

**STANLY COUNTY  
BOARD OF COMMISSIONERS  
REGULAR MEETING MINUTES  
MARCH 5, 2018**

**COMMISSIONERS PRESENT:** Joseph Burleson, Chairman  
Gene McIntyre, Vice Chairman  
Scott Efird  
Bill Lawhon  
Janet K. Lowder  
Ashley Morgan  
Matthew Swain

**COMMISSIONERS ABSENT:** None

**STAFF PRESENT:** Andy Lucas, County Manager  
Tyler Brummitt, Clerk  
Jenny Furr, County Attorney

**CALL TO ORDER**

Chairman Burleson called the informal work session of the Board to order at 5:30 p.m.

**CLOSED SESSION: ECONOMIC DEVELOPMENT, CONSULT WITH COUNTY ATTORNEY**

Motion was made by Vice Chairman McIntyre, seconded by Commissioner Efird and carried by unanimous vote to go into closed session for the following: To discuss economic development in accordance with G. S. 143-318.11(a)(4) and consult with the County Attorney in accordance with G.S. 143-311(a)(3).

*The Board went into Closed Session at 5:30 p.m. and returned to open session at 5:57 p.m. The Board then proceeded to the Commissioners Meeting Room for the remainder of the meeting.*

**CALL TO ORDER**

Chairman Burleson called the regular meeting to order at 6:00 p.m. and welcomed everyone in attendance. He then gave the opening invocation and led the pledge of allegiance.

**APPROVAL / ADJUSTMENTS TO THE AGENDA**

With no amendments to the agenda, Commissioner Efird moved to approve it as presented and was seconded by Vice Chairman McIntyre. The motion carried unanimously.

### **ITEM # 1 – SENIOR SERVICES ADVISORY BOARD APPOINTMENTS**

**Presenter: Becky Weemhoff, Senior Services Director**

Ms. Weemhoff stated that four (4) advisory board members terms are expiring. Three (3) of the four (4) members, Don Morrison of Norwood, Dr. J. C. Boone and Elizabeth Hill of Albemarle have agreed to serve if reappointed. Fourth member, David Almond of Stanfield, has requested not to be reappointed after having served two (2) consecutive terms. To fill the seat vacated by Mr. Almond, the board sought a replacement from western Stanly County to provide representation from all areas of the county. Based on the Board's recommendation, Mrs. Phyllis Smith has agreed to serve and was recommended for appointment for a three (3) year term.

By motion, Commissioner Swain moved to reappoint Don Morrison, Dr. J. C. Boone and Beth Hill, and appoint Phyllis Smith with each serving a three (3) year term until October 30, 2020. The motion was seconded by Vice Chairman McIntyre and carried by a 7 – 0 vote.

### **ITEM # 2 – AWARD OF THE COUNTY AUDIT SERVICES CONTRACT FOR FY 2017-18**

**Presenter: Toby Hinson, Finance Director**

The Finance Office received a quote of \$48,500 from Thompson, Price, Scott, Adams & Co. to provide audit services for the county for FY 2017-18 which is the same cost as the previous year.

After a brief period of questions, Commissioner Efirm moved to award the audit contract to Thompson, Price, Scott, Adams & Company at the price of \$48,500. The motion was seconded by Commissioner Morgan and carried by a 7 – 0 vote.

### **ITEM # 3 – PLANNING & ZONING – ZA 18-01- REZONING REQUEST FOR JOSEPH D. WHITLEY**

**Presenter: Michael Sandy, Planning Director**

Mr. Whitley requested that a 10.9 acre tract (Tax Record # 25798/PIN# 559501052997) located on the northwest corner of NC 24/27 and Bethel Church Road in Red Cross be rezoned from RA (Residential Agricultural) to HB (Highway Business). Plans include constructing a building on the parcel for the sale of Woodmizer products. This would be a retail location and office for the business with the majority of sales done off-site. Mr. Whitley would also like to utilize the driveway on Hwy 24/27 for the business. The Planning Board met on February 12, 2018 and unanimously recommended approval of the request due to its location on a highway within a growth area and for the economic development of the county.

After a brief period of questions from the Board, Chairman Burleson declared the public hearing open. With no one coming forward to speak for or against, the hearing was closed.

Commissioner Lawhon moved to approve the rezoning request adding that the project is located on the highway within a projected growth area and promotes the economic growth of Stanly County. The motion was seconded by Commissioner Morgan and passed by unanimous vote.

#### **ITEM # 4 – UTILITIES – CONTRACT AWARDS FOR THE COUNTY WATERLINE HOOK-UP PROGRAM**

**Presenters: Donna Davis, Utilities Director and Detria Turner, Utilities Project Coordinator**

During a public bid opening on February 14, 2018, Stanly County Utilities received bids for the two (2) plumbing packages for the Waterline Hookup Program. United Plumbing & Associates of Concord, NC bid on both packages with no other bids being received. It was requested the Board award the plumbing services contracts for Group A (9 properties totaling \$14,150) and Group B (8 properties totaling \$12,100) to United Plumbing & Associates.

After a brief discussion, Commissioner Swain moved to award the plumbing services contracts for both groups to United Plumbing & Associates of Concord, NC as requested. Commissioner Efird seconded the motion. Prior to the vote, Commissioner Lawhon noted that he would support the award of both contracts to United Plumbing as requested, but expressed disappointment that no local plumbers bid on the project. Chairman Burleson added that local plumbers he had spoken with expressed concerns with the way the bid packages were drafted and concerns that United Plumbing may not be able to complete the project at the cost quoted. Ms. Davis responded that each individual home is bid independently and is monitored by the inspections department to make sure it is completed according to state plumbing code. Therefore if any issues arise they will be addressed during construction.

With no further discussion, Chairman Burleson called for a vote. The motion carried with a 7-0 vote.

#### **ITEM # 5 – SHERIFF'S OFFICE – 2017 YEAR END REVIEW**

**Presenter: Sheriff George Burris**

Sheriff Burris provided a review of the various programs and events sponsored by the Sheriff's Office during the previous year. Additionally he provided jail statistics including the number of individuals booked and released, details of the civil and patrol divisions and overall crime statistics. Sheriff Burris thanked the Board for their continued support as well as the Sheriff's Office employees for a job well done.

No Board action was required.

**ITEM # 6 – ECONOMIC DEVELOPMENT INCENTIVE INFORMATION UPDATE**

**Presenter: Andy Lucas, County Manager**

The Stanly County EDC currently identifies the availability of property tax incentive grants in all of their marketing information and on their website. The EDC Board recommended this information be updated to include more specific information and requested Board approval of the changes.

The Board participated in a discussion regarding the amount of information other counties provide on their websites, concerns that too much information will be made available without the EDC having the opportunity to talk/meet with a potential businesses, and that competitors will have access to this information as well. The County Manager responded that the amount of information found on other counties' websites varies. The information presented for consideration provides a "middle ground" and is consistent with the tax incentives approved by the commissioners in the past.

With no further discussion, Commissioner Lawhon moved to approve the request and was seconded by Commissioner Swain. Motion passed by 7-0 vote.

**See Exhibit A  
Stanly County Local Incentives**

**ITEM # 7 – CONSENT AGENDA**

**Presenter: Chairman Burluson**

- A.** Minutes – Recessed meeting of February 9, 2018 and regular meeting of February 19, 2018.
- B.** Sheriff's Office – Approval of budget amendment # 2018-37.
- C.** DSS – Approval of budget amendment # 2018-38.

By motion, Vice Chairman McIntyre moved to approve the consent agenda as presented and was seconded by Commissioner Lawhon. The motion passed by unanimous vote.

**PUBLIC COMMENT** – None.

**BOARD COMMENTS, ANNOUNCEMENTS & COMMITTEE REPORTS**

Chairman Burluson noted that new School Superintendent Dr. Jeff James and Representative Justin Burr were in attendance and thanked them for coming.

Commissioner Lowder stated that the Health & Human Services Board met the previous week and changed the time of their regular meetings to 6:00 p.m.

Commissioner Efird congratulated Leon Warren on his pending retirement and thanked him for his years of service to the county and its citizens.

Commissioner Lawhon thanked Mr. Warren for his service and commended him on a job well done. He noted that he had attended the Soil & Water Conservation Annual Banquet on February 26<sup>th</sup> which was held at the Agri-Civic Center and appreciated the opportunity to attend.

Vice Chairman McIntyre congratulated Mr. Warren as well and that he will be missed.

Chairman Burleson reminded the Board of the reception for School Superintendent Dr. James on Tuesday evening.

**ADJOURN**

With no additional items presented for discussion, Commissioner Efird moved to adjourn the meeting. His motion was seconded by Commissioner Swain and carried by a 7 – 0 vote at 6:58 p.m.

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**Joseph L. Burleson, Chairman**

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**Tyler Brummitt, Clerk**