

**Joint Meeting of the Montgomery County  
Board of Commissioners & Town Officials  
September 29, 2005 ~ 6:00 p.m.  
Jeff's Kitchen, Biscoe, N.C.**

**Chairman – William D. Maness  
Vice Chairman – Sally M. Morris  
Commissioner – Dolon W. Corbett  
Commissioner - R.C. Bostic  
Commissioner – George H. Knight, Jr.  
County Manager - Lance Metzler  
Finance Officer – Cathy S. Baxter  
County Attorney – Russell J. Hollers**

The Montgomery County Board of Commissioners met in a joint meeting the Town Officials on Thursday, September 29, 2005 at 6:00 p.m. at Jeff's Kitchen in Biscoe. All were present except for Commissioner Bostic who was unable to attend. *Chairman Maness called the meeting to order; the Town of Biscoe was the only town with a quorum and they also called the meeting to order.*

Mayor Jimmy Blake gave the invocation and blessed the meal.

After dinner the following reports were heard from each entity:

**Town of Biscoe**

Town Manager Josh Ray reported for the Town of Biscoe. Mr. Ray said the town is currently working on a GIS Mapping System because their Public Works Director is retiring. He also announced several new businesses will be opening in Biscoe.

The Town received several grants that have helped in areas from water/sewer improvements to the fire department.

He said all of this has happened because Biscoe has a strong board and a good citizen base.

Mayor Blake said we already have three nice fire trucks and the one we purchased with the grant is 4 Wheel Drive. He said we need barriers.

Mayor Blake said we have been fortunate to have received grants. He said it is very important to get sewer across the bypass. He said I am proud of all of the efforts and expansion the Town of Troy has experienced. He said affordable housing is not easy.

He said education is a very important investment.

He said I am proud of Biscoe.

Josh Ray announced that K&M Machine would be moving to the industrial park off of Sedberry Road. He said at some point we may need the county's assistance.

There being no further business, Chairman Maness adjourned the meeting.

### **Town of Candor**

Mayor Becky Williams gave the report of the Town of Candor.

She said I echo what Mr. Blake has said. She said education is more important now than ever. She said Candor Elementary is 70% Hispanic. The school has 14 mobile units for classroom. As some point we are going to have to have an expansion.

Mayor Williams said the Town has had several business prospects. She said whatever is good for the county is good for the Town of Candor.

She said we have a new Catholic church in Candor on Farmer's Market Road that has asked to be annexed. They currently have 1200 members and they believe their membership will grow to 2000.

Mayor Williams said we do have a wish list, but not grants. We need to get something started. She said we have pulled ourselves up by the bootstraps and have reduced the tax rate and hired a new person. She said we can see the light at the end of the tunnel.

Mayor Williams said Candor is in need of soccer fields. These fields would draw people in (i.e. tournaments). She said Candor needs new playground equipment.

She announced a committee has been formed to restore the depot.

Mayor Williams said we are scheduled to get a new fire truck during the next rotation and have no where to put it. We are in need of grants to build a new fire station.

Mrs. Williams said I wasn't going to mention Animal Control, but somewhere down the road I hope we can get a better program for the pet population. She explained the Town of Candor is looking at adopting a leash law.

She said we have a good board and staff. She said this is one county and we are all citizens. Mayor Williams said we need to do this more often.

Commissioner Knight asked who claims Brutonville. Mayor Williams said I do and we try to help them. We asked them if they wanted to be annexed and they said no. We do provide sewer capacity, but the county maintains the sewer system.

Commissioner Knight said he has seen Brutonville deteriorate. I see Brutonville as part of the county. Mrs. Williams said they asked not to be included. Commissioner Knight said sometimes people do not understand what that may mean, they probably didn't want to have town taxes. Mrs. Williams said they wouldn't have.

Mayor Williams announced the Peach Festival was a big success and approximately 3500-4000 people came.

### **Town of Mt. Gilead**

The Town of Mt. Gilead was not represented.

### **Town of Star**

Mayor Frank Kersey gave the report of the Town of Star. He said the Town of Star with the help of Judy Stevens are working on a sewer line that would run to Tex Racing. Mr. Kersey also announced the expansion of Heritage Molding.

He also mentioned the importance of getting sewer across the bypass. He said the Town of Star has a mega industrial site that has 1200+ acres, that is listed in the Top 5 Mega Sites in the State. The problem is getting sewer across the bypass.

Cathy Harris gave a report on the on the activities of the Yadkin Pee Dee Lakes Project. She said Star Kilns (which produces Terra Cotta roof tiles) has expanded since it began. Star Kilns is undergoing a huge project for downtown Raleigh.

Yadkin Pee Dee Lakes Project is also working on two more initiatives.

Mrs. Harris also announced a new business in downtown Star called Padarack.

Commissioner Knight asked if this has opened up jobs for the people in Montgomery County. Mrs. Harris said yes, a few.

### **Town of Troy**

Mayor Roy Maness introduced the group from Troy. He said we are all in this together.

He introduced Troy's new manager Greg Zephir. Mr. Zephir gave a report on what's going on in Troy. He said we have several ongoing projects and are currently in the downtown renovation project. He said the Roy J. Maness Nature Preserve plans are moving forward.

Troy is also working on parks and recreations, but money is an issue. Mr. Zephir said we are working on two additional softball fields.

He also announced that Troy is aggressively working to clean up Troy. A cleaner Troy is a cleaner Montgomery County. We are working on cleaning up junk cars and dilapidated houses.

Troy also is working on getting sewer to Springdale Heights.

The Town also has two new businesses coming to the industrial park. Cuddy Farms will bring 45 new jobs and KR Drenth Trucking with bring 3-5 more jobs.

### **Judy Stevens**

Mrs. Judy Stevens said next Wednesday at 10:00 there will be a 21<sup>st</sup> Century kick-off. The emphasis is infrastructure, education, and tourism. The meeting will conclude with lunch.

Mrs. Stevens also announced that GVK was bought and they plan the expand and add 25 new employees.

She also mentioned that someone looked at the Charleston Hosiery building and another industry is planning an expansion.

Commissioner Corbett asked when will Cuddy be up and running? Mayor Maness said January or February 2005.

Chairman Maness said I really appreciate everyone coming out tonight. He said Mrs. Stevens mentioned that she can get a sponsor for the dinner if the county and towns want to meet once a quarter. Mr. Maness suggested that the meetings move around to each town.

Mrs. Stevens said Progress Energy sponsored the dinner tonight.

**County Report**

County Manager Lance Metzler gave the county report.

*Mr. Metzler said the county is working on the following projects:*

**Animal Control Ordinance:**

- Develop an Animal Control Ordinance that each Town would adopt so that there is uniformity throughout the County.
- Make it easier on Towns and Animal Control.
- Every Town has a different ordinance. This makes it difficult for Animal Control to implement.

**Town Tax Collections: Mr. Metzler handed out a memo.**

The Town Managers and Town Clerk(s) have met a few times to discuss common issues the Towns and the County have. In our conversations, we discussed ways in which we could consolidate efforts to maximize efficiency and effectiveness. One topic that was a common interest between the Towns was the ability for the County to collect taxes for the Towns. I told the Town Managers and Town Clerks that I would evaluate the possibilities of collecting their taxes and let them know what we could do. County staff put together information as to what it would cost the County to implement this tasks and they are as follows:

*Capital Expenditures (one time costs to the county):*

Computer Software/Program Changes	\$5,000
GIS Database Changes & Enhancements	\$1,500
Printer	\$8,000
Advertising	<u>\$300</u>
Total Capital Expenditures	<b>\$14,800</b>

Annual Operating Expenditures

One Clerical Position (including benefits)	<u>\$24,730</u>
Total Annual Operating Expenditures	<b>\$24,730</b>

I spoke with the County Commissioners about their thoughts of the concept. The general feeling was very supportive but the Board wanted to see the numbers and thought that the Towns should pay the Capital Expenditures prior to the collection of taxes so that we would have everything in place for collections.

The memo also included the capital expenditures that would be divided between the Towns on a per capita basis.

**County-wide Recreation:**

- The Town Managers and I have had meetings and they all conveyed the need for a County-wide recreation program.
- The first step would be to develop a plan to identify what the County citizens want and the plan would provide a systematic approach to accomplishing the identified needs.
- I have contacted the State, NCSU and ECU for assistance in developing the plan.
- We would conduct a charette with the citizens.
- Programs for ages 1 to 101. A centrally located Recreation Facility-indoor pool, weight room, indoor track, basketball facilities, multi-purpose rooms, etc. Baseball, softball, t-ball, soccer, football, multi-purpose fields, walking trails.
- Work with First Health, the Schools and other corporate facilities.
- Programs and facilities to be overseen by County staff.
- Utilize our lakes and Uwharrie forests for activities.
- The designed plan would also provide the County with both public and private sources of revenue to make a recreation program a reality.

### **Water**

- County recently assumed operations from the private contractor who the County contracted with.
- Hired a new Director of Public Utilities.
- Improve the plant and intake to assure seamless operations.
- Expand water system to aid County citizens with poor well systems and to entice prospective industry.
- Our engineer is working with Candor to connect a County line to a Town line to improve the quality and quantity of the water to the Town.

### **Sewer**

- The County has two sewer systems, one in Brutonville and one on the lake that serves various developments.
- The County owns the collections system and ties in to Mt. Gilead's treatment plant.
- The Town has requested that the County relinquish the collections system to them.
- Discussions have taken place and will resume with the Commissioners.
- Goal is to provide sewer from Blaine Road down River road and tie back in to Troy. This would pick up Woodrun, Carolina Forest and other homes to assist in developing those areas.

### **Junk Car Ordinance**

- Abandoned, junked and nuisance vehicles.

### **Solid Waste Ordinance**

- Addresses solid waste issues such as illegal dumps and the handling of solid waste in Montgomery County.

### **Emergency Management**

- As you are aware, the Board of Commissioners voted to oversee the 911 Communications and create an Emergency Management department.
- We combined the two functions together.
- We hired a Director of Emergency Management.
- Improve 911 Communications.
- Become proactive to manage emergency situations that the County may see.

### **Spayed and Neutered Program**

- Developed a Spayed and Neutered Program to address the growing concern of the dog and cat population as well as an effort to decrease the spread of rabies and unwanted pets.
- 25% at any income level.
- 75% for income between \$16,505-\$32,903.
- 100% for income \$16,504 and below.
- Income level was developed to encourage lower income families to take part in the program.
- Working with the local veterinarian.
- Next year spayed and neutered and microchip program.
- Explain microchip program.

### **Classification and Compensation Pay Plan**

- The County will be conducting a Classification and Compensation Pay Plan to update our job descriptions, evaluate our salary structures compared to surrounding localities and the local market and develop a performance evaluation program.
- Once completed, the Towns may be interested in obtaining a copy to assist them in evaluating your salary structure and job descriptions.

### **Landfill Expansion**

- The County has employed GBB as a consultant to evaluate our existing agreement with Republic and to possibly assist the County in any future negotiations.
- We have received a detailed memorandum from GBB outlining the points of the existing agreement and provided negotiating points for any future agreements if the need arises.
- The Commissioners will discuss this memorandum with GBB in Closed Session on Tuesday.
- The reason that the discussions will be held in Closed Session is because all of the information in the memorandum will be used for any future negotiations with Republic.

### **Mega Industrial Site**

- Judy Stevens and I have been in discussions with Moore County on teaming together to form a Mega Industrial Site.
- There are two areas that we have been targeting and will discuss with the Commissioners in further detail once we have more information and data gathered but the two primary areas of focus are at the Biscoe and Star bypass.
- Distribution centers will be the targeted area for this.

### **Jail**

- The County has selected Moseley Architects to design the new jail.
- I have been in negotiations with them and will have a recommended contract for the Commissioners to consider at the October 18<sup>th</sup> meeting.
- 100 bed facility located at the Agriculture Center on Glenn Road.

### **Capital Improvement Plan**

- I am developing a Capital Improvement Plan for the Commissioners to consider.
- It will include the jail, an animal shelter, social service building, priority 1 for the schools and renovations to the Courthouse once the jail is built.
- So many CIP are developed but never include the revenue side on how to get there.

- I will provide the Commissioners with a CIP that will give different options on how to fund the CIP.

**21<sup>st</sup> Century Community**

- Develop a chartered path for the County.
- Three areas: Education, Tourism and Infrastructure.
- A living document that we can utilize for direction for the County to focus.

There being no further business Chairman Maness adjourned the meeting as did the Town of Biscoe.

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William D. Maness, Chairman

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Laura B. Morton, Clerk to the Board