

PERSON COUNTY BOARD OF COMMISSIONERS
MEMBERS PRESENT

NOVEMBER 7, 2022
OTHERS PRESENT

.....
Gordon Powell
C. Derrick Sims
Kyle W. Puryear
Charlie Palmer
Patricia Gentry
.....

Katherine M. Cathey, County Manager
Brenda B. Reaves, Clerk to the Board
S. Ellis Hankins, County Attorney

The Board of Commissioners for the County of Person, North Carolina, met in regular session on Monday, November 7, 2022 at 7:00pm in the commissioners' boardroom 215 in the Person County Office Building.

Chairman Powell called the meeting to order and offered an invocation. Vice Chairman Sims led the group in the Pledge of Allegiance.

DISCUSSION/ADJUSTMENT/APPROVAL OF AGENDA:

A **motion** was made by Vice Chairman Sims and **carried 5-0** to approve the agenda.

INFORMAL COMMENTS:

The following individuals appeared before the Board to make informal comments:

Mr. Patrick Riley of 256 Hicks Yarboro Road, Roxboro stated he and others do not understand the stormwater fees to protect the Neuse River; in addition, as Mr. Riley read from a NC manual, he questioned the name of the governing body referred to as the county commissioners noting it should be county commission.

Mr. Chris Weaver of 342 Satterfield Farm Road, Timberlake used his time to publically thank Commissioner Gentry for her service to the citizens and for asking questions. He noted her efforts are commendable and she will be missed.

Ms. Liz Bradsher of 976 Estate Road, Semora thanked her friend, Commissioner Gentry, for having the courage to run for office, for working hours and hours to do her homework and for working in a manner seeking collaboration and intelligence with respect even under difficult circumstances.

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DISCUSSION/ADJUSTMENT/APPROVAL OF CONSENT AGENDA:

A **motion** was made by Commissioner Palmer and **carried 5-0** to approve the Consent Agenda with the following items:

- A. Approval of Minutes of October 3, 2022,
- B. Approval of Minutes of October 11, 2022,
- C. Approval of Minutes of October 17, 2022, and
- D. Person County Public Library's Food Literacy Mini-Grant Application

UNFINISHED BUSINESS:

POTENTIAL SALE OF SURPLUS REAL PROPERTY TO HAROLD T. BROOKS LIMITED PARTNERSHIP FOR AN OUTPARCEL OF HELENA SCHOOL PROPERTY, TIMBERLAKE:

The Board of Commissioners considered the written offer to purchase 2.33 acres tract to be extracted from property located off Helena-Moriah Road, Timberlake at its October 17, 2022 meeting. The Board voted unanimously to table consideration of this item until the Board's next meeting, on this date.

County Attorney, Ellis Hankins stated Person County has received a written offer to purchase a 2.33 acre outparcel of the Helena School property, located in Timberlake. Harold T. Brooks Limited Partnership (William Brooks and Roy Brooks) offers \$11,650 (the value according to our appraisal report), plus the cost to Person County for the survey and appraisal (\$2,825 and \$500, respectively). So the total offer is \$14,975.

Mr. Hankins noted the offer was subject to the negotiated offer, advertisement and upset bid procedure specified in N.C.G.S. § 160A-269. The offeror must deposit 5% of the offer amount with the Clerk to the Board (\$748.75). Other persons may raise the bid by not less than 10% of the first \$1,000 and 5% of the remainder (i.e., not less than \$15,773.75), within 10 days of the date of the published notice of this offer. Other bidders also must deposit 5% of the bid with the Clerk along with the written offer.

If the Board so desired, Mr. Hankins said the Board may tentatively accept this written offer and start the statutory process with the following action:

Tentatively accept the offer, subject to completion of the procedural steps outlined in the negotiated offer and upset bid statute, and then final acceptance of the highest offer and approval of a mutually acceptable contract of sale with the successful bidder.

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Commissioner Gentry asked the County Manager, what other uses could this parcel under consideration be utilized to which County Manager Katherine Cathey stated this 2.33 acres was a part of a 14-acre parcel known as the old Helena School; she noted the 2.33 parcel was wooded and adjacent to the currently owned property by the Brooks' family. Ms. Cathey stated one vision for this parcel was for park trails and another concept was to hold onto the land for a potential school site. Commissioner Gentry suggested the Board to consider holding off from accepting this offer on this land asset as it may not be in the best long-term interest to the county especially as a potential school use may be in the future. Ms. Cathey reiterated that the Board has the ability to reject any and all offers, at any time.

A **motion** was made by Commissioner Puryear and **carried 3-2** to tentatively accept the offer from Harold T. Brooks Limited Partnership to purchase a 2.33-acre outparcel of the Helena School property, located in Timberlake and to direct the Clerk to advertise per the negotiated offer and upset bid statute. Commissioner Puryear, Chairman Powell and Vice Chairman Sims voted in favor of the motion; Commissioners Gentry and Palmer cast the dissenting votes.

CHAIRMAN'S REPORT:

Chairman Powell reported he had recently attended an Awards Banquet for Person Industries and the Recycling Center as well as attended a Veterans' event and parade on last Saturday, and the Farm City Breakfast. He stated the Kerr Tar regional job fair was impressive noting participation by employers as well as county agencies. Chairman Powell recognized that Operation Greenlight, as recently supported by resolution of the Board of Commissioners was being observed this week, November 7-13, 2022 and urged residents to place a green light in a window to honor veterans.

MANAGER'S REPORT:

County Manager, Katherine Cathey reminded the Board of their work session following its regularly scheduled meeting on November 21, 2022 to have an in-depth discussion on the ARP projects. She asked the Board to give her any feedback and questions prior to the work session so staff can be prepared. Ms. Cathey stated county offices would be closed on Friday, November 11, 2022 in observation of the Veteran's Day holiday.

COMMISSIONER REPORT/COMMENTS:

Commissioner Palmer said he attended the Farm City Breakfast as a member of the Cooperative Extension Advisory Board; he said the job fair for increased workforce had a good setup and he looked forward to future growth and economic development in the county. Commissioner Palmer thanked county employees for their hard work.

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Commissioner Gentry asked if there was an update on the ARP revenue replacement to which County Manager Katherine Cathey confirmed Person County was using all of its ARP proceeds through the revenue replacement category noting she would be attending a meeting later in the week and would likely get an update as well learn about additional funding sources related to ARP project funding.

There were no reports from Vice Chairman Sims nor Commissioner Puryear.

ADJOURNMENT:

A **motion** was made by Vice Chairman Sims and **carried 5-0** to adjourn the meeting at 7:26pm.

Brenda B. Reaves
Clerk to the Board

Gordon Powell
Chairman

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