

**STANLY COUNTY
BOARD OF COMMISSIONERS
REGULAR MEETING AGENDA
SEPTEMBER 4, 2018**

INFORMAL WORK SESSION – 5:30 P.M.

REGULAR MEETING - 6:00 P. M.

**Call to Order & Welcome – Chairman Burleson
Invocation & Pledge of Allegiance – Chairman Burleson
Approval / Adjustments to the Agenda**

SCHEDULED AGENDA ITEMS

1. RETIREMENT AWARD PRESENTATION

Glenn Misenheimer, Facilities/Solid Waste

**2. COOPERATIVE EXTENSION – PRESENTATION ON THE STATE OF
AGRICULTURE IN STANLY COUNTY**

Presenter: Samantha Foster, Extension Agent, Agriculture-Livestock

**3. POLICY CHANGES REGARDING PROCUREMENT PROCEDURES FOR
CONTRACTS USING FEDERAL FUNDS**

Presenter: Toby Hinson, Finance Director

4. PLANNING & ZONING

Presenter: Michael Sandy, Planning Director

A. ZA 18-05 – Rezoning request for Oakmont Acquisitions

1. Hold the public hearing.
2. Request the Board approve or deny the rezoning request.

B. ZA 18-06 – Rezoning request for Jason T. Gallagher

1. Hold the public hearing.
2. Request the Board approve or deny the rezoning request.

C. ZA 18-07 – Revised Language for the Solar Electric Power Generating System Overlay District, Section 618

- 1. Hold the public hearing.**
- 2. Request the Board approve or deny the text amendment.**

5. ECONOMIC DEVELOPMENT

Presenter: Andy Lucas, County Manager

A. Public Hearing – Economic Development Incentive Grant

- 1. Hold public hearing.**
- 2. Approval of the property tax incentive grant.**

B. Public Hearing – Economic Development Incentive Grant

- 1. Hold public hearing.**
- 2. Approval of the property tax incentive grant.**

C. EDC Project Management – Budget Amendment & Contract

D. EDC Board Appointments

6. PUBLIC HEARING & RESOLUTION - NO-WAKE ZONE DESIGNATION IN THE AREA OF RANDALLS FERRY ROAD AND TALON COURT

Presenter: Andy Lucas, County Manager

7. CRITERIA TO USE DESIGN-BUILD CONSTRUCTION DELIVERY METHOD FOR EMS BASE & VEHICLE FUELING SITE

Presenter: Andy Lucas, County Manager

8. CENTRALINA COG NURSING HOME ADVISORY COMMITTEE APPOINTMENT

Presenter: Andy Lucas, County Manager

9. CONSENT AGENDA

Presenter: Chairman Burleson

- A. Minutes – Regular meeting August 6, 2018.**
- B. City of Locust - Approval of fireworks display on September 15, 2018.**
- C. EMS – Approval of budget amendment # 2019-10.**
- D. Sheriff's Office – Approval of budget amendment # 2019-11.**

- E. Finance – Approval of the vehicle tax refunds for August 2018.**
- F. Facilities – Approval to surplus the listed items and sell through GovDeals.**

PUBLIC COMMENT

BOARD COMMENTS, ANNOUNCEMENTS & COMMITTEE REPORTS

ADJOURN

The next regular meeting will be Monday, October 1, 2018.



Stanly County Board of Commissioners

Meeting Date: September 4, 2018
 Presenter: Chairman Burleson

_____ | _____
 Consent Agenda | Regular Agenda

Presentation Equipment: Lectern PC* Lectern VCR Lectern DVD Document Camera** Laptop***

Please Provide a Brief Description of your Presentations format: _____

* PC is equipped with Windows XP and Microsoft Office XP (including Word, Excel, and PowerPoint), Internet connectivity and Network connectivity for County Employees.

** If you have need to use the Document Camera and zoom into a particular area, if possible please attach a copy of the document with the area indicated that you need to zoom into. A laser light is available to pinpoint your area of projection.

*** You can bring in a laptop that will allow video out to be connected at the lectern – set display to 60Mhz.

ITEM TO BE CONSIDERED

RETIREMENT AWARD PRESENTATION

Subject
 Glenn Misenheimer, Facilities Management

Requested Action

Signature: _____

Date: _____

Dept. _____

Attachments: Yes _____ No x

Review Process

Certification of Action

Approved
 Yes No Initials

Certified to be a true copy of the action taken by the Stanly County Board of Commissioners on

Finance Director _____

Budget Amendment Necessary _____

County Attorney _____

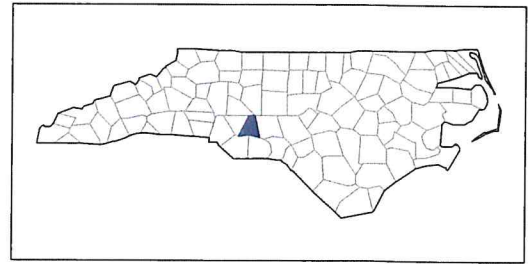
County Manager _____

Other: _____

 Tyler Brummitt, Clerk to the Board Date

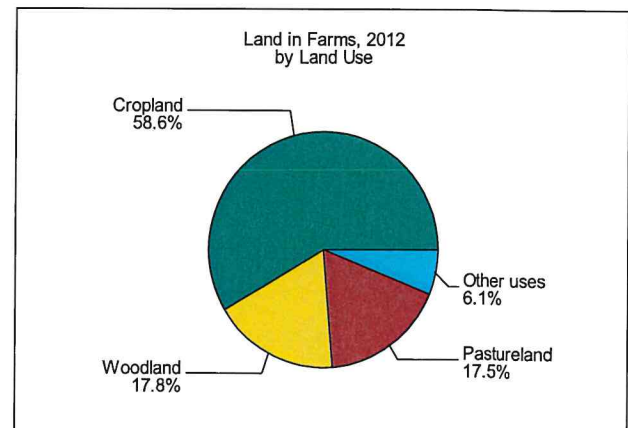
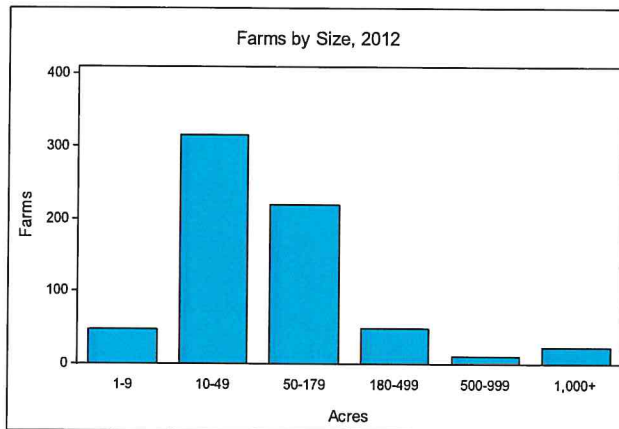
2012 CENSUS OF AGRICULTURE

COUNTY PROFILE



Stanly County North Carolina

	2012	2007	% change
Number of Farms	664	713	- 7
Land in Farms	93,071 acres	104,517 acres	- 11
Average Size of Farm	140 acres	147 acres	- 5
Market Value of Products Sold	\$96,515,000	\$106,678,000	- 10
Crop Sales \$32,646,000 (34 percent)			
Livestock Sales \$63,870,000 (66 percent)			
Average Per Farm	\$145,355	\$149,618	- 3
Government Payments	\$928,000	\$1,916,000	- 52
Average Per Farm Receiving Payments	\$5,272	\$9,826	- 46





Stanly County – North Carolina

Ranked items among the 100 state counties and 3,079 U.S. counties, 2012

Item	Quantity	State Rank	Universe ¹	U.S. Rank	Universe ¹
MARKET VALUE OF AGRICULTURAL PRODUCTS SOLD (\$1,000)					
Total value of agricultural products sold	96,515	42	100	1,204	3,077
Value of crops including nursery and greenhouse	32,646	45	100	1,421	3,072
Value of livestock, poultry, and their products	63,870	32	100	751	3,076
VALUE OF SALES BY COMMODITY GROUP (\$1,000)					
Grains, oilseeds, dry beans, and dry peas	20,489	31	100	1,226	2,926
Tobacco	-	-	74	-	436
Cotton and cottonseed	10,280	15	58	173	635
Vegetables, melons, potatoes, and sweet potatoes	(D)	86	99	(D)	2,802
Fruits, tree nuts, and berries	(D)	(D)	98	(D)	2,724
Nursery, greenhouse, floriculture, and sod	868	66	97	1,128	2,678
Cut Christmas trees and short rotation woody crops	(D)	38	50	(D)	1,530
Other crops and hay	553	67	97	2,354	3,049
Poultry and eggs	56,030	25	99	230	3,013
Cattle and calves	5,103	23	99	1,805	3,056
Milk from cows	(D)	26	52	(D)	2,038
Hogs and pigs	(D)	46	91	(D)	2,827
Sheep, goats, wool, mohair, and milk	137	16	98	1,101	2,988
Horses, ponies, mules, burros, and donkeys	74	56	93	2,055	3,011
Aquaculture	-	-	58	-	1,366
Other animals and other animal products	11	64	95	2,183	2,924
TOP CROP ITEMS (acres)					
Corn for grain	13,077	22	100	1,114	2,638
Cotton, all	13,016	18	58	196	635
Upland cotton	13,016	18	58	195	635
Soybeans for beans	12,539	44	92	1,056	2,162
Forage-land used for all hay and haylage, grass silage, and greenchop	8,669	30	98	1,767	3,057
TOP LIVESTOCK INVENTORY ITEMS (number)					
Broilers and other meat-type chickens	1,575,291	27	93	246	2,723
Turkeys	333,553	11	80	80	2,416
Pullets for laying flock replacement	(D)	21	83	(D)	2,637
Layers	(D)	36	100	(D)	3,040
Cattle and calves	12,825	24	100	1,739	3,063

Other County Highlights, 2012


Economic Characteristics	Quantity	Operator Characteristics	Quantity
Farms by value of sales:		Principal operators by primary occupation:	
Less than \$1,000	173	Farming	294
\$1,000 to \$2,499	109	Other	370
\$2,500 to \$4,999	92		
\$5,000 to \$9,999	110	Principal operators by sex:	
\$10,000 to \$19,999	58	Male	585
\$20,000 to \$24,999	6	Female	79
\$25,000 to \$39,999	25		
\$40,000 to \$49,999	7	Average age of principal operator (years)	58.5
\$50,000 to \$99,999	11		
\$100,000 to \$249,999	15	All operators by race ² :	
\$250,000 to \$499,999	10	American Indian or Alaska Native	1
\$500,000 or more	48	Asian	18
Total farm production expenses (\$1,000)	74,922	Black or African American	6
Average per farm (\$)	112,834	Native Hawaiian or Other Pacific Islander	-
		White	959
Net cash farm income of operation (\$1,000)	24,573	More than one race	1
Average per farm (\$)	37,008	All operators of Spanish, Hispanic, or Latino Origin ²	-

See "Census of Agriculture, Volume 1, Geographic Area Series" for complete footnotes, explanations, definitions, and methodology.


- Represents zero. (D) Withheld to avoid disclosing data for individual operations.

¹ Universe is number of counties in state or U.S. with item. ² Data were collected for a maximum of three operators per farm.

SCOTLAND COUNTY

Census of Agriculture - 2012		Crops - 2015		Acres Harvested	Yield	Production	Rank		
Total Acres in County	204,293	Corn for Grain: Bu.		*	*	*	*		
Number of Farms	150	Cotton: Lbs.: Production in 480 Lb. Bales		*	*	*	*		
Total Land in Farms, Acres	68,934	Hay, Other: Tons	1,710	2.55	4,370	77			
Average Farm Size, Acres	460	Peanuts: Lbs.		*	*	*	*		
Harvested Cropland, Acres	31,034	Soybeans: Bu.	12,500	22	273,000	51			
Average Age of Farmers	57.6	Sweet Potatoes: Cwt.		*	*	*	*		
Average Value of Farm & Buildings	\$248,129,000	Tobacco, Burley: Lbs.		*	*	*	*		
Average Market Value of Machinery & Equipment	\$17,090,000	Tobacco, Flue-Cured: Lbs.		*	*	*	*		
Average Total Farm Production Expense	\$479,521	Wheat: Bu.		*	*	*	*		
		Livestock				Number	Rank		
		Broilers Produced (2015)				12,800,000	18		
		Cattle, All (Jan. 1, 2016)				1,200	77		
		Beef Cows (Jan. 1, 2016)				*	*		
		Milk Cows (Jan. 1, 2016)				*	*		
		Hogs and Pigs (Dec. 1, 2015)				*	*		
		Layers (Dec. 1, 2015)				*	*		
		Turkeys Raised (2015)				*	*		
				Cash Receipts - 2015				Dollars	Rank
				Livestock, Dairy and Poultry				81,425,341	29
				Crops				10,345,192	74
		Government Payments				561,933	35		
		Total				92,332,466	40		

STANLY COUNTY

Census of Agriculture - 2012		Crops - 2015		Acres Harvested	Yield	Production	Rank		
Total Acres in County	252,836	Corn for Grain: Bu.	9,950	115		1,144,000	25		
Number of Farms	664	Cotton: Lbs.: Production in 480 Lb. Bales		*	*	*	*		
Total Land in Farms, Acres	93,071	Hay, Other: Tons	12,500	2.20	27,200	25			
Average Farm Size, Acres	140	Peanuts: Lbs.		*	*	*	*		
Harvested Cropland, Acres	50,058	Soybeans: Bu.	19,600	28	550,000	38			
Average Age of Farmers	58.5	Sweet Potatoes: Cwt.		*	*	*	*		
Average Value of Farm & Buildings	\$478,518,000	Tobacco, Burley: Lbs.		*	*	*	*		
Average Market Value of Machinery & Equipment	\$56,744,000	Tobacco, Flue-Cured: Lbs.		*	*	*	*		
Average Total Farm Production Expense	\$112,834	Wheat: Bu.	11,600	59	679,000	12			
		Livestock				Number	Rank		
		Broilers Produced (2015)				9,000,000	28		
		Cattle, All (Jan. 1, 2016)				12,500	22		
		Beef Cows (Jan. 1, 2016)				*	*		
		Milk Cows (Jan. 1, 2016)				*	*		
		Hogs and Pigs (Dec. 1, 2015)				3,000	50		
		Layers (Dec. 1, 2015)				*	*		
		Turkeys Raised (2015)				545,000	11		
				Cash Receipts - 2015				Dollars	Rank
				Livestock, Dairy and Poultry				63,872,508	33
				Crops				27,073,426	44
		Government Payments				843,055	30		
		Total				91,788,989	41		



Stanly County Board of Commissioners

Meeting Date: September 4, 2018
 Presenter: Toby R. Hinson

_____ | 3
 Consent Agenda | Regular Agenda

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*** You can bring in a laptop that will allow video out to be connected at the lectern – set display to 60Mhz.

ITEM TO BE CONSIDERED

Subject	<p>The US Office of Management and Budget has issued changes in the procurement process pertaining to contracts in which federal funds will be used to pay for the services performed. There are several procurement thresholds and procedures that have to be met when federal funds are used. This new policy will outline these new procedures that will have to be followed. For any purchasing or contracts that do not use federal funds, we can revert back to our current procurement policy that is in place.</p>
Requested Action	<p>Consider and approve this new policy outlining procurement procedures with federal funds.</p>

Signature: <u>Toby R. Hinson</u>	Dept. Finance
Date: <u>8/27 /17</u>	Attachments: Yes _____ No _____
Review Process	
	Approved
	Yes No Initials
Finance Director	___ ___
Budget Amendment Necessary	___ ___
County Attorney	___ ___
County Manager	___ ___
Other:	___ ___
Certification of Action	
Certified to be a true copy of the action taken by the Stanly County Board of Commissioners on _____ Tyler Brummitt, Clerk to the Board Date	

PROCUREMENT PROCEDURES WITH FEDERAL FUNDS STANLY COUNTY, NORTH CAROLINA

I. Purpose

The purpose of this policy is to establish guidelines that meet or exceed the procurement requirements for the purchase of goods (apparatus, supplies, materials, and equipment), services, and construction or repair projects when federal funds are being used in whole or in part to pay for the cost of the contract.

II. Policy

A. Application of Policy. This policy applies to contracts for purchases, services, and construction or repair work funded with federal financial assistance (direct or reimbursed) which includes, but is not limited to, direct grants, USDA grants and loans, CDBG funds, FEMA disaster assistance grants, and the Highway Planning, Research, and Construction Program. The requirements of this Policy also apply to any sub-recipient of the funds.

All federally funded projects, loans, grants, and sub-grants, whether funded in part or in whole, are subject to the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for federal awards (Uniform Guidance) codified at 2 C.F.R. Part 200 unless otherwise directed in writing by the federal agency or state pass-through agency that awarded the funds.

B. Compliance with Federal Law. All procurement activities involving the expenditure of federal funds must be conducted in compliance with the Procurement Standards codified in 2 C.F.R. §200.317 through §200.326 unless otherwise directed in writing by the federal agency or state pass-through agency that awarded the funds. Stanly County will follow all applicable local, state, and federal procurement requirements when expending federal funds. Should the County have more stringent requirements, the most restrictive requirement shall apply so long as it is consistent with state and federal law.

C. Contract Award. When bids are required by law, or otherwise solicited by the County, all contracts shall be awarded only to the lowest responsive responsible bidder possessing the ability to perform successfully under the terms and conditions of the contract. Consideration shall be given to contractor integrity, compliance with public policy, record of past performance, and financial and technical resources.

D. No Evasion. No contract may be divided to bring the cost under bid thresholds or to evade any requirements under this policy or state and federal law.

E. Contract Requirements. All contracts paid for in whole or in part with federal funds shall be in writing. The written contract must include or incorporate by reference the provisions required under 2 C.F.R Section § 200.326 and as provided for under 2 C.F.R. Part 200, Appendix II.

F. Contractor's Conflict of Interest. Designers, suppliers, and contractors that assist in the development or drafting of specifications, requirements, statements of work, invitation for bids or requests for proposals shall be excluded from competing for such requirements.

G. Approval and Modification. The Administrative procedures contained in this Policy are administrative and may be changed as necessary at the staff level to comply with state and federal law.

III. Procedures:

General: The administrative procedures contained within this policy are administrative and may be changed as necessary at staff level to comply with the federal Procurement Standards within this Policy. However, any policy changes must be approved by the governing body prior to becoming effective.

The Requesting Department shall procure all contracts in accordance with the requirements of this Section of the Policy.

General Procurement Standards and Procedures:

- A. **Necessity.** Purchases *must be necessary* to perform the scope of work and must avoid acquisition of unnecessary or duplicative items (no stock-piling). The Requesting Department should check with the federal surplus property agency prior to buying *new* items when feasible and less expensive. Strategic sourcing should be considered with other departments and/or agencies who have similar needs to consolidate procurements and services to obtain better pricing.
- B. **Clear Specifications.** The Requesting Department will ensure that all solicitations incorporate a clear and accurate description of the technical requirements for the materials, products, or services to be procured, and shall include all other requirements which bidders must fulfill and all other factors to be used in evaluating bids or proposals. Technical requirements must not contain features that restrict competition.
- C. **Notice of Federal Funding.** All bid solicitations must acknowledge the use of federal funding for the contract. In addition, all prospective bidders or offerors must acknowledge that funding is contingent upon compliance with all terms and conditions of the funding award.
- D. **Compliance by Contractors.** All solicitations should inform prospective contractors that they will need to comply with all applicable federal laws, regulations, executive orders, FEMA requirements, and terms and conditions of the funding award.
- E. **Fixed Price.** Solicitations must state that the bidders shall submit bids on a fixed price basis and that the contract shall be awarded on this basis unless otherwise provided for in this Policy. Cost plus percentage of cost contracts are *prohibited*. Time and materials contracts are prohibited *in most circumstances*. Time and Materials (Cost-Plus) contracts will not be used unless no other form of contract is suitable and the contract includes a "Not to Exceed" amount. A Time and materials contract shall not be awarded without the express written permission of the federal agency or state pass-through agency that awarded the funds.
- F. **Use of Brand Names.** When possible, performance or functional specifications are preferred to allow for more competition leaving the determination of how to reach the required result to the contractor. Brand names may be used only when it is impractical or uneconomical to write a clear and accurate description of the requirement(s). When a brand

name is listed, it is used as reference only and "or equal" must be included in the description.

- G. **Lease versus Purchase.** Under certain circumstances, it may be necessary to perform an analysis of lease versus purchase alternatives to determine the most economical approach. Note: This comparison is necessary for most FEMA financial assistance programs following an emergency or major disaster declaration.
- H. **Dividing Contract for M/WBE Participation.** If economically feasible, procurements may be divided into smaller components to allow maximum participation of small and minority businesses and women business enterprises. The procurement cannot be divided to bring the cost under bid thresholds or to evade any requirements under this Policy.
- I. **Documentation.** Documentation must be maintained by the Requesting Department detailing the history of all procurements. The documentation should include procurement method used, contract type, basis for contractor selection, price, sources solicited, public notices, cost analysis, bid documents, addenda, amendments, contractor's responsiveness, notice of award, copies of notices to unsuccessful bidders or offerors, record of protests or disputes, bond documents, notice to proceed, purchase order, and contract. All documentation relating to the award of any contract must be made available to the granting agency upon request.
- J. **Cost Estimate.** For all procurements costing \$250,000 or more, the Requesting Department shall develop an estimate of the cost of the procurement prior to soliciting bids. Cost estimates may be developed by reviewing prior contract costs, online review of similar products or services, or other means by which a good faith cost estimate may be obtained. Cost estimates for construction and repair contracts may be developed by the project designer.
- K. **Contract Requirements.** The Requesting Department must prepare a written contract incorporating the provisions referenced in Section II. C. "Contract Award" of this Policy.
- L. **Debarment.** No contract shall be awarded to a contractor included on the federally debarred bidder's list. Prior to preparing the contract, the Requesting Department must verify that the contractor is not on the federally debarred bidder's list.
- M. **Contractor Oversight.** The Requesting Department receiving the federal funding must maintain oversight of the contract to ensure that contractor is performing in accordance with the contract terms, conditions, and specifications.
- N. **Open Competition.** Solicitations shall be prepared in a way to be fair and provide open competition. The County shall not restrict competition by imposing unreasonable requirements on bidders, including but not limited to unnecessary supplier experience, excessive or unnecessary bonding; specifying a brand name without allowing for "or equal" products, or other unnecessary requirement that have the effect of the restricting competition.
- O. **Geographic Preference.** No contract shall be awarded on the basis of a geographic preference.

- P. **Pre-Qualification.** If time allows, contractors for construction and repair projects will be prequalified in accordance with the County's Pre-Qualification for Capital Improvement Projects. Protests for denial of prequalification will be in accordance with the pre-qualification policy.

IV. Specific Procurement Procedures

The Requesting Department shall solicit bids in accordance with the requirements under this Section of the Policy based on the type and cost of the contract.

Purchase Contracts

Service Contracts (except for A/E professional services)

Construction/Repair/Facility Improvement/Renovation

Up to Micro-purchase threshold as defined in 2 C.F.R. 200.67 (\$10,000):

Shall be procured using the Uniform Guidance "micro-purchase" procedure (2 C.F.R. §200.320(a))

Procedures are as follows:

- No bidding is required
- Price must be considered fair and reasonable
- To the extent practicable, purchases must be distributed among qualified suppliers
- Contract must be in writing (this could be in the form of a purchase order)

Purchase Contracts

Service Contracts (except for A/E Professional Services)

\$10,000 up to \$90,000:

Shall be procured using the Uniform Guidance "small-purchase" procedure (2 C.F.R. §200.320(b))

Procedures are as follows:

- Cost or price analysis is NOT required prior to soliciting bids
- Obtain **written** price quotes from an adequate number of suppliers or sources (which shall not be less than two (2) quotes)
Check specific grant as some agencies may require more than two (2) quotes
- Take affirmative steps to solicit price quotes from M/WBE vendors and suppliers as required under 2 C.F.R. §200.321
- Award contract as a Fixed Price. A Not to Exceed basis is permissible for service contracts only where obtaining a fixed price is not feasible.
- Award to lowest responsive, responsible bidder
- Contract must be in writing (purchase contracts may be in the form of a purchase order; service contracts and construction repair require use of contract template)
- **Cannot** use a cooperative purchasing program as an Exception to the Bidding

Service Contracts (\$90,000 up to \$250,000)

Purchase Contracts (\$90,000 and above)

Shall be procured using a combination of the most restrictive requirements of the Uniform Guidance “Sealed Bid” procedure (2 C.F.R. §200.320(c)) and state formal bidding procedures (G.S. 143-129).

Procedures are as follows:

- Cost or price analysis is required prior to soliciting bids
- Complete specifications or purchase description must be available to all bidders
- Public Advertisement: (Electronic Advertising is authorized)
 - Legal notice must reserve to the governing board the right to reject any or all bids only for “sound documented reasons.”
- Take affirmative steps to solicit price quotes from M/WBE vendors and suppliers as required under 2 C.F.R. § 200.321.
- Solicit from adequate number of known suppliers
- Bids must be submitted sealed
- Public Bid Opening
- Must have two (2) sealed bids submitted
- Bids may only be rejected for “sound *documented* reasons”
- Award contract as a fixed-price. A Not to Exceed basis is permissible for *service contracts only* where obtaining a fixed price is not feasible.
- Award to lowest, responsive, responsible bidder
- Contract must be in writing (purchase contracts may be in the form of a purchase order; service contracts and construction repair require use of contract template)
- **Cannot** use a cooperative purchasing program as an Exception to the Bidding
- Governing board approval is not required (per local policy, governing board has delegated award authority to County Manager)

Service Contracts (except for A/E Professional Services)

\$250,000 and above

Shall be procured using the Uniform Guidance “competitive proposal” procedure (2 C.F.R. § 200.320(d)) when the “sealed bid” procedure is not appropriate for the particular type of service being sought.

*Note: RFP’s (Competitive Proposals) can **only** be used when conditions are not appropriate for the use of sealed bids such as service contracts. This can be used for all types of contracts \$150,000 and over.*

Procedures are as follows for *competitive proposal* method:

- Publicly advertised. Formal advertisement in a newspaper is not required so long as the method of advertisement will solicit proposals from an “adequate number” of qualified firms.
- Solicit from adequate number of qualified firms
- Take affirmative steps to solicit price quotes from M/WBE vendors and suppliers as provided under 2 C.F.R. § 200.321.
- Identify evaluation criteria and relative importance of each criteria (criteria weight) in the RFP.
- All responses must be considered to the maximum extent practical.
- Must have a written method for conducting technical evaluations of proposals and selecting the winning firm.
- Award the contract to the responsible firm with most advantageous proposal taking into account price and other factors identified in the RFP.

- Governing board approval is required per local policy.
- Award the contract on a fixed-price or cost-reimbursement basis
- Must have written contract with federal contract provisions included
- **Cannot** use a cooperative purchasing program as an Exception to the Bidding

Construction/Repair/Facility Improvement/Renovation

\$10,000 up to \$250,000:

Shall be procured using the Uniform Guidance “small purchase” procedure (2 C.F.R. § 200.320(b))

Procedures are as follows:

- Cost or price analysis is not required prior to soliciting bids, although price estimates may be provided by the project designer.
- Take affirmative steps to solicit price quotes from M/WBE vendors and suppliers as required under 2 C.F.R. § 200.321.
- Obtain written price quotes from an adequate number of suppliers or sources (typically means two (2) however, verify with granting agency)
- Award Contract on a fixed-price or not to exceed basis
- Award to lowest responsive, responsible bidder
- Governing Board approval is not required
- Must have written contract with federal contract provisions included

Construction/Repair/Facility Improvement/Renovation

\$250,000 up to \$500,000:

Shall be procured using the Uniform Guidance “sealed bid” procedure (2 C.F.R. § 200.320(c))

Procedures are as follows:

- Cost or price analysis is required prior to soliciting bids (this cost estimate may be provided by the project designer).
- Complete specifications must be made available to all bidders
- Public Advertisement: Advertise the bid solicitation for a period of time sufficient to give bidders notice of opportunity to submit bids (formal advertisement in a newspaper is not required so long as other means of advertising will provide sufficient notice of the opportunity to bid). The advertisement must state the date, time, and location of the public bid opening, and indicate where specifications may be obtained
- Solicit from adequate number of known suppliers
- Take affirmative steps to solicit price quotes from M/WBE vendors and suppliers as required under 2 C.F.R. § 200.321.
- Bids must be submitted sealed
- Public Bid Opening
- Must have two (2) sealed bids submitted prior to opening
- 5% Bid Bond (a bid that does not contain a bid bond cannot be counted toward the two (2) bid requirement)
- Performance and Payment Bonds for 100% of contract price
- Bids may only be rejected for “sound *documented* reasons”

- Contract awarded on firm-fixed price basis
- Award to lowest responsive, responsible bidder
- Must have written contract with federal contract provisions included
- Governing Board approval is not required

*** Building Projects over \$300,000**

Note: Construction or repair contracts involving a building \$300,000 and above must also include:

1. Formal HUB (historically underutilized business) participation required under G.S. 143-128.2, including local government outreach efforts and bidder good faith efforts shall apply.
2. Separate specifications shall be drawn for the HVAC, electrical, plumbing, and general construction work as required under G.S. 143-128(a).
3. The project shall be bid using a statutorily authorized bidding method (separate-prime, single-prime, or dual bidding) as required under G.S. 143-129(a1).

Construction/Repair/Facility Improvement/Renovation

\$500,000 and above:

Shall be procured using a combination of the most restrictive requirements of the Uniform Guidance “sealed bid” procedure (2 C.F.R. § 200.320(c)) and state formal bidding procedures (G.S. 143-129)

Procedures are as follows:

- Cost or price analysis is required prior to soliciting bids (this cost estimate may be provided by the project designer).
- Complete specifications must be made available to all bidders
- Separate specifications shall be drawn for the HVAC, electrical, plumbing, and general construction work as required under G.S. 143-128(a).
- The project shall be bid using a statutorily authorized bidding method (separate-prime, single-prime, or dual bidding) as required under G.S. 143-129(a1).
- Public Advertisement: (Electronic Advertising is authorized)
 - Legal notice must reserve to the governing board the right to reject any or all bids only for “sound documented reasons.”
- Solicit from adequate number of known suppliers
- Take affirmative steps to solicit price quotes from M/WBE vendors and suppliers as required under 2 C.F.R. § 200.321.
- Good Faith MBE Requirements/Affidavits must be submitted
- Bids must be submitted sealed and in paper form.
- Public Bid Opening
- Must have three (3) sealed bids submitted before opening
- 5% Bid Bond (a bid that does not contain a bid bond cannot be counted toward the three (3) bid requirement)
- Performance and Payment Bonds for 100% of contract price
- Bids can only be rejected for “sound *documented* reasons”
- Contract awarded on firm-fixed Price basis
- Award to lowest, responsive, responsible bidder
- Must have written contract with federal contract provisions included
- Governing Board approval is required (cannot be delegated)

- Governing board may reject any and all bids only for “sound documented reasons.”

Professional Services (Architectural and Engineering Services)

Under \$250,000

Shall be procured using the state “Mini-Brooks Act” requirements (G.S. 143-64.31)

Procedures are as follows:

- Issue a Request for Qualifications (RFQ) to solicit qualifications from qualified firms
- Advertisement: Solicit only - Newspaper is not required.
- Price (other than unit cost) shall not be solicited in the RFQ.
- Take affirmative steps to solicit price quotes from M/WBE vendors and suppliers as provided for under 2 C.F.R. § 200.321.
- Evaluate the qualifications of respondents based on the evaluation criteria developed by the Requesting Department.
- State licensure requirements apply
- Rank respondents based on qualifications and select the best qualified firm.
- Price cannot be a factor in the evaluation.
- Preference may be given to in-state (but not local) firms.
- Negotiate fair and reasonable compensation with the best qualified firm. If negotiations are not successful, repeat negotiations with the second-best qualified firm.
- Award the contract to best qualified firm with whom fair and reasonable compensation has been successfully negotiated.
- Must be a fixed price or not to exceed contract type for services
- Governing board approval is not required.
- Must have written contract with federal contract provisions included

Professional Services (Architectural and Engineering Services)

\$250,000 and over

Shall be procured shall using the Uniform Guidance “**competitive proposal**” procedure (2 C.F.R. § 200.320(d)(5))

Procedures are as follows:

- Issue a Request for Qualifications (RFQ) to solicit qualifications from qualified firms
- Advertisement: Solicit only - Newspaper is not required).
- Price (other than unit cost) shall not be solicited in the RFQ.
- Take affirmative steps to solicit price quotes from M/WBE vendors and suppliers as provided for under 2 C.F.R. § 200.321.
- Identify the evaluation criteria and relative importance of each criteria (the criteria weight) in the RFQ.
- Proposals must be solicited from an “adequate number of qualified sources” (an individual federal grantor agency may issue guidance interpreting “adequate number”).
- Must have a written method for conducting technical evaluations of proposals and selecting the best qualified firm.

- Consider all responses to the publicized RFQ to the maximum extent practical.
- Evaluate qualifications of respondents based on the evaluation criteria developed by the Requesting Department
- Rank respondents based on qualifications and select the most qualified firm.
- Preference may be given to in-state (but not local) firms provided that granting the preference leaves an appropriate number of qualified firms to compete for the contract given the nature and size of the project.
- Price cannot be a factor in the initial selection of the most qualified firm.
- Negotiate fair and reasonable compensation with the best qualified firm. If negotiations are not successful, repeat negotiations with the second-best qualified firm.
- Award the contract to best qualified firm with whom fair and reasonable compensation has been successfully negotiated.
- State licensure requirements apply
- Must be a fixed price or not to exceed contract type for services
- Governing board approval is not required.
- Must have written contract with federal contract provisions included

Note1: Geographic preference can be given (in-state) as long as there is an appropriate number of qualified firms given the size of the project

Note 2: RFQ process cannot be used for general consulting services or other services not defined by state law or PDAT Supplement, Section V-15 even if those services can be performed by an architectural or engineering firm.

V. Exceptions

Non-competitive contracts are allowed *only* under the following conditions and with the written approval of the federal agency or state pass-through agency that awarded the federal funds:

- A. **Sole Source.** A contract may be awarded without competitive bidding when the item is available from only one source. The Requesting Department shall document the justification for and lack of available competition for the item. A sole source contract must be approved by the governing board.
- B. **Public Exigency.** A contract may be awarded without competitive bidding when there is a public exigency. A public exigency exists when there is an imminent or actual threat to public health, safety, and welfare, and the need for the item will not permit the delay resulting from a competitive bidding.
- C. **Inadequate Competition.** A contract may be awarded without competitive bidding when competition is determined to be inadequate after attempts to solicit bids from a number of sources as required under this Policy does not result in a qualified winning bidder.
- D. **Federal Contract.** A contract may be awarded without competitive bidding when the purchase is made from a federal contract available on the U.S. General Services Administration schedules of contracts.

- E. Awarding Agency Approval.** A contract may be awarded without competitive bidding with the express written authorization of the federal agency or state pass-through agency that awarded the federal funds so long as awarding the contract without competition is consistent with state law.

Adopted this 4th day of September, 2018.

Joseph L. Burleson, Chairman

Tyler Brummitt, Clerk to the Board



Stanly County Board of Commissioners

Meeting Date: September 4, 2018
 Presenter: Michael Sandy

Consent Agenda | Regular Agenda **X 4A**

Presentation Equipment: Lectern PC* Lectern VCR Lectern DVD Document Camera** Laptop***

Please Provide a Brief Description of your Presentations format: Verbal only

* PC is equipped with Windows XP and Microsoft Office XP (including Word, Excel, and PowerPoint), Internet connectivity and Network connectivity for County Employees.

** If you have need to use the Document Camera and zoom into a particular area, if possible please attach a copy of the document with the area indicated that you need to zoom into. A laser light is available to pinpoint your area of projection.

*** You can bring in a laptop that will allow video out to be connected at the lectern – set display to 60Mhz.

ITEM TO BE CONSIDERED

PUBLIC HEARING PLANNING AND ZONING

Subject

ZA 18-05 Oakmont Acquisitions requests the rezoning of 31 acres of a 57 acre tract located on Buster Road, southwest of Lighthouse Road near Oakboro and a 2.93 acre tract located at 16869 Buster Road from RA(Residential Agricultural) to M2(Heavy Industrial) Tax Record #862, 10988; PIN 559302856210, 559304747869

The Planning Board reviewed this request at its meeting on August 14, 2018 and voted unanimously to recommend approval.

Requested Action

It is requested that the Board of Commissioners hold a public hearing on this rezoning request and then approve or deny the rezoning request. If approved the Board should adopt the following statement or similar as part of their motion: "This rezoning will connect with other parcels already zoned for industrial development".

Signature: _____

Dept. **Planning**

Date: _____

Attachments: Yes No x

Review Process

Certification of Action

Approved		Initials
Yes	No	
Finance Director	___	___
Budget Amendment Necessary	___	___
County Attorney	___	___
County Manager	___	___
Other:	___	___

Certified to be a true copy of the action taken by the Stanly County Board of Commissioners on

 Tyler Brummitt, Clerk to the Board Date



PLANNING DEPARTMENT
1000 N. 1st Street, Suite 13-B
Albemarle, NC 28001
704-986-3667

MEMORANDUM

To: Stanly County Board of Commissioners
From: Michael Sandy, Planning Director, AICP, CZO
Date: August 20, 2018
RE: ZA 18-05
Property located on Buster Road, southwest of Lighthouse Road, 16869 Buster Road, Oakboro
Tax Record Numbers 862, 10988
PIN 559302856210, 559304747869

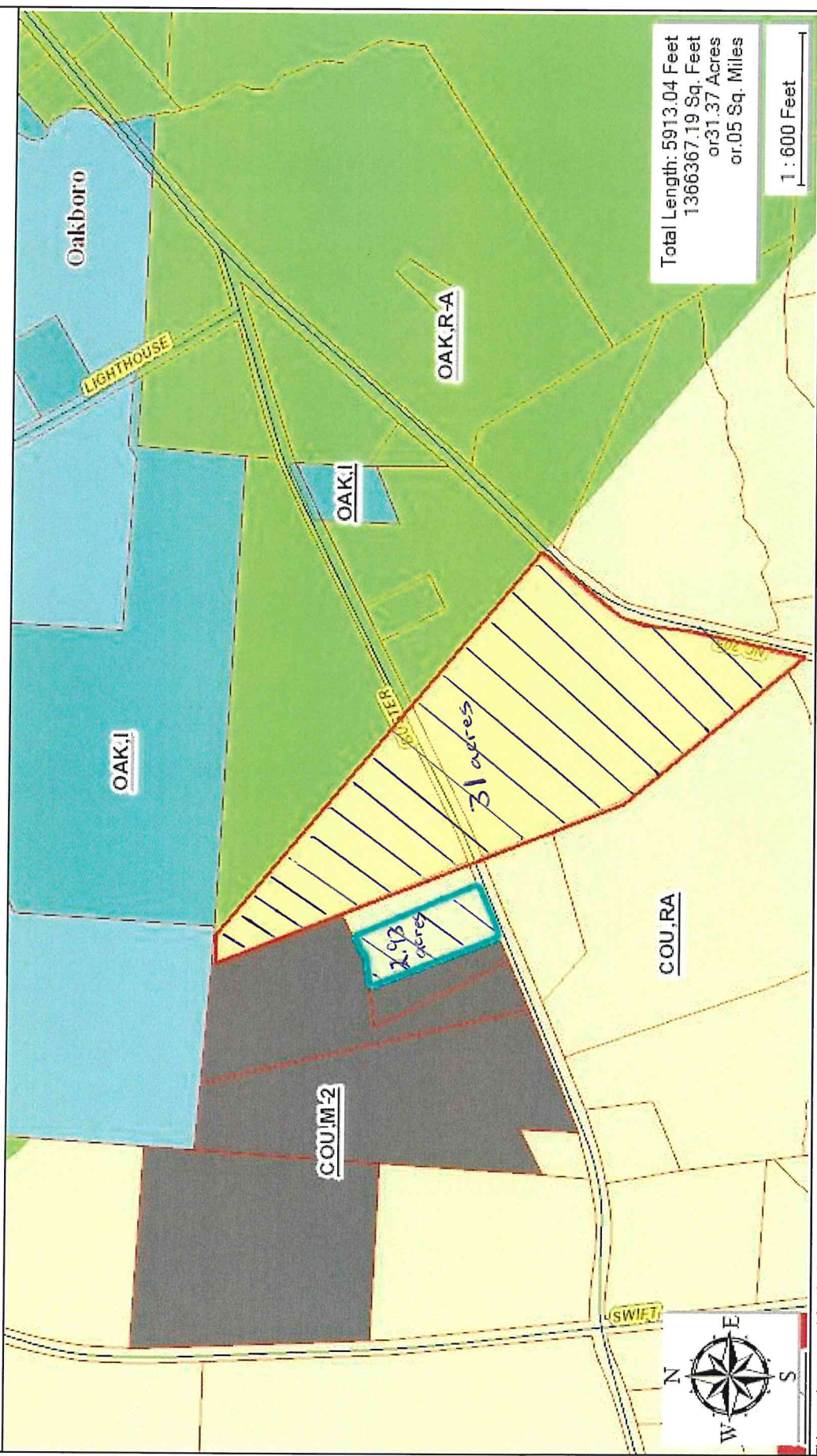
A handwritten signature in black ink, appearing to be 'MS', is located to the right of the 'From:' field.

ZA 18-05 Oakmont Acquisition requests the rezoning of 31 acres of a 57 acre tract located on Buster Road, southwest of Lighthouse Road near Oakboro and a 2.93 acre tract located at 16869 Buster Road from RA(Residential Agricultural) to M2(Heavy Industrial) Tax Record #862, 10988; PIN 559302856210, 559304747869

Oakmont Acquisition requests that 31 acres of a 57 acre tract located on Buster Road and a 2.93 acre tract located at 16869 Buster Road, Oakboro, be rezoned to M2 – Heavy Industrial. The property is currently zoned RA – Residential Agricultural. The lots surrounding this property are also in residential and industrial districts. The remaining acreage in the first tract is located within the Town of Oakboro’s zoning jurisdiction. An application is also being submitted to Oakboro requesting rezoning of their section to industrial. Other adjacent parcels owned by Oakmont Acquisition are already zoned for industrial purposes. These properties are currently either used for residential or agricultural purposes. An industrial facility is proposed for these parcels and the other nearby properties owned by Oakmont Acquisition. The parcel at 16869 Buster Road contains a residence and outbuildings. Buffers are required between any industrial or commercial property and any residential zoning.

These parcels are located in a growth area per the 2010 Stanly County Land-Use Plan. Traffic on Buster Road in this area averages 530 vehicles per day and on NC 205 averages 1700 vehicles per day according to the 2015 NCDOT traffic count.

Planning staff recommends approval of this request since this property is located in a growth area and would be economically beneficial to the county. The Stanly County Planning Board reviewed this rezoning request at their August 14, 2018 meeting and unanimously recommends it for approval by the County Commission.

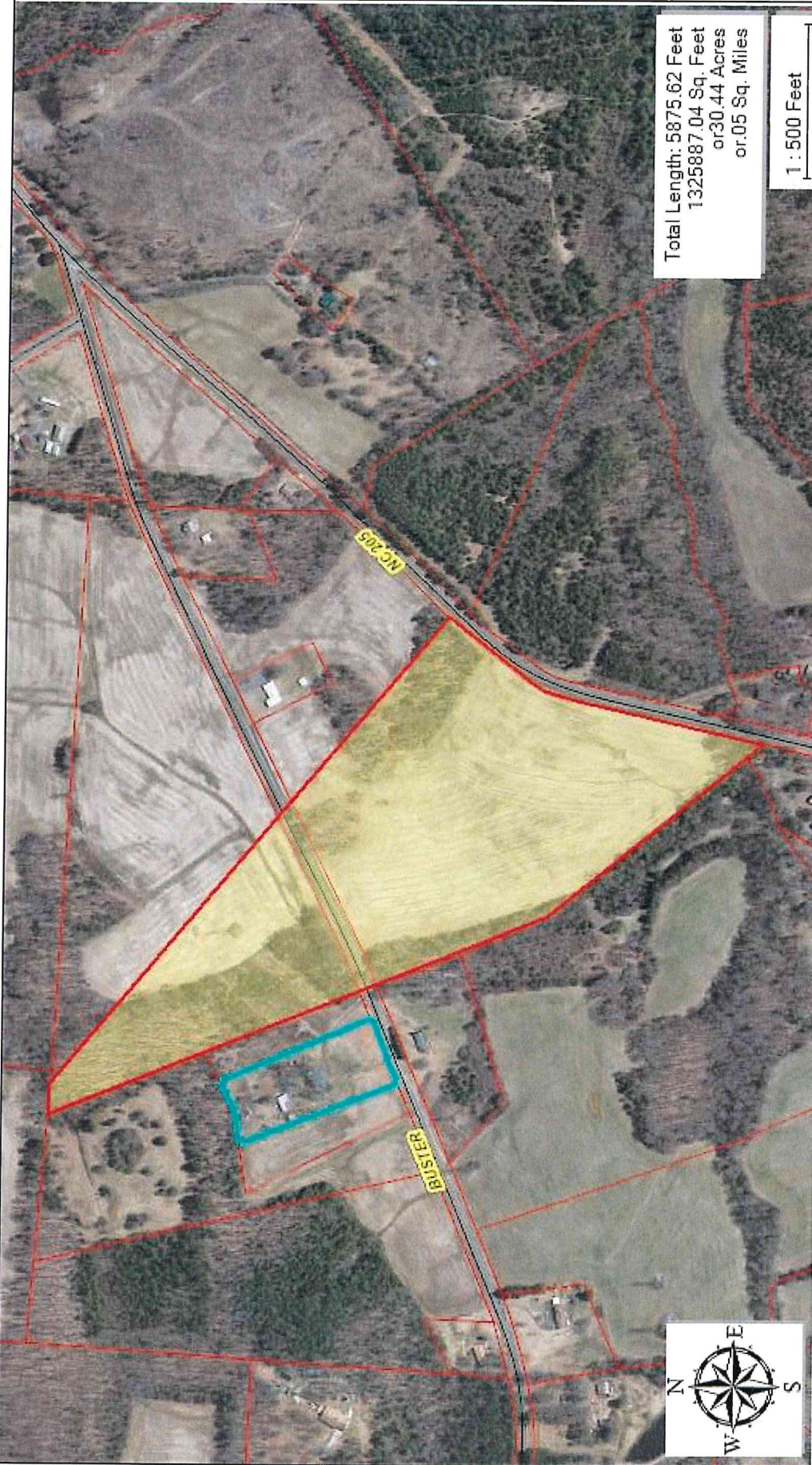


Total Length: 5913.04 Feet
1366367.19 Sq. Feet
or 31.37 Acres
or .05 Sq. Miles

1 : 600 Feet

This map is prepared for the inventory of Real Property found within this jurisdiction, and is compiled from recorded deeds, plats and other public records and data. Users of the map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. The Stanly County Geographic Information Systems Division of the Office of Information Technology assumes no legal responsibility for the information contained on this map. Also, when the deeds and or plats are viewed for a parcel, the Stanly County Register of Deeds Office makes no guarantees regarding the collection, accuracy, authenticity, or use of these records. The web site is for informational use and convenience only. The Register of Deeds shall in no way be held responsible for errors or omissions in these records nor for any actions resulting from their use. The official records are kept in the Stanly County Register of Deeds Office. To view deeds on this site you must install the AlternaTIFF viewer. To install, please visit <http://www.alternatiff.com/install-ie/> Warning: City of Norwood: Within the city limits of Norwood any improvements such as boathouses or piers that have been built on land owned by Duke Energy are considered to be located on leased land and therefore will not be found using this program. These improvements are also not considered to be located within the city limits of Norwood and are taxed accordingly. These leased land records can be identified by going to StanlyTax.com. If a property is located on Lake Tillery in Norwood has a parcel number of 1234 then the tax bill for the waterfront improvements located on Duke Energy property could be found by placing an LL01 after the parcel number. On StanlyTax.com search by Parcel / Record number and enter 1234LL01 for this example.

 = Area to be rezoned



Total Length: 5875.62 Feet
1325887.04 Sq. Feet
or 30.44 Acres
or 0.05 Sq. Miles

1 : 500 Feet



This map is prepared for the inventory of Real Property found within this jurisdiction, and is compiled from recorded deeds, plats and other public records and data. Users of the map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. The Stanly County Geographic Information Systems Division of the Office of Information Technology assumes no legal responsibility for the information contained on this map. Also, when the deeds and or plats are viewed for a parcel, the Stanly County Register of Deeds Office makes no guarantees regarding the collection, accuracy, authenticity, or use of these records. The web site is for informational use and convenience only. The Register of Deeds shall in no way be held responsible for errors or omissions in these records nor for any actions resulting from their use. The official records are kept in the Stanly County Register of Deeds Office. To view deeds on this site you must install the AlternatIFF viewer. To install, please visit <http://www.alternatiff.com/install-ie/> Warning: City of Norwood: Within the city limits of Norwood any improvements such as bathhouses or piers that have been built on land owned by Duke Energy are considered to be located on leased land and therefore will not be found using this program. These improvements are also not considered to be located within the city limits of Norwood and are taxed accordingly. These leased land records can be identified by going to StanlyTax.com. If a property is located on Lake Tillery in Norwood has a parcel number of 1234 then the tax bill for the waterfront improvements located on Duke Energy property could be found by placing an LL01 after the parcel number. On StanlyTax.com search by Parcel / Record number and enter 1234LL01 for this example.



Stanly County Planning Board August 14, 2018 - Meeting Minutes

Call to Order

Chairman Robert Loflin called the meeting to order on August 14, 2018, at 7:00 p.m. in the Commons Meeting Room at 1000 N First Street, Albemarle, North Carolina. Bob Remsburg served as Clerk of the meeting.

Chair Loflin asked Mr. Remsburg to call the roll.

Stanly County Planning Board Members Attending

Terry Smith, Vice-Chair

Robert Davis

Robert Loflin, Jr., Chair

Kevin Brickman

John Eckman, III

Frank Sparger

Planning Board Members Absent:

Ned Stallings

Stanly County Planning Staff Attending

Bob Remsburg, Planner I

Others Present: Ronnie Burluson and Alan Love registered to speak. Several property owners and others were present. Charles Brown and Max Justice were present to represent Oakmont Acquisition.

The Chair invited the board to review the minutes of the previous meeting which was held on May 29, 2018.

Motion: John Eckman made a motion to approve the May 29, 2018 minutes as written.

Second: Frank Sparger seconded the motion.

Action: The Board unanimously approved the motion.

Chair Loflin announced the purpose of this meeting was to consider two requests to rezone parcels in the county and an amendment to Section 618 of the Zoning Ordinance.

The chair introduced the first case:

ZA 18-05 Oakmont Acquisition requests the rezoning of 31 acres of a 57 acre tract located on Buster Road, southwest of Lighthouse Road near Oakboro and a 2.93 acre tract located at 16869 Buster Road from RA(Residential Agricultural) to M2(Heavy Industrial). Tax Record #862, 10988; PIN 55302856210, 559304747869 .

Mr. Loflin invited Mr. Remsburg to report on Case ZA 18-05.

Mr. Remsburg shared:

Oakmont Acquisition requests that 31 acres of a 57 acre tract located on Buster Road and a 2.93 acre tract located at 16869 Buster Road, Oakboro, be rezoned to M2 – Heavy Industrial. The property is currently zoned RA – Residential Agricultural. The lots surrounding this property are also in residential and industrial districts. The remaining acreage in the first tract is located within the Town of Oakboro’s zoning jurisdiction. An application is also being submitted to Oakboro requesting rezoning of their section to industrial. Other adjacent parcels owned by Oakmont Acquisition are already zoned for industrial purposes. These properties are currently either used for residential or agricultural purposes. An industrial facility is proposed for these parcels and the other nearby properties owned by Oakmont Acquisition. The parcel at 16869 Buster Road contains a residence and outbuildings.

These parcels are located in a growth area per the 2010 Stanly County Land-Use Plan. Traffic on Buster Road in this area averages 530 vehicles per day and on NC 205 averages 1700 vehicles per day according to the 2015 NCDOT traffic count.

Planning staff recommends approval of this request since this property is located in a growth area and would be economically beneficial to the county.

Chair Loflin invited Mr. Charles Brown to speak concerning his request.

Mr. Brown used a map to illustrate the location of the project and indicate the other parcels already owned and zoned industrial by Oakmont Acquisition. These parcels were rezoned about 8-years ago. He pointed out which parcels were being rezoned and that portions of one parcel were within the Oakboro ETJ. Mr. Brown indicated that Oakmont would be requesting that Oakboro rezone their portion of the larger tract. Oakmont may acquire some additional property in the future and would return to request it to be zoned for industrial use.

Frank Sparger asked if other tracts would be rezoned. Mr. Brown indicated that was likely, but that Oakmont had not acquired other nearby parcels at this point.

Mr. Brown was asked if he could share information about the proposed development with the Board. Mr. Brown introduced Max Justice, an attorney from Charlotte representing Oakmont. He answered the question by stating that this was for a potential manufacturing project. A firm has interest in utilizing the property.

The Chair invited any others to come speak in favor of the request. No one came forward.

The Chair invited any to speak against the request.

Mr. Alan Love of Oakboro came forward. Mr. Love reported that he owns adjacent land across NC 205 from the property. He shared that his main concern was for the protection of adjoining properties from run-off and other environmental issues. Creeks and streams run through the property onto adjacent land. Silt and chemicals could create a problem for wildlife. Buffers would be needed. Board members asked Mr. Remsburg if buffers would be required. Mr. Remsburg responded that wherever a commercial or industrial use adjoins a residential use, a buffer is required. He also shared that stream buffers are also required.

Charles Brown spoke and shared that Oakmont would want to do what is right and follow the ordinance requirements. They would want to be sure the environment is protected. Mr. Love indicated that he was ok with progress, he just wants to see it done well. He was OK with the buffers.

There being no further comments, Chair Loflin invited the Board members to offer a motion.

Motion: Frank Sparger made a motion to recommend that the Board of County Commissioners approve the rezoning of the 31 acres and the 2.93 acres owned by Oakmont Acquisition to M2(Heavy Industrial) because it is located in a growth area adjacent to other industrial property.

Second: John Eckman seconded the motion.

Action: The Board unanimously approved this motion.

The chair advised that the request to change the zoning on the lots will now go before the Board of Commissioners at their September 4, 2018 meeting at 6:00 PM.

The chair introduced the second case:

ZA 18-06 Jason T. Gallagher request the rezoning of 1.52 acres of a 4.25 acre tract located at 40136 Old Salisbury Road, New London, from RA(Residential Agricultural) to HB(Highway Business) Tax Record #137663, PIN 663103011874

The chair requested that Mr. Remsburg present the second case, ZA18-06.

Mr. Remsburg shared:

Jason T. Gallagher requests that 1.52 acres of his property located at 40136 Old Salisbury Road, New London, be rezoned to HB – Highway Business. The property is currently zoned RA – Residential Agricultural. The lots surrounding this property are also in the RA District. The adjacent properties are either used for residential or agricultural purposes. Mr. Gallagher is proposing to use the 1.52 acres at the front portion of his property for the construction and operation of a mini-storage facility. An occupied mobile home is located on the rear section on the property and would remain in place. The HB district is appropriate for general retail uses included rental storage facilities.

This parcel is currently an open field and is located in a growth area per the 2010 Stanly County Land-Use Plan. Traffic on Old Salisbury Road in this area averages 1,200 vehicles per day according to the 2015 NCDOT traffic count.

Planning staff recommends approval of this request since this property is located in a growth area and would be economically beneficial to the county.

Chair Loflin invited Mr. Jason Gallagher, owner of the property to speak concerning this request.

Mr. Gallagher came forward and shared that he has wanted to develop a small business and has determined that a mini-storage facility would be a good use of a portion of his property on Old Salisbury Road. There are no storage facilities in the immediate area and this is reasonably near Pfeiffer University. He does not live on the property but leases the mobile home which is

located further back from the proposed project. He would likely put in a new driveway and plans to construct a 30x80 building with 16 units. This building would be located close to the road.

Board members asked whether the project would be gated or open. Mr. Gallagher stated that there would like be a fence along the front, but not likely to enclose the whole building. He was also asked if this would be paved or gravel. Mr. Gallagher said it would be gravel to start and may be paved later. A paved entrance apron will likely be required by NC DOT.

The Chair invited any others to come speak in favor of the request. No one came forward.

The Chair invited any to speak against the request.

Mr. Ronnie Burleson, neighbor from Burris-Burleson Road came forward to oppose the request. He has farms in five counties and, as a small business owner, he is afraid that Mr. Gallagher is setting himself up for failure due to the rural nature of the area. He considers this a spot zoning since there is no commercial zoning of any type along Old Salisbury Road from Richfield to Albemarle. Mr. Burleson thinks that this should be in Richfield or New London. He also was concerned about the potential for folks coming to the area to break into the storage units.

Jason Gallagher stated that he hoped this would be a good asset to the community. That it would be accessible to many and he feels that this is a good location.

Bob Davis asked about how soon he hoped to fill the units. Mr. Gallagher stated that he hoped to having them full in 6-10 months. He believes that people will come 5-10 miles to a storage facility.

Mr. Sparger pointed out that while there are no highway business zoned properties adjacent, the property is in a growth area and it has to begin somewhere. Mr. Sparger expressed that while Mr. Burleson's concern about the viability of the project was admirable, it was not within our scope of responsibility whether it is a successful enterprise.

Linda Gilbert of 1228 Autumn Lane and owner of nearby property came forward and expressed her desire to keep the area residential and farmland. This would change the look of the neighborhood.

The Board discussed the proposal. Terry Smith expressed his concerns about the lack of fencing and feels that more planning is needed by Mr. Gallagher. Mr. Remsburg pointed out that buffering would be required between the commercial property and the residential properties.

There being no further comments or discussion, Chair Loflin invited the Board members to offer a motion.

Motion: Bob Davis made a motion to recommend that the Board of County Commissioners deny the rezoning request by Jason Gallagher for 1.52 acres to HB(Highway Business) because the project is surrounded by residential properties.

Second: Kevin Brickman seconded the motion.

Action: The Board approved the motion recommending denial by a vote of 4-2.

Mr. Remsburg advised that it was up to Mr. Gallagher whether to carry the case forward to the Commissioners. If the request to change the zoning on the lots goes before the Board of Commissioners it will be considered at their September 4, 2018 meeting at 6:00 PM.

The chair introduced the third item:

ZA 18-07 Section 618 SEPGS Overlay District text amendment

The chair requested that Mr. Remsburg present the second case, ZA18-07.

Mr. Remsburg shared:

Following the approval of the solar project on Old Aquadale Road, County Commissioners asked the Planning Department to look at the current ordinance and consider whether adjustments should be made especially concerning the decommissioning process for SEPGS. Staff was also concerned about setting clear expectations for the information developers are required to submit for review by the Planning Department, Planning Board and County Commissioners during the plan review and approval process. Language was updated to clarify these processes based on current standards.

After research and discussion with the staff it was determined that requiring a bond for decommissioning would not be necessary. Not requiring a bond will avoid Planning Department staff having to keep track of this additional paperwork and will not be a deterrent to potential developers of solar projects. Lease agreements will be required to have a decommissioning component. Salvage value will likely exceed the need for a bond.

There is interest in at least two other major solar projects in the county and potential for expansion of at least one project which has already been approved.

Motion: Frank Sparger made a motion to recommend that the Board of County Commissioners replace Section 618 with the new language as proposed.

Second: Terry Smith seconded the motion.

Action: The Board approved this motion by a unanimous vote.

Adjournment

Chair Loflin asked if there was any additional business for the meeting. Hearing none, he asked for a motion to adjourn. Kevin Brickman made the motion to adjourn with a second from Frank Sparger. The motion was approved.

The meeting was adjourned at 8:30 p.m.

Robert Loflin, Chairman

Robert Remsburg, Clerk



Stanly County Board of Commissioners

Meeting Date: September 4, 2018
 Presenter: Michael Sandy

Consent Agenda | **X** 4B
 Regular Agenda

Presentation Equipment: Lectern PC* Lectern VCR Lectern DVD Document Camera** Laptop***

Please Provide a Brief Description of your Presentations format: Verbal only

* PC is equipped with Windows XP and Microsoft Office XP (including Word, Excel, and PowerPoint), Internet connectivity and Network connectivity for County Employees.

** If you have need to use the Document Camera and zoom into a particular area, if possible please attach a copy of the document with the area indicated that you need to zoom into. A laser light is available to pinpoint your area of projection.

*** You can bring in a laptop that will allow video out to be connected at the lectern – set display to 60Mhz.

ITEM TO BE CONSIDERED

PUBLIC HEARING PLANNING AND ZONING

Subject ZA 18-06 Jason T. Gallagher request the rezoning of 1.52 acres of a 4.25 acre tract located at 40136 Old Salisbury Road, New London, from RA(Residential Agricultural) to HB(Highway Business) Tax Record #137663, PIN 663103011874

The Planning Board reviewed this request at its meeting on August 14, 2018 and voted 4-2 to recommend denial.

Requested Action It is requested that the Board of Commissioners hold a public hearing on this rezoning request and then approve or deny the rezoning request. If approved the Board should adopt the following statement or similar as part of their motion: "This rezoning will allow for economic growth in an area identified in the Land-use Plan as a growth area."

Signature: _____

Dept. **Planning**

Date:

Attachments: Yes No x

Review Process

Certification of Action

	Approved		Initials
	Yes	No	
Finance Director	___	___	
Budget Amendment Necessary	___	___	
County Attorney	___	___	
County Manager	___	___	
Other:	___	___	


Certified to be a true copy of the action taken by the Stanly County Board of Commissioners on

 Tyler Brummitt, Clerk to the Board Date



PLANNING DEPARTMENT
1000 N. 1st Street, Suite 13-B
Albemarle, NC 28001
704-986-3667

MEMORANDUM

To: Stanly County Board of Commissioners
From: Michael Sandy, Planning Director, AICP, CZO 
Date: August 20, 2018
RE: ZA 18-06
Property located at 40136 Old Salisbury Rd, New London
Tax Record Number 137663
PIN 663103011874

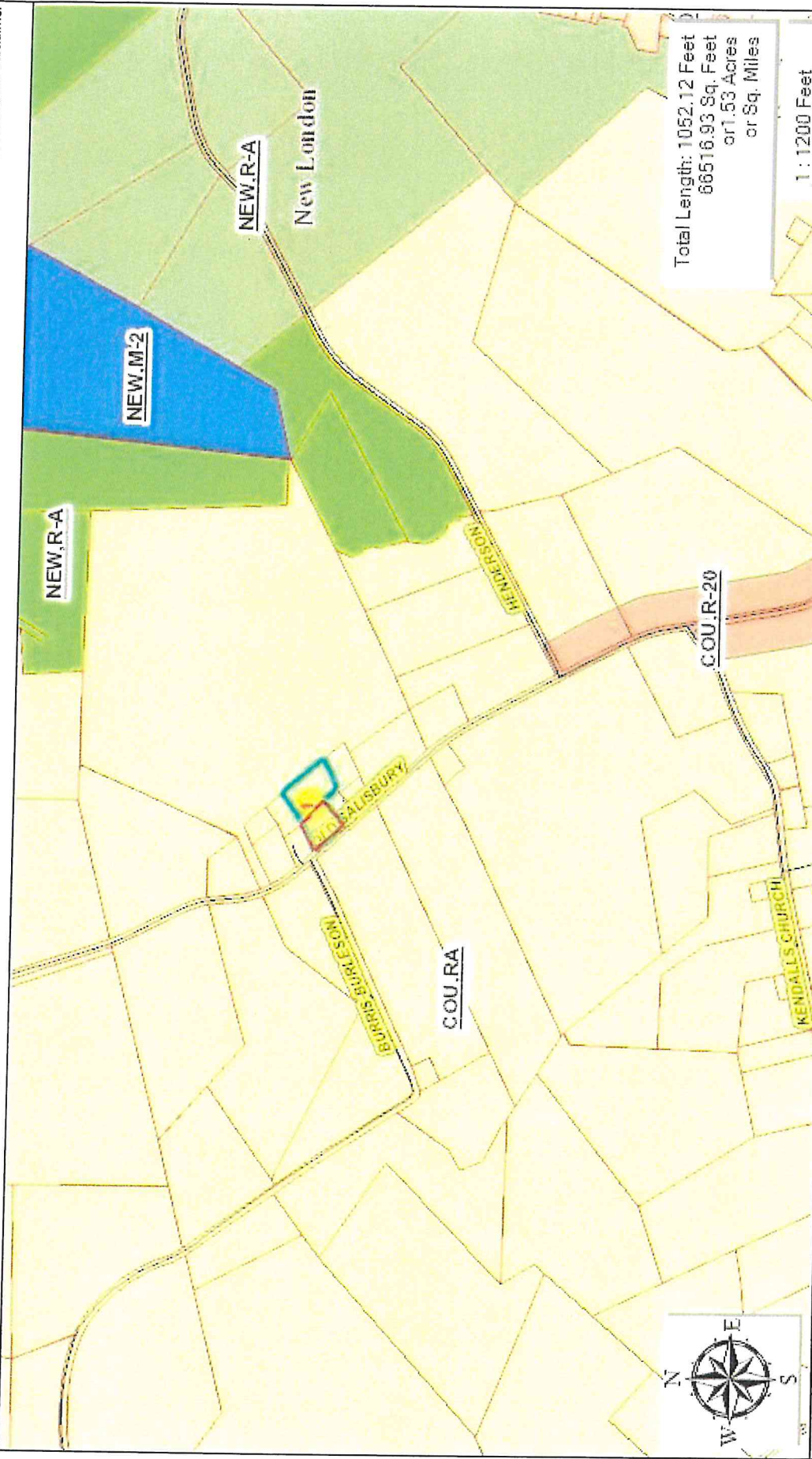
ZA 18-06 Jason T. Gallagher requests the rezoning of 1.52 acres of a 4.25 acre tract located at 40136 Old Salisbury Road, New London, from RA(Residential Agricultural) to HB(Highway Business) Tax Record #137663, PIN 663103011874

Jason T. Gallagher requests that 1.52 acres of his property located at 40136 Old Salisbury Road, New London, be rezoned to HB – Highway Business. The property is currently zoned RA – Residential Agricultural. The lots surrounding this property are also in the RA District. The adjacent properties are either used for residential or agricultural purposes. Mr. Gallagher is proposing to use the 1.52 acres at the front portion of his property for the construction and operation of a mini-storage facility. An occupied mobile home is located on the rear section on the property and would remain in place.

The HB district is appropriate for general retail uses included rental storage facilities.

This parcel is currently an open field and is located in a growth area per the 2010 Stanly County Land-Use Plan. Traffic on Old Salisbury Road in this area averages 1,200 vehicles per day according to the 2015 NCDOT traffic count.

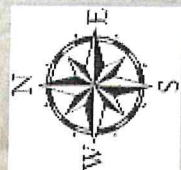
Planning staff recommends approval of this request since this property is located in a growth area and would be economically beneficial to the county. The Planning Board considered this request at their meeting on August 14, 2018 and voted 4-2 to recommend that the project be denied. Those against the rezoning cited the location as being in an undeveloped residential and farming. Those in favor cited the economic growth and the relative convenience to the area. Neighbors speaking were concerned about increased crime and other potential highway business uses on the property.



Total Length: 1052.12 Feet
66516.93 Sq. Feet
or 1.53 Acres
or Sq. Miles

1 : 1200 Feet

This map is prepared for the inventory of Real Property found within this jurisdiction, and is compiled from recorded deeds, plats and other public records and data. Users of the map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. The Stanly County Geographic Information Systems Division of the Office of Information Technology assumes no legal responsibility for the information contained on this map. Also, when the deeds and or plats are viewed for a parcel, the Stanly County Register of Deeds Office makes no guarantees regarding the collection, accuracy, authenticity, or use of these records. The web site is for informational use and convenience only. The Register of Deeds shall in no way be held responsible for errors or omissions in these records nor for any actions resulting from their use. The official records are kept in the Stanly County Register of Deeds Office. To view deeds on this site you must install the AlternatIFF viewer. To install, please visit <http://www.alternatiff.com/install-ief/> Warning: City of Norwood. Within the city limits of Norwood any improvements such as boathouses or piers that have been built on land owned by Duke Energy are considered to be located on leased land and therefore will not be found using this program. These improvements are also not considered to be located within the city limits of Norwood and are taxed accordingly. These leased land records can be identified by going to StanlyTax.com. If a property is located on Lake Tillery in Norwood has a parcel number of 1234 then the tax bill for the waterfront improvements located on Duke Energy property could be found by placing an LL01 after the parcel number. On StanlyTax.com search by Parcel / Record number and enter 1234LL01 for this example.



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 = Area to be rezoned



Stanly County Planning Board August 14, 2018 - Meeting Minutes

Call to Order

Chairman Robert Loflin called the meeting to order on August 14, 2018, at 7:00 p.m. in the Commons Meeting Room at 1000 N First Street, Albemarle, North Carolina. Bob Remsburg served as Clerk of the meeting.

Chair Loflin asked Mr. Remsburg to call the roll.

Stanly County Planning Board Members Attending

Terry Smith, Vice-Chair

Robert Davis

Robert Loflin, Jr., Chair

Kevin Brickman

John Eckman, III

Frank Sparger

Planning Board Members Absent:

Ned Stallings

Stanly County Planning Staff Attending

Bob Remsburg, Planner I

Others Present: Ronnie Bureson and Alan Love registered to speak. Several property owners and others were present. Charles Brown and Max Justice were present to represent Oakmont Acquisition.

The Chair invited the board to review the minutes of the previous meeting which was held on May 29, 2018.

Motion: John Eckman made a motion to approve the May 29, 2018 minutes as written.

Second: Frank Sparger seconded the motion.

Action: The Board unanimously approved the motion.

Chair Loflin announced the purpose of this meeting was to consider two requests to rezone parcels in the county and an amendment to Section 618 of the Zoning Ordinance.

The chair introduced the first case:

ZA 18-05 Oakmont Acquisition requests the rezoning of 31 acres of a 57 acre tract located on Buster Road, southwest of Lighthouse Road near Oakboro and a 2.93 acre tract located at 16869 Buster Road from RA(Residential Agricultural) to M2(Heavy Industrial). Tax Record #862, 10988; PIN 55302856210, 559304747869 .

Mr. Loflin invited Mr. Remsburg to report on Case ZA 18-05.

Mr. Remsburg shared:

Oakmont Acquisition requests that 31 acres of a 57 acre tract located on Buster Road and a 2.93 acre tract located at 16869 Buster Road, Oakboro, be rezoned to M2 – Heavy Industrial. The property is currently zoned RA – Residential Agricultural. The lots surrounding this property are also in residential and industrial districts. The remaining acreage in the first tract is located within the Town of Oakboro’s zoning jurisdiction. An application is also being submitted to Oakboro requesting rezoning of their section to industrial. Other adjacent parcels owned by Oakmont Acquisition are already zoned for industrial purposes. These properties are currently either used for residential or agricultural purposes. An industrial facility is proposed for these parcels and the other nearby properties owned by Oakmont Acquisition. The parcel at 16869 Buster Road contains a residence and outbuildings.

These parcels are located in a growth area per the 2010 Stanly County Land-Use Plan. Traffic on Buster Road in this area averages 530 vehicles per day and on NC 205 averages 1700 vehicles per day according to the 2015 NCDOT traffic count.

Planning staff recommends approval of this request since this property is located in a growth area and would be economically beneficial to the county.

Chair Loflin invited Mr. Charles Brown to speak concerning his request.

Mr. Brown used a map to illustrate the location of the project and indicate the other parcels already owned and zoned industrial by Oakmont Acquisition. These parcels were rezoned about 8-years ago. He pointed out which parcels were being rezoned and that portions of one parcel were within the Oakboro ETJ. Mr. Brown indicated that Oakmont would be requesting that Oakboro rezone their portion of the larger tract. Oakmont may acquire some additional property in the future and would return to request it to be zoned for industrial use.

Frank Sparger asked if other tracts would be rezoned. Mr. Brown indicated that was likely, but that Oakmont had not acquired other nearby parcels at this point.

Mr. Brown was asked if he could share information about the proposed development with the Board. Mr. Brown introduced Max Justice, an attorney from Charlotte representing Oakmont. He answered the question by stating that this was for a potential manufacturing project. A firm has interest in utilizing the property.

The Chair invited any others to come speak in favor of the request. No one came forward.

The Chair invited any to speak against the request.

Mr. Alan Love of Oakboro came forward. Mr. Love reported that he owns adjacent land across NC 205 from the property. He shared that his main concern was for the protection of adjoining properties from run-off and other environmental issues. Creeks and streams run through the property onto adjacent land. Silt and chemicals could create a problem for wildlife. Buffers would be needed. Board members asked Mr. Remsburg if buffers would be required. Mr. Remsburg responded that wherever a commercial or industrial use adjoins a residential use, a buffer is required. He also shared that stream buffers are also required.

Charles Brown spoke and shared that Oakmont would want to do what is right and follow the ordinance requirements. They would want to be sure the environment is protected. Mr. Love indicated that he was ok with progress, he just wants to see it done well. He was OK with the buffers.

There being no further comments, Chair Loflin invited the Board members to offer a motion.

Motion: Frank Sparger made a motion to recommend that the Board of County Commissioners approve the rezoning of the 31 acres and the 2.93 acres owned by Oakmont Acquisition to M2(Heavy Industrial) because it is located in a growth area adjacent to other industrial property.

Second: John Eckman seconded the motion.

Action: The Board unanimously approved this motion.

The chair advised that the request to change the zoning on the lots will now go before the Board of Commissioners at their September 4, 2018 meeting at 6:00 PM.

The chair introduced the second case:

ZA 18-06 Jason T. Gallagher request the rezoning of 1.52 acres of a 4.25 acre tract located at 40136 Old Salisbury Road, New London, from RA(Residential Agricultural) to HB(Highway Business) Tax Record #137663, PIN 663103011874

The chair requested that Mr. Remsburg present the second case, ZA18-06.

Mr. Remsburg shared:

Jason T. Gallagher requests that 1.52 acres of his property located at 40136 Old Salisbury Road, New London, be rezoned to HB – Highway Business. The property is currently zoned RA – Residential Agricultural. The lots surrounding this property are also in the RA District. The adjacent properties are either used for residential or agricultural purposes. Mr. Gallagher is proposing to use the 1.52 acres at the front portion of his property for the construction and operation of a mini-storage facility. An occupied mobile home is located on the rear section on the property and would remain in place. The HB district is appropriate for general retail uses included rental storage facilities.

This parcel is currently an open field and is located in a growth area per the 2010 Stanly County Land-Use Plan. Traffic on Old Salisbury Road in this area averages 1,200 vehicles per day according to the 2015 NCDOT traffic count.

Planning staff recommends approval of this request since this property is located in a growth area and would be economically beneficial to the county.

Chair Loflin invited Mr. Jason Gallagher, owner of the property to speak concerning this request.

Mr. Gallagher came forward and shared that he has wanted to develop a small business and has determined that a mini-storage facility would be a good use of a portion of his property on Old Salisbury Road. There are no storage facilities in the immediate area and this is reasonably near Pfeiffer University. He does not live on the property but leases the mobile home which is

located further back from the proposed project. He would likely put in a new driveway and plans to construct a 30x80 building with 16 units. This building would be located close to the road.

Board members asked whether the project would be gated or open. Mr. Gallagher stated that there would like be a fence along the front, but not likely to enclose the whole building. He was also asked if this would be paved or gravel. Mr. Gallagher said it would be gravel to start and may be paved later. A paved entrance apron will likely be required by NC DOT.

The Chair invited any others to come speak in favor of the request. No one came forward.

The Chair invited any to speak against the request.

Mr. Ronnie Burlson, neighbor from Burris-Burlson Road came forward to oppose the request. He has farms in five counties and, as a small business owner, he is afraid that Mr. Gallagher is setting himself up for failure due to the rural nature of the area. He considers this a spot zoning since there is no commercial zoning of any type along Old Salisbury Road from Richfield to Albemarle. Mr. Burlson thinks that this should be in Richfield or New London. He also was concerned about the potential for folks coming to the area to break into the storage units.

Jason Gallagher stated that he hoped this would be a good asset to the community. That it would be accessible to many and he feels that this is a good location.

Bob Davis asked about how soon he hoped to fill the units. Mr. Gallagher stated that he hoped to having them full in 6-10 months. He believes that people will come 5-10 miles to a storage facility.

Mr. Sparger pointed out that while there are no highway business zoned properties adjacent, the property is in a growth area and it has to begin somewhere. Mr. Sparger expressed that while Mr. Burlson's concern about the viability of the project was admirable, it was not within our scope of responsibility whether it is a successful enterprise.

Linda Gilbert of 1228 Autumn Lane and owner of nearby property came forward and expressed her desire to keep the area residential and farmland. This would change the look of the neighborhood.

The Board discussed the proposal. Terry Smith expressed his concerns about the lack of fencing and feels that more planning is needed by Mr. Gallagher. Mr. Remsburg pointed out that buffering would be required between the commercial property and the residential properties.

There being no further comments or discussion, Chair Loflin invited the Board members to offer a motion.

Motion: Bob Davis made a motion to recommend that the Board of County Commissioners deny the rezoning request by Jason Gallagher for 1.52 acres to HB(Highway Business) because the project is surrounded by residential properties.

Second: Kevin Brickman seconded the motion.

Action: The Board approved the motion recommending denial by a vote of 4-2.

Mr. Remsburg advised that it was up to Mr. Gallagher whether to carry the case forward to the Commissioners. If the request to change the zoning on the lots goes before the Board of Commissioners it will be considered at their September 4, 2018 meeting at 6:00 PM.

The chair introduced the third item:

ZA 18-07 Section 618 SEPGS Overlay District text amendment

The chair requested that Mr. Remsburg present the second case, ZA18-07.

Mr. Remsburg shared:

Following the approval of the solar project on Old Aquadale Road, County Commissioners asked the Planning Department to look at the current ordinance and consider whether adjustments should be made especially concerning the decommissioning process for SEPGS. Staff was also concerned about setting clear expectations for the information developers are required to submit for review by the Planning Department, Planning Board and County Commissioners during the plan review and approval process. Language was updated to clarify these processes based on current standards.

After research and discussion with the staff it was determined that requiring a bond for decommissioning would not be necessary. Not requiring a bond will avoid Planning Department staff having to keep track of this additional paperwork and will not be a deterrent to potential developers of solar projects. Lease agreements will be required to have a decommissioning component. Salvage value will likely exceed the need for a bond.

There is interest in at least two other major solar projects in the county and potential for expansion of at least one project which has already been approved.

Motion: Frank Sparger made a motion to recommend that the Board of County Commissioners replace Section 618 with the new language as proposed.

Second: Terry Smith seconded the motion.

Action: The Board approved this motion by a unanimous vote.

Adjournment

Chair Loflin asked if there was any additional business for the meeting. Hearing none, he asked for a motion to adjourn. Kevin Brickman made the motion to adjourn with a second from Frank Sparger. The motion was approved.

The meeting was adjourned at 8:30 p.m.

Robert Loflin, Chairman

Robert Remsburg, Clerk



Stanly County Board of Commissioners

Meeting Date: September 4, 2018
 Presenter: Michael Sandy

X *HC*

Consent Agenda | Regular Agenda

Presentation Equipment: Lectern PC* Lectern VCR Lectern DVD Document Camera** Laptop***

Please Provide a Brief Description of your Presentations format: Verbal only

* PC is equipped with Windows XP and Microsoft Office XP (including Word, Excel, and PowerPoint), Internet connectivity and Network connectivity for County Employees.

** If you have need to use the Document Camera and zoom into a particular area, if possible please attach a copy of the document with the area indicated that you need to zoom into. A laser light is available to pinpoint your area of projection.

*** You can bring in a laptop that will allow video out to be connected at the lectern – set display to 60Mhz.

ITEM TO BE CONSIDERED

PUBLIC HEARING PLANNING AND ZONING

Subject
 ZA 18-07 Revised language for Solar Electric Power Generating System Overlay District, Section 618.
 The Planning Board reviewed this request at its meeting on August 14, 2018 and voted unanimously to recommend approval.

Requested Action
 It is requested that the Board of Commissioners hold a public hearing on this proposed amendment and then approve or deny the text amendment.

Signature: _____

Dept. **Planning**

Date: _____

Attachments: Yes No x

Review Process

Approved		Initials
Yes	No	
Finance Director	__	__
Budget Amendment Necessary	__	__
County Attorney	__	__
County Manager	__	__
Other:	__	__

Certification of Action


Certified to be a true copy of the action taken by the Stanly County Board of Commissioners on

 Tyler Brummitt, Clerk to the Board Date



PLANNING DEPARTMENT
1000 N. 1st Street, Suite 13-B
Albemarle, NC 28001
704-986-3667

MEMORANDUM

To: Stanly County Board of Commissioners
From: Michael Sandy, Planning Director, AICP, CZO 
Date: August 20, 2018
RE: ZA 18-07 Text Amendment – SEPGS Overlay District

ZA 18-07 Section 618 SEPGS Overlay District text amendment

During the approval of the solar project on Old Aquadale Road, several Commissioners raised concerns about the decommissioning process for major Solar Electric Power Generating Systems (SEPGS) and some of the information required from the developer for the review and approval process. Staff was also concerned about setting clear expectations for the information developers are required to submit for review by the Planning Department, Planning Board and County Commissioners during the plan review and approval process.

Attached is draft language revising Section 618 as well as a copy of the current ordinance. At this point, the staff is not recommending requiring a bond for decommissioning. This is partly due to the length of time of the lease agreements and the anticipated life-span of the SEPGS itself. Also, the bond would create added cost and effort to the developer and create the necessity of staff to track and maintain the files and data.

There is interest in at least two other major solar projects in the county and potential for expansion of at least one project which has already been approved. All solar development is dependent on approval by Duke Energy. We are in a good spot for the location of SEPGS because of our proximity to the dams on the Yadkin/Pee Dee with their corresponding transmission lines and large tracts of relatively inexpensive land.

The Planning Board met on Tuesday, August 14 to review the proposed language of the ordinance and voted unanimously to recommend approval.

CURRENT ORDINANCE:

Section 618. Solar Power Generation System Overlay District (ZA 13-05)

618.1 Solar Energy Power Generation System

In recognition of the increasing growth of the installation of solar energy power generation systems across the state it is the intent of Stanly County to allow solar providers to locate solar energy power generation systems and related facilities within the County in order to provide an adequate level of services to its customers while protecting the health, safety and welfare of the Stanly County Citizens. Solar energy power generation systems may not be compatible with other types of uses; therefore, special regulations are necessary to ensure that any adverse affects to existing and future developments are mitigated. Accordingly, the Stanly County Board of Commissioners finds that regulations related to the installation of a solar energy power generation system, hereinafter referred to as SEPGS, are warranted and are necessary:

- A. To direct the location of a SEPGS within the county.
- B. To protect residential areas and land uses from potential adverse impacts of a SEPGS.
- C. To minimize adverse visual impacts of a SEPGS through careful design, placement, landscape screening, and minimizing reflectivity.
- D. To accommodate the growing need for a SEPGS to provide alternative sources of power in the county.
- E. To promote economic development by placement of a SEPGS in locations not to impair conventional manufacturers and industries in locations where municipal type services are or planned to be served.

618.2 A SEPGS and related facilities are allowed only in certain districts by right, Special Use Permit, or by a rezoning to SEPGS Overlay District. A SEPGS Overlay District rezoning must be requested in an application by the property owner for any property with a current zoning designation containing the letters of R, M or B. Legislative approval of the rezoning by the Board of Commissioners is required before a zoning compliance can be issued for construction in the SEPGS Overlay District. In addition, all regulations of Section 618 shall be met before the SEPGS receives final approval.

- A. A minor SEPGS shall include any privately used solar system that generates up to two times the amount of power used on the same property over the course of one year, and is permitted by right in any zoning district. These shall include solar photovoltaic systems built and integrated into the primary structure or accessory to the structure. Those that are accessory to the structure shall be located in the side or rear yard of the primary use of the property.
- B. A major SEPGS shall be a SEPGS that does not meet the standards of a minor SEPGS.

618.3 Site standards

- A. Setbacks – A SEPGS shall meet the setbacks for the underlying zoning district. A SEPGS that is integrated into the primary structure shall meet the setbacks of the primary structure. A SEPGS that is accessory to the primary structure shall be located in the side or rear of the primary structure and no closer than fifty (50) feet to the front property line or right-of-way and ten (10) feet to the nearest side or rear property line

- B. Power Transmission Lines to any building, structure, or utility connection shall be, to the fullest extent possible, located underground. Existing above ground utility lines shall be allowed to remain in the current location.
- C. Height – A ground or pole mounted SEPGS shall not exceed twenty five (25) feet in height when oriented at maximum tilt.
- D. A six (6) foot high fence shall be installed around the SEPGS for all major ground mounted systems to protect from damage.

618.4 Operation

- A. The property owner and SEPGS operator shall remain responsible for the operation of the facility. At any time power is not generated for One Hundred Eighty (180) days, the facility and all equipment shall be removed from the site within Ninety (90) days.
- B. The operator of a major SEPGS shall keep and maintain adequate liability insurance for the facility and supply proof of effective liability insurance to the zoning officer on an annual basis.
- C. Any deficiencies noted shall be corrected upon receipt of notice from the zoning officer, either following the annual inspection or when the deficiency becomes known to the zoning officer.

618.5 Approval Requirements for Major SEPGS

- A. Site Plans, drawn and stamped by a NC licensed Surveyor or Engineer, shall include the following:
 - 1. A narrative describing the proposed SEPGS, including an overview of the project.
 - 2. The proposed location and dimension of all solar panels, inverters, existing and proposed structures, screening, fencing, property lines, turnout locations, ancillary equipment, transmission lines, vegetation and the location of any residences within 100 feet of the perimeter of the facility.
 - 3. Any preexisting structures on the same lot and principal structures on other properties that would affect the placement of solar panels.
 - 4. Parking, fencing, and access areas.
 - 5. Location of any proposed solar access easements.
 - 6. Location where wiring is brought together for inter-connection to the systems components and/or the local utility power grid, and location of disconnect switch.
 - 7. Standard drawings of the solar collection system components.
 - 8. Security fencing, a minimum of six (6) feet in height, shall be provided along the entire perimeter of the SEPGS facility.
 - 9. The entire perimeter of the facility shall be screened from the adjoining properties by a ten (10) foot buffer yard. The buffer yard shall consist of nine (9) evergreen trees or shrubs per one hundred (100) linear feet, or fraction thereof; the vegetation shall comply with Section 419 of the Stanly County Zoning Ordinance. If an existing residence is within 300 feet of the required buffer, the buffer shall be increased to a width of between 25 and 50 feet as determined by the Zoning Administrator based upon topography, and the amount of vegetation required shall be twice that required in the remaining perimeter and plantings shall be staggered to create a continuous screen of at least 300 feet in length.
 - 10. Copies of any lease agreement and solar access easements.

11. Evidence that the electrical utility provider has been informed of the customers' intent to install an interconnected, customer-owned generator (off grid systems shall be exempt from this requirement).

12. Decommissioning plans that describe the anticipated life of the facility, the estimated decommissioning cost in current dollar, and the anticipated manner in which the facility will be decommissioned and the site restored to its previous or another permitted use.

13. Signature of the property owners, and the owners/operator of the facility, if different than the property owners.

14. Other relevant studies, reports, certifications, and approvals as may be reasonably requested by the County to ensure compliance with this ordinance.

15. Outside lighting shall be shielded to prevent glare to surrounding properties and to direct light onto the system's premises, and shall be of sufficient intensity to ensure security to the system's premises.

16. In case of emergencies, a sign stating the system owners contact information including name, address and phone number shall be located at the entrance of the SEPGS. Typical warning signs at the entrance shall also be required. There are no size regulations for these required signs. One optional sign is allowed that is (16) square foot or less in size and not more than ten (10) foot in height, as permitted by the underlying zoning district and Section 418.

17. Inverter noise shall not exceed 40dBA, measured at any property line. This shall be tested annually by a certified professional and his/her report of findings shall be signed, sealed, and submitted to the zoning officer.

18. Annual inspection shall be performed by the zoning officer to insure compliance with the requirements of this ordinance and an inspection fee shall be charged to the owner/operator as set out in the official fee schedule approved by the Stanly Board of County Commissioners. (ZA 13-05)

PROPOSED ORDINANCE:

Section 618. Solar Power Generation System Overlay District

618.1 Solar Energy Power Generation Systems

~~The regulations of the Solar Energy Power Generating Systems Overlay District (SEPGS) are intended. In recognition of the increasing growth of the installation of solar energy power generation systems across the state it is the intent of Stanly County to allow solar providers to locate solar energy power generation systems and related facilities within the County in order to provide an adequate level of services to its customers while protecting the health, safety and welfare of Stanly County Citizens. Solar energy power generation systems may not be compatible with other types of uses; therefore, special regulations are necessary to ensure that any adverse affects to existing and future developments are mitigated. Accordingly, the Stanly County Board of Commissioners finds that regulations related to the installation of a solar energy power generation system, hereinafter referred to as SEPGS, are warranted and are necessary:~~

- A. To direct the location of ~~a~~ SEPGS facilities within the county.
- B. To protect residential areas and land uses from ~~potential adverse~~ impacts of ~~a~~ SEPGS facilities.
- C. To minimize ~~adverse~~ visual impacts of ~~a~~ SEPGS facilities through careful design, placement, and landscape screening, ~~and minimizing reflectivity.~~
- D. To accommodate the growing need for ~~a~~ SEPGS facilities to provide alternative sources of power in the county and region.
- E. To promote economic development by placement of ~~a~~ SEPGS facilities in locations not to impair conventional manufacturers and industries in locations where municipal type services are located or planned ~~to be served~~.

618.2 ~~A~~ SEPGS and related facilities are allowed only in certain districts by right, ~~Special Use Permit~~, or by a rezoning to SEPGS Overlay District. ~~A SEPGS Overlay District rezoning must be requested in an application by the property owner for any property with a current zoning designation containing the letters of R, M or B. Legislative approval of~~ at the rezoning SEPGS Overlay District by the Board ~~of of County~~ Commissioners is required before a zoning compliance can be issued for construction ~~in the SEPGS Overlay Dist of a major SEPGS~~ district. In addition, all regulations of Section 618 shall be met before the SEPGS receives final approval.

- A. A minor SEPGS shall include any privately used solar system that generates up to two times the amount of power used on the same property over the course of one year, and is permitted by right in any zoning district. These shall include solar photovoltaic systems built and integrated into the primary structure or accessory to the structure. ~~Those that are accessory to the structure shall be located in the side or rear yard of the primary use of the property.~~
- B. A major SEPGS shall be a SEPGS that does not meet the standards of a minor SEPGS and may be located in a current zoning district containing the letters of R, M or B.

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618.3 Site standards

- A. Setbacks – A minor SEPGS not integrated into or placed onto a structure shall meet the setbacks for an accessory structure in the underlying zoning district. A SEPGS that is

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integrated into ~~a the primary~~ structure shall meet the setbacks ~~of the primary~~ required for ~~the~~ structure. ~~A SEPGS that is accessory to the primary structure shall be located in the side or rear of the primary structure and no closer than fifty (50) feet to the front property line or right of way and ten (10) feet to the nearest side or rear property line~~ A major SEPGS shall meet the setbacks as required by the buffer area outlined in 618.3.E.

- B. Power ~~t~~ransmission ~~l~~ines to any building, structure, or utility connection shall be, to the fullest extent possible, located underground. Existing above ground utility lines shall be allowed to remain in the current location.
- C. Height – ~~A~~ ground or pole mounted SEPGS shall not exceed twenty five (25) feet in height when oriented at maximum tilt.
- D. Fence - A six (6) foot high fence shall be installed ~~around the SEPGS~~ for all major SEPGS ground mounted systems to protect from ~~damage and vandalism, prevent trespassing, and provide for safety and security.~~ No fencing is required for a minor SEPGS.
- E. Buffer - ~~The entire perimeter of a major SEPGS shall be screened from the adjoining properties by a ten (10) foot wide buffer yard. The buffer yard shall consist of nine (9) evergreen trees or shrubs per one hundred (100) linear feet, or fraction thereof; the vegetation shall comply with Section 419 of the Stanly County Zoning Ordinance. If an existing residence is within 300 feet of the required buffer, the buffer shall be increased to a width of between twenty-five (25) and fifty (50) feet as determined by the Zoning Administrator based upon topography and parcel shape, and the amount of vegetation required shall be twice that required in the remaining perimeter and planting shall be staggered to create a continuous screen of at least 300 feet in length. This continuous buffer length requirement may be modified by the Zoning Administrator based on topography, existing vegetation and parcel shape.~~
- F. Landscaping – areas around the solar panels should be planted in native grasses or in pollinator habitat or a combination thereof. The use of sheep or other grazing animals to maintain the landscape is encouraged.

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618.4 Operation

- A. ~~The property owner and major SEPGS operator shall be responsible for the operation of the facility. At any time power is not generated for One Hundred Eighty (180) days, the facility and all equipment shall be removed from the site within Ninety (90) days.~~
- B. The operator of a major SEPGS shall keep and maintain adequate liability insurance for the facility and supply proof of effective liability insurance to the zoning officer on an annual basis.
- C. Any deficiencies noted shall be corrected upon receipt of notice from the zoning officer, either following the annual inspection or ~~when the deficiency becomes known to the zoning officer.~~
- D. An annual inspection shall be performed by the zoning officer to insure compliance with the requirements of this ordinance and an inspection fee shall be charged to the major SEPGS operator as set out in the official fee schedule approved by the Stanly County Board of Commissioners.

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618.5 Approval Requirements for major SEPGS

- A. A sketch plan and proposal for a major SEPGS site must include the following in order to be considered for approval by the Planning Board and the Board of County Commissioners:

1. A narrative describing the proposed major SEPGS, including an overview of the project.
2. A plat of the property(ies) showing:
 - (a) The proposed location and dimension of solar panels, inverters, existing and proposed structures, fencing, property lines, turnout locations, ancillary equipment, transmission lines, vegetation, waterways and streams, the location of any residences within 300 feet of the perimeter of the facility, buffer areas, boundaries and acreage of proposed major SEPGS.
 - (b) Any preexisting structures on the same lot and principal structures on other properties that would affect the placement of solar panels.
 - (c) Parking and access areas.
 - (d) Location of any proposed access and utility easements.
3. A copy of the lease agreement with each property owner and any access and utility easements. Lease agreements shall have a provision that describes how the agreement may be renewed. Personal or proprietary information may be redacted.
4. Evidence that the electrical utility provider has been informed of the developers intent to install an interconnected system. Any customer-owned generator (off grid systems shall be exempt from this requirement).
5. A sample decommissioning plan which will be signed by the party responsible for decommissioning and the landowner (if different) addressing the following:
 - (a) Decommissioning shall be completed within eighteen (18) months after power production has ceased.
 - (b) All non-utility owned equipment, conduits, structures, fencing, and foundations to a depth of at least three feet below grade shall be removed.
 - (c) All fences, graveled areas and access roads shall be removed unless an agreement is presented, in writing, in which the property owner agrees for this to remain.
 - (d) Property shall be restored to a condition reasonably similar to its condition prior to development of the major SEPGS facility.
 - (e) The developer or owner of the major SEPGS facility is responsible for the decommissioning.
6. Signature on "Petition for Zoning Change" of the property owners, and the owners/operator of the major SEPGS facility, if different than the property owners.
7. Other relevant studies, reports, certifications, information, documents and approvals as may be reasonably requested by the County to ensure compliance with this ordinance.

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B. Final Site Plans, written, drawn and stamped by a NC licensed Surveyor or Engineer, shall be submitted to the Planning Administrator and approved prior to the major SEPGS becoming operational and shall include the following:

1. A narrative describing the major SEPGS, including an overview of the project.
2. A plat of the property(ies) showing:
 - (a) The proposed location and dimension of solar panels, inverters, existing and proposed structures, fencing, property lines, turnout locations, ancillary

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equipment, transmission lines, vegetation, the location of any residences within 300 feet of the perimeter of the facility, buffer areas, waterways and streams, boundaries and acreage of the major SEPGS.

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(b) Any preexisting structures on the same lot and principal structures on other properties that would affect the placement of solar panels.

(c) Parking and access areas.

(d) Location of any proposed access and utility easements.

(e) Location where wiring is brought together for inter-connection to the system components and/or the local utility power grid, and location of disconnect switch.

3. A copy of the lease agreement with each property owner and any access and utility easements. Lease agreements shall have a provision that describes how the agreement may be renewed. Personal or proprietary information may be redacted.

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4. Evidence that the electrical utility provider has established an agreement/contract with the developers to install an interconnected system. Any customer-owned generator (off grid systems shall be exempt from this requirement).

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5. A decommissioning plan which is signed by the party responsible for decommissioning and the landowner (if different) addressing the following:

(a) Decommissioning shall be completed within 18 months after power production has ceased or leases have expired.

(b) All non-utility owned equipment, conduits, structures, fencing, and foundations to a depth of at least three feet below grade shall be removed.

(c) All fences, graveled areas and access roads shall be removed unless an agreement is presented, in writing, in which the property owner agrees for this to remain.

(d) Property shall be restored to a condition reasonably similar to its condition prior to development of the SEPGS.

(e) The developer or owner of the major SEPGS facility is responsible for the decommissioning.

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6. Other relevant studies, reports, certifications, information, documents and approvals as may be reasonably requested by the County to ensure compliance with this ordinance. 1. A narrative describing the proposed SEPGS, including an overview of the project.

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~~2. The proposed location and dimension of all solar panels, inverters, existing and proposed structures, screening, fencing, property lines, turnout locations, ancillary equipment, transmission lines, vegetation and the location of any residences within 100 feet of the perimeter of the facility.~~

~~3. Any preexisting structures on the same lot and principal structures on other properties that would affect the placement of solar panels.~~

~~4. Parking, fencing, and access areas.~~

~~5. Location of any proposed solar access easements.~~

77. Standard drawings of the solar collection system components.

88. Security fencing, a minimum of six (6) feet in height, shall be provided along the entire perimeter of the major SEPGS facility.

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~~99. The entire perimeter of the facility shall be screened from the adjoining properties by a ten (10) foot buffer yard. The buffer yard shall consist of nine (9) evergreen trees or shrubs per one hundred (100) linear feet, or fraction thereof; the~~

~~vegetation shall comply with Section 419 of the Stanly County Zoning Ordinance. If an existing residence is within 300 feet of the required buffer, the buffer shall be increased to a width of between 25 and 50 feet as determined by the Zoning Administrator based upon topography, and the amount of vegetation required shall be twice that required in the remaining perimeter and planting shall be staggered to create a continuous screen of at least 300 feet in length. Installation of the required buffer vegetation or a bond established for installation of the buffer in order to plant in an appropriate season.~~

- ~~10. Copies of any lease agreement and solar access easements.~~
- ~~11. Evidence that the electrical utility provider has been informed of the customers' intent to install an interconnected, customer-owned generator (off grid systems shall be exempt from this requirement).~~
- ~~12. Decommissioning plans that describe the anticipated life of the facility, the estimated decommissioning cost in current dollar, and the anticipated manner in which the facility will be decommissioned and the site restored to its previous or another permitted use.~~
- ~~13. Signature of the property owners, and the owners/operator of the facility, if different than the property owners.~~
- ~~14. Other relevant studies, reports, certifications, and approvals as may be reasonably requested by the County to ensure compliance with this ordinance.~~
- ~~105. Outside lighting shall be shielded to prevent glare to surrounding properties and to direct light onto the major SEPGS system's premises, and shall be of sufficient intensity to ensure security to the system's premises.~~
- ~~116. In case of emergencies, a sign stating the system owners contact information including name, address and phone number shall be located at the entrance of the major SEPGS. Typical warning signs at the entrance shall also be required. ~~There are no size regulations for these required signs. One optional sign is allowed that is (16) square foot or less in size and not more than ten (10) foot in height, as permitted by the underlying zoning district and Section 418.~~~~
- ~~12. A letter of certification from a certified professional engineer indicating that inverter noise shall not exceed 40dBA, measured at any property line. ~~This shall be tested annually by a certified professional and his/her report of findings shall be signed, sealed, and submitted to the zoning officer.~~~~
- ~~18. Annual inspection shall be performed by the zoning officer to insure compliance with the requirements of this ordinance and an inspection fee shall be charged to the owner/operator as set out in the official fee schedule approved by the Stanly Board of County Commissioners.~~

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PROPOSED ORDINANCE:

Section 618. Solar Power Generation System Overlay District

618.1 Solar Energy Power Generation Systems

The regulations of the Solar Energy Power Generating Systems Overlay District (SEPGS) are intended:

- A. To direct the location of SEPGS facilities within the county.
- B. To protect residential areas and land uses from impacts of SEPGS facilities.
- C. To minimize visual impacts of SEPGS facilities through careful design, placement, and landscape screening.
- D. To accommodate the growing need for SEPGS facilities to provide alternative sources of power in the county and region.
- E. To promote economic development by placement of SEPGS facilities in locations not to impair conventional manufacturers and industries in locations where municipal type services are located or planned.

618.2 SEPGS and related facilities are allowed only in certain districts by right or by a rezoning to SEPGS Overlay District. Legislative approval of a SEPGS Overlay District by the Board of County Commissioners is required before a zoning compliance can be issued for construction of a major SEPGS. In addition, all regulations of Section 618 shall be met before the SEPGS receives final approval.

- A. A minor SEPGS shall include any privately used solar system that generates up to two times the amount of power used on the same property over the course of one year, and is permitted by right in any zoning district. These shall include solar photovoltaic systems built and integrated into the primary structure or accessory to the structure.
- B. A major SEPGS shall be a SEPGS that does not meet the standards of a minor SEPGS and may be located in a current zoning district containing the letters of R, M or B

618.3 Site standards

- A. Setbacks – A minor SEPGS not integrated into or placed onto a structure shall meet the setbacks for an accessory structure in the underlying zoning district. A SEPGS that is integrated into a structure shall meet the setbacks required for the structure. A major SEPGS shall meet the setbacks as required by the buffer area outlined in 618.3.E.
- B. Power transmission lines to any building, structure, or utility connection shall be, to the fullest extent possible, located underground. Existing above ground utility lines shall be allowed to remain in the current location.
- C. Height – A ground or pole mounted SEPGS shall not exceed twenty five (25) feet in height when oriented at maximum tilt.
- D. Fence - A six (6) foot high fence shall be installed for all major SEPGS ground mounted systems to protect from damage and vandalism, prevent trespassing, and provide for safety and security. No fencing is required for a minor SEPGS.
- E. Buffer - The entire perimeter of a major SEPGS shall be screened from the adjoining properties by a ten (10) foot wide buffer yard. The buffer yard shall consist of nine (9) evergreen trees or shrubs per one hundred (100) linear feet, or fraction thereof; the vegetation shall comply with Section 419 of the Stanly County Zoning Ordinance. If an

existing residence is within 300 feet of the required buffer, the buffer shall be increased to a width of between twenty-five (25) and fifty (50) feet as determined by the Zoning Administrator based upon topography and parcel shape, and the amount of vegetation required shall be twice that required in the remaining perimeter and planting shall be staggered to create a continuous screen of at least 300 feet in length. This continuous buffer length requirement may be modified by the Zoning Administrator based on topography, existing vegetation and parcel shape.

- F. Landscaping – areas around the solar panels should be planted in native grasses or in pollinator habitat or a combination thereof. The use of sheep or other grazing animals to maintain the landscape is encouraged.

618.4 Operation

- A. The major SEPGS operator shall be responsible for the operation of the facility.
- B. The operator of a major SEPGS shall keep and maintain adequate liability insurance for the facility and supply proof of effective liability insurance to the zoning officer on an annual basis.
- C. Any deficiencies noted shall be corrected upon receipt of notice from the zoning officer, either following the annual inspection or when the deficiency becomes known to the zoning officer.
- D. An annual inspection shall be performed by the zoning officer to insure compliance with the requirements of this ordinance and an inspection fee shall be charged to the major SEPGS operator as set out in the official fee schedule approved by the Stanly County Board of Commissioners.

618.5 Approval Requirements for major SEPGS

- A. A sketch plan and proposal for a major SEPGS site must include the following in order to be considered for approval by the Planning Board and the Board of County Commissioners:
 - 1. A narrative describing the proposed major SEPGS, including an overview of the project.
 - 2. A plat of the property(ies) showing:
 - (a) The proposed location and dimension of solar panels, inverters, existing and proposed structures, fencing, property lines, turnout locations, ancillary equipment, transmission lines, vegetation, waterways and streams, the location of any residences within 300 feet of the perimeter of the facility, buffer areas, boundaries and acreage of proposed major SEPGS.
 - (b) Any preexisting structures on the same lot and principal structures on other properties that would affect the placement of solar panels.
 - (c) Parking and access areas.
 - (d) Location of any proposed access and utility easements.
 - 3. A copy of the lease agreement with each property owner and any access and utility easements. Lease agreements shall have a provision that describes how the agreement may be renewed. Personal or proprietary information may be redacted.
 - 4. Evidence that the electrical utility provider has been informed of the developers intent to install an interconnected system. Any customer-owned generator (off grid systems shall be exempt from this requirement).

5. A sample decommissioning plan which will be signed by the party responsible for decommissioning and the landowner (if different) addressing the following:
 - (a) Decommissioning shall be completed within eighteen (18) months after power production has ceased.
 - (b) All non-utility owned equipment, conduits, structures, fencing, and foundations to a depth of at least three feet below grade shall be removed.
 - (c) All fences, graveled areas and access roads shall be removed unless an agreement is presented, in writing, in which the property owner agrees for this to remain.
 - (d) Property shall be restored to a condition reasonably similar to its condition prior to development of the major SEPGS facility.
 - (e) The developer or owner of the major SEPGS facility is responsible for the decommissioning.
6. Signature on "Petition for Zoning Change" of the property owners, and the owners/operator of the major SEPGS facility, if different than the property owners.
7. Other relevant studies, reports, certifications, information, documents and approvals as may be reasonably requested by the County to ensure compliance with this ordinance.

B. Final Site Plans, written, drawn and stamped by a NC licensed Surveyor or Engineer, shall be submitted to the Planning Administrator and approved prior to the major SEPGS becoming operational and shall include the following:

1. A narrative describing the major SEPGS, including an overview of the project.
2. A plat of the property(ies) showing:
 - (a) The proposed location and dimension of solar panels, inverters, existing and proposed structures, fencing, property lines, turnout locations, ancillary equipment, transmission lines, vegetation, the location of any residences within 300 feet of the perimeter of the facility, buffer areas, waterways and streams, boundaries and acreage of the major SEPGS.
 - (b) Any preexisting structures on the same lot and principal structures on other properties that would affect the placement of solar panels.
 - (c) Parking and access areas.
 - (d) Location of any proposed access and utility easements.
 - (e) Location where wiring is brought together for inter-connection to the system components and/or the local utility power grid, and location of disconnect switch.
3. A copy of the lease agreement with each property owner and any access and utility easements. Lease agreements shall have a provision that describes how the agreement may be renewed. Personal or proprietary information may be redacted.
4. Evidence that the electrical utility provider has established an agreement/contract with the developers to install an interconnected system. Any customer-owned generator (off grid systems shall be exempt from this requirement).
5. A decommissioning plan which is signed by the party responsible for decommissioning and the landowner (if different) addressing the following:
 - (a) Decommissioning shall be completed within 18 months after power production has ceased or leases have expired.

(b) All non-utility owned equipment, conduits, structures, fencing, and foundations to a depth of at least three feet below grade shall be removed.

(c) All fences, graveled areas and access roads shall be removed unless an agreement is presented, in writing, in which the property owner agrees for this to remain.

(d) Property shall be restored to a condition reasonably similar to its condition prior to development of the SEPGS.

(e) The developer or owner of the major SEPGS facility is responsible for the decommissioning.

6. Other relevant studies, reports, certifications, information, documents and approvals as may be reasonably requested by the County to ensure compliance with this ordinance.
7. Standard drawings of the solar collection system components.
8. Security fencing, a minimum of six (6) feet in height, shall be provided along the entire perimeter of the major SEPGS facility.
9. Installation of the required buffer vegetation or a bond established for installation of the buffer in order to plant in an appropriate season.
10. Outside lighting shall be shielded to prevent glare to surrounding properties and to direct light onto the major SEPGS premises, and shall be of sufficient intensity to ensure security to the system's premises.
11. In case of emergencies, a sign stating the system owners contact information including name, address and phone number shall be located at the entrance of the major SEPGS. Typical warning signs at the entrance shall also be required.
12. A letter of certification from a certified professional engineer indicating that inverter noise shall not exceed 40dBA, measured at any property line.



Stanly County Planning Board August 14, 2018 - Meeting Minutes

Call to Order

Chairman Robert Loflin called the meeting to order on August 14, 2018, at 7:00 p.m. in the Commons Meeting Room at 1000 N First Street, Albemarle, North Carolina. Bob Remsburg served as Clerk of the meeting.

Chair Loflin asked Mr. Remsburg to call the roll.

Stanly County Planning Board Members Attending

Terry Smith, Vice-Chair

Robert Davis

Robert Loflin, Jr., Chair

Kevin Brickman

John Eckman, III

Frank Sparger

Planning Board Members Absent:

Ned Stallings

Stanly County Planning Staff Attending

Bob Remsburg, Planner I

Others Present: Ronnie Burlison and Alan Love registered to speak. Several property owners and others were present. Charles Brown and Max Justice were present to represent Oakmont Acquisition.

The Chair invited the board to review the minutes of the previous meeting which was held on May 29, 2018.

Motion: John Eckman made a motion to approve the May 29, 2018 minutes as written.

Second: Frank Sparger seconded the motion.

Action: The Board unanimously approved the motion.

Chair Loflin announced the purpose of this meeting was to consider two requests to rezone parcels in the county and an amendment to Section 618 of the Zoning Ordinance.

The chair introduced the first case:

ZA 18-05 Oakmont Acquisition requests the rezoning of 31 acres of a 57 acre tract located on Buster Road, southwest of Lighthouse Road near Oakboro and a 2.93 acre tract located at 16869 Buster Road from RA(Residential Agricultural) to M2(Heavy Industrial). Tax Record #862, 10988; PIN 55302856210, 559304747869 .

Mr. Loflin invited Mr. Remsburg to report on Case ZA 18-05.

Mr. Remsburg shared:

Oakmont Acquisition requests that 31 acres of a 57 acre tract located on Buster Road and a 2.93 acre tract located at 16869 Buster Road, Oakboro, be rezoned to M2 – Heavy Industrial. The property is currently zoned RA – Residential Agricultural. The lots surrounding this property are also in residential and industrial districts. The remaining acreage in the first tract is located within the Town of Oakboro’s zoning jurisdiction. An application is also being submitted to Oakboro requesting rezoning of their section to industrial. Other adjacent parcels owned by Oakmont Acquisition are already zoned for industrial purposes. These properties are currently either used for residential or agricultural purposes. An industrial facility is proposed for these parcels and the other nearby properties owned by Oakmont Acquisition. The parcel at 16869 Buster Road contains a residence and outbuildings.

These parcels are located in a growth area per the 2010 Stanly County Land-Use Plan. Traffic on Buster Road in this area averages 530 vehicles per day and on NC 205 averages 1700 vehicles per day according to the 2015 NCDOT traffic count.

Planning staff recommends approval of this request since this property is located in a growth area and would be economically beneficial to the county.

Chair Loflin invited Mr. Charles Brown to speak concerning his request.

Mr. Brown used a map to illustrate the location of the project and indicate the other parcels already owned and zoned industrial by Oakmont Acquisition. These parcels were rezoned about 8-years ago. He pointed out which parcels were being rezoned and that portions of one parcel were within the Oakboro ETJ. Mr. Brown indicated that Oakmont would be requesting that Oakboro rezone their portion of the larger tract. Oakmont may acquire some additional property in the future and would return to request it to be zoned for industrial use.

Frank Sparger asked if other tracts would be rezoned. Mr. Brown indicated that was likely, but that Oakmont had not acquired other nearby parcels at this point.

Mr. Brown was asked if he could share information about the proposed development with the Board. Mr. Brown introduced Max Justice, an attorney from Charlotte representing Oakmont. He answered the question by stating that this was for a potential manufacturing project. A firm has interest in utilizing the property.

The Chair invited any others to come speak in favor of the request. No one came forward.

The Chair invited any to speak against the request.

Mr. Alan Love of Oakboro came forward. Mr. Love reported that he owns adjacent land across NC 205 from the property. He shared that his main concern was for the protection of adjoining properties from run-off and other environmental issues. Creeks and streams run through the property onto adjacent land. Silt and chemicals could create a problem for wildlife. Buffers would be needed. Board members asked Mr. Remsburg if buffers would be required. Mr. Remsburg responded that wherever a commercial or industrial use adjoins a residential use, a buffer is required. He also shared that stream buffers are also required.

Charles Brown spoke and shared that Oakmont would want to do what is right and follow the ordinance requirements. They would want to be sure the environment is protected. Mr. Love indicated that he was ok with progress, he just wants to see it done well. He was OK with the buffers.

There being no further comments, Chair Loflin invited the Board members to offer a motion.

Motion: Frank Sparger made a motion to recommend that the Board of County Commissioners approve the rezoning of the 31 acres and the 2.93 acres owned by Oakmont Acquisition to M2(Heavy Industrial) because it is located in a growth area adjacent to other industrial property.

Second: John Eckman seconded the motion.

Action: The Board unanimously approved this motion.

The chair advised that the request to change the zoning on the lots will now go before the Board of Commissioners at their September 4, 2018 meeting at 6:00 PM.

The chair introduced the second case:

ZA 18-06 Jason T. Gallagher request the rezoning of 1.52 acres of a 4.25 acre tract located at 40136 Old Salisbury Road, New London, from RA(Residential Agricultural) to HB(Highway Business) Tax Record #137663, PIN 663103011874

The chair requested that Mr. Remsburg present the second case, ZA18-06.

Mr. Remsburg shared:

Jason T. Gallagher requests that 1.52 acres of his property located at 40136 Old Salisbury Road, New London, be rezoned to HB – Highway Business. The property is currently zoned RA – Residential Agricultural. The lots surrounding this property are also in the RA District. The adjacent properties are either used for residential or agricultural purposes. Mr. Gallagher is proposing to use the 1.52 acres at the front portion of his property for the construction and operation of a mini-storage facility. An occupied mobile home is located on the rear section on the property and would remain in place. The HB district is appropriate for general retail uses included rental storage facilities.

This parcel is currently an open field and is located in a growth area per the 2010 Stanly County Land-Use Plan. Traffic on Old Salisbury Road in this area averages 1,200 vehicles per day according to the 2015 NCDOT traffic count.

Planning staff recommends approval of this request since this property is located in a growth area and would be economically beneficial to the county.

Chair Loflin invited Mr. Jason Gallagher, owner of the property to speak concerning this request.

Mr. Gallagher came forward and shared that he has wanted to develop a small business and has determined that a mini-storage facility would be a good use of a portion of his property on Old Salisbury Road. There are no storage facilities in the immediate area and this is reasonably near Pfeiffer University. He does not live on the property but leases the mobile home which is

located further back from the proposed project. He would likely put in a new driveway and plans to construct a 30x80 building with 16 units. This building would be located close to the road.

Board members asked whether the project would be gated or open. Mr. Gallagher stated that there would like be a fence along the front, but not likely to enclose the whole building. He was also asked if this would be paved or gravel. Mr. Gallagher said it would be gravel to start and may be paved later. A paved entrance apron will likely be required by NC DOT.

The Chair invited any others to come speak in favor of the request. No one came forward.

The Chair invited any to speak against the request.

Mr. Ronnie Burleson, neighbor from Burris-Burleson Road came forward to oppose the request. He has farms in five counties and, as a small business owner, he is afraid that Mr. Gallagher is setting himself up for failure due to the rural nature of the area. He considers this a spot zoning since there is no commercial zoning of any type along Old Salisbury Road from Richfield to Albemarle. Mr. Burleson thinks that this should be in Richfield or New London. He also was concerned about the potential for folks coming to the area to break into the storage units.

Jason Gallagher stated that he hoped this would be a good asset to the community. That it would be accessible to many and he feels that this is a good location.

Bob Davis asked about how soon he hoped to fill the units. Mr. Gallagher stated that he hoped to having them full in 6-10 months. He believes that people will come 5-10 miles to a storage facility.

Mr. Sparger pointed out that while there are no highway business zoned properties adjacent, the property is in a growth area and it has to begin somewhere. Mr. Sparger expressed that while Mr. Burleson's concern about the viability of the project was admirable, it was not within our scope of responsibility whether it is a successful enterprise.

Linda Gilbert of 1228 Autumn Lane and owner of nearby property came forward and expressed her desire to keep the area residential and farmland. This would change the look of the neighborhood.

The Board discussed the proposal. Terry Smith expressed his concerns about the lack of fencing and feels that more planning is needed by Mr. Gallagher. Mr. Remsburg pointed out that buffering would be required between the commercial property and the residential properties.

There being no further comments or discussion, Chair Loflin invited the Board members to offer a motion.

Motion: Bob Davis made a motion to recommend that the Board of County Commissioners deny the rezoning request by Jason Gallagher for 1.52 acres to HB(Highway Business) because the project is surrounded by residential properties.

Second: Kevin Brickman seconded the motion.

Action: The Board approved the motion recommending denial by a vote of 4-2.

Mr. Remsburg advised that it was up to Mr. Gallagher whether to carry the case forward to the Commissioners. If the request to change the zoning on the lots goes before the Board of Commissioners it will be considered at their September 4, 2018 meeting at 6:00 PM.

The chair introduced the third item:

ZA 18-07 Section 618 SEPGS Overlay District text amendment

The chair requested that Mr. Remsburg present the second case, ZA18-07.

Mr. Remsburg shared:

Following the approval of the solar project on Old Aquadale Road, County Commissioners asked the Planning Department to look at the current ordinance and consider whether adjustments should be made especially concerning the decommissioning process for SEPGS. Staff was also concerned about setting clear expectations for the information developers are required to submit for review by the Planning Department, Planning Board and County Commissioners during the plan review and approval process. Language was updated to clarify these processes based on current standards.

After research and discussion with the staff it was determined that requiring a bond for decommissioning would not be necessary. Not requiring a bond will avoid Planning Department staff having to keep track of this additional paperwork and will not be a deterrent to potential developers of solar projects. Lease agreements will be required to have a decommissioning component. Salvage value will likely exceed the need for a bond.

There is interest in at least two other major solar projects in the county and potential for expansion of at least one project which has already been approved.

Motion: Frank Sparger made a motion to recommend that the Board of County Commissioners replace Section 618 with the new language as proposed.

Second: Terry Smith seconded the motion.

Action: The Board approved this motion by a unanimous vote.

Adjournment

Chair Loflin asked if there was any additional business for the meeting. Hearing none, he asked for a motion to adjourn. Kevin Brickman made the motion to adjourn with a second from Frank Sparger. The motion was approved.

The meeting was adjourned at 8:30 p.m.

Robert Loflin, Chairman

Robert Remsburg, Clerk



Stanly County Board of Commissioners

Meeting Date September 4, 2018

Presenter: Andy Lucas, County Manager

Consent Agenda	5A
Regular Agenda	

ITEM TO BE CONSIDERED

Public Hearing – Economic Development Incentive Grant


The County is proposing an eight (8) year property tax incentive grant for the expansion of an existing manufacturing company located in Albemarle. The grant amount will be 75%.

The project will lead to the overall investment of \$4.26 million and the creation of at least 44 new jobs.

Subject

Requested Action

1. Hold public hearing
2. Approve a property tax incentive grant for a period of eight (8) years associated with the investment of \$4.26 million and the creation of at least 44 new jobs.

Signature: 
 Date: 08/29/2018

Dept Economic Development
 Attachments: Yes No

Review Process

	Approved		Initials
	Yes	No	
Finance Director	<input type="checkbox"/>	<input type="checkbox"/>	
Budget Amendment Necessary	<input type="checkbox"/>	<input type="checkbox"/>	
County Attorney	<input type="checkbox"/>	<input type="checkbox"/>	
County Manager	<input type="checkbox"/>	<input type="checkbox"/>	
Other:	<input type="checkbox"/>	<input type="checkbox"/>	

Certification of Action

Certified to be a true copy of the action taken by the Stanly County Board of Commissioners on

Tyler Brummitt, Clerk to the Board Date



Stanly County Board of Commissioners

Meeting Date September 4, 2018

Presenter: Andy Lucas, County Manager

Consent Agenda	5B Regular Agenda
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ITEM TO BE CONSIDERED

Public Hearing – Economic Development Incentive Grant

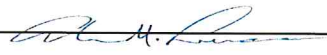
The County is proposing a five (5) year property tax incentive grant for the expansion of an existing manufacturing company located in Albemarle. The grant amount will be 35%.

The project will lead to the overall investment of \$1.3 million and the creation of at least 5 new jobs.

Subject

Requested Action

1. Hold public hearing
2. Approve a property tax incentive grant for a period of five (5) years associated with the investment of \$1.3 million and the creation of at least 5 new jobs.

Signature: 
 Date: 08/29/2018

Dept Economic Development
 Attachments: Yes No

Review Process

	Approved		Initials
	Yes	No	
Finance Director	<input type="checkbox"/>	<input type="checkbox"/>	
Budget Amendment Necessary	<input type="checkbox"/>	<input type="checkbox"/>	
County Attorney	<input type="checkbox"/>	<input type="checkbox"/>	
County Manager	<input type="checkbox"/>	<input type="checkbox"/>	
Other:	<input type="checkbox"/>	<input type="checkbox"/>	

Certification of Action

Certified to be a true copy of the action taken by the Stanly County Board of Commissioners on

 Tyler Brummitt, Clerk to the Board Date



Stanly County Board of Commissioners

Meeting Date September 4, 2018

Presenter: Andy Lucas, County Manager

Consent Agenda	50	Regular Agenda
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ITEM TO BE CONSIDERED

EDC Project Management – Budget Amendment & Contract

Subject

The EDC is currently coordinating with the EDPNC on a potential transformative project named Project Blue Sky. Given the size, complexity and competitive nature of this active project, it is recommended the County appropriate additional funds to contract with a qualified and experienced firm or professional to provide the necessary project management.

Staff issued an RFP in mid-August for the aforementioned services, and it is anticipated at least three (3) firms will respond. Based on existing market rates for this level of economic development experience, staff stipulated a not to exceed budget amount of \$125,000 for the remainder of FY 2018-2019.

As information, staff plans to seek additional Board support and the necessary funding for a registered lobbyist to assist with securing discretionary grant funding for Project Blue Sky after the 2018 general election.

Requested Action

1. Review and consider approval of budget amendment # 2019-12.
2. Authorize staff to execute a contract with a selected economic development firm or professional for a not to exceed budget amount of \$125,000.

Signature: Andy Lucas

Date: 8/29/2018

Dept Economic Development

Attachments: Yes No

Review Process

	Approved		Initials
	Yes	No	
Finance Director	<input type="checkbox"/>	<input type="checkbox"/>	
Budget Amendment Necessary	<input type="checkbox"/>	<input type="checkbox"/>	
County Attorney	<input type="checkbox"/>	<input type="checkbox"/>	
County Manager	<input type="checkbox"/>	<input type="checkbox"/>	
Other:	<input type="checkbox"/>	<input type="checkbox"/>	

Certification of Action

Certified to be a true copy of the action taken by the Stanly County Board of Commissioners on

Tyler Brummitt, Clerk to the Board Date



AMENDMENT NO: 2019-12

STANLY COUNTY-BUDGET AMENDMENT

BE IT ORDAINED by the Stanly County Board of Commissioners that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2019:

To amend the General Fund 110, the expenditures are to be changed as follows:

<u>FUND/DEPART NUMBER</u>	<u>ACCOUNT NUMBER</u>	<u>ACCOUNT DESCRIPTION</u>	<u>CURRENT BUDGETED AMOUNT</u>	<u>INCREASE (DECREASE)</u>	<u>AS AMENDED</u>
110.4902	190.000	Professional Services	\$ 40,000	\$ 125,000	\$ 165,000
TOTALS			<u>\$ 40,000</u>	<u>\$ 125,000</u>	<u>\$ 165,000</u>

This budget amendment is justified as follows:

To appropriate funds to contract with a consultant to provide project management services for an economic development project.

This will result in a net increase \$ 125,000 in expenditures and other financial use to the County's annual budget. To provide the additional revenue for the above, the following revenues will be increased. These revenues have already been received or are verified they will be received in this fiscal year.

<u>FUND/DEPART NUMBER</u>	<u>ACCOUNT NUMBER</u>	<u>ACCOUNT DESCRIPTION</u>	<u>CURRENT BUDGETED AMOUNT</u>	<u>INCREASE (DECREASE)</u>	<u>AS AMENDED</u>
110.3991	990.000	Fund Balance Appropriated	\$ 2,609,114	\$ 125,000	\$ 2,734,114
TOTALS			<u>\$ 2,609,114</u>	<u>\$ 125,000</u>	<u>\$ 2,734,114</u>

SECTION 2. Copies of this amendment shall be furnished to the Clerk of the Board of Commissioners, Budget Officer, and to the Finance Director.

Adopted this _____ day of _____, 20____

Verified by the Clerk of the Board _____

Reviewed by Department Head	Date	Posted by
<i>John R. Kinross</i>	8-29-12	
Reviewed by Finance Director	Date	Journal No.
Reviewed by County Manager	Date	Date



Stanly County Board of Commissioners

Meeting Date September 4, 2018

Presenter: Andy Lucas, County Manager

Consent Agenda	50 Regular Agenda
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ITEM TO BE CONSIDERED

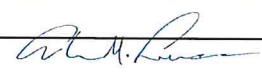
EDC Board Appointments

Five (5) of the existing EDC Board member's terms expired in early August 2018. Attached please find a list of those with expired terms and multiple applications for consideration.

Subject

Consider and approve the appointment or re-appointment of five (5) individuals representing business or industry from the 5 election districts in Stanly County to serve on the EDC Board.

Requested Action

Signature: 
 Date 8/29/2018

Dept EDC
 Attachments: Yes No

Review Process

Certification of Action

	Approved		Initials
	Yes	No	
Finance Director	<input type="checkbox"/>	<input type="checkbox"/>	
Budget Amendment Necessary	<input type="checkbox"/>	<input type="checkbox"/>	
County Attorney	<input type="checkbox"/>	<input type="checkbox"/>	
County Manager	<input type="checkbox"/>	<input type="checkbox"/>	
Other:	<input type="checkbox"/>	<input type="checkbox"/>	

Certified to be a true copy of the action taken by the Stanly County Board of Commissioners on _____

 Tyler Brummitt, Clerk to the Board Date



Stanly County Board of Commissioners

Meeting Date September 4, 2018

Presenter: Andy Lucas, County Manager

Consent Agenda	 Regular Agenda
----------------	---

ITEM TO BE CONSIDERED

Subject

Public Hearing and Resolution – No Wake Zone Designation in the Area of Randalls Ferry Road and Talon Court

Attached please find the notice of public hearing which was placed in the Stanly News and Press on Tuesday, August 21, 2018 and a proposed resolution of support for the aforementioned no wake zone.

Requested Action

1. Hold public hearing
2. Review and consider approval of the resolution in support of an application to the NC Wildlife Resources Commission for a no-wake designation

Signature: <u>Andy Lucas</u>	Dept <u>Central Administration</u>																												
Date: <u>8/29/2018</u>	Attachments: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No																												
Review Process	Certification of Action																												
<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th colspan="2" style="text-align: center; border-bottom: 1px solid black;">Approved</th> <th style="border-bottom: 1px solid black;">Initials</th> </tr> <tr> <th style="text-align: left; border-bottom: 1px solid black;"></th> <th style="text-align: center; border-bottom: 1px solid black;">Yes</th> <th style="text-align: center; border-bottom: 1px solid black;">No</th> <th style="border-bottom: 1px solid black;"></th> </tr> </thead> <tbody> <tr> <td style="border-bottom: 1px solid black;">Finance Director</td> <td style="text-align: center; border-bottom: 1px solid black;"><input type="checkbox"/></td> <td style="text-align: center; border-bottom: 1px solid black;"><input type="checkbox"/></td> <td style="border-bottom: 1px solid black;"></td> </tr> <tr> <td style="border-bottom: 1px solid black;"> Budget Amendment Necessary</td> <td style="text-align: center; border-bottom: 1px solid black;"><input type="checkbox"/></td> <td style="text-align: center; border-bottom: 1px solid black;"><input type="checkbox"/></td> <td style="border-bottom: 1px solid black;"></td> </tr> <tr> <td style="border-bottom: 1px solid black;">County Attorney</td> <td style="text-align: center; border-bottom: 1px solid black;"><input type="checkbox"/></td> <td style="text-align: center; border-bottom: 1px solid black;"><input type="checkbox"/></td> <td style="border-bottom: 1px solid black;"></td> </tr> <tr> <td style="border-bottom: 1px solid black;">County Manager</td> <td style="text-align: center; border-bottom: 1px solid black;"><input type="checkbox"/></td> <td style="text-align: center; border-bottom: 1px solid black;"><input type="checkbox"/></td> <td style="border-bottom: 1px solid black;"></td> </tr> <tr> <td style="border-bottom: 1px solid black;">Other:</td> <td style="text-align: center; border-bottom: 1px solid black;"><input type="checkbox"/></td> <td style="text-align: center; border-bottom: 1px solid black;"><input type="checkbox"/></td> <td style="border-bottom: 1px solid black;"></td> </tr> </tbody> </table>		Approved		Initials		Yes	No		Finance Director	<input type="checkbox"/>	<input type="checkbox"/>		Budget Amendment Necessary	<input type="checkbox"/>	<input type="checkbox"/>		County Attorney	<input type="checkbox"/>	<input type="checkbox"/>		County Manager	<input type="checkbox"/>	<input type="checkbox"/>		Other:	<input type="checkbox"/>	<input type="checkbox"/>		Certified to be a true copy of the action taken by the Stanly County Board of Commissioners on <hr style="width: 80%; margin: 0 auto;"/> <hr style="width: 80%; margin: 0 auto;"/> Tyler Brummitt, Clerk to the Board Date
	Approved		Initials																										
	Yes	No																											
Finance Director	<input type="checkbox"/>	<input type="checkbox"/>																											
Budget Amendment Necessary	<input type="checkbox"/>	<input type="checkbox"/>																											
County Attorney	<input type="checkbox"/>	<input type="checkbox"/>																											
County Manager	<input type="checkbox"/>	<input type="checkbox"/>																											
Other:	<input type="checkbox"/>	<input type="checkbox"/>																											

North Carolina
County of Stanly

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF STANLY COUNTY

WHEREAS, under the authority of North Carolina General Statutes Section 75A-15(a) any subdivision of the State of North Carolina may at any time, after public notice, make formal application to the North Carolina Wildlife Resources Commission for special rules and regulations with reference to the safe and reasonable operation of vessels on any water within its territorial limits; and

WHEREAS, Stanly County has given public notice of its intentions to make formal application to the North Carolina Wildlife Resources Commission for special rules and regulations with reference to the safe and reasonable operation of vessels on Lake Tillery within its territorial limits of Stanly County and for the implementation of the Uniform Waterway Marker System in all the waters of the county; and

BE IT RESOLVED, that in accordance with N.C.G.S. 75A-15(a), the Board of Commissioners of Stanly County requests the North Carolina Wildlife Resources Commission to promulgate special rules and regulations with reference to safe and reasonable operation of vessels on the waters of Lake Tillery located in said county, the pertinent substance of which proposed rules is as follows:

- A no wake zone designation for the cove and canal area directly adjacent to Randalls Ferry Road and Talon Court (Eagle Point Subdivision)

BE IT FURTHER RESOLVED, the said Board of Commissioners requests the said Commission promulgate regulations fully implementing the Uniform Waterway Marker System in all of the waters of the said county.

ADOPTED THIS THE 4th DAY OF SEPTEMBER, 2018

Joseph L. Burleson, Chairman
Stanly County Board of Commissioners

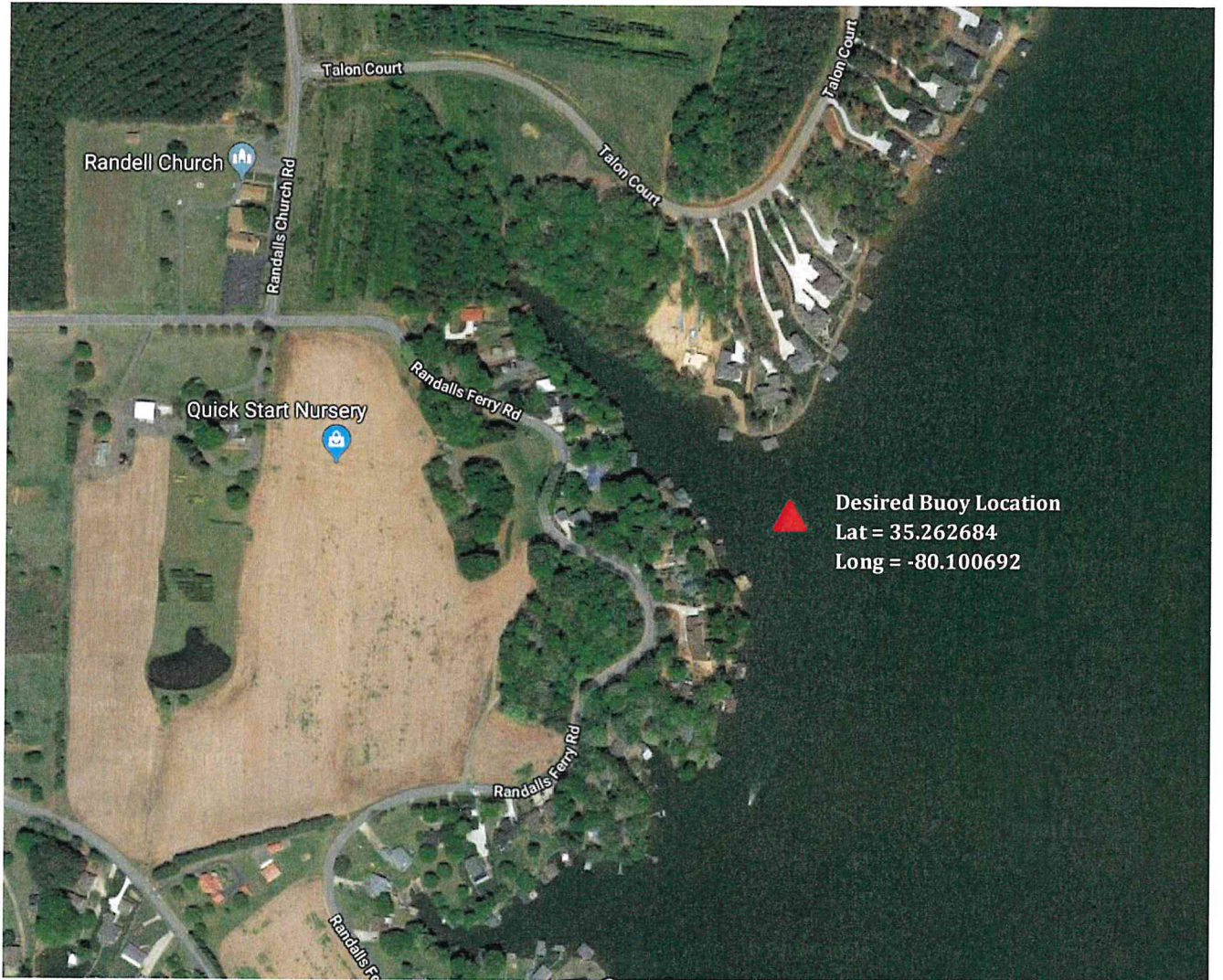
CERTIFICATION

This is to certify the above is a true and exact copy of the resolution adopted by the Stanly County Board of Commissioners at the regular meeting held in the Commissioner's Meeting Room located at 1000 N. First Street, Albemarle, NC 28001 on Tuesday, September 4, 2018. This same appears in Minute Book Number _____ at page _____.

(County Seal)

ATTEST:

Tyler Brummitt, Clerk to the Board



Desired Buoy Location
Lat = 35.262684
Long = -80.100692



Stanly County Board of Commissioners

Meeting Date September 4, 2018

Presenter: Andy Lucas, County Manager

Consent Agenda	Regular Agenda
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7

ITEM TO BE CONSIDERED

Subject

Criteria to Use Design-Build Construction Delivery Method for EMS Base & Vehicle Fueling Site

Per NC General Statute 143-128.1A, the County must establish criteria to justify and utilize the design-build delivery method of construction contracts. Attached please find the proposed criteria.

Requested Action

Review and adopt the proposed criteria to utilize a design-build construction delivery method for the construction of a new EMS base and vehicle fueling station.

Date: <u>09/04/2018</u>		Dept: <u>Central Administration</u>	
		Attachments: <input checked="" type="checkbox"/> yes <input type="checkbox"/> no	
Review Process			Certification of Action
	Approved		Certified to be a true copy of the action taken by the Stanly County Board of Commissioners on _____ Tyler Brummitt, Clerk to the Board Date
	Yes	No	
Finance Director	<input type="checkbox"/>	<input type="checkbox"/>	
Budget Amendment Necessary	<input type="checkbox"/>	<input type="checkbox"/>	
County Attorney	<input type="checkbox"/>	<input type="checkbox"/>	
County Manager	<input type="checkbox"/>	<input type="checkbox"/>	
Other:	<input type="checkbox"/>	<input type="checkbox"/>	



Design Build Criteria

Action Item: Establishment of criteria used for the design-build delivery method of construction and approval to use the design-build method for the proposed EMS base and vehicle fueling station on Hilco Street in Albemarle.

Explanation Abstract In accordance with Session Law 2013-401 (design-build delivery method for construction projects) and NC General Statute 143-128.1A, the County must establish specific criteria to utilize the design-build construction delivery method.

More specifically, staff is recommending the design-build delivery method for the construction of a new EMS base facility (of approximately 8,500 square feet) and a fueling station for County vehicles. Given the existing EMS base is located in a leased facility that is being actively marketed for sale, there is a need to have this project complete by no later than March 2020. The design-build delivery method will provide the needed flexibility to complete the project on time, within budget and without jeopardizing quality.

Establishment of Criteria (Criteria 1) – *The extent to which the County can adequately and thoroughly define the project requirements prior to the issuance of a request for qualification (RFQ) for a design-builder*

Response: The County's legal, financial, and management staff will work collectively with the EMS operational staff to ensure the project requirements are thoroughly defined prior to the issuance of a request for qualifications for a design-builder. The relevant staff has experience planning and carrying-out efficient and high quality capital projects.

(Criteria 2) – The time constraints for the delivery of the project

Response: The County's primary EMS base is currently housed in leased space that does not adequately address the operational needs of an ever evolving emergency medical service. The current facility lacks sufficient storage space for medical products, drugs and EMS related equipment. The current space does not have sufficient training space for the EMS organization. Lastly, the facility could be sold at any point and the County would have to implement a contingency location plan for EMS operations. As such, it is imperative a new facility be constructed prior to April 2020.

(Criteria 3) – The ability to ensure a quality project can be delivered

Response: The County has professional and experienced personnel to ensure the design-build firm provides a high quality project within the budget constraints established by the County.

(Criteria 4) – The capability of the County to manage and oversee the project, including the availability of experienced staff or outside consultants who are experienced with the design-build method of project delivery

Response: The County has professional and experienced personnel and/or representatives knowledgeable of design-build projects. Should it become necessary to contract the construction management of a design-build contract, experienced consultants are readily available in the Charlotte region.

(Criteria 5) – A good faith effort to comply with N.C.G.S 143-128.2, N.C.G.S. 143-128.4, and to recruit and select small business entities

Response: The County has established and successfully carried out multiple capital projects involving State and Federal funds with mandated M/WBE goals.

(Criteria 6) – The criteria utilized by the County, including a comparison of the costs and benefits of using the design-build delivery method for a given project in lieu of other delivery methods identified

Response: As stated under Criteria #2, one of the benefits of a design-build process is it may reduce the overall project schedule by six (6) to twelve (12) months. This has a direct benefit on the project budget and the continuity of EMS operations. The design-build delivery method is not anticipated to involve any additional expense than those expenses associated with a traditional RFQ, study, design, bid and construct project. The budget for the construction of this new EMS base facility is estimated to not exceed \$1.75 million. The capital cost of the new facility is constrained by the County's available General Fund reserves, tax base, and the Board's desire to maintain or decrease the existing tax rate.

By reducing the time frame by at least 6 months, the County is mitigating the price escalation that would likely occur over the next several months. Additionally, the scope of the design efforts will be reduced. This will result in more funding being dedicated toward the construction of the facility and valued added equipment purchases. It is anticipated the design-build process will allow a minimum of 5% more of available funds to be allocated to construction versus the typical design-bid-build process.

The favorable project schedule and additional funds for construction make the design-build process the most appealing option in this instance.



Stanly County Board of Commissioners

Meeting Date: September 4, 2018

Presenter: Andy Lucas

Consent Agenda

Regular Agenda

8

Presentation Equipment: Lectern PC* Lectern VCR Lectern DVD Document Camera** Laptop***

Please Provide a Brief Description of your Presentations format: _____

* PC is equipped with Windows XP and Microsoft Office XP (including Word, Excel, and PowerPoint), Internet connectivity and Network connectivity for County Employees.

** If you have need to use the Document Camera and zoom into a particular area, if possible please attach a copy of the document with the area indicated that you need to zoom into. A laser light is available to pinpoint your area of projection.

*** You can bring in a laptop that will allow video out to be connected at the lectern – set display to 60Mhz.

ITEM TO BE CONSIDERED

Centralina Council Of Governments

Nursing Home Community Advisory Committee Appointment

Subject
Please see the attached request concerning the appointment of Ms. Joyce Ross as a new member of the Nursing Home Advisory Committee.

Requested Action
Appoint Joyce Ross as a member of the Nursing Home Community Advisory Committee for a one (1) year term until September 4, 2019.

Signature: _____

Dept. _____

Date: _____

Attachments: Yes No x

Review Process

Certification of Action

	Approved		Initials
	Yes	No	
Finance Director	___	___	
Budget Amendment Necessary	___	___	
County Attorney	___	___	
County Manager	___	___	
Other:	___	___	

Certified to be a true copy of the action taken by the Stanly County Board of Commissioners on

Tyler Brummitt, Clerk to the Board Date



Stanly County Board of Commissioners

Meeting Date: September 4, 2018
Presenter: Chairman Burleson

9

Consent Agenda | Regular Agenda

Presentation Equipment: Lectern PC* Lectern VCR Lectern DVD Document Camera** Laptop***

Please Provide a Brief Description of your Presentations format: _____

* PC is equipped with Windows XP and Microsoft Office XP (including Word, Excel, and PowerPoint), Internet connectivity and Network connectivity for County Employees.

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*** You can bring in a laptop that will allow video out to be connected at the lectern – set display to 60Mhz.

ITEM TO BE CONSIDERED

Subject	<p>CONSENT AGENDA</p> <p>A. Minutes – Regular meeting August 6, 2018.</p> <p>B. City of Locust - Approval of fireworks display on September 15, 2018.</p> <p>C. EMS – Approval of budget amendment # 2019-10.</p> <p>D. Sheriff’s Office – Approval of budget amendment # 2019-11.</p> <p>E. Finance – Approval of the vehicle tax refunds for August 2018.</p> <p>F. Facilities – Approval to surplus the listed items and sell through GovDeals.</p>
Requested Action	<p>Request approval of the above items as presented.</p>

Signature: _____

Date: _____

Dept. _____

Attachments: Yes No x

Review Process

Certification of Action

	Approved		
	Yes	No	Initials
Finance Director	___	___	
Budget Amendment Necessary	___	___	
County Attorney	___	___	
County Manager	___	___	
Other:	___	___	

Certified to be a true copy of the action taken by the Stanly County Board of Commissioners on

 Tyler Brummitt, Clerk to the Board Date

**STANLY COUNTY
BOARD OF COMMISSIONERS
REGULAR MEETING MINUTES
AUGUST 6, 2018**

COMMISSIONERS PRESENT: Joseph Burleson, Chairman
Gene McIntyre, Vice Chairman
Scott Efird
Bill Lawhon (Arrived at 5:33 p.m.)
Janet K. Lowder
Ashley Morgan
Matthew Swain (Arrived at 5:38 p.m.)

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 to order at 5:30 p.m.

CLOSED SESSION: REAL ESTATE, CONSULT WITH ATTORNEY

Upon motion by Commissioner Morgan, seconded by Commissioner Lowder and carried by unanimous vote, the Board convened in closed session for the following: To discuss economic development in accordance with G. S. 143-318.11(a)(4), to discuss a real estate transaction in accordance with G. S. 143-318.11(a)(5) and to consult with the county attorney in accordance with G. S. 143-318.11(a)(3).

The Board convened in closed session at 5:31 p.m. and returned to open session at 5:54 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. Commissioner Efird gave the opening invocation and led the pledge of allegiance.

APPROVAL/ADJUSTMENTS TO THE AGENDA

Chairman Burleson requested that budget amendment # 2018-09 for the Sheriff's Office be added to the consent agenda as item # 10 (F). Commissioner Swain moved to approve the agenda as amended and was seconded by Vice Chairman McIntyre. The motion passed by unanimous vote.

ITEM # 1 – RETIREMENT AWARD PRESENTATION

The Board took a moment to recognize Nancy E. Whitley who recently retired from Central Permitting after 24 years of service with the county.

ITEM # 2 – E-911 – PUBLIC HEARING TO CONSIDER NAMING PATRIOTS POINT DRIVE

Presenter: Karen McDaniel, E-911 Director

At the request of E-911, a public hearing was held to name a private drive located off Renee Ford Road between David Lane and River Road. The reason for naming the drive is to clarify any confusion that may occur when emergency personnel respond to a call in the area. Based on the four (4) responses received from the property owners, there was a tie vote: two (2) for Patriots Point Drive and two (2) for Independence Way. The address committee met and by unanimous vote chose Patriots Point Drive as the road name.

With no questions from the Board, Chairman Burleson declared the public hearing open. During the time, Ms. Lisa Gross came forward to speak in favor of the name Patriots Point Drive. With no one else coming forward, the hearing was closed.

By motion, Commissioner Efirid moved to approve the name Patriots Point Drive and was seconded by Commissioner Swain. The motion carried by a 7 – 0 vote.

ITEM # 3 – TAX COLLECTOR'S ANNUAL SETTLEMENT FOR FY 2017-18

Presenter: Clinton Swaringen, Tax Administrator

Pursuant to GS 105-373, the Tax Collector presented the annual settlement report to the Board which provides a summary of the collection activity for FY 2017-18 with the statutory remedies of garnishment, attachment, debt setoff, escheat and pre-foreclosure being utilized to the extent possible for collection of taxes. As part of the settlement, it was requested the Board charge the Tax Collector with the collection of taxes for FY 2018-19 and accept the annual settlement report as presented.

Commissioner Swain moved to accept and approve the annual settlement report and charge the Tax Collector with collection of the current fiscal year property taxes. Commissioner Lawhon seconded the motion which passed by a 7 – 0 vote.

ITEM # 4 – UTILITIES – CONTRACT AWARD FOR PHASE 3 OF THE WATERLINE HOOK-UP PROGRAM

Presenter: Detria Turner, Utilities Project Coordinator

The Utilities Department received one (1) bid for Phase 3 of the Waterline Hook-Up Program on July 13, 2018 from United Plumbing & Associates of Concord, NC for \$12,950. It was requested the Board award the plumbing service contract to the lowest, responsive, responsible bidder, United Plumbing & Associates of Concord, NC.

After a brief period of questions, Vice Chairman McIntyre moved to award the contract for Phase 3 to United Plumbing & Associates of Concord, NC as requested. The motion was seconded by Commissioner Morgan and carried by unanimous vote.

ITEM # 5 – DEPARTMENT OF HEALTH & HUMAN SERVICES

A. 2017 Community Child Protection Team (CCPT) Activity Summary

Presenter: Dolly Clayton, Social Services Director/Asst. Health & Human Services Director

Ms. Clayton provided a brief review of the Child Protection Team activity including its purpose, the number of cases reviewed, and how the team makes and carries out recommendations for changes to help prevent future child deaths.

B. 2017 CHILD FATALITY PREVENTION TEAM (CFPT) ANNUAL REPORT SUMMARY

Presenter: Patricia Hancock, Director of Nursing

Ms. Hancock continued by adding that the CFPT meets quarterly with the CCPT to review the deaths of children in the county between the ages of 0 – 17. By reviewing these cases, the teams work to identify system problems and make recommendations to the state coordinator who in turn relays this information to the state. The state then uses the information as a means to improve or develop policies which aid in reducing the number and rate of child deaths. Examples of the programs developed as a result of these recommendations include the child booster seat law, graduated driver's licenses and children's water safety programs.

The presentation was for information only and required no Board action.

ITEM # 6 – COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) APPLICATION & PUBLIC HEARING

Presenter: Andy Lucas, County Manager

Stanly County is working with the Centralina Council of Governments (CCOG) to submit an application for a CDBG Neighborhood Revitalization grant. These grants will target housing rehabilitation for qualifying elderly and disabled low-to-moderate income homeowners in the county. The maximum grant award under this program is \$750,000. It was requested the Board hold the first of two (2) required public hearings which must take place prior to the grant

application deadline of September 28, 2018. The second public hearing will be scheduled for the September 4, 2018 Commissioners meeting. The County Manager noted that Mr. James Luster, CCOG Senior Community & Economic Development Coordinator was in attendance to answer questions.

With no questions from the Board, Chairman Burleson declared the public hearing open. With no one coming forward the hearing was closed. No further action was required.

ITEM # 7 – REGION F AGING ADVISORY COMMITTEE (RFAAC) APPOINTMENT

Presenter: Andy Lucas, County Manager

Currently, there are two (2) vacant positions on the RFAAC: one Delegate for a two (2) year term and one Alternate for a one (1) year term. It was requested the Board take action to appoint Dr. Woodard to serve as a Delegate to represent Stanly County for a two (2) year term.

Commissioner Swain moved to appoint Dr. Johnnie Woodard as requested for a two (2) year term ending June 30, 2020. The motion was seconded by Vice Chairman McIntyre and passed by unanimous vote.

ITEM # 8 – SELECTION OF A VOTING DELEGATE FOR THE 2018 NCACC ANNUAL CONFERENCE

Presenter: Andy Lucas, County Manager

It was requested the Board select a voting delegate to represent Stanly County during the business session of the upcoming NCACC Annual Conference which will be held in Catawba County August 23-25, 2018.

By motion, Vice Chairman McIntyre nominated Chairman Burleson as the voting delegate with Commissioner Morgan as alternate should Chairman Burleson be unable to attend. His motion was seconded by Commissioner Swain a carried by a 7 – 0 vote.

ITEM # 9 - LIVESTOCK ARENA BID REVIEW AND FOLLOW-UP

Presenter: Andy Lucas, County Manager

County Manager Lucas stated that when the Livestock Arena project was initially bid on Monday, July 9, 2018, all of the bids exceeded the anticipated budget for the project. At the Commissioners meeting later that same day, the Board authorized staff to consult with the Livestock Arena Steering Committee, architect (Pinnacle) and the lowest responsive bidder (Simcon) to develop an alternative, lower cost scope of work for the project. The revised project cost proposal from Simcon in the amount of \$2,655,640.25 still exceeded the anticipated budget leaving a \$1.4 million - \$1.5 million dollar gap.

The County Manager noted concerns that the changes made to the project (removal of the pre-engineered metal roof, stadium seating, concrete curb and gutter at the parking lot area) compromises the quality and does not meet the original scope of the project. Although the community still has an interest in constructing the facility, there is a concern with the \$1.4 - \$1.5 million gap above and beyond the \$250,000 pledged by the county. The County Manager added that after talking with the Livestock Arena Advisory Committee members, they are unable to recommend moving forward with the project at this time.

Advisory Board members Reggie Medlin, Curtis Furr and Wayne Sasser addressed the Board and thanked them for their continued support of the project. Each stated that they are not in favor of proceeding with the livestock arena until it can be constructed as originally designed and will continue with fundraising efforts in the interim rather than place the burden for the additional "gap" funding on the taxpayers of Stanly County. Vice Chairman McIntyre agreed with their comments noting that the project needs to be built as originally planned.

Commissioner Swain thanked everyone on the advisory committee for their hard work then moved to have the project brought before the Board again in January 2019 to discuss it further and provide an update for the new Board members. Commissioner Efirm seconded the motion which passed by unanimous vote.

ITEM # 10 – CONSENT AGENDA

Presenter: Chairman Burleson

- A. Minutes – Regular meeting of July 9, 2018 and emergency meeting of July 18, 2018.
- B. DHHS - Approval of budget amendment # 2019-07.
- C. Animal Control – Approval of budget amendment # 2019-08.
- D. Facilities – Declare the attached list of items as surplus and sold through GovDeals.
- E. Finance – Request approval of the attached vehicle tax refunds for July 2018.
- F. Sheriff's Office – Approval of budget amendment # 2019-09.

Vice Chairman McIntyre moved to approve the consent agenda as amended and was seconded by Commissioner Swain. The motion passed unanimously.

PUBLIC COMMENT

Ms. Jamie Stirewalt addressed the Board on behalf of the Dwight Almond family. Mr. Almond was killed earlier this year by a stray bullet from a neighbor's property who was target shooting. She and the Almond family requested the Board consider putting a firearm ordinance in place with strict guidelines for target shooting safety.

Curtis Furr came forward to state his support of Ms. Stirewalt's request as well.

BOARD COMMENTS, ANNOUNCEMENTS & COMMITTEE REPORTS

Commissioner Lawhon stated that year-to-date 168 new residential building permits have been issued compared to 157 for the same period in 2017. He also noted that average values have increased from \$153, 000 to \$195,000 which is good for the county's tax base.

As information, Commissioner Swain noted recent lawsuits involving hog farmers in eastern North Carolina. Thus far, 1 of 3 verdicts has resulted in one farm going out of business even though the lawsuit was filed against the integrator who supplied the hogs and not the farmer. He then noted the importance of agriculture to both North Carolina and Stanly County and stated that Ag-Extension Agent Samantha Foster would be at the next Board meeting to give a presentation on the value of agriculture in Stanly County.

CLOSED SESSION

Commissioner Efirm moved to reconvene in closed session to consult with the county attorney in accordance with G. S. 143-318.11(a)(3). The motion was seconded by Vice Chairman McIntyre and carried unanimously at 7:14 p.m.

ANNOUNCEMENT

Chairman Burleson read the following statement:

"On August 8, 2018, Stanly County, Union County, the Town of Norwood and the Town of Wingate entered into an agreement that settles the lawsuit brought by Stanly County in Stanly County Superior Court against Union and Norwood challenging an Interlocal Agreement, and the lawsuit brought by Stanly in the North Carolina Office of Administrative Hearings against the North Carolina Department of Environmental Quality and Environmental Management Commission challenging the issuance of an Interbasin Transfer Certificate awarded to Union and Wingate, to which Wingate intervened to defend the certificate. The settlement supports long term water supply needs and cooperative planning in the region. The parties are pleased to put the lawsuits behind them and believe this settlement benefits the residents of Stanly, Union, Norwood and Wingate.

This settlement agreement does not end all the lawsuits regarding Union and Wingate's interbasin transfer certificate. Two lawsuits at the Office of Administrative Hearings brought by other parties will continue. Because of this remaining litigation, Stanly, Union, Norwood and Wingate cannot provide additional comment at this time."

By motion, Commissioner Swain moved to accept the settlement agreement as presented and was seconded by Commissioner Morgan. The motion carried by a 7 – 0.

(Commissioner Lawhon left during closed session but was not excused by the Board. Therefore his vote counts in the affirmative.)

ADJOURN

With no further discussion, Commissioner Eford moved to adjourn the meeting. The motion was seconded by Vice Chairman McIntyre and carried unanimously at 8:27 p.m.

Joseph L. Burleson, Chairman

Tyler Brummitt, Clerk



Stanly County Board of Commissioners

Meeting Date: September 4, 2018

Presenter:

9B
 Consent Agenda | Regular Agenda

Presentation Equipment: Lectern PC* Lectern VCR Lectern DVD Document Camera** Laptop***

Please Provide a Brief Description of your Presentations format: _____

* PC is equipped with Windows XP and Microsoft Office XP (including Word, Excel, and PowerPoint), Internet connectivity and Network connectivity for County Employees.

** If you have need to use the Document Camera and zoom into a particular area, if possible please attach a copy of the document with the area indicated that you need to zoom into. A laser light is available to pinpoint your area of projection.

*** You can bring in a laptop that will allow video out to be connected at the lectern – set display to 60Mhz.

ITEM TO BE CONSIDERED

Approval of Fireworks Display for the City of Locust

Subject

For eight years, the City of Locust and surrounding areas have sponsored a summer concert series in the Locust Town Center. As part of the concert finale on September 15th, a fireworks display is also provided.

Requested Action

Request Board approval for the City of Locust's fireworks display on September 15th.

Signature: _____

Date: _____

Dept. _____

Attachments: Yes No x

Review Process

Certification of Action

	Approved		Initials
	Yes	No	
Finance Director	—	—	
Budget Amendment Necessary	—	—	
County Attorney	—	—	
County Manager	—	—	
Other:	—	—	

Certified to be a true copy of the action taken by the Stanly County Board of Commissioners on

 Tyler Brummitt, Clerk to the Board Date



9C

AMENDMENT NO: 2019-10

STANLY COUNTY-BUDGET AMENDMENT

BE IT ORDAINED by the Stanly County Board of Commissioners that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2019:

To amend the General Fund 110, the expenditures are to be changed as follows:

<u>FUND/DEPART NUMBER</u>	<u>ACCOUNT NUMBER</u>	<u>ACCOUNT DESCRIPTION</u>	<u>CURRENT BUDGETED AMOUNT</u>	<u>INCREASE (DECREASE)</u>	<u>AS AMENDED</u>
110.4330.4330	190.000	Professional Services	\$ 75,275	\$ 9,450	\$ 84,725
TOTALS			<u>\$ 75,275</u>	<u>\$ 9,450</u>	<u>\$ 84,725</u>

This budget amendment is justified as follows:

To amend the budget for EMA with a grant from North Carolina Emergency Management to be used for hazardous materials emergency response planning, training, and related exercises.

This will result in a net increase \$ 9,450 in expenditures and other financial use to the County's annual budget. To provide the additional revenue for the above, the following revenues will be increased. These revenues have already been received or are verified they will be received in this fiscal year.

<u>FUND/DEPART NUMBER</u>	<u>ACCOUNT NUMBER</u>	<u>ACCOUNT DESCRIPTION</u>	<u>CURRENT BUDGETED AMOUNT</u>	<u>INCREASE (DECREASE)</u>	<u>AS AMENDED</u>
110.3433	330.88	NC Tier II Grant	\$ -	\$ 9,450	\$ 9,450
TOTALS			<u>\$ -</u>	<u>\$ 9,450</u>	<u>\$ 9,450</u>

SECTION 2. Copies of this amendment shall be furnished to the Clerk of the Board of Commissioners, Budget Officer, and to the Finance Director.

Adopted this _____ day of _____, 20____

Verified by the Clerk of the Board _____

[Signature] 8-29-18
 Reviewed by Department Head Date

[Signature] 8-28-18
 Reviewed by Finance Director Date

Reviewed by County Manager Date

Posted by
Journal No.
Date



North Carolina Department of Public Safety

Emergency Management

Roy Cooper, Governor
Erik A. Hooks, Secretary

Michael A. Sprayberry, Director

NORTH CAROLINA TIER II GRANT

Fiscal Year 2018
Grant #: TIER II-2018

SUB AWARD NOTIFICATION

Brian Simpson
Stanly County
201 S. Second St
Albemarle, NC 28001

Period of Performance: January 1, 2018 to December 31, 2018
Project Title(s): LEPC Project Seminar
Total Amount of Award: \$9,450.00
MOA#: 1857

North Carolina Emergency Management is pleased to inform you that the Fiscal Year (FY) 2018 Tier II Competitive Grant project(s) has been approved for funding. In accordance with the provisions of FY 2018 Tier II grant award, North Carolina Emergency Management hereby awards to the foregoing sub-recipient a grant in the amount shown above. North Carolina Emergency Management grant number is TIER II-2018-1857.

Payment of Funds: The grant shall be effective upon final approval by North Carolina Emergency Management of the grant budget and program narrative and the execution of the forthcoming Memorandum of Agreement. Grant funds will be disbursed (according to the approved project budget) upon receipt of evidence that funds have been invoiced and products received and/or that funds have been expended (i.e. invoices, contracts, itemized expenses).

Conditions: These funds are to be used by your county's Local Emergency Planning Committee (LEPC) for hazardous materials emergency response planning, training, and related exercises. The sub-recipient shall understand and agree that funds will only be expended for those projects outlined in the funding amounts as individually listed above. Sub-recipient shall also certify the understanding and agreement to comply with the general and fiscal terms and conditions of the grant including special conditions; to comply with provisions of North Carolina General Statute §143C-6-23, 09 NCAC 03M and all applicable laws governing these funds and all other federal, state and local laws; that all information is correct; that there has been appropriate coordination with affected agencies; that sub-recipient is duly authorized to commit the applicant to these requirements; that costs incurred prior to grant application approval will result in the expenses being absorbed by the sub-recipient; and that all agencies involved with this project understand that federal funds are limited to a maximum 30-month period. Sub-recipient must read and sign forthcoming Memorandum of Agreement for acceptance of the award.

Supplanting: The sub-recipients confirm that sub-grant funds will not be used to supplant or replace local or state funds or other resources that would otherwise have been available for LEPC activities. In compliance with that mandate, the sub-recipient will certify that the receipt of grant funds through North Carolina Emergency Management shall in no way supplant or replace state or local funds or other resources that would have been made available for LEPC activities.

Callion L. Maddox
Homeland Security Grants Branch Manager

GRANT AWARD NOTICE: THIS AWARD IS SUBJECT TO THE GRANT SPECIAL CONDITIONS AND FINAL APPROVAL BY THE DEPARTMENT OF PUBLIC SAFETY, NORTH CAROLINA EMERGENCY MANAGEMENT GRANT PROGRAM BUDGET AND NARRATIVE



MAILING ADDRESS
4236 Mail Service Center
Raleigh NC 27699-4236
www.readync.org
www.ncdps.gov

OFFICE LOCATION
1636 Gold Star Drive
Raleigh, NC 27607-3371
Telephone: (919) 825-2500
Fax: (919) 825-2685



9D

AMENDMENT NO: 2019-11

STANLY COUNTY-BUDGET AMENDMENT

BE IT ORDAINED by the Stanly County Board of Commissioners that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2019:

To amend the General Fund 110, the expenditures are to be changed as follows:

<u>FUND/DEPART NUMBER</u>	<u>ACCOUNT NUMBER</u>	<u>ACCOUNT DESCRIPTION</u>	<u>CURRENT BUDGETED AMOUNT</u>	<u>INCREASE (DECREASE)</u>	<u>AS AMENDED</u>
110.4310.4310	540.000	Motor Vehicles	\$ 29,629	\$ 163,601	\$ 193,230
TOTALS			<u>\$ 29,629</u>	<u>\$ 163,601</u>	<u>\$ 193,230</u>

This budget amendment is justified as follows:

To amend the budget for the loan proceeds to purchase vehicles for the Sheriff's Office.

This will result in a net increase \$ 163,601 in expenditures and other financial use to the County's annual budget. To provide the additional revenue for the above, the following revenues will be increased. These revenues have already been received or are verified they will be received in this fiscal year.

<u>FUND/DEPART NUMBER</u>	<u>ACCOUNT NUMBER</u>	<u>ACCOUNT DESCRIPTION</u>	<u>CURRENT BUDGETED AMOUNT</u>	<u>INCREASE (DECREASE)</u>	<u>AS AMENDED</u>
110.3838	330.32	Loan Proceeds	\$ -	\$ 163,601	\$ 163,601
TOTALS			<u>\$ -</u>	<u>\$ 163,601</u>	<u>\$ 163,601</u>

SECTION 2. Copies of this amendment shall be furnished to the Clerk of the Board of Commissioners, Budget Officer, and to the Finance Director.

Adopted this _____ day of _____, 20____

Verified by the Clerk of the Board _____

[Signature]
Reviewed by Department Head

8/28/18
Date

[Signature]
Reviewed by Finance Director

8-28-18
Date

Reviewed by County Manager

Date

Posted by
Journal No.
Date



Stanly County Board of Commissioners

Meeting Date: September 4, 2018
 Presenter: Consent

9E

Consent Agenda | Regular Agenda

Presentation Equipment: Lectern PC* Lectern VCR Lectern DVD Document Camera** Laptop***

Please Provide a Brief Description of your Presentations format: _____

* PC is equipped with Windows XP and Microsoft Office XP (including Word, Excel, and PowerPoint), Internet connectivity and Network connectivity for County Employees.

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ITEM TO BE CONSIDERED

Subject
 Please see the August 2018 refund report from the North Carolina Vehicle Tax System for taxpayers due vehicle refunds over \$100 which requires Board of Commissioners approval. Refund report will be emailed on Tuesday morning, September 4th.

Requested Action
 Consider and approve the attached vehicle tax refunds.

Signature: Toby R. Hinson

Date: 8/29/18

Dept. Finance

Attachments: Yes _____ No _____

Review Process

	Approved		Initials
	Yes	No	
Finance Director	—	—	
Budget Amendment Necessary	—	—	
County Attorney	—	—	
County Manager	—	—	
Other:	—	—	

Certification of Action

Certified to be a true copy of the action taken by the Stanly County Board of Commissioners on

 Tyler Brummitt, Clerk to the Board Date



Stanly County Board of Commissioners

Meeting Date: September 4th, 2018
 Presenter:

9F

Consent Agenda | Regular Agenda

Presentation Equipment: Lectern PC* Lectern VCR Lectern DVD Document Camera** Laptop***

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ITEM TO BE CONSIDERED

Subject	Surplus to be sold: Misc. Medical Supplies, file cabinets
----------------	--

Requested Action	Requesting approval for surplus items to be sold through Gov Deals
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Signature: Todd Lowder
 Date: August, 29, 2018

Dept. _____
 Attachments: Yes No x

Review Process			
	Approved		Initials
	Yes	No	
Finance Director	—	—	
Budget Amendment Necessary	—	—	
County Attorney	—	—	
County Manager	—	—	
Other:	—	—	

Certification of Action
Certified to be a true copy of the action taken by the Stanly County Board of Commissioners on _____ _____ Tyler Brummitt, Clerk to the Board Date