

PERSON COUNTY BOARD OF COMMISSIONERS
MEMBERS PRESENT

MAY 15, 2017
OTHERS PRESENT

Tracey L. Kendrick
Gordon Powell
Jimmy B. Clayton
Kyle W. Puryear
B. Ray Jeffers

Heidi York, County Manager
C. Ronald Aycock, County Attorney
Brenda B. Reaves, Clerk to the Board

The Board of Commissioners for the County of Person, North Carolina, met in regular session on Monday, May 15, 2017 at 9:00am in the Commissioners' meeting room in the Person County Office Building.

Chairman Kendrick called the meeting to order. Vice Chairman Powell gave an invocation and Commissioner Puryear led the group in the Pledge of Allegiance.

DISCUSSION/ADJUSTMENT/APPROVAL OF AGENDA:

A **motion** was made by Commissioner Puryear and **carried 5-0** to approve the agenda.

RECOGNITION:

PERSON COUNTY EMS RECEIVES THE SILVER PLUS AWARD FROM AMERICAN HEART ASSOCIATION MISSION LIFELINE:

Director of Emergency Services, Douglas Young introduced to the Board Mr. John Dugan, Director of the Mid-Atlantic Affiliation of the American Heart Association which includes the state of North Carolina to recognize Person County EMS Division through its EMS Compliance Officer, Glen LaBar and EMS Operations Director, Greg White.

Mr. Dugan presented the Mission Lifeline Award to Person County EMS, a designation for EMS recognition that started in 2014 with systems of care, linking patient care from EMS initial contact to hospitals. The program recognizes EMS teams across the nation for their vital role in providing timely treatment for STEMI patients through Mission Lifeline systems of care. STEMI, a common medical term for S-T Elevation Myocardial Infraction, simply means that a patient is having an active heart attack that is recognized by the Paramedics on an EKG. In most cases, one of the major arteries in the heart is either partially or fully blocked and requires percutaneous coronary intervention (PCI) in a cardiac catheterization lab. The recognition focuses on two required metrics, 12-lead ECGs on non-traumatic chest pain patients and first medical contact (FMC) to Balloon time less than 90 minutes. The recognition requires a quality system of care with the referring PCI center, which is coordinated with the Duke AMI Coordinator Candance Van Vleet. There are three levels of awards, Bronze (1 quarter successful), Silver (1 year) and Gold (2 years). Person County EMS has been awarded the Silver Plus award, which is the highest award possible for first year applicants. This recognition truly shows the high level of care and impact that the County's paramedics are making on the citizens and visitors of Person County. The Board commended the EMS staff for their dedication and efforts achieving the elite standards.

May 15, 2017

PUBLIC HEARING:

REQUEST FROM WOODSDALE FARM, LLC FOR A SPECIAL USE PERMIT FOR A SOLAR FARM, TAX MAP A58 PARCEL 12, WOODSDALE TOWNSHIP, OWNED BY LINDSAY AND JOHN WAGSTAFF:

A **motion** was made by Commissioner Jeffers and **carried 5-0** to open the duly advertised public hearing for a request from Woodsdale Farm, LLC for a Special Use Permit for a Solar Farm, Tax Map A58 Parcel 12, Woodsdale Township owned by Lindsay and John Wagstaff.

The public hearing set to hear a request from Woodsdale Farm, LLC for a Special Use Permit for a Solar Farm, Tax Map A58 Parcel 12, Woodsdale Township owned by Lindsay and John Wagstaff required a quasi-judicial zoning decision whereby witnesses are to be sworn in and subject to cross examination, no ex parte communication and requires findings of fact. Chairman Kendrick administered the Oath of Sworn Testimony to the following individuals who would offer testimony during the public hearing:

Lori Oakley, Tom Terrell, Richard Kirkland and Jim Halley

Planning Director, Lori Oakley stated all zoning ordinance and state statutes have been met for the requirement to hold the public hearing. She gave the Board the following presentation:

May 15, 2017

PERSON COUNTY BOARD OF COMMISSIONERS

May 15, 2017

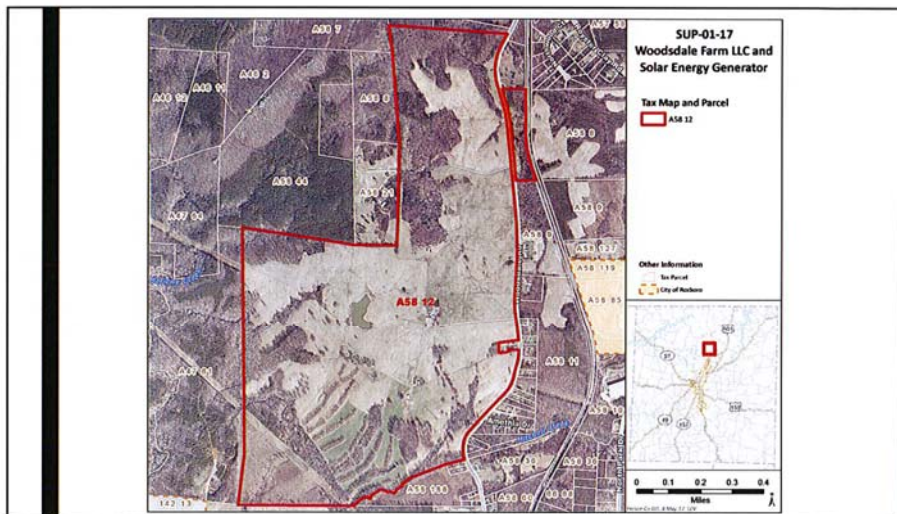
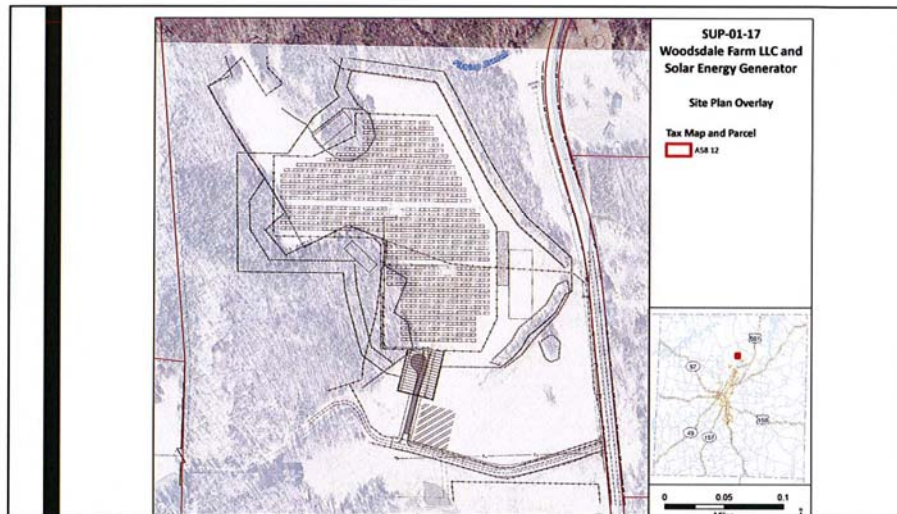
Case # SUP 01-17

Request by Woodsdale Farm, LLC for a
Special Use Permit for an electrical
generating facility (solar farm) on
Woodsdale Road (Tax Map A58 Parcel 12)
in the Woodsdale Township.

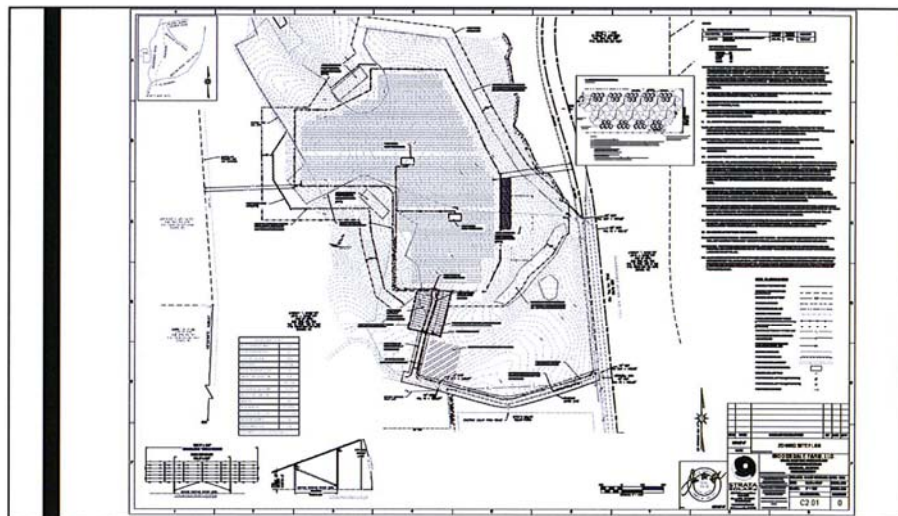
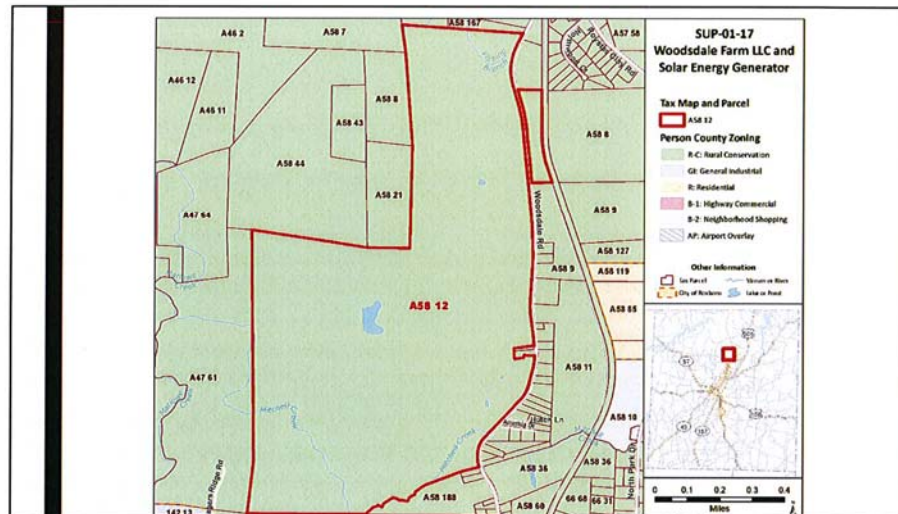
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Ms. Oakley stated the proposed solar farm lot consists of 594 acres and the solar company plans on leasing 15.75 acres out of it for the proposed solar farm. There is an existing 30 acre solar farm on the property to the south of the proposed facility, which was approved in 2013. The remainder of the acreage is used as woodlands and farmland with farm buildings and a tenant house showed on the southern portion of the property.

May 15, 2017

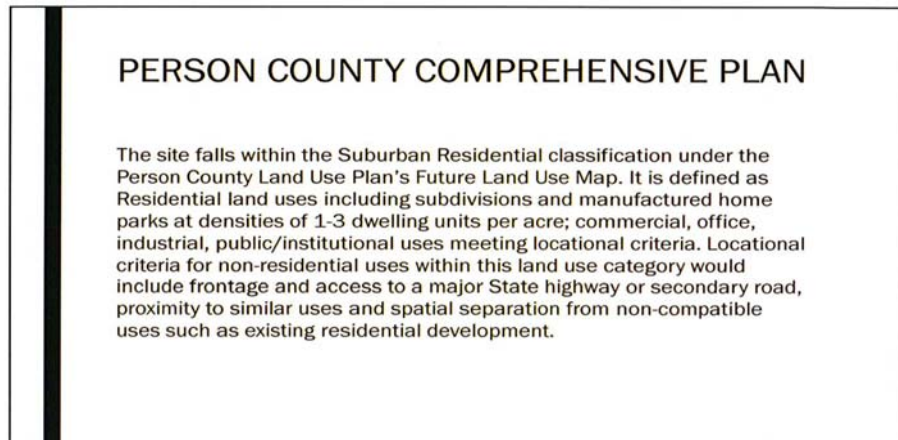
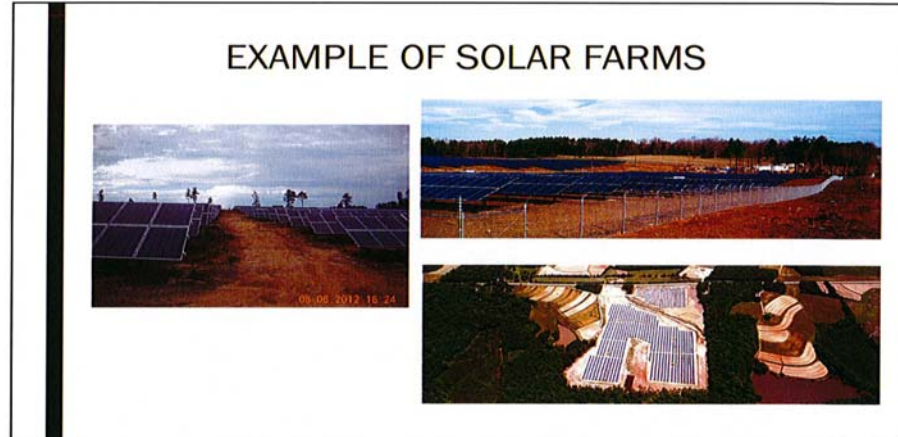


Ms. Oakley said the site was zoned RC which is Rural Conservation and the proposed solar farm required the issuance of a Special Use Permit by the Board.



The solar farm will contain rows of Photovoltaic (PV) cell panels mounted on posts set in the ground individually. The plans depict approximately 24,348 solar panels located on 1,036 racks and each panel has a 155 watt capacity.

Ms. Oakley stated the property was not located within a FEMA Flood Hazard area. It is located within the Roanoke Watershed Basin which currently has no regulations that apply to Person County. The site will not require a well or septic system, and the use will be unmanned and only visited periodically for routine maintenance. The slide below depicts current solar farms in Person County at the Airport location and on US501N toward Mayo Lake.



STAFF RECOMMENDED CONDITIONS

1. Applicant to obtain a driveway permit from NCDOT. A copy of the permit to be given to Planning and Zoning prior to issuance of a zoning permit.
2. Applicant to obtain Erosion and Sedimentation Control Plan. A copy of the approved plan and approval letter to be given to Planning and Zoning prior to issuance of Zoning Permit.
3. A final "as built" to be submitted to Planning and Zoning prior to issuance of a Certificate of Occupancy.
4. Access to the site to be minimum of 20 feet in width, parking to accommodate two vehicles (each 9' x 18") and turnaround minimum of seventy feet (driving surface) for emergency vehicles.
5. Applicant to obtain all Federal, State and Local permits that are required.
6. Applicant to meet all conditions of the Person County Zoning Ordinance.
7. Applicant will need to obtain a Zoning Permit and Building Permit from Person County prior to any construction.

PLANNING BOARD RECOMMENDATION

At the May 11, 2017 meeting of the Planning Board, the Board voted unanimously (5-0) to approve the special use permit application request for the proposed solar farm with the seven (7) conditions recommended by planning staff. The board included two (2) additional conditions to read: 1) The applicant must adhere to all signage requirements listed in Note #16 on the site plan and 2) The applicant shall provide the Planning & Zoning Department with a decommissioning plan in the event that the facility ceases to produce energy on a continuous basis for twelve (12) months. The decommissioning plan will require the solar company to return the site to its previous condition prior to the installation of the solar farm. The applicant agreed to the two (2) additional conditions.

The Board also stated that the special use permit application met all four Findings of Fact listed in Section 74.4 of the Zoning Ordinance and that the application was in keeping with the Comprehensive Plan.

COMPREHENSIVE PLAN / FINDINGS OF FACT

- The Board also needs to address the Findings of Fact listed in Section 74-4 of the Zoning Ordinance and whether this proposal is in keeping with the Person County Comprehensive Plan.

FINDINGS OF FACT

The Findings of Fact listed in Section 74.4 of the Zoning Ordinance are as follows:

- That the use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved.
- That the use meets all required conditions and specifications.
- That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity, and
- That the location and character of the use if developed according to the plan as submitted and approved will be in harmony with the area in which it is to be located and in general conformity with the comprehensive plan.

Ms. Oakley asked the Board if there were any questions.

Commissioner Jeffers asked who would buy the power from them, Duke or Piedmont. Ms. Oakley stated her understanding was that it would be Duke as that might be a question for the applicant. Commissioner Jeffers asked if that was something that was approved before it comes to the Planning Board. Chairman Kendrick stated the Utilities Commission sets up the guidelines on how much Duke Energy has to buy and from whom noting it was already approved through the utility before it gets to this point, typically.

Chairman Kendrick stated there were three proponents signed up to offer testimony; he asked them to state their name and address as they step up.

Speaking in favor (proponents) of the a request from Woodsdale Farm, LLC for a Special Use Permit for a Solar Farm, Tax Map A58 Parcel 12, Woodsdale Township owned by Lindsay and John Wagstaff were the following individuals:

Mr. Tom Terrell of 300 N. Greene Street, Greensboro representing Strata Solar stated the answer to Commissioner Jeffers question was that this had been approved by the NC Utilities Commission and Duke Energy will purchase the power. Mr. Terrell shared the following presentation with the Board:

Woodsdale Farm, LLC

Application for
Special Use Permit
For Solar Farm

A National Leader

North Carolina is the second leading
state in the nation in the growth and
development of solar energy
\$3 billion of direct investment

Person County has been at the
forefront of solar in North Carolina

About the Applicant

- Strata Solar is #1 in the Southeast in development of solar facilities
- 3rd largest solar developer in the United States
- It is a leader in solar technology and innovation
- A reputation for doing things the right way

Investment and Revenue

- One 5 MW solar farm represents approximately \$8 to \$10 million investment in county
- Annual real and personal property taxes of \$22,000 to \$25,000 per facility – much higher than for farm use

Saving Family Farms

- Solar facilities provide viable use of farmland so that families need not sell for development
- Preserve open space
- Generate family revenues that can be spent on local goods and services

SUP Standard #4

This proposed facility meets the standard that it is harmonious with the surrounding rural area
and
generally conforms with the Comprehensive Plan

R-C (Rural Conservation) District

“The purpose of this district shall to be to provide for only limited land use controls in areas with limited non-agricultural development.”

Uses Permitted by Right in R-C Districts Include

- Marinas
- ABC Stores
- Bowling Alleys
- Lowe's and Home Depot Stores
- Car Washes
- Fitness Centers
- Food Lion
- Any manufacturing use with an SUP

Harmonious with Rural Areas

- Dark at night
- You can't hear them
- No dust
- No water use
- Typically hidden by natural or planted landscaping
- Fewer cars in one month than a single family home generates in a day

Simple Posts Support Framing – Easy to remove and are recyclable



Basic and Simple Construction –
Recyclable and Removable Parts



Low to Ground; Easy to Buffer



Low Reflectively Because Designed to
Absorb – Not Reflect – Light



Similar in appearance to agricultural
buildings



Similar in appearance to agricultural
buildings



Similar in appearance to agricultural
buildings



Decommissioning

- Strata has offered as a permit condition that it provide a decommissioning plan
- Decommissioning assures the County that the facility is removed when the lease is up and land is restored to its natural condition
- Removing the facility is uncomplicated, and the pasture is returned to its natural state

Conforms with Comprehensive Plan

- Goal 1.0 – Promote a variety of land uses, while being sensitive to environment
- Goal 1.3 – Minimize conflicts between incompatible land uses
- Goal 1.4 – preserve large agricultural tracts from early development
- Land Use map – area is suitable for non-residential uses not requiring sewer

Mr. Terrell asked if there were any questions before proceeding to the next standard.

Chairman Kendrick asked a question related to the decommissioning process; would Strata or the landowner be responsible to decommission and remove. Mr. Terrell stated that Strata would be responsible noting it was in the landlord's lease as to the circumstances under which the facility has to be removed, but certainly at the end of the lease (always Strata's responsibility).

Chairman Kendrick asked about the event in 25 or 30 years when Strata decommissions, considering the possibility that Strata goes bankrupt and was no longer viable, are the funds set aside for decommissions. Mr. Terrell stated that Strata does not set aside funds for decommissioning; he added that Strata was one of the most well capitalized of all solar facilities in the country; they are one of the fastest growing solar facility, run extremely conservatively and not public but privately owned. Mr. Terrell stated that if there were a circumstance where they went bankrupt, you can get almost as much money from the recycling. Mr. Jim Halley said the salvage value was greater. Mr. Terrell stated someone could step in and remove the materials, assume ownership and sale which would exceed the costs. Chairman Kendrick stated he would contend that when he was ten years old, he didn't think that GM would take money from taxpayers either. Mr. Terrell stated the best answer was that the ultimately fall back was that someone could take over the asset that would be substantial and always these materials have had recyclable value and that recyclable value would go up over time.

Mr. Terrell then introduced Mr. Rich Kirkland, an outstanding appraiser from Raleigh noting he has studied numerous solar facilities and he will explain why solar farms have not been shown to have any impact on the value of adjoining properties.

Mr. Richard Kirkland of 9408 Northfield Court, Raleigh, and a commercial appraiser, who has been appraising the area for 20 years. Mr. Kirkland stated he received his MAI from the Appraisal Institute and regularly appraised agricultural, residential land and commercial properties. Mr. Kirkland said he also does impact study analysis which was what he looked at for this case. Mr. Kirkland noted he has been looking at solar farms and the impact on adjoining property values for about six years which included over 300 solar farm sites, mostly, and predominately in North Carolina, but also in Virginia, South Carolina and a number of other states. Mr. Kirkland said he compiles data, looking at what properties are around solar farms and the characteristics of solar farms to figure out if it is a harmonious location and also matched pairs to see if there is any impact on property values.

Mr. Kirkland said what he has found especially across North Carolina, solar farms are predominately located in places where agricultural properties meet residential uses. Mr. Kirkland noted you need a certain amount of open space to place the infrastructure and people to use the power once it is put there. Mr. Kirkland noted the subject location was a typical location to see solar farms with a mix of agricultural and residential uses.

Mr. Kirkland noted when reviewed by acreage the most common use was agricultural with the most common use by parcel being residential noting the property already has a solar farm existing on the parent tract. Mr. Kirkland stated, in his professional opinion, that the location was a harmonious location and typical for what he sees. Mr. Kirkland referred the Board to the impact study included in the board packet noting the closest adjoining home was over 500 feet away with the average distance over 3,000 feet away. Mr. Kirkland stated the matched pairs he reviewed show homes as close as 150 feet away with the average of about 280-300 feet. The distance to homes, in this case, was significantly greater than what he tends to see across the state. Focusing back to matched pairs looking at impact, Mr. Kirkland said he has looked at a number of site where there have been sales after solar farms are there. A matched pair study looks at home sales that have been next to a solar farm or land sales, noting he has looked at both, and compared to similar or identical properties that are not adjoined to solar farms to measure for an impact. Mr. Kirkland stated he had found over 12 different solar farms that found multiple matched pairs that show there is no impact on property values, specifically, there is a site in Goldsboro that he cites frequently because it is a really clean site, a textbook example of a matched pair; there was a subdivision going in before the solar farm was announced so there were home sales before the solar farm came in or before anyone knew about it; after the solar farm was put in, homes continued to be sold. Mr. Kirkland stated that when properties within that development were compared, before and after the solar farm, the same size, same style home sells for the same price per square foot. After the solar farm goes in, identical floor plans adjoining the solar farm compared to non-adjoining properties to the solar farm, sold for the same price per square foot. Mr. Kirkland added that larger homes were being built after the solar farm was put into place, so not hurting the trend for that neighborhood. Mr. Kirkland said he talked with the builder/development team, homes sold out as quickly as originally planned for this neighborhood and so it did not affect how quickly the home sold either. Mr. Kirkland said there have been resales since the subdivision was complete with property that backs up to the solar farm sold for the same price as nearby homes with the same floorplan at two and one-half years later, sold with depreciation typical for the neighborhood. Mr. Kirkland stated this one neighborhood really shows a great example of no impact on property value.

Specific to this site, Mr. Kirkland pointed out he had a matched pair that he cites off of Woodsdale Road for a sale of land right near the solar farm that happened and again, sold for a price typical to nearby land sales. Even here in Roxboro looking at this specific site, Mr. Kirkland found no impact from that solar farm. Mr. Kirkland stated that in his professional opinion, the proposed solar farm will have no impact on adjoining property values and harmonious to the area. Mr. Kirkland offered to answer questions or go into greater detail.

SUP Standard #3

The use will not substantially injure
the value of adjoining or abutting
properties

Mr. Richard C. Kirkland, Jr.
Kirkland Appraisals, LLC

SUP Standard #1

The use will not materially
endanger public health or safety

Mr. Jim Halley of 50101 Governors Drive, Suite 280, Chapel Hill finished the presentation with the following slides:

How do Solar Panels Work?

Solar panels are nothing more than collections of photovoltaic cells that absorb sunlight. The collected particles of light (photons) knock electrons free from atoms, causing a stream of electricity that is collected and delivered to a power company.

No Danger to Health or Safety

- No traffic – each site visited approximately twice a month
- No site emissions (air, water, or soil)
- No need for septic on site
- Not a cause of sedimentation
- Generally silent and less EMF emissions than background levels at perimeter of facility

Mr. Halley said one of questions that came up at the Planning meeting was what was in the panels and if it was toxic and a human health hazard. Mr. Halley stated the panels have a very thin film of metal (cadmium) sandwiched between two pieces of glass. The Toxicity Characteristic Leachate Procedures EPA test for materials, not just solar panels, is used to crush the solar panel up, run acid through the solar panels and test the liquid for any metal for detection limits. In the event that those get into the environment, get broken and acid get put onto them, Mr. Halley was confident that the metal substance was not going to leak out furthermore. Mr. Halley noted there is a recycling program for the panels and with that program, an expectation when not used to generate power, they are used at the recycling center to harvest the cadmium for reuse.

No danger to Health or Safety

- TCLP Tests demonstrate safety
- No effect on wildlife
- 24/7 monitoring from Strata headquarters

No Danger to Health of Safety

- Widespread support of solar energy by environmental organizations (EPA, Sierra Club, etc.)
- Rooftop solar systems on EPA buildings in RTP (installed 2002,'10,'11)
- Not new or experimental – over 50 years of field experience with the technology

Mr. Halley stated NC DOT permits, NC DEQ permits and the asphalt turnaround for emergency vehicles will be designed and in place before the solar farm is built.

Permit Conditions

Strata accepts all permit conditions requested by County planning staff and the Planning Board

Thank You

Strata is grateful for a chance to be a part of Person County's growth and future. It joins the Wagstaff family in asking for your support.

Questions?

13

There were no individuals appearing before the Board to speaking in opposition to the request from Woodsdale Farm, LLC for a Special Use Permit for a Solar Farm, Tax Map A58 Parcel 12, Woodsdale Township owned by Lindsay and John Wagstaff.

May 15, 2017

Chairman Kendrick asked Ms. Oakley moving forward, as seen with the cost of associated with getting rid of CRT screens in Person at the MRF center, not applicable to this project because it has gotten to this point, have Planning and Zoning look at not only the removal after the facilities are done but the possibility of setting aside fees to assure that the County taxpayers are not left holding the bill if for some reason the company that installs and agree to take it out is not viable at the end the term of the contract.

A **motion** was made by Commissioner Puryear and **carried 5-0** to close the public hearing for a request from Woodsdale Farm, LLC for a Special Use Permit for a Solar Farm, Tax Map A58 Parcel 12, Woodsdale Township owned by Lindsay and John Wagstaff.

CONSIDERATION TO GRANT OR DENY REQUEST FROM WOODSDALE FARM, LLC FOR A SPECIAL USE PERMIT FOR A SOLAR FARM, TAX MAP 58 PARCEL 12, WOODSDALE TOWNSHIP, OWNED BY LINDSAY AND JOHN WAGSTAFF:

A **motion** was made by Commissioner Puryear and **carried 5-0** to approve the request from Woodsdale Farm, LLC for a Special Use Permit for a Solar Farm, Tax Map A58 Parcel 12, Woodsdale Township owned by Lindsay and John Wagstaff as it met the findings of facts and was in keeping with the Person County Comprehensive Plan with the following conditions:

1. Applicant to obtain a driveway permit from NCDOT. A copy of the permit to be given to Planning and Zoning prior to issuance of a zoning permit.
2. Applicant to obtain Erosion and Sedimentation Control Plan. A copy of the approved plan and approval letter to be given to Planning and Zoning prior to issuance of Zoning Permit.
3. A final “as built” to be submitted to Planning and Zoning prior to issuance of a Certificate of Occupancy.
4. Access to the site to be minimum of 20 feet in width, parking to accommodate two vehicles (each 9’ x 18”) and turnaround minimum of seventy feet (driving surface) for emergency vehicles.
5. Applicant to obtain all Federal, State and Local permits that are required.
6. Applicant to meet all conditions of the Person County Zoning Ordinance.
7. Applicant will need to obtain a Zoning Permit and Building Permit from Person County prior to any construction.
8. The applicant must adhere to all signage requirements listed in Note #16 on the site plan, and
9. The applicant shall provide the Planning & Zoning Department with a decommissioning plan in the event that the facility ceases to produce energy on a continuous basis for twelve (12) months. The decommissioning plan will require the solar company to return the site to its previous condition prior to the installation of the solar farm.

INFORMAL COMMENTS:

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

Ms. Frances Blalock of 1504 Surl Mt. Tirzah Road, Timberlake commented on the following: 1) public awareness of land application of bio solids from the City of Durham to the fields on the old Allensville Road, 2) noted her opposition to House Bill 576, a bill entitled, An act to require the Department of Environmental Quality to approve aerosolization as an acceptable method for disposal of leachate and wastewater from a landfill and provide that aerosolization of leachate or wastewater that results in effluent-free production or a zero-liquid discharge does not constitute a discharge that requires a permit, and 3) requested the Board to protect the citizens to close the landfill with the solutions to build a transfer station to take the County's solid waste to Granville County with future plans to build its own facility.

Ms. Betty Blalock of 144 Tirzah Ridge, Rougemont commented on the City of Roxboro's concern related to paying more for transport of its waste to Granville County and the carbon footprint noting her opinion that the carbon footprint would decrease with transfer stations.

Ms. Tanya Evans of 84 Flat River Circle, Timberlake, and an employee of Duke Energy, provided clarity of the decisions of Duke Energy to recommend the water filtration systems over the municipal water solution for the residents that reside within the one-half mile distance from the coal ash basins based on cost effectiveness and timeliness to meet the timeline mandated by the state. Ms. Evans stated that based on the data presented by the study performed by engineers, the municipal water lines would cost \$131,000 per household with a completion date of 2019; the ION filtration system was estimated to cost between \$10,000 to \$15,000 per system with \$1,000 to \$3,000 annual maintenance costs. The state mandated Duke Energy to provide water solution by October 2018 with a recommended range of spending around \$35,000 per household. Ms. Evans stated the public municipal water lines were 10 miles from the site and would require constant flushing of the system with monitoring testing which would impact the quality for 7-8 day old water. Ms. Evans noted the study as performed by Duke University states the ash basins have not impacted the wells.

DISCUSSION/ADJUSTMENT/APPROVAL OF CONSENT AGENDA:

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

- A. Approval of Minutes of April 17, 2017,
- B. Approval of Minutes of May 1, 2017,
- C. Resolution Appointment Review Officers,
- D. Emergency Communications Network (Code Red) renewal Contract,
- E. Budget Amendment #20, and
- F. Tax Adjustments for May 2017
 - a. Tax Releases
 - b. NC Vehicle Tax System pending refunds

NEW BUSINESS:

RESOLUTION OF SUPPORT FOR A PERMANENT CLEAN WATER SOLUTION:

Commissioner Jeffers presented a Resolution of Support for a permanent clean water solution for the residents living near the coal ash basins that have been provided bottled water. Commissioner Jeffers noted the Mayo location was one of the three locations not recommended for permanent municipal water solution. Commissioner Jeffers made the motion to approve a Resolution of Support for a Permanent Clean Water Solution, and if approved, requested a copy be sent to the Governor, state representatives and the City of Roxboro.

A **motion** was made by Commissioner Jeffers and **failed 2-3** to adopt a Resolution of Support for a Permanent Clean Water Solution. Commissioners Jeffers and Clayton voted in support of the motion to adopt the resolution. Chairman Kendrick, Vice Chairman Powell and Commissioner Puryear cast the dissenting votes.

LETTER OF SUPPORT FOR REQUIRED LOCAL MATCHES AND OTHER CONTRIBUTIONS FOR P4.0 NON-HIGHWAY DRAFT PROGRAMMED PROJECTS:

General Services Director, Ray Foushee stated the Airport Commission, in conjunction with consultant, Talbert & Bright of Wilmington, have been working with the DOA and FAA related to an airport run-way extension. Mr. Foushee noted the new Master Plan for the Person County Airport was close to approval which supported an additional run-way length of 800 feet, bringing the total runway length to 6,805 feet. Mr. Foushee further noted that the FAA supports the County's need for additional run-way and would be positive in terms of economic development and a boost for the cargo activity at the airport as well as have a positive impact on fuel sales.

The Kerr-Tar Rural Planning Organization submitted this project into the NCDOT Strategic Transportation Investments Program for \$11,230,000; final approval is scheduled by the Transportation Board around June 30, 2017. In order to be considered for this grant, Person County must provide a letter of commitment for the 10% matching funds in the amount of \$1,123,000.

Mr. Foushee stated \$800,000 in funding had been earmarked for a future hangar at the airport however that funding has now been designated for this airport priority with the remaining funding to come from the County's Fund Balance as recommended by the Manager.

Mr. Foushee asked the Board for consideration and, if supportive of this grant/matching funds, authorize the County Manager to sign the letter.

A **motion** was made by Commissioner Jeffers and **carried 5-0** to authorize the County Manager to sign a letter of commitment for the required local match of \$1,123,000.

A RESOLUTION AMENDING THE PERSON COUNTY ECONOMIC DEVELOPMENT COMMISSION FOR A CHANGE IN MEMBERSHIP:

Vice Chairman Powell presented a Resolution Amending the Person County Economic Development Commission (EDC) for a Change in Membership for overall structure and the makeup of the EDC/PCBIC to the Board for consideration. Vice Chairman Powell stated he had been studying for the last several months and longer noting the current board consisted of very good and respectful people however through his research he felt a new focus and direction was needed in economic development in Person County. He said a change in the EDC structure would provide effectiveness without layers of government.

Vice Chairman Powell noted the following changes in the resolution as presented: 1) he deleted the chain of command structure proposed for the EDC Director to report directly to the Board of Commissioners thereby keeping the same chain of command as practiced currently where the EDC Director reports to the County Manager, and 2) the effective date of the resolution on July 1, 2017.

Vice Chairman Powell stated the current EDC would thereby meet for its May and June monthly meetings with the new structure beginning July 1, 2017.

Vice Chairman Powell noted his desire to continue to have the elected chair or alternate of the Board of Commissioners to serve on the EDC along with seven (7) members at-large, all appointed by the Board of Commissioners.

Commissioner Jeffers asked Vice Chairman Powell his motive and questioned was there not value having the community stakeholders, including the City of Roxboro involved with the EDC as related to the services they provide, i.e., water and sewer that the County cannot provide; he said this will cut their stake in economic development decisions. Vice Chairman Powell pointed out that the City of Roxboro Manager would still serve in an ex-officio capacity and that he desired improvement on the EDC.

Commissioner Puryear asked the County Manager if the City of Roxboro contributes funding into the PCBIC fund to which County Manager, Heidi York replied no. Commissioner Puryear said that the \$700,000 plus claw-back funds from the Force Protection initiative went into the PCBIC/EDC to which Ms. York confirmed. Commissioner Puryear asked Ms. York if there was any other funding from the Board of Commissioners or from the City of Roxboro to which Ms. York said no. Commissioner Puryear noted the funding being used by PCBIC/EDC was in principle, county funds, and by such, the Board of Commissioners should have the stake; he said if the City of Roxboro wanted to fund PCBIC, then the Board could consider their stake.

Commissioner Jeffers asked Vice Chairman Powell, in his research, did he compare Person County to neighboring counties. Vice Chairman Powell said he based his decision off new business, industry and jobs data.

May 15, 2017

Commissioner Clayton pointed out the existing EDC consists of representatives from the Chamber of Commerce, Uptown Development, Piedmont Community College, City Council (Mayor) with the City having one appointment (business rep) noting the proposal on the table was to change from leadership positions to appointments based on who you like. Commissioner Clayton stated that since the recession there was not a lot of manufacturing type jobs, but computer/technology related jobs and he felt this action was to take a step backwards.

Commissioner Puryear noted the transparency of Vice Chairman Powell to make all the Board aware of his plans to present a resolution for restructure, unlike the process spearheaded by Commissioner Clayton to add a resolution to the agenda to change the structure without notice to the committee members.

A **motion** was made by Commissioner Puryear to adopt a Resolution Amending the Person County Economic Development Commission for a Change in Membership with the changes as presented by Vice Chairman Powell.

A **substitute motion** was made by Commissioner Clayton and **failed 2-3** to defer consideration to adopt a Resolution Amending the Person County Economic Development Commission for a Change in Membership. Commissioners Clayton and Jeffers voted in support of the substitute motion while Chairman Kendrick, Vice Chairman Powell and Commissioner Puryear cast the dissenting votes.

Commissioner Jeffers added that when the EDC was last changed in its structure, the committee had not met in over a year, with checks being written using county funds, business still going on with the good ole boy network noting he supported the change to have stakeholders within the community to be involved in economic decisions. He asked who would the proposed seven (7) at-large members be, or what was the process to appoint, i.e. advertise, interviews; he further noted the proposed five (5) year term was longer than a commissioner term. Commissioner Jeffers said he would be voting against the proposed resolution as he deemed it against the current projects and the work that has been done the last five years and a vote against the current EDC Director.

The **original motion carried 3-2**. Chairman Kendrick, Vice Chairman Powell and Commissioner Puryear voted in support of the original motion. Commissioners Clayton and Jeffers cast the dissenting votes.

The adopted Resolution Amending the Person County Economic Development Commission for a Change in Membership follows:

**A RESOLUTION AMENDING THE
PERSON COUNTY ECONOMIC DEVELOPMENT COMMISSION
FOR A CHANGE IN MEMBERSHIP**

Whereas NC GS Chapter 58 authorizes counties to create county economic development commissions and to periodically make changes to such commissions; and

Whereas the Person County Board of Commissioners created the Person County Economic Development Commission at its meeting on February 16, 1981; and

Whereas that 1981 Resolution authorized the Board of County Commissioners to change the membership on the Economic Development Commission for any reason; and

Whereas the Board of County Commissioners changed the membership by action at its meeting on August 20, 2012; and

Whereas the Board of County Commissioners at its meeting on May 19, 2014 took action to further amend the resolution to change the membership and responsibilities of the board; and

Whereas the Board of County Commissioners at its meeting on June 2, 2014 took action to formalize and ratify the action at its May 19, 2014 meeting; and

Whereas the Board of Commissioners at its meeting on May 18, 2015 took action to establish an ex-officio seat for a Farmland Preservation Plan stakeholder non-voting representative; and

Whereas, the Board of County Commissioners at its meeting on January 4, 2016 took action to amend the resolution to change the composition of the title as it relates to an ex-officio, non-voting representative of Piedmont Community College; and

Whereas, the Board of County Commissioners at its meeting on January 23, 2017 amended the resolution to change the appointee of the Board of Commissioners to authorize an alternate to the Chair of the Board of County Commissioners; and

Whereas, the Board of County Commissioners at its meeting on May 15, 2017 desires to further amend the resolution to change the appointees of the Board of Commissioners in Section 2. A below.

Now therefore be it resolved that:

- 1- The 1981 resolution creating the Person County Economic Development Commission as amended is further amended as follows:
 - (a) Existing Section 2 is repealed and the following section 2 is inserted therefore:

May 15, 2017

Section 2, MEMBERSHIP, TERMS OF OFFICE, ETC.

"The commission shall consist of (8) members. The members shall be appointed for (5) year terms except for those members appointed by virtue of their respective offices, which such members shall serve for the period which they occupy those offices. The membership of the Board shall be as follows with the members serving the terms indicated by the number indicated after their names:

- A. Elected Chair or alternate of the Person County Board of Commissioners serving ex-officio with full right to vote (term of office), provided however if not present the county manager is authorized to vote.
- B. (7) Members at Large appointed by the Board of County Commissioners each for a (5) year term.

Any member of the Economic Development Commission may be removed at any time with or without cause by a majority vote of the appointment authority.

The following persons shall be permitted to participate fully in the activities of the board as non-board members but shall have no right to vote on any matter except as authorized in Section 2A above as to the County Manager:

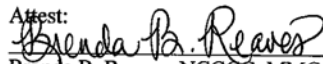
- 1- Person County Manager serving ex-officio
 - 2- Roxboro City Manager serving ex-officio
 - 3- Representative of Agricultural/Farm Community serving a (5) year ex-officio term
- (b) Existing Article Five Section 3 is amended by adding the following:
"C. The Secretary/Treasurer shall report to the Director of the Commission."
- 2- This resolution shall be effective July 1, 2017.

Adopted, this, the 15th day of May, 2017.




Tracey L. Kendrick, Chairman
Person County Board of Commissioners

Attest:


Brenda B. Reaves, NCCCC, MMC
Clerk of Board

May 15, 2017

SOLID WASTE DISPOSAL OPTIONS:

Assistant County Manager, Sybil Tate presented the Solid Waste Disposal options for Board consideration for partnering with Granville County. Ms. Tate noted the following considerations:

- Granville County staff has estimated a tipping fee of \$36/ton (currently, the City of Roxboro pays \$40.62/ton at Upper Piedmont),
- The round trip distance from Roxboro to the Granville County landfill is 56 miles which doubles the distance to the current landfill,
- Granville has expressed some preference for having a transfer station, instead of convenience centers, and
- At least one private hauler has expressed a preference for having a transfer station, instead of convenience centers

OPTION #1: County-owned transfer station; located at the old landfill

Description: Residents, private haulers, and the City would take waste to a transfer station and the county would be responsible for hauling it to Granville County.

Pros	Cons
<ul style="list-style-type: none">• Most convenient for City and private haulers,• Residents are accustomed to taking waste to a single location in the county,• Cheapest option for City (\$71K increase),• Cheapest option to private haulers,• Smallest cost increase to residents with private collection services,• Tipping fee can be charged to recover costs (\$64/ton), and• Control most of waste stream/opportunity to improve recycling rate	<p>Cost – most expensive</p> <ul style="list-style-type: none">• start-up costs estimated at \$500K (needs structural engineer assessment),• capital estimated at \$1.42M (over 30 years), and• operating estimated at \$1.38M/year <p>Special Use permit required (Planning Board and Board of Commissioners) and state permits</p>

Next steps: Begin negotiations with Granville County. Design waste stream process and funding system with consultant. Release RFP for construction improvements. Determine whether or not to contract out for operations and/or hauling.

OPTION #2: Open four (4) convenience centers

Description: Residents would take trash to convenience centers and the county would be responsible for hauling this waste to the Granville landfill. Private haulers and the City would take waste directly to Granville's landfill.

Pros	Cons
<ul style="list-style-type: none">• Cost – least expensive,• start-up costs estimated at \$900K,• capital estimated at \$724K (over 30 years),• operating estimated at \$465K/year,• Most convenient for residents,• Tipping fee can be charged to recover costs (\$66/ton), and• Control of some waste stream/opportunity to improve recycling rate	<ul style="list-style-type: none">• Special Use permit required (Planning Board and Board of Commissioners),• Most expensive for the City (+93K),• Most expensive for private haulers,• Biggest cost increase to residents for private collection, and• Can take significant amount of time to determine site locations

Next steps: Begin negotiations with Granville County. Design waste stream process and funding system with consultant. Release RFP for construction of convenience centers. Determine whether or not to contract out for operations and/or hauling. PI has expressed interest in operating the convenience center sites.

Ms. Tate stated for either option the first step would be to meet with the Granville County Commissioners for an agreed upon option and staff recommended for the County to hire a consultant.

Ms. Tate provided the following Summary of Options Evaluated:

TABLE 7:
SUMMARY OF OPTIONS EVALUATED (\$36 TIP FEE TO GRANVILLE COUNTY)

Parameter	Option #:	Convenience Ctr Option		Transfer Station Option	
		Facility w/ Compactor	Facility w/o Compactor	New Facility	Roxboro Facility
		2A	2B	3A	3B
Ave Annual Site Costs (Site Development + Equipment)	Period of Evaluation (Yrs)	30	30	30	30
Ave Annual Operation Costs		(\$54,136)	(\$28,651)	(\$131,412)	(\$71,397)
Ave Annual Hauling and Disposal Costs		(\$89,600)	(\$89,600)	(\$365,589)	(\$365,589)
Total Ave Annual Facility Costs		(\$375,389)	(\$594,367)	(\$1,018,428)	(\$1,018,428)
Annual Revenue Offset Costs (\$/ton)(2)		(\$519,125)	(\$712,617)	(\$1,515,429)	(\$1,455,414)
Landfill Disposal Fee (\$/ton)		\$66	\$91	\$66	\$64
		\$36.00	\$36.00	\$36.00	\$36.00
Annual Hauling and Disposal Cost for City (3)		(\$461,400)	(\$461,400)	(\$439,700)	(\$439,700)
Additional Costs for City of Roxboro(4)		(\$92,700)	(\$92,700)	(\$71,000)	(\$71,000)
Total Annual Disposal Costs (5)		(\$980,525)	(\$1,174,017)	(\$1,955,129)	(\$1,895,114)

Notes:

- (1) All costs provided are average over the 30-year evaluation period.
- (2) Estimated fee based on tons through the select facility.
- (3) Estimated costs identified herein include hauling following route completion and disposal.
- (4) Additional costs are compared to the current disposal option (Disposal at the Upper Piedmont Landfill).
- (5) Estimated costs for disposal of all commercial and residential waste.

Commissioner Clayton requested a RFP (Request for Proposals) for private operation of the transfer station at the old landfill (including or excluding capital cost to up-fit the existing transfer station) and to haul to Granville County with an area to drop recyclables. Commissioner Clayton suggested a meeting be set up for the Chairman and Vice Chairman of both Person and Granville Counties to keep the process moving.

Chairman Kendrick noted his support only if the County does not have to fund the operations and/or the capital up-fit costs.

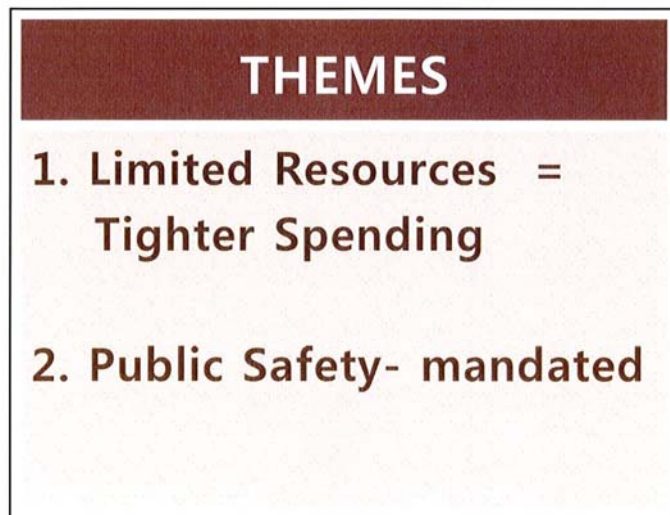
County Manager, Heidi York stated the Granville County staff have requested to meeting with Person County following the budget process, probably in late June or July.

It was the consensus of the Board to release a RFP for a private entity to quote operational and up-fitting of the transfer station at the old landfill to bring back to the Board.

PRESENTATION OF THE FISCAL YEAR 2017-2018 RECOMMENDED BUDGET:

North Carolina General Statutes require that on or before June 1, the manager present her recommended budget for the next fiscal year to the Board of Commissioners. County Manager, Heidi York presented an overview of the Fiscal Year 2017-2018 Recommended Budget along with copies of the budget document for Commissioners' review.

Ms. York shared the following presentation illustrating her proposed spending plan based upon the priorities and directions of a majority of commissioners with a commitment to conservative spending and running an efficient government.



Ms. York noted public safety as the Board's highest priority, with an emphasis on mandated services, those that are required by statute.

Ms. York stated this recommended budget represents the 11th year of a consistent tax rate.

PRIORITY-BASED SPENDING:

- No tax increase (.70 per \$100)
- Increases for public safety critical needs & mandated services
- Full funding of Economic Catalyst fund
- Funding for 1st year of fiber in CIP (\$1M)
- Increased capital for PCS & PCC

FY18 BUDGET OVERVIEW

**General Fund = \$60M
(1.3% increase)**

**All Funds = \$66M
(1% increase)**

2

Ms. York reported the Consumer Price Index for costs of goods and services are up 2.2% to 2.5% over last 12 months.

May 15, 2017

REVENUES

- \$754K increase overall
- 1 cent generates \$438,930

Primary Increases:

- Sales Tax +\$798K
- Real Property +\$231K
- DSS +\$226K
- Vehicles(DMV) +\$168K
- Total Tax Base +\$59M (FY17 \$100M)
- Fund Balance: \$2.7M, -\$736K from FY17

EXPENDITURES

Increases

- 9 public safety positions: +\$485K
- DSS/Health personnel: +\$513K
- Education funding: +\$316K

Decreases

- CIP: -\$457K
- Economic Catalyst: -\$287K
- Vehicles: -\$313K

The Manager cut \$4.3M from budget requests; there were 17 FTEs requested. Ms. York stated three of the County's mandated services cannot keep pace with their workloads- EMS, 911, DSS. In fact, both 911 & DSS are out of compliance with their staffing levels according to the state. New positions recommended are: Sheriff, 911 (2), EMS (4), DSS (2); vehicles - 8 recommended at a cost of \$187K.

COUNTY WORKFORCE FUNDING

- Merit pay included: \$195,945
- Implementation of Pay & Classification Study for Human Services: \$190K
- Health insurance: \$665.34 per emp.
8.4% increase
Total cost is \$3.4M
- Mandated state retirement contribution
+\$97K

PERSON COUNTY SCHOOLS

Requested: \$12,425,669 a 22% increase

Recommended:

- flat current expense
- increased capital by \$367K
- decreased technology by \$145K

Current Expense	Capital	Tech Capital	CIP	Debt Service	Total
\$9,376,614	\$525,996	\$474,004	\$437,893	\$869,636	\$11,684,143

PIEDMONT COMMUNITY COLLEGE

Requested: \$1,688,621 a 52% increase

Recommended:

- increased current expense by \$32K
- increased capital expense by \$62K
- no tech capital recommended

Current Expense	Capital	CIP	Debt Service	Total
\$1,143,521	\$62,100	\$243,297	\$78,513	\$1,527,431

OUTSIDE AGENCY FUNDING

- Senior Center: \$214K for debt service, insurance, maintenance
- Museum: \$38K increase (utilities and maintenance)
- Drug Court: \$10K
- Cut HALO position: -\$57K
- VFD Funding: \$579,260 operating (+2%); \$90,625 capital

WORK SESSIONS & PUBLIC HEARING

Public Hearing (Auditorium)

June 5 7:00pm

Work Sessions (Boardroom)

June 7 9:00am

June 12 5:30pm

June 15 9:00am

FOR MORE INFORMATION

**Recommended Budget Document &
Presentation can be found at
www.personcounty.net**

**Copies for viewing are located in the
Clerk to the Board's Office and at the
Library.**

County Manager's Office: 597-1720

CHAIRMAN'S REPORT:

Chairman Kendrick reported he attended a ribbon cutting for Rehabilitated Support Services located at 210 North Main Street, Roxboro.

MANAGER'S REPORT:

County Manager, Heidi York reported the Economic Development Commission will be meeting on May 18, 2017 at 8:00am.

COMMISSIONER REPORT/COMMENTS:

Vice Chairman Powell reported his attendance to County Assembly Day in Raleigh with good information for local county business; he acknowledged Commission Puryear's involvement with the Elks Lodge and its Americanism Essay Contest with over one-hundred students from grades 6-8 participating. Vice Chairman Powell commended Commissioner Puryear for being involved with a civic club involving the youth of the county.

Commissioner Jeffers reported he took his dog for a career day presentation at North End Elementary.

Commissioner Clayton reported his participation at County Assembly Day. In addition he and Vice Chairman Powell along with staff met with the Commerce Director Copeland who promoted Person County for its efforts. Commissioner Clayton commented on the State of the Research Triangle Region being more competitive and global.

Commissioner Puryear had no report.

CLOSED SESSION #1

May 15, 2017

A **motion** was made by Vice Chairman Powell and **carried 5-0** to enter into Closed Session per General Statute 143-318.11(a)(1) for the purpose to prevent the disclosure of information that is privileged or confidential pursuant to the law of this State or of the United States, or not considered a public record within the meaning of Chapter 132 of the General Statutes at 11:04am and to include the following individuals to attend: County Manager, Heidi York, Clerk to the Board, Brenda Reaves, County Attorney, Ron Aycock and Assistant County Manager, Sybil Tate.

Chairman Kendrick called the Closed Session to order at 11:07am.

A **motion** was made by Commissioner Jeffers and **carried 5-0** to return to open session at 11:18am.

ADJOURNMENT:

A **motion** was made by Chairman Kendrick and **carried 5-0** to adjourn the meeting at 11:18am.

Brenda B. Reaves
Clerk to the Board

Tracey L. Kendrick
Chairman

May 15, 2017