

**GATES COUNTY BOARD OF COMMISSIONERS
REGULAR MEETING MINUTES
MAY 17, 2010**

The Gates County Board of Commissioners met in Regulation Session on Monday, May 17, 2010 at 7:00 p.m. in the Commissioners' Room, 202 Court Street, Gatesville, NC. Commissioners Twine, Jernigan, Askew, Nickens and Jordan were present. Also present was County Manager, Toby Chappell.

A prayer was led by Rev. Tracy Clayton. Chairman Twine led the pledge of allegiance.

Chairman Twine called the meeting to order.

Approval of Agenda

Chairman Twine stated there needs to be a name correction for the proposed rezoning concern, it is for Mr. Douglas Baker, not Mr. David Baker; and this matter will be a public hearing. There is also the addition of item 5 for Morgan Jethro to present.

Commissioner Jordan made a motion to accept the Agenda with corrections. Commissioner Jernigan seconded the motion, motion carried without opposition.

Department Reports

Morgan Jethro, Planning Director, presented a proposed rezoning request from Mr. Douglas Baker, requesting 1 acre located at 1190 Acorn Hill Road, Hobbsville be rezoned from R-1 to A-1 for the purpose of utilizing the property as a manufactured home rental site.

Commissioner Jernigan made a motion to open the Public Hearing for Mr. Baker's rezoning request. Commissioner Askew seconded the motion, motion carried without opposition.

Earl Rountree, Sunbury, stated this is an opportunity to correct this concern.

Dan Lang, Gatesville, Planning Board Member, stated this tract of land is 60+ acres and is zoned A-1 and he feels this 1 acre should be rezoned to A-1.

Dan Bazemore, Eure, stated he feels the property should be approved as A-1.

Douglas Baker, stated he is trying to provide affordable housing. He feels property owners should be able to use their property to generate income.

Chuck Brothers, Planning Board Member, he would like to have a joint meeting to iron out discrepancies in the zoning ordinance.

John Hora, Eure, stated the Board needs to consider the zoning ordinance and the needs of the citizens.

Commissioner Jordan made a motion to close the Public Hearing. Commissioner Jernigan seconded the motion, motion carried without opposition.

Commissioner Jernigan requested Ms. Morgan return to the Board with a zoning ordinance text change that can be implemented.

Commissioner Jordan made a motion to approve Mr. Baker's request to rezone 1 acre of property located at 1190 Acorn Hill Road, Hobbsville, from R-1 to A-1. Commissioner Askew seconded the motion, motion carried without opposition.

Ms. Jethro stated the Planning Board would like to request a joint work session with the Board of Commissioners. Ms. Jethro will coordinate a night meeting with the Clerk.

Ms. Morgan presented the 21st Century Communities Program. At no cost to the County, a planner will work with the County for two years to determine economically feasible projects.

Commissioner Jordan made a motion for Ms. Jethro to proceed with the 21st Century Communities Program 2010 application. Commissioner Jernigan seconded the motion, motion carried without opposition.

Ms. Jethro presented a request by Mr. and Mrs. Emmett Daniels to reduce or waive the rezoning fee to rezone their property located at 146 US Hwy 158, Gatesville, from A-1 to C-1.

Commissioner Jernigan made a motion to waive the \$600 rezoning fee for Mr. and Mrs. Emmett Daniels. Commissioner Askew seconded the motion. Chairman Twine and Commissioners Jernigan, Askew and Jordan voted for the motion. Commissioner Nickens voted against the motion based on a statement in Mr. and Mrs. Daniels' letter of request stating "Mr. Calhoon suggested that we rezone our property to commercial." Motion carried by a majority vote.

Chairman Twine stated the terms of Linda Hofler, Rita Lane and Lynn Hobbs, Planning Board Members, will be expiring on June 30. Each one has stated they would serve another three-year term if appointed.

Commissioner Nickens made a motion to open the floor for nominations for the three Planning Board positions. Chairman Twine seconded the motion, motion carried without opposition.

Chairman Twine nominated Linda Hofler and Lynn Hobbs for another three-year term on the Planning Board.

Commissioner Nickens nominated Rita Lane for another three-year term on the Planning Board.

There being no further nominations Commissioner Jernigan made a motion the nominations be closed for the Planning Board. Commissioner Askew seconded the motion, motion carried without opposition.

Commissioner Jernigan made a motion that Linda Hofler, Lynn Hobbs and Rita Lane be appointed to another three-year term on the Planning Board. Commissioner Askew seconded the motion, motion carried without opposition.

Sharon Harrell, Register of Deeds, presented a Records Retention and Disposition Schedule Amendment.

Commissioner Jernigan made a motion to adopt the Records Retention and Disposition Schedule Amendment as presented. Commissioner Jordan seconded the motion, motion carried without opposition.

Mr. Chappell presented Budget Amendment #67 for Timmy Hedgepeth, Water Department Supervisor.

Commissioner Askew made a motion to approve Budget Amendment #67 as presented. Commissioner Jernigan seconded the motion, motion carried without opposition.

Old Business

Mr. Chappell reported on his research on the feasibility of a new library.

Commissioner Jordan stated he would like to see the County do something with the old buildings in the County, like Sunbury School, before constructing a new building.

Commissioner Jernigan stated he told Mr. Chappell when he was hired that one of his concerns for the county was the library. The estimated cost to repair the existing library

would be \$5,000,000 to \$6,000,000. He would also like to see the library centrally located and hopes the County can find funding to take care of Sunbury School.

Commissioner Nickens stated he would not vote for a new library until a public hearing is held.

Chairman Twine stated the County needed a new library and Sunbury Schools needs to be taken care of.

Commissioner Jordan stated he was not opposed to a new library, he was opposed to the construction of a new building. He would like to see this issue as a voter referendum item. Public input needs to be received on this issue.

Commissioner Jordan made a motion to move forward with viewing the cost of removing Sunbury School and incorporating putting a library at that site. There was not a second to this motion.

Commissioner Jernigan made a motion to go forward with pursuing financing for a new library using Mr. Chappell's second option of: the County is currently paying \$562,726 in debt service for school construction. In July 2013 this amount will be retired and with the General Fund being accustomed to paying this amount. \$500,000 could be removed from the General Fund's Fund Balance. The cost of the program could be financed over 30 years with a cost to the County of approximately \$27,216 per year. Medicaid Hold-Harmless will be paying the County \$340,000 for this year's hold harmless. This amount could bridge from FY 2010-2011 until the debt is retired in 2013. In 2013 the County could begin to take the approximately \$27,216 out of the \$562,726 currently being paid annually for school debt, going forward, without raising taxes. Commissioner Askew seconded the motion. Chairman Twine and Commissioners Jernigan and Askew voted for the motion. Commissioners Nickens and Jordan voted against the motion. Motion carried with a majority vote.

New Business

April Nicole Savage, one of the owners and operators of HAPPY, Inc., stated there are at risk behaviors in Gates County. There are numerous grants available for substance abuse reduction. She is asking for the Boards support.

Mr. Chappell presented a Code of Ethics for the Gates County Board of Commissioners per requirements of North Carolina General Statute 160A-86.

Commissioner Jordan made a motion to accept the Code of Ethics for Gates County Board of Commissioners. Commissioner Jernigan seconded the motion, motion carried without opposition.

Mr. Chappell presented a request to have three surplus vehicles used for EMS training, one Blazer and two deputy cars.

Commissioner Jordan made a motion to allow surplus vehicles to be used for EMS training and then surplus through a salvage yard. Commissioner Nickens seconded the motion, motion carried without opposition.

Citizen Comments

Ear Rountree, Sunbury, suggested a committee comprised of citizens who have a vested financial interest in the County be formed to pursue economic development in the County.

Jonathan Jones, President, Gates County Chamber of Commerce, stated the Chamber of Commerce is producing a survey asking citizens to state what types of business they want in the County. He also stated the Northeast Commission is supporting the Living Waters Trail. He requested to be notified of any churches in the County over 100 years old with rich historic value; he will forward the name to the Northeast Commission to be added to the Living Waters Trail.

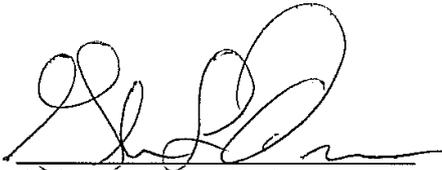
John Hora, Eure, stated statistical research needs to be conducted on a new library and this item needs to be brought to the citizens as a referendum.

Lee Riddick wanted to defend the Albemarle Commission. Gates County is one of two counties in the state that does not have a senior center nor an organized parks and recreation department for youth.

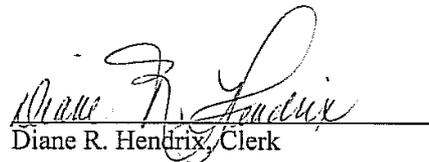
Dan Bazemore, Eure, stated Commissioners were elected to make decisions but also to put items of concern up for voter referendum.

Dan Lang, Gatesville, stated the area around the Gates County Mill Pond Visitor Center needs to be commercially developed.

Commissioner Jordan made a motion to adjourn. Commissioner Askew seconded the motion, motion carried without opposition.



Graham L. Twine, Chairman



Diane R. Hendrix, Clerk

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