

The Alleghany County Board of Commissioners reconvened the recessed meeting from Monday, March 21, 2005, on Tuesday, March 22, 2005, at 6:00pm in the Conference Room of the County Office Building, 90 South Main Street, Sparta, NC.

Present: Chair Eldon Edwards, Vice-Chair Warren Taylor, Commissioner Graylen Blevins, Commissioner Sandy Carter Herndon, Commissioner Ken Richardson, County Manager Don Adams and Clerk to the Board Karen Evans.

Chair Eldon Edwards called the meeting to order at 6:00pm.

Chair Eldon Edwards explained that the primary reason for this meeting is to discuss the Blevins property option. He talked about scheduling conflicts that prohibited meeting between now and the date the option expires.

Charles Joines opened the meeting for the Board of Education and asked for a moment of silence.

Charles Joines reiterated the purpose of this meeting is to discuss the Blevins property option.

Commissioner Ken Richardson asked for the drawings from the March 14 meeting to be displayed to provide clarification from yesterday's Commissioners' meeting.

Frank Williams displayed the drawings and explained the properties shown on the map.

Frank Williams illustrated the location of the school bus garage. He talked about looking at the school bus garage this afternoon, and there is a lot of possibilities on the amount of land that is there.

Commissioner Graylen Blevins and Frank Williams talked about a location for a future bus garage on the same property as the current bus garage. Mr. Williams explained how the additional property at the bus garage could be graded and used.

Frank Williams explained in detail the pieces of property shown on the map and the need to get the additional land in order to square the property up. He mentioned about possibly getting a right-of-way across the top of the property to provide another exit. He continued explaining the map in more detail.

Charles Joines talked about the larger piece of property goes to Maple Street and the portion next to Maple Street isn't for sale nor is the right-of-way. He stated that he talked to the property owner and the piece in question on the map will become available as soon as her mother's estate is settled. He further stated that the piece they are looking at purchasing is 1.3 acres. He talked about the Tilley property that the Board of Education owns.

Commissioner Warren Taylor and Charles Joines discussed the location of the Tilley and Truitt properties.

Commissioner Warren Taylor and Charles Joines talked about purchasing the Choate property and owning property all of the way beyond the current bus garage.

Commissioner Ken Richardson asked if the Choate property isn't purchased, what happens

to the proposed Charles Street.

Charles Joines displayed the answer by showing where the road would be placed.

Frank Williams talked about moving the road would work but it would be more expensive because not having enough land to transition it in. He stated that location would be better than it is now.

Charles Joines reminded everyone that this piece of property will be available in the very near future.

Commissioner Warren Taylor asked about the parking area being a tiered-parking area.

Frank Williams explained the different levels of the parking area. He talked about the parking lots are a nice playing area for the kids if you have gates to close off any traffic. He further talked about the bus parking area and the bus maintenance area being realigned to allow for more access on the bus property. He stated that the Boards should look at buying any property adjacent to the schools that become available because it will be needed sooner or later.

Commissioner Graylen Blevins, Charles Joines and Frank Williams discussed the current use of the properties shown on the map.

Commissioner Ken Richardson asked if anyone has checked on the zoning for the Blevins property. He mentioned that it is zoned residential, neighborhood business, possibly. He talked about it would have to be rezoned.

Duane Davis stated that he had talked to Bryan Edwards about moving the road, and he was very interested in doing that.

Charles Joines and Frank Williams displayed where the road is currently on the drawings.

Charles Joines talked about the insurance carrier's issues with this street's location. He talked about moving the road.

Commissioner Sandy Carter Herndon asked if the Town Manager had indicated that if the Blevins property was turned into a street would there be any rezoning necessary.

Duane Davis stated that he didn't mention rezoning. He further stated that the conversation was about moving the road.

Commissioner Sandy Carter Herndon talked about rezoning is something we want to make sure get done, if needed. She further talked about purchasing the property now or renewing the option to make sure the rezoning was completed.

Commissioner Ken Richardson stated that any time you take a piece of residential property and make a change; it must go before the Planning Board.

Clarence Crouse mentioned calling Bryan Edwards tonight to get his opinion on the zoning matter.

Commissioner Warren Taylor asked what is the price to renew the option.

Charles Joines stated that it is \$3,250; the same as the first option.

Commissioner Ken Richardson verified that the option payments are subtracted from the purchase price.

Charles Joines stated yes they are.

County Manager Don Adams explained that the Town Manager can indicate whether or not he thinks this is an issue concerning the zoning discussions.

Commissioner Ken Richardson stated that he doesn't think this is an issue but it needs to be raised any time you buy a piece of property in order to explore anything that might be a potential problem down the road.

Commissioner Graylen Blevins talked about the zoning process has a lot of time involved.

Commissioner Sandy Carter Herndon talked about renewing the option in order to have enough time to go through the zoning process.

County Manager Don Adams stated that Bryan Edwards can indicate whether he thinks it is an issue or not but it must go before the Planning Board to get an absolute answer on rezoning.

Commissioner Warren Taylor and Commissioner Graylen Blevins discussed that the current owner of the property is who must asked for it to be rezoned.

Commissioner Sandy Carter Herndon and Commissioner Graylen Blevins discussed fees being the responsibility of the seller's, rezoning application fee and the amount of time needed for the process.

Chair Eldon Edwards said that the Board needs to decide what to do with the option. He mentioned calling Bryan Edwards to get his opinion on this matter.

Commissioner Graylen Blevins and County Manager Don Adams discussed the required notice for the zoning process.

Commissioner Ken Richardson explained that in the future the Board of Education might decide to build a building on the property is the reason to rezone it now. He reiterated that he doesn't think it is an issue.

Commissioner Warren Taylor asked if the motel property and other school-owned properties have ever been rezoned.

The Board of Commissioners talked about having all of the properties rezoned if that hasn't been completed.

Commissioner Graylen Blevins asked about doing a purchase agreement depending on the property being rezoned.

The Board of Commissioners, Board of Education and County Manager Don Adams extensively discussed creating a new option that will change the conditions of the option to include

the stipulation about rezoning and environmental issues, conditions to include on a new option, purchasing the property or renewing the option as it is now.

Charles Joines stated that he would like to see the Commissioners purchase the property because he doesn't think there will be any rezoning issues.

Commissioner Graylen Blevins, Chair Eldon Edwards and Charles Joines talked about the water and sewer lines in relation to the Blevins property.

The Board of Commissioners, Board of Education and County Manager Don Adams continued discussing a new option that will change the conditions of the option to include the stipulation about rezoning and environmental issues, conditions to include on a new option, purchasing the property or renewing the option as it is now.

Commissioner Ken Richardson made a motion to renew the option with the understanding that the Board will authorize the purchase of the property assuming that the zoning, environmental, water, sewer can be resolved then the purchase will be done within the 90-day option. Commissioner Sandy Carter Herndon seconded the motion. Vote 5:0.

Commissioner Ken Richardson talked about issues that the Commissioners talked about at yesterday's meeting including the financing must be on a bond referendum and that the Board of Education had resolved that there will be a middle school at the Sparta Elementary School site (Option D) and K-6 or K-5 at the other locations. He stated that if everyone agrees on these issues, the Boards need to move forward.

Commissioner Sandy Carter Herndon asked has enough input been received by the parents and teachers at all of the schools to make sure that this will have the communities support. She talked about the outlying schools need to feel like they are being included in this plan and support the idea. She talked about the comments that were received about rushing into this decision.

Charles Joines stated that he agrees about including Glade Creek Elementary School and Piney Creek Elementary School. He talked about going with a bond referendum and the outlying schools not supporting it. He stated that he would like to see this paid for some other way than a referendum because of the fact of the potential fate of a bond and the time factor included with a bond. He gave his reasons for going with a lease-purchase option versus a bond.

The Board of Commissioners and Board of Education discussed the reasons for a bond referendum versus a lease-purchase, selling the idea, rooms becoming available at the outlying schools when the upper grades move to the middle school, more architect and design work is needed, getting support and ideas from the outlying schools, educating the public on the plans, looking at all of the options, no options have been decided on, the need to decide to have all elementary schools or combination of elementary and a middle school.

Commissioner Warren Taylor stated that the Commissioners talked extensively about the responsibilities of each board. He further stated that during those conversations it was brought up that the Board of Commissioners shouldn't be the board to be recommending which direction the educational system follows. He said that he doesn't think the Commissioners should be involved that in decision.

Chair Eldon Edwards stated that he recommends for the schools to formulate a plan or the option that they think is best and then bring that back to the Commissioners.

Charles Joines stated that he has agreed that the Board of Education needs to decide what is needed and bring it back to the Board.

Commissioner Ken Richardson and Charles Joines discussed the urgency of getting the space-needs issues taken care of at Sparta Elementary School. Mr. Joines explained that the School Board was waiting to find out about the status of the Sara Lee building, maybe they shouldn't have waited so long and the need to move on.

Clarence Crouse discussed the immediate need at Sparta Elementary School to accommodate all of the students for the beginning of the next school year.

Commissioner Warren Taylor stated that those issues need to be addressed in the School Board's budget request.

Chair Eldon Edwards stated that the Commissioners will provide assistance in way the Board can.

The Board of Commissioners and Board of Education discussed the use of mobile classrooms.

Commissioner Sandy Carter Herndon asked that the Commissioners be invited to attend the meeting at the outlying schools.

Joel Souther talked about this was a starting point for the space-needs issues.

Faron Atwood talked about having a meeting at each of the elementary schools in order for everyone to have an opportunity to have input on the space-needs issues.

Duane Davis stated his appreciation to the Board of Commissioners and the Board of Education. He talked about issues that have been discussed at this meeting. He further talked about architect fees on the work already completed by the architect. He explained the agreement with the architects.

County Manager Don Adams explained the costs for the topographical survey and pre-design architectural planning for a total of \$13,031.25. He explained that the Board of Education is asking if they will be reimbursed for these fees.

Commissioner Warren Taylor, Duane Davis and Frank Williams explained the arrangements for architect fees. Mr. Williams talked about ways to build a structure instead of using modular units. He further explained that he would like to have their out-of-pocket expenses covered if a construction project isn't performed.

Chair Eldon Edwards and Frank Williams talked about these structures being self-contained. Mr. Williams invited everyone to see one that is under construction in Mountain View.

The Board of Commissioners and Frank Williams talked about this concept and additional work on the space-need issues.

Commissioner Ken Richardson stated the discussion about these fees should have taken place before the accumulation of a \$13,000 bill. He talked about the speed of the space-needs

issues is left up to the Board of Education.

Commissioner Ken Richardson made a motion to approve paying the architect bill. Commissioner Warren Taylor seconded the motion.

Commissioner Warren Taylor asked for a study on the remaining costs and put that request in the budget.

County Manager Don Adams explained that a reimbursement resolution is needed before any money can be spent. He talked about putting the resolution on the next Commissioners' meeting.

Commissioner Ken Richardson retracted his motion.

John Farrelly talked about a meeting at Sparta Elementary School on April 5<sup>th</sup> at 6:30pm. He explained that this meeting is to meet with the parents concerning the facility needs. He stated that everyone is invited to attend.

Janice Linker explained that when the needs at Sparta Elementary School were starting to be addressed, everyone started looking at the needs of the entire school system.

Susan Murphy explained the reasons why the Sara Lee building is a good idea for Sparta Elementary School.

Charles Joines asked if the other two schools would like to set a date for a meeting at their locations about facility needs.

Phil Howell stated that he will need to check the calendar before setting a date for the Piney Creek Elementary School meeting. He asked for direction concerning the meeting.

Commissioner Sandy Carter Herndon stated that in her opinion, the purpose of the meeting is to say what should be done to the school system and ask parents what they think about difference ideas.

Faron Atwood stated that everyone is looking for information not necessarily to present anything.

Phil Howell talked about providing parents a little bit of direction about what they need to provide information about.

John Farrelly said that it should really be present status of the schools, programs, needs and then possible options to consider without getting into the dollars.

Commissioner Sandy Carter Herndon stated her appreciation for the comments about the Sara Lee building and the need is there whether the Sara Lee building is available or not.

Gary West talked about the need to reassure the community that the children's education won't be comprised.

County Manager Don Adams agreed about the community needs to know that education won't be comprised any time a new system is discussed. He discussed the importance of needing

to know the pros and cons of the middle school concept or any other concept.

The Board of Education and Gary West discussed the meeting with the communities.

Judd Starling stated that most of the time it is how the information is presented not necessarily what is presented.

Charles Joines talked about creating a package to send out to everyone.

John Farrelly talked the difference between Sparta Elementary School and the other two elementary schools.

Charles Joines stated that this has been a good productive meeting.

The Boards talked about having more meetings on this subject.

Being no further business, Commissioner Warren Taylor made a motion to adjourn the meeting at 8:05pm. Chair Eldon Edwards seconded the motion. Vote 5:0.

Charles Joines adjourned the meeting at 8:06pm.

Respectfully Submitted,

Karen Evans  
Clerk to the Board

Attest:

Eldon Edwards  
Chairman