

PERSON COUNTY BOARD OF COMMISSIONERS

AUGUST 19, 2013

MEMBERS PRESENT

OTHERS PRESENT

Jimmy B. Clayton

Heidi York, County Manager

Kyle W. Puryear

B. Ray Jeffers

Brenda B. Reaves, Clerk to the Board

Frances P. Blalock

David Newell, Sr.

The Board of Commissioners for the County of Person, North Carolina, met in regular session on Monday, August 19, 2013 at 9:00 am in the Commissioners' meeting room in the Person County Office Building.

Chairman Clayton called the meeting to order, led invocation and asked Vice Chairman Jeffers to lead the Pledge of Allegiance. Commissioner Puryear was absent until 9:08 am.

DISCUSSION/ADJUSTMENT/APPROVAL OF AGENDA:

Chairman Clayton requested an item be added to the agenda following the approval of the agenda for Dr. Daly to introduce the new Superintendent of Person County Schools.

A **motion** was made by Vice Chairman Jeffers and **carried 4-0** to approve the agenda as adjusted with the request item for Dr. Daly to introduce the new Superintendent of Person County.

DR. DALY TO INTRODUCE THE NEW SUPERINTENDENT OF PERSON COUNTY SCHOOLS:

Interim Superintendent of Person County Schools introduced Mr. Danny Holloman, Director of Human Resources and Operations as the new Superintendent of Person County Schools. Mr. Holloman greeted the group.

PERSON COUNTY GOVERNMENT QUARTERLY SAFETY AWARD:

County Manager, Heidi York reminded the group that the Person County Safety Committee implemented a safety recognition program whereby each quarter, a county department will be awarded a Certificate of Safety and Health Achievement for exemplifying dedication to the health and safety of employees at the work site. Ms. York noted this is a competitive award based on established criteria including: attendance at county trainings, reporting accidents in a timely manner, submitting accident investigation forms, reporting hazards, performance on facility inspections, and emergency procedures testing and other outstanding safety acts.

August 19, 2013

Ms. York recognized the Recreation, Arts and Parks Department, the fourth recipient and county department to earn the Person County Government Safety Award for the quarter ending June 2013 for exemplary work and dedication to Person County Government, providing outstanding contributions to safety with an emphasis on providing their employees a safe work environment.

Ms. York highlighted that the Recreation, Arts and Parks Department not only serves the well-being of public but places special emphasis on health and safety of its employees. This department is a very expansive park system where safety, cleanliness, and attractive programming choices for all citizens are stressed. Parks and Recreation has the distinction of maintaining more areas and facilities, distance to travel between facilities and the sheer number of employees and public customers served. The park system includes approximately 191 county owned acres as well as land and facilities jointly used by the Person County School System. Park facilities include ball fields, walking tracks, playgrounds, picnic shelters, gyms, concession stands, tennis courts, amphitheater, community center, etc.

Ms. York noted in 2012 alone, there were 11,290 program participants and 20,227 non program participants using rentals/facilities. According to the Mayo Park traffic count, some 79,104 vehicles with an average of 3.5 people per vehicle entered the park last year. This number appears to have a growing trend each year.

Ms. York presented the certificate and plaque with the Recreation, Arts and Parks Department's name listed to the employees of the Recreation, Arts and Parks Department present at the meeting. The plaque hangs in the hallway outside the County Manager's Office and the Commissioners' meeting room. A newsletter article will be in the county newsletter and submitted to the local paper to highlight the outstanding measures of the county department. In attendance receiving the award were Jeremy Royster, Randy Long, William Leonard, Jennifer Teasley, Jennifer Dunkley, Kay Rudd, John Ellis and John Hill.

Person County Government Quarterly Departmental Safety Award

Certificate of Safety & Health Achievement

presented to

**Recreation
Arts & Parks**

on

August 19, 2013

**for the Quarter of
April—June 2013**

SAFETY IS NO ACCIDENT

In recognition of the exemplary work and dedication to Person County Government, providing outstanding contributions to safety with an emphasis on providing your employees a safe and healthy work environment.



Heidi York
Heidi York, Person County Manager

Jimmy B. Clayton
Jimmy Clayton, Chairman of Person County
Board of County Commissioners

August 19, 2013

INFORMAL COMMENTS:

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

Mr. Johnny Myrl Lunsford of 179 Carrington Lane, Roxboro commended the Board of Commissioners for their site selection and plan to acquire property to consolidate the Person Industries main facility and the Person County Recycling Center into one facility. Mr. Lunsford stated the impact of services to the community is recognized as a role model for other counties. Mr. Lunsford noted his plans to attend the City Council's meeting to convey his support of the project.

Mr. Lunsford, a member of the Recreation Advisory Board, offered congratulations to the Recreation, Arts and Parks Department for receiving the safety award.

APPROVAL OF MINUTES:

A **motion** was made by Vice Chairman Jeffers and **carried 5-0** to approve the minutes of August 5, 2013.

NEW BUSINESS:

REQUEST FROM DISTRICT ATTORNEY BRADSHER FOR PORTRAIT OF JIM RAMSEY:

District Attorney (DA) Wallace Bradsher thanked the Board for their support and commitment to renovate and improve security at the Courthouse.

In his capacity of Vice President of the District 9A Bar which represents both Person and Caswell counties, DA Bradsher requested the Board of Commissioners' consideration to commission a portrait by a local artist, George Buchanan of the late Mr. Jim Ramsey to be hung in the County Courthouse and an appropriation of \$2,000 to pay for the portrait. DA Bradsher described the legacy of Jim Ramsey and stated the Bar Association will hold a dedication ceremony to honor the memory of Jim Ramsey on October 29, 2013 at 2:00 pm. DA Bradsher requested the Board of Commissioners to also declare October 29, 2013 as Jim Ramsey Day in Person County.

A **motion** was made by Commissioner Blalock to table the request from District Attorney Bradsher until the Board's next meeting scheduled for September 9, 2013 to allow time for a memorial fund to be established for individuals or the Bar Association to contribute to fulfill the appropriation. The **motion died 1-4**. Commissioner Blalock voted in favor of the motion while all other members of the Board voted in opposition.

A **motion** was made by Commissioner Puryear and **carried 4-1** to approve the request from the District Attorney Bradsher to commission a portrait of the former Speaker of the House, Jim Ramsey to be hung in the Courthouse and for October 29, 2013 to be declared Jim Ramsey Day in Person County and to approve \$2,000 appropriation from the Contingency Fund. Commissioner Blalock cast the lone dissenting vote.

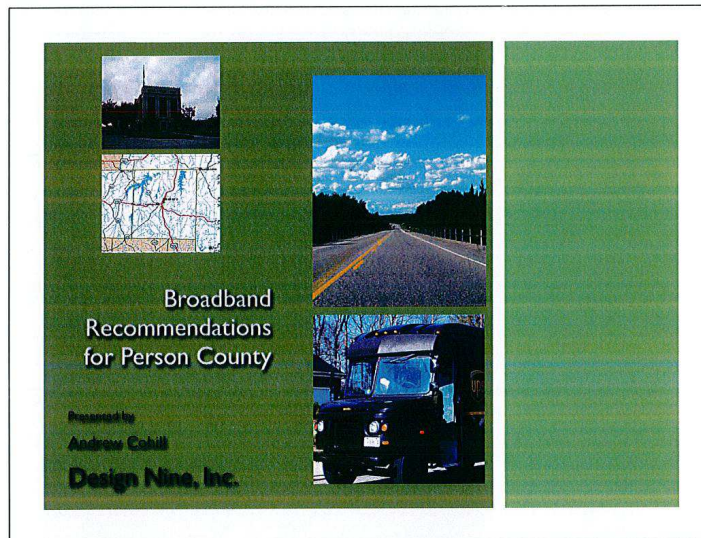
August 19, 2013

PRESENTATION ON BROADBAND PLANNING FOR PERSON COUNTY:

Economic Development Director, Stuart Gilbert noted that the Economic Development Commission funded a study that is currently in process to identify the unserved areas in Person County for broadband access as well as to identify the types of broadband services which are important to the future of residents and businesses for economic purposes.

Mr. Gilbert introduced Dr. Andrew Cohill, President and CEO of Design Nine, Blacksburg, VA noting Dr. Cohill's visit is a follow up to the Person County Economic Development Day held earlier this year when Dr. Cohill shared that Person County's Broadband is a \$6 billion dollar industry that should receive future planning from Person County and the City of Roxboro. Mr. Gilbert told the Board that Dr. Cohill was the Director of the world renown Blacksburg Electronic Village at Virginia Tech from 1993-2002 and is currently a broadband architect with an extensive background in open access network design and broadband planning and provides technology advice and services to community business, and public clients.

Dr. Cohill presented the following report and long range planning ideas for Person County:



What is happening in other places?

YOUR GIG IS HERE.

Right here, in Chattanooga.

CHATTANOOGA, TENNESSEE IS THE FIRST AND ONLY CITY IN AMERICA WITH A GIG.

EPB's entire 600 square mile service area is connected to Chattanooga's fiber optic network. Meaning that 170,000 businesses and homes – regardless of income or geographic location – have access to Internet speeds of up to 1 gigabit per second.

Little Broadband (1975-1999)
MODEM - DSL
.11 kbps to 12 Mbps

Little Broadband (1997-2009)
CABLE
4 Mbps to 50 Mbps

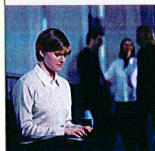
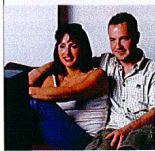
BIG Broadband (NOW)
CHATTANOOGA FIBER OPTIC
1,000 Mbps = 1 Gig

Wishful thinking

More competition for businesses

- ▶ Wilson, NC
 - ▶ Fiber to the home and to the business everywhere
- ▶ Pangaea (Rutherford, Polk county, North Carolina)
 - ▶ 100+ miles of fiber to key economic development areas
- ▶ Rockbridge, Lexington, Buena Vista (Virginia)
 - ▶ \$10 million for 110 miles of fiber and a data center/colo
- ▶ Carroll and Grayson counties, City of Galax (Virginia)
 - ▶ \$3 million for 26 rural wireless access points, fiber to the home, fiber in three downtown areas
- ▶ Danville, Virginia
 - ▶ Over \$3 million to get fiber to 5 business parks, downtown, 1000 homes
- ▶ 135 other localities in the U.S. with fiber and wireless networks already in operation

Copyright © 2010-2013 Design Nine, Inc. All rights reserved



Internet
TV
Telephone
Data backups
Videoconferencing
Distance learning
Job training
Work from home
Business services
Telemedicine
Telehealth
Economic development
Energy management



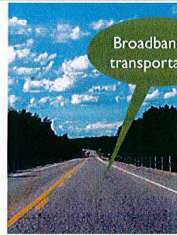
“Broadband” can support many services, not just voice, video, and data

Copyright © 2009-2013 Design Nine, Inc. All rights reserved

Broadband is the road, not one of the trucks

- Communities need a modern digital road system that will deliver many kinds of services, not just Internet
- Over \$1 billion available for broadband in Person county

Broadband is NOT a number. It means that your businesses have as much bandwidth as they need to compete in the global economy.



Copyright © 2009-2013 Design Nine, Inc. All rights reserved

Do the math for Person County

	Households on dial-up	Households with some broadband	No Internet
	10%	66%	33%
Number of households	1,583	10,445	5,223
Typical monthly telecom cost	Local phone: \$25 Long distance: \$25 TV \$65 Dial up Internet: \$20	Local phone: \$25 Long distance: \$25 TV \$75 Broadband Internet: \$45	Local phone: \$25 Long distance: \$25 TV \$65
Total monthly cost	\$135	\$170	\$115
Total annual cost	\$1,620.00	\$2,040.00	\$1,380.00
30 year residential cost	\$76,914,360	\$639,243,792	\$216,214,812
Total 30 year telecom cost	\$1,072,228,909		

August 19, 2013

Telecom: Essential Infrastructure

- ▶ Copper-based technology is inadequate for future economic development and growth
- ▶ Person County needs fiber *and* wireless
 - ▶ Wireless for rural residential access
 - ▶ Fiber for business attraction and retention
- ▶ **Wireless alone is not enough for business**
- ▶ Capacity planning must be based on future needs
- ▶ Person County needs to leverage MCNC fiber
- ▶ Where do you want development?
 - ▶ That's where you put fiber

Broadband is not a number--it is having enough bandwidth to do whatever your businesses need

Copyright © 2007-2013 Design Nine, Inc. All rights reserved

What is the Goal?

What does Person County want to look like in twenty years?

- ▶ Unlimited bandwidth--**whatever is needed to support businesses**
- ▶ Universal Access--ubiquitous access to the same bandwidth and services, regardless of location. Rural areas have network equality with cities
- ▶ Symmetric Bandwidth--needed to support business services at the office and home-based jobs and businesses
- ▶ Affordability--Prices should be comparable to the rest of the world
- ▶ Fiber and Wireless--mobility and high bandwidth services
- ▶ Public/Private Partnerships--telecom requires gov't and business collaboration
- ▶ Fair and equal treatment of all services and all providers

Copyright © 2007 - 2012 Design Nine, Inc. All rights reserved

Strategy for Person County

- ▶ Open ditch policy
- ▶ Fiber overlay plan -- tells you where to build, what to build
- ▶ Fiber to economic zones
 - ▶ Starting point is the MCNC fiber
- ▶ Fiber to all K12 schools to cut costs, improve education
- ▶ Fiber to Class A office space
- ▶ Fiber in downtown Roxboro and nearby neighborhoods
- ▶ Fiber to the home to attract entrepreneurs, business start ups
 - ▶ Leverages existing great quality of life

Copyright © 2007-2013 Design Nine, Inc. All rights reserved

Summary

Everyone
saves money when the
community has a high
performance digital
road system

- ▶ Address ownership and governance first
- ▶ Plenty of money available--it's just being allocated incorrectly
- ▶ Shared infrastructure lowers costs across the board
- ▶ Build out has to be based on well-designed demand studies, not hope and a prayer
- ▶ Economic development targets need to be future-forward...
 - ▶ You can't attract businesses with today's infrastructure
- ▶ **Fiber as a local asset--grow your own network**, and make it part of your ED toolkit

Copyright © 2007 - 2013 Design Nine, Inc. All rights reserved



Suggested Broadband Strategies for Person County

July 29, 2013

Getting Started

- **Open ditch policy** -- Sewer and water extensions, road repairs and upgrades, sidewalk improvements...all public works projects in Roxboro and the County should be evaluated for the potential to incrementally add telecom conduit and/or fiber cable.
- **Fiber overlay plan** -- The open ditch policy is most effective when the City and the County both have a fiber overlay plan that shows where fiber is needed. It then becomes simple, if there is a public works project, to look at the fiber overlay plan and the route of the new project and determine if conduit or fiber cable should be included.
- **Fiber to Economic Zones** -- To be competitive with other communities, the County and City should get some fiber to targeted economic development zones as quickly as possible. This would include business and industrial parks, greenfield industrial/commercial areas, downtown Roxboro, and any other areas targeted for development and growth.
- **Make it easy to use the MCNC fiber** -- The MCNC fiber passes through the community, but the infrastructure needed for local providers, businesses and local government to affordably tap into it is still lacking. A modest colocation facility (could be just a pre-fab shelter) should be provisioned on the MCNC fiber route (e.g. near the Northern Middle School). The shelter would provide physical access to the MCNC fiber, terminated patch panels, rack space for provider network equipment, and a generator for back up power. This would also be an ideal location for a wireless broadband tower to provide point to point links to rural areas of the county where residential wireless services might be offered (convenient access to MCNC Internet providers will help keep the cost of rural wireless services low).
- **Re-evaluate economic development zones** -- The MCNC fiber should spark a re-evaluation of economic development areas in the County, as access to Gigabit fiber is increasingly becoming a key relocation decision for businesses and entrepreneurs. Roxboro has great potential to attract more workers and businesses to the downtown area with local fiber to buildings that can or do provide Class A office space.
- **Get Class A office space in inventory** -- Many business relocation decisions are made in 90 days or less. It is essential to have some high quality Class A office space in inventory. This could and should include some downtown Roxboro buildings that have received high quality renovations or are candidates for such renovations. Existing buildings will have higher lease/purchase value if fiber is available at the premises.
- **Build fiber to all K12 schools** -- Building fiber to all K12 schools could be financed in part from savings from replacing leased lines with new county-owned fiber. A properly designed fiber network to all schools in the county could be shared with other county departments (e.g. monitoring water pumping stations, other facilities), public safety needs (e.g. fiber to public safety towers to improve radio communications), business uses, and fiber to the home.

Why do this?

- The County, local K12 schools, and the City should be able to save money on Internet, telephone, and connection costs and/or get more bandwidth without increasing expenditures.
- Increase the local tax base by having the infrastructure needed to attract new businesses and jobs.
- Retain and attract residents who want the excellent life style and quality of life in Person County but need high performance fiber services for work from home and business from home activities.

August 19, 2013



Success Factors

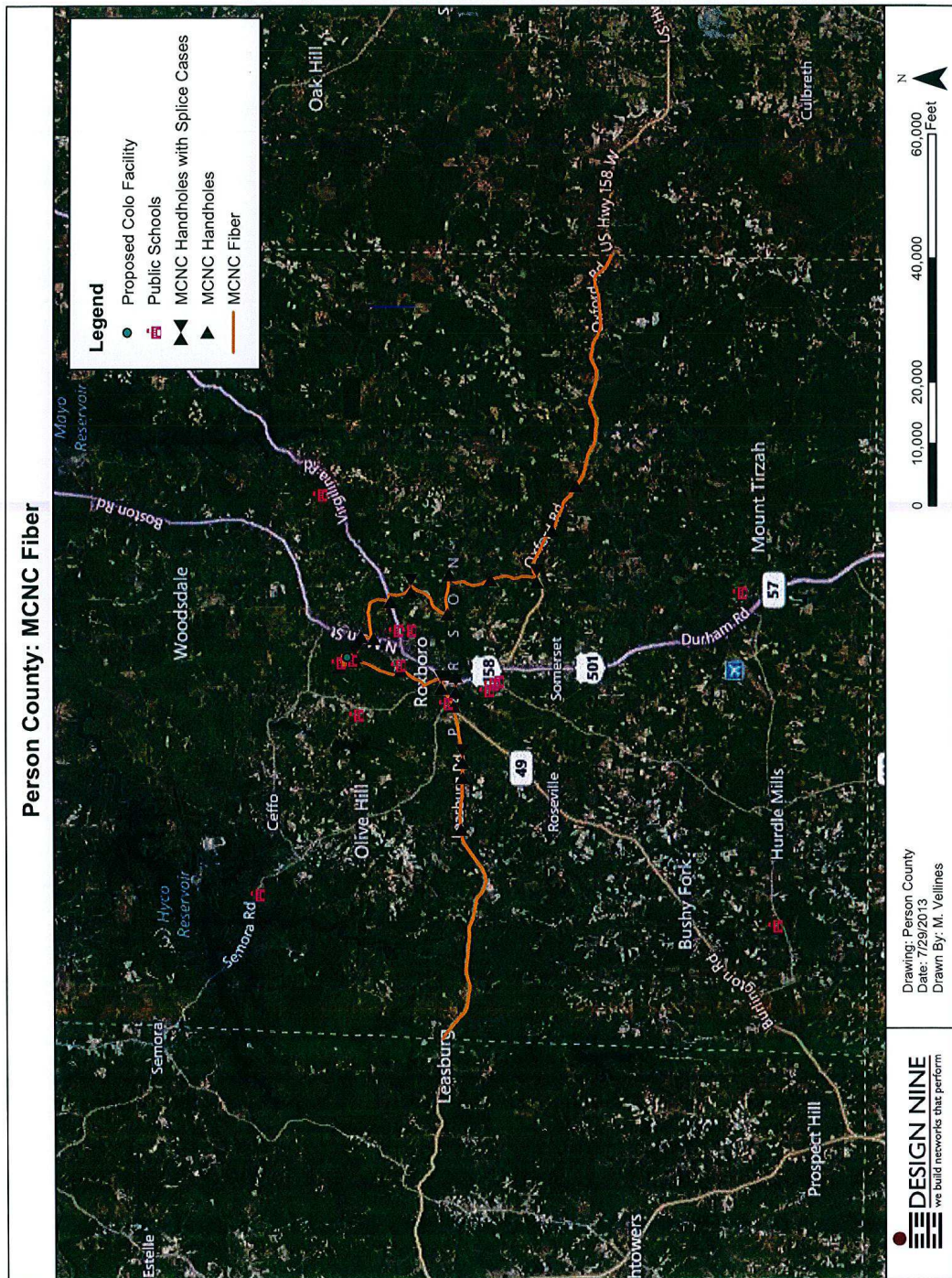
- **Identify community and economic development goals first**--It will be important for the City and the County to tie broadband expenditures to broader community and economic development goals. In our experience, communities that cannot describe what they want their community to be like in ten or fifteen years usually do not see their broadband investments deliver the expected impact.
- **Aggregate demand** by focusing on getting homes and businesses connected and growing the size of the market, thereby attracting service providers.
- **Local champions** are essential to building the local support for building the network
- **Build something**--too many communities get caught up in imagining some very large, very expensive project. Identify your budget and what you can afford this year, even if it is just a few blocks of downtown. Get started, get connected to the MCNC backbone, and expand year by year.
- **Focus on a modern, multi-service network with multiple providers** (open access network). Open Access works where the incumbents have said that they "can't afford to build fiber" because open access shares a single network among several providers--it is a different business model that generates more revenue than the fifty year old incumbent business model. Open access works because it is not trying to use the same business model as the incumbents.
- **Avoid over-reliance on wireless broadband**--Wireless broadband will not bring businesses and jobs to Person County. Wireless broadband in rural parts of the County may be an important bridge technology until fiber arrives in those parts of the County, but to be economically attractive to relocating companies, Person County needs Gigabit fiber in at least the Roxboro area and in any business and industrial parks.

Sources of Funding

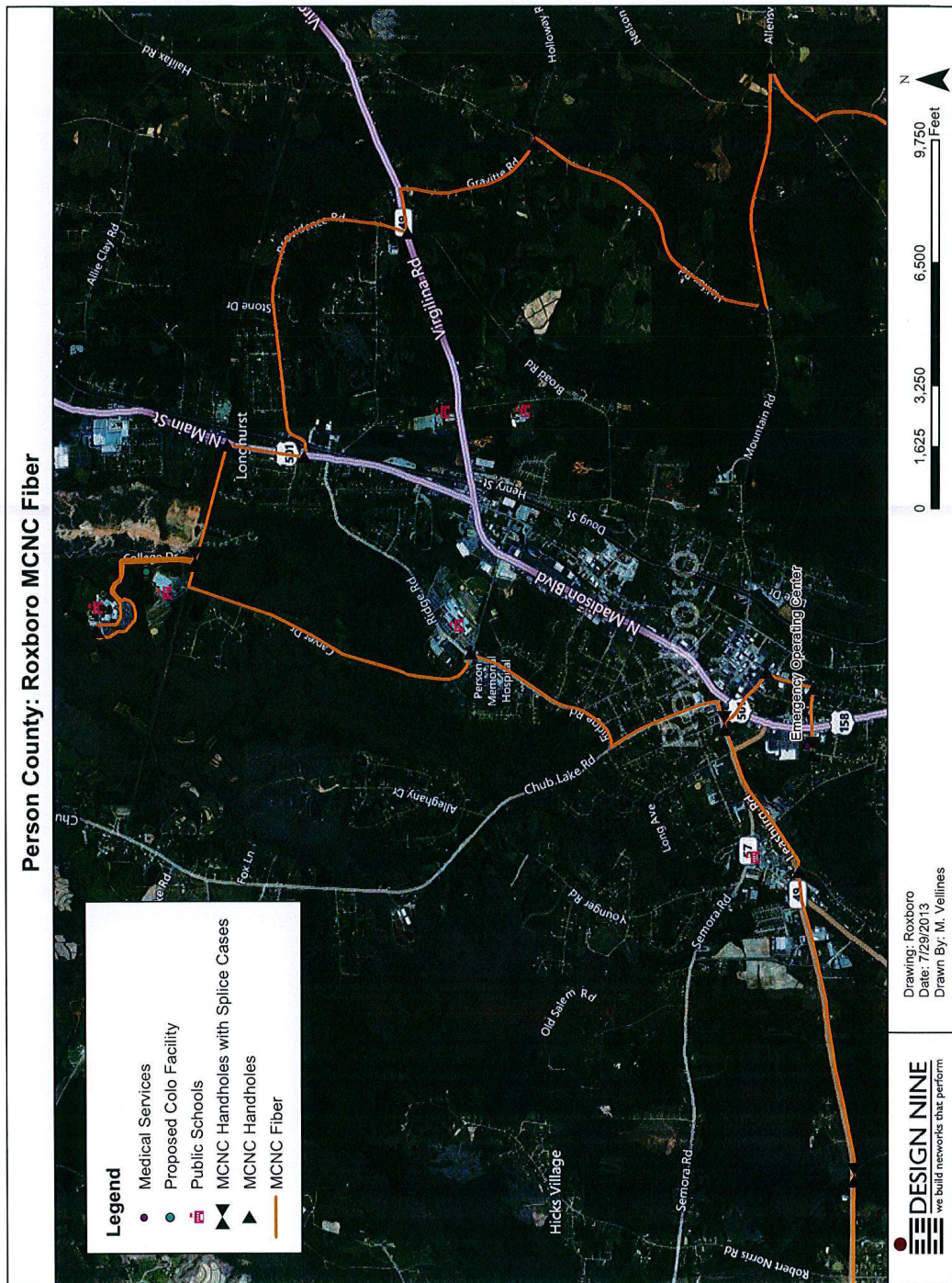
- Cash
- Sweat Equity -- done very successfully in some rural areas. Property owners install their own conduit from the home or business to the hand hole or splice closure on the rural road.
- Loans
- Grants
- One time payments to connect to the network
- Ongoing monthly payments to be connected to the network
- Special Assessment -- One town in Massachusetts voted a special assessment on all property owners and was able to immediately build fiber to the whole community

Worst Practice

- Do nothing--leave the community and the region at the mercy of what the incumbents are willing to provide
- Build too slowly--financially most risky, as connected customers grows too slowly and revenue may not exceed fixed operational expenses of operating the network
- Disconnect between E.D. and fiber investments--many communities make a fiber infrastructure investment and then fail to adjust their economic development marketing to highlight "Gigabit" connectivity



MCNC Fiber illustrated above running east to west across Person County.



Commissioner Puryear inquired about the need to place fiber in an area where broadband exists noting public entities cannot compete under state law. Mr. Cohill noted his recommendation is not to compete but to possibly build a public/private partnership. Mr. Cohill suggested competition to CenturyLink to create affordability options.

August 19, 2013

BROADBAND UPDATE:

Assistant County Manager, Sybil Tate reminded the Board the Request for Proposals (RFP) to extend broadband coverage to the unserved areas of the County was originally released last fall with two proposals received. At the Board's direction the RFP for broadband was reissued on May 30, 2013 with a response deadline of July 31st with one new application received. Ms. Tate noted the three applications received were from the following vendors: CenturyLink; North Carolina Rural Broadband; and NC Wireless (Light Leap).

Ms. Tate noted the selection committee met on August 6th to review the applications. The selection committee included Gary Latta (IT Director), Stuart Gilbert (ED Director) and Sherry McCuller (Peregrine Consulting) and a representative from the State, as a non-voting member. Ms. Tate stated the selection committee recommended contracting with NC Wireless (Light Leap) to carry out the project, but only if it is combined with improving public safety communication needs. The selection committee felt that there were opportunities to link this project with public safety communication needs that should be explored fully before moving forward. The selection committee also recommended investigating linkages with economic development, electric cooperatives and cell phone coverage. The representative from the State noted that Graham, Avery, McDowell, and Buncombe counties have a combined public safety and broadband service system that could serve as a model for Person County.

Ms. Tate told the group that based on the recommended vendor's proposal, the cost to Person County will be approximately \$100,000 (total project costs are \$200,000). The RFP called for a 50/50 project costs. Ms. Tate noted the RFP cost does not include the cost of installing towers in five locations in the county. The cost of installing a tower varies based on the height and the amount/type of equipment on the tower.

Ms. Tate noted the Emergency Services staffs are currently working with a consultant to develop a recommendation for improving the existing public safety communication system. Emergency Management Director, Wes Lail told the group the additional towers marry the two separate issues (broadband and public safety) by enhancing the infrastructure for the services. Ms. Tate added the consultant will have a complete report with recommendations this fall. Emergency Services plans to have public safety focus groups review the options presented by the consultant and provide input on the recommendations. Improving the public safety communication system is an urgent need and a system upgrade is a planned request for the upcoming Capital Improvement Plan (Fiscal Year 2015) as the cost for implementation of the broadband and public safety projects will likely be greater than \$50,000.

Ms. Tate noted Volunteer Fire Departments (VFDs) have had some issues communicating recently, so improvements need to be made to the existing system. Vice Chairman Jeffers stated the issues with the radio system for the VFDs is separate from the broadband and public safety issues and noted his preference to fix the issues related to the radios on the existing towers and not hold up that process while the public safety study is completed. Mr. Lail added a radio study was completed in 2004 however the recommendations were not implemented.

Ms. Tate stated if the Board of Commissioners would like staff to move forward with the broadband project only, the next step is to price out the cost of installing the towers or if the Board of Commissioners would like staff to move forward with a combined broadband and public safety communication project, the next step would be to host focus groups to discuss the findings from the public safety communication consultant and conduct further research on linkages with other projects, such as economic development.

Chairman Clayton inquired about the existing towers, including the cell phone towers. Mr. Tommy Cole, Operations Director for 911 Communications noted the current Person County Ordinance did not allow the option for public safety to lease space on the cell towers. Currently public safety equipment is located on the Hill Street tower and may be added to the VIPER tower upon completion.

Commissioner Puryear suggested and the Board agreed to move forward with all options at this time and asked Ms. Tate of the proposed timeframe. Ms. Tate stated the pricing for the costs of additional towers is in the process with engineers and once that information is available, a report will be presented to the Board.

FORMER BROMMA BUILDING PURCHASE FOR PERSON INDUSTRIES AND PERSON COUNTY RECYCLING CENTER CO-LOCATION:

County Manager, Heidi York described to the group the process by which the Board decided to purchase the Bromma building. Ms. York noted the Board of County Commissioners has been discussing options for relocating the Person County Recycling Center and Person Industries since the fall of 2012. These discussions were held in closed session under General Statute 143-318.11(a)(5). Closed sessions allowed for the confidentiality of negotiations of price prior to making an offer to purchase property.

At the Board's August 5, 2013 meeting, the Board voted to move forward with the purchase of the former Bromma building located on Old Durham Road. The Bromma building will serve as the new location for both Person Industries and the Person County Recycling Center. The purchase price of the building is \$1.52M. The current tax value is \$689,086. The appraised value was \$1.1M (\$925k for building and 5.59 acres; \$25,000 per additional acre for a total of 11.18 acres).

Ms. York presented the following information as considerations by the Board in making their decision to purchase this property:

- Feasibility Study was commissioned in the fall of 2012 to explore all options for co-locating the Person County Recycling Center and Person Industries. MHA Works presented a report shared with the Board in November of 2012 which outlined five viable options including:
 - purchasing the current Recycling Center site;
 - purchasing the current Person Industries site and expanding that facility;
 - building a stand-alone new facility on county-owned land at Critcher-Wilkerson site (most expensive option);
 - and review of purchasing two other warehouses on Old Durham Road.
- Deficiencies of the current Recycling Center leased building were also identified in the Feasibility Study noting that an additional \$375,000 would be required to bring that building up to current building and fire safety codes.
- Roof replacement for the current Person Industries leased building was estimated at \$470,000.
- Certified MAI appraisals were sought for the former Bromma Building in April 2013, the current Person Industries facility in January 2013, and for the current Recycling Center facility in November 2012.
- Current Lease Agreements:
 - Recycling Center site- rental rate is presently \$107,000 plus all utilities. Since FY07, the County has paid approximately \$726,401 for rent, repairs, and renovations. In March of 2010, the landowner presented an additional five year lease arrangement with payments starting at \$117,500 for the first three years and increasing to \$129,500 for year's nine and ten. If agreed to the County would have spent \$1.34M in rent alone.
 - Person Industries site- rental rate is presently \$6500 annually extending to 2025.
- After receiving the appraisals, staff was directed to negotiate with the Walker family, owners of the current Person Industries site, on a purchase price. Agreement on price was not reached.
- Staff was also directed to consider two additional warehouse sites off of 501. These findings were presented to the Board in June 2013.
- Staff was directed in July 2013 to pursue negotiations on the Bromma site and a purchase agreement was reached in August 2013. The agreement is contingent on a clean environmental report as this property is a brownfields site as well as rezoning from Highway Commercial to Light Industrial to operate the recycling facility and an agreement for a long-term lease for right-of-way from the railroad.

August 19, 2013

- The costs of remodeling the Bromma facility are estimated at \$360,000.
- It is the Board's intention to finance the purchase of the former Bromma site in the late fall or early winter of 2013 (coupled with the Recreation/Senior Center financing).

Person Industries' Director, Wanda Rogers stated Person Industries currently employs 134 people: 85 with disabilities, 22 without disabilities and 27 staff. Ms. Rogers noted the mission of Person Industries is to empower and assist people to meet vocational goals in the community further noting people with disabilities that meet the minimum qualifications are placed in the community in competitive employment. Those who cannot the minimum qualifications for community employment are served at Person Industries.

Ms. Rogers noted efficiency, safety, long-term stability and cost were the driving factors for this purchase.

Efficiency

Person Industries currently operates out of two locations - 601 North Madison Blvd. (Person Industries) and 741 Martin Street (Person County Recycling Center). Combining the two operations will decrease staff time spent driving between the buildings and reduce fuel costs. Currently, 4-5 truckloads of recycling materials are driven between the two buildings every day. Estimated operating savings for fuel and staff time is \$21,500 annually.

The utility cost for the existing buildings is estimated at \$45,000 annually, while the Bromma building utility cost is estimated at \$30,000, a savings of \$15,000 annually.

Merging the two facilities will make the recycling workflow more efficient allowing us to separate more recyclables and increase revenues.

Currently, the county pays \$115,498/yearly in rent for both facilities. Rent has increased since the county began renting the PCRC building in FY07 and with staff anticipating that it will continue to increase in the future. Using a ten year debt service model with a rate of 2.49%, the average annual debt service for the new facility will be approximately \$216,979. In addition, PCRC will make a final equipment debt service payment of ~\$99,000/year in December 2013. Since FY07 when Person Industries joined the county, the County has spent \$726,000 on rent, insurance, utilities and repairs on the existing PCRC building and without a tangible asset to show for this investment.

Ms. Rogers noted one of Person Industries' main contractors, Eaton Corporation, is located close to the Bromma building, which decreases staff travel time.

Safety

Currently, the Person County Recycling Center building does not have a smoke alarm system or sprinklers in place. The Bromma building has smoke alarms, sprinklers and strobes. The new facility will allow individuals with the more severe disabilities to be protected behind walls- they will be out of the way of equipment such as forklifts and skid loaders. Employee and client safety is our highest priority.

Long-term stability

Person County's current lease at the Person County Recycling Center ends April 30, 2014. The lease on the Person Industries land expires in 12 years, in 2025. The recycling center opened in June 2009, and since then has gained in popularity. Person County prefers to own a facility rather than continuing to lease. Ms. Rogers stated the Bromma site would allow for growth and potential expansion up to 20 years. In addition, the location is much more visible and includes a fenced area, multiple loading docks, additional buildings, a large break room with better bathrooms.

Cost

The Board has considered a number of buildings in Person County, including the current recycling facility location. The current PCRC location is large enough to house a merged organization, but to purchase, repair the existing deficiencies, and renovate the space according to a feasibility study would cost \$2,200,000.

The current Person Industries' building would cost an estimated \$3,265,000 to purchase and up-fit the facility to meet the needs of a recycling facility.

A new 50,000 sq. foot facility on Person County owned property was considered, but the cost was \$4,250,000.

The cost of purchasing and up-fitting the BROMMA building is estimated at \$1,870,000.

Owning versus leasing: Due to the retirement of the equipment financing and the current lease obligation, Person Industries will require less support from the General Fund. Since opening, the Person County Recycling Center has utilized the following allocation from the General Fund:

PCRC	County Appropriation	Actual Spent
FY 2009	\$0.00	\$0.00
FY 2010	\$193,752.00	\$147,759.97
FY 2011	\$310,993.00	\$136,212.84
FY 2012	\$208,928.00	\$184,095.10
Totals	\$504,745.00	\$468,067.91

Note the allocation has gone toward \$107,000 (lease) & the \$99,000 (equipment financing)

Ms. York added the loss of tax revenue for the City of Roxboro should the county acquire the Bromma property would equal to \$4,341 in real property and \$1,158 in small equipment for a total of \$5,499 with the county losing about the same amount of tax revenue.

Commissioner Blalock noted the current recycling facility is in the city with potential loss of the tax revenue just the same should the County acquire that property. Commissioner Blalock suggested for the Board of Commissioners and Roxboro City Council partner in educating and encouraging the businesses and residents of Roxboro to recycle and share in the increase of revenues achieved by the recycling center not to be less than the taxes that would be lost on the facility. Commissioner Blalock stated General Statute 130A.309.089(a) states units of local government shall make a good faith effort to achieve the state's 40% municipal solid waste goal. Commissioner Blalock stated Person County and the City of Roxboro are only at a 5% waste reduction; a 40% waste reduction could mean as much as \$1.5M annually ensuring the County could guarantee the City would not lose any more tax money on this venture.

Commissioner Blalock stated a possible site for the flea market is at the current Person Industries' location/Farmer's Market site.

Chairman Clayton, the commissioner representative on the OPC Mental Health Board, stated due to state reorganization of mental health, Person County provided spaced for vocational services at the old Bushy Fork School to which was later relocated to the current Person Industries' location. Chairman Clayton stated his support to the program through the County's allocation of \$591,689 as a supplement to the other sources of revenue of \$2,112,475 and the individuals being served at Person Industries and the Recycling Center noting his desire to work out any concerns for the City of Roxboro reiterating the current partnership with the City for economic development, fire services, and 911 communications.

Commissioner Newell stated he did not object to Person Industries but to subsidizing the operation of the programs. Commissioner Newell asked Ms. Rogers about the deficit for the programs and production. Ms. Rogers noted production has paid for itself with the programming/services reimbursement that is inadequate. Commissioner Newell asked Ms. Rogers the balance of Person Industries' fund balance. Ms. Rogers responded over \$600,000 (not including 2013). Commissioner Newell asked Ms. Rogers about the staff/client ratio. Ms. Rogers explained people with severe disabilities have Medicaid funding which allows 1:1 with others 1:4, and 1:10. Ms. Rogers stated she had many program employees working machines, trucks, skid loaders, etc. Commissioner Newell reiterated his objection relates to the limit for the county to subsidize the programs. Ms. Rogers stated if the two facilities are combined into one site, the ratio would be 1:10 noting currently the PI main facility is capped out not pulling

down the full state allocation due to the ratios there; further noting the Recycling Center does not have the issue with ratios. Ms. Rogers stated 10-13 more people with disabilities can be hired if the two facilities are merged without hiring more staff which will in turn raise the revenues.

Commissioner Puryear stated the Person Industries and the Recycling Center are not making a profit and understood the county allocation goes toward providing a service to the community. Vice Chairman Jeffers highlighted for the group other cases whereby a profit was not made, i.e. the Force Protection incentives paid out before the industry was proven which costs the county without any added jobs. Commissioner Blalock added that the county subsidizes the Person Area Transportation System (PATs) and the Parks and Recreation Department which are providing services to the citizens without a profit being realized. Commissioner Blalock noted there is a potential for the Recycling Center to make a profit if the citizens bring their recyclables.

Commissioner Newell illustrated for the citizens to know that the county pays a deficit for the Recreation, Arts and Parks Department at \$722,000 (even more with the proposed Rec Center) and the programs of Person Industries and Recycling for 1-2 cents on the tax rate which in his opinion equates to five cents on the dollar for the county to pay. Commissioner Newell added what Ms. Rogers is proposing makes business sense to consolidate the two sites; however he could not vote for it as he feels it is a losing proposition that will get prohibitive to the taxpayers.

Vice Chairman Jeffers stated support of Person Industries and the many programs serving citizens of the County. Vice Chairman Jeffers stated people with disabilities pay taxes too and the services covered by the county are for all citizens, not select groups.

Commissioner Puryear stated the Board's job is to make smart, financial decisions acknowledging county government does not make money and he does not favor for the County to go into extra ventures when times are not good noting the unemployment rate is close to 10% and taxpayers are paying higher revaluation taxes without the Board implementing revenue neutral to help the taxpayers; and the County is finding ways to spend the extra revenue.

REVISIONS TO THE PERSON COUNTY ADDRESSING ORDINANCE:

Assistant County Manager, Sybil Tate reminded the Board as part of the Fiscal Year 2014 budget process, the Board of Commissioners approved a position within EMS for supervisory duties which would include managing the county's addressing services. This new position allowed the county to bring addressing in-house and provide offsetting revenues from the 911 Fund to support the new supervisor position. Prior to Fiscal Year 2014 addressing services were provided by a contractor. As a result of bringing these services in-house, staff from EMS, Planning, GIS and Building Inspections reviewed county ordinances that pertain to addressing. Ms. Tate stated staffs are recommending

updating and combining the Road Naming Ordinance and the House, Building and Mobile Home Numbers Ordinance into one ordinance – the Addressing and Road Naming Ordinance. Unifying the ordinances into one ordinance clarifies the process for naming and assigning numbers and is a more user-friendly document for both staff and citizens. Ms. Tate noted Alamance County's addressing ordinance served as a model for the proposed ordinance before the Board. Ms. Tate stated updating the ordinance enables the addressing system to work with the new in-house addressing position. Ms. Eithiel Estes, present in the audience, introduced herself to the group as the new 911 Supervisor who will be responsible for the addressing services.

Ms. Tate highlighted the proposed ordinance allows for the possibility of an intergovernmental agreement, i.e., with the City of Roxboro and it grandfathers any existing ordinances, only to affect any future addresses and numbering. Ms. Tate clarified requests for changes for names and numbers may come from a citizen and for just cause for public safety issues.

Ms. Tate clarified that the Person County Fee Schedule should be amended to include a \$125 fee for signs and sign posts.

Ms. Tate stated renaming of roads can take place at any time with the proposed ordinance in comparison to the current ordinance on an annual basis in February. Chairman Clayton warned that in the past there were many road name changes requests which resulted in the current amended ordinance. Ms. Tate confirmed with the group that there is a requirement for 75% of the residents living on such road to be in agreement for eligibility for consideration by the Board for re-naming.

Ms. Tate acknowledged Tim Shortley from GIS as well as Wes Lail and Tommy Cole from Emergency Services for their effort in the proposed ordinance.

Ms. Tate told the Board that the County Attorney wanted to remind the Board for any changes to the county's addressing ordinances, a public hearing would be required with 10 days public notice.

It was the consensus of the Board to schedule a public hearing related to revising the addressing and road naming ordinance for its next meeting scheduled for September 9, 2013 and directed staff to advertise for such.

REVIEW OF SCHOOL RECYCLING GRANT:

Person Industries' Assistant Director, Becky Clayton presented the School Recycling Grant flier and a Request for Proposals for Board input related to funding for a school recycling grant program adopted in the Fiscal Year 2013-14 budget in the amount of \$14,490.

Ms. Clayton stated the forms will be distributed in hard copies and via email to all schools (traditional, private, charter, etc.) located within Person County as well as posted on the Person County Recycling Center webpage. Ms. Clayton noted the deadline to submit a proposal is 5:00 pm on September 23, 2013. Each proposal will be reviewed by the selection committee during a blind review process in which all identifying information will be removed from proposal applications. The selection committee includes: Commissioner Blalock (commissioner representative), Kenneth Hill (Solid Waste Advisory Committee representative) and Becky Clayton (Person County Recycling Center representative). Ms. Clayton further noted funding will be announced in October. Selected projects will be required to provide an annual report in May that includes the amount of recyclables collected.

Vice Chairman Jeffers suggested for Ms. Clayton and staff to meet with each school principal or lead teacher to roll out the program. Commissioner Blalock suggested Jerry Ball, Person County Schools' staff be also involved with the implementation of the program. Ms. Clayton was agreeable to both suggestions.

DSS ATTORNEY CONTRACTS FISCAL YEAR 2013-2014:

Department of Social Services Interim Director, Carlton Paylor presented to the Board contracts for legal services to be paid at an hourly rate to agency's primary attorney, Tom Fitzgerald, and secondary attorneys, Walter Cates, Julie Ramsey, and Joe Weinberger noting there are separate contracts for Child Support services therefore two contracts per attorney. Mr. Paylor stated this will be Tom Fitzgerald's 31st year working with the Department of Social Services in this capacity. Mr. Paylor outlined the areas that require legal services: Child Protective Services, Foster Care and Adoptions, Adult Protective Services including guardianship, Child Support Court, and fraud cases.

Mr. Paylor noted there are no changes in the fee structure which is \$135.00 per hour for the primary attorney and \$75.00 per hour for secondary attorney services (same as last fiscal year).

A **motion** was made by Vice Chairman Jeffers and **carried 5-0** to approve the attorney contracts for the Department of Social Services for legal services with Tom Fitzgerald, Walter Cates, Julie Ramsey and Joe Weinberger as presented.

STEERING COMMITTEE FOR THE OLD HELENA SCHOOL PROPERTY:

County Manager, Heidi York presented to the Board a steering committee to work on the future use planning of the old Helena School site property. At present, the Board has committed to a satellite Emergency Medical Services facility as well as a Sheriff's satellite office with an estimated cost to up-fit the facility for these purposes is \$181,725 as approved in the Board's Fiscal Year 2014 Capital Improvement Plan. Ms. York noted other tentative plans include satellite classrooms for Piedmont Community College as well as a potential library location.

Ms. York stated the Steering Committee will be tasked with developing recommendations for use of this facility including a projected timeframe with both short and long range visioning and development of a budget for the Board's consideration. These recommendations will require community input into this important planning process. Ms. York noted the list below reflects interested participants in this project who have agreed to sit on the Steering Committee:

Dr. Walter Bartlett, PCC President
Mike Dossett, PCC
Jim Thomasson, citizen
Paul Hair, citizen
Commissioner Frances Blalock
Heidi York, County Manager
John Hill, Recreation, Arts, & Parks Director
Erin Ganey, Director of the Cultural Arts Program at the Kirby
Ray Foushee, General Services Director
Christy Bondy, Library Director

Chairman Clayton suggested adding Margaret Bradsher. Ms. Bradsher, present in the audience, agreed to participate on the Steering Committee.

Commissioner Newell suggested someone from the Brooks family, in particular, Roy Brooks, be contacted for interest in serving on the Steering Committee.

It was the consensus of the Board to approve the Steering Committee for the old Helena School site property with potential to add more, interested participants, if appropriate.

CHAIRMAN'S REPORT:

Chairman Clayton congratulated Vice Chairman Jeffers on his outstanding achievement to be inducted as the Person County's first representative on August 24, 2013 as President of the NC Association of County Commissioners.

MANAGER'S REPORT:

County Manager, Heidi York stated she would be out of the office on Friday attending the NC Association of County Commissioners' conference.

Ms. York reported that Springsted Consulting has begun the process with county employees to study the classification and compensation with a recommendation coming to the Board this fall.

COMMISSIONER REPORT/COMMENTS:

Commissioner Blalock reported her attendance at a Kerr Tar sponsored seminar on Water Quality to which she has shared information with the County Manager noting there are 25 web links under kt.waterquality.com. Commissioner Blalock stated the Library will display information on watersheds, water quality, etc. and suggested the media cover this issue as well.

Vice Chairman Jeffers asked any Board members and staff in attendance at the NC Association of County Commissioners' swearing-in ceremony to join him on stage as customary.

Commissioners Newell and Puryear had no report or comments.

CLOSED SESSION #1

A **motion** was made by Vice Chairman Jeffers and **carried 5-0** to enter into Closed Session at 11:02 am per General Statute 143-318.11(a)(6) for the purpose to discuss personnel with the County Manager and the Clerk to the Board permitted to attend.

Chairman Clayton announced a brief break prior to the Closed Session. Closed Session was called to order at 11:08 am.

A **motion** was made by Commissioner Blalock and **carried 5-0** to return to open session at 11:32 am.

A **motion** was made by Vice Chairman Jeffers and **carried 3-2** to implement a 3% merit increase to the County Manager's salary based on her annual performance review. Chairman Clayton, Vice Chairman Jeffers and Commissioner Blalock supported the motion. Commissioners Newell and Puryear voted in opposition to the motion.

ADJOURNMENT:

A **motion** was made by Commissioner Puryear, and **carried 5-0** to adjourn the meeting at 11:33 am.

Brenda B. Reaves
Clerk to the Board

Jimmy B. Clayton
Chairman