

The Alleghany County Board of Commissioners met in regular session on Monday, August 18, 2008, at 3:30pm in the Board Meeting Room of the County Administration Building, 348 South Main Street, Sparta, North Carolina.

Present: Chair Ken Richardson, Vice-Chair Warren Taylor, Commissioner Randy Miller, Commissioner Doug Murphy, Commissioner Milly Richardson, County Attorney Donna Shumate, County Manager Don Adams, and Clerk to the Board Karen Evans.

Chair Ken Richardson called the meeting to order.

Commissioner Doug Murphy led the Pledge of Allegiance and opened the meeting with a prayer.

Chair Ken Richardson stated that a closed session for personnel needs to be added to the agenda.

Commissioner Milly Richardson made a motion to approve the amended agenda for this August 18, 2008, meeting. Commissioner Doug Murphy seconded the motion. Vote 5:0.

AGENDA
Monday, August 18, 2008
3:30 PM

- 3:30 Meeting Called To Order, Pledge of Allegiance and Prayer
Motion on Agenda for August 18, 2008, meeting
Motion on Minutes for August 4, 2008, meeting
Motion on July Tax Releases & Refunds
- 3:35 A. Public Comments—30 minutes
B. Public Hearing (Cancelled)
Re: Economic Development – Etomic Steel Structures, Inc.
C. John Blevins
RE: Summer Care Funding, Work First Budget Amendment and Child Support Incentive Request
D. Mary Walker
RE: Vehicle Tax Appeal
E. Kristen Sinclair\James Padgett
RE: North Carolina Natural Heritage Program
F. Kathy Murphy
RE: Blevins Mobile Home Variance
Farris Subdivision Variance
Subdivision Plat
G. Glade Creek Volunteer Fire Department Annual Report
H. County Business
1. Reschedule September 1 Meeting
2. Propane Bids
3. Vet Agreement
4. Board of Elections Budget Amendment
5. Tennis Donations Budget Amendment
6. Sod Seeder Agreement
7. Pay Plan Discussions
8. Defib Units
9. Loader Budget Amendment
10. Surplus Current Loader
11. Other Business
12. Closed Session—NCGS 143-318.11 (a) (6)—personnel (added)
13. Adjourn

Commissioner Milly Richardson made a motion to approve the minutes for the August 4, 2008, meeting. Commissioner Randy Miller seconded the motion. Vote 5:0.

Commissioner Milly Richardson made a motion to approve the real and auto refunds for July. Commissioner Doug Murphy seconded the motion. Vote 5:0.

Commissioner Milly Richardson made a motion to approve the auto releases for July. Commissioner Randy Miller seconded the motion. Vote 5:0.

Chair Ken Richardson opened the public comments' portion of the meeting. He asked for public comments. None were received. He closed the public comments portion of the meeting.

John Blevins, Social Services Director, came before the Board to discuss budget amendment General Fund #3 in the amount of \$600. He explained the budget amendment is for additional work first revenues received.

Commissioner Randy Miller made a motion to approve budget amendment General Fund #3 in the amount of \$600. Commissioner Milly Richardson seconded the motion. Vote 5:0.

John Blevins talked about receiving a child-support incentive that is to be used to enhance the program. He talked about using some of the money for a desk for Angie Sexton because she is using a co-worker's personal desk. He explained how this would work, and the County would be required to pay 35%; \$167 for the desk.

Commissioner Milly Richardson made a motion to approve the request. Commissioner Doug Murphy seconded the motion. Vote 5:0.

John Blevins talked about summer care funding and the final allocations from the State show that they will not have to take any children off of the support. He explained the breakdown of the child care monies. He said he is requesting the \$5,913 remaining to be put into the daycare monies, and the money would go to school-age children.

Commissioner Doug Murphy made a motion to approve the request. Commissioner Milly Richardson seconded the motion. Vote 5:0.

County Manager Don Adams explained that the budget amendments will be coming before the Commissioners at the next meeting.

Mary Walker, Tax Administrator, presented a motor-vehicle appeal on a 2000 GMC Jimmy. She explained that she did not see the vehicle but understands that it has been wrecked. She stated her recommendation is \$4,800.

Commissioner Warren Taylor made a motion to approve the recommendation. Commissioner Milly Richardson seconded the motion. Vote 5:0.

Kristen Sinclair and James Padgett presented a PowerPoint presentation about the North Carolina Natural Heritage Program is beginning a two-year natural area inventory of Alleghany County.

Kathy Murphy, Planner, presented a subdivision plat for preliminary approval for Shadow Ridge subdivision. She explained that this is a 116-acre tract being divided into 16 lots during three phases. She explained the roads in the subdivision and the phases.

Commissioner Warren Taylor asked about previous discussions regarding this subdivision.

Kathy Murphy explained that the Board granted a variance in December 2005 but he never submitted the preliminary plat nor had the plat recorded. She explained his options regarding this subdivision.

Commissioner Warren Taylor and Kathy Murphy discussed that preliminary plat is in order.

Commissioner Milly Richardson made a motion to approve. Commissioner Doug Murphy seconded the motion. Vote 5:0.

Kathy Murphy presented a request for a variance from Ray Farris & Barbara Farris regarding the ¾ acre minimum lot size. She reviewed the timeline of activities that Mr. Farris has done. She explained that the County cannot issue a building permit because it doesn't meet the minimum lot.

Commissioner Warren Taylor and Kathy Murphy talked about they have not dug a well but has moved equipment in, work was stopped on the septic until the issue could be resolved. Kathy Murphy talked about his options.

Commissioner Warren Taylor talked about the dates of Kathy Murphy's letter, date property transferred and Kathy Murphy's solutions. He asked about the Brannock's knowing of the subdivision ordinance. Kathy Murphy explained that she sent letters to Michael Brannock, Karen Brannock, Ronnie Rash, Nancy Rash and Kevin Brooks about the illegal transfer of the property.

Commissioner Doug Murphy clarified that the well and septic permit has been issued on the property. Kathy Murphy stated that is correct.

Commissioner Warren Taylor stated that the Farris couple did not know. Kathy Murphy stated that the realtor and seller did. She stated that she talked with quite a few realtors about this parcel of land.

Commissioner Warren Taylor asked if it is feasible for a well and septic to fit on this land. Kathy Murphy stated that the health department looked at and thought they could.

Chair Ken Richardson and Kathy Murphy discussed the well and septic permit numbers.

County Attorney Donna Shumate explained that the problem is the Board cannot grant a variance due to lot size. She stated that the grantor knew the property shouldn't be conveyed.

County Manager Don Adams talked about the size of land that will perk and there is no magic number set in stone.

County Attorney Donna Shumate stated that she doesn't see a way to fix this problem. She further stated that they may have other means that don't deal with the County.

County Manager Don Adams talked about the Board could reduce lot size on all lots.

Kathy Murphy stated that the problem is recording deeds by meets and bounds descriptions.

The Board of Commissioners and County Manager Don Adams talked about having something in place now that addresses this problem.

Commissioner Randy Miller made a motion to deny this request. Commissioner Warren Taylor seconded the motion. Vote 5:0.

Kathy Murphy presented information about James and Daniell Blevins. She explained that they are asking for a variance to allow two manufactured homes on one parcel of land. She explained the details regarding this case.

Commissioner Doug Murphy and Kathy Murphy talked about the number that designates a mobile home park; two.

Kathy Murphy explained the options, and they have already purchased the mobile home, obtained a moving permit, no building permit has been issued, septic permit issued and has been installed.

Commissioner Doug Murphy talked about the septic being installed and meeting

setback requirements.

County Attorney Donna Shumate talked about the Property Rights Protection Ordinance says two, and if the ordinance says more than two rather than two, this would not happen.

County Manager Don Adams explained the difference between changing lot sizes to changing the number of mobile homes.

Commissioner Doug Murphy explained that he doesn't have a problem to talk further about this.

Commissioner Warren Taylor stated that the Board would have to have a public hearing to change the ordinance. He asked can the Board ask the Planning Board to review this.

County Attorney Donna Shumate explained that they have to certify a change to the ordinance.

Commissioner Randy Miller made a motion to have the Planning Board look at this at tonight's meeting. Commissioner Milly Richardson seconded the motion.

County Attorney Donna Shumate stated that the Board still has the variance issue before them.

Chair Ken Richardson talked about taking it up at the next meeting.

The Board voted on the motion on the floor. Vote 5:0.

County Manager Don Adams and the Board of Commissioners talked about more than two and include RV's in this discussion for the Planning Board.

David Higgins, Chief of Glade Creek Volunteer Fire Department, presented their roster, list of vehicles, looking at purchasing a mini-pumper, fundraisers held, special events, community service, financial statement, camera showing where the fire is at, displayed an air pack and explained how they are going to the 45-minute bottles, need to look at a system to fill the bottles, annual check on the bottles, smokehouse training at other places, money for the men to do their training and limit it to \$500, talked about certified training, having no problem with members responding to calls, the need for a work channel, talked with RayTech and for \$7,000 to \$10,000 they could have a separate channel that could be recorded at dispatch, talked about Steve Allen's presentation being good information, ambulance base in Piney and Cherry Lane, what would help more is having certified fireman as EMT-B in the station during the daytime, Mr. Allen talked about departments' needs, asked do we need to continue to have fundraisers or slack off. He talked about they took off the roof from their building and was charged for it, and fire departments should be exempt from taking stuff to the landfill.

Commissioner Warren Taylor stated that he was impressed with the presentation and appreciated all of the hard work.

Chair Ken Richardson and David Higgins talked about the fire commission meetings. Chair Ken Richardson talked about when preparing the request put the money in your request and then if the County funds it, the fire department will administer it.

David Higgins stated his appreciation to Karen Evans for her efforts in helping all of the fire departments.

County Manager Don Adams asked does the variance need a motion.

Commissioner Warren Taylor made a motion to table the variance. Commissioner Randy Miller seconded the motion. Vote 5:0.

County Manager Don Adams handed out papers regarding septic systems coinciding with building inspections. He explained that he recommends attaching this paper to septic permits saying that approval from Appalachian District Health Department does not guarantee that an Alleghany County building permit will be issued for the proposed development project, and it is highly recommended that the developer/contractor/owner review the intended use of the property with the Alleghany County Planning Department before installing a septic system or well. He talked about this will be at the health department.

The Board agreed to move forward on this matter.

County Manager Don Adams asked about rescheduling the Labor Day meeting.

The Board discussed dates and agreed on September 4 at 6:30pm.

County Manager Don Adams reviewed propane bids; Blue Ridge Energies, \$2.36, G&B Energies \$2.20, Hometown Fuel \$2.09. He explained that the contract is from September 1 until April 30.

Commissioner Warren Taylor made a motion to approve the low bid. Commissioner Milly Richardson seconded the motion. Vote 5:0.

County Manager Don Adams talked about the recently approved vet agreement and what was agreed to was payments for educational loan payments. He explained that currently this vet owes \$8,245. He reviewed a spreadsheet showing her parents' expenses; \$16,673.08. He asked if the Board is willing to reimburse for other the educational expenses.

Chair Ken Richardson and County Manager Don Adams discussed how this works including if the vet leaves.

Commissioner Warren Taylor made a motion to include any educational expenses. Commissioner Milly Richardson seconded the motion. Vote 5:0.

County Manager Don Adams presented budget amendment General Fund #4 in the amount of \$2,738 for the Board of Elections travel expenses that was discussed at the last meeting.

Commissioner Milly Richardson made a motion to approve budget amendment General Fund #4 in the amount of \$2,738. Commissioner Doug Murphy seconded the motion. Vote 5:0.

County Manager Don Adams presented budget amendment General Fund #5 in the amount of \$400 for tennis donations.

Commissioner Milly Richardson made a motion to approve budget amendment General Fund #5 in the amount of \$400. Commissioner Doug Murphy seconded the motion. Vote 5:0.

County Manager Don Adams explained that Linda Hash has received another sod seeder from the State. He reviewed the difference between the new sod seeder agreement and the county sod seeder agreement and combining them into one.

Commissioner Milly Richardson made a motion to approve the rental agreement. Commissioner Warren Taylor seconded the motion. Vote 5:0.

County Manager Don Adams reviewed the issues he is having with the 2% raise and 7% raise. He reviewed how he has been enforcing them. He used the jailers as an example going to full-time then going to part-time then going back to full-time. He explained how the personnel policy addresses these situations. He said for this year only, any full-time jailer working today if they move from part time to full time, the Sheriff wants them to have the 7%.

Commissioner Warren Taylor stated that it appears to him that there should be a

time limit so staff won't have to keep up with it all year.

Commissioner Randy Miller talked about the pay grade is wrong and needs fixing.

The Board of Commissioners and County Manager Don Adams discussed the different scenarios including if an employee was here last year, they get 2% over the starting salary, full time or part time.

Chair Ken Richardson talked about starting with fixing the pay plan. He further talked about using a 1% table. He explained that the current policy is a part-time person with three years experience would be making the same as a new person in that position.

County Manager Don Adams gave an example of a part-time deputy coming into this year got a 2% raise and is now going full time, would he start at the beginning salary which is less per hour. He mentioned that if someone was employed last year full time or part time, the employee would be 2% above starting salary.

County Manager Don Adams and Clerk to the Board Karen Evans talked about the 2% raise across the Board figured during the budget year.

County Manager Don Adams discussed the 1% steps versus 2% steps.

Chair Ken Richardson asked the County Manager to bring the Board back an example of something that could fix this.

County Manager Don Adams stated that this could only be for this year. He explained that normally we don't have these transactions. He talked about coming back with a written policy for this year. He reiterated his recommendation.

Commissioner Randy Miller and County Manager Don Adams talked about the 2% increase went to longevity.

The Board of Commissioners discussed having a meeting to address solutions to this issue.

Commissioner Randy Miller stated that he will meet with Ken Richardson and the County Manager to work on this.

County Manager Don Adams talked about the three lifepacks, three radios and a transmission system for a cost of \$59,680. He explained that he has been researching grants and found one that is due on December 15 but the only thing eligible is the radios. He talked about the loan for the loader and scales. He further talked about the Board could purchase this EMS equipment or put it in with the loan.

The Board of Commissioners discussed which way would be the most cost effective.

County Manager Don Adams estimated how much interest the County would pay for the loan versus how much would be earned on the investment.

County Manager Don Adams presented budget amendment Transfer Facility #1 in the amount of \$95,146 to budget for the loader.

Commissioner Milly Richardson made a motion to approve budget amendment Transfer Facility #1 in the amount of \$95,146. Commissioner Warren Taylor seconded the motion. Vote 5:0.

County Manager Don Adams explained that the current loader has to be declared surplus in order to be able to trade it in on the new loader.

Commissioner Randy Miller made a motion to declare the current loader surplus for the trade in. Commissioner Doug Murphy seconded the motion. Vote 5:0.

Commissioner Randy Miller made a motion to go into closed session at 5:35pm under NCGS 143-318.11 (a) (6)—personnel. Commissioner Milly Richardson seconded the motion. Vote 5:0.

Commissioner Randy Miller made a motion to adjourn closed session at 6:05pm and reconvene the regular meeting. Commissioner Doug Murphy seconded the motion. Vote 5:0.

Chair Ken Richardson stated that no decisions were made during closed session.

Being no further business, Commissioner Milly Richardson made a motion to adjourn the meeting at 6:06pm. Commissioner Randy Miller seconded the motion. Vote 5:0.

Respectfully Submitted,

Karen Evans
Clerk to the Board

Attest:

Ken Richardson
Chairman