, Mr. Lanier was sworn in as Commissioner in December 2004, and has served as a member of the Randolph County Board of Commissioners for twelve years, representing Randolph County in exemplary fashion; and

WHEREAS, Mr. Lanier has been an advocate for county government on many critical issues; and

WHEREAS, during his tenure, Mr. Lanier has demonstrated his dedication to providing a better quality of life for all citizens by devoting countless hours serving on various boards, committees and state, regional and local organizations; and

WHEREAS, Mr. Lanier's kindness, cheerfulness, and genuine concern for others makes him a friend to everyone.

NOW, THEREFORE, BE IT PROCLAIMED by the Randolph County Board of Commissioners that we, too, acknowledge the talents, knowledge, leadership, and dedication of Arnold R. Lanier and the altruistic manner in which he has devoted himself to the service of his fellow citizens for a total of twenty years. We take this opportunity to formally express our appreciation and give accolades to a man who is a true servant in every sense of the word.

- *reappoint Eddie Causey, Beverly Nelson, and Edith Reddick to the Guil-Rand Fire Dept. Commission;*
- *approve amendments to Sheriff's Office and Emergency Services Retention Schedules as recommended by the NC Dept. of Cultural Resources, Archives & Records Section and the listed departments;*
- *reappoint Wanda Hilton, Steve Holland, and Judy Kirkman to the Randleman Planning and Zoning Board;*
- *reappoint Linda Covington to the Randolph County Adult Care Home Community Advisory Committee;*
- *reappoint Michael Somero and Michael Ayers to the Randolph County Board of Equalization and Review;*
- *appoint Dr. Robert Brown and reappoint Dr. William Walker, Dr. Daryl Hill, Julie Mabe, and Dr. Charles Lee to the Randolph County Board of Health;*
- *reappoint Spencer Patton to the Randolph County Juvenile Crime Prevention Council;*
- *reappoint Michael Somero to the Randolph County Tax Commission;*
- *reappoint Donnie Lassiter to the Seagrove-Ulah Metropolitan Water District;*
- *dissolve the inactive Randolph County Work First Planning Committee;*
- *approve amended Assistance Policy for the ESFRLP16 Housing Grant;*
- *approve Budget Amendment #9 for Public Health/Administration (\$24,457), as follows:*

2016-2017 Budget Ordinance General Fund—Budget Amendment #9		
Revenues	Increase	Decrease
<i>Restricted Intergovernmental</i>	\$24,457	
Appropriations	Increase	Decrease
<i>Public Health</i>	\$24,457	

- approve Budget Amendment #10 for Emergency Services-Homeland Security Grant Program (\$92,137), as follows:

2016-2017 Budget Ordinance General Fund—Budget Amendment #10		
Revenues	Increase	Decrease
<i>Restricted Intergovernmental</i>	\$92,137	
Appropriations	Increase	Decrease
<i>Emergency Services</i>	\$92,137	

- remove FLSA Exemption Status column from 2016 Classification Pay Plan;
- approve resolution Authorizing the Use of Electronic and Stamp Signatures, as follows:

Resolution Authorizing the Use of Facsimile Stamp Signatures

WHEREAS, NCGS 159-28.1 permits the governing body of a local government to provide by resolution for the use of facsimile signature machines and stamps in signing checks, drafts and for signing the pre-audit certificate on contracts and purchase orders.

NOW, THEREFORE, BE IT RESOLVED that the Randolph County Board of Commissioners hereby authorizes the official use of facsimile signature machines in signing checks and drafts and the use of signature stamps for signing the pre-audit certificate on contracts and purchase orders.

BE IT FURTHER RESOLVED that the Finance Officer is hereby charged with the physical custody of signature stamps.

Special Recognition – Gold Awards/Girl Scout Troop 40977

Girl Scout Troop 40420 leader Kathy Vuncannon introduced Gracie Baxter and Ashley Vuncannon who have received their Gold Award, which is the highest honor in Girl Scouting. She gave a brief description of each Girl Scout’s project. Chairman Frye presented Certificates of Recognition to each for their accomplishments on behalf of the Commissioners.

Recognition of the Mayors Committee Awards for Employee and Employer of the Year

Rhonda Bloom and Kathy Vuncannon, representatives of the Randolph County Mayors Committee for Disabled Persons were present. Ms. Bloom stated in recognition of October being Disability Employment Awareness Month they invited citizens to nominate recipients of awards. The awards were presented on October 14th, at the Disabilities Awareness Day Parade. Ms. Vuncannon explained that one award is for the Randolph County employer who is improving the lives of the

differently abled persons in the community and the other award is for an individual employee working within Randolph County that is striving to embrace their own limitations and better function within the normal structure of everyday life.

Ms. Vuncannon announced the Randolph County Mayors Committee for Disabled Persons winners, as follows: Burger King (West Dixie Drive) was recognized as the Employer of the Year and Sharon Brady as recipient of the Outstanding Employee Award. Chairman Frye presented Certificates of Recognition for their accomplishments on behalf of the Commissioners to committee representatives.

County Employee Service Awards Presentation

Chairman Darrell Frye and County Manager Hal Johnson, assisted by Human Resources Director Jill Williams with presenting the County employee service award certificates and a piece of pottery to the following honorees: 15 years of service: Ryan N. Hunter, *Emergency Services*; Amy S. Thayer, *Emergency Services*; Joy M. Coggins, *Information Technology*; Larry M. Poole, *Information Technology*; Kimberly K. Grimstead, *Public Health* (not present); Wendy F. Kennon, *Public Health*; Robert N. Lowe, *Public Health*; LuAnn R. Smith, *Register of Deeds*; Lisa J. Beck, *Sheriff's Office*; Frank E. Dunn, *Sheriff's Office*; Myra L. Gaddy, *Sheriff's Office*; Cheryl L. Kendrick, *Sheriff's Office*; Helen G. Thornburg, *Sheriff's Office* (not present); Elizabeth P. Piper, *Social Services*; Candy M. Strider, *Social Services*. 20 Years of Service: Raphael W. Beech, *Emergency Services*; Janet C. King, *Emergency Services*; Joel R. Coe, *Sheriff's Office*; Bobby E. Garner, *Sheriff's Office*; Betty A. Goins, *Sheriff's Office*; Gena S. Harris, *Sheriff's Office*; Serina G. Hussey, *Sheriff's Office*; Darren L. Johnson, *Sheriff's Office* (not present); Stephen D. Trogdon, *Sheriff's Office*; Robin G. Ward, *Sheriff's Office* (not present); Julie P. Trotter, *Social Services*; David R. Troutman, *Social Services*; Jennifer C. Parks, *Soil and Water* (not present). 25 Years of Service: Timothy M. Rowland, *Information Technology*; Sherry B. Barbery, *Public Health*; Traci H. Williams, *Sheriff's Office*; Kathy C. McGowan, *Social Services*; Kimberly L. Scruggs, *Social Services*. 30 Years of Service: Linda R. Smith, *Information Technology*; Philip A. Pearman, *Public Health*; Patricia A. Jarrett, *Social Services*.

Recognition of Outgoing Commissioner Phil Kemp

Chairman Frye recognized Phil Kemp in appreciation of his 24 years of service as a County Commissioner and presented him with the framed Proclamation adopted by the Board of Commissioners in the Consent Agenda. He read the Proclamation aloud. County Manager Hal Johnson presented Commissioner Kemp with a framed county seal on behalf of the County.

Recognition of Outgoing Commissioner Arnold Lanier

Chairman Frye recognized Arnold Lanier in appreciation of his 12 years of service as a County Commissioner and presented him with the framed Proclamation adopted by the Board of Commissioners in the Consent Agenda. He read the Proclamation aloud. County Manager Hal Johnson presented Commissioner Lanier with a framed county seal on behalf of the County.

Long Leaf Pine -Recognition of Outgoing Commissioners Phil Kemp and Arnold Lanier

Rep. Pat Hurley recognized Commissioner Kemp with the Long Leaf Pine Award from the NC Governor's Office.

Rep. Allen McNeill recognized Commissioner Lanier with the Long Leaf Pine Award from the NC Governor's Office.

Public Comment Period

Pursuant to N.C.G.S. § 153A-52.1, Chairman Frye opened the floor for public comment. County Attorney Ben Morgan read aloud the Rules of Procedure for Public Comment Period.

Jonathan Black, Cooperative Extension Director, introduced the new Extension Agent Sara Beth Routh, who will be providing education and on-farm assistance to citizens in the area of sheep, goats, horses, swine, forages, and 4-H development.

Bonnie Renfro (Economic Development Corporation President), 598 Pinewood Rd., Asheboro, thanked the Board as a whole but said a special thank you to Commissioners Kemp and Lanier for their many years of dedicated service and their consistent support for economic development. She said thousands of Randolph County citizens have jobs because of the leadership and dedication of the Board and that the Board had always looked out for the growth to the tax base, which creates funding for education, safety, health, and other county services. In conclusion, she said she has always admired how the Commissioners have looked first at the benefit to the citizens.

Harold Holmes, 6315 Roby Coe Rd., Ramseur, retired County Commissioner, thanked Commissioners Kemp and Lanier for their service to the citizens and stated it was an honor to have served with them. He said they didn't always vote alike, but they always moved on to the next thing and left as friends. He said he appreciated all that each had done for Randolph County.

MiMi Cooper, 203 Albert Martin Rd., Franklinville, said she was present to speak on behalf of herself and her neighbors regarding the Carolina Guns and Gear Shooting Range located at 5068 US-64, Franklinville. She said the facility has changed the face of their neighborhood and the way they live their lives. "Seven days a week, from sunrise to sunset, the range is open to members and their guests." It is believed that they also use a .50 caliber gun, which rattles windows and items on shelves and walls. She said she had a pasture at the front of her property that she can no longer use because the shooting scares her horses. She can no longer ride her horses there out of fear of them being spooked by gunfire and being thrown from the horse. She said that when the range first began, they were told that Franklinville had zoning authority and Franklinville said it was in the County jurisdiction. She said they were puzzled by how a shooting range was able to be get a permit in a RA-Residential Agriculture district with no public hearing, notification or warning. She said she had also been told that the property was a non-profit entity; she doesn't feel like the business that is located on the property is non-profit because the company's Facebook page says an individual can buy a three-day membership for \$30 and bring a guest for \$15 to shoot all day. She asked for the Board's help to understand how this happened with no input from neighbors, whether it is a permitted activity, and if they have any recourse for relief. Ms. Cooper said they are not against guns or shooting and sometimes they even use guns from time to time, but "this is not what this is; the shooting happens every day and all day" which causes stress to them and their animals. She said she would like to have some peace and quiet in her retirement and asked for help.

Chairman Frye thanked Ms. Cooper and said the Board would look into the situation and see what is going on.

Fred Ramos, 127 Albert Martin Rd., Franklinville, stated that he lives beside the range and his grandchildren are scared to visit and are not be able to play outside. The sounds scare them. He said he is for the second amendment but he worked hard to pay for his property but is unable to enjoy it as the shooting is all day long and every day.

Fred Coats, 242 Lakeside Park Rd., Franklinville, said he lives across the street from the shooting range. He said his dog is so scared that she sits and shakes. He indicated that shooting sometimes begins before eight a.m. on Sundays. He said he didn't understand how a shooting range was allowed in a residential area. He said he called the Sheriff's Office in reference to enforcing the Noise Ordinance but when the deputy came out, the deputy told him he could move and that he didn't have to live there. Mr. Coats said he replied to the deputy that the range didn't have to be there and that he was there before they were. He stated he hoped the Commissioners could help the neighbors with this issue.

Chairman Frye asked Planning and Zoning Director Jay Dale if he had any additional information. Mr. Dale said the firing range opened in approximately 2012 and was then owned by T3C (Triad Tactical Training Center). At that time they were on property owned by Cause Keepers, a non-profit organization/private club, and the County's ordinance allows non-profit clubs and organizations in RA Zoning and therefore was determined their operation was not in violation of Randolph County zoning. The property is now operated by Carolina Guns and Gear. He presented a zoning map of the property.



Part of their property lies within Franklinville's zoning district. This would be the part that contains the pistol range, shotgun range and the building. Franklinville took no action when the range originally opened. Mr. Dale said the rifle range opened in the County zoning district when it was under the non-profit status. Code enforcement checked on Carolina Guns and Gear's non-profit status. They did not have one and a Notice of Violation was sent on August 24, 2016. A combat course has been added to the range and citizens believe .50 caliber rifles are also being fired. Planning and Zoning was contacted by Danielle Monts of Cummings, Georgia, about the Notice of Violation. Mr. Dale said the property (parcel Id 7791399460) in which all shooting takes place (in Franklinville and County zoning districts) is showing ownership by Long Range LLC in Fletcher, NC. The property located in County zoning is not zoned for a commercial venture (RA- Residential Agriculture) and the owner also violated the floodplain ordinance by developing in a floodplain without permits. Mr. Dale said since receiving their Notice of Violation, Carolina Guns and Gear has stated that it has placed the business/shooting facility/range into some form of non-profit status. County Attorney Ben Morgan and Mr. Dale are researching further to figure out exactly what the status is and what is included. Some non-profit paper work received by Mr. Dale is for 64 Building East of Cornelius, NC, the listed owner, according to County tax records, of the building located at 5068 US-64, Franklinville. Mr. Dale said the County has continued to receive complaints and is still investigating.

County Attorney Ben Morgan said he was made aware of the situation by Zoning staff. He explained the original application (Cause Keepers) was for property fully in the Franklinville zoning district. He is working on verifying the type of business that is there now, the activity, and if it is being run through a non-profit entity. He stated the County does have a Noise Ordinance but it has been "difficult to enforce." He, along with Zoning staff, are in the process of trying to understand the type of business being operated but feel it is operating as a commercial facility. "Their Facebook posts and advertising in periodicals clearly indicate it is a commercial venture." The challenge has been trying to determine who owns and operates it and where they are actually located. He and Mr. Dale are also addressing the expansion of the operations into the County's zoning district. He said they would come back to the Board with an update in December.

Approval of Updated Randolph County Employee Policies and Procedures

Human Resources Director Jill Williams said she has been working for the past year to update the Randolph County Employee Policies and Procedures Manual.

She said the overwhelming majority of changes are clarifications of existing policy. There were a few places in the policy where the wording left the meaning unclear. It has been changed so that the wording now reflects the way things are actually done. There are, however, several places where substantive changes were made. These are bulleted as follows:

- Article I, Section 4, Roles and Responsibilities of County Employees—added three new responsibilities.
 - Reporting to work physically, mentally, and emotionally prepared to do his/her job in a professional manner.
 - Behaving in a manner than engenders mutual respect and treating each other and the public with courtesy and civility regardless of position or status. This is true even in situations of high pressure and urgency.

- Accessing confidential information for work purposes only and protecting any confidential information received.
- Article III, The Pay Plan - added Section 6, Special Considerations for the Sheriff's Office.
 - With respect to initial hiring rates, the Sheriff's Office has adopted a "New Hire Appointment and Salary Progression" plan that covers the hiring rates of deputies and jailers. As long as the parameters of this plan are followed, the Sheriff's Office is not subject to the limitations contained in Section 4 above. Any intent to hire at a rate outside of these parameters must be approved by the County Manager in accordance with policy.
 - With respect to internal promotions and transfers, the Sheriff's Office has adopted a "Pay Rates in Promotions and Transfers" plan. As long as the parameters of this plan are followed, the Sheriff's Office is not subject to the limitations contained in Section 8 below. Any intent to promote or transfer at a rate outside of these parameters must be approved by the County Manager in accordance with policy.
- Article V, Conditions of Employment, Section 4. Whistleblower Policy - added reporting procedure if complaint involves Human Resources.
 - If the complaint involves the Human Resources Department, then it should be reported to the County Manager who has the responsibility to investigate.
- Article V, Conditions of Employment, Section 16. Drug and Alcohol Testing Policy - rewrote Drug and Alcohol Testing Policy.
 - The Drug and Alcohol Testing Policy has been reorganized and updated. The majority of the policy content remains the same with the exception of the section on post-accident testing. This has been reworked to comply with new requirements from OSHA that prohibit across-the-board post-accident testing and to specify that post-accident testing for employees with a CDL must comply with the Omnibus Transportation Employee Testing Act of 1991 and any successors. Other language regarding CDL has been removed because it is redundant.
- Article V, Conditions of Employment, Section 18. Severe Weather and Emergency Conditions - added statement that non-essential employees will not be required to use personal leave when counties office are closed and removed 12-hour cap on Emergency Conditions Leave.
 - If the offices are delayed or closed, then non-essential employees will not be required to report to work and will not be required to use leave to account for those hours during which the offices are closed.
 - Full-time, non-essential employees working a 40 hour standard workweek will not be required to report to work nor will they be required to use personal leave time when County Offices are delayed or closed. The hours that the operations are closed are to be coded on the employee's time sheet as E for Emergency Conditions Leave. In the event that the County operates on a delayed schedule, an employee is not required to report to work if he/she feels it would be unsafe for

him/her to do so; however, the employee must use personal leave time for any hours that the County operations were open (*removed: Full-time Regular Non-Essential Employees working a 40 hour standard workweek will receive 12 hours of County paid Emergency Conditions Leave per year to be used in the event of Severe Weather and Emergency Conditions only.*)

- Article VI, Leave Policies, Section 9. General Leave of Absence (Non-FMLA Leave) - clarified that a request for leave may constitute an ADA request and clarified that the County will pay the employee-only health insurance premium while the employee is on a General Leave.
 - Requests for leave due to an illness or injury that constitutes a disability under the Americans with Disabilities Act, as amended, shall be considered and administered under the ADA policy contained herein.
 - The County will allow the employee to remain on the County's health insurance plan including family coverage, during General Leave under the same terms and with the same premiums as if the employee continued to work.

- Article VII, Employee Benefits, Section 1. Group Life/Health Insurance – clarified for both retiree's and County Commissioners leaving office the length of time that their spouses and dependents may continue to remain on the County's health insurance plan.
 - A retiree's spouse who was enrolled in the plan at least one (1) year prior to the retirement date may continue in the plan at the retiree's/spouse's expense, until the spouse becomes eligible for Medicare; provided however that the spouse's participation in this plan may not last more than five (5) years after the date of the retiree's separation from employment. Dependents may be covered by the retiree's plan at his/her expense for so long as the insurance program recognizes their dependency, subject to all applicable state and federal laws, provided however that a dependent's participation in the this plan may not last for more than five (5) years after the date of the retiree's separation from employment.
 - Upon a commissioner's leaving office in good standing, a commissioner's spouse who was enrolled in the Randolph County medical insurance plan at least one (1) year prior to the commissioner's leaving office, may continue in the plan at the commissioner's/spouse's expense, until the spouse becomes eligible for Medicare; provided however that the spouse's participation in this plan may not last more than five (5) years after the date of the commissioner's leaving office. Dependents may be covered by the commissioner's plan at his/her expense for so long as the insurance program recognizes their dependency, subject to all applicable state and federal laws, provided however that a dependent's participation in this plan may not last for more than five (5) years after the date of the commissioner's leaving office.

- Article VII: Employee Benefits, Section 5. Employee Assistance Program (EAP) – clarified who may be covered under this benefit.
 - The EAP provider serves Randolph County employees, their spouses, and their children up to the age specified by the provider.

On motion of Kemp, seconded by Allen, the Board voted unanimously to approve the amendments to the Randolph County Employee Policies and Procedures Manual via resolution with an effective date of December 1, 2016, as follows:

RESOLUTION CONCERNING EMPLOYEE POLICIES AND PROCEDURES

WHEREAS, it is the policy of Randolph County to treat employees and prospective employees in a manner consistent with all applicable employment laws and regulations; and

WHEREAS, Randolph County has in place an Employee Policies and Procedures Manual adopted in March 2014; and

WHEREAS, portions of the Employee Policies and Procedures Manual need to be updated and/or revised in order to reflect best practices and to be compliant with applicable law; and

NOW, THEREFORE, BE IT RESOLVED, by the Randolph County Board of Commissioners:

The Randolph County Employee Policies and procedures Manual is hereby amended to reflect the changes as presented, said changes to be effective December 1, 2016.

Economic Development - Gary J. Younts Machine Co., Inc.

Kevin Franklin, Existing Industry and Business Coordinator for Randolph County Economic Development Corporation, stated that the Gary J. Younts Machine Co., Inc. is out of space at its current location at 4786 Turnpike Court in Trinity and has purchased a vacant 8.68 acre parcel at the intersection of Turnpike Road and Turnpike Court in Trinity for future expansion. The company plans to construct four 15,000 square foot freestanding buildings on the property in order to relocate from the current 9,400 square foot building. The estimated cost of the construction project is \$4,000,000. At this point, no additional investment in equipment is anticipated. The expansion site does not currently have access to public sewer, and Younts Machine would like to connect to the City of Trinity's sewer system. Mr. Franklin said this project is competitive. While Trinity is Mr. Younts' preferred expansion location, he is also considering property he already owns in another county.

Younts Machine has been in business since 1987 and in the current facility since 1993. The company is a machine shop with a seasoned workforce of 14 full-time employees and an established customer base. The company does not have adequate property for an expansion at the current facility which is at maximum production capacity. There are now sufficient inquiries from current and prospective customers to warrant an expansion and Younts Machine is committed to creating at least 15 new full-time jobs over an 18- to 24-month period.

Mr. Franklin said the NC Commerce Department will review the Younts Machine project at its weekly funders meeting next week for the purpose of recommending one or more State funding programs to pursue. Grant program eligibility and any local match requirements are contingent on this guidance from Commerce. The Trinity City Manager has confirmed the City's commitment to this project and the desire to see Younts Machine expand in Trinity.

Mr. Franklin reminded the Board that when City of Trinity representatives approached the Commissioners in June requesting support for a sewer extension, they were encouraged to return when a specific project materialized. On behalf of the City, the EDC requested that the Board of Commissioners consider formal support for the Younts Machine project by scheduling a public hearing for the December 5th meeting. The public hearing will be for the purpose of considering support of the City of Trinity grant application(s) by committing to share with the City an equal portion of any local government match requirements.

For illustrative purposes, Mr. Franklin said one potential grant scenario could include the State's Economic Infrastructure Grant program which offers up to \$12,500 per job, or up to \$187,500 for this project based on the 15-job commitment. The 5% local government match requirement in this scenario would be \$9,375, half of which would total \$4,687.50 from the County. Again, he explained, this figure is for illustrative purposes and is subject to change depending on other State grant programs for which this project may be eligible.

He said it is time sensitive so Mr. Younts can determine which site is financially appropriate. He doesn't want to incur costs for site prep and planning until he knows his best option.

Chairman Frye asked if the sewer line would serve more than Younts Machine. Mr. Franklin replied under one scenario it would, but the other scenarios would require Mr. Younts to install a pump station, at his expense, on his property with the City of Trinity incurring the costs for boring under the road and connecting with existing sewer lines. Mr. Franklin said after the Commerce review they will have more information about the grant requirements to present at the public hearing.

On motion of Haywood, seconded by Kemp, the Board voted unanimously to schedule a public hearing for December 5, 2016, at 6:30 p.m., to consider support for the City of Trinity's NC Economic Infrastructure Grant application for the Younts Machine sewer project through the provision of one half of the required local match.

Economic Development - Petty's Garage

Bonnie Renfro, EDC President said that Richard Petty and his family of companies have been part of Randolph County's business community for many decades. They have operated a portfolio of companies that included Richard Petty Motorsports, Richard Petty Driving Experience, and the Richard Petty Museum.

In 2009, Petty's Garage, LLC was founded to build upon the Petty legacy of quality and excellence in performance vehicles. Petty's Garage is located on Branson Mill Road in Level Cross at the home site of Petty Enterprises. The company focuses on custom restoration and modification of automobiles, both classic and OEM after-market automobiles. Ms. Renfro stated that Petty's Garage has an affiliation with Ford, Dodge, and Chrysler. Petty's Garage also produces custom designed and manufactured high performance automotive parts; some they use on the vehicles but they also sell these parts.

Ms. Renfro explained that Petty's Garage has outgrown its current facility and is expanding and pursuing new opportunities. They are considering a project that will expand the size and scope of their business, add jobs, and create economic growth.

Petty's Garage has talked with the NC Department of Commerce, the Economic Development Partnership of NC, and the Randolph County EDC about opportunities to help them grow on their current site. They are seeking a Building Reuse Grant to assist with the cost of renovation and repairs to existing facilities located at their operation in Level Cross. There are seven buildings on the site and they range in age from the first founded building in 1952 to the most recently constructed building in 1999. Collectively, those buildings total over 65,000 square feet. All but one is dedicated to the Petty's Garage operation. The other building is the Richard Petty Museum and is not part of the grant request. This project would create 17 new full-time jobs (with an average wage of \$46,020) within 18 months and they would be required to retain these jobs for an additional six months. This project would result in new capital investment of \$2,415,000 within two years. The company currently has 33 employees; 29 at Petty's Garage and 4 at the Richard Petty Museum in Level Cross.

The project will expand the manufacturing of automotive parts, and provide increased capacity for custom restoration and modification of the classic and OEM aftermarket automotive business. The company already has a six to eight-month waiting period despite doubling their production area. The grant would be used for roofing repairs and replacement as well as HVAC additions and replacement. The company's future plans are to bring engine building that is currently outsourced back to the garage and to establish a classic car dealership to market and provide opportunities for their loyal and growing customer base. They plan to begin construction in early 2017.

Ms. Renfro, on behalf of the EDC, requested that Randolph County agree to apply for a Building Reuse Grant from the NC Department of Commerce in the amount of \$170,000, set a public hearing for the December 5th meeting to consider the 5% grant match of \$8,500 and adopt a resolution stating the County's interest in the project. The grant request is time sensitive to comply with the current funding cycle of the Rural Infrastructure Authority of the NC Department of Commerce and meet the company's immediate needs. The state will formally consider the project on December 15th; therefore, an announcement would be made soon.

On motion of Kemp, seconded by Haywood, the Board voted unanimously 1) to adopt the resolution indicating interest in supporting the Petty's Garage Project and in order to preserve its ability to do so, authorizing the submission of the application for the \$170,000 Building Reuse Grant application form to the NC Department of Commerce signed by the Chairman and 2) to set a public hearing for December 5, 2016, at 6:30 p.m., to consider acceptance of the grant and the provision of the required local match.

RESOLUTION IN SUPPORT OF THE PETTY GARAGE PROJECT

WHEREAS, Section 158-7.1 of the North Carolina General Statutes authorizes a county to undertake an economic development project by extending assistance to a company in order to cause the company to locate or expand its operations within the county; and

WHEREAS, Richard Petty and his family of companies have been part of Randolph County's business community for many decades operating a portfolio of companies that included Richard Petty Motorsports, Richard Petty Driving Experience, and the Richard Petty Museum.

WHEREAS, in 2009, Petty's Garage, LLC. was founded to build upon the Petty legacy of quality and excellence in performance vehicles focusing on custom restoration and modification of automobiles, both classic and OEM after market; also producing custom designed and manufactured high performance automotive parts.

WHEREAS, Petty's Garage has stated its commitment to invest \$2,415,000 to renovate and equip existing buildings at the home site of Petty Enterprises located in the Level Cross Community in Randolph County and to create 17 new jobs within two years; and

WHEREAS, in order to assist the company with the cost of renovation and repairs to existing facilities in order to expand the manufacturing of automotive parts and provide increased capacity for custom restoration and modification of automobiles, both classic and OEM after market, the company has asked the County to seek and administer a Building Reuse Grant from the Department of Commerce; and

WHEREAS, the company's future plans are to bring engine building that is currently outsourced back to the garage and to establish a classic car dealership to market and provide opportunities for their loyal and growing customer base, and

WHEREAS, said Grant requires a 5% local match from the local government making application; and

WHEREAS, the amount of the Grant that the company is eligible for is \$170,000, requiring a local match of \$8,500; and

WHEREAS, the deadline for application for said Grant was November 4, 2016; and

WHEREAS, this economic development project will stimulate the local economy, promote business in the County, result in the renovation and upgrades to some of the older facilities and assist in construction of a new facility on the property in order to increase production capacity, and create a number of new jobs in the County; and

WHEREAS, the County has in its General Fund available revenues sufficient to fund this economic development project;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Randolph County, this 7th day of November, 2016, as follows:

- 1. The County of Randolph indicates its interest in supporting this project and, in order to preserve its ability to do so, authorizes the submission of the application for the \$170,000 Building Reuse Grant from the Department of Commerce to assist Petty Garage with the cost of renovation and repairs to existing facilities located at their operation in Level Cross; and*
- 2. The County of Randolph sets a public hearing on the acceptance of said Grant and the provision of the required local match for December 5, 2016, at 6:30 p.m.*

Approval to Seek Qualifications for Architect/Jail Expansion

County Manager Hal Johnson stated that the County Facility Advisory Committee, which the Board established at their September Board meeting, has begun meeting to consider and prioritize potential capital projects. One project that this committee had identified as a critical priority is an addition to the Randolph County Jail for the housing of female and special populations, which has increased over the years. An aerial map depicting the conceptual location of this addition was presented. In order to begin this project a Qualification Based Selection process is required to choose

an architect to begin the design process. This process involves reviewing the qualification of interested applicants, interviewing select candidates and ultimately negotiating a fee for service.

Mr. Johnson requested that the Board authorize the County Facility Advisory Committee along with the Sheriff and Purchasing Director to complete this process and report back to the Board with a recommendation and a contract for approval.

On motion of Allen, seconded by Kemp, the Board voted unanimously to authorize the County Facility Advisory Committee along with the Sheriff and Purchasing Director to complete a Qualification Based Selection process for choosing an architect for a new Jail addition and report back to the Board with a recommendation.

Establishment of a Randolph County Fire Service Advisory Council

Emergency Service Director Donovan Davis stated that during the Randolph County strategic planning process it was identified in the public-safety group, as well as the fire service sub-committee, there is a need for a formally appointed fire service advisory council. He presented the proposed bylaws that were developed to create the Randolph County Fire Service Advisory Council. The council will be managed by the Emergency Services Department and its meetings will be regularly scheduled throughout each year. The primary purpose of this council is to address countywide fire service issues such as training, recruitment and retention, standard operating procedures, and more.

The Fire Chief of each department having jurisdiction within Randolph County and the Chief Forest Ranger (Randolph Field Office) will automatically be appointed to the council as long as they hold such position. Each department and the Chief Forest Ranger will have one vote each on any matter brought before the council. Emergency Services will not have a vote, but will provide continuous support to and coordination of the council. Mr. Davis said the secondary purpose of this council is to keep the Board of Commissioners up-to-date on fire service related matters annually.

Mr. Davis asked that the bylaws be adopted to create the Randolph County Fire Service Advisory Council, effective today. The council's first meeting will be in January 2017.

On motion of Haywood, seconded by Allen, the Board voted unanimously to adopt the bylaws creating the Randolph County Fire Service Advisory Council and appointing its members, effective November 7, 2016, as follows:

Fire Service Advisory Council

BYLAWS

INTRODUCTION

Fire Departments in Randolph County are committed to providing the best quality response and care for the community and its property through prevention, education, and protection from life-altering emergencies. Increasing emergency response demands, replacing and updating equipment regularly, recruiting and retaining personnel, increasing training requirements, and obtaining funding will continue to challenge fire departments and their

ability to support safe and effective service. (Excerpt from the 2016 Strategic Plan)

The Fire Service Advisory Council has been organized as a result of identified need(s) in the Randolph County 2016 Strategic Plan. The work performed by the Council will complement the strategies identified in the plan to improve and enhance response times and quality of service.

Through this council, the Emergency Services Chief will update the Randolph County Board of Commissioners at least annually on the progress, strategies, needs, and accomplishments of the fire service.

ARTICLE 1 – NAME & PURPOSE

a. The official name of the advisory council will be the “Randolph County Fire Service Advisory Council.”

b. The purpose of the Randolph County Fire Service Advisory Council, hereinafter referred to as the “Council,” is to have a functional structure to ensure that input is considered from all volunteer and career fire service agencies who have jurisdiction within the County of Randolph, hereinafter referred to as the “County,” on issues and matters that may affect fire service districts within the County, and to keep the Randolph County Board of Commissioners and other stakeholder representatives engaged in the management of an integrated, countywide fire system.

ARTICLE 2 – RESPONSIBILITY

The Council shall be responsible for researching, reviewing, considering, discussing, providing recommendations, voting on and implementing integrated system issues and policies that have a county-wide effect on fire service districts and/or fire service agencies in the County. Any action taken by the Council is subject to the review and approval of the Randolph County Board of Commissioners.

ARTICLE 3 – COMPOSITION OF THE COUNCIL & COMPENSATION

a. The Fire Council is an advisory body appointed by the Randolph County Board of Commissioners. The Council is comprised of representatives of the 22 fire departments who have jurisdiction within Randolph County (typically the fire chiefs of said departments) and the Chief Ranger at the NC Forest Service – Randolph County Field Office. The duly elected or appointed Fire Chief from each district and the appointed Chief Ranger are automatically appointed to the Council for the term during which they hold their respective positions unless removed from the Council as provided herein.

b. Members of the Council, officials, and support staff shall receive no compensation for services or actions provided in service on and on behalf of this Council.

ARTICLE 4 – VOTING MEMBERS

The representative members (ordinarily the Chiefs) of the following organizations have one vote each:

- *Asheboro Fire Department*
- *Bennett Fire Department*
- *Climax Fire Department*
- *Coleridge-Erect Fire Department*
- *East Side Fire Department*
- *Fair Grove Fire Department*
- *Farmer Fire Department*
- *Franklinville Fire Department*
- *Guil-Rand Fire Department*
- *High Point Fire Department*
- *Julian Fire Department*
- *Level Cross Fire Department*
- *Liberty Fire Department (Northeast)*
- *New Hope Fire Department (Southwest)*
- *NC Forest Service – Randolph Chief Ranger*
- *Ramseur Fire Department*
- *Randleman – Sophia Fire Department*
- *Seagrove Fire Department*
- *Staley Fire Department*
- *Tabernacle Fire Department*
- *Thomasville Fire Department*
- *Ulah Fire Department*
- *Westside Fire Department*

ARTICLE 5– COUNCIL COORDINATION

a. The Randolph County Board of Commissioners has charged the Randolph County Emergency Services (ES) Director/Chief, or his/her appointed designee, to fully coordinate and manage the Council.

b. The ES Chief, or his/her staff will schedule all meetings, prepare the agendas, make appropriate meeting notifications, and will record and secure the minutes based on the NC records retention schedule. The ES Chief will schedule meetings to meet the minimum requirements provided in this document and as needed, and will provide a primary means of communication for the Council by an email distribution group.

ARTICLE 6 – EX-OFFICIO OFFICER POSITIONS

The following primary officer positions are automatically appointed by the Randolph County Board of Commissioners with permanent terms:

- *Chair* = *ES Chief (ex-officio)*
- *Vice Chair* = *Fire Marshal (ex-officio)*
- *Secretary* = *Emergency Management Coordinator (ex-officio)*

ARTICLE 7 – TERMS OF OFFICE

- a. *Members of the Council are automatically appointed based on their position as Chief as described in Article 4 – Voting Members.*
- b. *All elected and appointed Fire Chiefs and the Chief Forest Ranger positions will hold permanent terms while in office, unless removed and replaced as provided in Article 8 below.*
- c. *The appointed ES Chief, Fire Marshal, and Emergency Management Coordinator positions will hold permanent terms while in office.*

ARTICLE 8 – CONDUCT & LACK OF PARTICIPATION (MISSED MEETINGS)

- a. *All Council members, officers and guests will conduct themselves professionally and ethically at all times, respecting the opinion of all other members and guests.*
- b. *Members, officers and guests are expressly prohibited from displaying unprofessional behavior or from causing disruptive behavior before, during or after a council meeting or any council-related gathering.*
- c. *Council members missing three (3) consecutive meetings or more will be reported to the appropriate board or management official(s) at the respective fire department.*
- d. *Council members displaying behaviors in violation of paragraphs (a) and/or (b) of this section or missing multiple meetings in violation of paragraph (c) of this section are subject to removal by the Council Chair. Any organization having its representative so removed is entitled to appoint a new representative to the Council.*

ARTICLE 9 – OPEN MEETINGS, MEETING DATES/TIMES, & PUBLIC NOTICE

- a. *All meetings will be open to the public and will follow the open meeting laws established by the State of North Carolina.*
- b. *The meetings will be held in the Emergency Operations Center (EOC) at the Emergency Services headquarters on New Century Drive in Asheboro.*
- c. *Meetings will be held the first month of each quarter on the third Thursday. (January, April, July, and October)*
- d. *Meetings will be held at 6:00 pm, unless otherwise directed by the Chair.*

e. The meeting location and/or time may be changed at the discretion of the Chair, normally providing at least seven (7) days advanced notice. Notice shall be provided in the manner set forth in North Carolina General Statute 143-318.12 as well as notice provided to each member via email and radio announcement; however, seven (7) days advanced notice may not always be possible, in which case as much notice will be given as possible.

ARTICLE 10 – RULES OF PROCEDURE

a. The Rules of Procedure attached to these By-Laws as Exhibit A shall serve as the rules of procedure for all meetings and actions of the Council.

b. The committee Chair will preside over all meetings.

c. The Vice Chair will preside over all meetings in the absence of the Chair.

d. The Secretary will record and maintain the minutes of each meeting and will maintain on file all other associated and relevant documentation produced by or collected by the committee. In the absence of the Secretary, the Chair will temporarily appoint someone to take minutes.

e. In the absence or unavailability of the Chair and Vice Chair, the meeting will be rescheduled until one or both are available.

ARTICLE 11 – QUORUM, MOTIONS & VOTING PROCEDURE

a. A quorum must be present to cast votes on all motions. The minimum number of voting members to have a quorum is eleven (11).

b. Proxy voting will be conducted using an online survey tool or by telephone. Proxy voting will only be conducted in the unusual event that an issue is time sensitive and cannot wait for a quorum meeting to be called, or in the event of a tie vote on a motion as provided in the Rules of Procedure. The proxy vote must be ratified by vote confirmation at the next available meeting where a quorum is present.

ARTICLE 12 – MEETING AGENDA

a. The meeting agenda will be emailed to all committee members no later than five (5) business days prior to a scheduled meeting. Meeting reminders will be sent to each committee member approximately five (5) days before a regularly-scheduled meeting.

b. Agenda items must be submitted to the Chair at least ten (10) days prior to the meeting.

c. Guest speakers must be approved by the Chair who will add the speaker(s) to the agenda.

ARTICLE 13 – MEETING REPORTS

A representative from Randolph County 9-1-1 Communications, EMS, Emergency Management, Technology, the Fire Marshal's Office, NC Forest Service (Randolph), Randolph County Sheriff's Office, NC SHP Troop D representative, Randolph County Management, Randolph County Board of Commissioners and other stakeholders will be invited to participate and to provide updated reports at each scheduled meeting.

ARTICLE 14 – PROPOSALS

- a. Policy proposals for consideration may be initiated by any Council member, standing or Ad Hoc committees authorized by the Council, by the Randolph County Board of Commissioners, or Randolph County Management.*
- b. Policies, procedures, rules, regulations, guidelines and the like, duly adopted by the Council shall become standard and implemented by each department, subject to review and approval from the Randolph County Board of Commissioners or Randolph County Management when necessary.*

ARTICLE 15 – COMMITTEES

- a. The Council shall provide review of fire policy, procedure, rules and regulations that will apply to system-wide fire services and organizational components. Technical information, policy review and policy recommendations may be received from a variety of sources, but most prominently will be from the committees established through the Council.*
- b. Committees **may** include, but are not limited to:*
 - i. Radio Communications committee*
 - ii. Human Resources committee (volunteerism, recruitment & retention, etc...)*
 - iii. Standard Operations Committee*
 - iv. Training Committee*
 - v. EMS Committee*
 - vi. Purchasing Committee (for bulk purchasing)*
 - vii. Data Committee*
 - viii. Legislative Committee*
 - ix. Public Information, Education and Relations (PIER) Committee*
- c. The Council Chair shall have the authority to establish committees, standing or Ad Hoc, for the study of specific fire system policies, procedures, rules, regulations, guidelines, bulk purchasing, training or service delivery issues, as needed.*
- d. Standing or Ad Hoc committees of the Council shall be obligated to receive direction from the Council to study specific operational or administrative issues related to system wide services. Standing and Ad Hoc committees shall carry out such direction and*

report back to the Council with findings and recommendations for the Council's consideration. Assignments shall include a reasonable deadline by which the committee work shall be completed.

e. Each committee, standing or Ad Hoc, shall have a committee chair, vice chair, and secretary to record the minutes.

ARTICLE 16 – ANNUAL UPDATES/REPORTS

Updates/reports from the following areas will be presented to the Council at least annually:

- i. 9-1-1 Communications*
- ii. Emergency Management*
- iii. EMS*
- iv. Fire Marshal*
- v. Law Enforcement (Sheriff and Police)*
- vi. NC Forest Service*
- vii. NC office of the State Fire Marshal*
- viii. Ash-Rand Rescue & EMS*
- ix. Others as requested (school system, volunteer agencies, etc...)*

ARTICLE 17 – COMMUNICATIONS

Official written communication from the Council shall be signed by the Chair and on Council letterhead.

ARTICLE 18 – STAFF SUPPORT

a. The Emergency Services department shall provide executive and clerical staff support to the Council. Such support shall include, but not be limited to, providing a recording secretary for all Council meetings, facilitating agenda development and production, and distribution of correspondence and materials, research and project support.

b. At times support staff from one or more fire departments may be solicited to assist in a special project or issue.

ARTICLE 19 – BYLAW CHANGES

a. Proposed changes to the Council bylaws must be submitted in writing to the Chair, who will ensure timely distribution of written communication reflecting proposed changes to all members of the Council at least ten (10) business days prior to the Council meeting at which action on the proposed changes will be considered.

b. Proposed changes will be voted on by the Council members. If approved by the Council, the recommended changes will be placed on the Randolph County Board of Commissioners regular business agenda for final consideration and adoption or denial.

c. Bylaw changes approved by the Randolph County Board of Commissioners will become effective upon their adoption by the Board of Commissioners.

Approval of Franchise Renewals for Ash-Rand and Piedmont Triad Ambulance and Rescue, Inc.

Emergency Service Director Donovan Davis said the ambulance franchises for Ash-Rand Rescue and EMS, Inc. and Piedmont Triad Ambulance and Rescue, Inc. are scheduled to expire at midnight on December 31, 2016, and requested renewal of each franchise for an additional two years, expiring at midnight on December 31, 2018.

He said that each agency has successfully completed and submitted the renewal application and associated requirements, along with the required renewal fee (\$500 each).

On motion of Allen, seconded by Kemp, the Board voted unanimously to approve the renewal of the franchises for Ash-Rand Rescue and EMS, Inc. and Piedmont Triad Ambulance and Rescue, Inc. to be in effect through December 31, 2018, and authorize the County Manager to sign the documents.

Approval to Accept Offer for Purchase of County Property

Aimee Scotton, Associate County Attorney, reminded the Board that in September the County received an offer from Adolph Rush for the purchase of two parcels of County property located on Andrew Jackson Trail in the Franklinville Township. Parcel number 7782939495, located at 3122 Andrew Jackson Trail, consists of approximately 0.40 acres and is valued by the Tax Department at \$7338.00. Parcel number 7782939586, located at 3124 Andrew Jackson Trail, consists of approximately 0.20 acres and is valued at \$5630.00. These properties were acquired by the County when they failed to sell in a tax foreclosure sale by public auction in 1998. The County received an offer from an adjoining property owner who wishes to purchase these two parcels. This offer was for \$2,500 and the Board proposed to accept this offer and to begin the upset bid process.

Ms. Scotton said that she advertised the offer on October 8, 2016. The statutorily-required 10-day period for upset bids passed without the submission of an upset bid. As stated in the statute, the Board still has the option of rejecting this bid and opting not to sell the property. She asked the Board to approve a resolution authorizing the sell, if they wished to accept the offer and sell the property to Mr. Rush.

On motion of Kemp, seconded by Lanier, the Board voted unanimously to approve the resolution 1) accepting the offer of \$2,500 from Adolph Rush for the purchase of the two parcels of County property; 2) authorizing the sell; and to 3) authorizing the Chairman to sign all closing documents, as follows:

***RESOLUTION AUTHORIZING THE SALE OF PROPERTY TO
HIGH-BIDDER ADOLPH RUSH***

WHEREAS, the County of Randolph owns two parcels of real property obtained by Randolph County in deeds recorded in Deed Book 2392, Page 255 and Deed Book 1536, Page 210 (see Corrective Affidavit, Deed Book 2510, Page

983) of the Randolph County Registry and identified by parcel identification number 7782939495 and 7782939586; and

WHEREAS, North Carolina General Statute §160A-269 permits the County to sell property by upset bid, after receipt of an offer for the property; and

WHEREAS, the County received an initial offer to purchase the parcels described above for the amount of \$2,500, said offer submitted by Adolph Rush; and

WHEREAS, the above-referenced parcels that are the subject of the offer are more particularly described as follows:

Tract One—PIN No. 7782939495

BEGINNING at a point on the South side of a private drive leading from U.S. Highway No. 64A East to the land herein-described and South across these said lands, a new corner; thence South 12 degrees 17' West 54.54 feet with the West Side of said private drive to an iron pipe, George Rush, Jr. Northwest corner; thence South 81 degrees 17' East 163.58 feet to an iron pipe, Rush Northeast corner; thence North 3 degrees 19' East 130.32 feet to an iron pipe in Gatlin line; thence North 86 degrees West 48.15 feet to a point; thence South 80 degrees 13' West 75.12 feet to an iron pipe, Pompey corner; thence South 46 degrees West 59.44 feet to the beginning, together with a perpetual right and easement in and to use of the private drive mentioned above said easements to be held jointly with the party of the first part, its successor and assigns.

SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS OF RECORD. SAVE AND EXCEPT ANY AND ALL CONVEYANCES OF RECORD

Tract Two—PIN No. 7782939586

BEGINNING at an iron stake at corner of Smith & George Rush line; thence North 100 feet to Smith's corner; thence West 62 feet to George Rush's corner; thence South 100 feet to stake in Rush's line; thence East 62 feet to beginning corner, containing one-half (1/2) acre more or less.

SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS OF RECORD. SAVE AND EXCEPT ANY AND ALL CONVEYANCES OF RECORD

WHEREAS, the Randolph County Board of Commissioners, at its October 3, 2016 meeting, proposed to accept said offer and to begin the upset bid process set out in N.C.G.S. §160A-269; and

WHEREAS, the initial bid was duly published in accordance with N.C.G.S. §160A-269 on October 8, 2016 and the prescribed 10-day period passed with no submission of an upset bid;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Randolph County, this 7th day of November, 2016, that, pursuant to N.C.G.S. §160A-269, the Board hereby awards the sale of the two above-described parcels to Adolph Rush as the highest responsible bidder; and

BE IT FURTHER RESOLVED that the Board of Commissioners hereby authorizes County legal staff and management to prepare and the Chairman of the Board of Commissioners to execute such documents as may be necessary to effectuate the sale of the two parcels described above to Adolph Rush.

Presentation of the 2016 Community Health Assessment Executive Summary

Public Health Director Susan Hayes said the 2016 Randolph County Community Health Needs Assessment represents a partnership between Randolph County Health Department, Randolph Hospital, community institutions, businesses, agencies and individuals. The purpose of the Community Health Needs Assessment is to evaluate the health status of Randolph County in relation to the State's health objectives, identify and prioritize health issues that may pose a threat to the health of the community and develop strategies to address priority health concerns. This process is completed every three years.

Ms. Hayes said primary data for the survey was collected by means of distribution of paper survey and internet survey. Secondary data is collected from the North Carolina State Center for Health Statistics and the North Carolina Department of Health and Human Services. The State assigned Randolph four peer Counties for comparison: Craven, Davidson, Harnett and Johnston.

Survey results showed that the leading causes of death in Randolph County since the last survey were cancer, diseases of the heart, chronic lower respiratory diseases, cerebrovascular diseases, unintentional injuries, Alzheimer's disease, diabetes mellitus, renal disease (new since last survey), influenza/pneumonia, and unintentional motor vehicle injuries.

The top five community health concerns were overweight/obesity, cancer (new), diabetes, heart disease/high blood pressure and mental health (new).

The top five unhealthy behaviors reported from the survey results were drug abuse, alcohol abuse, smoking/tobacco use, lack of exercise and poor eating habits.

The top five community issues related to health were low income/poverty, affordable health services, unemployment, access to healthy food, and child abuse or neglect.

The identified health priorities were obesity, mental health, substance abuse, access to health services, tobacco, sexually transmitted infections, chronic disease management, and injury prevention services.

Ms. Hayes said that the information they received from the survey mirrored the information produced in the County's Strategic Plan. She said that they get so much information that they have to

consolidate what they can to identify the health priorities. As a result of this process, three focus areas were identified. Action plans have been developed to address these and will be implemented county-wide:

1. Obesity

- Physical Activity- Increase the percentage of adults and children getting the recommended amount of physical activity through expanded structured, free physical activity programs.
- Nutrition- Increase the percentage of adults and children who consume five or more servings of fruits and vegetables per day through expanded offerings in food deserts and expanded educational programs targeting schools and the faith-based communities.

2. Mental Health

- Access- Increase access for those in need.
- Expanded Services- Decrease the average number of poor mental health days among adults and reduce the rate of mental health-related visits to the emergency department by the expansion of behavioral health services within the primary care setting as well as enhanced education and awareness throughout the county.

3. Substance Abuse

- Tobacco- Decrease the percentage of adult smokers as well as the percentage of people exposed to secondhand smoke in the workplace by expanding tobacco-free policies within businesses, industries and government. Also, expand tobacco cessation programs to assist with creating a tobacco-free environment.
- Alcohol and Drug Use- Reduce the percentage of high school students engaging in alcohol use and those 12 years and older who report illicit drug use by increasing and improving educational programs within schools and the community.

Chairman Frye referenced an article in an issue of the *High Point Enterprise* that gave statistics for teenage pregnancy that listed Archdale as a high statistical area. Ms. Hayes said North Carolina and Randolph County had actually declined in rankings of teenage pregnancy but she would look at the article and see what they were referencing.

Adoption of Resolution to Establish the Solid Waste Post-closure Capital Reserve Fund

Finance Officer Will Massie said as part of the state process for permitting solid waste facilities, operators are required under NC General Statutes to provide annual financial assurance for estimated closure and post-closure costs. Under the terms of the franchise agreement with Waste Management (WM), the corporation will provide the closure cost assurance directly to the Division of Environmental Quality (DEQ) and Randolph County will report assurance for the post-closure costs.

The County will be using a capital reserve fund to accumulate the resources required to meet the standards. The contract with WM requires their annual contribution to the County for the post-closure costs, based upon engineered estimates. These WM distributions are in addition to the annual lease payment of one million dollars. No direct funding from the County is necessary for the post-closure reserve. The accumulated monies will be invested until the landfill section is closed and post-closure costs are incurred.

The estimated post-closure for cell one is \$1,768,167. Waste Management will be funding this evenly over ten years. DEQ requires the first year's post-closure estimate be placed in reserve before a permit to operate is issued. Mr. Massie said that since WM anticipates opening before the end of the year, the County should receive their payment later this month. Mr. Massie requested that the Board adopt a Resolution establishing the Solid Waste Capital Reserve Fund.

On motion of Kemp, seconded by Lanier, the Board voted unanimously to adopt a resolution establishing a Capital Reserve Fund for the post-closure maintenance of the Great Oak Solid Waste Management Facility, as follows:

CAPITAL RESERVE FUND RESOLUTION

ESTABLISHMENT OF CAPITAL RESERVE FUND FOR THE POST-CLOSURE MAINTENANCE OF THE GREAT OAK SOLID WASTE MANAGEMENT FACILITY

WHEREAS, Randolph County has identified the need to establish a regional landfill to reduce our citizens' cost for solid waste disposal, and

WHEREAS, Randolph County has entered into a contract with Waste Management of the Carolinas Inc. (Waste Management) to construct and operate the landfill facility, and

WHEREAS, Randolph County will continue to own the property to be leased to Waste Management for their landfill facility, and

WHEREAS, under the terms of the contract, Waste Management will be responsible for future closure costs and corrective action (potential assessment and corrective action (PACA) per N.C.G.S. 130A-295.2 (h) and corrective action program when necessary under Rule 13B .1637), and Randolph County will be responsible for post-closure costs, and

WHEREAS, there is a need in Randolph County to accumulate funds for post-closure for the Great Oak solid waste management facility (permit number 7607-MSWLF-2015); and

WHEREAS, Randolph County shall bear the cost of post-closure for the solid waste management facility at an estimated cost of \$1,768,167 comprising of 15.5 acres for cell 1 of Phase 1. Randolph County shall bear the cost of post-closure for the solid waste management facility for the initial 10-year permit, which allows construction of Phase 1, cells 1 through 7 for a total of 56.3 acres.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BOARD THAT:

Section 1. The Board of County Commissioners hereby creates a Solid Waste Capital Reserve Fund for the purpose of post-closure of the Great Oak solid waste management facility (permit number 7607-MSWLF-2015).

Section 2. This Fund shall remain operational during the life of the solid waste management facility beginning December 1, 2016, and the post-closure care period ending December 31, 2076, as estimated at the time of this Resolution.

Section 3. The Board of County Commissioners shall appropriate or transfer a minimal initial sum of \$176,816.70 to the Fund, prior to operation of the solid waste management facility for Phase 1, cell 1. The Board of County Commissioners shall appropriate or transfer an amount of no less than \$176,816.70 no later than 30 days after each anniversary date of the first payment in to this Fund for Phase 1, cell 1 under Rule 13B .1628 (I)(v). The County shall deposit all annual post-closure distributions from Waste Management into this Fund. The Fund shall accrue applicable interest earnings. The balance of the Capital Reserve Fund is \$0.00 as of November 7, 2016. Upon closure of Phase 1, cell 1 or when deemed necessary by the Division, Randolph County, Waste Management, and the Department shall reevaluate the pay-in amount and period.

Section 4. Transfers from the capital reserve fund to the disbursing fund for actual post-closure expenditures must be authorized by the Board of County Commissioners through an ordinance or resolution, usually the budget ordinance or amendment to it. These appropriations from the capital reserve fund cannot exceed the amount of available funds in the reserve fund and must be used for post-closure purposes only.

Section 5. This Resolution shall become effective and binding upon its adoption.

Special Joint Meeting with the Randolph County School Board of Education

On motion of Allen, seconded by Haywood, the Board voted unanimously to set a joint public meeting with the Randolph County School Board of Education for January 9th at 4:30 p.m. in the Board of Education Meeting Room.

Strategic Planning Update/Golden Leaf Grant Status Update

County Manager Hal Johnson stated the County Commissioners had great foresight to set aside the first year payment received from Waste Management in a reserve account for the use to be determined by the Board of County Commissioners and to give the County the capability to implement some of the County's goals and strategies from the Strategic Plan. Mr. Johnson said at that time the County did not know the Golden Leaf Foundation would be doing their Community Based Initiative Grants and how significant that money would be. These grants require a 20% match and the County now has those funds. Three applications were submitted for the grants: Pathways to Prosperity, Community Health Education Initiative and Deep River State Trail Initiative. Golden Leaf will contact applicants in December if more information is needed. He said Golden Leaf would make decisions on the winners in March.

Mr. Johnson said the Asheboro Randolph Chamber of Commerce had their retreat and the topic was the implementation of the Strategic Plan and they are also hosting a State of the Strategic Plan at RCC next week. He said he also had the opportunity to speak at the Archdale-Trinity Chamber of Commerce retreat about the Strategic Plan.

He said he was pleased with the direction strategic planning is going and that the Implementation Committee would be very active in 2017.

Regional Update

11/7/2016

Chairman Frye stated that the Piedmont Triad Regional Council met last week and the contract with the Randolph County Tourism Development Authority for \$11,000 was approved to design the conceptual plan for the Deep River Trail for the unincorporated portions between Franklinville and Ramseur and Asheboro and Randleman.

Adjournment

At 8:08 p.m., on motion by Kemp, seconded by Lanier, the Board voted unanimously to adjourn.

Darrell L. Frye, Chairman

Stan Haywood

David Allen

Amanda Varner, Clerk to the Board

**Note: These November 7, 2016, minutes will be considered for approval in the Old Business portion of the December meeting agenda by the three (majority) 2015-2016 Commissioners. These will be considered prior to the swearing in of the newly elected Commissioners.*

Randolph County Administration



Memo

To: Randolph County Board of Commissioners

From: Will Massie, Finance Officer

Date: 11/30/2016

Re: Request to Approve Surety Bonds for Elected and Appointed County Officials

Pursuant to N.C. General Statute 58-72- 20, the surety bonds of all officers of the County shall be examined and approved by the Board of County Commissioners annually at the December meeting. The following table shows the current bonds for our officers. Each bond is renewed annually, except for the Sheriff and Register of Deeds. Their bonds are on a 4-year cycle corresponding to their elected term, and the bond amount is set by statute.

Please approve the following surety bonds, as presented:

Department	Individual Bonds	Position	Amount of Bond	Effective Date
Finance	Will Massie	Finance Officer	\$ 500,000.00	July 1
Finance	Suzanne Dale	Deputy Finance Officer	\$ 500,000.00	March 1
Tax	Debra Hill	Tax Collector	\$ 300,000.00	November 1
Tax	Sallie Cheek	Deputy Tax Collector	\$ 200,000.00	November 1
Tax	Revonda Cox	Deputy Tax Collector	\$ 200,000.00	November 1
Jail	Phyllis Calloway	Deputy Finance Officer for Jail Commissary	\$ 10,000.00	February 7
Jail	Tammy Rich Brady	Deputy Finance Officer for Jail Commissary	\$ 50,000.00	February 24
Jail	JoAnn Sapp	Deputy Finance Officer for Jail Commissary	\$ 10,000.00	July 1
Sheriff	Robert Graves	Sheriff	\$ 25,000.00	Dec. 5, 2014
Register of Deeds	Krista Lowe	Register of Deeds	\$ 50,000.00	Dec. 5, 2014

Randolph County Health Department

ASHEBORO, NORTH CAROLINA 27205-7368

Ira McDowell Governmental Center
2222-B South Fayetteville Street



Telephone (336) 318-6200
Fax (336) 318-6234

Memo – Budget Amendment

To: Randolph County Board of Commissioners

From: Susan Hayes, Health Director

Date: 11/30/2016

Re: Budget Amendment – Public Health

Randolph County Health Department has received additional funding in the amount of \$32,766 was received from the Partnership for Community Care. These funds will be used to support Care Coordination for Children Services and Pregnancy Care Management Services programs within Randolph County Health Department.

Additional funding in the amount of \$1,100 was received from the Epidemiology/PH Preparedness & Response Branch to be used toward designated staff who will serve as the point of contact for Zika-related inquiries and maintain plans related to Zika.

Please make the following budget amendment to the General Fund:

2016-2017 Budget Ordinance

General Fund

Budget amendment # _____

Revenues	Increase	Decrease
Sales & Service	\$32,766	
Restricted	\$1,100	
Appropriations	Increase	Decrease
Public Health	\$ 33,866	

Varner, Amanda W.

Subject: FW: Reappointment

From: Alice Dawson [<mailto:grandawsonof4@yahoo.com>]

Sent: Thursday, November 10, 2016 1:02 PM

To: Varner, Amanda W.

Subject: Reappointment

To: Randolph County Commissioners

From: Alice Dawson, Chairman, Adult Care Home Committee

Please reappoint Tina Williams to the Randolph County Adult Care Home Community Advisory Committee. Since retiring from the finance department of the NC Zoo two years ago, Tina has been a valued member of our committee. She has much to offer and would be happy to continue to volunteer.

Thank you for your consideration.

MEMORANDUM

TO: County Commissioners

FROM: Wendy Kennon, Lead Health Educator, Public Health Dept.

DATE: November 15, 2016

RE: JCPC Member – Appointment

The following individual is being recommended for reappointment by the Randolph County Juvenile Crime Prevention Council to serve another two-year term.

Courtney Chavis
NAMI, NC Family Advocate
Randolph, Montgomery Family Support Program
1000 Bushy Fork Dr.
Greensboro, NC 27406
336-870-3802
rmfspadvocate@gmail.com

Sheriff Graves has recommended Lieutenant Traci Williams (SRO Division) to serve a two-year term on the Randolph County Juvenile Crime Prevention Council to replace Brandon Powell as a Commissioner Appointee.

Traci Williams
Randolph County Sheriff's Office
727 McDowell Rd.
Asheboro, NC 27205
336-318-6782
Traci.Williams@randolphcountync.gov

Varner, Amanda W.

Subject: FW: Juvenile Crime Prevention Council

From: Graves, Robert A.
Sent: Thursday, November 17, 2016 1:46 PM
To: Varner, Amanda W.
Subject: Juvenile Crime Prevention Council

Hello Amanda,

I would like to recommend Lieutenant Traci Williams to serve on the Juvenile Crime Prevention Council. She is Lieutenant of the SRO Division.

Thank you,
Robert

Robert A. Graves, Sheriff
Randolph County Sheriff's Office
727 McDowell Road
Asheboro, NC 27205
(336) 318-6699





Randolph County

DEPARTMENT OF EMERGENCY SERVICES

152 N. Fayetteville St
Asheboro, NC 27203

Ph: 336-318-6911
Fax: 336-318-6951



Office of Emergency Management

MEMORANDUM

To: Randolph County Board of Commissioners
From: Jared K. Byrd, Emergency Management Coordinator/LEPC Chairman
Date: 11/15/2016
Re: Local Emergency Planning Committee Membership

The Randolph County Local Emergency Planning Committee (LEPC) respectfully requests approval of the following appointments.

State or Local Elected Official: Stan Haywood, Randolph County Commissioner (*reappointment*)
Emergency Management: Jared Byrd, Randolph County EM (*reappointment*)
First Aid: Donovan Davis, Randolph County EMS (*reappointment*)
Environmental: Bryan Davis, Randolph County Public Health (*reappointment*)
Transportation: Jimmy Maness, NC DOT (*new appointment*)
Community Group: Mandy Shields, American Red Cross (*new appointment*)
Private Facility: Scott Boyle, Energizer (*reappointment*)



Randolph County

Office of the County Manager
725 McDowell Road
Asheboro, North Carolina 27205
www.randolphcountync.gov

MEMO

TO: Randolph County Commissioners
FROM: Amanda Varner, Clerk to the Board
SUBJECT: New appointment for the Randolph County Planning & Zoning Board & Board of Adjustment

Chairman Frye has recommended the following person to fill the unexpired term of Larry Brown on the Randolph County Planning & Zoning Board & Board of Adjustment:

Mr. John Cable
5938 Lacey Court
Trinity, NC 27370

The initial term will expire December 1, 2017. Subsequent terms are for 3-year terms.



Randolph County

DEPARTMENT OF EMERGENCY SERVICES

152 N. Fayetteville St
Asheboro, NC 27203

Ph: 336-318-6946
Fax: 336-318-6949



FIRE MARSHAL

November 18, 2016

To: Randolph County Board of Commissioners

From: Erik Beard, County Fire Marshal

Re: Consideration of dissolving the Randolph County Fire Commission

In 1975 the Board of Commissioners passed a resolution to establish the Randolph County Fire Commission. The primary responsibilities of the commission were to serve as liaison to the Board of Commissioners for the following purposes:

*To ensure fire departments were meeting minimum standards as set forth by the North Carolina Insurance Rating Bureau as required at that time.

*Inspect fire departments annually.

*Settle fire department boundary disputes.

*Review fire departments annual budgets.

After the appointment of the county's first fire marshal, the Board of Commissioners passed a new resolution in 1979 which changed the makeup of the five-person commission to include the fire marshal; however, the responsibilities remained the same. Since that time the Fire Commission ceased to be an active organization as the liaison responsibilities were assumed by the fire marshal and the fire department rating responsibilities were assumed by the North Carolina Department of Insurance. As a result of the commission's inactivity, all of the member's terms subsequently expired.

The commission was briefly reactivated in 1988 to serve as a liaison between the Board and the Fire Departments for the purpose of mutually working out new boundary lines as fire districts were expanded from four-mile tax districts to five miles. Since that time, fire tax districts have expanded to six miles, service districts created, and insurance ratings improved without dispute and without the assistance of the Commission.

The duties performed by the fire marshal and NCDOI fulfill N.C.G.S 153A-233 which empowers the Board of County Commissioners to establish, organize, equip, support and maintain a fire department or provide financial assistance to incorporated fire departments and to establish fire district boundaries. This was the original intent for the formation of the Fire Commission. The newly formed Fire Service Advisory Council recently approved by the Board will also be an important part of ensuring the requirements of G.S. 153A-233 are met, and our citizens receive the best possible fire protection.

I am therefore recommending that the Randolph County Fire Commission be dissolved at the expiration of its remaining 3 member's terms on 01/01/2017. Your consideration of this matter is greatly appreciated.



RANDOLPH COUNTY

BOARD OF COMMISSIONERS

Kenny Kidd, District 1
Darrell Frye, District 2
David Allen, District 3
Stan Haywood, District 4
Maxton McDowell, District 5

Randolph County Office Building ■ 725 McDowell Road
Asheboro, North Carolina 27205 ■ Telephone 336-318-6300

RESOLUTION DISSOLVING THE RANDOLPH COUNTY FIRE COMMISSION

WHEREAS, North Carolina General Statute §153A-233 authorizes a county to establish, organize, equip, support and maintain fire-fighting and prevention services within the county; and

WHEREAS, North Carolina General Statute §69-25.7 allows a county to create a fire protection commission to assist in the administration of said services; and

WHEREAS, the County created the Randolph County Fire Commission in 1975 to serve as a liaison between the Randolph County Board of Commissioners and the fire departments in the county in order to ensure that fire departments were meeting minimum standards as set forth by the North Carolina Insurance Rating Bureau, to inspect fire departments annually, to settle fire department boundary disputes, and to review fire departments' annual budgets; and

WHEREAS, since that time, the Randolph County Fire Commission has ceased to be an active organization as its liaison responsibilities were assumed by the Randolph County Fire Marshal and its fire department rating responsibilities were assumed by the North Carolina Department of Insurance; and

WHEREAS, the terms of all appointments to the Randolph County Fire Commission have now expired.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Randolph County, this 5th day of December 2016, that the Randolph County Fire Commission is hereby dissolved.

This the 5th day of December 2016.

Chairman
Randolph County Board of Commissioners

ATTEST:

Amanda W. Varner, Clerk
Randolph County Board of Commissioners

Varner, Amanda W.

Subject: FW: Agenda preparation

From: Peeler, Bob [<mailto:bpeeler@wm.com>]

Sent: Friday, November 18, 2016 10:35 AM

To: Varner, Amanda W.

Cc: Thomas, Greg; Essick, Randall

Subject: Re: Agenda preparation

Amanda,

Waste Management would like to update the Commissioners on the potential opening date of the Great Oak Landfill and share with the Commissioners a presentation on the activities being conducted at the site.

We will have a PowerPoint presentation. Greg Thomas (WM District Manager) and I will be presenting on behalf of Waste Management.

Regards,

Bob Peeler
Waste Management
Senior Manager,
Community Relations

Great Oak Landfill Update

December 5, 2015
Bob Peeler/Greg Thomas



Entrance Sign



Entry View of Scales, Scalehouse



Scale House



Installation of Scales



Road Building



Concrete Roads



Installation of Bridge



Liner



Liner



Overview of First Cell Lined



First Cell - Lined/Covered



Leachate Tank



Maintenance Facility



Water Truck



Bulldozer



Great Oak Landfill Site Specifics

- Total site - 666.40 acres
- Landfill footprint - 190.1 acres
- Gross cubic yards - 37,801,000
- Total life of site - 50+ years
- Annual permit tonnage - 572,000 tons
- Service Area - North Carolina only



Local Contractors/Vendors

- The Wooten Company
- Terry's Plumbing
- Triad Heating & Air
- Trollinger Construction
- SE Trogdon & Sons Inc.
- Ink 'n Stitches
- Charles Morgan Surveying, PLLC
- Waugh Asphalt Inc.
- Jerry McDowell Construction
- Chandler Concrete



Local Contractors/Vendors

- AAA Portable Toilets
- Don Pritchard Trucking & Grading
- Charles Cannon Masonry
- Asheboro Ready Mix
- Brian Robbins Concrete
- Tyler Hall Construction
- K & M Electric
- Hollingsworth Painting
- L & M Floorcovering
- Otho's Pest Management



Local Contractors/Vendors

- Overall Girls Cleaning
- Quality Blind & Awning
- Asheboro Well Company
- Talbert Building Supply
- Carolina Supply, Inc.
- Smith Glass
- Burroughs Plumbing
- Lowes's Companies, Inc.
- Martin Marietta
- Something Different





Randolph County

Office of the County Manager
725 McDowell Road
Asheboro, North Carolina 27205
www.randolphcountync.gov

To: Board of County Commissioners
From: Hal Johnson
Subject: Consider Offer to Purchase Walker Ave. Building/Adopt Resolution
Authorizing Sale/Approve Related Budget Amendment
Date: November 18, 2016

This is a follow up to the presentation by Victoria Whitt, Executive Director of Sandhills Center, West End, N.C., to the Board of County Commissioners on October 3, 2016, concerning the desire of the Sandhills Center to locate a Facility Based Crisis Center at its current location of 110 West Walker Avenue, Asheboro, N.C.

On November 10, 2016, the Sandhills Center Board of Directors unanimously agreed to purchase the 110 West Walker Avenue, Asheboro, N.C., county-owned building, PIN# 7750773424, at a price of \$1,500,000. On November 14, 2016, a letter was issued to Randolph County by the Sandhills Center with an offer to purchase said building (included). Current Tax Evaluation on this building is \$1,986,395. Building consultants for Sandhills have estimated building upgrades in excess of \$500,000 will be necessary to meet requirements for a Facility Based Crisis Center.

Purchase of the building by Sandhills would allow a Facility Based Crisis Center to be operated by Daymark Gateway Service, whose goal is to provide an alternative to hospitalization for adults experiencing a behavioral health crisis. These services are provided 24 hours per day, seven days per week in a non-medical residential facility setting. It would offer short-term services, most often four to seven days, which may include stabilization, assessment and evaluation of mental health needs, medical management, and engagement of

family or others to support the individual, as appropriate.

Sandhills and Daymark Service have been offering behavioral health crisis services at this location from 8:00 am to 5:00 pm, Monday through Friday, for the past 18 years. There are currently 30 employees at this site. With the establishment of a Facility Based Crisis Center there would be 40 additional employees located at this facility.

If the Board agrees to this offer you will need to adopt a Resolution Authorizing the Sale of the West Walker Avenue Property and approved the related budget amendment.

For future consideration during the budget process, the Sandhills Center Board of Directors have also requested that the Board of County Commissioners consider an increase in the Randolph County general funding which would restore to the level prior to December 2015, of \$844,000. This added annual funding would be in support and recognition of the increased services to be provided to the community.

Should the Board of County Commissioners approve to sell this property, it will be necessary to find a temporary location for the Cooperative Extension Service. This issue will be reviewed under separate memo and agenda topic.



SANDHILLS CENTER

Managing Mental Health, Intellectual/Developmental Disabilities and Substance Abuse Services
910-673-9111 (FAX) 910-673-6202 www.sandhillscenter.org Victoria Whitt, CEO

November 14, 2016

Hal Johnson
Randolph County Manager
725 McDowell Road
Asheboro, NC 27205

Dear Hal,

The Sandhills Center Board of Directors met on November 10, 2016. The Board discussed progress on the development of the Facility Based Crisis Services initiative. Commissioner Ussery, Commissioner Cashion, Mazie Fleetwood, and I provided them with an update on our November 8th meeting with Commissioner Frye, Commissioner Allen, Randolph Finance Director, Will Massey and you.

After consideration and discussion, the Sandhills Center Board of Directors, unanimously approved that:

- Sandhills Center agrees to purchase the 110 West Walker Street, Asheboro, NC property at the price of \$1,500,000. This is the amount offered by the Sandhills Center delegation at the November 8th meeting; and
- Sandhills Center request that the Randolph County Commissioners, as discussed at the November 8th meeting, consider an increase in the Randolph County General funding, restoring the funding to \$844,000, the level prior to December 2015, in recognition of the increased services to be provided to the community.

As we have agreed, it is imperative that we move this project along to address the community need for these critical behavioral health crisis services. Sandhills Center would appreciate a final decision from the Randolph County Commissioners at their December 5, 2016.

Thank you and the Randolph County Commissioners for your support of Sandhills Center and your efforts in expanding behavioral health services in our community.

Sincerely,

Victoria

Victoria Whitt
Sandhills Center
CEO

cc: Thad Ussery, Chairperson of Sandhills Center Board of Directors

P.O. Box 9, West End, NC 27376
24-Hour Access to Care Line: 800-256-2452
Serving Anson, Guilford, Harnett, Hoke, Lee, Montgomery,
Moore, Randolph & Richmond counties





Randolph County Tax Department

Tax Department User Guide

Property Summary

Data last updated on: **8/28/2016** Ownership current as of: **8/25/2016**

[Search Results](#) [New Search](#)

REID **0041170**

PIN # **7750773424 000**

Location Address

110 W WALKER AVE

Property Description

Lot # W WALKER AVE;N S CHURCH ST E

[Parcel](#) | [Buildings](#) | [Outbuildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)

Property Owner: RANDOLPH COUNTY	Owner's Mailing Address 725 MCDOWELL RD ASHEBORO NC 27205	Property Location Address 110 W WALKER AVE
Administrative Data	Transfer Information	Property Value
Old Map# 7750.00	Deed Date 10/23/1995	Total Appraised \$276,000
VCS 0556	Deed Book 001436	Land Value
Township ASHEBORO	Deed Page 00801	Total Appraised Building Value \$1,675,315
Planning Jurisdiction ASHEBORO	Revenue Stamps 0.00	Total Appraised Outbuilding Value
City ASHEBORO	Package Sale Date 10/23/1995	Total Appraised Value \$1,986,395
Fire District	Package Sale Price \$900,000	Elderly Exclusion
Spec District 1 ASHEBORO SCHOOL	Land Sale Date	Other Exemptions \$1,986,395
Spec District 2	Land Sale Price	Use Value Deferred
Land Class EXEMPT VALUE	Improvement Summary	Historic Value Deferred
History Parcel Number 1	Total Buildings 1	Total Deferred Value
History Parcel Number 2	Total Units 0	Total Assessed Value
Acreage 2.96	Total Heated Area 25,144	
Permit Date		
Permit #		



RANDOLPH COUNTY

BOARD OF COMMISSIONERS

Kenny Kidd, District 1
Darrell Frye, District 2
David Allen, District 3
Stan Haywood, District 4
Maxton McDowell, District 5

Randolph County Office Building ■ 725 McDowell Road
Asheboro, North Carolina 27205 ■ Telephone 336-318-6300

RESOLUTION AUTHORIZING THE SALE OF PROPERTY TO SANDHILLS CENTER

WHEREAS, the County of Randolph owns a parcel of real property obtained by Randolph County in deed recorded in Deed Book 1436, Page 801 of the Randolph County Registry and identified by parcel identification number 7750773424, hereinafter the “Property”; and

WHEREAS, North Carolina General Statute §160A-274(b) permits the County to, upon such terms and conditions as it deems wise, with or without consideration, sell to any other governmental unit any interest in real or personal property; and

WHEREAS, North Carolina General Statute §160A-274(a) defines a governmental unit as a city, county, school administrative unit, sanitary district, fire district, the State, or any other public district, authority, department, agency, board, commission, or institution.

WHEREAS, the Sandhills Center is a publicly funded local management entity-managed care organization responsible for the management and oversight of the public system of mental health, developmental disabilities, and substance abuse services at the community level pursuant to North Carolina General Statute §122C-115.4; and

WHEREAS, the County received an offer to purchase the Property for the amount of One Million Five Hundred Thousand Dollars (\$1,500,000.00) for the development of a facility-based crisis service initiative, said offer submitted by Sandhills Center; and

WHEREAS, the Property that is the subject of the offer is more particularly described as follows:

BEGINNING at a pk nail set in a concrete gutter at the Northeast corner of the intersection of the 60-foot wide right-of-way of West Walker Avenue with the 60-foot wide right-of-way of South Church Street in the City of Asheboro, said beginning point having the N.C. grid coordinates Y=707,279.56 and X=1,757,114.64 and running thence North 00 degrees 35 minutes 7 seconds West 247.83 feet to an iron pin, the Southwest corner of the Carolina Power and Light Company property; thence North 89 degrees 23 minutes 51 seconds East 265.96 feet to an iron pin, the Southeast corner of the Carolina Power and Light Company property; thence North 00 degrees 35 minutes 7 seconds West 271.29 feet to an iron pin in the Southern line of the 40-foot wide right-of-way of West Taft Street; thence along said right-of-way line South 86 degrees 13 minutes 7

seconds East 43.99 feet to an iron pin, John Flowers' Northwest corner; thence along the Flowers' line South 00 degrees 35 minutes 10 seconds East 125.52 feet to an iron pin; thence South 85 degrees 58 minutes 10 seconds East 102.04 feet to a point in the Western line of the right-of-way of High Point, Randleman, Asheboro and Southern railroad; thence along said right-of-way line South 1 degree 41 minutes 27 seconds East 203.29 feet to a point; thence along the chord of a curve bearing South 00 degrees 27 minutes 23 seconds East and having a radius of 4,125.00 feet and an arc distance of 177.727 feet to a concrete monument in the Northern line of the 60-foot wide right-of-way of West Walker Avenue; thence along said right-of-way line South 89 degrees 15 minutes 53 seconds West 415.06 feet to the point and place of the Beginning, containing 2.958 acres, more or less, according to a survey by Moore, Gardner and Associates, Inc. dated June, 1982.

WHEREAS, the Randolph County Board of Commissioners recognizes the desirability of a facility-based crisis services initiative to serve the mental health needs of its citizens.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Randolph County, this 5th day of December 2016, that, pursuant to N.C.G.S. §160A-274, the Board hereby approves the sale of the above-described Property to the Sandhills Center; and

BE IT FURTHER RESOLVED that the Board of Commissioners hereby authorizes County legal staff and management to prepare and the Chairman of the Board of Commissioners to execute such documents as may be necessary to effectuate the sale of the Property described above to the Sandhills Center.

This the 5th day of December 2016.

Chairman
Randolph County Board of Commissioners

ATTEST:

Amanda W. Varner, Clerk
Randolph County Board of Commissioners

Randolph County Administration



Memo

To: Randolph County Board of Commissioners

From: Will Massie, Assistant County Manager / Finance Officer

Date: 11/30/2016

Re: Budget Amendment – Sale of Walker Ave. Building to Sandhills Center

If the Board of County Commissioners authorizes the sale of the Walker Avenue building to Sandhills Center, there will be \$1.5 million available to reduce the current budgeted appropriation of fund balance.

Please make the following budget amendment to the General Fund:

2016-2017 Budget Ordinance

Budget amendment # _____

General Fund

Revenues	Increase	Decrease
Miscellaneous	\$1,500,000	
Appropriated Fund Balance		\$ 1,500,000
Appropriations	Increase	Decrease



Randolph County

Office of the County Manager
725 McDowell Road
Asheboro, North Carolina 27205
www.randolphcountync.gov

To: Board of County Commissioners
From: Hal Johnson
Subject: Purchase of Property for Agri-Business Center
Date: November 18, 2016

During this year's budget process, the County Tourism Development Authority voted to fund a feasibility study related to a future Randolph County Agricultural-Business Civic Center. On November 14, 2016, the Agri-Business Civic Center Planning Committee voted to recommend to the TDA Board that they approve Magellan Strategy Group, LLC, of Asheville, N.C., as the planning consultant for this facility. On November 16, the TDA Board finalized this recommendation and the feasibility study. The process, once started, is expected to be completed within 26 weeks.

A decision involving the location of an Agri-Business Civic Center is crucial for its long term impact on the agricultural community and the economy of Randolph County.

In October 2016, we became aware of a willingness of Klaussner Furniture Industries, Asheboro, N.C. to sell 104 acres PIN #7761912926 located north of Randolph Mall bordering Highway 64 (Dixie Drive) at a price of \$2,000,000 plus closing costs. This offer to sell was substantially below the 2016 assessed county tax evaluation of \$4,705,130.

This particular site brings with it very unique benefits due to its central location within the county and state and access to Interstates 73/74, the new Asheboro U.S. Hwy 64 by-pass loop, Highways 64/49 tourism corridor, to nearby hotels, restaurants, and other amenities. An Agri-Business Civic Center's central location with access to amenities would provide maximum economic stimulus to the

Randolph County agricultural community as well as other areas of economic development countywide.

Klaussner Furniture Industries had originally marketed this property as a major retail development location; however, the recession of 2008 ended those plans. As a result, Klaussner has been provided the County with the full studies and reports prepared at that time. These reports include:

- Preliminary Subsurface Exploration and Geotechnical Engineering Analysis
- Title Insurance Documents
- General Warranty Deed Documents
- Draft Traffic Study by Wilbur Smith Associates
- CAD file for Boundary and Topographic Survey
- Various Conceptual Site Development Drawings for large Retail Use

In addition to the studies provided by Klaussner, the City of Asheboro's Departments of Planning and Engineering have been very helpful in providing draft engineering drawings of possible road improvements and water/sewer infrastructure support. Based on the location of water/sewer infrastructure, the City of Asheboro provided CAD drawings of a possible site location of an Agri-Business Civic Center on this parcel. This could include office and meeting space, main arena/show areas, barns, and possibly a riding trail. There is also some outparcel space that could provide opportunity for hotel and retail shops if the County desired to sell.

The Facilities Committee has reviewed this opportunity to purchase land and has recommended that the purchase is consistent with the long term interest of Randolph County. On November 14, 2016, the Randolph County Agri-Business Civic Center Planning Committee reviewed this potential location and is recommending to the Board of County Commissioners that the County purchase this 104 acre site for future use.

County Finance Officer Will Massie has prepared the appropriate budget amendment and County Attorney Ben Morgan will prepare the necessary paperwork to enable the purchase.

Randolph County Parcel 104 Acre Tract

Legend

— Roads

FloodPlains

Zone

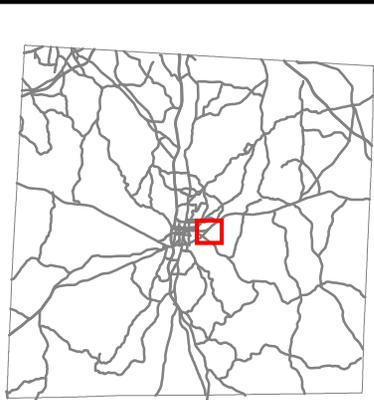
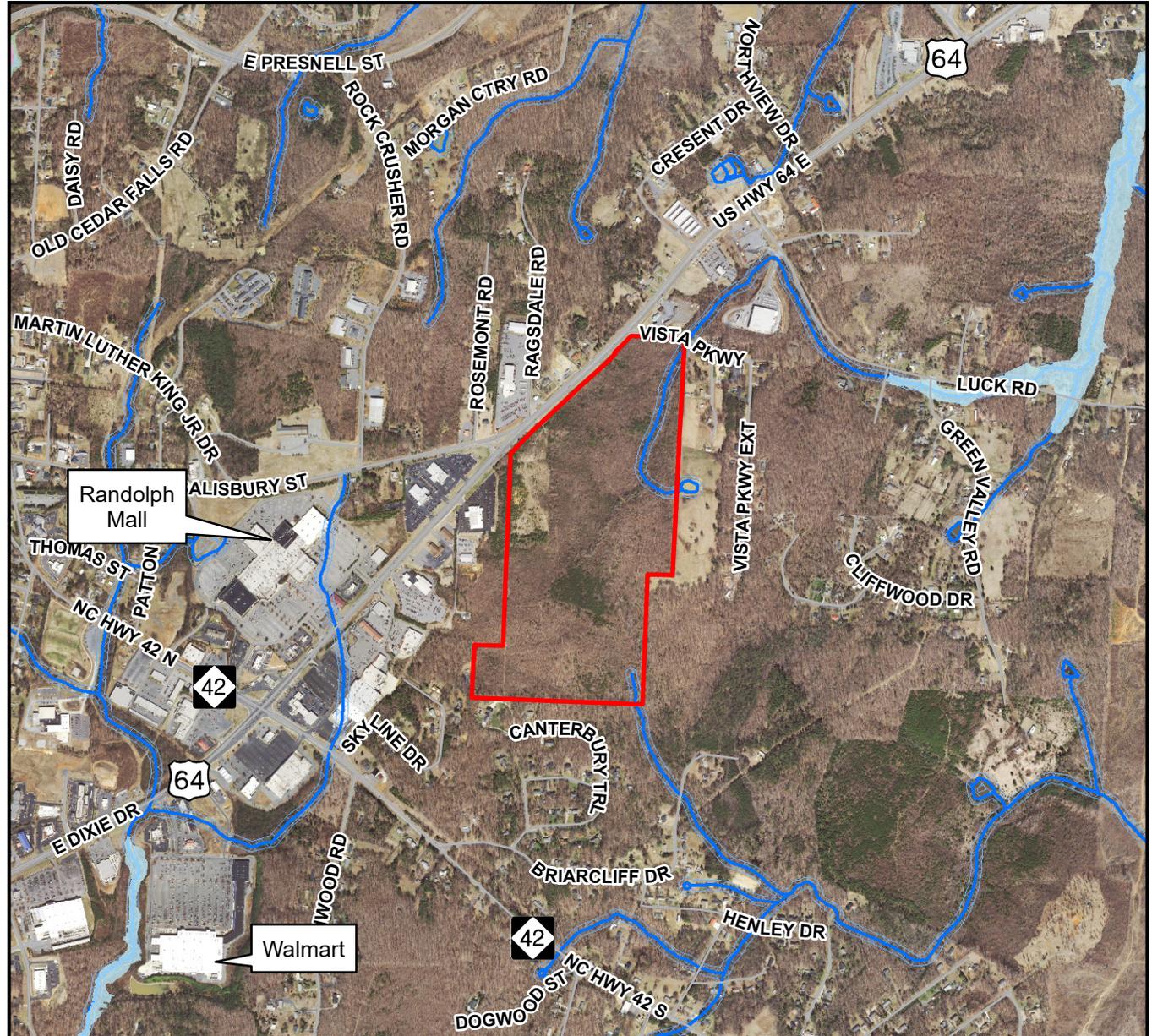
 Shaded X

 AEFW

 AE

 Streams

 50 ft. no-cut buffer

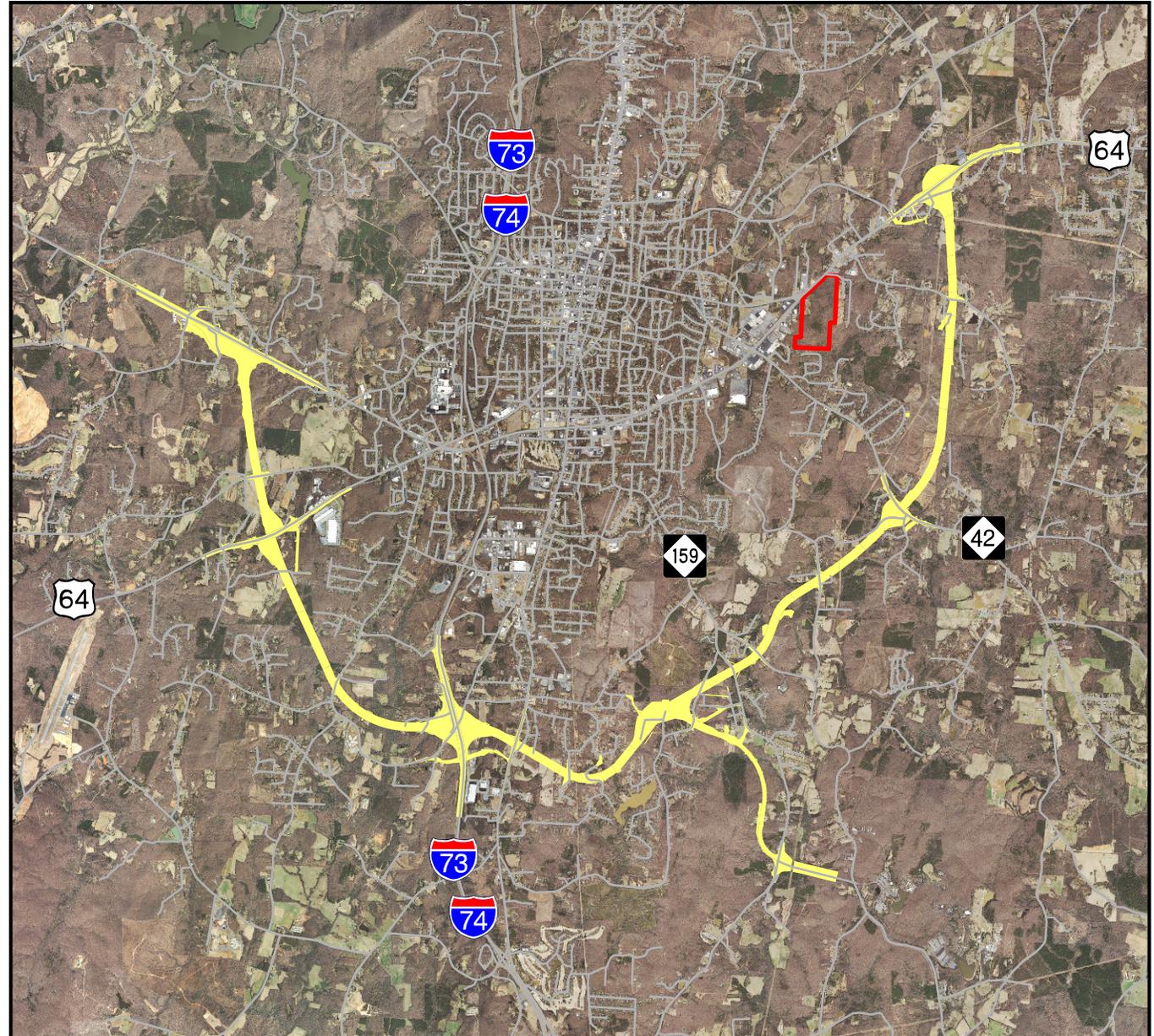


1 inch = 1,500 feet

Randolph County Parcel 104 Acre Tract

Legend

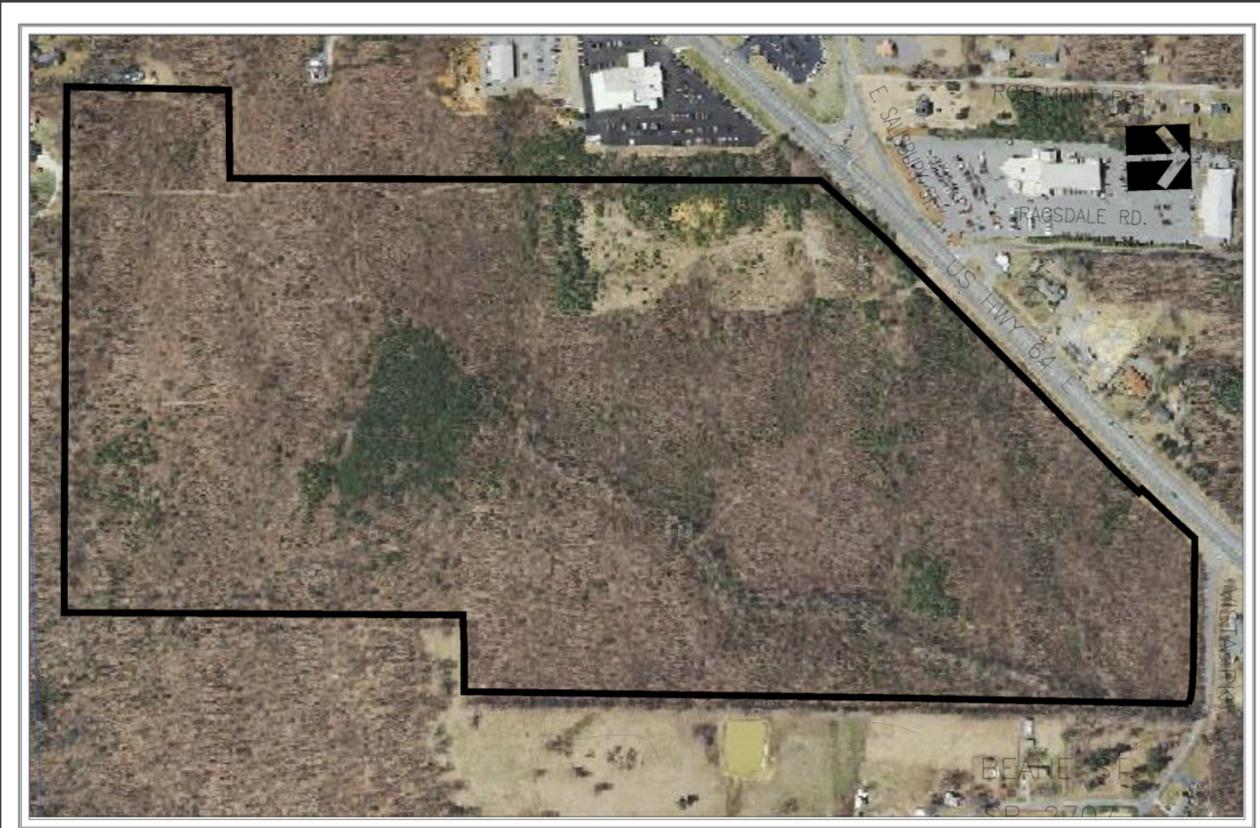
- Roads
- US Hwy 64 Bypass



1 inch = 7,500 feet

PROPOSED AG CENTER

Proposed Ag Center



- The proposed Ag site is located in the City of Asheboro along the south side of US Hwy 64 just east of the intersection of US Hwy 64 E and E. Salisbury Street and contains ±104 Acres

Proposed Ag Center



- -The proposed parcel is big enough to accommodate a large event center, indoor show area/arena, outdoor riding arena, as well as having room for multiple barns and 2 miles of horseback riding/exercise trails along with the necessary parking.
- -Three (3) ±8 acre outparcels and one (1) ±4 acre outparcel can also be produced with an access road utilizing the additional developable land for retail and hotel businesses that may locate next to the proposed center. This also allows the County to recoup some of its initial investment

Proposed Ag Center



- The proposed parcel is big enough to accommodate a large event center, indoor show area/arena, outdoor riding arena, as well as having room for multiple barns and 2 miles of riding/exercise trails. Three (3) ± 8 acre outparcels and one (1) ± 4 acre outparcel can also be produced with an access road utilizing the unneeded developable land.

Randolph County Administration



Memo

To: Randolph County Board of Commissioners

From: Will Massie, Assistant County Manager / Finance Officer

Date: 11/30/2016

Re: Budget Amendment – Purchase of Highway 64 Property

If the Board of County Commissioners authorizes the purchase of the Highway 64 property for the future Agricultural Center, the County can finance it through an appropriation of fund balance. A budget amendment is needed to cover the acquisition cost and related expenses.

Please make the following budget amendment to the General Fund:

2016-2017 Budget Ordinance

Budget amendment # _____

General Fund

Revenues	Increase	Decrease
Appropriated Fund Balance	\$ 2,050,000	
Appropriations	Increase	Decrease
Public Buildings	\$2,050,000	



RANDOLPH COUNTY

BOARD OF COMMISSIONERS

Kenny Kidd, District 1
Darrell Frye, District 2
David Allen, District 3
Stan Haywood, District 4
Maxton McDowell, District 5

Randolph County Office Building ■ 725 McDowell Road
Asheboro, North Carolina 27205 ■ Telephone 336-318-6300

RESOLUTION IN SUPPORT OF THE PETTY'S GARAGE PROJECT

WHEREAS, Section 158-7.1 of the North Carolina General Statutes authorizes a county to undertake an economic development project by extending assistance to a company in order to cause the company to locate or expand its operations within the county; and

WHEREAS, Richard Petty and his family of companies have been part of Randolph County's business community for many decades operating a portfolio of companies that included Richard Petty Motorsports, Richard Petty Driving Experience, and the Richard Petty Museum.

WHEREAS, in 2009, Petty's Garage, LLC was founded to build upon the Petty legacy of quality and excellence in performance vehicles focusing on custom restoration and modification of automobiles, both classic and OEM after market; also producing custom designed and manufactured high performance automotive parts.

WHEREAS, Petty's Garage has stated its commitment to invest \$2,415,000 to renovate and equip existing buildings at the home site of Petty Enterprises located in the Level Cross Community in Randolph County and to create 17 new jobs within two years; and

WHEREAS, in order to assist the company with the cost of renovation and repairs to existing facilities in order to expand the manufacturing of automotive parts and provide increased capacity for custom restoration and modification of automobiles, both classic and OEM after market, the company has asked the County to seek and administer a Building Reuse Grant from the Department of Commerce (hereinafter, the "Grant"); and

WHEREAS, the company's future plans are to bring engine building that is currently outsourced back to the garage and to establish a classic car dealership to market and provide opportunities for their loyal and growing customer base, and

WHEREAS, said Grant requires a 5% local match from the local government making application; and

WHEREAS, the amount of the Grant that the company is eligible for is \$170,000, requiring a local match of \$8,500; and

WHEREAS, the deadline for application for said Grant was November 4, 2016; and

WHEREAS, at its November 7, 2016, meeting the Randolph County Board of Commissioners, in order to preserve its ability to do so, authorized the submission of the application for the Grant and set a public hearing on the matter; and

WHEREAS, the County has held a public hearing on the acceptance of said Grant and the provision of the required local match; and

WHEREAS, this economic development project will stimulate the local economy, promote business in the County, result in the renovation and upgrades to some of the older facilities in order to increase production capacity, and create a number of new jobs in the County; and

WHEREAS, the County has in its General Fund available revenues sufficient to fund this economic development project;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Randolph County, this 5th day of December 2016, as follows:

1. The County of Randolph is authorized to accept the \$170,000 Building Reuse Grant from the Department of Commerce, if awarded, to assist Petty's Garage with the cost of renovation and repairs to existing facilities located at their operation in Level Cross; and
2. The County Manager is authorized to execute whatever documents may be necessary to facilitate the acceptance of the Grant; and
3. The County of Randolph is authorized to expend funds up to Eight Thousand Five Hundred Dollars (\$8,500.00), the required local match of the Grant, if awarded.

This the 5th day of December 2016.

Chairman
Randolph County Board of Commissioners

ATTEST:

Amanda Varner, Clerk
Randolph County Board of Commissioners

PROJECT: Petty's Garage LLC
DATE: December 5, 2016
CONTACT: Rebecca Moffitt, Petty Family Foundation
Russell Stellfox, CEO, Petty's Garage
Investment: \$2,415,000
JOBS: 17
AVERAGE WAGE: \$46,020
TIMETABLE: Construction to begin in the first quarter of 2017
REQUEST: Building Reuse Grant match of \$8,500

Richard Petty and his family of companies have been part of Randolph County's business community for many decades (since 1949). Over the years, they have operated a portfolio of companies that included Richard Petty Motorsports and the Richard Petty Museum. The motorsports operation has been located in Mooresville since 2008.

In 2009, Petty's Garage LLC was founded to build upon the Petty legacy of quality and excellence in performance vehicles. Petty's Garage is located in Level Cross at the home site of Petty Enterprises. The company focuses on custom restoration and modification of automobiles; both classic and OEM after market. Petty's Garage also produces custom designed and manufactured high performance automotive parts.

Petty's Garage is expanding and they are pursuing new opportunities. They are considering a project that will expand the size and scope of their business, add jobs and economic growth. The project will continue to build a tradition of performance and become a destination point for history and performance enthusiasts. Petty's Garage will create a legacy that will last long into the future.

Petty's Garage is seeking a Building Reuse Grant to assist with the cost of renovation and repairs to existing facilities located at their operation in Level Cross. This is a state funded program that Randolph County has used very successfully over the last few years to assist private companies to locate in vacant buildings. The grant can also assist companies with occupied buildings in support of new job creation. Grant funds are available on a per job basis and companies must commit to new job creation within 18 months. The grant pays up to 50% of eligible costs to repair or renovate an eligible building and is structured as a deferred

forgivable loan made to a unit of government and re-loaned to the company. The loan is forgiven if the company meets the job creation requirements. The funds must be matched by the private sector client. If approved the grant would be made to Randolph County and requires a 5% match. The grant funds must be repaid if the job creation commitment is not met.

There are 7 buildings on the site and they range in age from 1952 to 1999, totaling more than 65,000 square feet. The project would create 17 new full time jobs and result in new capital investment of \$2,415,000 within two years. The company currently employs 33 at Petty's Garage and the Richard Petty Museum in Level Cross. Grant funds would be used for repair and replacement of roofs and HVAC systems in five of the buildings.

The project will expand the manufacturing of automotive parts, and provide increased capacity for custom restoration and modification of the classic and OEM aftermarket automotive business. The company already has a 6-8 month waiting period despite doubling their production area. The company designs, develops and produces its own automotive parts for use and sale. The company's future plans are to bring engine building that is currently outsourced back to the garage and to establish a classic car dealership to market and provide opportunities for their loyal and growing customer base.

We request that Randolph County approve the resolution and agree to accept the Building Reuse Grant if awarded on behalf of Petty's Garage, authorize the county manager to sign grant documents, to contribute a 5% grant match of \$8,500, and to administer the grant. The Rural Infrastructure Authority meets on December 15, 2016 to consider this application.

Petty's Garage is a success story from one of our county's most iconic leaders and companies. Over the years, they have consistently grown their business by providing quality product and customer service. None of the Petty companies has ever requested incentives. However, this is an opportunity to assist one of our best known companies and allow them to grow faster to meet their customer demand. Thank you for your consideration.



RANDOLPH COUNTY

BOARD OF COMMISSIONERS

Randolph County Office Building ■ 725 McDowell Road
Asheboro, North Carolina 27205 ■ Telephone 336-318-6300

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This the 5th day of December 2016.

Chairman
Randolph County Board of Commissioners

ATTEST:

Amanda Varner, Clerk
Randolph County Board of Commissioners

Randolph County Board of Commissioners

Greensboro Randolph Megasite Update

December 5, 2016

Significant progress has been made over the last year on the Greensboro Randolph Megasite project. Key milestones include property acquisition, zoning, and certification. Work continues on infrastructure planning and marketing is the primary current focus.

Infrastructure Planning

- City of Greensboro is 95% complete with the engineering and design project to extend water & sewer. Right of way and permitting are the next steps. They have applied for a Golden Leaf Foundation grant to assist with the cost of construction of the utility lines.
- Duke Energy is nearing the conclusion of the siting project to determine the optimum corridor for extension of transmission level power service. Two public information meetings have been held and 168 comments received from the public. The corridor selection has followed the guidelines and protocol established by the NC Utilities Commission. The corridor will likely be selected by the end of the first quarter of 2017.
- Highway transportation planning is underway to evaluate US 421 for potential roadway improvements including the construction of a new interchange. The process is funded by the Greensboro Randolph Megasite Foundation and follows NCDOT guidelines and review. The first phase of the design project is expected to be complete in the spring of 2017.

Marketing

- The marketing team includes Randolph County EDC, Greensboro Chamber, NC Railroad, Duke Energy and the Economic Development Partnership of NC.
- We are working with a professional marketing firm to assist with high quality marketing collateral, website improvements, and a video showcasing the site and community.
- The video features Richard Petty with a welcoming message about Randolph County and a closing message. Other features include the workforce, location, education, and quality of life along with the site location and assets.
- The EDPNC is launching a revamped website featuring the state's sites and buildings and plan a focused section highlighting the state's megasites.
- Primary Target sectors include automotive, aerospace and aviation, and major advanced manufacturing.
- Aggressive outreach to site consultants, allies, and company leaders has begun. A robust travel schedule includes NY, Los Angeles, Dallas, Atlanta, Greenville SC, Chicago and Washington DC.

International travel includes Asia and Europe. Team members have already traveled to Dallas, Atlanta and Japan. Goals are to introduce the site and our community and highlight our competitive advantages to the consultants who advise companies as well as the multipliers and allies such as utilities, rail providers, architects and engineering firms and large contractors. Our plan includes visits with corporate decision makers at their North American headquarters.

- NC consistently ranks as a top state for business by Site Selection Magazine, Forbes, Chief Executive magazine, CNBC and the Tax Foundation. We have a great site and a great state. So far, the people we've met with are excited about the site and about the partnership that made it a reality.

PROJECT: Blue Angel
DATE: December 5, 2016
PROJECT INVESTMENT: \$14,650,000 including building renovation and equipment purchase
JOBS: 17
AVERAGE WAGE: \$28,059
TIMETABLE: Construction to begin in the first quarter of 2017
REQUEST: Authorize submission of a Building Reuse Grant pre-application and schedule two public hearings at January 3 meeting to:

- Consider submission of NC Commerce Building Reuse Grant with \$3,750 match requirement; and
- Consider partnering with the Town of Liberty on submission of a CDBG grant application for a water line extension and committing \$265,000 toward the project.

An agribusiness south of Liberty is considering an expansion project which includes the rehabilitation of a vacant building and extension of a water line to serve the site. The total anticipated company investment in the project is \$14,650,000 including the complete renovation of a vacant building at an estimated cost of \$2,050,000 and installation of new equipment at an estimated \$12,600,000. The building, which is owned by the company, has been vacant for approximately four years and is eligible for a Building Reuse Grant from NC Commerce. Based on job creation, the company is eligible for a Building Reuse Grant of up to \$75,000 to assist with the cost of renovations. The program has a 5% local government match requirement, so the County would need to commit to \$3,750 in matching funds when authorizing the grant application, since the project site lies in an unincorporated area of the county.

In addition to the Building Reuse Grant, the project company requires extension of public water to meet increased water demand associated with the expansion. The project site is approximately 4,300 linear feet from the end of an existing 12" water main owned by the Town of Liberty. The company projects weekly water usage to be 175,000 gallons, or approximately 35,000 GPD for a five-day work week. Liberty has adequate water capacity to serve this need. According to pricing estimates obtained by Town Manager Roy Lynch, installation of a 12" line to serve the site will cost as much as \$800,000. The NC Department of Commerce has proposed incentives of up to \$400,000 in CDBG funding for the water line extension, leaving a funding gap of \$400,000. The project site is outside of the Town of Liberty and annexation is not an option. The EDC requests that Randolph County consider partnering with the Town of Liberty by contributing up to \$265,000, or approximately two-thirds, of the funding to close the gap. Based on new tax revenue generated by the project, the EDC estimates a payback period of four years for an investment of \$265,000. The Town of Liberty has agreed to consider participating with a \$135,000 investment based on projected return on investment from water sales.

Project Blue Angel is competitive with sites in at least two other states.

The EDC believes that Project Blue Angel is a good economic development project for Randolph County and the Town of Liberty. The project will generate additional tax revenue for the County, result in the creation of 17 new jobs, and enhance the developability of additional land south of Liberty by providing access to public water in a growth corridor. The project company also anticipates that the expansion

project will generate additional related agribusiness development within a fifty-mile radius of the project site.

The EDC requests that Randolph County authorize submission of a Building Reuse Grant pre-application and schedule two public hearings related to Project Blue Angel at its January 3 meeting. The first public hearing would formally consider submission of a Building Reuse Grant and the required \$3,750 local match commitment. The second public hearing would formally consider partnering with the Town of Liberty on a CDBG grant application to facilitate extension of a 12" water line along with a \$265,000 funding commitment from Randolph County contingent on the Town Liberty's commitment of \$135,000 toward the project cost.

PROJECT: Gary J. Younts Machine Co., Inc.
DATE: December 5, 2016
CONTACT: Gary Younts, President
PROJECT COST: \$4,000,000
JOBS: 15 new jobs over 18 months
TIMETABLE: Construction to begin in the first quarter of 2017
REQUEST: Schedule public hearing on January 3 to consider supporting a City of Trinity infrastructure grant application by providing an equal share of a grant match requirement.

Gary J. Younts Machine Co., Inc. is out of space at its current location at 4786 Turnpike Court in Trinity and has purchased a vacant 8.68 acre parcel at the intersection of Turnpike Road and Turnpike Court in Trinity for future expansion. The company plans to construct four 15,000 square foot freestanding buildings on the property in order to relocate from the current 9,400 square foot building. The estimated cost of the construction project is \$4,000,000. At this point, no additional investment in equipment is anticipated. The expansion site does not currently have access to public sewer, and Younts Machine would like to connect to the City of Trinity's sewer system. The City of Trinity estimates the cost of extending sewer to the site at \$490,000 which includes installation of a public pump station. While Trinity is Mr. Younts' preferred expansion location, this project is competitive with a neighboring county on property also already owned by Mr. Younts.

Younts Machine has been in business since 1987 and in the current facility since 1993. The company is a machine shop with a seasoned workforce of 14 fulltime employees and an established customer base. The company does not have adequate property for an expansion at the current facility which is now at maximum production capacity. There are now sufficient inquiries from current and prospective customers to warrant an expansion, and Younts Machine is committed to creating at least 15 new fulltime jobs over an 18-month period.

The NC Commerce Department will review the Younts Machine project November 29 at its weekly funders meeting for the purpose of recommending one or more State funding programs to pursue. Grant program eligibility and any local match requirements are contingent on this guidance from Commerce, which will be shared at the December 5 meeting of the County Commissioners. The City of Trinity has scheduled a public hearing at their December 14 meeting to consider authorizing submission of a grant application and participating with Randolph County in an equal share of any local government match which may be required by one or more grant applications submitted by the City of Trinity.

The EDC requests that the Randolph County also consider formal support for the Younts Machine project by scheduling a public hearing at the January 3 meeting. The public hearing will be for the purpose of considering sharing with the County in an equal portion of any local government match requirements. A public hearing was initially scheduled for the December meeting, but was postponed in order to gather final details required for a funding review by NC Commerce.

For illustrative purposes, the Utility Account would provide the greatest potential grant funding, and also carry the greatest match requirement at 25%. In this scenario a grant of \$392,000 would require a

\$98,000 local match which would be split evenly at \$49,000. Based on estimated additional tax revenue, a County investment of \$49,000 would have a payback period of two years and two months.

The EDC requests that Randolph County schedule a public hearing for the January 3 meeting to consider partnering equally with the City of Trinity for a grant match to support extension of sewer to Younts Machine.



RANDOLPH COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
204 East Academy Street • Post Office Box 771
Asheboro, North Carolina 27204-0771
Telephone: (336) 318-6555 • Fax: (336) 318-6550

December 5, 2016

TO: Board of Commissioners

FROM: Jay Dale, Planning Director *J.D.*

SUBJECT: Request for Property Rezoning - **PUBLIC HEARING**

The following request for property rezoning are scheduled for Public Hearing at 7:00 p.m.:

- A. **EDDIE MORAN**, Franklinville, North Carolina, is requesting that 2 acres (out of 8.23 acres) located on the corner of I-74 and Old Courthouse Road, Back Creek Township, be rezoned from RA to HC-CD. Tax ID# 7744989448. Secondary Growth Area. Back Creek Lake Watershed. The proposed Conditional District would specifically allow the construction of a proposed 30' x 75' building to be used for an automotive repair and inspection shop as per site plan.

Planning Board Recommendation:

The Planning Board reviewed this request at public meeting on November 15, 2016, and unanimously recommended that this request be **approved** as consistent with the 2009 Growth Management Plan.

The Planning Board found the following policies within the 2009 Growth Management Plan that support determination of consistency with the adopted plan with this recommendation are:

Policy 4.1 Provide for sites in Randolph County jurisdiction where rural commercial activity can locate; with the goal of increasing economic activity, job create, and provision of services to the rural community.

Policy 4.3 Individual Rural Business or Highway Commercial rezoning decisions will depend upon the scale of the proposed development as it relates to the specific site and location weighed against impacts to adjoining rural land uses.

Policy 4.6 Compatible land uses such as rural neighborhood retail and service establishments located close to general residential areas should be considered during the rezoning process with the general goal of reducing automobile travel distances and promoting better livability in the community.

- B. **ACE AVANT REAL PROPERTY COMPANY, LLC**, Archdale, North Carolina, is requesting that 37.11 acres located on Racine Road, Providence Township, be rezoned from CVOE-CD to CVOE-CD and CVOM-CD. Tax ID#'s 7777767305 and 7777865194. Secondary Growth Area. Polecat Creek Watershed. The proposed Conditional Zoning Districts would specifically allow a 22-lot residential subdivision as per site plan. Proposed lots 1-17 (entrance at the end of Surrie Trail) for manufactured housing and proposed lots 18-22 (fronting along Racine Road) for site-built homes with a minimum lot size of 1,500 sq.ft.

Planning Board Recommendation:

The Planning Board reviewed this request at public meeting on November 15, 2016, and unanimously recommended that this request be **denied** as not consistent with the 2009 Growth Management Plan.

The Planning Board found the following policies within the 2009 Growth Management Plan that support determination of consistency with the adopted plan with this recommendation are:

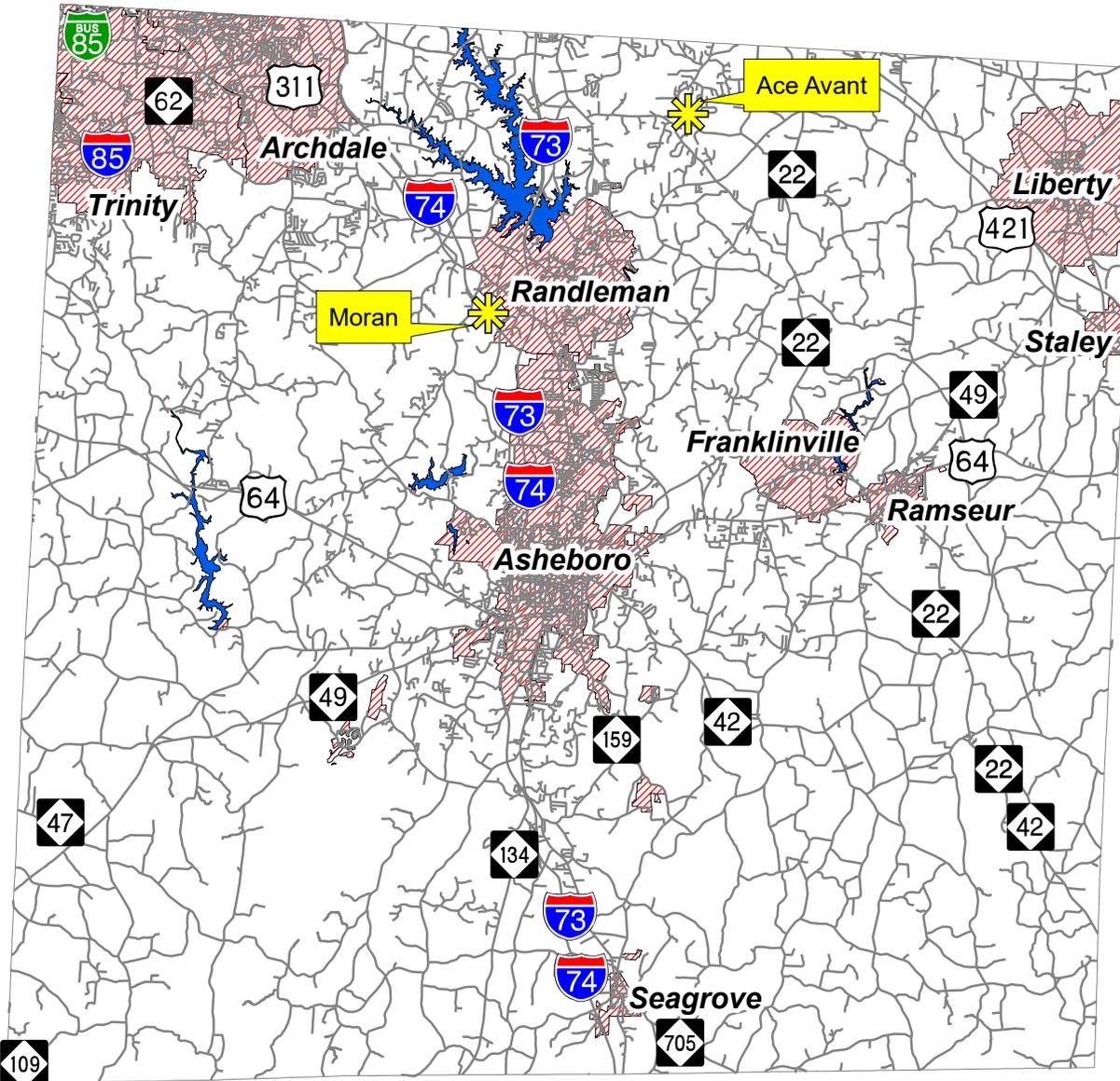
Policy 6.5 The protection of viable rural neighborhoods should be encouraged by compatible residential development to insure the continued existence as a major housing source and as a reflection of the long-term quality of life in Randolph County.

Policy 6.13 Conventional residential subdivisions are anticipated of similar housing characteristics to the community.

Attachments

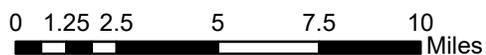
JD/jw

December Request Location Map



Legend

- Roads
- Reservoirs
- County line
- ▨ Municipal Zoning





COUNTY OF RANDOLPH
 Department of Planning & Zoning
 204 E Academy St - PO Box 771 - Asheboro NC 27204-0771

APPLICATION FOR ZONING CHANGE

Applicant: MORAN, EDDIE
 Address: 3777 BETHANY CHURCH RD
 City, St. Zip: FRANKLINVILLE, NC 27248

Date: 10/06/2016
 Parcel #: 7744989448
 Application #: 2016-00001794

Owner: MORAN, EDWARD MICHAEL
 Address: 3777 BETHANY CHURCH RD
 City, St. Zip: FRANKLINVILLE, NC 27248

Contact Name: MORAN, EDDIE
 Contact Phone Number: 336 953-7037

LOCATION INFORMATION:

Address: 3756 OLD COURTHOUSE RD SOPHIA, NC 27350
 Township: 02 - BACK CREEK
 Acreage: 8.2300
 Deed Date: Yet to come

Subdivision: JUNIE H HILL
 Lot number: NEW A

ZONING INFORMATION:

Zoning District 1: RA-RESIDENTIAL AGRICULTURAL DISTRICT
 Zoning District 2:
 Zoning District 3:
 Growth Management Areas: SECONDARY GROWTH AREA
 Specialty District: N/A
 Watershed Name: BACK CREEK LAKE WATERSHED
 Class A Flood Plain On Prop?:
 Flood Plain Map #: 3710774400J

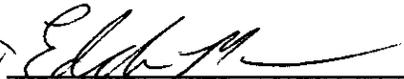
REQUESTED CHANGE:

Area To Be Rezoned: 2.0000
 Lot Size Indicator: ACRE(S)
 Proposed Zoning District: HC-CD-HIGHWAY COMMERCIAL CONDITIONAL DISTRICT
 Proposed Use(S): TO ALLOW AN AUTOMOTIVE REPAIR & INSPECTION SHOP IN A PROPOSED 30X75 BUILDING AS PER SITE PLAN
 Condition(S):

Total Permit Fee: \$100.00

Comments:

The undersigned owner/applicant do hereby make application for a PROPERTY ZONING CHANGE as allowed by the Randolph Couty Zoning Ordinance.



 Signature of Owner or Applicant

10-5-16

 Date



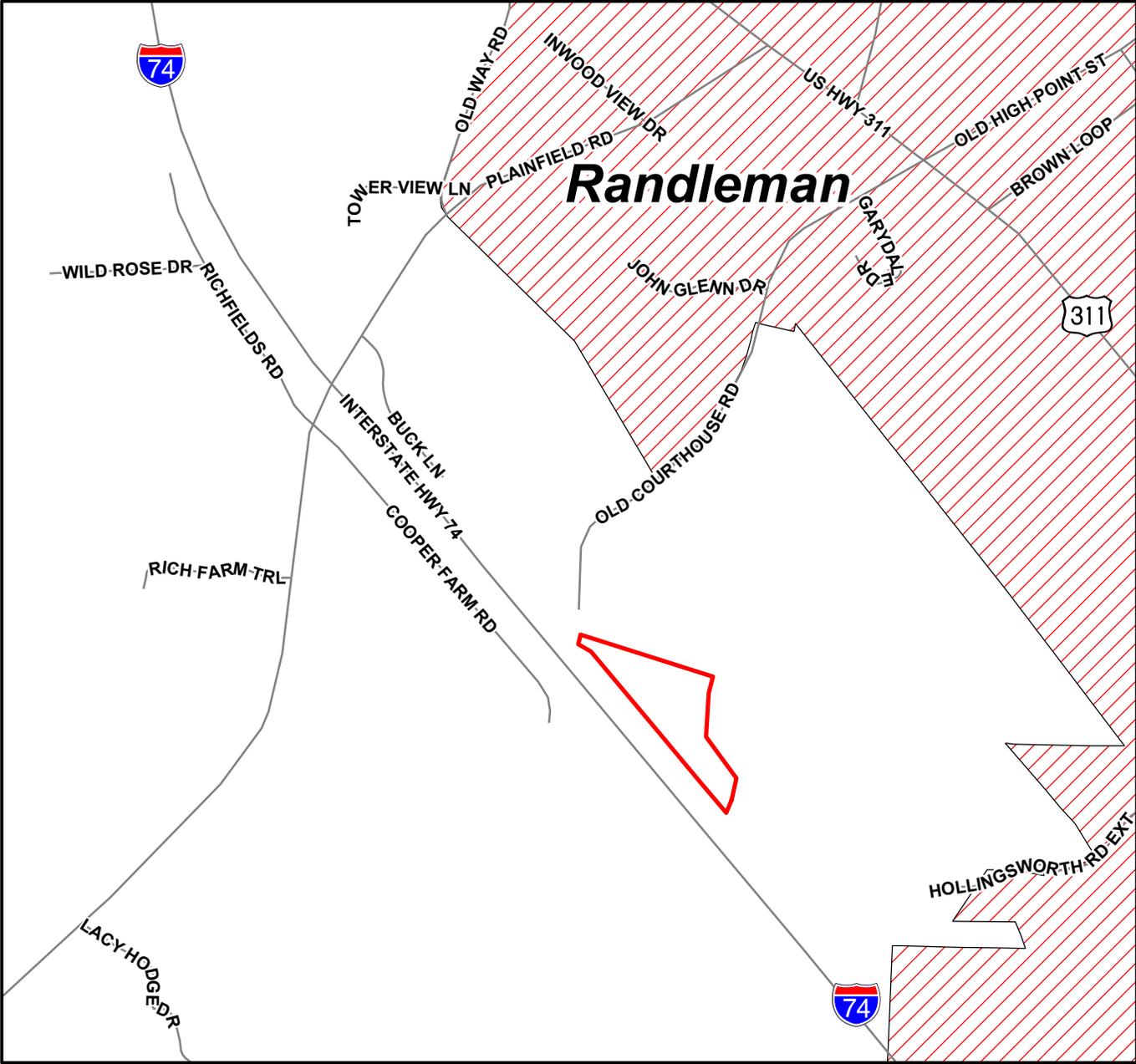
 Authorized County Official: JEFF YORK

10/6/16

 Date

- LOCAL TELEPHONE NUMBER -
 Asheboro: (336) 318-6565 - Archdale/Trinity: (336) 819-3565
<http://www.co.randolph.nc.us>

Moran Request Location Map



Directions to site: US Hwy 311 N -
(L) Old Courthouse Rd - Site on (L)
at end.

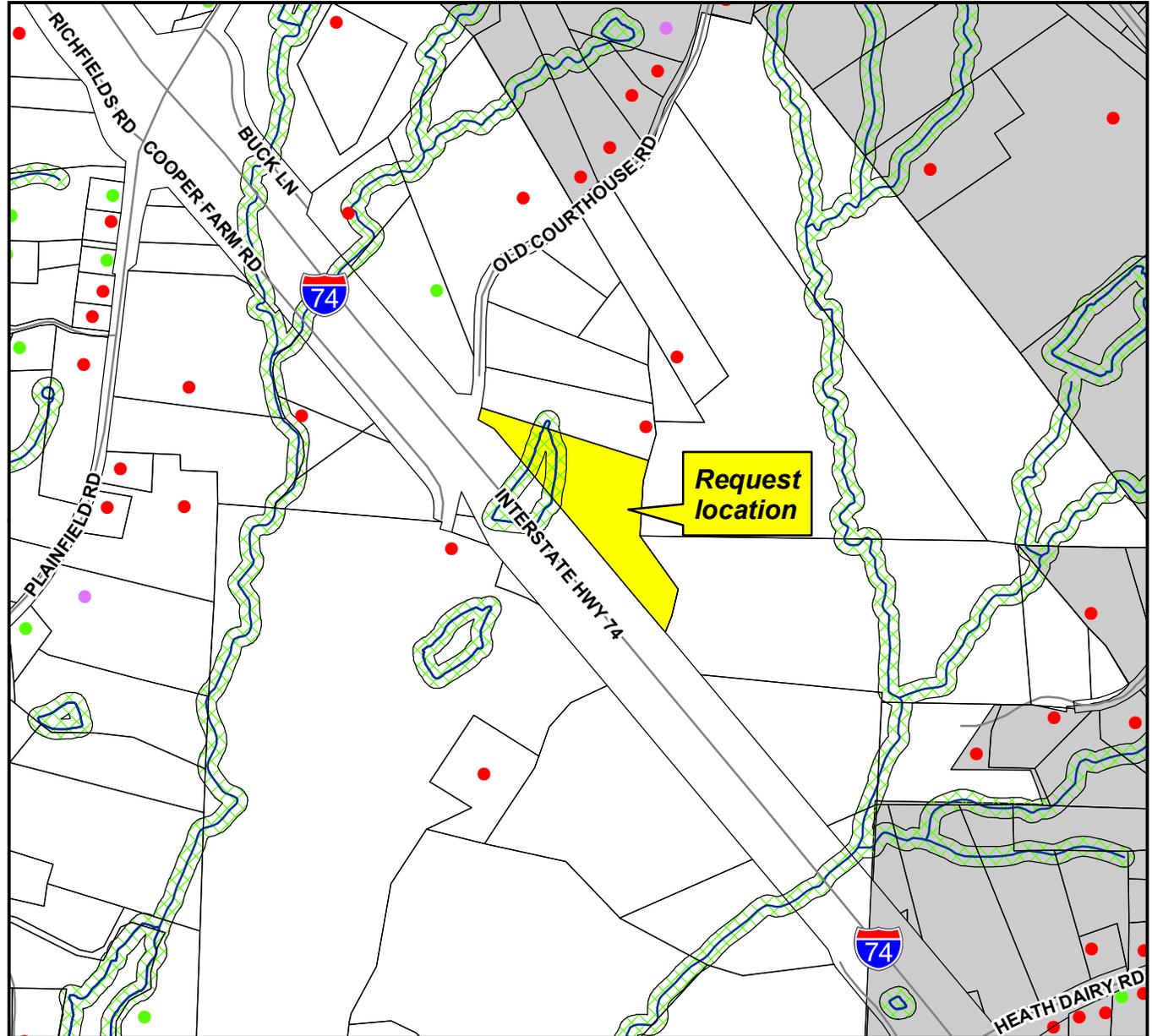


1 inch = 1,000 feet

Moran Rezoning Request

Legend

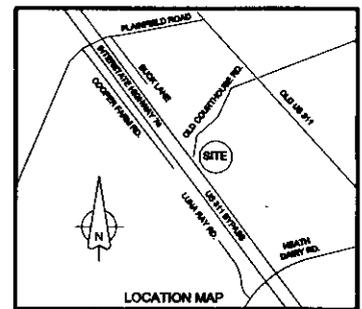
-  Parcels
- Structures**
- Type**
-  Permanent Structure
-  Temporary Structure
-  Miscellaneous Structures
-  Roads
-  Streams
-  50 ft. Stream buffer
-  City of Randleman ETJ
- County zoning**
- Districts**
-  RA



The request is located in Back Creek Watershed Area.

1 inch = 800 feet

WATERSHED DATA:
 BACK CREEK LAKE WATERSHED - BALANCE
 TOTAL AREA OF SITE: 360652 Sq Feet
 CURRENT IMPERVIOUS AREA: 0
 PROPOSED IMPERVIOUS AREA: 24880 Sq Feet
 PERCENTAGE OF IMPERVIOUS AREA: 6.9%



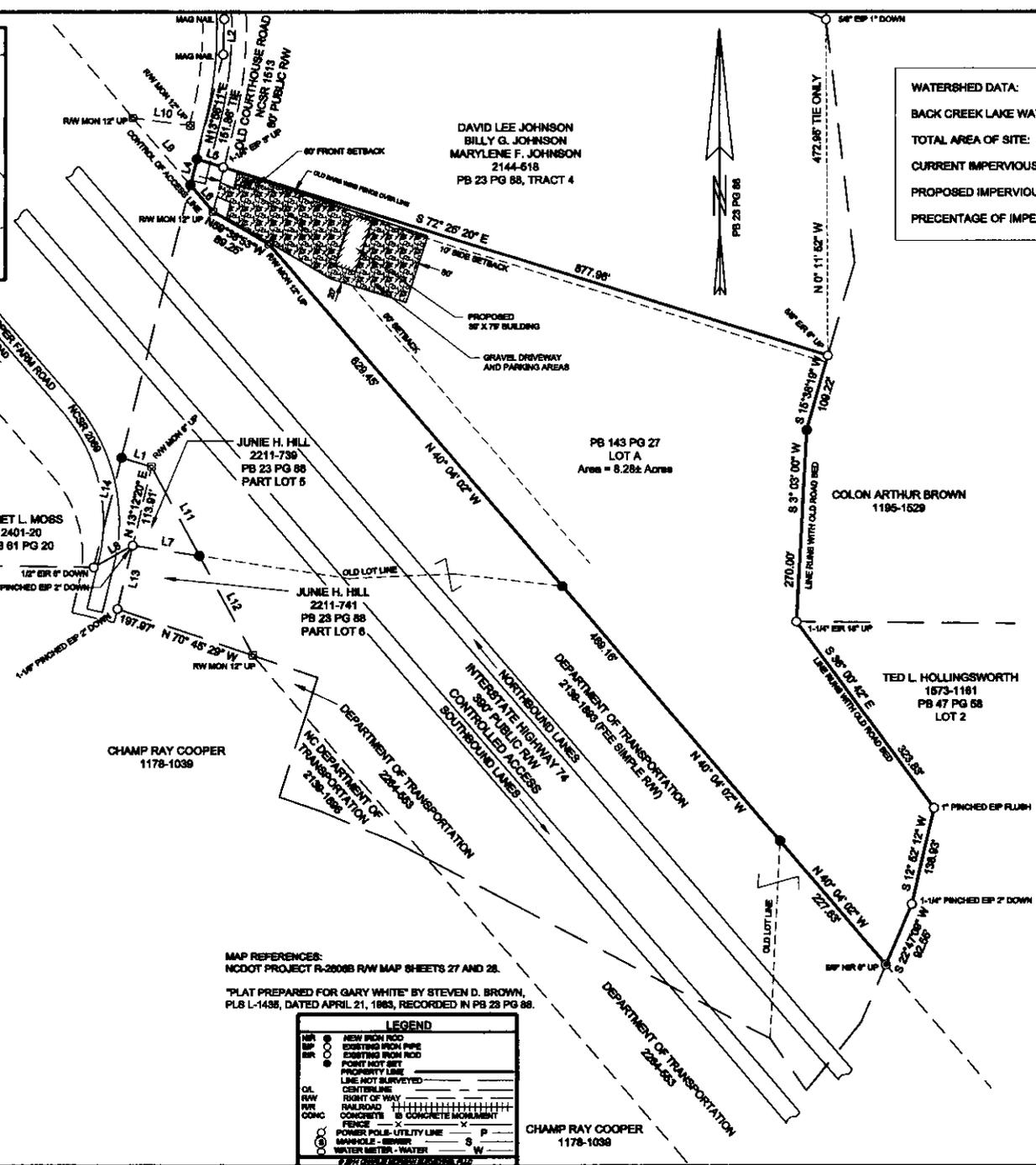
Line	Bearing	Distance
1	S 1° 37' 11" W	50.00'
2	N 1° 36' 54" E	50.00' TIE
4	N 13° 56' 11" E	37.89'
5	S 72° 22' 20" E	38.29'
6	N 40° 04' 02" W	49.15'
7	N 81° 00' 21" W	93.01'
8	S 60° 31' 48" W	82.11'
9	N 40° 04' 02" W	123.08' TIE
10	S 82° 39' 21" E	80.23' TIE
11	S 27° 45' 15" E	141.48'
12	S 27° 45' 15" E	168.52'
13	N 13° 20' 24" E	91.82'
14	N 13° 56' 11" E	158.79'

**PRELIMINARY PLAT
 NOT FOR RECORDATION**

**SITE PLAN FOR
 EDDIE MORAN**
 BACK CREEK TOWNSHIP
 RANDOLPH COUNTY
 NORTH CAROLINA
 DATE: SEPTEMBER 8, 2016
 SCALE: 1" = 100'
 DEED BOOK: 2480 PAGE: 1050



CHARLIE MORGAN SURVEYING, PLLC
 164-B S. FAYETTEVILLE ST.
 ASHEBORO, N.C. 27205
 (336)629-5015 P-1147



MAP REFERENCES:
 NCDOT PROJECT R-2608B RAW MAP SHEETS 27 AND 28.
 PLAT PREPARED FOR GARY WHITE BY STEVEN D. BROWN,
 PLUS L-1438, DATED APRIL 21, 1985, RECORDED IN PB 23 PG 88.

LEGEND

NR	NEW FROM NCD
EP	EXISTING FROM PIPE
EP	EXISTING FROM NCD
●	POINT NOT SET
---	PROPERTY LINE
---	LINE NOT SURVEYED
---	CENTERLINE
---	RIGHT OF WAY
---	RAILROAD
---	CONCRETE
---	CONCRETE MONUMENT
---	FENCE
---	POWER POLE - UTILITY LINE
---	MANHOLE - SEWER
---	WATER METER - WATER

OWNER:
 EDWARD MICHAEL MORAN
 & BRANDY D. MORAN
 3777 BETHANY CHURCH ROAD
 FRANKLINVILLE, N.C. 27248

SITE LOCATIONS:
 OLD COURTHOUSE ROAD
 COOPER FARM ROAD
 RANDLEMAN, N.C. 27317

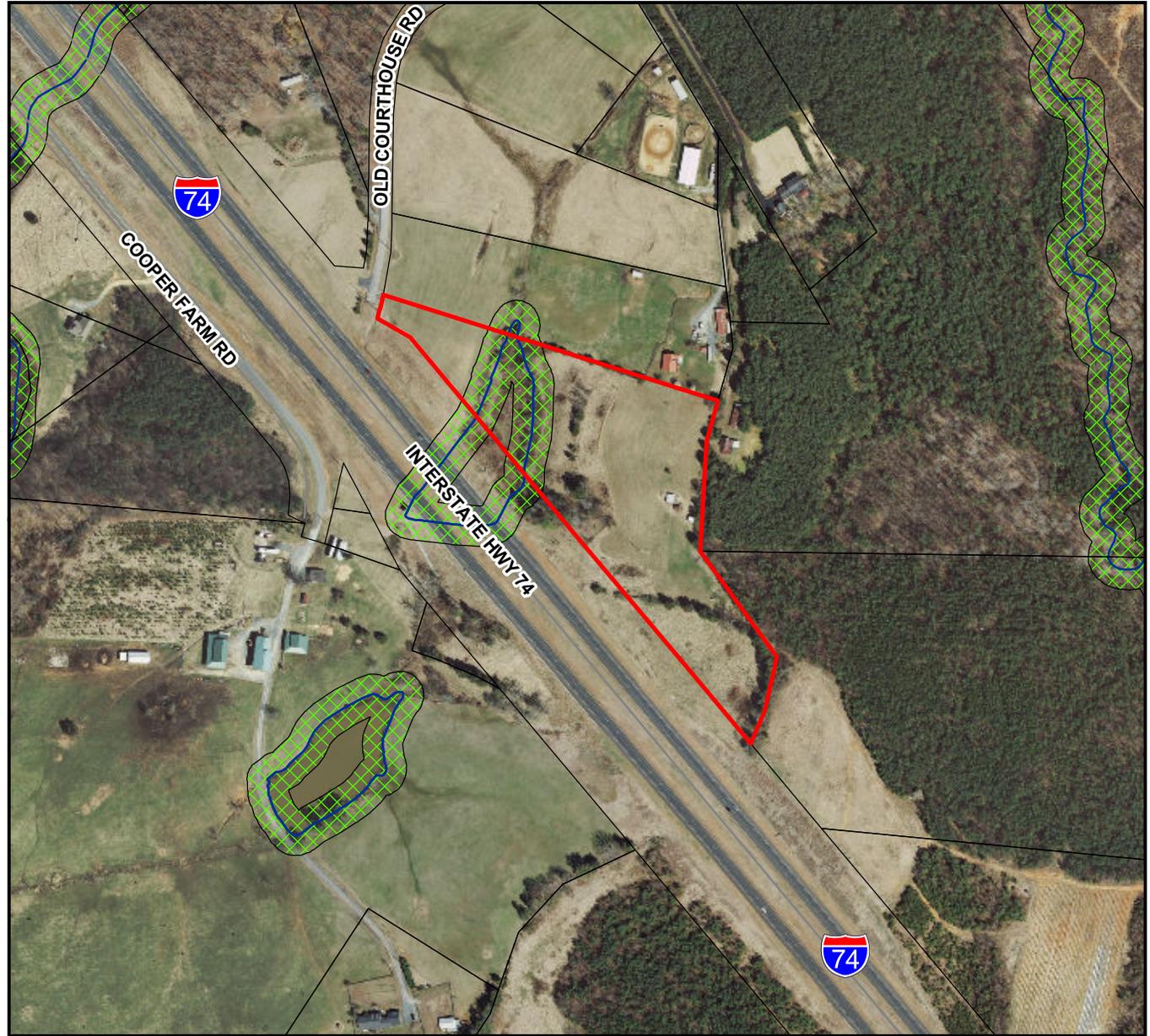
PARCEL #7744989448

JOB #7743

Moran Rezoning Request

Legend

- Parcels
- Roads
- Streams
- 50 ft. Stream buffer



The request is located in Back Creek Watershed Area.

1 inch = 400 feet

Moran Rezoning Request



Picture 1:
Request location.



Picture 2:
Adjacent property.



Picture 3:
Property across
road from request
location.



Picture 4:
Property across
road from request
location.



Picture 5:
I-74 beside of
property.



Picture 6:
Request location
on right as seen
looking toward US
Hwy 311.



COUNTY OF RANDOLPH
 Department of Planning & Zoning
 204 E Academy St - PO Box 771 - Asheboro NC 27204-0771

APPLICATION FOR ZONING CHANGE

Applicant: ACE AVANT REAL PROPERT
 Address: 109 SEMINOLE DR
 City, St. Zip: ARCHDALE, NC 27263

Owner: ACEAVANT REAL PROPERTY COMPANY
 Address: 109 SEMINOLE DR
 City, St. Zip: ARCHDALE, NC 27263

Date: 08/24/2016
 Parcel #: 7777767305
 Application #: 2016-00001946

Contact Name: SOMERO, MICHAEL
 Contact Phone Number: 336 442-3323

LOCATION INFORMATION:

Address:
 Township: 15 - PROVIDENCE
 Acreage: 35.9900
 Deed Date: Yet to come

Subdivision:
 Lot number:

ZONING INFORMATION:

Zoning District 1: CVOE-CD-CONVENTIONAL SUBDIVISION OVERLAY EXCLUSIVE
 CONDITIONAL DISTRICT
 Zoning District 2: RM-RESIDENTIAL MIXED DISTRICT
 Zoning District 3:
 Growth Management Areas: SECONDARY GROWTH AREA
 Specialty District: N/A
 Watershed Name: POLECAT CREEK WATERSHED
 Class A Flood Plain On Prop?: NO
 Flood Plain Map #: 3710777700J

REQUESTED CHANGE:

Area To Be Rezoned: 37.1100
 Lot Size Indicator: ACRE(S)
 Proposed Zoning District: CVOE-CD-CONVENTIONAL SUBDIVISION OVERLAY EXCLUSIVE
 CONDITIONAL DISTRICT
 Proposed Use(S): TO ALLOW A 23 LOT SUBDIVISION, LOTS 1-17 FOR MANUFACTURED
 HOUSING (CVOM-CD) AND LOTS 18-23 FOR SITE BUILT HOMES WITH A
 MIN. 1400 SF HEATED SPACE (CVOE-CD) - AS PER SITE PLAN

Condition(S):

Total Permit Fee: \$100.00

Comments:

The undersigned owner/applicant do hereby make application for a PROPERTY ZONING CHANGE as allowed by the Randolph Couty Zoning Ordinance.

Michael Somero

 Signature of Owner or Applicant

8/24/16

 Date

Jeff York

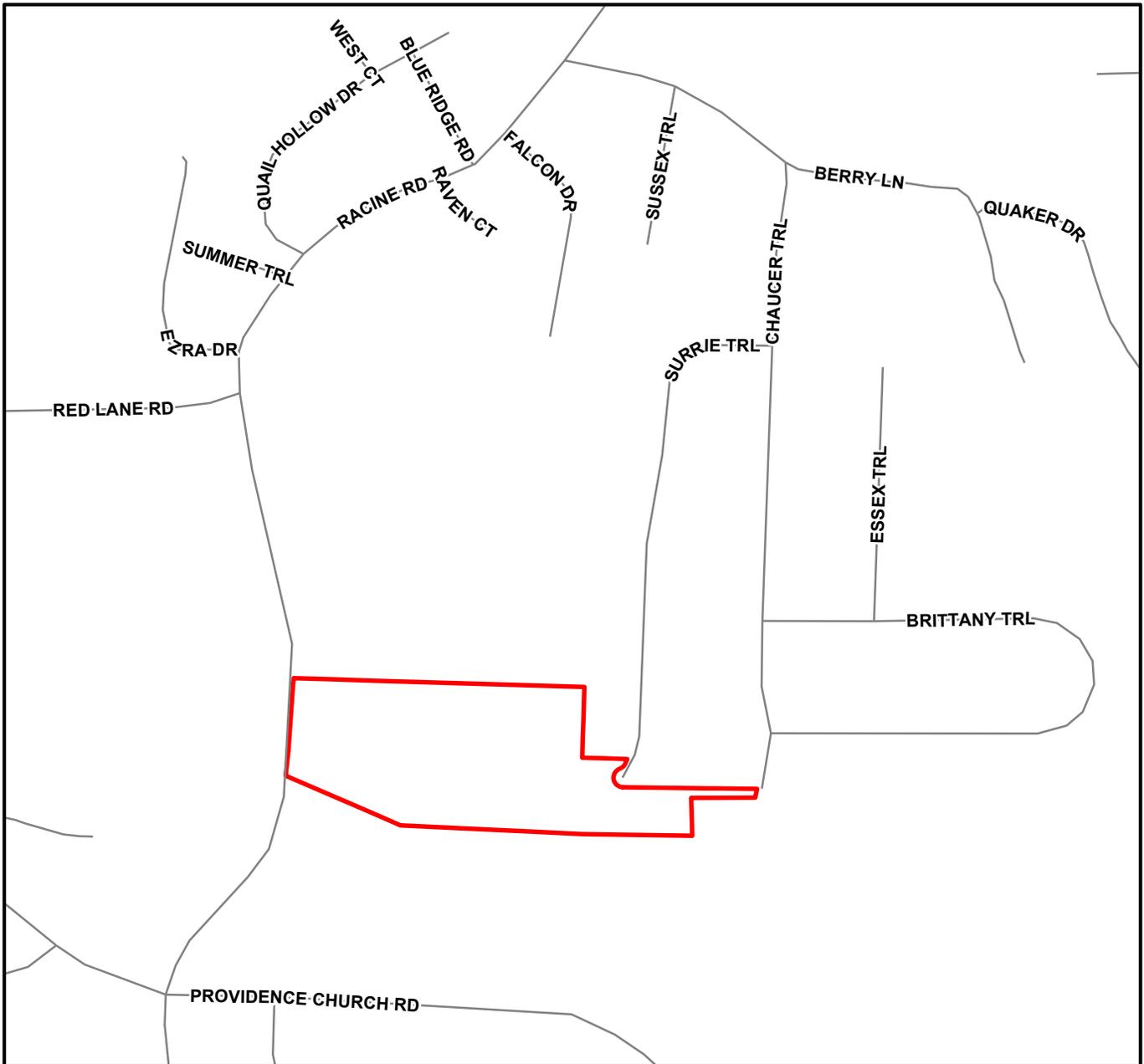
 Authorized County Official: JEFF YORK

8/24/16

 Date

- LOCAL TELEPHONE NUMBER -
 Asheboro: (336) 318-6565 - Archdale/Trinity: (336) 819-3565
<http://www.co.randolph.nc.us>

Ace Avant Real Property, LLC, Request Location Map



Directions to site: US Hwy 220 Bus N -
(R) Providence Church Rd - (L) Racine
Rd - Site on (R) approx. 1/3 mile.

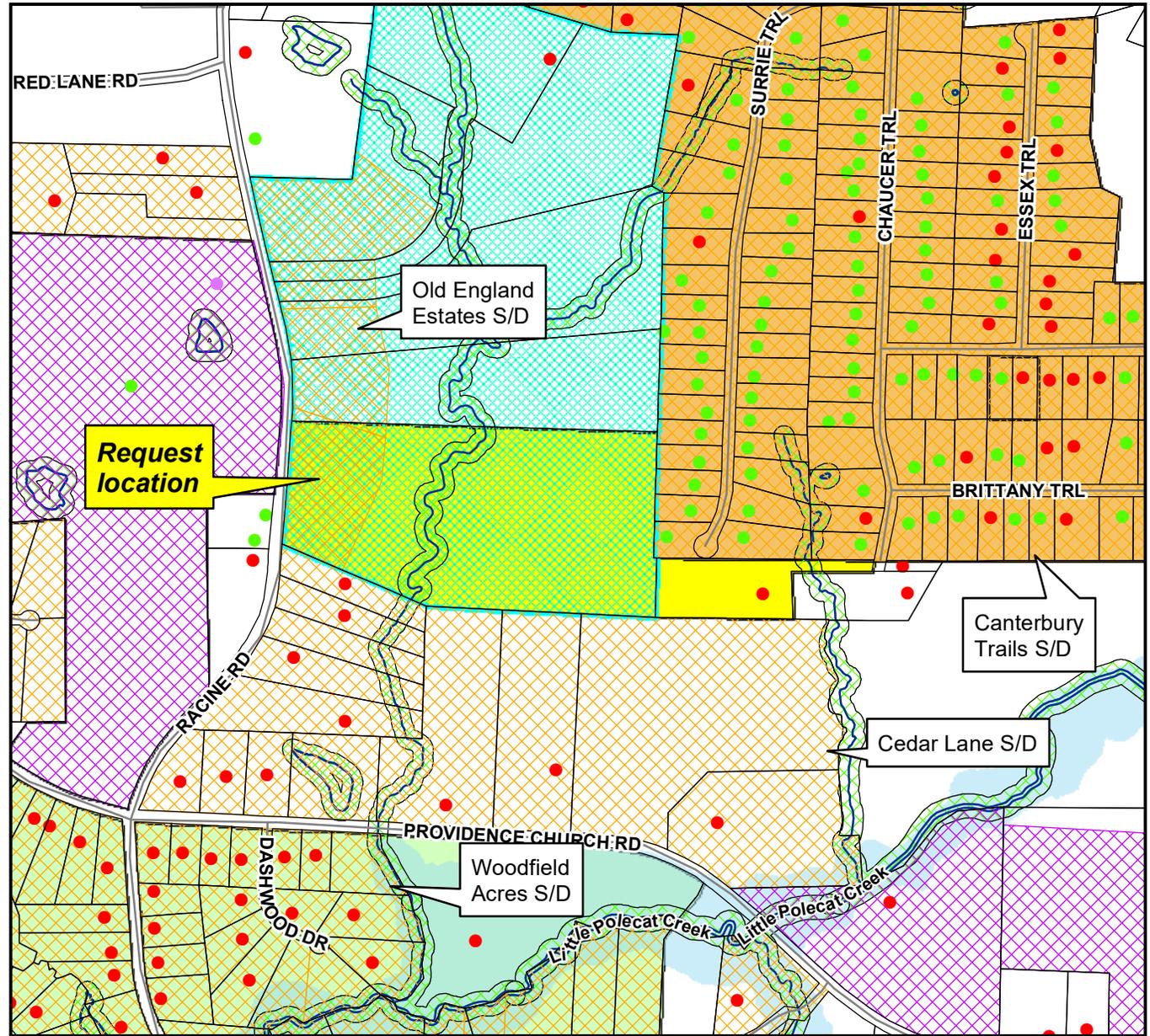


1 inch = 1,000 feet

Ace Avant Real Property Company, LLC, Rezoning Request

Legend

-  Parcels
- Structures**
- Type**
-  Permanent Structure
-  Temporary Structure
-  Miscellaneous Structures
-  Roads
-  Tax deferred farms
-  Subdivisions
-  Streams
-  50 ft. Stream buffer
-  Flood plains
-  Overlay zoning districts
- County zoning**
- Districts**
-  CVOE
-  RA
-  RM
-  RR



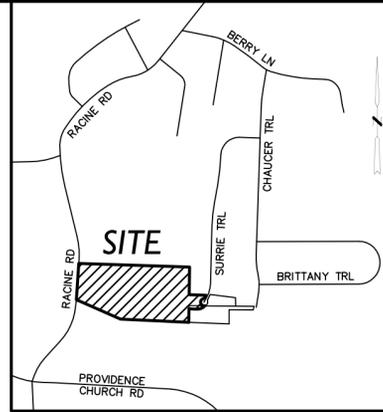
The request is located in Polecat Creek Watershed Area.

1 inch = 800 feet



SURRIE TRAIL SR 2306
60' PUBLIC R/W

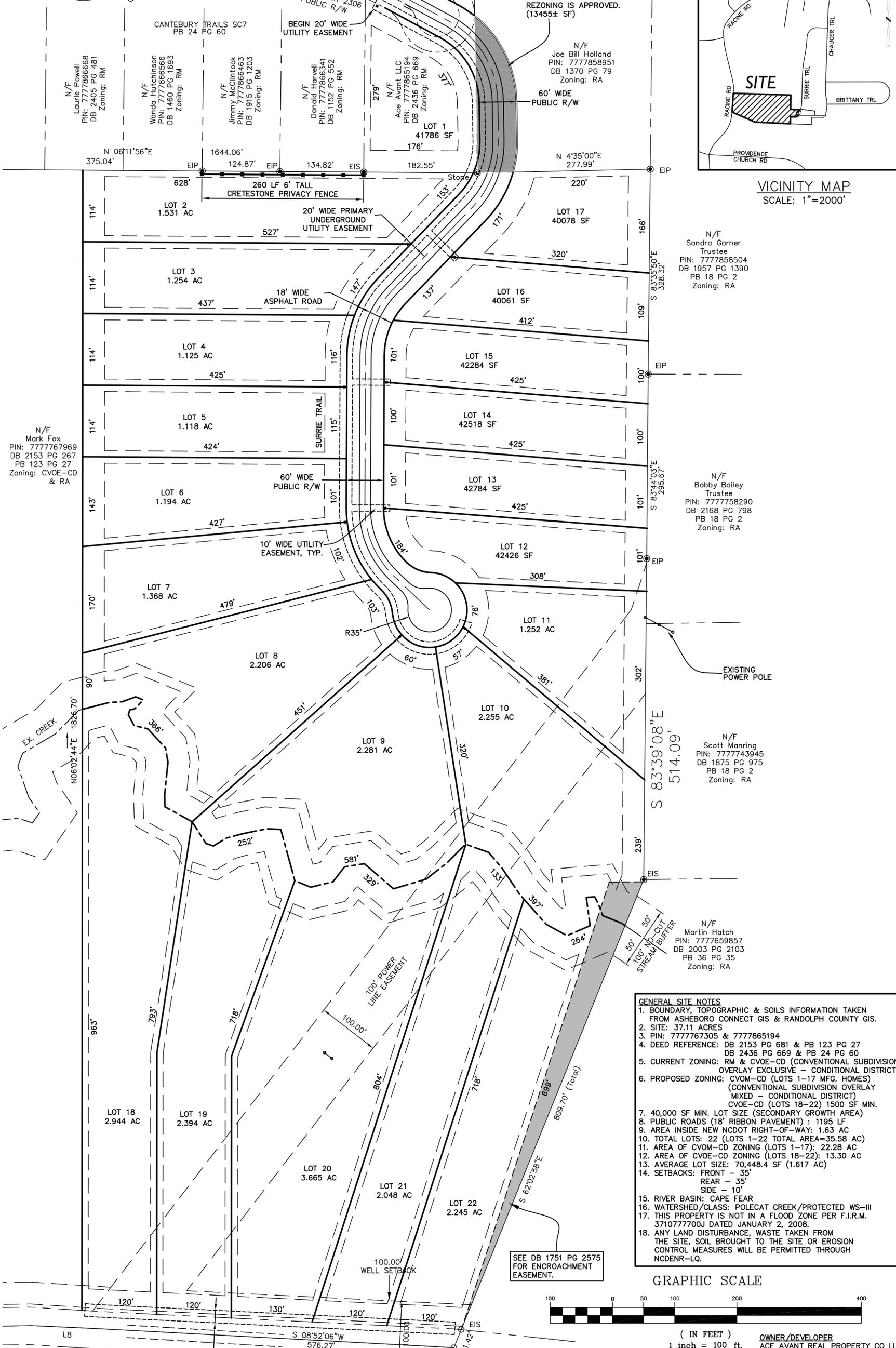
SHADED AREA SF TO BE
PURCHASED BY ACE AVANT
FROM BILL HOLLAND WHEN
REZONING IS APPROVED.
(13455± SF)



Summey Engineering Associates, PLLC
Engineering - Land Planning - Consulting

PO Box 968
Asheboro, NC 27204
Phone: 336-328-0902 Fax: 336-328-0922
E-mail: mack@asheboro.com

VICINITY MAP
SCALE: 1"=2000'



GENERAL SITE NOTES

- BOUNDARY, TOPOGRAPHIC & SOILS INFORMATION TAKEN FROM ASHEBORO CONNECT GIS & RANDOLPH COUNTY GIS.
- SITE: 37.11 ACRES
- PIN: 7777767305 & 7777865194
- DEED REFERENCE: DB 2153 PG 681 & PB 123 PG 27 DB 2436 PG 669 & PB 24 PG 60
- CURRENT ZONING: RM & CVOE-CD (CONVENTIONAL SUBDIVISION OVERLAY EXCLUSIVE - CONDITIONAL DISTRICT)
- PROPOSED ZONING: CVOM-CD (LOTS 1-17 MFG. HOMES) (CONVENTIONAL SUBDIVISION OVERLAY MIXED - CONDITIONAL DISTRICT) CVOE-CD (LOTS 18-22) 1500 SF MIN.
- 40,000 SF MIN. LOT SIZE (SECONDARY GROWTH AREA)
- PUBLIC ROADS (18' RIBBON PAVEMENT) : 1195 LF
- AREA INSIDE NEW NCDOT RIGHT-OF-WAY: 1.63 AC
- TOTAL LOTS: 22 (LOTS 1-22 TOTAL AREA=35.58 AC)
- AREA OF CVOM-CD ZONING (LOTS 1-17): 22.28 AC
- AREA OF CVOE-CD ZONING (LOTS 18-22): 13.30 AC
- AVERAGE LOT SIZE: 70,448.4 SF (1.617 AC)
- SETBACKS: FRONT - 35' REAR - 35' SIDE - 10'
- RIVER BASIN: CAPE FEAR
- WATERSHED/CLASS: POLECAT CREEK/PROTECTED WS-III
- THIS PROPERTY IS NOT IN A FLOOD ZONE PER F.I.R.M. 3710777700J DATED JANUARY 2, 2008.
- ANY LAND DISTURBANCE, WASTE TAKEN FROM THE SITE, SOIL BROUGHT TO THE SITE OR EROSION CONTROL MEASURES WILL BE PERMITTED THROUGH NCDENR-LQ.



(IN FEET)
1 inch = 100 ft.

OWNER/DEVELOPER
ACE AVANT REAL PROPERTY CO LLC
109 SEMINOLE DRIVE
ARCHDALE, NC 27263
CONTACT: MICHAEL SOMERO
PH: 336-431-5852

Rev.	Date:	Description:
1	08.29.16	REVISED PER RANDOLPH COUNTY PLANNING COMMENTS
2	10.04.16	REVISED LOT CONFIGURATION FOR LOTS 18-22 ALONG RACINE ROAD. INCREASED REAR SET BACKS FROM 35' TO 35' FOR LOTS 18-22. INCREASED MINIMUM HOUSE SIZE FROM 1400 SF TO 1500 SF IN CVOE-CD ZONED LOTS AND ADDED PRIVACY FENCE.

PRELIMINARY PLAT / SUBDIVISION LAYOUT

YORKE WOODS SUBDIVISION

RACINE ROAD, PLEASANT GARDEN, NC 27313
PROVIDENCE TWP. - RANDOLPH COUNTY - NORTH CAROLINA

Scale:	NOTED
Date:	AUG. 2016
Drawn By:	JCP
Checked By:	HMSJ
Job No.:	E-5180

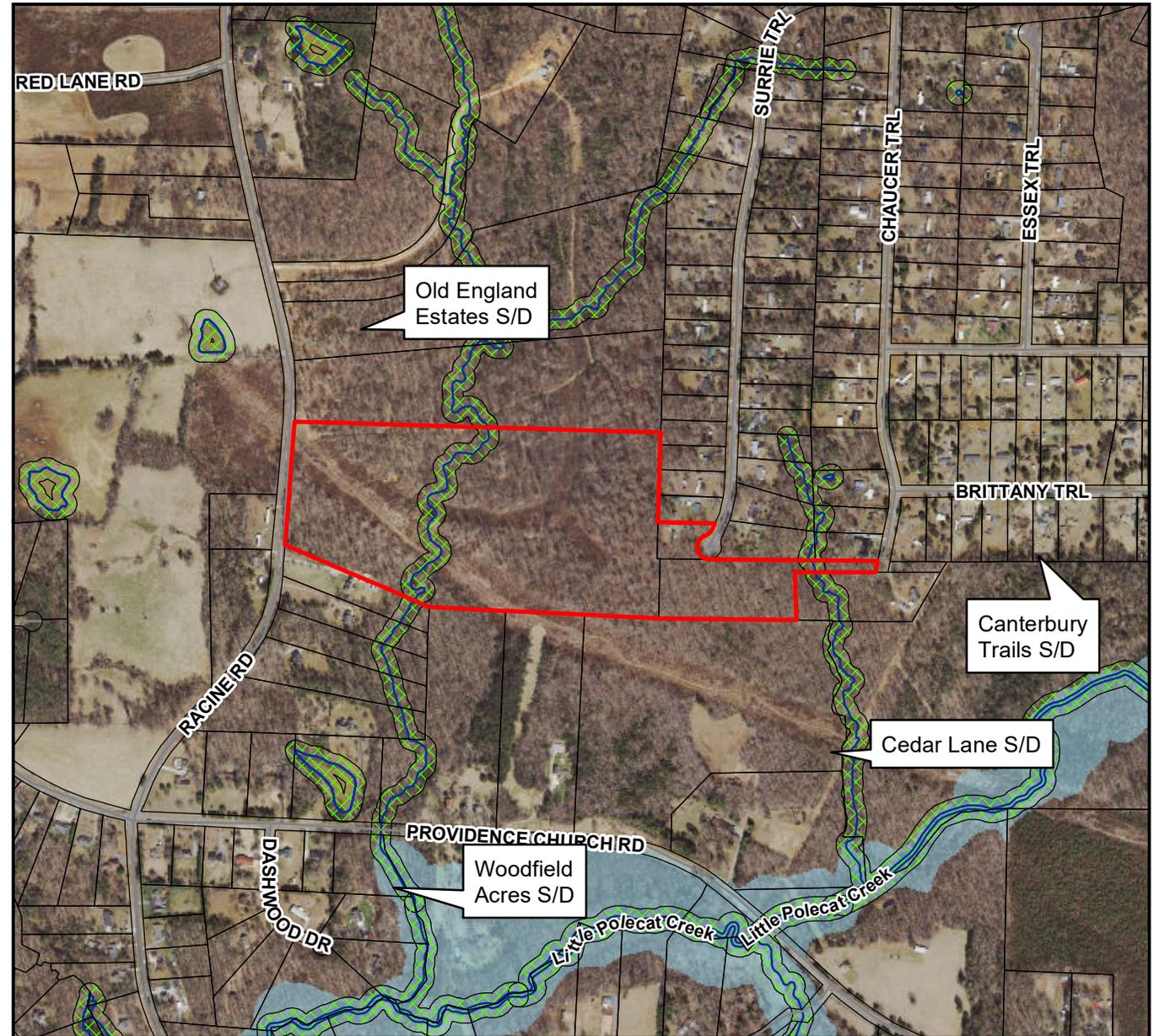
Sheet No. **1** of 2

\\SUMMEY\SERVER\Projects\16150 Ace Avant Subdivision - Racine Rd\Drawings\16150 BACE-K.dwg, 10/12/2016 2:25:29 PM, .dgn

Ace Avant Real Property Company, LLC, Rezoning Request

Legend

- Parcels
- Roads
- Streams
- 50 ft. Stream buffer
- Flood plains



The request is located in Polecat Creek Watershed Area.

1 inch = 800 feet



DEVELOPMENT IMPACT ANALYSIS

County of Randolph, North Carolina
Department of Planning & Development
204 E Academy Street, P.O. Box 771, Asheboro, NC 27204
Phone: (336) 318-6555

Development policies outlined in the Randolph County Growth Management Plan are specifically designed to encourage long term planning among property owners, developers, and County government. The Development Impact Analysis is a key component of this Plan and its use will increase public awareness of the relationship of growth, rural environmental impacts; and the capacity of local government to provide adequate public facilities based on future land use demands. The Development Impact Analysis shall be submitted when applying for major residential subdivision approval within all areas of Randolph County zoning jurisdiction.

PRELIMINARY PLAT NAME

File Name/Section: Yorke Woods (Redivision of Old England Place)

APPLICANT INFORMATION

Owner of Record:

Name: Ace Avant Real Property Company, LLC
Address: 109 Seminole Dr
City/State/Zip: Archdale NC 27263
E-mail: msomero@aceavant.com
Phone/Fax/Mobile: 336 431-5852/336 431-0081

Developer:

Name: Ace Avant Real Property Company, LLC
Address: 109 Seminole Dr
City/State/Zip: Archdale NC 27263
E-mail: msomero@aceavant.com
Phone/Fax/Mobile: 336 431-5852/336 431-0081

Representative:

Name: Michael Somero
Address: 109 Seminole Dr
City/State/Zip: Archdale NC 27263
E-mail: msomero@aceavant.com
Phone/Fax/Mobile: 336 442-3323

Engineer/Surveyor:

Name: Summey Engineering Associates, PLLC
Address: P O Box 968
City/State/Zip: ASheboro NC 27204
E-mail: mack@asheboro.com
Phone/Fax/Mobile : 336 328-0902/336 328-0922

PROPERTY DESCRIPTION

Parcel #(s): 7777767305, 7777858951 and 7777865194 Acreage: 36.73 acres
Growth Management Area: Secondary Township: (15) Providence
Fire District: Climax Existing Zoning: CLOE-CD
Existing Conditions: 54 lot site built subdivision with 1,700 sq. ft. minimum house size as per site plan (2006)

WATERWAYS DESCRIPTION

Does this site contain any perennial, intermittent streams or rivers? No Yes

Stream Name: Unnamed tributary

Does this site contain any flood zone areas? No Yes ; Approximate acreage:

Does this site lie within a watershed? No Yes ; Watershed Name: Polecat Creek

Does this site contain federally designated wetlands? No Yes ; Type: --- None ---

Other Comments:

PROJECT DESCRIPTION

(If appropriate, separately attach letter outlining, in detail, the scope of the request.)

Proposed Subdivision Name and Section: Yorke Woods (Redivision of Old England Place)

Subdivision Type: Site built

Requested Zoning: CVOE-CD

Total acreage of development: 36.73 acres

Total number of building lots: 23

Minimum housing size: 1,400 sq. ft.

Total acreage of proposed open space (if applicable): acres

Total road frontage of proposed development: 2,710 ft.

Average frontage of lots: 122.217 ft.

Width of lot at road with smallest amount of road frontage: 57 ft.

Width of lot at road with largest amount of road frontage: 377 ft.

Is the 1:4 ratio maintained for Rural Growth Area: N/A

Property is currently being used as:

- Residential
- Commercial
- Industrial
- Farming (ex. pasture, poultry, cattle, etc.)
- Forestry
- Leased hunting
- Vacant
- Other:

Features unique to this property:

- Ravines
- Hills
- Mountains
- Rights-of-Ways:
- Easements: Duke Energy overhead power line
- Cemeteries
- Other:

UTILITIES IMPACT

Water: Individual well

Sewer: Septic system

Electrical: Below ground

The distance, location and provider of the nearest:

Public service	Distance	Location	Provider
Public water	2.19 miles	Fred Lineberry Rd/Adams Way	City of Randleman
Public sewer	3.20 miles	New Salem Rd/Fred Lineberry Rd	City of Randleman

PUBLIC EDUCATION IMPACT (Provided by Board of Education)

School District: Asheboro City Randolph County

Schools affected	Grade levels	DPI Capacity	Current Membership	Impact
Level Cross Elementary	K-5	731	466	5
Northeastern Randolph Middle	6-8	732	610	3
Providence Grove High	9-12	1,544	810	2

Current Mobile Classroom Assessment:

Schools affected	Current mobile classrooms
Level Cross Elementary	
Northeastern Randolph Middle	
Providence Grove High	

Current Traffic Assessment at above schools:

Elementary: Good
 Middle School: Congested
 High School: Congested

School construction plans and timetable for above schools :

Elementary: n/a
 Middle School: n/a
 High School: n/a

NOTE: An Addendum may be attached

TRAFFIC ANALYSIS IMPACT (Provided by NC DOT and Board of Education)

Road(s) directly accessed by development, speed limit and average daily traffic:

Road name	Speed limit	Average Daily Traffic Count
Racine Rd	45	1,500
Berry Ln	35	1,600
Chaucer Trl	35	910

Condition of the road accessed by development:

Racine Rd: Fair condition
 Berry Ln: Good Condition
 Chaucer Trl: Fair condition
 Surrie Trl: Poor condition

Bus stops in the area of proposed development: Information not release by Board of Education

Characteristics of road(s) directly accessed by development:

Paved Curves

- Graveled
- Single Lane
- Bridges

- Blind Spots
- Intersection(s)
- Hills

The proposed subdivision of 23 lots will generate an addition of 138 total vehicle trips per day from this development.

(Six (6) trips per day per household multiplied by the number of proposed homes equal the total vehicle trips per day.)

Does the above road currently have an ADT greater than 4,000, which would require a turning lane for this proposed development? Yes No

HOUSING AND COMMUNITY IMPACTS WITHIN ONE MILE OF THE PROPOSAL

Housing Patterns in Subdivisions:

Subdivision	Type	Number of lots	Average acreage
Bobby Boone	Mobile home	2	9.94
Canterbury Trails	Mobile home	166	1.08
Cedar Lane	Site built	11	6.95
Cox Farm	Mobile home	6	6.41
Cox Property	Mobile home	7	9.89
Donald & Virginia Osborne	Site built	2	3.04
Donald L Osborne	Site built	14	1.45
Donald Osborne	Site built	3	1.67
Eric Taylor	Mobile home	2	1.56
Indian Hills	Mobile home	2	6.73
Laymon Cruthis	Site built	10	3.78
Nathron Peeler	Site built	4	3.18
Oak Ridge Est	Site built	18	1.39
Old England Estates	N/A	2	18.93
Olde England Place	N/A	1	12.46
Providence Vlg	Mobile home	62	2.01
Quaker Hill North	Site built	5	3.25
Robert J Weatherly	N/A	1	6.38
Vickory Est	Site built	7	4.89
Walden Pond	Site built	36	1.03
Weatherly Farms	Site built	32	0.95
White Oaks Ph2	Site built	18	2.69
Winfield Est	Site built	29	1.1
Winfield West	Both	37	1.23
Woodfield Acres	Site built	170	1.8
Woodstream	Site built	26	1.5

General Housing Patterns:

Total number of site built homes within one mile of property 398

Average square footage of site built homes within one mile of property..... 1,711.81 sq. ft.
 Largest site built home by square footage within one mile of property4,250 sq. ft.
 Smallest site built home by square footage within one mile of property 400 sq. ft.
 Total number of mobile homes within one mile of property.....229
 Percentage of site built homes within one mile of property.....63.5 %
 Percentage of mobile homes within one mile of property.....36.5 %
 Total number of acres within one mile of property 2,727.11 acres
 Average acreage within one mile of property..... 3.29 acres
 Total acreage in tax-deferred farms within one mile of property529.35 acres

Community Land Uses:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Commercial | <input checked="" type="checkbox"/> Farming (ex. pasture, poultry, cattle, etc.) |
| <input type="checkbox"/> Forestry | <input type="checkbox"/> Industrial |
| <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Church Facilities |
| <input type="checkbox"/> Other: | |

Special Community Districts:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Voluntary Agricultural District | <input checked="" type="checkbox"/> Conventional Subdivision Overlay District |
| <input type="checkbox"/> Airport Overlay District | <input type="checkbox"/> Cluster Subdivision Overlay District |
| <input type="checkbox"/> E-1 District | <input type="checkbox"/> Rural Lot Subdivision Overlay District |
| <input type="checkbox"/> Scenic Corridor Overlay District | <input type="checkbox"/> Commercial Environmental Overlay District |
| <input type="checkbox"/> Rural Business Overlay District | <input type="checkbox"/> Industrial Overlay District |

Unique Rural Land Uses in the Community:

- | | |
|---|--|
| <input type="checkbox"/> HLPC Landmark/Cultural Heritage Site | <input type="checkbox"/> National Historic Landmark |
| <input type="checkbox"/> National Forest | <input type="checkbox"/> Natural Heritage Designated Sites |
| <input type="checkbox"/> Trailway as part of the County Greenway Plan | <input type="checkbox"/> Youth Camps |

AGRICULTURAL IMPACT

- Adjoining Farm properties:
 Hiatt, Reitzel Gene (7777562722)
- All well minimum setback lines noted on plat
- Tax Deferred Farm properties within 1 mile:

Property owner	Parcel ID	Location
Cashatt, Ronald Gray	7777947172	R2114;N
Coltrane Family Properties Llc	7777071648	R;2114;N Deeded Access
Coltrane Family Properties Llc	7778419355	R2105; Deeded Access
Garner, Dorothy V (Vereyken, Anthony John)	7777281667	R2297;N
Hiatt, Reitzel Gene	7777562722	R2106;R2114
Hockett, Thomas Wallace (Hockett, Carrie Mae)	7788027116	R2106;Both
Holland, Joe Bill	7787551227	R2112;Both
Hylton, Paul Douglas (Hylton, Sonja B)	7787421357	Paul & Sonja Hylton;Tr2
Hylton, Paul Douglas (Hylton, Sonja B)	7787423925	R2114;S
Hylton, Thomas Edward (Hylton, Sherry B)	7787440285	R2114;N Tr2
Julian, Edwin (Dailey, Linda Julian)	7777306070	R2113; Both Sides
Reynolds, Inez Trust (Family, Reynolds)	7786172728	R2116;Both R2114;Both
Reynolds, Wayne E	7787361629	R2114;N No Rd Frtg
Reynolds, Wayne Edward	7787468276	R2112;W

NOTE: Farm operations that begin after the development of a major residential subdivision must abide by the 100 ft waste setback rule on the farm property.

OTHER MATERIALS SUBMITTED

- Proposed deed restrictions.
- Land Clearing Debris Plan
- If applicable, the open space uses and proposed maintenance agreements.
- Any proposed soil erosion plan, storm water management plan, etc.
- Buffer Site Plan
- Soil Analysis
- Other:

Prepared by:

**NORTH CAROLINA
RANDOLPH COUNTY**

**DECLARATION OF RESTRICTIVE COVENANTS
for Yorke Woods Subdivision, Pleasant Garden, North Carolina**

Ace Avant Real Property LLC, having a mailing address of 109 Seminole Dr, Archdale, NC 27263 (hereinafter referred to as "**Developer**") is the owner of a certain tract of property in Providence Township, Randolph County, North Carolina, described in the deed recorded in Book XXXX, Page XXX, which has been platted by Mack Summey, in preliminary plat #E-3180, dated July 2015, and divided into 6 lots (lots 18 through 23) under the name "**Yorke Woods**" Subdivision, as recorded in Plat Book XX, Page XX, Randolph County Registry.

WHEREAS Developer desires and proposes to convey, transfer and sell the property within the described subdivision subject to restrictions, covenants, conditions and easements in order to insure the best use and most appropriate development of each residential building lot; to preserve, as far as is practicable, the natural beauty of the property, and prohibit nuisances tending to detract from the attractiveness of the property for residential purposes; to prevent haphazard and inharmonious improvements, guard against the erection of poorly designed or proportioned structures, and preclude the use of improper or unsuitable construction materials; and in general, to set and maintain a style and quality of community development which will protect and enhance the value of improvements and investments made by purchasers of residential lots;

DEVELOPER THEREFORE subjects and imposes upon the property described in Deed Book XXX, Page XX, the following declarations, limitations, easements, restrictions and permitted uses which constitute a uniform plan or scheme of development, appurtenant to and running with each individual lot in the subdivision, and which shall be binding on all persons, parties, corporations or firms claiming ownership of any lot.

1. LAND USE AND BUILDING TYPE: No apartment houses or duplex apartments shall be erected or licensed to exist on the property. No single or double-wide mobile homes (whether or not on permanent foundation), house trailers, modular, "pre-fab" or shell homes, or any manufactured dwelling having a certificate of origin or title shall be permitted. No structure of a temporary character, such as travel trailers, motor homes, or tents, and no unfinished basements, garages, barns or other outbuildings may

CVOE-CD

be used as a residence at any time. The only structures which shall be erected or allowed to remain on any lot are as follows:

- A. One detached single family dwelling, not exceeding two stories in height, including a finished or unfinished attic; and
- B. A private garage, attached or detached, built of materials comparable to those used in the dwelling, for not less than one nor more than three (3) automobiles; and
- C. Outbuildings, accessory or utility buildings built on site of new materials.

2. DWELLING SIZE. Each dwelling house shall contain a minimum of 1400 square feet of heated living area. Unfinished basements, garages, open carports, breezeways, porches and "Florida" rooms shall not be counted as "heated living areas." Each dwelling house shall have a minimum roof pitch of 7/12. The street front or longest building elevation shall have either (a) a shed roof or porch extending the length of the façade, or (b) at least one break in the plane of the façade.

3. BUILDING PLACEMENT. No building shall extend closer to any street or lot boundary line than set forth below, unless a contrary distance is indicated on the recorded plat, in which case the recorded plat shall control. Deviations of no more than ten (10) percent from these setback restrictions shall not be construed to violate these covenants, provided, however, that such deviation does not constitute an encroachment of any part of a structure upon an adjoining lot nor violate county setback requirements.

A. Siting. Every dwelling shall face toward the front of any lot, unless approved in writing by developer.

B. Front Setback. All residences shall be constructed at least thirty five (35) feet from the front or street-side property lines. All detached garages, utility and outbuildings must be erected at least fifty (50) feet from the front property line and at least ten (10) feet from the rear or side property line.

C. Side Yard. Every lot shall have two side yards, the combined width of which shall not be less than twenty five (25) feet, and neither of which shall be less than ten (10) feet in width.

D. Rear Yard. Each lot shall have a rear yard of a depth of not less than thirty-five (35) feet except that a detached private garage may be placed within ten (10) feet of the rear property line. Outbuildings and accessory buildings shall be located a minimum of ten (10) feet from any property line.

4. ARCHITECTURAL CONTROL. No building, fence, wall or other structure shall be commenced, erected or maintained on any lot, nor shall any exterior alteration or addition be made to an existing structure, until plans and specifications showing the location, nature, kind, shape, height, and materials of the same shall have been submitted to and approved in writing by Developer as to harmony of external design and location in relation to surrounding structures and topography. If such plans and specifications are complete and comply with these restrictions, Developer, his authorized agent, personal representative or attorney-in-fact shall approve, modify or disapprove in writing within thirty (30) days after submission. This covenant shall expire five (5) years after the last lot is sold by Developer.

4. CONSTRUCTION. All dwellings shall be constructed of permanent exterior materials. No concrete block shall be used above finished ground elevation of either buildings or walls unless covered, treated or filled in such a manner that they may no longer be distinguished as concrete block. No used lumber, second-hand material or unsightly finishes shall be used in any construction, nor placed or stored on any lot. Construction of improvements (including landscaping) on any lot shall be completed within twelve (12) months from the day grading or excavation of footings is commenced, except for reasons beyond the control of the builder.

5. DEMOLITION. No foundation or incomplete structure shall be allowed to stand without completion. Any dwelling or outbuilding which may be destroyed in whole or in part by fire, storm or natural disaster must be rebuilt or demolished and all debris removed and the lot restored to a slightly condition with reasonable promptness, but in no event shall such debris remain longer than six (6) months.

6. NUISANCES. No noxious, offensive or illegal activities shall be carried out or allowed to exist on any lot, nor shall any activity be conducted in such manner as to become an unreasonable annoyance or nuisance to the neighborhood. No lot shall be used in whole or in part for the dumping of rubbish or the storage of any property or thing which causes the lot to appear unclean, untidy or visually obnoxious, or which causes any noise which might disturb the peace, quiet, comfort and serenity of the occupants of surrounding properties. No business or other commercial activity shall be maintained, licensed, or allowed to exist on any tracts.

7. ANIMALS. No animals other than household pets shall be permitted on the property. Dogs such as Pit Bulls, Dobermans, Rottweilers, Chows, German Shepherds or any other dog which could be considered dangerous may not be allowed to run loose. Excessive or habitual barking by any dog which disturbs neighboring lot owners constitutes a nuisance and shall not be permitted.

8. VEHICLES. Each lot owner shall provide ample off-street parking spaces for automobiles prior to the occupancy of any dwelling. No vehicle or trailer shall be parked habitually and regularly on any street. No commercial tractor trucks nor any trailers used with such vehicles may be parked or maintained on any lot except for vehicles and equipment temporarily in use during construction and development. All vehicles must be licensed and in good operating order. No stripped, wrecked or junked motor vehicles shall be permitted to be parked or kept on any lot or street.

9. LANDSCAPING. Lots which are cleared for construction must undergo precautions to control erosion. Lawns must be seeded and properly maintained. Fences are permitted on any lot which contribute to the aesthetic appearance, character and environment of the area, or which are used to contain household pets. No fence may be located closer to the road than the rear wall of the dwelling house, nor within three (3) feet of the rear and side property lines. No billboards or signs shall be erected or allowed

CVOE-CD

to remain on any lot for more than one month except signs advertising the sale of any dwelling. No trees larger than 8" diameter may be cut without developer approval.

10. EASEMENTS. For purposes incident to its development of the property subject to these restrictions, Developer reserves for itself, its successors and assigns, the following easements and rights of way:

A. Such easements and rights of way over each lot (not exceeding fifteen (15) feet in width) which may be deemed necessary for the use and maintenance of storm drains, the installation of electric power and any other utility service in the subdivision, provided, however, that such easements shall not interfere with the proper location and use of dwellings built on the premises.

B. The right to trim, cut and remove any trees and brush wherever necessary for the installation, operation and maintenance of utility services and for the convenience of the property owners in the subdivision.

C. The right to enter upon any lot for the purpose of altering the flow of surface water in, on or across such lot, in order to correct surface water drainage problems existing on that or any other lot subject to these restrictions. Any alterations made to any lot pursuant to this reservation shall be made at Developer's sole cost and expense and shall not unreasonably interfere with the owner's use and enjoyment of the property. In exercising these reserved rights Developer agrees to promptly remove from the property all debris, materials, excess soil and rock, to fill all excavations, replace all topsoil and resow grass on all disturbed earth.

D. The right to create and impose additional easements or rights of way over any unsold lot or lots for street, drainage and utility installation purposes by the recording of appropriate instruments.

11. MODIFICATION AND AMENDMENT. No lot shall be re-subdivided, or its boundary lines changed except with Developer's written consent. The Developer expressly reserves the right to replat any two (2) or more lots prior to sale in order to create a modified building lot or lots. The Developer also reserves the right to convert any unsold lots in the subdivision, or any portions of unsold lots, to a right-of-way or street for the purpose of providing access and/or utility service to adjoining property. Any unintentional or minor violation of these restrictions may be removed, modified, or changed by securing the written consent of Developer and the owner or owners of all contiguous lots, duly executed, acknowledged and recorded in the Office of the Register of Deeds of Randolph County.

12. GRANTEE'S ACCEPTANCE. The grantee of any lot subject to this Declaration, by executing a contract for the purchase thereof, or by accepting a deed conveying title thereto, whether directly from Developer, Owner, Grantee or from a subsequent owner, shall accept such contract or deed subject to each and every covenant and restriction contained herein. By such acceptance, each grantee covenants, consents and agrees to keep, observe, comply with and perform the acts and responsibilities imposed by this Declaration.

CVOE-CD

13. SEVERABILITY. Each of these covenants is independent of and severable from every other restriction and combination of them. Invalidation of any covenant, restriction or condition by judgment or court order shall be without effect on the validity or enforceability of the remainder.

14. TERM. These covenants are to run with the land and be perpetually binding on all parties and persons claiming ownership under them, except that the duties and responsibilities imposed upon the Developer shall expire five (5) years after sale of the last lot owned by him.

15. ENFORCEMENT. Enforcement of these restrictions against any person to persons violating or attempting to violate them shall be by civil action either to restrain violation or to recover damages. Any lot owner shall have the right to enforce these restrictions.

16. MISCELLANEOUS. Developer may, from time to time, subject additional real property to the conditions, restrictions, covenants, reservations, easements and provisions set forth above, by appropriate references to this instrument.

IN WITNESS WHEREOF, Developer has executed this instruments under its hand and seal on this the ____ day of March, 2016.

Michael J Somero

North Carolina
Randolph County

The undersigned notary public of the county and state aforesaid hereby certifys that John D. Whitt personally appeared this day and acknowledged the due execution of the foregoing document.

Witness my hand and notarial seal this the ____ day of March, 2016.

(Notary Seal)

Notary Public

My commission expires: _____

Prepared by:

**NORTH CAROLINA
RANDOLPH COUNTY**

**DECLARATION OF RESTRICTIVE COVENANTS
for Yorke Woods Subdivision, Pleasant Garden, North Carolina**

Ace Avant Real Property LLC, having a mailing address of 109 Seminole Dr, Archdale, NC 27263 (hereinafter referred to as "**Developer**") is the owner of a certain tract of property in Providence Township, Randolph County, North Carolina, described in the deed recorded in Book XXXX, Page XXX, which has been platted by Mack Summey, in preliminary plat #E-3180, dated July 2015, and divided into 17 lots (lots 1 through 17) under the name "**Yorke Woods**" Subdivision, as recorded in Plat Book XX, Page XX, Randolph County Registry.

WHEREAS Developer desires and proposes to convey, transfer and sell the property within the described subdivision subject to restrictions, covenants, conditions and easements in order to insure the best use and most appropriate development of each residential building lot; to preserve, as far as is practicable, the natural beauty of the property, and prohibit nuisances tending to detract from the attractiveness of the property for residential purposes; to prevent haphazard and inharmonious improvements, guard against the erection of poorly designed or proportioned structures, and preclude the use of improper or unsuitable construction materials; and in general, to set and maintain a style and quality of community development which will protect and enhance the value of improvements and investments made by purchasers of residential lots;

DEVELOPER THEREFORE subjects and imposes upon the property described in Deed Book XXX, Page XX, the following declarations, limitations, easements, restrictions and permitted uses which constitute a uniform plan or scheme of development, appurtenant to and running with each individual lot in the subdivision, and which shall be binding on all persons, parties, corporations or firms claiming ownership of any lot.

1. LAND USE AND BUILDING TYPE: No apartment houses or duplex apartments shall be erected or licensed to exist on the property. No structure of a temporary character, such as travel trailers, motor homes, or tents, and no unfinished basements, garages, barns or other outbuildings may be used as a residence at any time. The only structures which shall be erected or allowed to remain on any lot are as follows:

A. One detached single family dwelling, whether site-built, modular, or mobile home; and

CVOM-CD

B. A private garage, attached or detached, built of materials comparable to those used in the dwelling, for not less than one automobile; and

C. Outbuildings, accessory or utility buildings.

2. DWELLING SIZE. Each dwelling house shall contain a minimum of 850 square feet of heated living area. Unfinished basements, garages, open carports, breezeways, porches and "Florida" rooms shall not be counted as "heated living areas."

3. BUILDING PLACEMENT. No building shall extend closer to any street or lot boundary line than set forth below, unless a contrary distance is indicated on the recorded plat, in which case the recorded plat shall control.

A. Siting. Every dwelling shall face toward the front of any lot, unless approved in writing by developer.

B. Front Setback. All residences shall be constructed at least thirty five (35) feet from the front or street-side property lines. All detached garages must be erected no further forward than the front of the dwelling sited on the lot and at least ten (10) feet from the rear or side property line.

C. Side Yard. Every lot shall have two side yards, the combined width of which shall not be less than twenty (20) feet, and neither of which shall be less than ten (10) feet in width.

D. Rear Yard. All outbuildings and fencing shall be located to the rear of each dwelling, with all such accessory buildings located a minimum of ten (10) feet from any side property line and thirty (30) feet from the rear property line.

4. CONSTRUCTION. All mobile homes shall be underpinned as required by Randolph County and no axles or wheels shall be left showing. No concrete block shall be used above finished ground elevation of either buildings or walls unless covered, treated or filled in such a manner that they may no longer be distinguished as concrete block. No used lumber, second-hand material or unsightly finishes shall be used in any construction, nor placed or stored on any lot. No mobile home more than five (5) years old shall be placed on any lot without the written permission of the Developer. Construction of improvements (including landscaping) on any lot shall be completed within twelve (12) months from the day grading or excavation of footings is commenced, except for reasons beyond the control of the builder.

5. DEMOLITION. No foundation or incomplete structure shall be allowed to stand without completion. Any dwelling or outbuilding which may be destroyed in whole or in part by fire, storm or natural disaster must be rebuilt or demolished and all debris removed and the lot restored to a slightly condition with reasonable promptness, but in no event shall such debris remain longer than six (6) months.

6. NUISANCES. No noxious, offensive or illegal activities shall be carried out or allowed to exist on any lot, nor shall any activity be conducted in such manner as to become an unreasonable annoyance or nuisance to the neighborhood. No lot shall be used in whole or in part for the dumping of rubbish or the storage of any property or thing

which causes the lot to appear unclean, untidy or visually obnoxious, or which causes any noise which might disturb the peace, quiet, comfort and serenity of the occupants of surrounding properties. No business or other commercial activity shall be maintained, licensed, or allowed to exist on any tracts.

7. ANIMALS. No animals other than household pets shall be permitted on the property. Dogs such as Pit Bulls, Dobermans, Rottweilers, Chows, German Shepherds or any other dog which could be considered dangerous may not be allowed to run loose. Excessive or habitual barking by any dog which disturbs neighboring lot owners constitutes a nuisance and shall not be permitted.

8. VEHICLES. Each lot owner shall provide ample off-street parking spaces for automobiles prior to the occupancy of any dwelling. No vehicle or trailer shall be parked habitually and regularly on any street. No commercial tractor trucks with trailers may be parked or maintained on any lot except for vehicles and equipment temporarily in use during construction and development. All vehicles must be licensed and in good operating order. No stripped, wrecked or junked motor vehicles shall be permitted to be parked or kept on any lot or street.

9. LANDSCAPING. Lots which are cleared for construction must undergo precautions to control erosion. Lawns must be seeded and properly maintained. Fences are permitted on any lot which contribute to the aesthetic appearance, character and environment of the area, or which are used to contain household pets. No fence may be located closer to the road than the rear wall of the dwelling house, nor within three (3) feet of the rear and side property lines. No billboards or signs shall be erected or allowed to remain on any lot for more than one month except signs advertising the sale of any dwelling. No trees larger than 8" diameter may be cut without developer approval.

10. EASEMENTS. For purposes incident to its development of the property subject to these restrictions, Developer reserves for itself, its successors and assigns, the following easements and rights of way:

A. Such easements and rights of way over each lot (not exceeding fifteen (15) feet in width) which may be deemed necessary for the use and maintenance of storm drains, the installation of electric power and any other utility service in the subdivision, provided, however, that such easements shall not interfere with the proper location and use of dwellings built on the premises.

B. The right to trim, cut and remove any trees and brush wherever necessary for the installation, operation and maintenance of utility services and for the convenience of the property owners in the subdivision.

C. The right to enter upon any lot for the purpose of altering the flow of surface water in, on or across such lot, in order to correct surface water drainage problems existing on that or any other lot subject to these restrictions. Any alterations made to any lot pursuant to this reservation shall be made at Developer's sole cost and expense and shall not unreasonably interfere with the owner's use and enjoyment of the property. In exercising these reserved rights Developer agrees to promptly remove from the property

all debris, materials, excess soil and rock, to fill all excavations, replace all topsoil and resow grass on all disturbed earth.

D. The right to create and impose additional easements or rights of way over any unsold lot or lots for street, drainage and utility installation purposes by the recording of appropriate instruments.

11. MODIFICATION AND AMENDMENT. No lot shall be re-subdivided, or its boundary lines changed except with Developer's written consent. The Developer expressly reserves the right to replat any two (2) or more lots prior to sale in order to create a modified building lot or lots. The Developer also reserves the right to convert any unsold lots in the subdivision, or any portions of unsold lots, to a right-of-way or street for the purpose of providing access and/or utility service to adjoining property. Any unintentional or minor violation of these restrictions may be removed, modified, or changed by securing the written consent of Developer and the owner or owners of all contiguous lots, duly executed, acknowledged and recorded in the Office of the Register of Deeds of Randolph County.

12. GRANTEE'S ACCEPTANCE. The grantee of any lot subject to this Declaration, by executing a contract for the purchase thereof, or by accepting a deed conveying title thereto, whether directly from Developer or from a subsequent owner, shall accept such contract or deed subject to each and every covenant and restriction contained herein. By such acceptance, each grantee covenants, consents and agrees to keep, observe, comply with and perform the acts and responsibilities imposed by this Declaration.

13. SEVERABILITY. Each of these covenants is independent of and severable from every other restriction and combination of them. Invalidation of any covenant, restriction or condition by judgment or court order shall be without effect on the validity or enforceability of the remainder.

14. TERM. These covenants are to run with the land and be perpetually binding on all parties and persons claiming ownership under them, except that the duties and responsibilities imposed upon the Developer shall expire five (5) years after sale of the last lot owned by him unless specifically transferred to a Homeowner's Association.

15. ENFORCEMENT. Enforcement of these restrictions against any person to persons violating or attempting to violate them shall be by civil action either to restrain violation or to recover damages. Any lot owner shall have the right to enforce these restrictions.

16. MISCELLANEOUS. Developer may, from time to time, subject additional real property to the conditions, restrictions, covenants, reservations, easements and provisions set forth above, by appropriate references to this instrument.

IN WITNESS WHEREOF, Developer has executed this instruments under its hand and seal on this the _____ day of March, 2016.

Michael J Somero

North Carolina
Randolph County

The undersigned notary public of the county and state aforesaid hereby certifys that John D. Whitt personally appeared this day and acknowledged the due execution of the foregoing document.

Witness my hand and notarial seal this the _____ day of March, 2016.

(Notary Seal)

Notary Public

My commission expires: _____

Ace Avant Real Property Company, LLC, Request

Page 1 of 2



Picture 1:
Request location
as seen from
Racine Rd.



Picture 2:
Request location
as seen from
Surrie Trl.



Picture 3:
Adjacent
residence along
Racine Rd.



Picture 4:
Adjacent
residence along
Racine Rd.



Picture 5:
Adjacent
residence along
Racine Rd.



Picture 6:
Property on
Racine Rd across
from request
location.

Ace Avant Real Property Company, LLC, Request

Page 2 of 2



Picture 7:
Adjacent
residences along
Surrie Trl.



Picture 8:
Adjacent
residences along
Surrie Trl.



Picture 9:
Adjacent
residences along
Surrie Trl.



Picture 10:
Looking toward
request location
from Surrie Trl.



Picture 11:
Looking from end
of Surrie Trl back
towards Chaucer
Trl.



Picture 12:
Request location
on right as seen
looking along
Racine Rd.

Attn: Randolph County
 Department of Planning and Development
 204 East Academy Street
 Asheboro, NC 27204

We, the under signed property owners of Browns Loop Road, are stating our concern regarding the property in Back Creek Township as described below, hereby file a protest to Randolph County Department of Planning and Development, against the proposed rezoning of said property from RA to HC-CD. The rezoning of this residential property will increase the traffic at the intersection of Highway 311, Old Courthouse Road and High Point Street Ext. Resulting in a dramatic and dangerous increase of traffic to Browns Loop Road to avoid the congestion at the intersection stated above!

Legal Description: 1-74 and Old Courthouse Road

Tax ID #: 7744989448

Rezoning Requestor: Eddie Moran

Petitioner: Steven E. Holland

<u>Name (please print)</u>	<u>Mailing Address</u>	<u>Signature</u>
Jack Stephens	4248 Brown Loop Randleman	<i>Jack Stephens</i>
Louise Stephens	4248 Brown Loop Randleman N.C	<i>Louise Stephens</i>
Gary Payne	4239 Brown Loop Randleman NC	<i>Gary Payne</i>
Rachel Misner	4265 Brown Loop Randleman NC	<i>Rachel Misner</i>
John Reeves	4272 Brown Loop Randleman	<i>John Reeves</i>
Shelby Smith	4288 Brown Loop Randleman NC	<i>Shelby Smith</i>
Bobby Conner	4324 BROWN LOOP	<i>Bobby Conner</i>
Norma Parnamore	4320, Highpoint St.	<i>Norma Parnamore</i>
JOYCE CONNER	4324 BROWN LOOP	<i>Joyce Conner</i>
Nora F. Holland	4349 Brown Loop Rd	<i>Nora F. Holland</i>
STEVEN STEVENS HOLLAND	4349 BROWN LOOP RD	<i>Steven E. Holland</i>
Trevin Jones	4288 Brown loop RD	<i>Trevin Jones</i>
Martha Barber	4233 Brown Loop Rd	<i>Martha Barber</i>
R Payne	4239 Brown Loop Rd	<i>R Payne</i>



Randolph County

Office of the County Manager
725 McDowell Road
Asheboro, North Carolina 27205
www.randolphcountync.gov

To: Board of County Commissioners
From: Hal Johnson
Subject: Temporary Location for Cooperative Extension Service
Date: November 18, 2016

If the Walker Avenue building is sold, it will be necessary to move Cooperative Extension Service to temporary accommodations pending Cooperative Extensions expected relocation to any future Agri-Business Center.

The County Facilities Committee has reviewed available options and recommends that Cooperative Extension be moved to Hillside Shopping Center, 1013 S. Fayetteville St., Asheboro, N.C. The 10,000 sq. ft. of space includes 6,000 sq. ft. area formally leased by Randolph Community College for its Cosmetology School and would include an additional 4,000 sq. ft. of space located adjoining what was used by RCC.

Scott Soule, Resident Manager/Senior Owner, Hillside Shopping Center, has advised that rent would be no more than \$8 per square foot. County staff members are currently working with Mr. Soule to determine cost of final renovations that would be prorated to county during term of rent/lease. If approved by Commissioners, County Finance Officer Will Massie will have prepared the necessary budget adjustments enabling the relocation and renovation.

Attached is a map reflecting the space to be occupied by Cooperative Extension. Also attached is a draft of the necessary floor layout utilizing the available space for accommodation needs of Cooperative Extension. Extension staff has reviewed the proposed temporary location and draft floor plans and are excited about the move to this temporary location.

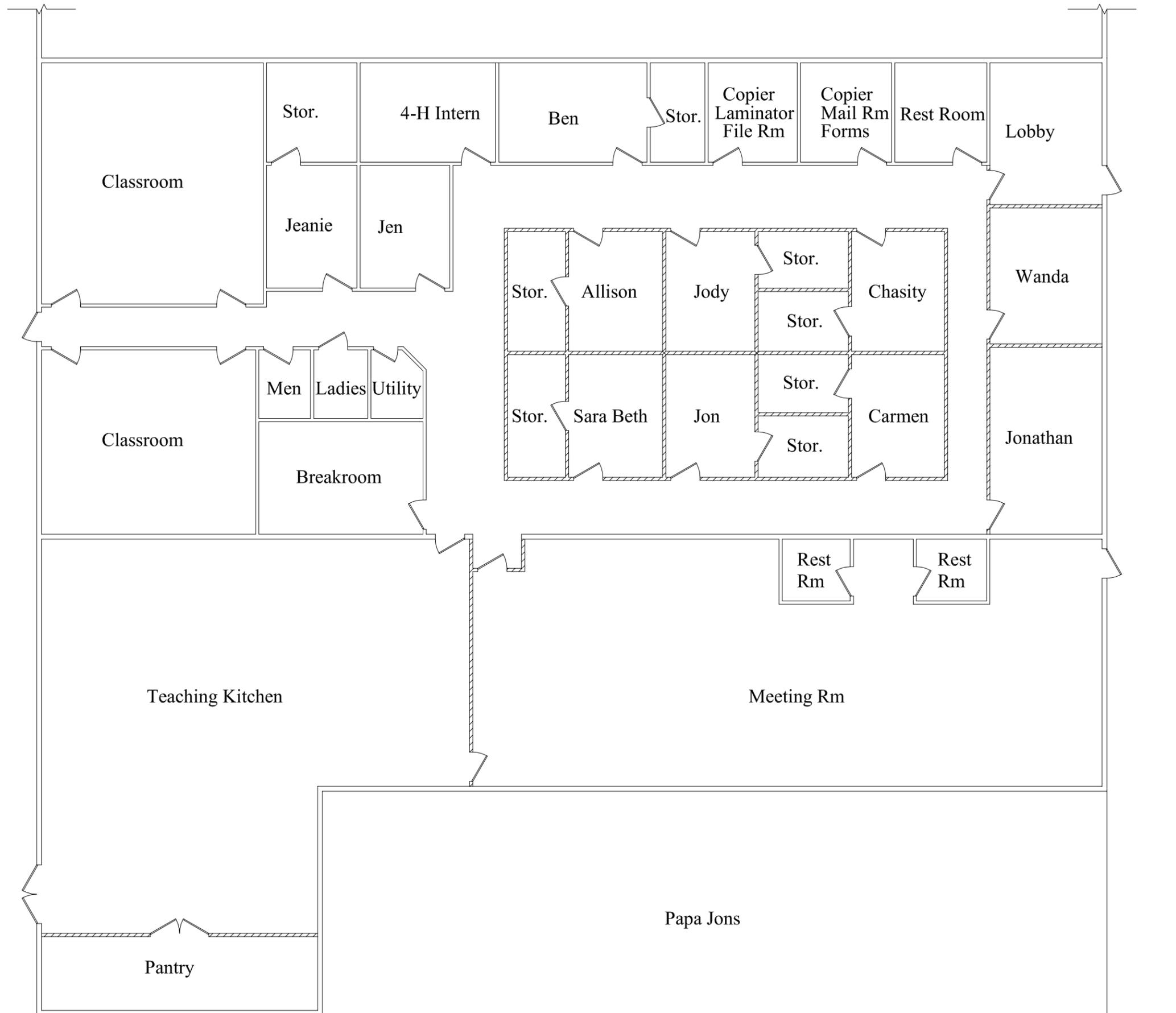


Conceptual Site Plan

Preliminary: Not For Construction

Temporary Home for Cooperative Ext.
Hillside Shopping Center Location ???
Asheboro, NC 27203

Scale:
1" = 40'



1

Conceptual Layout for Cooperative Ext.

PRELIMINARY - NOT FOR CONSTRUCTION

Hillside Shopping Center
 1013 S. Fayetteville St (Ste 1001 & 1003)
 Asheboro, NC 27203

Scale: NA

Randolph County Administration



Memo

To: Randolph County Board of Commissioners

From: Will Massie, Assistant County Manager / Finance Officer

Date: 11/30/2016

Re: Budget Amendment – Cooperative Extension Lease

If the Board of County Commissioners sell the Walker Avenue building, we will have to relocate Cooperative Extension until the new Agricultural Center is constructed. The Hillside Shopping Center is conveniently located near the existing office building. Cooperative Extension will require additional funding for the lease expense, estimated to be \$120,000 annually. Accordingly, we are requesting a budget amendment to fund the lease expense for the remaining six months of the fiscal year.

Please make the following budget amendment to the General Fund:

2016-2017 Budget Ordinance

Budget amendment # _____

General Fund

Revenues	Increase	Decrease
Appropriated Fund Balance	\$60,000	
Appropriations	Increase	Decrease
Cooperative Extension	\$60,000	



Randolph County

DEPARTMENT OF EMERGENCY SERVICES

152 N. Fayetteville St
Asheboro, NC 27203

Ph: 336-318-6911
Fax: 336-318-6951



www.randolphcountync.gov

Office of the Chief

TO: BOARD OF COMMISSIONERS

FROM: DONOVAN DAVIS, EMERGENCY SERVICES CHIEF

DATE: DECEMBER 5, 2016

RE: AUTHORIZE LEASE OF 9-1-1 TELEPHONE SYSTEM FOR THE NEW ES HEADQUARTERS

The new Emergency Services Headquarters facility is scheduled to be completed by March 2017. In order to meet new technological advancements and Next Generation standards, we have selected the Airbus Geo-Diverse Vesta E9-1-1 telephone system. We currently use the Airbus Patriot system, but the system is over five years old and no longer manufactured. This will bring us into compliance to fulfill the requirements for a redundant back-up PSAP under NC GS 62A-46(e)(4a) before the deadline of July 2017.

Wireless Communications, Inc., out of Charlotte, NC, is our authorized Airbus Vesta dealer. They have provided a quote for a total price of \$864,754 that will be divided into a 59-month lease. This will include installation of twelve (12) 9-1-1 console positions, hardware, software, maintenance and future upgrades in the new facility and nine (9) in the back-up center. Funds for this lease are available by allocation through the emergency telephone fund.

I ask that you:

- Authorize the 59-month lease of the Air Bus Vesta 9-1-1 telephone console system from Wireless Communications, Inc., in the amount of \$864,754;
- Authorize the County Manager to sign the contract.

Thank you for your continued support. I am happy to answer any questions that you may have.



Randolph County

DEPARTMENT OF EMERGENCY SERVICES

152 N. Fayetteville St
Asheboro, NC 27203

Ph: 336-318-6911
Fax: 336-318-6951



www.randolphcountync.gov

Office of the Chief

TO: BOARD OF COMMISSIONERS

FROM: DONOVAN DAVIS, EMERGENCY SERVICES CHIEF

DATE: DECEMBER 5, 2016

RE: APPROVE PURCHASE CONTRACT FOR RADIO CONSOLE EQUIPMENT AT THE NEW ES HEADQUARTERS

The new Emergency Services Headquarters facility is scheduled to be completed by March 2017. We currently use the Motorola MCC5500 radio console system in our 9-1-1 center. We will need to add this equipment in the new facility. The MCC5500 equipment in the center on N. Fayetteville Street will remain in-service as our back-up radio console dispatch system and the same equipment will be added in the new facility. This will bring us into compliance to fulfill the requirements for a redundant back-up PSAP under NC GS 62A-46(e)(4a) before the deadline of July 2017.

Amerizon Wireless, Inc., out of Fayetteville, NC, is our authorized Motorola dealer. They have provided a quote of \$1,064,853 to install 12 MCC5500 radio console positions, hardware and software in the new facility and it includes state contract pricing. Funds for this purchase are available by allocation through the emergency telephone fund and the ES headquarters fund.

I ask that you:

- Approve the purchase of the Motorola MCC5500 radio console system from Amerizon Wireless, Inc., in the amount of \$1,064,853; and,
- Authorize the County Manager to sign the contract.

Thank you for your continued support. I am happy to answer any questions that you may have.



Randolph County Purchasing Office

725 McDowell Road, Asheboro, NC 27205

P: 336.318.6304 F: 336.636.7568 Email: lisa.garner@randolphcountync.gov

To: Board of Commissioners
From: Lisa Garner, Purchasing Officer
Date: December 5, 2016
RE: New Randolph County Purchasing Policy

A considerable portion of the expenditures of every government is for purchases of goods and services. A local government's power to make purchases and enter into contracts, like other powers, is derived from the Legislature and is subject to such limitations and restrictions as it may impose. The provisions within this policy shall be in compliance with the North Carolina General Statutes 143-129 regarding purchasing. The approval of this policy supersedes and repeals the Purchasing Policy amended in December 2005. This Purchasing Policy establishes rules and regulations to govern all purchases and contracts by Randolph County.

The intent of the new Purchasing Policy is to streamline routine purchases, improve efficiency, update to modern purchasing practices, as well as to update the Policy to correspond with North Carolina General Statutes that have been passed or modified since the last update to our Policy in December 2005.

The following is a summary of the proposed updates:

1. Additions to the duties of the Purchasing Officer

- Prepare and maintain the County's Purchase Order Terms and Conditions
- Oversee County's website relating to bidding opportunities for vendors
- Supervise the County's procedure for the recording and maintaining of controlled asset records
- Manage a file of all contracts and be responsible for the preparation of a contract ledger and the encumbrance of contracts through a purchase order into the accounting system
- Ensure the County does not contract with a vendor where there is an outstanding debt or obligation due to the County such as property taxes, property tax levies or service fees

1. Authorization Levels

Purchase of apparatus, supplies, materials, or equipment:

Current

\$9,999 or less – Purchasing Officer
\$10,000 to \$29,999 – County Manager
\$30,000 and above – Board of Commissioners

Proposed

\$15,000 or less - Purchasing Officer
\$15,001 to \$75,000 - County Manager
\$75,001 and above - Board of Commissioners

Construction and Construction Repair:

<u>Current</u>	<u>Proposed</u>
Less than \$499,999 – County Manager	\$15,000 or less - Director of Public Buildings
\$500,000 and above – Board of Commissioners	\$15,001 to \$75,000 - County Manager \$75,001 and above - Board of Commissioners

2. Qualification Based Selection (Mini-Brooks Act)

GS 143-64.32

Revise amount from \$30,000 to \$50,000 to match the revision made to the statute, and include the addition to the statute allowing the County to exempt itself in writing from the QBS process where the estimated fee is less than \$50,000 per contract.

3. Change Orders (Purchases and Contracts)

Combined Change Orders to include purchase orders and contracts for more stringent control.

The use of change orders must be limited to circumstances that were unforeseen when the contract was awarded. Changes must go through the Purchasing Officer and follow purchasing procedures. For contracts previously approved by the Board of County Commissioners, the Board must approve any change order that exceeds a cumulative total of five percent (5%) of the original price or exceeds the Manager’s authorization limit.

4. Competitive Bidding Exceptions

The below Competitive Bidding Exemption statutes have been added;

- GS 143-129(e)(6) Sole Source
- GS 143-135 Force Account Work
- GS 143-129(g) Piggybacking
- GS 143-129(e)(3) Group Purchasing Programs

5. Added the below wording to Service and Lease Contracts (Excludes Construction Services) to meet statute:

All contracts must be pre-audited by the Finance Officer prior to execution. If a contract has an option to buy clause, it is handled in the same manner as an outright purchase and is still subject to competitive bidding requirements even if there is no intention of using the option to purchase (GS 160A-19).

6. Added the below statutes:

- GS 87-1(a) Licensure Requirements

Requires a licensed general contractor to oversee a project if it costs over \$30,000. General contractor oversight is not required if the local government is acting as its own general contractor by using its own forces.

GS 153A-457 New Construction Notice

Requires counties to notify property owners and adjacent property owners of construction projects at an open Commissioners meeting at least 15 days before project starts except in the case of an emergency.

7. E-Verify Compliance

GS 143-133.3 applies to all local government contracts and purchase orders. The contract is deemed compliant if it contains the E-Verify clause requiring contractor and subcontractors to comply with the requirements of Article 2 of Chapter 64 of the North Carolina General Statutes.

Exempt: Travel expenses, purchases from other governments, state or GSA contracts, and piggyback contracts

To comply with the above Act, a clause will be added to PO Terms & Conditions located at <http://www.co.randolph.nc.us/purchasing/TermsConditions.htm> and referenced on all purchase orders and contracts.

8. Iran Divestment Compliance

GS 147-86.58 et al effective February 26, 2016, the North Carolina General Assembly enacted the Iran Divestment Act (S.L. 2015-118:SB455) which prohibits state agencies and local governments from entering into contracts with an entity that has been identified by the North Carolina State Treasurer as being engaged in certain investment activities in the Iranian energy sector. The State Treasurer's Office is required to publish a list of entities it has identified as engaging in these activities (Final Divestment List). In addition, all entities contracting with the state and local governments are prohibited from subcontracting with any entity included on the Final Divestment List.

Exemptions:

Purchases, services and contracts valued at \$1,000 or less including taxes.

To comply with the above Act, a clause will be added to PO Terms & Conditions located at <http://www.co.randolph.nc.us/purchasing/TermsConditions.htm> and referenced on all purchase orders and contracts.

I request that the Board adopt the new Randolph County Purchasing Policy to become effective on January 1, 2017.



Randolph County

Purchasing Policy

Effective on January 1, 2017

Adopted December 5, 2016

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I. INTRODUCTION

A considerable portion of the expenditures of every government is for purchases of goods and services. A local government's power to make purchases and enter into contracts, like other powers, is derived from the Legislature and is subject to such limitations and restrictions as it may impose. The basic grant of power to purchase and contract for counties is found in North Carolina General Statute's 153A-11. The provisions within this policy shall be in compliance with the North Carolina General Statutes 143-129 regarding purchasing. The approval of this policy supersedes and repeals the Purchasing Policy amended in December 2005. This Purchasing Policy establishes rules and regulations to govern all purchases and contracts by Randolph County.

Purchasing statutes and rules may change from time to time and this policy shall be updated periodically to reflect those changes.

II. ESTABLISHMENT OF THE PURCHASING OFFICE

The Purchasing Office is hereby established and shall be under the supervision of the Finance Officer. The Purchasing Office has complete authority and responsibility for the control and supervision of the entire purchasing process. For the purpose of this policy, the term "Purchasing Office" shall include the Purchasing Officer as well as all personnel within the Finance Office whose responsibilities involve activities associated with the purchasing process. The purchasing process involves applying laws, regulations, and procedures to secure goods and services suitable to the needs of Randolph County at the lowest possible cost.

Purchasing Office personnel shall be familiar with the North Carolina General Statutes regarding purchasing in order to guide the departments in the procurement of goods and services in compliance with state and local laws.

III. PURCHASING PROCEDURES MANUAL

A purchasing process that has centralized purchasing authority will inevitably need to delegate certain duties to the using departments. It is the responsibility of the Purchasing Office to prepare and maintain a Purchasing Procedures Manual that details the purchasing process and any delegated duties. This Purchasing Procedures Manual shall include this policy and must be approved and signed by the County Manager. These procedures may be modified at any time as deemed necessary, provided that the procedures remain within the framework of this policy.

The goal of the Purchasing Procedures Manual is to establish and implement a system of internal controls that provide reasonable assurance that the County is in compliance with North Carolina General Statutes and this policy. All County personnel shall be subject to the provisions within the Purchasing Procedures Manual.

IV. DUTIES OF THE PURCHASING OFFICER

The duties of the Purchasing Office shall include the following:

- A. Prepare and maintain a Purchasing Procedures Manual that will be used by all departments of the County.
- B. Prepare and maintain the County’s Purchase Order Terms and Conditions.
- C. Supervise procurement transactions for all goods and services for the County.
- D. Provide adequate training necessary for department personnel to adhere to the provisions within this policy and the Purchasing Procedures Manual.
- E. Ensure competitive bids on goods and services in order to secure the most advantageous prices. Specifications shall not be written so as to limit competition or exclude any qualified vendors.
- F. Oversee County’s website relating to bidding opportunities for vendors.
- G. Supervise the County’s procedures for the recording and maintaining of capital asset records. For the purpose of this policy, a capital asset is defined as a tangible item that has an expected useful life of at least two years and has a cost of \$5,000 or more, including delivery and installation (adopted February 3, 2003).
- H. Supervise the County’s procedures for the recording and maintaining of controlled asset records. For the purpose of this policy, a controlled asset is defined as a tangible item that has an expected useful life of at least two years and has a cost of \$2,500 to \$4,999.99, including delivery and installation.
- I. Supervise the County’s procedures for the disposal of surplus property and surplus property records.
- J. Approve and issue all purchase orders and the encumbrance of County funds for purchase orders into the accounting system.
- K. Retain documentation of all purchasing records, which shall be subject to public inspection at any time.
- L. Manage a file of all contracts and be responsible for the preparation of a contract ledger and the encumbrance of contracts through a purchase order into the accounting system.
- M. Report to the County Manager any actions by County personnel that are in violation of North Carolina General Statutes, this policy, approved purchasing procedures, or any other serious actions that are not deemed to be in the best interest of the County.
- N. Ensure the County does not contract with a vendor where there is an outstanding debt or obligation due to the County such as property taxes, property tax levies or service fees.

V. AUTHORIZATIONS

A. AUTHORIZATION LEVELS

Purchases

The following lines of authority shall be observed in the award of bids for all purchase of apparatus, supplies, materials, or equipment contracts:

- \$15,000 or less - Purchasing Officer
- \$15,001 to \$75,000 - County Manager
- \$75,001 and above - Board of Commissioners

Construction/Repair

The following lines of authority shall be observed in the award of bids for all construction/building repair contracts:

- \$15,000 or less - Director of Public Buildings
- \$15,001 to \$75,000 - County Manager
- \$75,001 and above - Board of Commissioners

B. PROCUREMENT OF ARCHITECTURAL, ENGINEERING, AND SURVEYING SERVICES (MINI-BROOKS ACT)

GS 143-64.31 requires a Qualification Based Selection (QBS) of firms to perform architectural, engineering, surveying, construction management-at-risk services, and design-build services (collectively “design services”).

Mini-Brooks Act Requirements:

1. “Announce” requirements for the service and make good faith efforts to notify minority firms.
2. Select firm based on competence and qualifications – not price (except for unit cost).
3. Negotiate a “fair and reasonable fee” with best qualified firm. If negotiations fail, proceed to next best qualified firm and so on.

Mini-Brooks Act Exemption:

Pursuant to North Carolina GS 143-64.32, Randolph County can exempt itself from the Qualification Based Selection where an estimated design services fee is an amount less than fifty thousand dollars (\$50,000) per contract. The exemption must be in writing for each individual contract using the QBS Exemption (AD012) located on the Electronic Forms section of RandNet and submitted to the Purchasing Officer. The County Manager/Assistant County Manager is hereby authorized to negotiate and sign contracts for architectural, engineering and surveying services when the estimated amount of the contract is less than fifty thousand dollars (\$50,000) and the funds to pay for the contracted services are properly appropriated.

C. CONSTRUCTION OR REPAIR WORK DELEGATION

The County Manager shall delegate a Project Manager to oversee construction or repair work for each project. The Project Manager with the assistance of the Purchasing Officer shall ensure compliance with applicable NC General Statutes and this policy.

D. CHANGE ORDERS

The use of change orders must be limited to circumstances that were unforeseen when the contract was awarded. Changes must go through the Purchasing Office and follow purchasing procedures. For contracts previously approved by the Board of County Commissioners, the Board must approve any change orders that exceed a cumulative

total of five percent (5%) of the original price or exceed the Manager's authorization limit.

VI. COMPETITIVE BIDDING EXCEPTIONS

A. SPECIAL CIRCUMSTANCES

- 1. Sole Source** GS 143-129(e)(6)
 - Applies to formal and informal purchases (not construction)
 - Only one source of supply (not only one manufacturer/distributor)
 - Competition not available
 - Standardization/compatibility is overriding consideration
 - Board approval is required for purchases \$30,000 and above

- 2. Emergencies** GS 143-129(e)(2)
 - Applies to purchases and construction/repair
 - Special emergency involving public health and safety or property
 - Emergency must be imminent or existing
 - Cannot be generally anticipated to occur in the future or if competitive bidding requirements can be used without exacerbating harm
 - Competitive bidding requirements still required for FEMA reimbursement
 - Refer to local policy thresholds for approval, Section V. Authorizations, Part A. Authorization Levels

- 3. Force Account Work** GS 143-135
 - Applies to construction/repair (not purchases)
 - Construction work performed by unit's own officers or employees
 - Total cost of project under \$500,000 or total cost of labor under \$200,000
 - If the local government is acting as its own general contractor, it must submit an owner-contractor affidavit to the local building inspector attesting to its eligibility to act as its own general contractor (GS 87-14)
 - Purchases of materials used on the project still subject to competitive bidding requirements
 - Board approval is required regardless of dollar amount

B. EXISTING CONTRACTS

- 1. State and Federal Contracts** GS 143-129(e)(7),(e)(9),(e)(9a)
 - Applies to formal and informal purchases (not construction)
 - Purchasing same item from same vendor
 - Vendor must agree to sell at the same or more favorable prices, terms, and conditions
 - Includes state P&C contracts, IT purchases, through ITS, and federal agency contracts
 - Refer to local policy thresholds for approval, Section V. Authorizations, Part A. Authorization Levels

- 2. **Piggybacking** GS 143-129(g)
 - Applies to formal purchases only
 - Purchasing same item from same vendor
 - Vendor must agree to sell at the same or more favorable prices, terms, and conditions
 - Contract competitively bid within previous 12 months
 - Board approval is required with 10 days public notice regardless of dollar amount

- 3. **Change Orders** GS 143-129(e)(4)
 - Applies to construction and repair purchases only
 - For work undertaken after the contract is awarded
 - Not allowed for project needs identified prior to contract award
 - Cannot be used by bidder to correct mistakes

C. DIRECT PURCHASES

- 1. **Purchases from Other Units of Government** GS 143-129(e)(1)
 - Applies to formal and informal purchases
 - Purchase directly from federal, state, or local governments anywhere in the US (not purchasing from vendor)
 - Includes bidding on surplus sales
 - Refer to local policy thresholds for approval, Section V. Authorizations, Part A. Authorization Levels

- 2. **Group Purchasing Programs** GS 143-129(e)(3)
 - Applies to formal and informal purchases
 - Formally organized program
 - Purchases contained through competitive process
 - Items offered at discount prices
 - To at least two public agencies
 - Refer to local policy thresholds for approval, Section V. Authorizations, Part A. Authorization Levels

- 3. **Used Items** GS 143-129(e)(10)
 - Applies to formal and informal purchases
 - Can purchase from public and private entities
 - Does not include:
 - Remanufactured
 - Refabricated
 - Demo
 - Refer to local policy thresholds for approval, Section V. Authorizations, Part A. Authorization Levels

D. ELECTION BALLOTS

The printing of election ballots is a special purchase transaction constrained by time and a specific vendor. Orders submitted in mid-September to a specific vendor who prints ballots for the state as well as other counties must be received before Election Day in early November. The County shall recognize this special case and exempt the purchase of printing election ballots and authorize the County Manager to approve, award bids, and execute such purchases in order to ensure proper ordering of election ballots in time for Election Day.

VII. SERVICE AND LEASE CONTRACTS (Excludes Construction Services)

Although the North Carolina General Statutes do not impose requirements upon service and lease contracts, Randolph County shall demonstrate equal opportunity for service and lease contracts by soliciting bids where there is a competitive market for the service or lease and when it is in the best interest of the County. The standard of award shall be made to the best overall proposal and the County Manager is hereby authorized to approve, award bids, and execute service and lease contracts. All contracts must be pre-audited by the Finance Officer prior to execution. **If a contract has an option to buy clause, it is handled in the same manner as an outright purchases and is still subject to competitive bidding requirements even if there is no intention of using the option to purchase (GS 160A-19).**

VIII. LICENSURE REQUIREMENTS

GS 87-1(a) requires a licensed general contractor to oversee a project if its costs over \$30,000. General contractor oversight is not required if the local government is acting as its own general contractor by using its own forces.

- Refer to Section VI. Competitive Bidding Exceptions, Part A. Special Circumstances, Number 3. Force Account Work

IX. NEW CONSTRUCTION NOTICE

GS 153A-457 requires counties to notify property owners and adjacent property owners of construction projects.

- Does not include maintenance and repair
- Notice will be announced at an open commissioners meeting at least 15 days before project starts
- Exemptions:
 - Emergencies
 - Owner requests construction
 - Owner consents in writing to less than 15 days' notice

X. LOCAL BUYING

According to GS 143-129(b) the County is bound by law to award to the "lowest responsive responsible bidder, taking into consideration quality, performance and time specified in proposals for the performance of the contract", regardless of the origin of the vendor.

However, it is the desire of the County to contract with vendors and contractors located within Randolph County whenever possible. The Purchasing Office shall update departments of new local vendors and contractors while encouraging departments to obtain quotes from local vendors when appropriate.

XI. E-VERIFY COMPLIANCE

GS 143-133.3 applies to all local government contracts and purchase orders. The contract is deemed compliant if it contains the E-Verify clause requiring contractor and subcontractors to comply with the requirements of Article 2 of Chapter 64 of the North Carolina General Statutes.

Exempt: Travel expenses, purchases from other governments, state or GSA contracts, and piggyback contracts

To comply with the above Act, a clause will be added to PO Terms & Conditions located at <http://www.co.randolph.nc.us/purchasing/TermsConditions.htm> and referenced on all purchase orders and contracts.

XII. IRAN DIVESTMENT ACT 2015 COMPLIANCE

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Exemptions:

Purchases, services & contracts valued at \$1,000 or less including taxes.

To comply with the above Act, a clause will be added to PO Terms & Conditions located at <http://www.co.randolph.nc.us/purchasing/TermsConditions.htm> and referenced on all purchase orders and contracts.

XIII. ELECTRONIC ADVERTISING

Pursuant to North Carolina General Statute 143-129(b), Randolph County shall invite formal proposals by advertisement in a newspaper having general circulation in the political subdivision, solely by electronic means, or by both methods.

XIV. DISPOSAL OF PERSONAL SURPLUS PROPERTY

Pursuant to North Carolina General Statute 160A-266, the Board of Commissioners hereby delegates to Department Heads or their authorized representative to declare surplus any personal property with a current fair value of less than five thousand dollars (\$5,000) for any one item, not to exceed a cumulative total of \$30,000, and to convey title of the County property in accordance with regulations. The Purchasing Office shall keep a record of all property sold or disposed of under this section and that record shall generally describe the property sold, disposed of, or exchanged, to whom it was sold or with whom exchanged, and the amount of money or other consideration received for each sale or exchange. Based on the resolution adopted on October 7, 2013, by the Randolph County Board of Commissioners, the blanket internal policy

established three years as the end of the administrative value for retention of those bills of sale. As outlined in G.S. 160A-270(c), the County Manager shall also authorize the use of electronic auctions for the surplus of personal property.

XV. RETIREMENT OF SERVICE ANIMALS

Pursuant to S.L. 2016-101 the Board of Commissioners authorizes the County Manager to negotiate price and conditions to convey ownership of retired service animals to the following eligible owners:

1. Animal’s handler
2. Surviving spouse or children of animal’s handler
3. Organization supporting retired service animals

XVI. MINORITY BUSINESS ENTERPRISE GOAL

Pursuant to North Carolina General Statute 143-128.2, on April 5, 2004, Randolph County adopted a Minority Business Outreach Plan in which the requirements for good faith efforts for formal construction contracts are outlined and detailed as mandated in G.S. 143-128.2.

XVII. PURCHASING PROGRAM INTEGRITY

Randolph County demands only the highest form of honesty and integrity from all County personnel involved in the purchasing process for the County.

This is the _____ day of _____ 2016.

Chairman, Board of Commissioners

County Manager

Clerk to the Board



Randolph County

Office of the County Manager
725 McDowell Road
Asheboro, North Carolina 27205
www.randolphcountync.gov

MEMO

TO: Randolph County Board of Commissioners
FROM: Amanda Varner, Clerk to the Board
DATE: November 10, 2016
RE: Request for (annual) joint meeting

The Asheboro City School Board of Education has requested a joint meeting to review their capital needs in preparation for the 2017-2018 budget. They are requesting February 9th at 6:00 p.m. in the Board of Education Meeting Room.

Action: Please set a joint special meeting with the Asheboro City School Board of Education for February 9th at 6:00 p.m. in the Board of Education Meeting Room.



Randolph County

Office of the County Manager
725 McDowell Road
Asheboro, North Carolina 27205
www.randolphcountync.gov

MEMO

TO: Randolph County Commissioners
FROM: Amanda Varner, Clerk to the Board
SUBJECT: Planning Retreat

Based on consensus of the Board, please set a Special Meeting date for the Board of Commissioners' Annual Planning Retreat for March 22, 2017, at the Randolph County Senior Adults Center located at 347 W Salisbury St., Asheboro, NC 27203.

MEMO

TO: Randolph County Board of Commissioners

FROM: Amanda Varner, Clerk to the Board

DATE: November 21, 2016

RE: Voting Delegate for Legislative Goals Conference

2017 Legislative Goals Conference

The NCACC's next Legislative Goals Conference will be held on January 12-13, 2017, at the Raleigh Marriott Crabtree Valley in Wake County. Please elect your voting delegate for the conference.

Thank you.



**VOTING DELEGATE DESIGNATION FORM
LEGISLATIVE GOALS CONFERENCE
January 12-13, 2017 (Thursday – Friday)
Raleigh Marriott Crabtree Valley – Wake County**

NOTE: Please place this action on your board meeting agenda.

Each Board of County Commissioners is hereby requested to designate a commissioner or other official as a voting delegate for the 2017 Legislative Goals Conference. Each voting delegate should complete and sign the following statement and **RETURN IT TO THE ASSOCIATION NO LATER THAN FRIDAY, JANUARY 6, 2017.**

PLEASE Return Form to Alisa Cobb, Clerk to the Board by E-Mail: alisa.cobb@ncacc.org OR Fax: 919-733-1065.

I, _____, hereby certify that I am the duly designated voting delegate for _____ County at the North Carolina Association of County Commissioners 2017 Legislative Goals Conference.

Signed: _____

Title: _____

Article VI, Section of the Association's Constitution provides:

“On all questions, including the election of officers, each county represented shall be entitled to one vote, which shall be the majority expression of the delegates of that county. The vote of any county in good standing may be cast by any one of its County Commissioners who is present at the time the vote is taken; provided, if no commissioner be present, such vote may be cast by another county official, elected or appointed, who holds elective office or an appointed position in the county whose vote is being cast and who is formally designated by the Board of County Commissioners. These provisions shall likewise govern district meetings of the Association. A county in good standing is defined as one which has paid the current year's dues.”