



# THE RANDOLPH RECAP

APRIL 2023

COMMISSIONER MEETING AGENDA SUMMARY

## AGENDA ITEMS:

(April 3)

- Public Comment
- Consider Exchange of Property between RCSS & City of Archdale
- Reclassification of Soil & Water Positions
- Consider Smith Sinnett Proposed Renovation Plan for Northwest Human Services Center
- Health Department Renovation Contract Award
- Project Spring
- Public Hearings/Resolutions for Fire Tax Districts
- Caraway Speedway
- Historic Courthouse Bids Update
- Consider USDA Debt Service for Farm, Food, & Family Education Center

(April 17)

- Special Called Meeting with Asheboro City Council and Randolph County Board of Commissioners (Economic Development)



Critical issues facing our community and county government have never been greater as we progress in the 3rd decade of the 21st Century. The Randolph County Board of Commissioners holds regular public meetings on the first Monday of each month, beginning at 6:00 pm, in the 2nd Floor Meeting Room at the Historic Courthouse, 145 Worth Street, Asheboro, N.C. At each meeting, issues impacting our county and citizens are presented and evaluated by the County Commissioners.

Randolph County government is committed to providing citizens with the opportunity to access information and obtain the latest news and public updates regarding the county and its government. The Randolph Recap is a new addition to the Randolph County web page. It will provide monthly highlights and summaries from County Commissioner meetings. It will also highlight information on current issues facing the County Commissioners and the Departments and agencies of Randolph County government. The Randolph-Recap will serve as one of the various communication outlets, including Facebook, Twitter, Instagram, and print media, that will update and communicate with our Randolph County citizens.

We hope the Randolph Recap is helpful to you and would appreciate your input and comments as we move forward.



**Hal Johnson**  
Randolph County Manager



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## Public Comment

The following Randolph County citizens spoke during the public comment period:

- Christine Huber
- Jane Gant
- Franklin Smith
- Michael Simmons
- Dwain Roberts

## Consider the Exchange of Property between RCSS and City of Archdale

On March 20, 2023 the Randolph County Board of Education authorized the exchange of a parcel of land owned by the Randolph County School System for a parcel of land owned by the City of Archdale. Pursuant to GS-115C-518 and Board Policy 9400, the Randolph County Board of Education is required to give the County Commissioners the first opportunity to obtain the parcel of land being offered by the school system to the City of Archdale.

*Randolph County Commissioners voted unanimously to decline the opportunity to purchase PIN#7718-44-7555 from the Randolph County Board of Education.*

## Reclassification of Soil and Water Positions

The Randolph County Soil and Water Department requires the reclassification of two positions, due to reorganizing. At the April meeting, the department requested approval from the Board of Commissioners to reclassify the Soil and Water Administrator position to an Environmental Education and Support Coordinator. And the Water Environmental Specialist to a Soil and Water Director.

The Environmental Education and Support Coordinator will work to identify educational needs within the County, develop educational programming, create and maintain local education and community service agency contacts, and provide administrative and budgetary support. The Soil and Water Director would provide basic supervisory and managerial oversight of staff, provide technical assistance to the agriculture community, and manage and implement current and new Soil and Water programs. No additional funding is required to reclassify the two positions.

*Commissioners voted to approve the addition of the Environmental Education and Support Coordinator and Soil and Water Director, and the reclassification of Soil and Water Administrator to Environmental Education and Support Coordinator and Soil and Water Environmental Specialist to Soil and Water Director.*



## Smith Sinnett Proposed Renovation Plan for Northwest Human Services Center

In August of 2022, the County purchased a 2-story office building property located at 215 Balfour Drive in Archdale. Smith Sinnett Architecture was hired to do a feasibility study and conceptual design of the building for a human services facility in the northwestern portion of the County. Robert Carmac, principal Architect, Smith Sinnett, presented the preliminary design to commissioners at the April meeting.

*Commissioners voted to award a contract to Smith Sinnett Architecture for the design, bidding and construction administration of this project and authorize the County Manager to sign the contract.*

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## Health Department Renovation Contract Award

At the February Board Meeting, Commissioners authorized the County and architectural firm, Smith Sinnett to advertise the bidding of the Health Department Renovation Project. Paxton Arthurs, County Engineer presented the bidding results for consideration at the April meeting.

*Commissioners voted to award the construction contract to Garanco Construction for the renovation of the Health Department at a cost of \$2,351,500 and authorize the County Manager to sign the contract.*

## Project Spring - Economic Development

Project Spring, a Texas-based manufacturer, is contemplating a facility location in Randolph County NC. The County is among multiple locations being considered, in which state and local incentives will heavily impact the company's final decision on location. Based on the company's capital investment of \$3.4 million in machinery & equipment, job creation, and average wages, Project Spring qualifies for a 50% cash grant over a five-year period in local incentives totaling \$33,340. The company intends to create 106 jobs over five years with annual average wages of \$43,353.

Kevin Franklin, EDC Director commented on the project **"The EDC believes that Project Spring is an exceptional economic development project for the county which would increase the value of the property with upgrades, generate significant investment in new machinery and equipment, and result in the creation of 106 quality new jobs."**

A public hearing was held, in which no members of the public came forward.

*Commissioners voted to adopt the resolution authorizing the County of Randolph to enter into an Economic Development Incentive Contract for Project Spring.*



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## Public Hearings & Resolutions for Fire Tax Districts

At the February Board Meeting, Commissioners officially considered moving forward to abolish the currently capped county service districts for fire protection for the above-referenced areas and replacing them with districts that do not have that limitation on taxation. The proposed new service districts contain the same properties currently contained in the capped districts for those areas. Commissioners determined that for each district the current cap on taxation has rendered, or will soon render, the district obsolete for providing the necessary protection to citizens in the area. Public hearings to consider the abolishment of the current district and the creation of a new uncapped district for Coleridge-Erect, Fair Grove, Julian, and Northeast areas were held at the April meeting.

A public hearing to consider the abolishment of the current district and the creation of a new uncapped district for the Coleridge-Erect area was held. No speakers came forward.

*Commissioners voted to approve a resolution abolishing the current fifteen-cent capped Coleridge-Erect fire protection county service district and creating a new service district without the cap.*

A public hearing to consider the abolishment of the current district and the creation of a new uncapped district for the Fair Grove area was held. No speakers came forward.

*Commissioners voted to approve a resolution abolishing the current fifteen-cent capped Fair Grove fire protection county service district and creating a new service district without the cap.*

A public hearing to consider the abolishment of the current district and the creation of a new uncapped district for the Julian area was held. No speakers came forward.

*Commissioners voted to approve a resolution abolishing the current fifteen-cent capped Julian fire protection county service district and creating a new service district without the cap.*

A public hearing to consider the abolishment of the current district and the creation of a new uncapped district for the Northeast area was held. No speakers came forward.

*Commissioners voted to approve a resolution abolishing the current fifteen-cent capped Northeast fire protection county service district and creating a new service district without the cap.*



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## Historic Courthouse Bids Update

At the December 2022 Board Meeting, Commissioners approved the final design for the Historic Courthouse elevator addition and renovation and authorized the County to begin the bidding process. Unfortunately, the low was considerably higher than the Preliminary Cost Estimate that had been previously presented. Efforts are currently being made to scale back the project and negotiate a better price.

## Consider USDA Debt Service for the Farm, Food, and Family Education Center

The County has been working with Randolph Electric Membership Corp, which was eligible for two \$2 million loans for the Farm, Food, and Family Education Center. Originally, it was assumed that there would be an annual debt service payment, but recently USDA required monthly repayments back to REMC. As a result, there are expected to be two debt service payments in the current fiscal year (May & June), totaling \$66,667. This expenditure for principal payments needs to be added to the General Fund budget. The Board has planned to use capital reserve funds for this obligation. In addition, \$2,000 is needed for bond trustee fees.

*Commissioners voted to approve the budget amendment for debt service on the USDA Loan for the Farm, Food, and Family Education Center.*



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## Special Called Joint Meeting with Asheboro City Council and Randolph County Board of Commissioners- Economic Development

Energizer, a producer of alkaline batteries, is considering an expansion of its Asheboro operations. An incentive offer will factor into Energizer's consideration of Asheboro and Randolph County as the location for its expansion project.

As a result of the expansion project, Energizer plans to create 178 new full-time jobs, in addition to its 411 existing jobs with an average annual wage of \$54,000, exceeding Randolph County's current private sector average wage of \$43,080. Energizer's total investment for the project would be \$43 million dollars in machinery and equipment.

Randolph County EDC is proposing a total local performance-based incentive package of \$420,000 paid in five annual installments, equally divided between the City of Asheboro and Randolph County. The proposed incentive amount is equivalent to fifty percent of the anticipated new tax revenue generated by the new investment over a five-year period.

Kevin Franklin, Randolph County Economic Development Director, commented **"The EDC believes that the Energizer project is an exceptional economic development project for the city and county which would generate significant investment in new machinery and equipment, result in the creation of 178 quality new jobs, and generate over \$9.5 million in new annual payroll."**

A public hearing was held on behalf of the City of Asheboro and the County of Randolph.

Allison Azar, Energizer, thanked Asheboro City Council and Randolph County Commissioners for their consideration of the project. **"Thank you so much for your consideration of this proposal. We are very excited about the potential opportunity to continue our legacy here in Randolph County."**

**"It has been noted here tonight that Energizer is a legacy corporation and employer here in Randolph County. There is a long history of being a good corporate citizen here in the County. We are glad to be a part of this process,"** said Chairman Frye.

**"I am excited about this opportunity for Energizer, first and foremost, but also for our Randolph County citizens and Asheboro,"** said Commissioner Haywood.

*The Asheboro City Council approved a motion to adopt the resolution authorizing the City of Asheboro to enter into an economic development incentive contract by reference.*

*The Randolph County Board of Commissioners approved a motion to adopt the resolution authorizing Randolph County to enter into an economic development incentive contract for Energizer.*