

RANDOLPH COUNTY COMMISSIONERS MEETING AGENDA

6:00 P.M. – April 3, 2023

Historic Courthouse – 145 Worth Street, Asheboro NC

- I. Call to Order – Chairman Frye**
- II. Pledge of Allegiance**
- III. Special Recognitions**
 - A. Lisa Walker Retires with 34 Years of Service in Finance – *Will Massie, Assistant County Manager/Finance Officer*
 - B. Kimberly Scruggs Retires with 31 Years of Service in Social Services – *Tracie Murphy, Social Services Director*
 - C. Guy Troy – Remembrances – Ross Holt, Historic Landmark Preservation Commission Coordinator/Public Library Director
- IV. Public Comment Period** (Pursuant to N.C.G.S. § 153A-52.1)
- V. Consent Agenda**
 - A. Approve Board of Commissioners Regular Meeting Minutes of March 6, 2023 and Special Meeting Minutes of February 20, 2023 and February 23, 2023
 - B. Reclassification of Property Development Technician (Grade 114) to an Inspections Permitting Technician (Grade 114)
 - C. Reappoint Larry Reid to the RCC Board of Trustees
 - D. Project Amendment for Asheboro High School
 - E. Transfer to Rural Water Infrastructure Capital Project
 - F. Approve Resolution Supporting a Step Pay Plan and Compression Relief for Division of Juvenile Justice and Delinquency Prevention Staff
 - G. Adopt Proclamation for April as National Child Abuse Prevention Month
- VI. New Business**
 - A. Consider the Exchange of Property between the Randolph County School Board and the City of Archdale – *Dr. Stephen Gainey, Randolph County Schools Superintendent*
 - B. Reclassification of Soil and Water Positions – *Kaitlyn Johnson, Soil and Water Department Head/Technician*
 - C. Consider SmithSinnott Proposed Renovation Plan for the Northwest Human Services Center - *Paxton Arthurs, County Engineer*
 - D. Consider Health Department Renovation Construction Award – *Paxton Arthurs, County Engineer*
 - E. Project Spring Economic Development – *Crystal Gettys, Economic Development Business Development Director*
 - 1. Public Hearing
 - 2. Consider Resolution Authorizing the County of Randolph To Enter into an Economic Development Incentive Contract

- F. Public Hearings and Resolutions for Fire Tax Districts – *Aimee Scotton, Associate County Attorney*
 - 1. Coleridge-Erect Fire Department
 - 2. Fairgrove Fire Department
 - 3. Julian Fire Department
 - 4. Northeast Fire Department
 - 5. Staley Fire Department
- G. Caraway Speedway Economic Development – *Aimee Scotton, Associate County Attorney*
 - 1. Public Hearing
 - 2. Consider Resolution Authorizing the County of Randolph To Enter into an Economic Development Incentive Contract
- H. Historic Courthouse Bids Update – *Paxton Arthurs, County Engineer*
- I. Consider USDA Debt Service for the Farm, Food, and Family Education Center (F3EC)-*Will Massie, Assistant County Manager/Finance Officer*
- J. County Manager's Update
- K. Commissioner's Updates

Upcoming Board Term Expirations

June-*Randolph County Historic Landmark Preservation Commission*-Robyn Hankins, Hal Pugh, Don Simmons, Dan Warren, and Mac Whatley; *Randolph County Nursing Home Community Advisory Committee*-Jane Gerringer

July-*Randolph County Juvenile Crime Prevention Council* - David Wall, Drew Maerz, Drew Weiner, Edwina Ashworth, Greg Patton, Leah Burnette, Lewis Dorsett, Melody Cummings, Wendy Kennon, Sarah Lanier, Tammy Bennett, and Jonathan Sermon ; *Randolph County Aging Services* – Karen Martin, Laura Regan, Rhonda Moffitt, William Neely; *Randolph County Jury Commission* – Beverly Nelson

Chaplin Michael Mabe from the Sheriff's office will give the invocation.

Lisa Walker, retiring as Payroll Specialist (Finance) with 34 Years with Randolph County

Lisa grew up in Lexington, NC. She graduated with an Associates in Applied Science in Accounting from Davidson-Davie Community College and married her husband, Jerome in 1984. She worked for Leggett and Platt, Old Dominion Freight Lines and Label Line before coming to Randolph County in 1988. She started out in Accounts Payable then started balancing the General Ledger. After about 2 years Frank Willis decided to have her process the payroll. Lisa also processed reports for grants and processed bank reconciliations. The County had around 400 employees at that time and now has almost 1,000. For most of her career, Lisa managed the entire payroll process.

Lisa has seen a lot of changes with Randolph County. She started there when Finance was beside the Courthouse in the old Administration Building. When Administration moved to the current building on McDowell Rd in the later 1980s, she thought the building was huge. Now, we are at full capacity.

During her time with the County, Lisa worked with the old PICK system and was heavily involved in the transition to the current Tyler New World and Executime system. Lisa always took on the challenges that came our way, including implementation of new federal reporting requirements from Affordable Care Act, or tracking data for pandemic reporting.

Outside of work, Lisa enjoys trying new recipes, cooking and crocheting. She intends to keep busy with a new career at RCC.

Kimberly Lane Scruggs

Retires from DSS – February 28, 2023

Kim Scruggs is celebrating her retirement from the Department of Social Services as of March 1, 2023, with a total of thirty-one years and 7 months with the department.

Kim is a 1984 graduate of Eastern Randolph High School and a 1988 graduate of Appalachian State University earning a bachelor's degree in Elementary Education K-6. Kim started her career with Social Services on July 29, 1991 as an Income Maintenance Caseworker in the Work First Family Assistance Section. In just one short year, Kim was promoted to a Social Worker Trainee and worked her way up to the Adoption Placement worker she is today.

While an employee at DSS, Kim has been a great asset. Kim has worked under several supervisors, Tawana Cain, Heather Thomas, and most recently Hope Jenks. Kim has proved to be very knowledgeable in policies and procedures related to her job duties and has made many professional contacts who helped with her goal of providing a safe environment and services for the children in her care. Kim has maintained clear and precise work and is great with verbally communicating the needs of the children and families that she works with.

Kim states that the best thing about working at Randolph County DSS is working with families and children to finalize adoptions. Kim has enjoyed meeting the many people that she has worked with throughout the years. The advice that Kim would like to share with coworkers and new hires is to know that the work that you are doing does make a difference for children and families. Always ask questions and soak up the knowledge and experience from your supervisors and coworkers.

Kim's family consists of her parents Betty and the late Calvin, a younger brother, two nieces and two nephews. Kim is a member of Balfour Baptist Church and has served as a Sunday School teacher, Nursery Director, and VBS worker. Kim enjoys spending time with family and friends, attending concerts, reading, shopping and traveling to the beach and the mountains.

In retirement Kim looks forward to moving into her new home. Kim will be moving to Supply, NC and will be ten minutes from Holden Beach. Although Kim often vacations at Holden Beach, she looks forward to exploring and discovering new places.

Congratulations Kim, you will be greatly missed. Best wishes for a very long and very happy retirement!

March 6, 2023

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. Chairman Darrell Frye, Vice-Chairman David Allen, Commissioner Kenny Kidd, Commissioner Maxton McDowell, and Commissioner Hope Haywood were present. Also present were County Manager Hal Johnson, Assistant County Manager/Finance Officer Will Massie, County Attorney Ben Morgan, Clerk to the Board Dana Crisco, and Deputy Clerk to the Board Jenny Parks. Chaplain Michael Trogdon from the Randolph County Sheriff's Office gave the invocation and everyone recited the Pledge of Allegiance. The meeting was livestreamed on Facebook and YouTube.

Public Comment Period

Pursuant to N.C.G.S. §153A-52.1, Chairman Frye opened the floor for public comments on anything other than property revaluation and recessed it until the end of the meeting for comments regarding the property revaluation. County Attorney Ben Morgan read aloud the Public Comment Rules of Procedure.

Josh Britton, 1124 Westover Terrace, Asheboro, spoke in opposition of the Confederate Statue still standing in front of the Historic Courthouse.

Judy Saunders, 1402 E. Allred Street, Asheboro, had asked about the cost of the fence around the Confederate Statue. She was told it cost \$37,000 and said that was poor use of taxpayer money.

Doug Nixon and **Laura A.**, Save Our Staley, spoke in opposition to a potential quarry saying it would only benefit the land owner and the quarry owner. The road cannot handle additional traffic. They have fear that the water quality would be harmed.

Margie Staley, 133 Cedar Run Dr., Randleman, asked that the Unified Development Ordinance be revised to restrict mobile homes being put on someone's land.

Clyde Foust, 3746 Midway Acres Rd., Asheboro, stated that a Resolution had been brought to the Board for the removal of the Confederate Statue standing in front of the Historic Courthouse. He presented factual evidence to show why it should be removed.

Ken Rhodes, 712 Stoney Creek Dr., Asheboro, reported to the Board that the Fire Marshal was issuing a burn ban to the contractor who had been burning brush behind his property.

Faye Holt, 5230 Troy Smith Rd., Liberty, said she cannot sleep because of the Toyota blasting. The trucks going to the site are running people off the road. She stated she was proud of Julian Fire Department, the responder in her area.

Consent Agenda

On motion of Allen, seconded by McDowell, the Board voted 5-0 to approve the Consent Agenda, as presented, as follows:

- approve Board of Commissioners Regular Meeting Minutes of February 6, 2023 and Special Meeting Minutes of January 10, 2023, February 6, 2023, and February 9, 2023;
- approve Budget Amendment-Ag #7 (\$2,000,000), as follows:

Agricultural Center Capital Project Ordinance Budget Amendment #7		
Revenues	Increase	Decrease
Restricted Intergovernmental	\$2,000 ,000	
Appropriations	Increase	Decrease
Construction	\$2,000,000	

- approve 2024 Holiday Schedule (Same as State Schedule);
- reappoint Kent Elliott to the Randolph County Board of Equalization and Review;
- approve Budget Amendment – Public Health (\$2,105), as follows:

2022-2023 Budget Ordinance General Fund—Budget Amendment #65		
Revenues	Increase	Decrease
Restricted Intergovernmental	\$2,105	
Appropriations	Increase	Decrease
Public Health	\$2,105	

- approve Budget Amendment – Public Health (\$27,473), as follows:

2022-2023 Budget Ordinance General Fund—Budget Amendment #66		
Revenues	Increase	Decrease
Restricted Intergovernmental	\$27,473	
Appropriations	Increase	Decrease
Public Health	\$27,473	

- approve Budget Amendment – Soil and Water (\$67,175), as follows:

2022-2023 Budget Ordinance General Fund—Budget Amendment #67		
Revenues	Increase	Decrease
Restricted Intergovernmental	\$67,175	
Appropriations	Increase	Decrease
Soil & Water Conservation	\$67,175	

- approve Budget Amendment – Project Red Oak (\$67,500), as follows:

Economic Development Reserve Budget Amendment #7		
Revenues	Increase	Decrease
Appropriations	Increase	Decrease
Transfer to Red Oak Project Grant	\$67,500	
Transfer to General Fund		\$67,500

Red Oak Grant Project Ordinance Budget Amendment #1		
Revenues	Increase	Decrease
Transfer from Economic Development Reserve	\$67,500	
Appropriations	Increase	Decrease
DOT Road Improvements	\$67,500	

- approve Budget Amendment – Public Buildings (\$100,000), as follows:

2022-2023 Budget Ordinance General Fund—Budget Amendment #68		
Revenues	Increase	Decrease
Interest Income	\$100,000	
Appropriations	Increase	Decrease
Public Buildings	\$100,000	

- approve Budget Amendment – TDA #9 (\$15,700), as follows:

2022-2023 Budget Ordinance TDA—Budget Amendment #69		
Revenues	Increase	Decrease
Miscellaneous	\$15,700	
Appropriations	Increase	Decrease
Petty Project	\$15,700	

- approve Budget Amendment – I-74 Industrial Center (\$2,800), as follows:

Economic Development Reserve Budget Amendment #8		
Revenues	Increase	Decrease
Appropriations	Increase	Decrease
Transfer to General Fund		\$2,800
Transfer to Site Development	\$2,800	

Site Development Ordinance Budget Amendment #17		
Revenues	Increase	Decrease
Transfer from Economic Development Reserve	\$2,800	
Appropriations	Increase	Decrease
Land Purchase	\$2,800	

Medical Assisted Therapy (MAT) at the Detention Center

Chief Deputy Aundrea Azelton from the Randolph County Sheriff's Office requested \$95,736 to assist in facilitating the Medication-Assisted Treatment (MAT) Program. This is the use of

medications in combination with counseling and behavioral therapies, which is effective in the treatment of opioid use disorders (OUD) and can help some people to sustain recovery. Funding would provide the service of two MAT nurses to assist in administering the program. These services would provide the assistance needed to conduct the program appropriately.

Financial Breakdown:

- Annual Cost of “MAT” Nurse Services: \$382,940
- Monthly Cost: \$31,912
- April, May and June: \$95,736

The current Mediko contract will expire on June 30, 2023. This includes the amendment presented here today. Renewal costs of both base contract and “MAT” services would place the new contract at a cost of \$1,136,780.

Chief Deputy Aundrea Azelton asked the Board to approve a Budget Amendment to allow for an amendment to the Mediko Contract. This Budget Amendment would cover the last three months of the contract. She asked Nurse Michelle Hoenig from Mediko to present the information regarding the MAT program. Nurse Hoenig presented a PowerPoint with the details.

Chairman Frye asked if the three months was a trial period. Chief Deputy Azelton said it was for the remainder of the contract. The new contract starting in July would include MAT for the year.

Commissioner Haywood said she was glad that this was being offered.

Commissioner Allen asked if the Sandhills Center had been involved with this process. Chief Deputy Azelton said they had been speaking with Sandhills in regards to various grants.

Commissioner McDowell asked Nurse Hoenig to restate the amount of coverage that comes from Medicaid. She stated that Medicaid covers 62% of the medications used in MAT.

On motion of Haywood, seconded by Allen, the Board voted 4-1 with Kidd opposing to approve the Mediko Contract Amendment and the associated Budget Amendment, as follows:

2022-2023 Budget Ordinance		
General Fund—Budget Amendment #70		
Revenues	Increase	Decrease
<i>Sales Tax</i>	\$95,736	
Appropriations	Increase	Decrease
<i>Sheriff</i>	\$95,736	

Friends of Historic Patterson Cottage Museum, Inc.

Warren Dixon, Ad Hoc Board Member of Friends of Historic Patterson Cottage Museum, Inc., asked the Board for an additional \$15,725 from Strategic Planning Funds. While renovating their new space at the former Liberty Hardware Store, they realized that some broken windows were allowing wildlife to enter the building. They also had to unexpectedly replace the heating and air conditioning system (HVAC).

Commissioner Allen said that he hoped the museum will increase traffic and tourism in Liberty.

On motion of Allen, seconded by Kidd, the Board voted 5-0 to approve the request for funding by Friends of Historic Patterson Cottage Museum, Inc. and the associated Budget Amendment, as follows:

2022-2023 Budget Ordinance		
General Fund—Budget Amendment #71		
Revenues	Increase	Decrease
<i>Transfer from Well-Being Reserve</i>	<i>\$15,725</i>	
Appropriations	Increase	Decrease
<i>Other Cultural and Recreational Appropriations</i>	<i>\$15,725</i>	

Funding of Cooperative Extension Positions

Kenneth Sherin, County Extension Director, said in September 2021, the Board approved ARPA funding for two Extension Agent positions. Those positions were the Local/Community Food Systems Extension Agent and the Digital Literacy and Skills Extension Agent. Both of these positions fit well within ARPA guidelines and priorities. As the ARPA guidelines became better understood, it was revealed a sub-award contract would be required between Randolph County and North Carolina State University (NCSU) to meet regulatory policy. In exploring the proper execution of this sub-award contract, NCSU policy required 20% of indirect costs to be part of the grant reward, which was not included in the approved budget. Additionally, creating a contract to meet ARPA requirements and NCSU requirements seemed unattainable.

These two positions will be vital to the programming and function of the Farm, Food, and Family Education Center. The County Extension Director proposed to move these positions from ARPA funded to permanent positions to be paid 100% with County budgeted funds. These positions will be hired and paid as NC State Extension Agents (State employees) through the “send-in” process, just as all the other agents. Making this change now will allow Randolph County Cooperative Extension to properly plan and prepare the FY 23-24 Budget. For the current budget, funds can be shifted to cover the operational expenses for these two positions.

Presently, 12% of residents in Randolph County suffer from food access issues and 21% of children live in poverty. The **Local/Community Food Systems Agent** will collaborate with partners to develop a support network that provides resources and guidance to local communities (i.e. food policy councils, community development agencies, and stakeholders) to conduct food assessments and identify priority food-related projects, including a food hub and commercial kitchen. The Local/Community Food Systems Agent will provide leadership for the development, implementation, evaluation, and marketing of effective educational programming in local foods. Additionally, this position is to address food system needs in the community and increase equitable access to healthy and affordable food for all Randolph County residents. This position will work closely with food councils, farmers market managers, N.C. Cooperative Extension educators, other Randolph County Extension agents, County and State officials, producers, and other food-related organizations to build partnerships, execute programming, and strengthen the Randolph County food system.

The National Skills Coalition and the Federal Reserve Bank of Atlanta just released a study in February 2023 stating that 92% of jobs now require some level of digital skills and nearly one-third of U.S. workers do not even have foundational digital skills. The report states, “Investing in digital skill-building can help individual workers increase their incomes, allow businesses to thrive, and create positive economic spillover effects for local, state, and national economies.” The **Digital Literacy and Skills Agent** position will establish Randolph County as a leader in digital skills training. It is the goal of the Randolph County Digital Alliance and the Randolph County Cooperative Extension Center to help Randolph County residents to gain the digital skills needed to EARN, LEARN and BE WELL in our digital economy.

Mr. Sherin said that making these two positions permanent now will strengthen Cooperative Extension’s ability to maximize the community impact of both the Farm, Food, and Family Education Center and the current and future broadband expansion taking place in Randolph County.

Commissioner Kidd stated these were originally temporary positions. He asked Mr. Sherin if he wanted them to become permanent. Mr. Sherin said yes. Will Massie, Assistant County Manager/Finance Officer stated that the original request was for three years. There was not a Digital Skills person employed very long so not much of the funding was used.

Chairman Frye inquired if both Budget Amendments were required for this request. Mr. Massie explained that the rest of the original ARPA Funding will need to be returned to that fund and then the General Fund will need an increase.

Commissioner Allen appreciated the hard work of the current Food Systems Agent, Sophie, who has served on the Piedmont Triad Regional Food Council. She has also been advocating for families and farmers markets.

On motion of Allen, seconded by Haywood, the Board voted 4-1 with Kidd opposing to approve the funding sources for the Local/Community Food Systems Agent and the Digital Literacy and Skills Agent and approve the associated Budget Amendments, as follows:

2022-2023 Budget Ordinance		
General Fund—Budget Amendment #72		
Revenues	Increase	Decrease
<i>Sales Tax</i>	<i>\$96,600</i>	
Appropriations	Increase	Decrease
<i>Cooperative Extension</i>	<i>\$96,600</i>	

Coronavirus Recovery Grant Project Ordinance		
Budget Amendment #13		
Revenues	Increase	Decrease
Appropriations	Increase	Decrease
<i>Food Programs</i>		<i>\$219,000</i>
<i>Internet Access Programs</i>		<i>\$250,050</i>

Contingency	\$469,050	
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Update on the Public Hearing Date for the Farmer Fire Tax District

Aimee Scotton, Associate County Attorney, said the Board had set a Public Hearing for the abolishment of the current Farmer Fire Tax Service District and the creation of a new identical district without the current fifteen cent cap for April 3, 2023. State law requires that a notice of this hearing be mailed to owners of real and personal property in the district four weeks in advance of the hearing. Letters were mailed to property owners in Coleridge-Erect, Fair Grove, Julian, Northeast, and Staley, and the hearings on April 3, 2023 for those districts can proceed as planned.

A pre-mailing check of the letters for the Farmer district revealed irregularities in the list of personal property owners for that district. This list had been provided by the North Carolina Division of Motor Vehicles. Tammie Smith, in the Tax Department, identified the problem. Therefore, the required notice to the owners of personal property in that district will not be received in time to hold the Public Hearing as scheduled. We are requesting that the hearing to discuss the changes to the Farmer district be postponed until May 1, 2023.

On motion of McDowell, seconded by Haywood, the Board voted 5-0 to adopt the Resolution Rescheduling the Public Hearing on the Abolishment of the Current Fifteen Cent Capped Farmer Fire Protection County Service District and the Creation of a New Service District without the Cap, as follows:

RESOLUTION RESCHEDULING THE PUBLIC HEARING ON THE ABOLISHMENT OF THE CURRENT FIFTEEN CENT CAPPED FARMER FIRE PROTECTION COUNTY SERVICE DISTRICT AND THE CREATION OF A NEW SERVICE DISTRICT WITHOUT THE CAP

WHEREAS, the Farmer Fire Protection County Service District was formed under 153A-309.2 for the provision of fire protection services and emergency medical, rescue and ambulance services with a tax rate limitation of fifteen (15) cents per one hundred dollars (\$100) valuation, said district hereinafter referred to as the “Capped District”; and

WHEREAS, it has become necessary for the fifteen (15) cent cap on the tax rate in the district to be removed; and

WHEREAS, North Carolina General Statute 153A-306 allows for the current Capped District to be abolished upon a finding that the need for the district no longer exists and a public hearing on the matter; and

WHEREAS, North Carolina General Statute 153A-301 allows a County to establish a county service district for the provision of fire protection services and for the provision of emergency, medical, rescue and ambulance services within the district that has no cap except for the general rule that all tax rates in the district, taken together, cannot exceed one dollar and fifty cents (\$1.50) per one hundred dollars (\$100) valuation, hereinafter the “Proposed New District”; and

WHEREAS, in accordance with statutory requirements, the Board moved forward with the abolition of the Current District and the creation of the Proposed New District and set a public hearing on the matter for 6:00 p.m. on April 3, 2023; and

***WHEREAS**, notice of the public hearing should have been mailed to the owners of real and personal property in the Proposed New District at least four weeks before the hearing, and the Board directed the Associate County Attorney to oversee and certify the mailing and publication of said notice; and*

***WHEREAS**, due to irregularities in the list of personal property owners provided by the DMV, notice was unable to be mailed to those in the Proposed New District four weeks before the public hearing date of April 3, 2023.*

***NOW, THEREFORE, BE IT RESOLVED**, that the Board intends to pursue the abolition of the Capped District and the creation of the Proposed New District and therefore reschedules the public hearing on the matter for 6:00 p.m. on May 1, 2023.*

Opioid Settlement Funding Applications Meeting

On motion of Haywood, seconded by McDowell, the Board voted 5-0 to set a meeting on March 27, 2023 for Review of the Opioid Settlement Funding Applications.

County Manager Update

County Manager Hal Johnson did not have an update.

Commissioners Updates

None of the Commissioners had any updates.

Revaluation Presentation

Will Massie, Assistant County Manager/Finance Officer, presented some information and examples to help clarify how the tax rate is potentially determined during a revaluation year.

Chairman Frye explained that this was only an example. He said there has not been a tax increase for many years. He stated how to appeal the value of property. He said that the Board of Equalization and Review members hear the cases remain neutral while making their decision.

Commissioner McDowell said he had been asked about the Toyota Manufacturer and how it affected the tax values. Chairman Frye stated that it would only affect that area where it is.

Return to Public Comment Period

Patricia Hall 1006 E. Chamberlin Dr., Asheboro, opposes the new values. She feels like the County is price gouging.

Dr. Sam Keith, 888 Mandover Ct., Asheboro, said the values don't seem to be correct. The proper change of values wasn't followed.

David Adcock 114 Renola Dr., Archdale, said he had an appraisal done last year and the values are not even close.

Benjamin Landreth, 317 Blair Dr., Archdale, stated the increase on his value is too high. He lives on Social Security.

Carol Campbell, 2313 Kidds Ln, Franklinville, said she had inherited land with a doublewide with no road frontage. The value was too high.

Lance Shafley, agrees with leaving the Confederate Statue where it is. He said his taxes went up 44.7%.

Barry Betts, 8180 Adams Farm Rd., Randleman, is a business owner. He is being asked to turn in his income for business taxes with the County. This is not fair. It must be the same for everyone.

Walter Krasuski, 122 W. Pritchard St., Asheboro, said the revaluation was a “slap in the face.”

Sean Walker, 2748 Eden Forest Dr., Sophia, tried to simplify the revaluation for the audience. He stated that the property tax rate has not been decided. The budget has not been created. It is premature to be making assumptions.

Ryan Snipes, 2527 Caraway Springs Trl, Sophia, asked the Board to be a representative for the citizens.

Mike Brinkley, 3253 Mountainview St., Trinity, stated that one cannot compare the value of a mobile home to a stick-built home.

Justin York, 1966 Leonard York Dr., Randleman, asked what will happen to the adjustment for the fire departments. Both Chairman Frye and Commissioner Haywood said that citizens are not coming to the fire department public meetings. Commissioner Kidd agreed.

Billy Farias, 148 Wallace, Franklinville, a Commissioner in Franklinville, asked the Board to consider the elderly and disabled citizens in the County.

Joe Milliken, 1788 Naomi Rd., Randleman, asked the Board to respect the citizens. He urged citizens to go to Commissioners meetings to learn and go to the Tax Department and ask about your value. He said the timing for a revaluation is bad due to the shortage of available property.

Mike Denton, 436 Pleasant Cross Rd., Asheboro, stated Commissioners don’t control the values. However, they do control the rates. He urged the Board to think about the future of Randolph County.

Josh Langley, 7045 Brooksdale Rd., Staley, suggested keeping the tax rate the same and increasing property values by 1% each year.

Chuck LaPrade, 1990 Lewis Thomas Rd., Asheboro, doesn’t understand how his value has gotten so high.

Rob Steiner, 125 Commerce Pl., Asheboro, owns a business and if he must report his gross income to the Tax Department, any increase will be passed on to the consumer.

Carol Lobisser, 1395 Langley Rd., Staley, said she “gets the numbers.” She built a house and has an appraisal from January 2022.

Kristi Caughron, 3526 Jess Smith Rd., Sophia, said she inherited a farm. The property value went up. She is independent and will still take care of it by herself.

Steven Maness, 4550 Woodfern Rd., Seagrove, said cows bring the same price as in the year 2000. How are farmers supposed to get compensation from their products?

Chairman Frye suggested enrolling in the Present Use Program and going to the Board of Equalization & Review.

Melody Gwyn, 1873 Spoons Chapel Church Rd., Asheboro, said once housing values rise, there is no going back to a lower value. Even with a lower tax rate, she will still be paying more. She's done the math. She questioned why the revaluation couldn't be delayed.

Chairman Frye stated that many people wondered why the reappraisal couldn't be delayed. Guilford County had delayed their revaluation and was sued by Duke Power. Duke Power won the lawsuit.

Pat McGraff, 325 S. Park St., Asheboro, stated she had been involved with the Asheboro City Council and their budget. She said she was the force behind getting the City to clean up Frazier Park. She stated the City is irresponsible in spending tax money.

Adjournment

At 8:19 p.m. on motion of Allen, seconded by McDowell, the Board voted 5-0 to adjourn.

Darrell Frye, Chairman

David Allen-Vice-Chairman

Kenny Kidd

Maxton McDowell

Hope Haywood

Dana Crisco, Clerk to the Board

Special Meeting February 20, 2023 – Zoning Appeals

The Randolph County Board of Commissioners met in special session at 6:00 p.m. in the 1909 Randolph County Historic Courthouse Meeting Room, 145 Worth Street, Asheboro, NC. Chairman Darrell Frye, Vice-Chairman David Allen, Commissioner Hope Haywood, Commissioner Maxton McDowell, and Commissioner Kenny Kidd were present. Also present were County Manager Hal Johnson, County Attorney Ben Morgan, and Clerk to the Board Dana Crisco.

County Manager Hal Johnson reviewed the following request:

WILLIAM JOHNSON, has requested to APPEAL the decision made by the Randolph County Planning Board to rezone 4.30 acres out 30.48 acres at 3360 NC Hwy 22 S, Coleridge Township, Tax ID #8710601520, Secondary Growth Area, from RA - Residential Agricultural District to RIO-CD - Rural Industrial Overlay - Conditional District. The proposed Conditional Zoning District would specifically allow a sawmill in a proposed 40 ft. by 80 ft. building as per the site plan.

Public Hearing

Chairman Frye opened the Public Hearing at 6:04 p.m. and closed it after anyone wanting to speak had done so.

Russell Wyatt Brady, 3356 NC Hwy South, Ramseur, said he works in the logging business. He wishes to use this saw mill to cut cross ties. He doesn't see this becoming a massive operation. They may saw logs once or twice in a month or a week or so at a time, then not for months. He feels that the maximum number of employees would be six.

Chairman Frye asked if this was a start-up. He said he was brought up around a saw mill. He just purchased his saw mill last year.

Chairman Frye questioned Mr. Brady about the hours of operation. Mr. Brady was a little unsure what had been decided at the Planning Board. Both Commissioner McDowell and Chairman Frye agreed that the hours of operation noted by the Planning Board were 7 a.m.- 4 p.m. Monday through Saturday.

When asked about buffers, Mr. Brady commented on the site plan and said the buffers are level three and there should be one on Hinshaw Town Road.

Commissioner Haywood asked why he chose to cut cross ties. Mr. Brady replied that his grandfather had cut cross ties and that is what he helped with as he grew up.

Commissioner McDowell confirmed that the rezoning request was only for the 4.3 acres with the buffers. Mr. Brady agreed.

Commissioner Allen asked if lumber would be stored for a long period of time. Mr. Brady said no because that doesn't pay him.

Commissioner McDowell questioned if the building would be enclosed. Mr. Brady said it would be partially enclosed.

Commissioner McDowell asked how many trucks would come in per week. Mr. Brady estimated no more than twenty trucks.

Commissioner Allen asked Mr. Hal Johnson what would need to be rezoned in the future. Mr. Johnson replied that if expansion beyond the 4.3 acres occurred or if other activities started to occur. Mr. Brady agreed to the conditions.

William Johnson, 2946 NC Hwy 22 S, Ramseur, gave his reason for his opposition to the request. He felt that the Planning Board did not fairly hear the case to approve it. Mr. Brady has yet to obtain a driveway permit. A vegetative buffer will take a long time to become effective. He and his neighbors are concerned about the traffic, accidents, possible expansion of the business, and more industrial zoning that could potentially occur.

Chairman Frye stated that the Board does not handle driveway permits.

Mr. William Johnson said he asked the North Carolina Department of Transportation (NCDOT) for an accident summary (following these minutes as Attachment A). He provided the Board with this summary and some photos of the intersection in question. He is very concerned about the possibility of accidents.

Commissioner Allen reviewed the NCDOT accident summary. He stated that the report shows there have been ten accidents in the last five years.

Mr. Ben Morgan, County Attorney, stated that the Planning Board takes the job very seriously. Conflicts of interest were called for and no Board members said that they had a conflict.

Emily Johnson, 2648 NC Hwy 22 S, Ramseur, is opposed to the Conditional Zoning for a sawmill. She said she and her husband had sold property for the Buffalo Trail subdivision in the mid-1990s. She provided pictures for the Board (following these minutes as Attachment B) showing where the homes were located in the subdivision. Ms. Johnson had assured the buyers that the surrounding land had been farmland for years with families passing the property down in their family. At the Planning Board hearing, she said that Board members should have recused themselves since they knew the Brady family. She feels that the owners in that area will be bothered by the sawmill noise, dust, mud, and debris.

Rhonda Workman, 3016 NC Hwy 22 S, Ramseur, does not want a sawmill across the street from her. She provided pictures of her house and the view across the street from her (following these minutes as Attachment C). She and her late husband had built their home in this location to have the peace and calmness of nature. She was frustrated when the area across the street was clear cut as shown in the pictures. She noted that the Technical Review Committee had voted to deny the request. The statement mentioned reasons for denial were the area having been clear cut

and the amount of school traffic at this intersection. She hopes the Board will overturn the Planning Board decision to rezone.

Mike Hansen, 2857 Parks Crossroads Church Rd., Coleridge, was not at the original Planning Board hearing. He referenced the Strategic Plan goals of attracting new business, improving the health and wellbeing of citizens, maintaining a strong agricultural industry, and providing transportation safety. He didn't think that the Planning Board had considered these factors when considering the request. He urges the Board to consider the NCDOT report showing the number of accidents at that intersection and the decision of the Technical Review Committee. Rezoning this property to a commercial business will set a precedence for more farmland to be taken away in the future.

Celia Harris, 2504 NC Hwy 22 S, Ramseur, has the same concerns as the other citizens. She stated that the area was clear cut before the Planning Board hearing, a driveway permit has not been approved, and the new buffer will need to be maintained. She has the perception that the Planning Board gave the applicant more than he has asked for and ignored the concerns of the Technical Review Committee.

Mr. Morgan said the original application had no hours. That is why the hours of operation were discussed.

Ms. Harris thinks that the applicant will not follow the rules set forth and the operation will get out of control.

The Clerk to the Board reported that information given to her said the Planning Board noted the hours of operation to be 7 a.m. until 4 p.m. Monday through Friday and 7 a.m. until 12:00 p.m. on Saturdays. Mr. Hal Johnson confirmed that the applicant had signed an updated application agreeing to those hours of operation.

Discussion

Commissioner Kidd asked about a driveway permit from the NCDOT. Chairman Frye asked Mr. Brady if he had applied and he confirmed he had.

Commissioner McDowell said the hours of operation need to be confirmed and the buffer should be determined. The Planning Department would make sure the buffer is created and maintained.

Chairman Frye said the site plan did not include a buffer on Hinshaw Town Rd. Mr. Hal Johnson stated that the Planning Board felt it could hinder the ability to see the road safely. He agreed with Mr. Morgan that the Planning Board did not have any conflicts of interest. He said that wood processing is a rural activity. Because of the industrial designation wood processing in rural areas is somewhat confusing. He stressed that the zoning restrictions are necessary because many businesses grow beyond the original zoning and need to come back to the Planning Board.

Chairman Frye addressed the buffer on Hinshaw Town Rd. Mr. Johnson reiterated that the Planning Board was concerned about visibility on the road.

Commissioner Allen clarified that the conditions of the Planning Board are voided because of this hearing.

Commissioner McDowell restated the hours of operation should be decided.

Chairman Frye said he wants to see a buffer along the road.

Commissioner Haywood felt that the gravel driveway would cut down on mud and dust. Commissioners Allen and McDowell disagreed. It would depend on the amount of gravel, the outdoor conditions, and the weight of the trucks.

Commissioner McDowell suggested giving an explanation to the citizens of what a level three buffer was. Mr. Hal Johnson stated it was three rows of evergreens staggered to provide blockage. Level three is the highest level of buffering.

Chairman Frye confirmed with Mr. Brady that he would agree to a level three buffer. He said yes.

Commissioner McDowell recommended that the hours of operation would be 7 a.m. - 4 p.m. Monday through Friday. Mr. Brady agreed to those hours.

Mr. Morgan restated that the applicant has agreed to a level three buffer along Hinshaw Town Rd. that is set back as not to impede traffic visibility and the hours of operation being 7 a.m.- 4 p.m. Monday through Friday only.

Commissioner Haywood questioned the existing buffer along one side. It was explained that the applicant cannot rely on the buffer of the neighbor.

Chairman Frye said once the applicant has signed the updated Ordinance with the restrictions, the Board can make a motion.

**CONSISTENCY DETERMINATION AND FINDING OF
REASONABLENESS AND PUBLIC INTEREST IN THE MATTER OF THE
APPLICATION FOR REZONING BY RUSSELL WYATT BRADY
REZONING REQUEST #2022-00002761**

*According to North Carolina General Statutes § 160D and the **Randolph County Unified Development Ordinance**, the Randolph County Board of Commissioners finds that the proposed zoning district map amendments to RIO-CD - Rural Industrial Overlay - Conditional District as described in the application of Russell Wyatt Brady is consistent with the **Randolph County Unified Development Ordinance** and the **2009 Randolph County Growth Management Plan** and are reasonable and in the public interest for the following reasons:*

- 1. Determination of Consistency with the Growth Management Plan.**
 - A. Consistency with Growth Management Plan Map**

The **Randolph County Growth Management Plan** map for the southeast area shows the parcel to be rezoned in an area designated as Secondary Growth Area which generally are medium density, predominately residential and has transitional land use patterns.

B. Consistency with Growth Policies in the Growth Management Plan

Policy 3.6 The County should encourage the use of performance-based rural industrial overlay zoning when the use of large acreage, natural buffer extensive landscaping would not have substantial adverse impact upon the general area growth characteristics, and the location of such a site would substantially increase economic activity, job creation, and the tax base of Randolph County.

Consistency Analysis: A portion of this property is being requested to be rezoned to **RIO-CD – Rural Industrial Overlay – Conditional District** as identified in the policy above. Through the use of buffers and limited operational hours, the applicant could potentially create jobs, increase economic activity and increase the tax base of the County.

Policy 3.7 Sustainable economic growth, environmental protection, and quality of life shall be pursued together as mutually supporting growth management goals.

Consistency Analysis: The applicant, by agreeing to place a Level III Buffer around the perimeter of the property set back from the property line to allow sight distances and the establishment of limited operation hours, is working to protect the quality of life of the area residents as required by the **Growth Management Plan**.

2. Statement of Reasonableness and Public Interest Reasonableness and Public Interest Analysis:

The policies listed above illustrate how this request is consistent with the Ordinance, the Plan, and applicable General Statutes. The parcel in this rezoning request is subject to the Conditions agreed upon between the property owner and the Planning Board. These Conditions will limit the amount and type of development on the property reducing the impact on adjoining parcels. The proposed use will also increase the tax base and increase economic activity within the County.

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF
RANDOLPH COUNTY, NORTH CAROLINA**

WHEREAS, a 4.30 acre parcel out of 13.31 acre parcel, having the Randolph County Parcel Identification Number of 871601520 is currently zoned RA - Residential Agricultural District and RR – Residential Restricted District by Randolph County, North Carolina; and

WHEREAS, the Randolph County Board of Commissioners has conducted a duly noticed public hearing on February 20, 2023 to consider the proposed rezoning on application number 2022-00002761, and all procedural requirements found in North Carolina General Statute 160D and the Randolph County Unified Development Ordinance have been satisfied;and

WHEREAS, the Randolph County Planning Board has found that the proposed rezoning is consistent with the Randolph County Unified Development Ordinance and the Randolph County Growth Management Plan and is reasonable and in the public interest, and the Randolph County Planning Board has adopted a separate statement to this effect.

NOW, THEREFORE, BE IT ORDAINED BY THE RANDOLPH COUNTY BOARD OF COMMISSIONERS THAT, the property is hereby rezoned to **RIO-CD - Rural Industrial Overlay - Conditional District**. The official Randolph County Zoning Map and the Randolph County Growth Management Plan Map is hereby amended, if necessary, to reflect the same and this Ordinance shall become effective upon adoption.

Commissioner McDowell made the motion to **APPROVE** this rezoning request to rezone the specified parcel(s) on the rezoning application and the Map Amendment Ordinance, to the requested zoning district based upon the **Determination of Consistency and Findings of Reasonableness and Public Interest** statements that are included in the Planning Board agenda, submitted during the rezoning presentation and as may be amended, incorporated into the motion, to be included in the minutes, as well as the site plan(s) with any and all agreed-upon revisions, also incorporated into the motion and that the request is also consistent with the *Randolph County Growth Management Plan*.

Commissioner Kidd seconded the motion to **APPROVE** this rezoning request to rezone the specified parcel(s) on the rezoning application and the Map Amendment Ordinance, to the requested zoning district based upon the **Determination of Consistency and Findings of Reasonableness and Public Interest** statements that are included in the Planning Board agenda, submitted during the rezoning presentation and as may be amended, incorporated into the motion, to be included in the minutes, as well as the site plan(s) with any and all agreed-upon revisions, also incorporated into the motion and that the request is also consistent with the *Randolph County Growth Management Plan*.

The Board voted 5-0 to approve the motion presented.

Adjournment

At 7:38 p.m., on motion of Allen, seconded by Haywood, the Board voted 5-0 to adjourn.

Darrell Frye, Chairman

David Allen

Kenny Kidd

Maxton McDowell

Hope Haywood

Dana Crisco, Clerk to the Board

Attachment A

Mr. Johnson's Exhibits





Picture 3:
Adjacent
property.





Attachment B

Ms. Johnson's exhibits





Attachment C

ms. Workman's exhibits













February 23, 2023 – Annual Planning Retreat

The Randolph County Board of Commissioners met in a special session at 1:00 p.m. in the Randolph County Office Building, Meeting Room A, 725 McDowell Rd., Asheboro, NC. Chairman Darrell Frye, Vice-Chairman David Allen, Commissioner Maxton McDowell, Commissioner Kenny Kidd and Commissioner Hope Haywood were present. Also present were County Manager Hal Johnson, Assistant County Manager/Finance Officer Will Massie, Assistant County Manager William Johnson, County Attorney Ben Morgan, Associate County Attorney Aimee Scotton, Public Information Officer Chelsey Butler, Deputy Clerk to the Board Jenny Parks, and Clerk to the Board Dana Crisco.

Chairman Frye called the meeting to order and gave a brief summary of the agenda.

County Manager Hal Johnson said this is a historic time for the County in reference to issues faced. This is an informal meeting with no action taken, but it is an opportunity to give direction and discuss strategic issues impacting the County.

Mr. Johnson gave an overview of the items on the agenda and the speakers who will be present.

Toyota / Megasite Construction Update

David Bryant, Randolph County Inspections Director, gave an update on the Toyota Megasite construction progress. The administration building of the site is currently being constructed. He shared a video that demonstrated the construction process. Four out of the five primary buildings will hopefully be permitted by Fall 2023. He shared that their office complex building will be seven times the size of the Randolph County Office Building. Construction at the Megasite will continue over the next five years. The Toyota complex will include doctors' offices, a fire department, and a daycare for the children of employees.

Mr. Bryant shared that it would take one of his new inspectors five years to obtain all of the credentials needed to inspect buildings that are being constructed on the Megasite property. Inspectors will be challenged to have the credentials needed to inspect all aspects of the site.

Regional Coordinated Area Transportation System (RCATS) Public Transportation

Mark Hensley, Randolph Senior Adults Center (RSAA) Director, gave a presentation on RCATS. He stated that the biggest misconception that people have is this service is only available to senior citizens, when in fact it is available to anyone and everyone in Randolph County who is in need of scheduled transportation.

Mr. Hensley reported that RCATS is working on three initiatives as follows:

- 1 – Zoo City Loop, which will be for the City of Asheboro and it will have 20 stops.
- 2 – Downtown North Carolina Zoo Shuttle, which will have transportation to and from downtown Asheboro and area hotels to and from the NC Zoo during peak times of operation.

3 – Toyota Shuttle, which would make a potential partnership between Toyota and RCATS to accommodate employees of Toyota with reliable transportation commuting back and forth to work at the site. The Toyota plant plans to have three 8-hour shifts and two 12-hour shifts at this time with production Monday through Friday. Maintenance will be performed over the weekends. The RCATS director has been in communication with Tim Stanton, Toyota’s Human Resources Director, regarding this possible partnership.

Mr. Hensley introduced Tawanna Williams, RCATS Director, to give a PowerPoint presentation on the Toyota Shuttle initiative. The concept is for RCATS to provide feeder service from the north, east, west, and south parts of the county with the Piedmont Triad Area Regional Transportation (PART) using a vanpool model to assist with transportation to the site. Ms. Williams explained that the vanpool will be formed depending on the area(s) of the community the employee(s) live in. Once that is established, a meeting point will be chosen. The RCATS service may pick up employees from their homes if the employee cannot get to the hub. Then, everyone will be transported to the Toyota Plant as a group. There will most likely be a location for an offsite park and ride hub close to the campus. Toyota will be looking for ways to cut down the traffic entering and exiting the site.

Ms. Williams shared the operational costs involved in this process, as follows:

Additional Vehicle Purchase (One Time Cost:

- HUB Vehicles – Two 22-foot LTV (Light Transit Vehicle) with lift – 13 Ambulatory (2 wheelchair) that would come to a total of \$270,000
- Feeder Vehicles – potentially funded with grants.

Annual Operating Costs:

• Vehicle Maintenance	\$ 25,000
• Fuel	\$ 25,000
• Driver Salaries (8) part time at \$12.00 per hour	\$125,000
• Management/Administrative Support	<u>\$ 25,000</u>
TOTAL ANNUAL COST:	\$200,000

Ms. Williams and Mr. Hensley touched briefly on the possibility of a rider fare that may be required to use this service. There will be several options included in future conversations as the Toyota Shuttle initiative gets closer to completion.

Commissioner McDowell asked if he could not get to the hub, would the RCATS van come and get him at his house. Ms. Williams said yes, they would.

Commissioner Allen inquired if the \$200,000 annual operating costs include a hub lot. Ms. Williams stated that it does include the location for the park and ride. There is also a possibility that Toyota that they may have several electric vehicles that could be used to assist with transportation from the main hub to the site.

Commissioner Allen stated that \$200,000 could be a little low based on fuel prices. Mr. Hensley said, with the unknown of how many people will be interested in and use the transportation, it is hard to gauge an exact price. He also stated that he and Ms. Williams wanted to speak to the Commissioners in 2023 because of the issues with obtaining vehicles currently. The goal would be to have vehicles available when production is started in 2024.

Commissioner McDowell asked if the service will go as far as Denton, NC to pick up people and transport them to Toyota. He knows a few people from out of state that have purchased property in Denton in hopes of obtaining employment with Toyota. Ms. Williams replied that as long as the employee is in Randolph County, they can be picked up using scheduled transportation.

Mr. Hensley stated in talking with Mr. Stanton of Toyota, other plants do have transportation options similar to this proposal. This concept is being recreated for RCATS in Randolph County.

Commissioner Haywood asked if Ms. Williams would speak briefly about the grant for carbon reduction. Ms. Williams said this grant includes two electric vehicles, one gas fueled vehicle, and two charging stations (one level 2 and one level 3). This will help to reduce carbon emissions in the area. This particular grant is in the pre-application stages now. It is hoped that this grant will assist with the Zoo Shuttle if awarded.

Commissioner Kidd asked how many people use RCATS to get to their employer. Ms. Williams stated RCATS transports several employees to and from their home currently to several businesses in the County, as well as to Randolph Community College (RCC) Asheboro and Archdale Campuses. Mr. Hensley stated that the Zoo City Loop would have 16 stops per day at RCC. He also stated that RCATS currently will transport citizens to major hospitals in surrounding counties, as well as the VA Hospital in Salisbury.

NE Randolph Growth Management Plan Status

Hal Johnson, Randolph County Manager, gave a brief overview of the Growth Management Committee that was formed to review the growth of the northeastern portion of Randolph County. This committee has met twice since its inception in January 2023. The key is to try and manage the growth of the northeast quadrant of Randolph County in a way that is beneficial to the County and the citizens that live in those areas. The Board of Commissioners approved contracting with the Piedmont Triad Regional Council to begin a six-month process looking at the Growth Management Plan for this part of the County. This process will allow them to bring back recommendations to the Commissioners on areas that can be enhanced or updated. The first Growth Management Plan was adopted in 2009. These plans provide the Planning Board, Planning staff, and County Commissioners with policy guidelines when decisions are made regarding rezoning.

Mr. Johnson introduced Jesse Day, Regional Planning Director, with the Piedmont Triad Regional Council. Mr. Day gave a PowerPoint presentation regarding the Growth Management Plan Update. He reported that Randolph County has seen a tremendous population growth over

the past 80 years with the population reaching over 144,171 in the year 2020 (US Census 1940-2020).

Mr. Day reported that the “Kick Off” meeting was used to give an orientation to the steering committee, review their schedule of work, and to discuss key issues. The top concerns that came from the initial meeting were agriculture and farmland protection; quality, equitable, controlled growth; emergency response (Law Enforcement, Fire); and quality of life. The second meeting was held to present demographic data and change for updating policies from the 2009 plan, especially industrial and commercial economic development.

Mr. Day shared that at future meetings, policy areas reviewed would include residential, heritage management, scenic corridor, and Environmental Quality.

Other plans under review in Randolph County include:

- Draft Water and Sewer Study (2022)
- Deep River Trail Plan (2017)
- Randolph County CTP (2016)
- Strategic Plan (2016)
- Municipal Plans:
 - Liberty - in progress
 - Asheboro - in progress
 - Ramseur – 2022
 - Randleman – 2022
- Guilford County Comp Plan (in progress)
- CAM Site Small Area Plan (in progress)
- US 421 Corridor Study (Greensboro/Guilford County) – in progress

Mr. Day shared that by the year 2040 Randolph County Population Projections estimate a population of 157,940 (State Demographic’s Office of North Carolina). He also shared that the municipal projections from historical and industrial growth assumptions included a population increase of 5,250 from the Toyota Site.

Mr. Day reported that the Growth Management Plan Committee will continue looking at policy and map reviews. A public meeting will be held in late March in northeast Randolph County to gather public input about updating the 2009 Plan. It is estimated a draft may be completed by June 2023.

Commissioner Allen inquired about the second public meeting that will be held and what it will entail. Mr. Day said the Committee would present potential policy, growth projections, and allocation of the land development based on the growth projection. At this time, they will seek recommendations on the draft plan.

Proposed NC Zoo Annexation

County Manager Johnson, introduced the City of Asheboro Mayor David Smith, along with Asheboro City Manager John Ogburn. They stated that the North Carolina Zoo had requested to be annexed into the City limits of Asheboro.

Asheboro City Manager, John Ogburn introduced Michael Roney, Professional Engineer and Water Resources Director with the City of Asheboro. Mr. Roney shared an update on Wolf Speed at the Chatham Advanced Manufacturing (CAM) site. The City understands that the Department of Environmental Quality and Siler City are working out an agreement and feel the associated memorandums will be signed soon.

Chairman Frye asked if the City needs to provide water to the site by 2025. Mr. Roney said that was correct.

Mr. Roney reported that the City of Asheboro is working with Uwharrie Charter Academy (UCA) on taking their sewer. He and Paxton Arthurs, County Engineer, met with Klaussner and they have agreed, after meeting with their owners, to grant the easement to allow the sewer from the Charter School to go into the City of Asheboro's pump stations on their site. This project is ready to be put into motion.

The City of Asheboro has agreed to build a pump station for the Farm, Food, and Family Agriculture Center, and the City will maintain it. They have also agreed to build a pump station on Presnell Street for James River Equipment. There is a possibility that the sewer will have one pump station at James River and gravity feed down Hwy. 64 to the Farm, Food, and Family site. The number of pump stations depends on timing and funding.

Chairman Frye inquired if the Pinewood pump station would take the subdivision's sewer as well at UCA. Mr. Roney agreed.

Chairman Frye asked what the timeline for this would be. Mr. Arthurs stated it would possibly be the end of the year, and once the County gets their permits, it will free up UCA and Pinewood to get their permits.

Mr. Roney gave a brief update on the status of the water and sewer at the Detention Center. The County's plan calls for a "grind and pump" which takes care of items that do not need to be in the sewer system. The cost was higher than was expected, so a compromise was made where the County would pay for the equipment and the City would install the device for the County. The City of Asheboro will operate and maintain the pump station as well.

Water and Sewer Infrastructure

John Grey with the Wooten Company, along with Paxton Arthurs, Randolph County Engineer, gave the following updates regarding the Water and Sewer Master Plan.

Mr. Grey reported on the Randolph County Water and Sewer Master Plan. In this report a summary of possible population growth and resulting flow needs for water and sewer is provided, along with water and sewer needs throughout the County. Cost opinions for the project requests were provided from local utility owners and those developed from meetings that have been held. A matrix was provided to score the projects to help the County decision process on which ones to fund along with a map that showed the project request locations. All of this was presented in a PowerPoint presentation.

Mr. Grey stated that the projects requested came from the communities through a submission process as well as meetings that were held with the communities in Randolph County. There is a matrix in the presentation that will help the County make decisions on which projects would be good to move forward with. Mr. Grey shared a map that showed the project request locations.

Mr. Grey reported that his company has evaluated the sewer needs for the CAM site and the Eastern Randolph County project. He discussed possible sources of funding. Since the State is not supporting that type of funding, the USDA is likely the best source to help fund most of these projects. The next step would be for the County to meet with a USDA representative and discuss the projects. Direct appropriations or economic development are other possibilities.

Mr. Grey updated the Commissioners on the I-74 Project. The Wooten Company is designing the sewer for this project. Their goal is to be finished with the design and to send it out for permits in April 2023.

Vice-Chairman Allen stated there has been a lot of discussion about the CAM site but not about the Toyota site. Greensboro is providing water to Toyota, but not any surrounding sites was his understanding. There are three planned interchanges where there will be no water provided. The Town of Liberty may have some plans to go out to Hwy 421, but those would go to existing interchanges and nothing toward the Toyota site. Mr. Grey said that after talking with the Town of Liberty, those three interchanges were included in the Master Plan.

Mr. Arthurs gave an update on Seagrove/Ulah Sewer Project. Because of the problems found in the Seagrove/Ulah waste water system, the City of Asheboro agreed to sell sewer to Seagrove so they would not lose any of their customers. The County negotiated with the City of Asheboro to redirect northern flows to the Asheboro pump station. Permitting for this project should take place in the next few weeks. Mr. Arthurs shared the following costs with the Commissioners regarding this project:

Revenue	
NCDEQ Gants	\$2,500,000
Expenses	
Construction Costs	\$1,614,250
Construction Contingency (10%)	\$ 161,000
Existing WWTP Maintenance	\$ 35,454
Preliminary WWTP Design	\$ 59,900

Design, Permitting, Bidding, CA	<u>\$ 283,600</u>
SUBTOTAL	\$2,154,203
<i>Leaving a balance of</i>	<i>\$ 345,796</i>

Mr. Arthurs stated since there are funds remaining from the grant, one idea is to use those funds towards water and sewer for the commercial project on New Hope Church Road and I-74. Mr. Jack Lail, the owner of that property, is having his engineer look into alternate solutions for water and sewer for this property.

Chairman Frye asked what would be left at the Seagrove/Ulah Metropolitan Water District. Mr. Arthurs stated the current customers of the Water District would remain. He said that the projects funded by the County are currently being worked on to update the Seagrove system.

Chairman Frye asked if there was anything that could be done to assist the old system. Mr. Arthurs stated that the new project would assist with diverting the flows and it would have more capacity for the Town of Seagrove.

Commissioner McDowell stated that the Mayor of Seagrove was concerned about the availability of the sewer system for the town. How much capacity will be for the Town of Seagrove? Mr. Arthurs said that if the flow meter issue is fixed, the Town should have 10,000 gallons per day available.

Chairman Frye called for a break at 3:34 p.m. The meeting resumed at 3:46 p.m.

American Rescue Plan (ARPA) Updates

Will Massie, Assistant County Manager/Finance Director, gave an update on the ARPA Funding. Randolph County's ARPA Allocation was \$27,905,631. The current status of the funds is as follows:

- Revenue Loss \$10,000,000
- Treasury Restricted
 - Public Health Response \$ 2,900,000
 - Negative Impacts \$ 884,050
 - I-74 Sewer Extension \$ 3,062,800
 - Broadband \$ 50,000
 - Contingency \$ 11,008,781

He urged the Board to decide how the remainder of these funds need to be used so they do not have to be returned.

Update on Opioid Settlement Funding Distribution Process

Jennifer Layton, Assistant Health Director, along with Leia Gearhart, North Carolina Association for County Commissioners (NCACC) Representative, gave an update on the Opioid

Settlement Funding Distribution Process. This process began in July 2022 with three goals in mind:

- To enhance community efforts to develop and/or expand evidence-based programs and resources to address opioid use disorder
- To build capacity and infrastructure to measure the impact of programs and prevent fatal overdoses in Randolph County
- To strengthen community partnerships to improve access to care related to opioid use disorder.

Ms. Gearhart reported that all of the applications were received by February 17, 2023 and between February 20-24, 2023, a team was reviewing for all required documentation, a Memo of Agreement (MOA) for compliance, and budget alignment. The Executive Committee will review and score assigned applications between March 3-13, 2023. Scores and feedback will then be consolidated to assist the Executive Committee in preparing funding recommendations to the Board on March 27, 2023. She noted that the NCACC would like to use Randolph County's application and process as an example for other counties.

Commissioner Haywood said that if a small community organization is doing good work, then learning how to strengthen partnerships with other entities as opposed to working alone is helpful in their growth as an organization. She stated that this seems like a great opportunity to assist non-profits with growth and outreach.

Ms. Layton reported they released the RFP on January 6, 2023 and they did hold a mandatory interested party conference (IPC) on January 20, 2023. On January 30, 2023, a basic training for these smaller organizations was held to help them develop their performance and incorporate them into the evaluation of their projects. Grant writing tips were given. Technical assistance was provided as requested. On February 7, 2023, Addendum A was released and issued to IPC attendees. On February 10, 2023, Addendum B was released. All organizations were able to ask questions as needed. The applications were due on Friday, February 17, 2023.

Ms. Layton reported that the Executive Committee received training on the process to make everyone consistent in reviewing and scoring the applications. She said there was \$1.9 million total in requests of all the applications that were received. Of the thirteen applications received, only eight are in compliance and under review.

Chairman Frye asked if the eight applications would be the ones in question during the March 27th meeting. Ms. Gearhart said they would be.

Commissioner Kidd asked if this would be an up-front payment to the organizations or a reimbursement process. Ms. Gearhart stated it would be a reimbursement process. July 1, 2023 would be the first date that the County would be able to cut any checks for this settlement.

Commissioner Kidd asked where he could see the detailed information on the strategies being proposed. Ms. Gearhart stated she could provide all of the information to him and it will be in Randolph County's RFP as well as the North Carolina Memorandum of Agreement.

Mr. Johnson reiterated that the plan that Ms. Gearhart and Ms. Layton has developed will be used by the NCACC statewide. He also stated that this program is not just about handing out money to organizations, it's holding organizations accountable for the money they will receive, while strengthening their organizations.

Vice-Chairman Allen stated his appreciation to the NCACC for Ms. Gearhart's assistance to Randolph County with the Opioid Settlement Funds

Update on Community Navigators Program

Ross Holt, Randolph County Public Library Director, gave an update on the Community Navigators Program. He recognized two of his Community Navigators employees that were in the audience, Angi Polito and Dana Nance. They have been instrumental with instituting this program. The Community Navigators Program was developed to give hope to those less fortunate that may need assistance in the community. The program is housed in the Asheboro Library. Ms. Polito and Ms. Nance are both social workers who have been in the role of Community Navigators since April 2022. Originally, funding was only for one year, however, they are seeking to continue the program.

Mr. Holt reported that there have been 520 clients served in one year of the program, which is an average of 1.4 per day. Sixty-one percent of the clients were linked to services and 6% are in process. He listed the different types of referrals that have been made. He also shared success stories of the program.

Mr. Holt reported that the Community Navigators have participated in collaborative community groups addressing human services needs and issues. They regularly attend meetings, community events, Christmas parades, and job fairs regarding these needs.

Mr. Holt stated that the Library would like to extend the Navigators Program for three years and fund it from the Strategic Planning Reserve. The amount requested would be \$163,553 per year (salary/benefits for two Navigators, travel, training, and IT programming). These positions would be through the Library which saves \$10,000/year for the Partnership for Children in administrative fees.

Mr. Johnson stated that this has been a very successful program. He asked where the idea of this program came from. Mr. Holt said that it has been in some libraries for about ten years on the West Coast to assist with massive increases in homelessness. Libraries began to adopt the concept of Navigators across the nation and it grew from there. Mr. Holt said he had looked at this program before the pandemic. When the ARPA funding was issued, he was approached about programs for the Library.

Commissioner Haywood stated she had seen a lot of valuable collaboration in the communities with this program. She spoke of the Keaton's Place van funded by the Commissioners being used to take someone in need of assistance to and from the hospital. It saves the County staff and resources by having collaborations in place.

Chairman Frye stated that people may ask why is the library the place of choice for this program. It's because most people find the libraries open, warm, welcome, and safe.

Vice-Chairman Allen asked if this was a countywide library service. Mr. Holt said it was available in all of the Randolph County Libraries. Vice-Chairman Allen said it was good that this program is in all of the libraries. That helps get the word out that there is assistance for those that need it and it is not just centered around one place.

Commissioner Kidd inquired about the status of the Library being open on Sundays. Mr. Holt stated it would require additional staff in order to do this. He said that his focus is on higher priorities for the libraries in Randolph County.

Update on County Museum

Ross Holt, Library Director, gave an update on the County Museum. Over the past 50 years, Randolph County citizens have tried twice to establish a county history museum. After several investigations regarding location and funding, a museum consultant declared the Historic Courthouse a feasible location, but the budget concerns following an architectural study halted the project in 2005. In 2020, the County again began considering the first floor of the Historic Courthouse as the site of the museum. A study showed that a museum is feasible in this location, but further renovations of the courthouse would be necessary.

Mr. Holt reported that two elements remain to make the museum a success: exhibit design and construction and the creation of a Museum Manager position. The Board will be asked to award the exhibit contract and to fund this new position. The estimated cost of research and development and exhibit design, fabrication, and installation would be \$257,000 - \$319,000. The Museum Manager position would be requested at Grade 199 with a salary of \$80,504 per year (which includes salary and benefits). These items will be requested by the Library during their budget presentation in June.

Mr. Holt asked the question, "why a museum?" Randolph County has a wealth of artifacts that tell our story, from Native American culture and early settlement to the formation of county government. World War I and II militaria speaks to the sacrifice of local service members. Collections like Clarence Lewallen's carved birds reflect the county's artisans. But now these artifacts are locked in storage away from the citizen's eyes. These items need a home to be displayed. He shared several artifacts with the Board during his presentation and gave a description of each one.

Commissioner McDowell stated that one cannot say enough about the Randolph Room. It is a very important part of the history of Randolph County. He also stated that the arrowhead collection was very impressive and he actually has a collection himself.

Capital Projects Update

Paxton Arthurs, Randolph County Engineer, reported on the status of the Detention Center renovations. This project is in its eighth year. We are currently in Phase 3, which is the booking, magistrate, and laundry areas currently under construction. Phase 4 is the maintenance building and going back in E-pod and reversing the temporary measures. He reported that Phase 4 was supposed to come at the very end of the project, however, due to supply chain issues, the project was delayed two months. Instead of a time request to the Board for this project, the construction company requested to move the maintenance building up in the project timeline so it did not extend the project time.

Commissioner McDowell asked when the project would be completed. Mr. Arthurs stated this year. The contractors are shooting to be complete in September.

Mr. Arthurs gave an update on the Northgate Plaza Renovations. There are no other vacant areas in the Northgate site. The majority of the site is occupied by County Departments, with a few occupied by the State and one private tenant. The DSS offices are currently under construction and should be complete by May 24, 2023. This space will consist of 39 offices with a lobby area. Once the DSS offices are complete and DSS moves out of one of the spaces, the Sheriff's Office will be able to use that space for their house arrest.

Chairman Frye asked if Medicaid Expansion passes, where would additional staff be housed? Mr. Arthurs stated that they could look again at the Business Continuity space. He said that the Balfour Building in Archdale could help with additional spaces too.

Commissioner McDowell asked for clarification about the Business Continuity space. Mr. Arthurs stated there is a large area of open space beside the Elections office. The County uses this area for temporary offices as needed.

Commissioner McDowell stated the County should have a plan when Medicaid Expansion occurs. Commissioner McDowell said 30 more employees may be needed at Social Services.

Mr. Arthurs gave an update on the Historic Courthouse elevator and museum renovations. He reported that five contractors have been selected for bidding through the pre-qualifications process. The bid includes ten alternates. The deadline for bids is March 2, 2023, with a presentation to the Board during the March 6, 2023 Commissioner Meeting.

Chairman Frye asked if these alternates were in the initial plan. Mr. Arthurs stated they were not. The Board would need to decide if they wish to include these alternates with the current plan.

Quotes are currently being sought for these projects. Mr. Arthurs stated that the mechanical issues and the safety issues would be first priority of all of the alternates he presented.

Mr. Arthurs reported on the Health Department renovation. Bids should be going out within the next week or two for this project, with County Commissioner bid presentations being held during the Commissioners Meeting on April 3, 2023. This project was presented with alternates to give the County more flexibility in choosing which area to renovate when and because the grant money the Health Department has been awarded can only be spent on certain items and areas. Tying the grant funds to specific items in the renovation process will be easier with the alternates.

Mr. Arthurs gave an update on the new Balfour Building project in Archdale. Smith Sinnet is working on the preliminary design of this project. Clark Sign is working on new signage for the building. He shared a few preliminary drawings. DSS and the Health Department will have offices in this building.

Mr. Arthurs gave an update on the Farm, Food, and Family Education Center (F3EC). He shared that the architects have reached out to the County regarding supply chain issues and purchasing equipment ahead of time instead of through the contract. Mainly electrical equipment some of the electrical equipment has a long lead time and the architects felt that could delay the project.

Vice-Chairman Allen said the new Sandhills Building has been delayed at least five months waiting on main electrical panels. That is the only thing they lack. They learned this in January, but it will be May or June before they receive them. There could still be issues with the supply chain in this project too.

Kenny Sherin, Cooperative Extension Director, updated the Board on the F3EC. He shared the mission of the F3EC as follows: It is a dynamic, innovative, and collaborative place for people and organizations to build farm, food, and family systems that strengthen economies, enhance resiliency, and build community. He reminded the Board that Randolph County has \$28.3 million in secured funding with an additional \$600,000 needed. He went over the schedule for the center with the Board. The architects have completed the design. Staff has provided feedback on those designs and has selected some of the finishes of the building. The IT and Maintenance Departments have been involved to make sure the building is compatible with the other buildings in the County.

Mr. Sherin stated that the Resource Center will house Cooperative Extension and Soil and Water Offices. There will be commercial shared-use kitchen, a demonstration/teaching kitchen, a digital skills lab, and a food hub/cold storage. He shared a few photos of what the center will look like once completed. A donor recognition space could be placed in the lobby.

Mr. Sherin shared that the Training and Event Center is anticipated to include an open-air, clear span building sized at approximately 24,000 square feet and an enclosed building sized at

approximately 12,500 square feet. The buildings will be equipped with fire protection systems, toilet facilities, kitchen facilities, and multiple HVAC systems.

Mr. Sherin stated that the Training and Incubator Farm Greenhouse will be available as training space for the horticulture and Master Gardener program as well as farm incubator clients. The 24' x 40' structure will be on a concrete pad with automated ventilation and climate controls.

Mr. Sherin said he will submit an application to the NC Tobacco Trust Fund Commission to seek a grant that would assist with the additional \$600,000 needed to complete this project and finish out the fundraising for the F3EC. This proposal will be submitted tomorrow.

Chairman Frye asked when ground breaking will occur. Mr. Sherin said they would break ground in October 2023.

Vice-Chairman Allen inquired if additional fundraising was being done for the F3EC project. Mr. Sherin said there were other fundraisers in the works such as a grant from the Timken Foundation as well as a community grant from Toyota. He is waiting on information about the Golden Leaf Foundation County Manager's recommended projects. Mr. Sherin stated there would be some private fundraising. One option is for citizens to be able to purchase stamped bricks for the Center.

Commissioner Kidd asked if any of the agricultural businesses had foundations for grants. Mr. Sherin said there may be.

Vice-Chairman Allen suggested that James River may have funding opportunities.

Mr. Sherin said that once the grant is submitted to the NC Tobacco Trust Fund, the next step would be to put together an operational plan.

Commissioner Kidd asked if there was an amount on annual operating expenses for the F3EC. Mr. Sherin stated that the operational plan would give them the operating expenses of the Center.

Mr. Sherin gave an update on the food hub. Sophie Farlow has been working with several non-profits regarding managing the food hub. She has two leads on this. There will need to be conversations made with Aimee Scotten about how all of this will work.

Will Massie, Assistant County Manager/Finance Director, stated he will cover his items at a later time. This will put the agenda back on schedule.

Randolph Health American Healthcare Systems (AHS) Update

Chairman Frye reported that Randolph Health rescinded their agreement of cancellation of coverage with Cigna. He reported that Randolph Health has paid their property taxes, they did appeal the interest. Around \$1.2 million has been paid.

2023 Property Reappraisal

Debra Hill, Randolph County Tax Administrator, shared that the reappraisal has been a task. She has never seen values and increases like this before. Ms. Hill turned the presentation over to Mark Frick, Appraisal Supervisor. State Law requires one appraisal at least every eight years and Randolph County's last reappraisal was effective January 1, 2019. A reappraisal assures all properties reflect true market value. It creates equity between the four types of assessed property: real estate, personal property (individual and business), registered motor vehicles, and public service companies.

North Carolina General Statute 105-283 states "all property, real and personal, shall as far as practicable be appraised or valued at its true value in money." True value shall be interpreted as meaning market value. True value/market value is the price estimated in terms of money at which the property would change hands between a willing and financially able buyer and willing seller, neither being under any compulsion to buy or sell and both having reasonable knowledge of all the uses to which the property is adapted and for what it is capable of being used.

The market value is determined by collecting and analyzing sales data from real estate transactions in the county. Appraisers must recognize values set by buyers and sellers within market areas. The Tax Department determines certain basic characteristics of every property such as building dimensions, type and quality of construction, type of heating and cooling, amount of plumbing, age, condition, desirability, and usefulness. Appraisers consider how much income the property could produce and capitalize the income into an estimate of true market value.

Sales prices have jumped tremendously from 2012 to 2022 for qualified transactions. The assessments are measured by sales ratio which compares tax value to sale price. The North Carolina Department of Revenue Sales Assessment Ratio Study for Randolph County was shared for years 2010 through 2022. In 2022 Randolph County was at 77% of market value.

Mr. Frick shared the different valuation methods with the Board as follows:

- Market Approach – compare property to recent sales of similar properties
- Cost Approach – determine current cost of replacing the property less depreciation
- Income Approach – consider how much income the property could produce and capitalize the income into value

Mr. Frick reported that properties will not change uniformly throughout the county. Depending on the market conditions and recent sales in a market area, the assessed value may increase, decrease, or remain relatively the same.

Mr. Frick reported that if the taxpayer believes the value placed on their real property is not the true market value, there is an appeal process available. Informal appeal forms will be mailed with each Reappraisal Value Notice. The taxpayer can appear before the Randolph County Board of Equalization and Review Board to appeal their value. The next step for the appeal process would

be the North Carolina Property Tax Commission, and the fourth and final step would be the North Carolina Appellate Court.

Valid reasons to appeal are assessment substantially exceeds the true market value of the property or the assessment is inconsistent with the market value of similar properties within your market area. Invalid reasons to appeal include the assessed value increased/decreased too much compared to the 2019 assessed value, the assessed value is just too high, the owner's financial ability to pay taxes, or taxes are too high. In 2019 there were approximately 2,000 appeals that went before the Board of Equalization and Review. Mr. Frick stated that he was expecting a larger number of appeals with this reappraisal.

The reappraisal will affect the tax bill in two ways. The reappraisal determines only one of the two components of the tax bill, the assessed value. The other component, the tax rate, will not be set until mid-June 2023 by the Board of Commissioners.

Vice-Chairman Allen asked what was driving the spike increase in values. Mr. Frick said it could be construction costs, teleworking from homes, vacation rentals (air bnb's) where people are purchasing properties to rent, and subdivisions that are owned by entities and not individual persons.

Vice-Chairman Allen asked when the assessments would be mailed. Mr. Frick stated their target date was February 28, 2023.

Budget Priorities for FY 2023-24

Will Massie, Assistant County Manager/Finance Officer, discussed the budget priorities for FY 2023-24. The current revenues collected are about the same as they were last year, but just a little behind. Vehicle taxes are up 7.9% through January, which is a good sign. Randolph County is 12% ahead of last year in sales tax distribution.

Mr. Massie reported that the reappraisal created an estimated budget valuation of \$16,215,000,000. He stated there is a concern about educating the taxpayers on the reappraisal process. NCGS 159-11 talks about the revenue neutral tax rate. It must be presented in the budget for comparison purposes but the Board is not required to adopt it. With the \$16 million valuation estimate, there could be as much as a ten cent drop to the tax rate to be at revenue neutral.

Mr. Massie reported that the Employee Health Plan estimate is \$100,000 for each 1%. The NC Local Government Retirement System Proposed rate increase is approximately \$300,000. The cost of living adjustment is approximately \$600,000 before any new positions are added. For Asheboro City and Randolph County Schools and RCC, there is a one percent increase of approximately \$317,000.

Hal Johnson, County Manager, reported that the main priority for FY23-24 will be to look at the existing personnel in Randolph County and make sure Randolph County is still competitive

with other entities. The assumed priorities include anticipated increases in retirement and health care costs, cost of living adjustment for employees, possible market adjustments, and new positions that improve effectiveness of County operations based on expanding service needs.

Mr. Massie stated that the USDA is requiring Randolph County to pay back the REMC loan for the F3EC in the amount of \$400,000 on a monthly basis.

Commissioner Haywood asked what was done during the last revaluation process regarding fire tax. Mr. Massie said it depended on each fire department.

Open Discussion

Kenny Sherin, Cooperative Extension Director, reported that he will be coming before the Board in March to ask about moving their two ARPA funded positions to the regular budget.

Adjournment

Hearing no further business, Chairman Frye adjourned the meeting at 6:30 p.m.

Darrell Frye, Chairman

David Allen-Vice-Chairman

Kenny Kidd

Maxton McDowell

Hope Haywood

Jenny Parks, Deputy Clerk to the Board



RANDOLPH COUNTY HUMAN RESOURCES

♦ Randolph County Office Building ♦ 725 McDowell Road
♦ Asheboro, North Carolina 27205

To: Randolph County Commissioners
CC: Hal Johnson and Will Massie
From: Jill Williams, Human Resources Director
Date: April 3, 2023
Subject: Transfer Position from Planning & Zoning to Building Inspections

In Central Permitting, three staff members (permit technicians) issue all permits for both departments, and also process Well & Septic applications. One (1) position is assigned to Building Inspections and the other two (2) are assigned to Planning & Zoning.

In order that staff may become more efficient at processing permit requests and in order to provide a higher level of customer service, these departments are recommending that these positions specialize in either Inspections (construction) or Zoning.

On average, there are between 5,000 to 6,000 construction permits issued annually. This is inclusive of online, email, and walk-in customers requesting permits. This is almost twice as many permits as are issued for zoning. The volume and type of permits issued in each area supports moving one (1) of the two permit technicians that is currently in Planning & Zoning to Building Inspections. The County Manager, Hal Johnson, supports this recommendation.

No additional funding is needed for this request. However, in order to effect this change, along with transferring one position from Planning & Zoning to Building Inspections, the funds for the position need to be transferred, as well. Also, the position title / classification should be changed from Property Development Technician to Inspections Permitting Technician.

In summary, Central Permitting anticipates being able to provide higher levels of customer service to customers by having staff more specialized. Allowing each department to have their own technicians will ensure a better-trained and more efficient staff.

Action Requested:

I request that the Board approve the request to transfer one Property Development Technician from Planning & Zoning to Building Inspections, along with the funds for the position. I also request that the job title / classification for this position be changed from Property Development Technician (Grade 114) to Inspections Permitting Technician (Grade 114), effective March 1, 2023.

Randolph County Administration



Memo

To: Randolph County Board of Commissioners

From: Will Massie, Assistant County Manager / Finance Officer

Date: 3/31/2023

Re: Budget Amendment – Transfer of Position to Inspections

If the Board authorizes the transfer of the permit technician position to Building Inspections, please approve the following budget amendment to the General Fund:

2022-2023 Budget Ordinance

Budget amendment #_____

General Fund

Revenues	Increase	Decrease
Appropriations	Increase	Decrease
Planning & Zoning		\$20,558
Building Inspections	\$20,558	



RANDOLPH COMMUNITY COLLEGE

629 Industrial Park Avenue, Asheboro, NC 27205-7333

President's Office

Phone: (336) 633-0286

March 8, 2023

Mr. Darrell Frye, Chair
Randolph County Board of Commissioners
2105 Shady Oak Lane
Archdale, NC 27263

Dear Darrell:

This letter is written to inform you that the term of appointment for Mr. Larry Reid, a member of the Randolph Community College Board of Trustees, expires on June 30, 2023. We sincerely hope that the Randolph County Board of Commissioners will reappoint Mr. Reid for another four-year term.

Mr. Reid serves on our Budget & Finance/Building & Grounds Committee as well as our Effective Trusteeship Committee. He is a dedicated trustee and advocate for RCC. Mr. Reid is very interested in continuing his service on the College's Board of Trustees.

We would appreciate your help in this process so that we can have a full slate of Trustees at the beginning of the fiscal year (July 1, 2023). If you need additional information, please feel free to contact us.

Sincerely,

F. Mac Sherrill, Chairman
Randolph Community College Board of Trustees

Elbert Lassiter
Interim President
Randolph Community College
Secretary to the RCC Board of Trustees

cc: Hal Johnson, Randolph County Manager

Randolph County Administration



Memo

To: Randolph County Board of Commissioners

From: Will Massie, Assistant County Manager / Finance Officer

Date: 3/31/2023

Re: Asheboro City Schools Capital Project – Project Amendment #13

In 2021, the County established a capital project to account for the Asheboro High School (AHS) renovation project. The following amendment will update the possible lease for modular classrooms another month. The total project budget remains \$31,059,310.

Please make the following budget amendment to the Asheboro City Schools (AHS) Capital Project Ordinance to reflect these revised project costs:

Asheboro City Schools Capital Project Ordinance

Amendment #13

Revenues	Increase	Decrease
Appropriations	Increase	Decrease
Modular Classroom Lease	\$52,698	
Miscellaneous		\$52,698

Randolph County Administration



Memo

To: Randolph County Board of Commissioners

From: Will Massie, Assistant County Manager / Finance Officer

Date: 3/31/2023

Re: Budget Amendments – Transfer to Rural Water Infrastructure Capital Project

In 2008, Randolph County established the Rural Water Infrastructure Fund, and partially funded some initial engineering studies. There remains \$127,300 that has not yet been transferred from the General Fund. This transfer is needed to cover the final Water and Sewer Master Plan contract as well as future needs. There are also some revenue-sharing collections from municipal systems that can be recognized and added for engineering. These adjustments will provide resources which allow the County to continue to plan for future water and sewer development.

Please approve the following budget amendments:

2022-2023 Budget Ordinance

Budget amendment # _____

General Fund

Revenues	Increase	Decrease
Sales Taxes	\$127,300	
Appropriations	Increase	Decrease
Transfer to Rural Water Infrastructure Fund	\$127,300	

Rural Water Infrastructure Capital Project Ordinance

Amendment # _____

Revenues	Increase	Decrease
Contributions from municipalities	\$54,000	
Appropriations	Increase	Decrease
Engineering	\$54,000	

MEMORANDUM

TO: County Commissioners

FROM: Wendy Kennon, Public Health Educator II

DATE: March 29, 2023

RE: JCPC resolution

The JCPC, motion by Gayle Higgs (Asheboro City Schools), seconded by Commissioner Kenny Kidd, voted to approve recommendation of this resolution to the county commissioners.

Members of the JCPC are asking Commissioners to review and sign the attached resolution, in a show of support to state legislators that they support the North Carolina Department of Public Security's (NCDPS) efforts to secure a pay scale step plan. Most legislators have been under the impression that this had already occurred last year, however, it was pulled at the last moment.

RANDOLPH COUNTY BOARD OF COMMISSIONERS

**RESOLUTION SUPPORTING A STEP PAY PLAN AND COMPRESSION RELIEF FOR
DIVISION OF JUVENILE JUSTICE AND DELINQUENCY PREVENTION STAFF**

WHEREAS, the Division of Juvenile Justice and Delinquency Prevention provides community supervision, case management and direct supervision of both juveniles in confinement and in the community; and

WHEREAS, the Division of Juvenile Justice and Delinquency Prevention provides short term secure confinement in Juvenile Detention Centers and long-term commitment services in the State's Youth Development Centers; and

WHEREAS, the Division of Juvenile Justice and Delinquency Prevention provides community supervision and case management services for youth in the community within the Court Services section; and

WHEREAS, the overarching mission of the Division of Juvenile Justice and Delinquency Prevention and the local Juvenile Crime Prevention Council is to provide services and programming to ensure the protection of the community and rehabilitation of youth offenders; and

WHEREAS, Randolph County youth are ordered to attend Youth Development Centers and Court Services in the city of Asheboro, staff of both the Youth Development Centers and District 19 Court Services section along with other staff in the State of North Carolina have been passed over for pay increases that would recognize and reward the experienced staff, and make compensation more competitive as well as ensure qualified staff recruitment and retention; and

WHEREAS, more than half of Division of Juvenile Justice and Delinquency Prevention vacancies are facility positions and more than one-third of the vacancies are in juvenile court services; and

WHEREAS, salaries for entry-level, direct care, frontline staff start at \$35,400 which puts Division of Juvenile Justice and Delinquency Prevention at a competitive disadvantage for recruitment and retention of staff among other state and local agencies and the private sector; and

WHEREAS, compression salary increases for Division of Juvenile Justice and Delinquency Prevention facility staff were removed from the state's budget prior to final approval; and

WHEREAS, similar salary adjustments or increases WERE approved for Department of Public Safety staff in adult facilities and adult probation;

NOW, THEREFORE BE IT RESOLVED, that Randolph County Commissioners support instituting salary compression relief and a step pay plan to address recruitment and retention within the Division of Juvenile Justice and Delinquency Prevention in Randolph County and across the State of North Carolina to make positions competitive to assist in recruitment efforts and to ensure qualified staff are compensated adequately for years of experience for the purposes of retention.

Adopted this 3rd day of April, 2023.

Chairman, Randolph County Board of Commissioners

Clerk to the Board of County Commissioners



RANDOLPH COUNTY

BOARD OF COMMISSIONERS

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

Darrell Frye, Chairman
David Allen, Vice-Chairman
Kenny Kidd
Maxton McDowell
Hope Haywood

Hal Johnson, County Manager
Ben Morgan, County Attorney
Dana Crisco, Clerk to the Board

Proclamation

WHEREAS, in fiscal year ending June 2022, 1,370 reports were made to Randolph County DSS child protective services; and

WHEREAS, child abuse and neglect is a serious problem affecting every segment of our community, and finding solutions requires input and action from everyone; and

WHEREAS, our children are our most valuable resources and will shape the future of Randolph County; and

WHEREAS, child abuse can have long-term psychological, emotional, and physical effects that have lasting consequences for victims of abuse; and

WHEREAS, protective factors are conditions that reduce or eliminate risk and promote the social, emotional, and developmental well-being of children; and

WHEREAS, effective child abuse prevention activities succeed because of the partnerships created between child welfare professionals, education, health, community- and faith-based organizations, businesses, law enforcement agencies, and families; and

WHEREAS, communities must make every effort to promote programs and activities that create strong and thriving children and families; and

WHEREAS, we acknowledge that we must work together as a community to increase awareness about child abuse and continue to promote the social and emotional well-being of children and families in a safe, stable, and nurturing environment; and

WHEREAS, prevention remains the best defense for our children and families.

NOW, THEREFORE, the Randolph County Board of Commissioners does hereby proclaim April 2023 as *NATIONAL CHILD ABUSE PREVENTION MONTH* in Randolph County and urges all citizens to recognize this month by dedicating themselves to the task of improving the quality of life for all children and families.

This the 3rd day of April 2023.

Darrell Frye, Chairman
Randolph County Board of Commissioners



Superintendent's Office
Dr. Stephen Gainey, Superintendent

2222-C South Fayetteville Street
Asheboro, NC 27205
Phone 336.633.5000
Fax 336.633.5155
randolph.k12.nc.us

April 3, 2023

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

Dear Mr. Johnson:

On 3/20/23, 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 General Statute 115C-518 and Board Policy 9400 (Sale, Disposal, and Lease of Board-Owned Real Property), the Randolph County Board of Education is required to give the County Commissioners the first opportunity to obtain the parcel of land offered by the Randolph County School System to the City of Archdale in this exchange at fair market value or a price negotiated between both boards. The documents involved in the action taken by the Randolph County Board of Education on 3/20/23 are attached for your reference. I appreciate your help in this matter.

Respectfully,

Stephen Gainey
Superintendent

NORTH CAROLINA

RESOLUTION

RANDOLPH COUNTY

**RESOLUTION DECLARING SURPLUS PROPERTY AND AUTHORIZING
EXCHANGE OF PROPERTY WITH CITY OF ARCHDALE
A PORTION OF TRINDALE ELEMENTARY SCHOOL**

WHEREAS, the Randolph County Board of Education (hereinafter, the “**Board**”) owns certain real property known as Trindale Elementary School and the adjoining land thereto, which property has an address of 400 Balfour Drive, Archdale, NC 27263 and a parcel identification number of 7718-44-7555 (the “**School Property**”); and

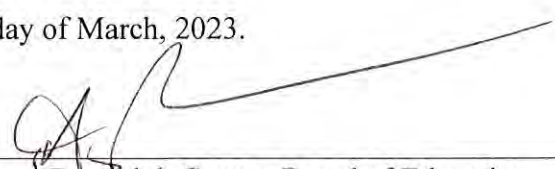
WHEREAS, a certain portion of the School Property identified as Area B on that certain Exemption Map for City of Archdale & Randolph County Board of Education attached hereto as EXHIBIT A (the “**Surplus Property**”) is no longer needed for school purposes or any other purposes by the Board; and

WHEREAS, the Board has received an offer from the City of Archdale, a North Carolina municipal corporation (the “**City**”) to acquire the Surplus Property in exchange for that parcel of land identified as Area A on that Exemption map for City of Archdale & Randolph County Board of Education attached hereto as EXHIBIT A (the “**Replacement Property**”); and

WHEREAS, the Board believes exchanging the Surplus Property for the Replacement Property is in the best interests of the Board;

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE BOARD that the Board declares as surplus property, pursuant to G.S. § 115C-518, the Surplus Property and finds it unnecessary and undesirable for public school purposes; the Board further accepts the offer proposed by the City to exchange the Surplus Property for the Replacement Property and directs the staff and Board Attorney to proceed with the process for disposing of school surplus property set out by law, including offering the property first to the Board of County Commissioners of Randolph County for fair market value, and if the Board of County Commissioners does not exercise its option to purchase for fair market value, proceed with the process for exchanging property between governmental units set out in G.S. § 160A-274.

APPROVED AND ADOPTED on this 20th day of March, 2023.

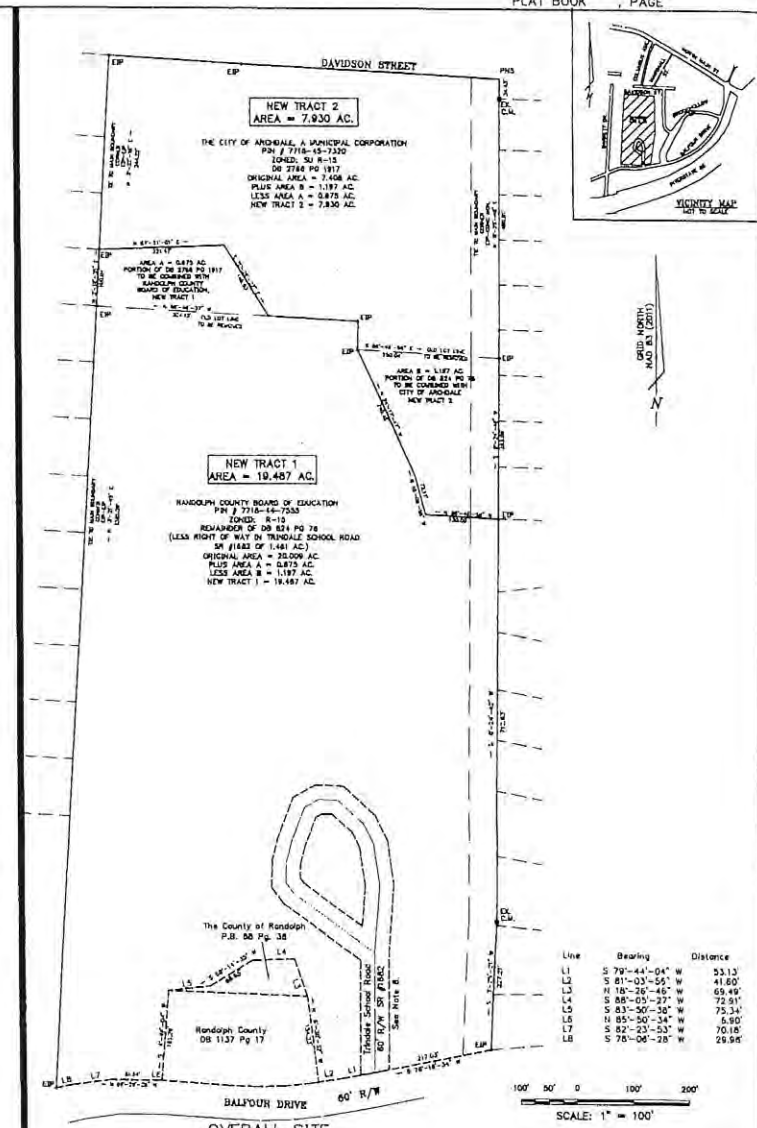


Chairman, Randolph County Board of Education

EXHIBIT A

(See attached)

----- PROPERTY LINE NOT SHOWN



JAMESTOWN ENGINEERING GROUP, INC.
117 EAST MAIN STREET
P.O. BOX 365
JAMESTOWN, N.C. 27282
Telephone (336) 886-5523

DATE NOVEMBER 23, 2012 SCALE AS NOTED
JOB NO. 2022014 (S-RECOMDING)

DRAWN BY J.D.T. PLATTED BY T.P.E.

 JEG INC.

Randolph County Soil & Water Conservation District

2222 A South Fayetteville Street ♦ Asheboro, North Carolina 27205

Phone: (336) 318-6490 ♦ Fax: (336) 636-7691

To: Randolph County Board of Commissioners
Hal Johnson, County Manager
Date: March 16, 2023
Subject: Request to Reclassify Soil and Water Positions

The Soil and Water Department is looking at department reorganization, which will involve two positions being reclassified. The Randolph Soil and Water Conservation District Board would like to request approval from the Board of Commissioners to reclassify the Soil and Water Administrator position to an Environmental Education and Support Coordinator and the Soil and Water Environmental Specialist to a Soil and Water Director. The request is being made at this time because of two recent resignations and the department is looking at what job duties are most essential to best serve the community. If approved, the Soil and Water District has the needed funding in our fiscal year 2023 budget for the positions.

An Environmental Education and Support Coordinator would allow the office to identify more environmental education needs in the county and work to develop conservation education programs, classroom activities, teachers' workshops, and adult education programs. The position would also create and maintain new contacts with local school systems and other nonformal agency educators that would allow them to facilitate local educational contest and programs sponsored by the NC Association of Soil and Water Conservation Districts. The position would also provide the administrative and budgetary support for the Randolph Soil and Water Conservation District Board and office.

Transitioning the Environmental Specialist to a Soil and Water Director would allow supervisory functions of the District office and programs to continue. This position would serve as the department head and provide basic supervisory and managerial task to oversee District staff. Technical assistance to the agriculture community and public as it relates to conservation would remain the top priority; as developing Certified Nutrient Management plans for producers continues to increase in demand as well as managing and implementing current and new Soil and Water programs such as Ag Cost Share and the Streamflow Rehabilitation Assistance Program.

Greater interest in the conservation of resources, in both urban and rural settings, gives us an opportunity to provide methods and tools related to conservation in the county. With these positions being reclassified it will allow the District to focus more on developing the Randolph District programs and continuing to provide technical assistance to the community.

No additional funding is required.

Action Requested: The Randolph Soil and Water District Board would like to request the Commissioners consider adding these two position titles to the classification plan.

**RANDOLPH COUNTY PUBLIC WORKS**

725 McDowell Road

Asheboro, North Carolina 27205

Telephone (336) 318-6605 * Fax (336) 636-7573

Memo

To: Randolph County Board of Commissioners

From: Paxton Arthurs, County Engineer

Date: April 3, 2023

Re: Preliminary Design of new Human Services building in Archdale

Last August, the County purchased the property located 215 Balfour Drive in Archdale. This property included a 2-story office building that was originally built in 1991 to serve as the local office for Duke Energy. The County issued a Request For Qualifications, and in October hired Smith Sinnett Architecture to do a Feasibility Study and Conceptual Design of the building for a human services facility. Since that time, Smith Sinnett has met with management and staff of Public Health and Social Services to determine their needs and develop a Preliminary floorplan to best use the space.

At your April Board meeting, Robert Carmac, who is a principal Architect with Smith Sinnett, will be attending to present the preliminary design. If after hearing the presentation, you would like to move forward with this project, I ask that you award a contract to Smith Sinnett Architecture for the Design, Bidding, and Construction Administration of this project, and that you authorize the County Manager to sign the contract.

I will be available to answer any questions at that time.

Thank you.



smithsinnett
ARCHITECTURE

4600 Lake Boone Trail, Suite 205 | Raleigh, NC 27607
919.781.8582 | HUB Certified | www.smithsinnett.com

RANDOLPH COUNTY NORTHWEST HUMAN SERVICES CENTER RENOVATION

April 2023

RANDOLPH COUNTY

NORTHWEST HUMAN SERVICES CENTER RENOVATION

PARCEL LOCATION



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215 Balfour Drive, Archdale, NC 27263 | 68 total parking spaces

RANDOLPH COUNTY

NORTHWEST HUMAN SERVICES CENTER RENOVATION

GENERAL INFORMATION

- Built in 1991 - 32 years old
- Has had very minor renovation
- Building is approximately 15,825 sqft
- 2 story - No elevator

CURRENT SPACE

- Enclosed reception – no visibility
- 14 offices total - 8 upper offices, 6 lower offices
- 3 areas of open office
- Break Room
- Mail Room
- 2 conference rooms, 1 training room, 1 large multipurpose room

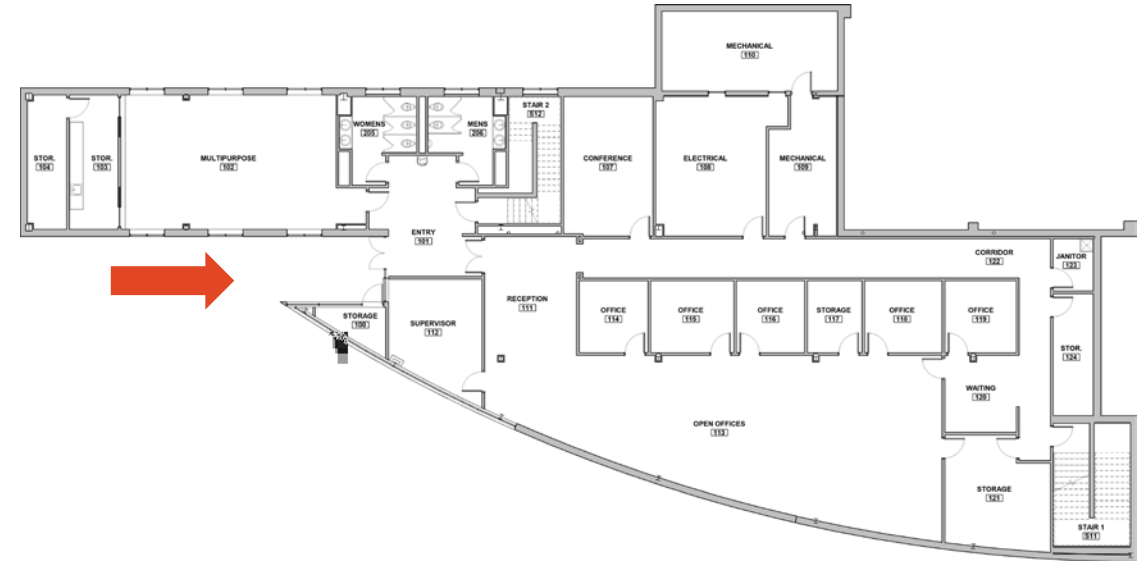
RANDOLPH COUNTY

NORTHWEST HUMAN SERVICES CENTER RENOVATION

EXISTING FLOOR PLANS – ENTRY POINTS



UPPER LEVEL



LOWER LEVEL

RANDOLPH COUNTY

NORTHWEST HUMAN SERVICES CENTER RENOVATION

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Upper Level Entry



Lower Level Entry

RANDOLPH COUNTY

NORTHWEST HUMAN SERVICES CENTER RENOVATION

EXISTING FLOOR PLAN – OFFICES



UPPER LEVEL

- 8 Private offices
- Approximately 4,450 SF of open office



LOWER LEVEL

- 6 Private offices
- Approximately 1,600 SF of open office

RANDOLPH COUNTY

NORTHWEST HUMAN SERVICES CENTER RENOVATION

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Upper level – main entry

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NORTHWEST HUMAN SERVICES CENTER RENOVATION

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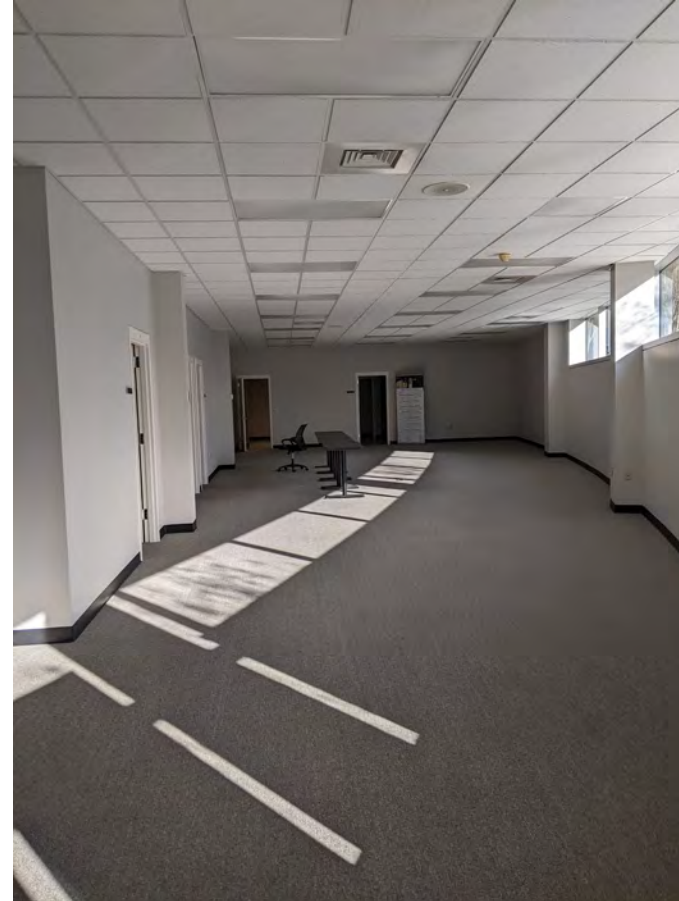


Upper level – secondary open office area

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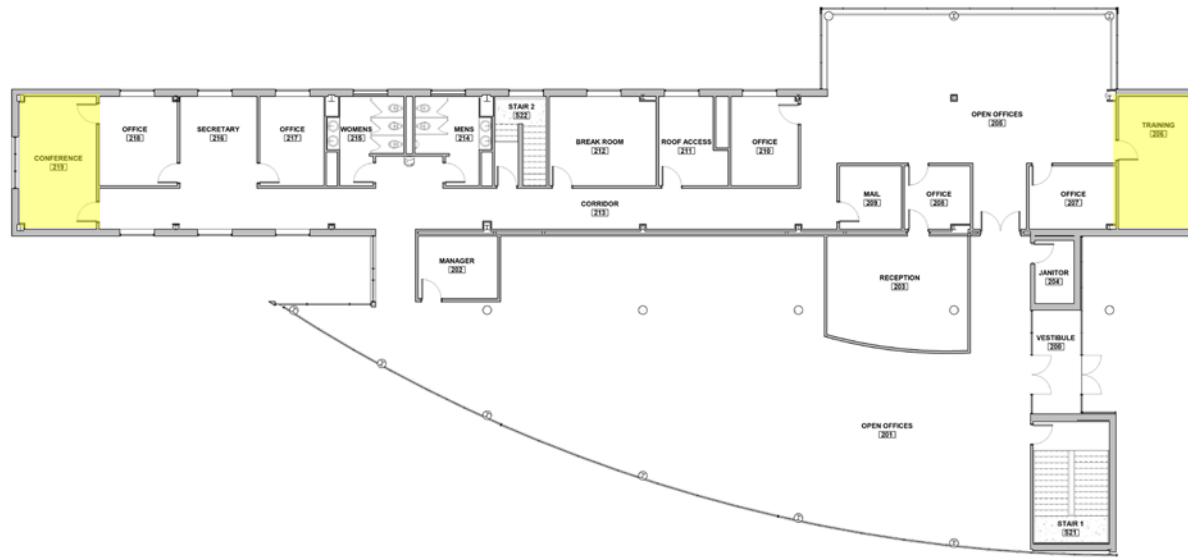


Lower level – open office space

RANDOLPH COUNTY

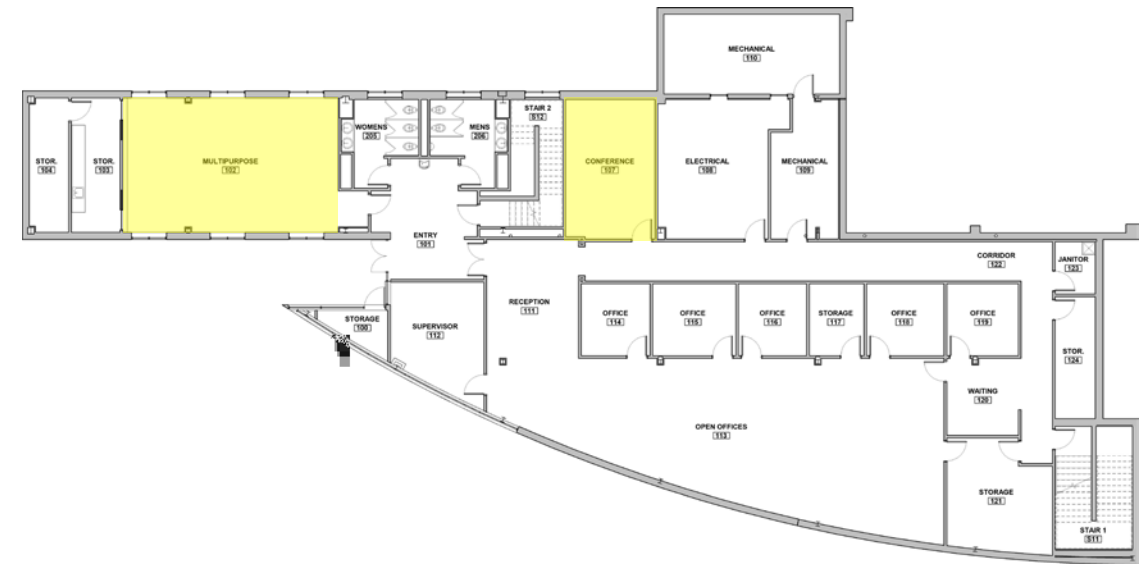
NORTHWEST HUMAN SERVICES CENTER RENOVATION

EXISTING FLOOR PLAN –MEETING SPACE



UPPER LEVEL

- Approximately 480 SF



LOWER LEVEL

- Approximately 980 SF

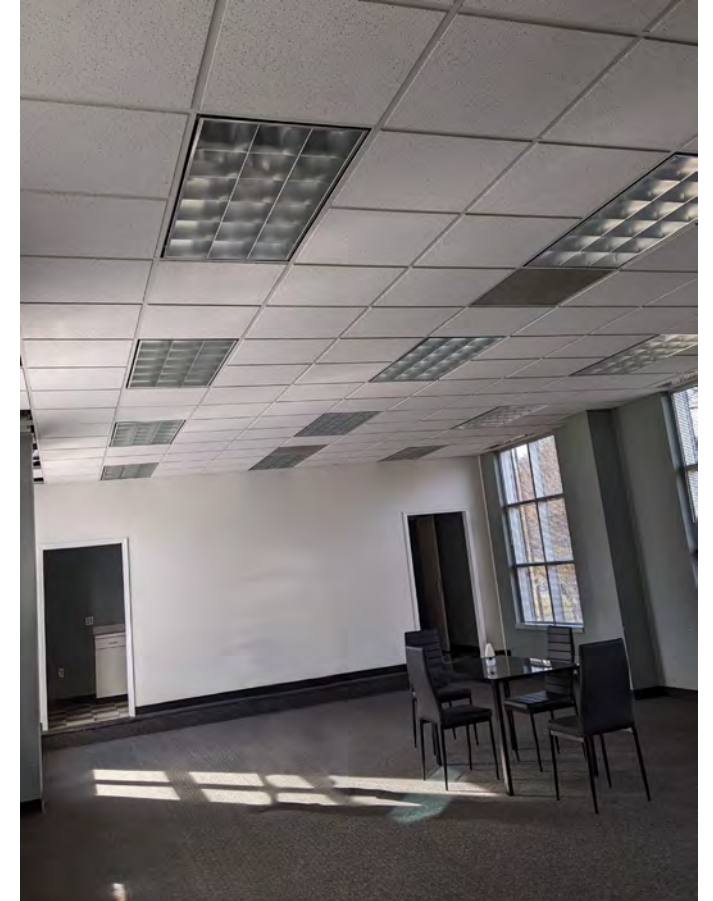
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NORTHWEST HUMAN SERVICES CENTER RENOVATION

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Upper level conference room



Multipurpose room

NORTHWEST HUMAN SERVICES CENTER RENOVATION

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- Approximately 185 SF



- Approximately 840 SF

RANDOLPH COUNTY

NORTHWEST HUMAN SERVICES CENTER RENOVATION

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GENERAL SPACES



Typical office



Staircase



Break room

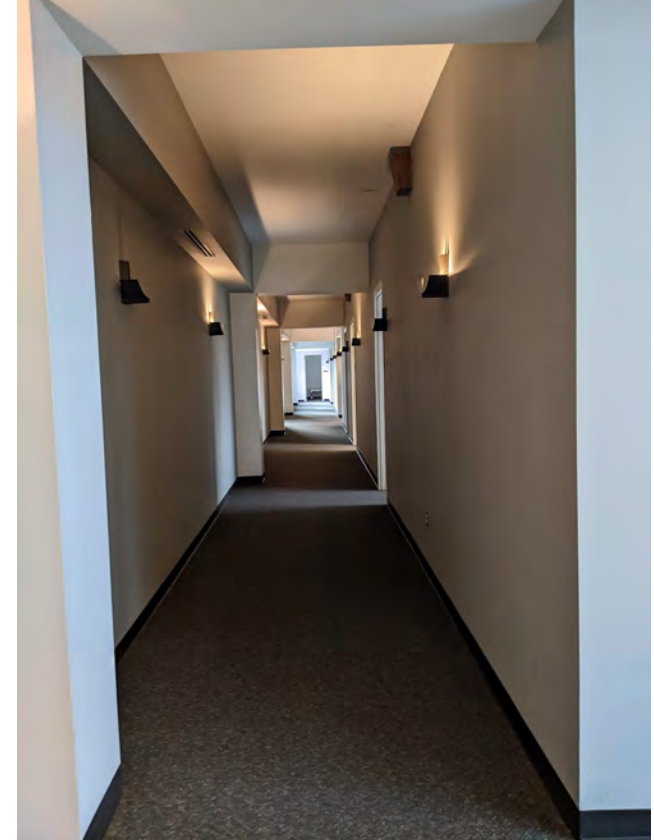
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NORTHWEST HUMAN SERVICES CENTER RENOVATION

GENERAL SPACES



Typical restroom



Typical corridor

RANDOLPH COUNTY

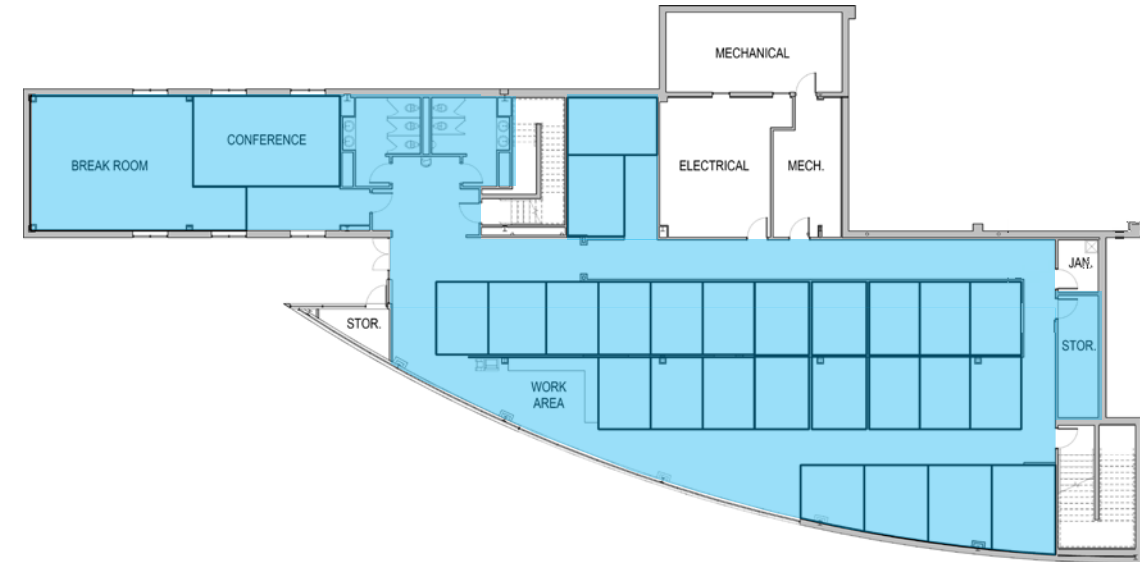
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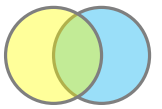
UPPER LEVEL

- DPH – Lab, Pump storage, lactation room, secondary waiting, 5 private offices, 550 SF open office space
- Shared – Conference room, Reception and waiting room with public restroom, private restrooms, break room
- DSS – 19 private offices, large workroom



LOWER LEVEL

- All DSS – Break room, conference room, 25 private offices



DPH DSS

RANDOLPH COUNTY

NORTHWEST HUMAN SERVICES CENTER RENOVATION

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UPPER LEVEL

- DPH – 5 private offices, approximately 550 SF open office
- DSS – 19 private offices



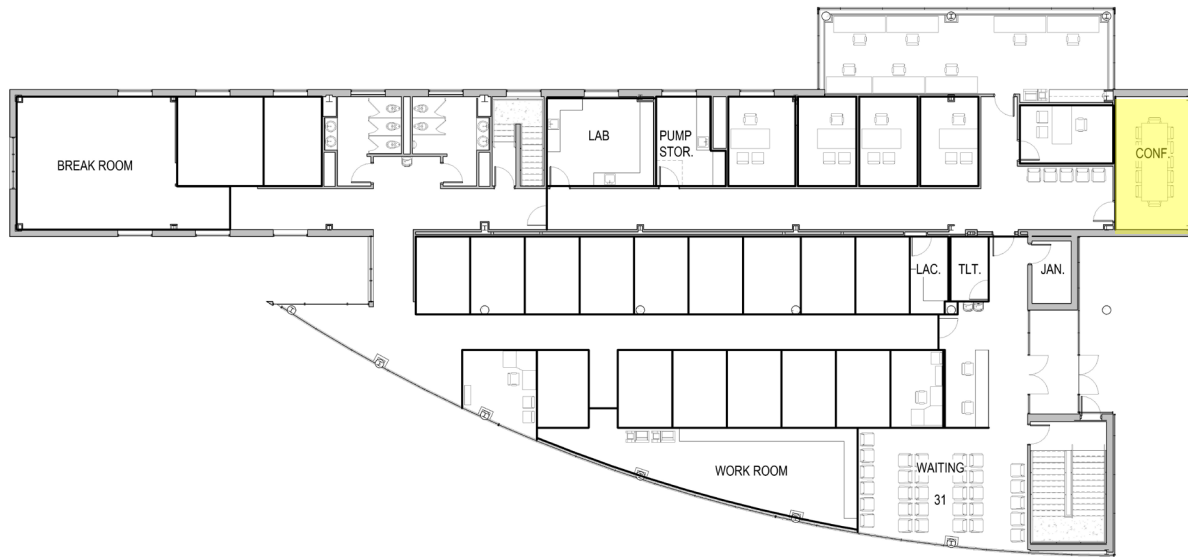
LOWER LEVEL

- DSS – 25 private offices

RANDOLPH COUNTY

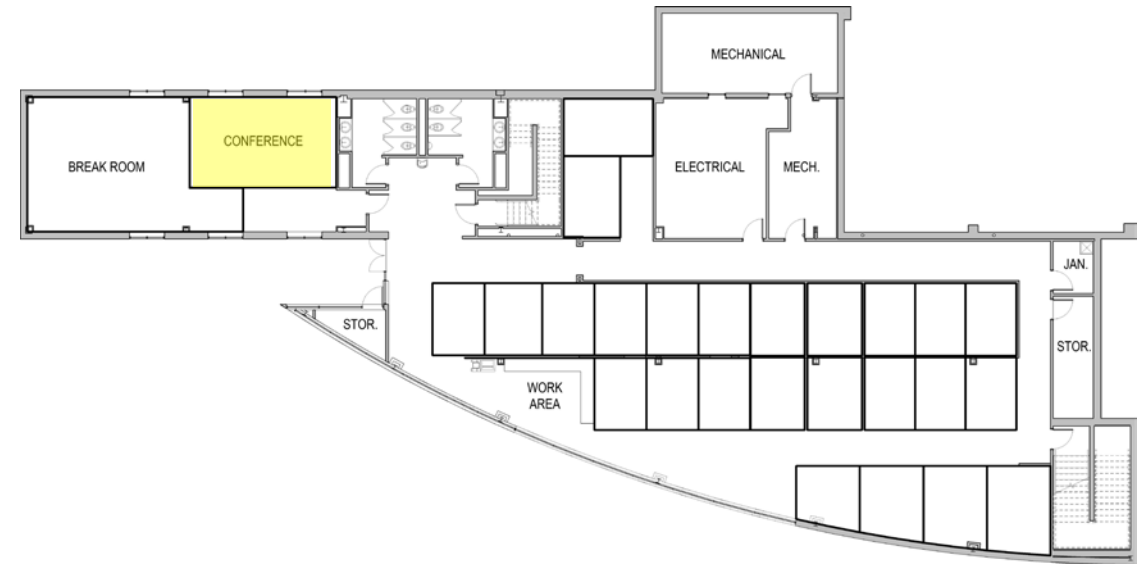
NORTHWEST HUMAN SERVICES CENTER RENOVATION

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UPPER LEVEL

- 1 shared conference room



LOWER LEVEL

- 1 DSS conference room

RANDOLPH COUNTY

NORTHWEST HUMAN SERVICES CENTER RENOVATION

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UPPER LEVEL

- Approximately 700 SF



LOWER LEVEL

- Approximately 355 SF

RANDOLPH COUNTY

NORTHWEST HUMAN SERVICES CENTER RENOVATION

PROPOSED RENOVATION

- 35 additional private offices – Total 49
44 DSS offices, 5 DPH offices
- Open office area in DPH
- Secure DPH suite
- Shared reception and waiting area
- Dedicated public restroom
- 2 break rooms – one on each level
- 2 DSS workrooms – one on each level
- 2 conference rooms – one on each level

RANDOLPH COUNTY

NORTHWEST HUMAN SERVICES CENTER RENOVATION



PROJECT SCHEDULE

- Commissioner Approval April
- Design 2 Months
- Release for Bid June 2023
- Construction 8 - 12 Months

RANDOLPH COUNTY

NORTHWEST HUMAN SERVICES CENTER RENOVATION

ESTIMATED BUDGET BREAKDOWN

Owner's Costs			
Item	Quantity	Cost	Total
Furniture / Fixtures / Equipment	10779	\$10.21	\$110,000
Technology	10075	\$7.94	\$80,000
Owner Reserve	3%	\$75,000	\$75,000
Sub-Total Owner's Costs			\$265,000
Services			
Item	Quantity	Cost	Total
Feasibility Study	1	\$38,500	\$38,500
Design Services	1	\$275,000	\$275,000
Construction Testing	1	\$8,000	\$8,000
Sub-Total Services			\$321,500

Construction Costs			
Item	Quantity	Cost	Total
First Floor			
Low Renovation	2439	\$100.00	\$243,900
Medium Renovation	1138	\$140.00	\$159,320
Heavy Renovation	3007	\$175.00	\$526,225
Second Floor			
Low Renovation	1550	\$100.00	\$155,000
Medium Renovation	734	\$140.00	\$102,760
Heavy Renovation	6275	\$175.00	\$1,098,125
Allowance - Undercut in Trench	15	\$150.00	\$2,250
Allowance - Trench Rock	10	\$250.00	\$2,500
Allowance - Moisture Mitigation System	3000	\$2.00	\$6,000
Allowance - Abrasive Blast Floor Prep	3000	\$2.50	\$7,500
Allowance - Flooring Leveling	2000	\$7.50	\$15,000
Allowance - Roof Patching	1	\$5,000	\$5,000
Allowance - Building Security System	1	\$5,000	\$5,000
Allowance - Access Control System	1	\$7,500	\$7,500
Allowance - Data Wiring and Devices	1	\$40,000	\$40,000
Allowance - Fire Alarm System	1	\$7,500	\$7,500
Contingency Allowance	1	\$150,000	\$150,000
BASE BID TOTAL			\$2,533,580
Alternate 1 Owner Preferred	1	\$0	\$0
Alternate 2 - TBD			\$0
Alternate 3 - TBD			\$0
Alternate 4 - TBD			\$0
ALTERNATE TOTAL			\$0
Total Construction Costs			\$2,533,580
TOTAL			\$3,120,080

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ARCHITECTURE



RANDOLPH COUNTY PUBLIC WORKS

725 McDowell Road

Asheboro, North Carolina 27205

Telephone (336) 318-6605 * Fax (336) 636-7573

Memo

To: Randolph County Board of Commissioners

From: Paxton Arthurs, County Engineer

Date: April 3, 2023

Re: Health Department Renovation Construction Contract Award

At your February Board meeting, you authorized the County and our Architectural firm, Smith Sinnett, to advertise the Bidding of the Health Department Renovation Project. This project was being bid as a Base Bid with 7 Alternates. On March 6th a notice to Bidders was advertised, and on March 15th a Pre-Bid meeting was held at the Public Health building. The Deadline for receiving Bids is set for March 28th at 2:00 p.m.

At you April Board meeting, the results of the Bidding will be presented for your consideration, and a request to Award a Contract to the lowest responsible bidder will be made.

I will be available to answer any questions at that time.

Thank you.

Project Spring Summary
Public Hearing
April 3, 2023

Company: Project Spring

Investment: \$3.4 million investment in machinery and equipment, over a 5-year period

Job Creation: 106

Average Wage: \$43,353

Project Spring is contemplating a facility location in Randolph County NC. This project remains competitive with other locations, and local and state incentive offers will factor into Project Spring's consideration of Randolph County as the location for its new facility project.

Project Spring is a Texas based manufacturer who is experiencing expedient growth in the southeast causing the company to consider expanding their operations. Randolph County is among multiple locations being considered to serve their clients on the east coast.

State and local incentives will have a major impact on the company's location decision, the project is being considered for various state incentive programs. 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 will create 106 jobs over five years with annual average wages of \$43,353. Their final location decision is contingent upon each state/community formally approving the incentives offered and a full review of each by the company and their ability to secure an existing building for their operations.

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. Therefore, the EDC is requesting that the county approve the resolution offering \$33,340 in local incentives contingent upon state incentive approvals to encourage the company's decision-makers to locate in Randolph County. The EDC is also asking for approval to be the applicant if required for any state incentive grant programs contingent upon the local incentives meeting any required match.

NOTICE OF PUBLIC HEARING

The County of Randolph ("County") propose to appropriate and expend County and City funds for the following economic development project pursuant to Section 158-7.1 of the North Carolina General Statutes. The County Board of Commissioners intend to consider entering into an economic development incentives contract with an unnamed corporation ("Company"). Under the proposed arrangement, a total of Thirty-three thousand three hundred forty dollars (\$33,340) to be paid by the County to or for the benefit of the Company over a five (5) year period, said payments to be subject to the Company's achieving certain performance requirements. In return for the economic incentives detailed above, the Company shall invest three million four hundred thousand dollars (\$3,400,000.00) in Randolph County in personal property and shall create one hundred six (106) new full-time jobs. The County will fund these payments with available revenues in the respective General Funds of the County. The Board of County Commissioners believe this project will stimulate and stabilize the local economy and result in the creation of a substantial number of new, permanent jobs in the County and City.

The Randolph County Board of Commissioners will hold a public hearing on the proposal by the County to appropriate and expend funds for this project. The joint public hearing will be held at 6:00 p.m. on April 3, 2023, in the 1909 Randolph County Historic Courthouse Meeting Room, 145-C Worth Street, Asheboro, North Carolina. All interested persons are invited to attend and present their views.



RANDOLPH COUNTY

BOARD OF COMMISSIONERS

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

Darrell Frye, Chairman
David Allen, Vice-Chairman
Kenny Kidd
Maxton McDowell
Hope Haywood

Hal Johnson, County Manager
Ben Morgan, County Attorney
Dana Crisco, Clerk to the Board

RESOLUTION AUTHORIZING THE COUNTY OF RANDOLPH TO ENTER INTO AN ECONOMIC DEVELOPMENT INCENTIVES CONTRACT

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, the Board of Commissioners of Randolph County has held a public hearing to consider whether to participate in an economic development project that will result in the County of Randolph (the "County") approving an economic development incentives package whereby the County would contribute up to thirty-three thousand three hundred and forty dollars (\$33,340.00) on behalf of an unnamed corporation (the "Company") to offset the costs of the Company's locating its manufacturing facility in Randolph County; and

WHEREAS, upon the completion by the Company of this project, the Company will have generated new value/investment in personal property and equipment associated with the project in an amount equal to or in excess of three million four hundred thousand dollars (\$3,400,000.00) and created a minimum of one hundred and six (106) new full-time jobs in the County; and

WHEREAS, this economic development project will stimulate and stabilize the local economy, promote business in the County and result in the creation of a significant number of jobs in the County; and

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

WHEREAS, this project is eligible for a ninety thousand dollar (\$90,000.00) One NC Grant, whereby the County would apply for the Grant on behalf of the Company and the County incentives referenced herein would serve as the required local match for said Grant, if awarded; and

WHEREAS, the project is also eligible for a two hundred thousand dollar (\$200,000.00) Building Reuse Grant from the North Carolina Department of Commerce, whereby the County would apply for the funds on behalf of the Company;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Randolph County, this 3rd day of April 2023, as follows:

Section 1. The County is authorized to expend up to thirty-three thousand three hundred and forty dollars (\$33,340.00) of County funds for the Company's economic development project.

Section 2. The appropriation outlined in Section 1 above will be paid to or on behalf of the Company pursuant to a performance-based incentive contract. In addition to the standard terms found in contracts that the County routinely executes in the ordinary course of business, the economic development incentives contract entered into by and between the County and the Company must contain the following essential terms and conditions:

- a. The total payment made to or on behalf of the "Company" under this contract shall not exceed thirty-three thousand three hundred and forty dollars (\$33,340.00).
- b. The contract amount will be paid over a period of five (5) years to coincide with the Company's satisfactory completion of certain performance requirements. The said performance requirements include, but are not limited to, the following:
 - i. The Company must deliver to the County written certification that, the actual value of new investment by the Company in personal property and equipment in connection with this project equals or exceeds three million four hundred thousand dollars (\$3,400,000.00); and
 - ii. The Company must provide Employment Security Reports to the County evidencing the creation of one hundred and six (106) new full-time jobs.
- c. The contract must provide the County with a means of recouping a portion of the contract amount if the Company's does not remain in full operation, maintaining the newly created jobs referenced above, for a period of five (5) years immediately following the date on which the final installment of the contract amount is paid to the Company.
- d. If the Company does not remain in full operation during this five (5) year period, a portion of the incentive money must be returned. The amount to be returned shall decrease on a pro-rated amount for each year of said period that the Company remains in full operation in the County.

Section 3. The County is authorized to apply for and accept, on behalf of the Company, a One NC Grant from the North Carolina Department of Commerce in the amount of ninety thousand dollars (\$90,000.00) with the incentives referenced in paragraph 2 serving as the required local match for said grant.

Section 4. The County is hereby authorized to apply for and accept, on behalf of the Company, a Building Reuse Grant from the North Carolina Department of Commerce in the amount of two hundred thousand dollars (\$200,000.00).

Section 5. The Chairman of the Randolph County Board of Commissioners is hereby authorized to execute on behalf of the County of Randolph a contract drafted in accordance with Section 2 of this resolution and any other documents necessary for the implementation of this economic development project.

Darrell Frye, Chairman
Randolph County Board of Commissioners

ATTEST:

Dana Crisco, Clerk
Randolph County Board of Commissioners

Randolph County Legal

725 McDowell Road
Asheboro, North Carolina 27205
www.randolphcountync.gov



To: Randolph County Commissioners
From: Aimee Scotton, Associate County Attorney
Date: March 20, 2023
Re: Consideration of Abolishment of Capped Service Districts for Coleridge-Erect, Fair Grove, Julian, Northeast and Staley and the Formation of Districts Without the Fifteen-Cent Tax Rate Cap

As you are aware, many of our current fire protection tax districts have a fifteen-cent cap on the tax rate. At your February meeting, you officially considered moving forward to abolish the current 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.

For each district, you determined that the current cap on taxation has rendered or will soon render the district obsolete for providing the necessary protection to citizens in the area. You also considered the resident or seasonal population and population density of the proposed district, the appraised value of property subject to taxation in the proposed district, the present tax rates of the County and any cities or special districts in which the proposed district or any portion thereof is located, the ability of the proposed district to sustain the taxes necessary to provide the services planned for the district. After carefully considering these matters, you passed resolutions, respectively, declaring your intent to create the proposed districts and calling for a report to be prepared for each district in accordance with North Carolina General Statutes. These resolutions also set public hearings on the creation of these districts for 6:00 p.m. on April 3, 2023. Notice of those public hearings was mailed and published in accordance with statutory requirements.

At this meeting, you need to hold the following public hearings:

- Public Hearing to Consider the Abolishment of the Current District and the Creation of a New Uncapped District for the Coleridge-Erect area.
- Public Hearing to Consider the Abolishment of the Current District and the Creation of a New Uncapped District for the Fair Grove area.
- Public Hearing to Consider the Abolishment of the Current District and the Creation of a New Uncapped District for the Julian area.
- Public Hearing to Consider the Abolishment of the Current District and the Creation of a New Uncapped District for the Northeast area.

- Public Hearing to Consider the Abolishment of the Current District and the Creation of a New Uncapped District for the Staley area.

At the close of these hearings, if you find that the current district is insufficient to provide the required protection and if you find that there is then a demonstrable need for providing fire protection services in the proposed districts, that it is impossible or impracticable to provide fire protection services on a countywide basis, that it is economically feasible to provide fire protection services in the proposed districts without unreasonable or burdensome annual tax levies and that there is a demonstrable demand for fire protection service in the proposed districts, then you may pass resolutions abolishing the current districts and creating the new uncapped districts. The changes, if made, will go into effect on July 1, 2023.

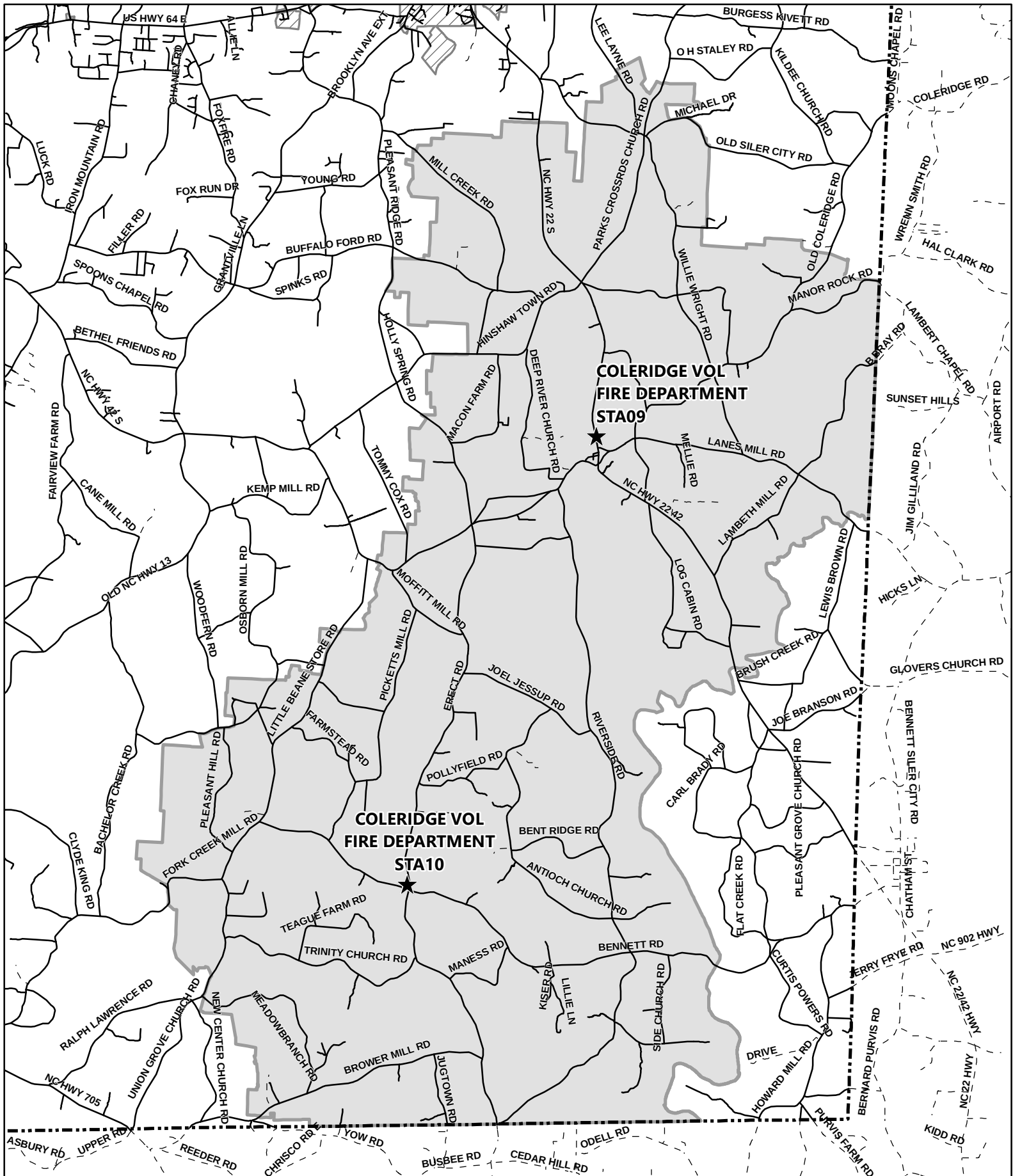


COLERIDGE-ERECT FIRE DISTRICT

- Fire District
- Fire Station
- Roads
- Adjacent County Roads
- City Limits
- County Boundary

1 inch = 1.6 miles

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RANDOLPH COUNTY

BOARD OF COMMISSIONERS

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

Darrell Frye, Chairman
David Allen, Vice Chairman
Kenny Kidd
Maxton McDowell
Hope Haywood

RESOLUTION ABOLISHING THE CURRENT FIFTEEN CENT CAPPED COLERIDGE-ERECT FIRE PROTECTION COUNTY SERVICE DISTRICT AND CREATING A NEW SERVICE DISTRICT WITHOUT THE CAP

WHEREAS, the Coleridge-Erect Fire Protection County Service District was formed under 153A-309.2 for the provision of fire protection services and emergency medical, rescue and ambulance services with a tax rate limitation of fifteen (15) cents per one hundred dollars (\$100) valuation, said district hereinafter referred to as the “Capped District”; and

WHEREAS, increases in the costs of providing fire protection and emergency medical, rescue and first responder/ambulance services have rendered the current service district insufficient to meet the needs of the district with the fifteen (15) cents cap in place; and

WHEREAS, North Carolina General Statute 153A-306 allows for the current Capped District to be abolished upon a finding that the need for the district no longer exists and a public hearing on the matter; and

WHEREAS, North Carolina General Statute 153A-301 allows a County to establish a county service district for the provision of fire protection services and for the provision of emergency, medical, rescue and ambulance services within the district that has no cap except for the general rule that all tax rates in the district, taken together, cannot exceed one dollar and fifty cents (\$1.50) per one hundred dollars (\$100) valuation, hereinafter the “Proposed New District”; and

WHEREAS, it has been requested that the Board of County Commissioners abolish the current Capped District and create the Proposed New District, said Proposed New District having the same boundaries and containing the same properties as the current Capped District; and

WHEREAS, the Board caused a report to be prepared and available for public inspection pursuant as required by North Carolina General Statute 153A-302; and

WHEREAS, the Board set a public hearing on this matter for April 3, 2023 and instructed the Associate County Attorney to mail notice of the public hearing, at least four weeks before the date of the hearing, by any class of U.S. mail which is fully prepaid to the owners, as shown by the county tax records as of the preceding January 1 of all property located within the proposed district; and

WHEREAS, notice of the public hearing was also published in accordance with statutory requirements; and

WHEREAS, the Associate County Attorney certified the publication and mailing of the notice of public hearing as referenced above, and the public hearing was held; and

WHEREAS, the Board has considered the current or future need for the Capped District to be able to request a tax rate in excess of its current limitation, the population of the Proposed New District, the appraised value of property in the Proposed New District, the present tax rates in effect in the Proposed New District, the ability of the Proposed New District to sustain the taxing of the Proposed New District, the call history of the Proposed New District and other matters that the Board deemed relevant; and

WHEREAS, the Board, having considered such matters, makes the following findings:

1. The limitation on the tax rate of the Current District has rendered or will soon render it obsolescent to the provision of fire protection and emergency medical, rescue and ambulance services in the district; and
2. There is a demonstrable need for providing fire protection and emergency medical, rescue and ambulance services in the Proposed New District; and
3. It is impossible or impracticable to provide these services on a countywide basis; and
4. It is economically feasible to provide these services in the Proposed New District without unreasonable or burdensome annual tax levies; and
5. There is a demonstrable demand for fire protection and emergency medical, rescue and ambulance services in the Proposed New District.

NOW, THEREFORE, BE IT RESOLVED, that the Board hereby abolishes the Coleridge-Erect Fire Protection County Service District that was formed under North Carolina General Statute 153A-309.2 for the provision of fire protection services and emergency medical, rescue and ambulance services with a tax rate limitation of fifteen (15) cents per one hundred dollars (\$100) valuation; and

BE IT FURTHER RESOLVED that the Board hereby creates a new Coleridge-Erect Fire Protection County Service District for the provision of fire protection and emergency, medical, rescue and ambulance services pursuant to North Carolina General Statutes 153A-301 and 153A-302 effective July 1, 2023, with the boundaries shown on the map included as Attachment A to this Resolution and containing the exact same properties that were included in the district being abolished.

This the 3rd day of April, 2023.

Darrell L. Frye, Chairman
Randolph County Board of Commissioners

ATTEST:

Dana Crisco, Clerk
Randolph County Board of Commissioners

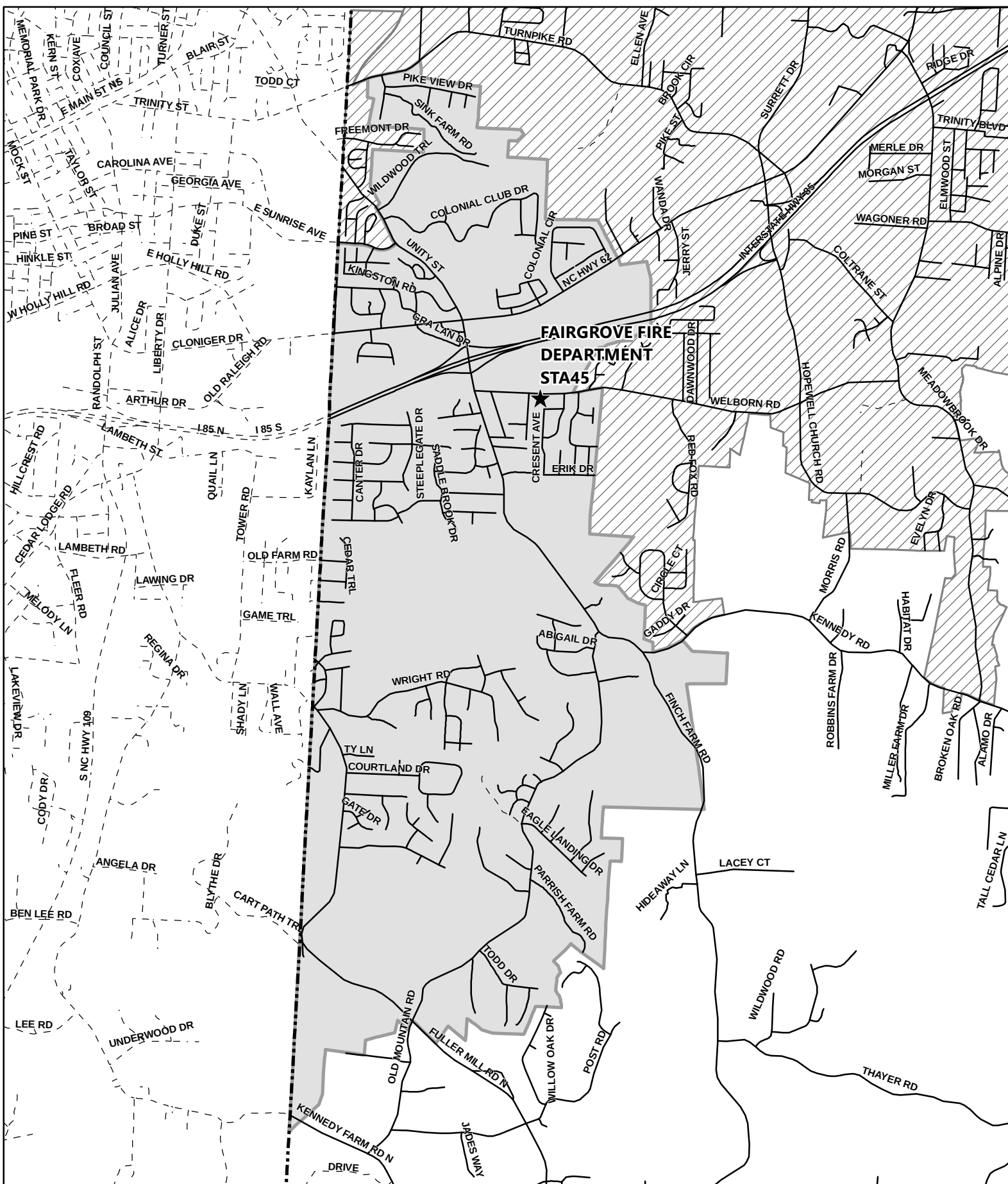
FAIRGROVE FIRE DISTRICT

 Fire District  Adjacent County Roads
 Fire Station  City Limits
 Roads  County Boundary



1 inch = 0.7 miles

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RANDOLPH COUNTY

BOARD OF COMMISSIONERS

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

Darrell Frye, Chairman
David Allen, Vice Chairman
Kenny Kidd
Maxton McDowell
Hope Haywood

RESOLUTION ABOLISHING THE CURRENT FIFTEEN CENT CAPPED FAIR GROVE FIRE PROTECTION COUNTY SERVICE DISTRICT AND CREATING A NEW SERVICE DISTRICT WITHOUT THE CAP

WHEREAS, the Fair Grove Fire Protection County Service District was formed under 153A-309.2 for the provision of fire protection services and emergency medical, rescue and ambulance services with a tax rate limitation of fifteen (15) cents per one hundred dollars (\$100) valuation, said district hereinafter referred to as the “Capped District”; and

WHEREAS, increases in the costs of providing fire protection and emergency medical, rescue and first responder/ambulance services have rendered the current service district insufficient to meet the needs of the district with the fifteen (15) cents cap in place; and

WHEREAS, North Carolina General Statute 153A-306 allows for the current Capped District to be abolished upon a finding that the need for the district no longer exists and a public hearing on the matter; and

WHEREAS, North Carolina General Statute 153A-301 allows a County to establish a county service district for the provision of fire protection services and for the provision of emergency, medical, rescue and ambulance services within the district that has no cap except for the general rule that all tax rates in the district, taken together, cannot exceed one dollar and fifty cents (\$1.50) per one hundred dollars (\$100) valuation, hereinafter the “Proposed New District”; and

WHEREAS, it has been requested that the Board of County Commissioners abolish the current Capped District and create the Proposed New District, said Proposed New District having the same boundaries and containing the same properties as the current Capped District; and

WHEREAS, the Board caused a report to be prepared and available for public inspection pursuant as required by North Carolina General Statute 153A-302; and

WHEREAS, the Board set a public hearing on this matter for April 3, 2023 and instructed the Associate County Attorney to mail notice of the public hearing, at least four weeks before the date of the hearing, by any class of U.S. mail which is fully prepaid to the owners, as shown by the county tax records as of the preceding January 1 of all property located within the proposed district; and

WHEREAS, notice of the public hearing was also published in accordance with statutory requirements; and

WHEREAS, the Associate County Attorney certified the publication and mailing of the notice of public hearing as referenced above, and the public hearing was held; and

WHEREAS, the Board has considered the current or future need for the Capped District to be able to request a tax rate in excess of its current limitation, the population of the Proposed New District, the appraised value of property in the Proposed New District, the present tax rates in effect in the Proposed New District, the ability of the Proposed New District to sustain the taxing of the Proposed New District, the call history of the Proposed New District and other matters that the Board deemed relevant; and

WHEREAS, the Board, having considered such matters, makes the following findings:

1. The limitation on the tax rate of the Current District has rendered or will soon render it obsolescent to the provision of fire protection and emergency medical, rescue and ambulance services in the district; and
2. There is a demonstrable need for providing fire protection and emergency medical, rescue and ambulance services in the Proposed New District; and
3. It is impossible or impracticable to provide these services on a countywide basis; and
4. It is economically feasible to provide these services in the Proposed New District without unreasonable or burdensome annual tax levies; and
5. There is a demonstrable demand for fire protection and emergency medical, rescue and ambulance services in the Proposed New District.

NOW, THEREFORE, BE IT RESOLVED, that the Board hereby abolishes the Fair Grove Fire Protection County Service District that was formed under North Carolina General Statute 153A-309.2 for the provision of fire protection services and emergency medical, rescue and ambulance services with a tax rate limitation of fifteen (15) cents per one hundred dollars (\$100) valuation; and

BE IT FURTHER RESOLVED that the Board hereby creates a new Fair Grove Fire Protection County Service District for the provision of fire protection and emergency, medical, rescue and ambulance services pursuant to North Carolina General Statutes 153A-301 and 153A-302 effective July 1, 2023, with the boundaries shown on the map included as Attachment A to this Resolution and containing the exact same properties that were included in the district being abolished.

This the 3rd day of April, 2023.

Darrell L. Frye, Chairman
Randolph County Board of Commissioners

ATTEST:

Dana Crisco, Clerk
Randolph County Board of Commissioners



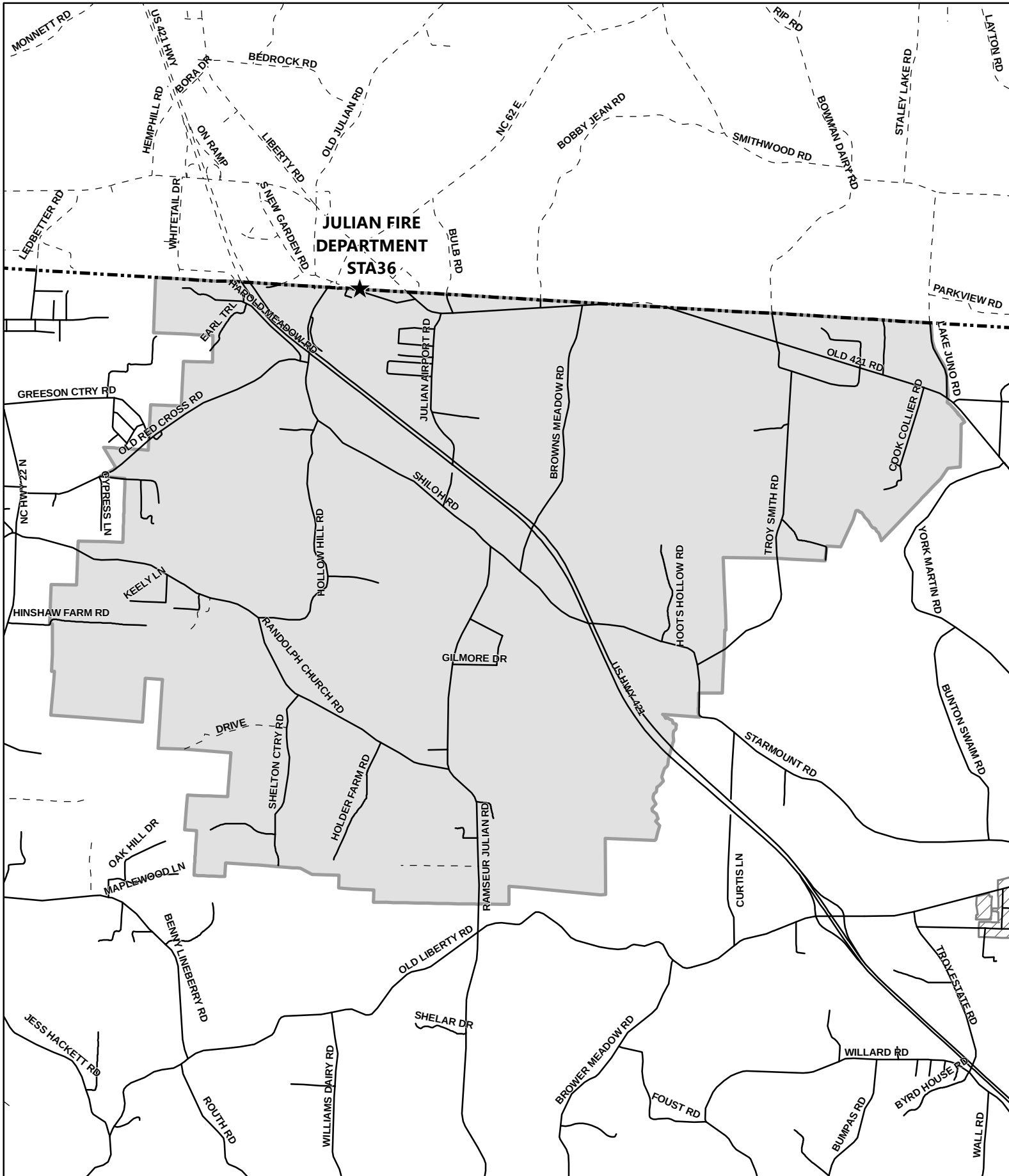
JULIAN FIRE DISTRICT

- Fire District
- Fire Station
- Roads
- Adjacent County Roads
- City Limits
- County Boundary



1 inch = 0.8 miles

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RANDOLPH COUNTY

BOARD OF COMMISSIONERS

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

Darrell Frye, Chairman
David Allen, Vice Chairman
Kenny Kidd
Maxton McDowell
Hope Haywood

RESOLUTION ABOLISHING THE CURRENT FIFTEEN CENT CAPPED JULIAN FIRE PROTECTION COUNTY SERVICE DISTRICT AND CREATING A NEW SERVICE DISTRICT WITHOUT THE CAP

WHEREAS, the Julian Fire Protection County Service District was formed under 153A-309.2 for the provision of fire protection services and emergency medical, rescue and ambulance services with a tax rate limitation of fifteen (15) cents per one hundred dollars (\$100) valuation, said district hereinafter referred to as the “Capped District”; and

WHEREAS, increases in the costs of providing fire protection and emergency medical, rescue and first responder/ambulance services have rendered the current service district insufficient to meet the needs of the district with the fifteen (15) cents cap in place; and

WHEREAS, North Carolina General Statute 153A-306 allows for the current Capped District to be abolished upon a finding that the need for the district no longer exists and a public hearing on the matter; and

WHEREAS, North Carolina General Statute 153A-301 allows a County to establish a county service district for the provision of fire protection services and for the provision of emergency, medical, rescue and ambulance services within the district that has no cap except for the general rule that all tax rates in the district, taken together, cannot exceed one dollar and fifty cents (\$1.50) per one hundred dollars (\$100) valuation, hereinafter the “Proposed New District”; and

WHEREAS, it has been requested that the Board of County Commissioners abolish the current Capped District and create the Proposed New District, said Proposed New District having the same boundaries and containing the same properties as the current Capped District; and

WHEREAS, the Board caused a report to be prepared and available for public inspection pursuant as required by North Carolina General Statute 153A-302; and

WHEREAS, the Board set a public hearing on this matter for April 3, 2023 and instructed the Associate County Attorney to mail notice of the public hearing, at least four weeks before the date of the hearing, by any class of U.S. mail which is fully prepaid to the owners, as shown by the county tax records as of the preceding January 1 of all property located within the proposed district; and

WHEREAS, notice of the public hearing was also published in accordance with statutory requirements; and

WHEREAS, the Associate County Attorney certified the publication and mailing of the notice of public hearing as referenced above, and the public hearing was held; and

WHEREAS, the Board has considered the current or future need for the Capped District to be able to request a tax rate in excess of its current limitation, the population of the Proposed New District, the appraised value of property in the Proposed New District, the present tax rates in effect in the Proposed New District, the ability of the Proposed New District to sustain the taxing of the Proposed New District, the call history of the Proposed New District and other matters that the Board deemed relevant; and

WHEREAS, the Board, having considered such matters, makes the following findings:

1. The limitation on the tax rate of the Current District has rendered or will soon render it obsolescent to the provision of fire protection and emergency medical, rescue and ambulance services in the district; and
2. There is a demonstrable need for providing fire protection and emergency medical, rescue and ambulance services in the Proposed New District; and
3. It is impossible or impracticable to provide these services on a countywide basis; and
4. It is economically feasible to provide these services in the Proposed New District without unreasonable or burdensome annual tax levies; and
5. There is a demonstrable demand for fire protection and emergency medical, rescue and ambulance services in the Proposed New District.

NOW, THEREFORE, BE IT RESOLVED, that the Board hereby abolishes the Julian Fire Protection County Service District that was formed under North Carolina General Statute 153A-309.2 for the provision of fire protection services and emergency medical, rescue and ambulance services with a tax rate limitation of fifteen (15) cents per one hundred dollars (\$100) valuation; and

BE IT FURTHER RESOLVED that the Board hereby creates a new Julian Fire Protection County Service District for the provision of fire protection and emergency, medical, rescue and ambulance services pursuant to North Carolina General Statutes 153A-301 and 153A-302 effective July 1, 2023, with the boundaries shown on the map included as Attachment A to this Resolution and containing the exact same properties that were included in the district being abolished.

This the 3rd day of April, 2023.

Darrell L. Frye, Chairman
Randolph County Board of Commissioners

ATTEST:

Dana Crisco, Clerk
Randolph County Board of Commissioners

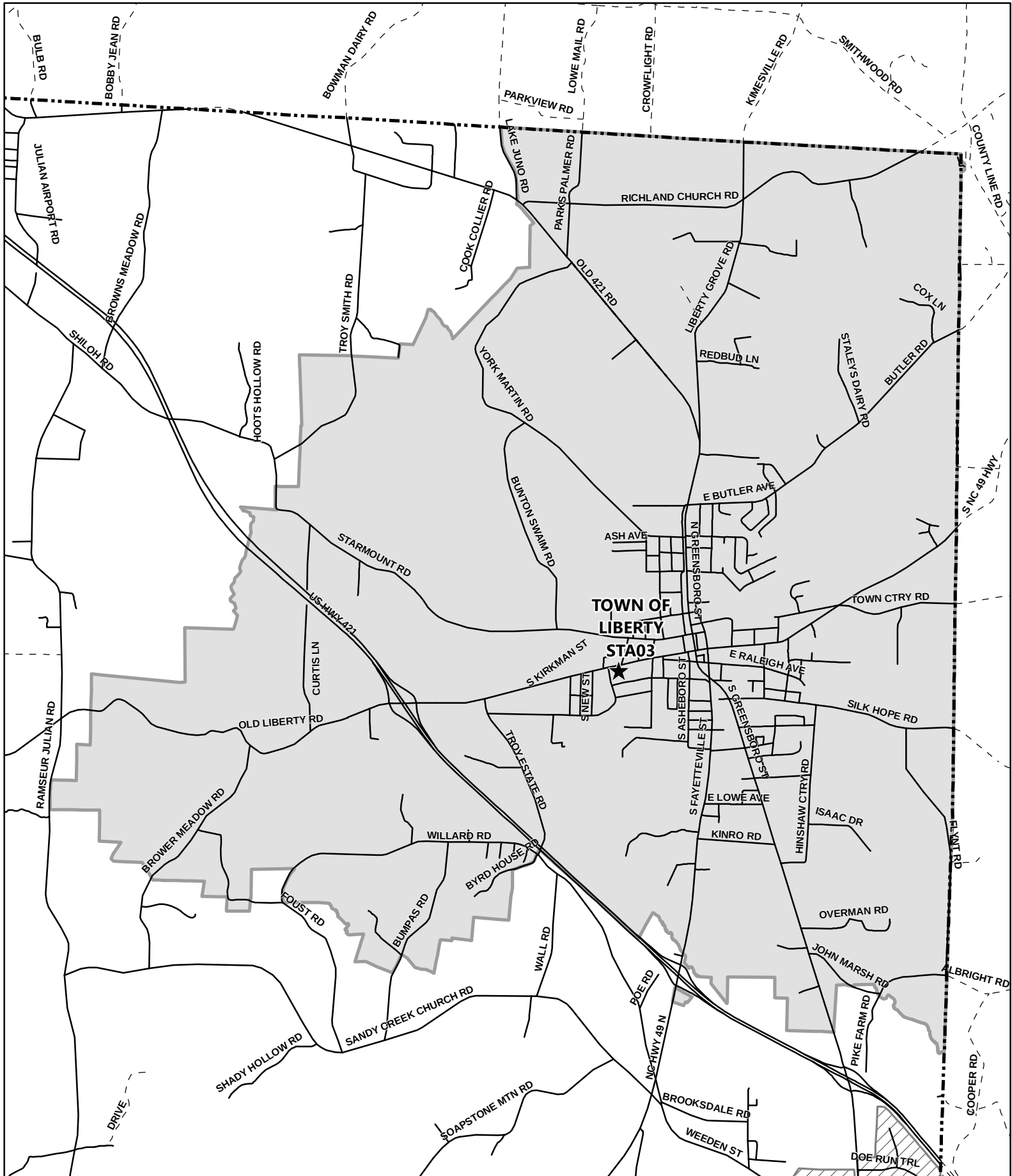


NORTHEAST FIRE DISTRICT

- Fire District
- Fire Station
- Roads
- Adjacent County Roads
- City Limits
- County Boundary

1 inch = 0.8 miles

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RANDOLPH COUNTY

BOARD OF COMMISSIONERS

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

Darrell Frye, Chairman
David Allen, Vice Chairman
Kenny Kidd
Maxton McDowell
Hope Haywood

RESOLUTION ABOLISHING THE CURRENT FIFTEEN CENT CAPPED NORTHEAST FIRE PROTECTION COUNTY SERVICE DISTRICT AND CREATING A NEW SERVICE DISTRICT WITHOUT THE CAP

WHEREAS, the Northeast Fire Protection County Service District was formed under 153A-309.2 for the provision of fire protection services and emergency medical, rescue and ambulance services with a tax rate limitation of fifteen (15) cents per one hundred dollars (\$100) valuation, said district hereinafter referred to as the “Capped District”; and

WHEREAS, increases in the costs of providing fire protection and emergency medical, rescue and first responder/ambulance services have rendered the current service district insufficient to meet the needs of the district with the fifteen (15) cents cap in place; and

WHEREAS, North Carolina General Statute 153A-306 allows for the current Capped District to be abolished upon a finding that the need for the district no longer exists and a public hearing on the matter; and

WHEREAS, North Carolina General Statute 153A-301 allows a County to establish a county service district for the provision of fire protection services and for the provision of emergency, medical, rescue and ambulance services within the district that has no cap except for the general rule that all tax rates in the district, taken together, cannot exceed one dollar and fifty cents (\$1.50) per one hundred dollars (\$100) valuation, hereinafter the “Proposed New District”; and

WHEREAS, it has been requested that the Board of County Commissioners abolish the current Capped District and create the Proposed New District, said Proposed New District having the same boundaries and containing the same properties as the current Capped District; and

WHEREAS, the Board caused a report to be prepared and available for public inspection pursuant as required by North Carolina General Statute 153A-302; and

WHEREAS, the Board set a public hearing on this matter for April 3, 2023 and instructed the Associate County Attorney to mail notice of the public hearing, at least four weeks before the date of the hearing, by any class of U.S. mail which is fully prepaid to the owners, as shown by the county tax records as of the preceding January 1 of all property located within the proposed district; and

WHEREAS, notice of the public hearing was also published in accordance with statutory requirements; and

WHEREAS, the Associate County Attorney certified the publication and mailing of the notice of public hearing as referenced above, and the public hearing was held; and

WHEREAS, the Board has considered the current or future need for the Capped District to be able to request a tax rate in excess of its current limitation, the population of the Proposed New District, the appraised value of property in the Proposed New District, the present tax rates in effect in the Proposed New District, the ability of the Proposed New District to sustain the taxing of the Proposed New District, the call history of the Proposed New District and other matters that the Board deemed relevant; and

WHEREAS, the Board, having considered such matters, makes the following findings:

1. The limitation on the tax rate of the Current District has rendered or will soon render it obsolescent to the provision of fire protection and emergency medical, rescue and ambulance services in the district; and
2. There is a demonstrable need for providing fire protection and emergency medical, rescue and ambulance services in the Proposed New District; and
3. It is impossible or impracticable to provide these services on a countywide basis; and
4. It is economically feasible to provide these services in the Proposed New District without unreasonable or burdensome annual tax levies; and
5. There is a demonstrable demand for fire protection and emergency medical, rescue and ambulance services in the Proposed New District.

NOW, THEREFORE, BE IT RESOLVED, that the Board hereby abolishes the Northeast Fire Protection County Service District that was formed under North Carolina General Statute 153A-309.2 for the provision of fire protection services and emergency medical, rescue and ambulance services with a tax rate limitation of fifteen (15) cents per one hundred dollars (\$100) valuation; and

BE IT FURTHER RESOLVED that the Board hereby creates a new Northeast Fire Protection County Service District for the provision of fire protection and emergency, medical, rescue and ambulance services pursuant to North Carolina General Statutes 153A-301 and 153A-302 effective July 1, 2023, with the boundaries shown on the map included as Attachment A to this Resolution and containing the exact same properties that were included in the district being abolished.

This the 3rd day of April, 2023.

Darrell L. Frye, Chairman
Randolph County Board of Commissioners

ATTEST:

Dana Crisco, Clerk
Randolph County Board of Commissioners



STALEY FIRE DISTRICT

- Fire District
- Fire Station
- Roads
- Adjacent County Roads
- City Limits
- County Boundary

1 inch = 1.3 miles

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RANDOLPH COUNTY

BOARD OF COMMISSIONERS

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

Darrell Frye, Chairman
David Allen, Vice Chairman
Kenny Kidd
Maxton McDowell
Hope Haywood

RESOLUTION ABOLISHING THE CURRENT FIFTEEN CENT CAPPED STALEY FIRE PROTECTION COUNTY SERVICE DISTRICT AND CREATING A NEW SERVICE DISTRICT WITHOUT THE CAP

WHEREAS, the Staley Fire Protection County Service District was formed under 153A-309.2 for the provision of fire protection services and emergency medical, rescue and ambulance services with a tax rate limitation of fifteen (15) cents per one hundred dollars (\$100) valuation, said district hereinafter referred to as the “Capped District”; and

WHEREAS, increases in the costs of providing fire protection and emergency medical, rescue and first responder/ambulance services have rendered the current service district insufficient to meet the needs of the district with the fifteen (15) cents cap in place; and

WHEREAS, North Carolina General Statute 153A-306 allows for the current Capped District to be abolished upon a finding that the need for the district no longer exists and a public hearing on the matter; and

WHEREAS, North Carolina General Statute 153A-301 allows a County to establish a county service district for the provision of fire protection services and for the provision of emergency, medical, rescue and ambulance services within the district that has no cap except for the general rule that all tax rates in the district, taken together, cannot exceed one dollar and fifty cents (\$1.50) per one hundred dollars (\$100) valuation, hereinafter the “Proposed New District”; and

WHEREAS, it has been requested that the Board of County Commissioners abolish the current Capped District and create the Proposed New District, said Proposed New District having the same boundaries and containing the same properties as the current Capped District; and

WHEREAS, the Board caused a report to be prepared and available for public inspection pursuant as required by North Carolina General Statute 153A-302; and

WHEREAS, the Board set a public hearing on this matter for April 3, 2023 and instructed the Associate County Attorney to mail notice of the public hearing, at least four weeks before the date of the hearing, by any class of U.S. mail which is fully prepaid to the owners, as shown by the county tax records as of the preceding January 1 of all property located within the proposed district; and

WHEREAS, notice of the public hearing was also published in accordance with statutory requirements; and

WHEREAS, the Associate County Attorney certified the publication and mailing of the notice of public hearing as referenced above, and the public hearing was held; and

WHEREAS, the Board has considered the current or future need for the Capped District to be able to request a tax rate in excess of its current limitation, the population of the Proposed New District, the appraised value of property in the Proposed New District, the present tax rates in effect in the Proposed New District, the ability of the Proposed New District to sustain the taxing of the Proposed New District, the call history of the Proposed New District and other matters that the Board deemed relevant; and

WHEREAS, the Board, having considered such matters, makes the following findings:

1. The limitation on the tax rate of the Current District has rendered or will soon render it obsolescent to the provision of fire protection and emergency medical, rescue and ambulance services in the district; and
2. There is a demonstrable need for providing fire protection and emergency medical, rescue and ambulance services in the Proposed New District; and
3. It is impossible or impracticable to provide these services on a countywide basis; and
4. It is economically feasible to provide these services in the Proposed New District without unreasonable or burdensome annual tax levies; and
5. There is a demonstrable demand for fire protection and emergency medical, rescue and ambulance services in the Proposed New District.

NOW, THEREFORE, BE IT RESOLVED, that the Board hereby abolishes the Staley Fire Protection County Service District that was formed under North Carolina General Statute 153A-309.2 for the provision of fire protection services and emergency medical, rescue and ambulance services with a tax rate limitation of fifteen (15) cents per one hundred dollars (\$100) valuation; and

BE IT FURTHER RESOLVED that the Board hereby creates a new Staley Fire Protection County Service District for the provision of fire protection and emergency, medical, rescue and ambulance services pursuant to North Carolina General Statutes 153A-301 and 153A-302 effective July 1, 2023, with the boundaries shown on the map included as Attachment A to this Resolution and containing the exact same properties that were included in the district being abolished.

This the 3rd day of April, 2023.

Darrell L. Frye, Chairman
Randolph County Board of Commissioners

ATTEST:

Dana Crisco, Clerk
Randolph County Board of Commissioners

Memo

To: Randolph County Commissioners
From: Aimee Scotton, Associate County Attorney
Date: 3/17/2023
Re: Caraway Speedway

The State of North Carolina, in expending its Coronavirus State Fiscal Recovery Funds under the American Rescue Plan, created the Motorsports Relief Fund. The purpose of this fund is to enhance amenities and increase opportunities for events at motorsport venues in recognition of the impact those events have on local tourism, travel, and hospitality industries. As you are aware, Randolph County received a grant from this fund for the benefit of Caraway Speedway in the amount of \$485,000.00 (the "Grant").

In order to properly administer these funds, it is necessary to hold a public hearing on the acceptance of this grant and the provision of these funds to or on behalf of Caraway. To ensure that the benefits envisioned by the Motorsports Relief Fund are realized, if this arrangement is approved, the County will enter into an economic development contract with Caraway. This agreement will govern the use of the funds and will ensure that Caraway continues to operate at a level that will increase tourism and travel benefits to our citizens.

At the close of the public hearing, if you approve of this arrangement, please adopt the attached resolution.



RANDOLPH COUNTY

BOARD OF COMMISSIONERS

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

Darrell Frye, Chairman
David Allen, Vice-Chairman
Kenny Kidd
Maxton McDowell
Hope Haywood

Hal Johnson, County Manager
Ben Morgan, County Attorney
Dana Crisco, Clerk to the Board

RESOLUTION AUTHORIZING THE COUNTY OF RANDOLPH TO ENTER INTO AN ECONOMIC DEVELOPMENT INCENTIVES CONTRACT

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, the North Carolina General Assembly approved the Motorsports Relief Fund and Randolph County was awarded a Grant from said fund for the benefit of DAH Motorsports, LLC dba Caraway Speedway ("Speedway") in the amount of four hundred eighty-five thousand dollars (\$485,000), hereinafter referred to as the "Grant;" and

WHEREAS, the Board of Commissioners of Randolph County has held a public hearing to consider whether to participate in an economic development project that will result in the County of Randolph (the "County"), approving acceptance of the Grant whereby the County will administer Grant funds of up to four hundred eighty-five thousand dollars (\$485,000.00) to or on behalf of the Speedway to renovate its current motorsports facilities in the County; and

WHEREAS, said incentives shall be granted pursuant to an economic development incentives contract as provided in Section 2 of this resolution; and

WHEREAS, upon the completion by the Speedway of the proposed project, the Speedway will have generated new value/investment in real property associated with the project in an amount equal to or in excess of four hundred eighty-five thousand dollars (\$485,000.00); and

WHEREAS, this economic development project will stimulate the local economy and promote tourism in the County; and

WHEREAS, the Grant to the County has provided sufficient revenue to fund this economic development project.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Randolph County, this 3rd day of April 2023, as follows:

Section 1. The County is authorized to expend up to four hundred eighty-five thousand dollars (\$485,000.00) of Grant funds for this economic development project.

Section 2. The Speedway is authorized to use Grant funds for the purposes described in its Project Description and Plan (Attachment A to this Resolution). Grant funds authorized in Section 1 above will be paid on behalf of the Speedway over time, provided, however, that all funds must be incurred or obligated prior to December 31, 2024, and must be expended by December 31, 2026. In addition to the standard terms found in contracts that the County routinely executes in the ordinary course of business, the economic development incentives contract entered into by and between the County, and the Speedway must contain the following essential terms and conditions:

- a. The total payment made to or on behalf of the Speedway, under this contract shall not exceed four hundred eighty-five thousand dollars (\$485,000.00).
- b. Payments will be made to the Speedway's vendors on a direct-pay basis. To justify payment, the Speedway will submit monthly invoices to be evaluated and paid. These invoices will be submitted on the final day of the month, and payment will be mailed within 15 days of receipt.
- c. To fully qualify for these payments the Speedway must complete certain performance requirements in a satisfactory manner. The said performance requirements include, but are not limited to, the following:
 - i. The Speedway must certify that it holds a minimum of twenty (20) events per calendar year; and
 - ii. The Speedway warrants that it will remain in full operation in Randolph County for a period of not less than two (2) years, said two-year period beginning on the date of the final payment from the County on behalf of the Speedway. If the Speedway ceases or reduces operations in Randolph County prior to the termination of the two-year period, the Speedway shall pay liquidated damages to the County. These damages shall be equal to 100% of the incentive money paid to the Speedway under this Agreement, less sixty thousand six hundred twenty-five dollars (\$60,625.00) for each quarter that the Speedway remains in full operation during said two-year period in Randolph County prior to ceasing or reducing operations. The Speedway shall not be considered to have reduced operations if it continues to hold the minimum number of events specified in Section 2(c)(i) above.

Section 3. The Chairman of the Randolph County Board of Commissioners is hereby authorized to execute on behalf of the County of Randolph a contract drafted in accordance with the provisions of Section 2 of this resolution and any other documents necessary for the implementation of this economic development project as provided herein.

Darrell Frye, Chairman
Randolph County Board of Commissioners

ATTEST:

Dana Crisco, Clerk
Randolph County Board of Commissioners

**RANDOLPH COUNTY PUBLIC WORKS**

725 McDowell Road

Asheboro, North Carolina 27205

Telephone (336) 318-6605 * Fax (336) 636-7573

Memo

To: Randolph County Board of Commissioners

From: Paxton Arthurs, County Engineer

Date: April 3, 2023

Re: Historic Courthouse Elevator Addition and Renovation Bidding

At your December Board meeting, you approved the final design for the Historic Courthouse Elevator Addition and Renovation and authorized the County to begin the Bidding process. A Prequalification process was held and five General Contractors were approved for bidding. On February 13th a Notice to Bidders was advertised, and a Bid Opening was held on March 15th. Unfortunately, the Low Bidder (Sanford Contractors) was considerably higher than the Preliminary Cost Estimate that had been previously presented. We are working with Sanford Contractors to try to scale back the project and negotiate a better price. I will be at your April Board meeting to give an update and answer any questions.

Thank you.

Randolph County Administration



Memo

To: Randolph County Board of Commissioners

From: Will Massie, Assistant County Manager / Finance Officer

Date: 3/31/2023

Re: Budget Amendment – Debt Service on USDA Loan

The County has been working with Randolph Electric Membership Corp, who was eligible for two \$2 million loans for our Farm, Food and Family Education Center. Originally, we assumed that there would be an annual debt service payment, but recently USDA required monthly repayments back to REMC. As a result, there is 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, an additional \$2,000 is needed for bond trustee fees.

Please approve the following budget amendment to the General Fund:

2022-2023 Budget Ordinance

Budget amendment #_____

General Fund

Revenues	Increase	Decrease
Sales Taxes	\$2,000	
Transfer from Capital Reserve	\$66,667	
Appropriations	Increase	Decrease
Debt Service	\$68,667	