

Meeting of the Hoke County Board of Commissioners on Monday, August 17, 2009 at 7:00 p.m. in the Commissioners Room of the Pratt Building.

MEMBERS PRESENT:

James A. Leach, Chairman
Tony Hunt, Vice Chairman
Robert Wright
Jean Powell
Ellen McNeill

OTHERS PRESENT:

Tim Johnson, County Manager
William Fields, County Attorney
Linda Revels, Clerk to the Board

Chairman Leach called the meeting to order and welcomed everyone. Boy Scout Troop #409 led the Pledge of Allegiance and gave the invocation. Kenny Young is the Scout Master.

Public Hearing – CDBG – Hobbs, Upchurch

The purpose of the public hearing was to discuss the County's intent to submit applications for Community Development Block Grant funds, some of which may include Scattered Site Housing, Community Revitalization, Infrastructure Hookup, Housing Development and Economic Development. These are administered by the North Carolina Department of Commerce. There was no public input.

Motion: Tony Hunt made a motion to close the public hearing, seconded by Robert Wright.

Action: The motion was unanimously carried.

Employee Recognitions – Letitia Edens

Timothy Rugg – 5 years – Sheriff's Department
Teri Guillemette - 10 years – Senior Services
Dennis Baxley – 20 years – Public Utilities/Buildings

The Board thanked these employees for their years of service.

Consent Agenda:

- a. Minutes from the August 3, 2009 meeting
- b. Finance - Sales Tax Reallocation & Distribution Contract

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Sheriff Hubert Peterkin stated that they have received a COPS Hiring Recovery Program Grant in the amount of \$396,000.00. It will become effective October 1st. These funds will cover the salaries and benefits for 3 entry level deputies. This is a three year grant. Robert Wright asked if this was fully funded? Sheriff Peterkin stated yes for salary and benefits only for three years. This does not cover equipment or vehicles.

Motion: Robert Wright made a motion to approve the grant, seconded by Jean Powell.

Action: The motion was unanimously carried.

Hoke County Tax Collector's Report – August 17, 2009

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| Tax Levy 2009 | \$ 17,536,163.82 |
| Collected to date | 865,965.83 |
| Uncollected balance before releases | 16,670,197.99 |
| Releases to date | 355.50 |
| Uncollected balance after releases | 16,669,842.49 |
| Deceased | |
| Advertising Charged | |
| Uncollected balance 2008 Tax Levy (1) | \$ 16,669,842.49 |
| | |
| Collections July 2009 | \$865,965.83 |
| Releases July 2009 | 355.50 |
| Percent of levy collected (receipts) | 5.95% |
| Percent of levy collected (releases, etc.) | <u>0%</u> |
| Percent of levy collected (totals) | 5.95% |

PRIOR YEARS

| | |
|--|-----------------|
| Prior Years tax levy June 30, 2009 | \$ 2,175,368.20 |
| Collected to date | 84,303.91 |
| Uncollected balance before releases | 2,091,064.29 |
| Releases to date | 2,566.17 |
| Insolvent | |
| Deceased | |
| Uncollected balance prior years (2) | \$ 2,088,498.12 |
| | |
| Collections July 2009 | \$84,303.91 |
| Releases July 2009 | 2,566.17 |
| Percent Prior years collected (receipts) | 3.88% |

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|---|------------------|
| Percent pr. Yrs. Collected (releases, etc.) | <u>11%</u> |
| Percent pr. Yrs. Collected (totals) | 3.99% |
| Total Uncollected Taxes (1+2) | \$ 18,758,340.61 |

2008 Taxes

| | |
|------------------------------------|------------------|
| Tax Levy July 2008 | \$ 16,458,401.48 |
| Collections July 2008 | 859,558.92 |
| Releases July 2008 | 576.16 |
| Insolvent | |
| Percent collected (receipts) | 5.22% |
| Percent collected (releases, Etc.) | <u>0%</u> |
| Percent collected (totals) | 5.22% |
| Prior years tax levy July 2007 | \$ 1,947,691.76 |
| Collections July 2008 | 134,057.48 |
| Releases July 2008 | |
| Deceased | |
| Insolvent | |
| Percent collected (receipts) | 6.88% |
| Percent collected (releases, etc.) | <u>0%</u> |
| Percent collected (totals) | 6.88% |

Releases:

Bryant, Josephine – 2009
Transfer error - \$340.68

Cervantes, Enrique – 2009
Transfer error - \$154.40

Cole, Melody – 2009
MH removed - \$110.00

Dodd, Bryan – 2009
Military exempt - \$2.64

Gerrald, Anthony – 2009
Boat double-listed - \$9.50

McCarthy, Patrick – 2009
MH double-listed - \$9.50

Miller, Mark – 2009
Late list error - \$2.66

Richardson, J. Banks – 2009
Boat value error - \$39.90

Smith, Lashonda – 2009
Transfer error - \$497.65

Smith, Neal – 2009
Transfer error - \$436.98

Tabernacle Baptist Church – 2009
Religious Exemption - \$1,756.25

Woods, Crystal – 2009
MH double-listed - \$23.59

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Total Releases - \$3,818.58

Motion: Tony Hunt made a motion to approve the releases in the amount of \$3,818.58, seconded by Jean Powell.

Action: The motion was unanimously carried.

Refunds:

Marty & Stephanie Fortner, P. O. Box 304, Gilbert, West Virginia - \$220.00 – Solid waste errors

George & Tammy Yates, 109 Campbell Drive, Red Springs, NC - \$83.14 – Mobile home error

Total refunds - \$303.14

Motion: Ellen McNeill made a motion to approve the refunds in the amount of \$303.14, seconded by Tony Hunt.

Action: The motion was unanimously carried.

Disabled Veteran Applications:

Leroy Miller – Mr. Miller's application was received by the Tax Office on July 27, 2009. His certification form, signed by Freddie McPhaul, stated that Mr. Miller did not meet the qualifications for the exclusion. Mr. Miller was notified that the application was not filed timely and his certification was incomplete. He was given the date to reapply for the 2010 tax year. He requested that the application be brought before the commissioners. William Fields stated that the Board may need more information. Mr. Miller can submit something in writing for the Board or he can come in person regarding this request. Jean Powell stated that the information is based on guidelines. Chairman Leach stated that Mr. Miller could present information on his case. This request was tabled.

Rodrick Jones – Mr. Jones' application was received by the Tax Office on July 31, 2009. Mr. Jones was a patient at Walter Reed Army Medical Center from February to June 2009. The hospital did verify this. Mr. Jones did receive his certification from the Regional Veteran's Service Officer stating that he did meet the qualifications for the exclusion.

Motion: Robert Wright made a motion to approve the veteran's application for Roderick Jones, seconded by Ellen McNeill.

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Action: The motion was unanimously carried.

Appointments – Linda Revels

Senior Services – Reappointments – Evelyn Price, Keith Walters and David Jackson

Motion: Robert Wright made a motion to approve the 4 year reappointments of Evelyn Price, Keith Walters and David Jackson, to the Senior Services Board, seconded by Jean Powell.

Action: The motion was unanimously carried.

Manager's Report – Tim Johnson

The playground is in and should be finished by Labor Day weekend. Work is still being done on the fields. They are working on a surplus list to include property, vehicles and equipment for the Board. Chairman Leach asked if there were a lot of surplus property? Mr. Johnson stated there were several lots. He will get a list to the Board.

Robert Wright stated that he would like to see some rocks put in at the Solid Waste Transfer Station. The road is slippery and this is a safety hazard. Mr. Johnson stated that he would take care of this.

There being no further business to come before the Hoke County Board of Commissioners, Robert Wright made a motion to recess until Wednesday, August 19, 2009 at 8:00 a.m. in the Commissioners Room, seconded by Ellen McNeill, unanimously carried. The meeting recessed at 7:25 p.m.

Recessed meeting from Monday, August 17th to Wednesday, August 19, 2009 at 8:00 a.m. in the Commissioners Room of the Pratt Building.

MEMBERS PRESENT:

James Leach, Chairman
Tony Hunt, Vice Chairman
Robert Wright
Jean Powell
Ellen McNeill

OTHERS PRESENT:

Tim Johnson, County Manager
William Fields, County Attorney
Linda Revels, Clerk to the Board

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Chairman Leach called the meeting to order with a quorum present.

Vice Chairman Hunt gave the invocation.

Chairman Leach stated that during the last discussion on the proposed subdivision changes, grandfathering of lots was an issue. Larry Chavis stated that there are about 1,550 lots left to be developed in subdivisions. They are: Bedford, Durham Landing, Dwight Sullivan, Hendrix Farms, II, Mariners Pointe, RiverBrooke, Steeplechase, and Westgate. Cheraw Acres will be coming back to the Board for re-approval. Tony Hunt stated that discussion was also held on the sketch plan versus preliminary plan. Richard Smith stated that there is a provision for the sketch plan already in the ordinance that does not require construction drawings. Tony Hunt stated that he wanted a description of work done for a sketch plan and a preliminary plan. Jim Kizer stated that a sketch plan is a basic floor plan that shows the items such as a boundary survey, lot widths and depths, and a layout showing the lots. This is a good plan. The preliminary plan has all the engineering requirements to be submitted such as to DENHR and DOT. From a sketch to a preliminary, there is a lot of work involved. They are concerned about Bedford Subdivision. They have submitted a sketch plan only. This is a very large subdivision. Tony Hunt asked if the Bedford Subdivision was included in the sewer plan information? Mr. Kizer stated yes. Jonathan Charleston stated that there were a couple of subdivisions that were a concern. They are Bedford with a sketch plan only and a portion of Riverbrooke with a sketch only. Bedford has 459 lots and Riverbrooke has 530 lots. They showed a drawing of Bedford Subdivision. Bedford Subdivision contains 245 acres and will have commercial and residential mixed. Due to the wetland area and a natural creek boundary, they will have 67.1 acres of open space. They will have a park area and walking trails. They can only have 25% in the 100 year flood or wetland area in the new ordinance. They will only get credit for 6 acres. This subdivision has been in the planning stages since 2005. They have spent significant funds on this subdivision. Jean Powell stated that an option to the green space is that they can pay funds in lieu of. Ellen McNeill asked if most counties required a sketch and preliminary plan? Mr. Kizer stated that most counties do a preliminary plan and issue conditional approval. William Fields stated that a sketch plan is optional. The purpose of a sketch plan is for the right direction of the subdivision. A preliminary plan has legal significance but a sketch does not. If the preliminary plan has been drawn to ordinance specifications, it can not be denied. Mr. Charleston stated that he agrees that a sketch plan serves as guidance. Mr. Fields stated that a sketch plans does need to be reviewed. Tony Hunt asked how is the sketch plan addressed in the new ordinance? Mr. Smith stated the draft plan is the sketch plan. Staff will need to look at the sketch plan. The preliminary is done at the end with the final being technical plans done with staff approval. Mr. Charleston stated that Riverbrooke is more detailed than for a sketch. For grandfathering purposes, the level of detail and work done needs to be looked at. Jean Powell asked what are the new

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requirements that will make the subdivisions have to be resubmitted? Mr. Kizer stated open space in that they have to come up with more or lose lots, detail drawings, and curb and gutter. Mr. Charleston stated that economics and finance have changed. These are tough times and money is not flowing as it once was. Chairman Leach recommending looking at the list of subdivisions and giving them 3 years to be completed from the date of the adoption of the new ordinance. Ron Huff stated that they had talked about 4 years. Tony Hunt recommended giving them 1 year for approval from the sketch to the preliminary and then going to 3 years for completion which will be a total of 4 years. Jean Powell stated this will still be 4 years from the time of adoption of the ordinance. Jim Kizer stated that they may want to develop the subdivision in phases. Ron Huff stated that most subdivisions are done in phases. The developers just want a reasonable timeframe for development. Chairman Leach asked if the developers are given 4 years from the time of the adoption of the ordinance, having all the infrastructure in, would this work? John Gillis stated that this is a more reasonable approach. Developers look at investments and the market. Jonathan Charleston stated that investors do not look at financing that far out. The usually look at phases. The grandfathering clause is for 4 years in the new ordinance. John Gillis stated that too many requirements or restrictions will slow down the tax base. The language needs to focus on specific criteria and not necessarily subdivisions. Tony Hunt stated that it sounds like the developers want 4 years for the preliminary plan approval and the Board wants 4 years to make sure infrastructure is in. Tony Hunt stated that they need specific subdivisions named. William Fields stated that the change in the new ordinance needs to reflect 4 years to get final plat approval with infrastructure, from sketch to final after the adoption of the ordinance. Ron Huff stated that this was fine. Chairman Leach stated that they can always come back to the Board. Dave Averette stated that in the Manual of Practices it calls for about 30 full copies of plans to be submitted for preliminary. These can be expensive. Tim Johnson stated that plans are needed for the approval agencies, the Planning Board and Commissioners. John Gillis stated that a reasonable number of copies are needed. Tony Hunt recommended going with 10 copies. William Fields stated that the Manual of Practices can be changed at anytime. Chairman Leach stated that the public hearing for the changes will be scheduled for Monday, September 21st, with adoption.

Robert Wright stated that he had some questions and would like an update regarding Sandhills Community College and the letter that they received. He stated that he thought we owned the property. William Fields stated that we did own the property. Jean Powell stated that she thought the property had been given to Sandhills College. William Fields stated that they need a title search. Robert Wright stated that they need a commissioner on the Sandhills Board. Mr. Fields stated that he needed to check on the statutes on this. He will check on who owns the land and the statute of a commissioner being on their board. Chairman Leach stated that they need to have a meeting with Sandhills College and the School on this. Robert Wright stated that Sandhills College is expanding their

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classes on their campus but not ours and are actually being cut. Tim Johnson stated that he would have them at the next meeting. Robert Wright stated that the Board has been good to Sandhills Community College. William Fields went to the Tax Listing Office and got a copy of the tax record. It showed that the County owned the property. Mr. Fields stated that there was a reverter clause in the deed.

There being no further business to come before the Hoke County Board of Commissioners, Tony Hunt made a motion to adjourn, seconded by Robert Wright, unanimously carried. The meeting adjourned at 9:30 a.m.

James A. Leach, Chairman

Linda Revels, Clerk to the Board