

**Work Session
February 20, 2007**

The Montgomery County Board of Commissioners met in a work session on February 20, 2007 at 3:00 p.m. A full board was present.

Call to Order

Chairman Maness called the meeting to order.

Closed Session

Chairman Maness said the Board will go into a closed session according to the provision set forth in North Carolina General Statute 143-318.11 (6) re: Personnel to discuss the County Manager Employment Agreement. The Board reported out of the meeting that no decision was made.

Update from the Tourism Development Board

Mrs. Judy Stevens and Mr. David Zmiewsky were present to give the Board an update of the Transportation Development Board. They thank the Board for their support with the approval of the Occupancy Tax. They presented the following:

Tourism Development IS Economic Development!

2005 STATE TOURISM IMPACT

<u>County</u>	<u>Economic Impact (\$M)</u>	<u>County Ranking</u>	<u>Tourism Jobs</u>	<u>Tourism Payroll</u>	<u>Tax Savings Per Resident</u>	<u>Percent Change '04</u>
Moore	\$326.05	11	5,500	\$84.48	\$345	7.30%
Davidson	\$104.97	28	960	\$17.26	\$62	8.40%
Randolph	\$91.73	34	910	\$16.29	\$52	3.50%
Stanly	\$57.03	47	500	\$8.63	\$88	6.50%
Richmond	\$38.95	57	470	\$7.94	\$62	7.10%
Montgomery	\$18.73	78	100	\$2.50	\$100	10.90%
Anson	\$12.65	88	110	\$1.77	\$42	10.70%

SOURCE: North
Carolina Department
of Commerce

Montgomery County was **1 of 14 only counties to experience double-digit growth** in 2005. Montgomery Tourism Development Authority plans to continue the trend – not by attracting many more visitors, but to give the estimated 2 million visitors more places to spend the night and places to spend their money.

Tourism Goals Achieved in 2006

1. Activate 3% Occupancy Tax

2. Form Tourism Development Authority
3. Develop Targeted Special Events – Launched Uwharrie Mountain Festival

Objectives for 2007

1. Develop the Montgomery County Tourism Master Plan
2. Create an Economic Feasibility Study for Tourism Businesses
3. Create Visitors Guide/Website
4. 2nd Annual Uwharrie Mountain Festival (Oct. 13, 2007)

Funding for 2007

Occupancy Tax: March – December 2006 (Advertising/Website)	\$21,351.27
Golden LEAF Grant (Tourism Master Plan)	35,000.00
NC Tourism Matching Grant (Visitors Guide)	6,500.00

\$62,851.27

Area Agency on Aging Report

Blair Barton Percival with the Piedmont Triad Council of Governments was present and presented the following report:

Piedmont Triad
 Council of Governments
 AREA AGENCY ON AGING 2007
 Presentation for Board of County Commissioners
 Area Agency on Aging

The Area Agency on Aging is responsible for planning, developing, implementing, and coordinating aging services for seven counties in the Piedmont Triad (Alamance, Caswell, Davidson, Guilford, Montgomery, Randolph, and Rockingham) and their 171,268 residents age 60 and older. It is a part of a larger aging network created by the Older American's Act of 1965 dedicated to improving the lives of older Americans nationwide.

Technical Assistance is the keystone to supporting local programming.

Montgomery County Survey

- 151 respondents
- 35% receive assistance
- 66% know where to go for help with transportation
- 13% pay someone to drive them to appointments, etc
- knowledge of county specific programs and services is low

Program Overview

The Regional Elder Program is located within the Region G Area Agency on Aging. The programs are designed to assist older adults in understanding their rights, maintaining, and exercising control over decision making. The program attempts to ensure that older adults are informed about programs and services promised by law. The program also assists older adults in resolving disputes using the most efficient and appropriate methods of representation and assistance.

Long Term Care Facilities in our Region

- .52 Nursing Homes
- .77 Adult Care Homes
- .139 Family Care Homes

The Ombudsman and Elder Rights Programs help our members address the needs of older adults...

- Advocacy for dignity and quality of life for old and disabled adults
- Elder Abuse Awareness and Prevention
- Health & Wellness
- Disaster Preparedness Planning
- Medicare Part D Education

Long Term Care Ombudsman Program

- State and federal law tasks this program with the responsibility of ensuring that older adults are informed about resources and services promised by law, and to ensure that older adults receive assistance in resolving disputes using the most efficient, and appropriate methods of representation.
- This program is designed to assist older adults living in long term care facilities in understanding their rights and exercising control over decision making.
- This is accomplished through investigation complaints about services, mediation of disputes, information and referral, advocacy technical assistance, and consultation to older adults, public agencies, care providers, and elected officials.

How do we help?

- Investigate concerns/complaints
- Mediate disputes
- Monitor plans of correction
- Advocate for the resident
- Provide education/training/consultation
- Provide Information & Referral
- Advocate for reform in long term care policies

Other Ombudsman Activities

- Provide leadership in development of community Advocacy Programs to have an impact on legislative decision
- Provide technical assistance and training for Community Advisory Committees
- Provide information and referral to consumers
- Provide technical assistance to long term care providers and share "evidence-based" program information for quality improvement
- Collect data pertinent to trends and issues around long term care

Volunteers:

The backbone of the Aging Network

He also provided the following results of the Montgomery County Survey:

RESULTS OF MONTGOMERY COUNTY SURVEY

As part of the planning process a series of countywide forums were held and surveys distributed. Overall, 151 surveys were returned. Below are the results based upon the *number of participants answering each question*.

Demographics of Survey Participants

ZIPCODE

These percentages are based on the zip code of the survey participants answering the questionnaire

	# of Response	%
27209	34	22.82%
27229	10	06.71%
27247	0	00.00%
27306	42	28.19%
27356	20	13.42%
27371	40	26.85%
Other 27341 - 1 28374 - 2	3	02.01%
Total Answering question	149	

GENDER

	Responses	%
Male	41	28.47%
Female	103	71.53%
Total Answering question	144	

AGE

*Survey Participants range in ages 28 to 95.
With a median age of 68.961 years of age.*

	Response s	%
Under age 60	30	22.22%
Age 60+	105	77.78%
Total Answering question	135	

ETHNIC BACKGROUND

	# of Response	%
White	103	68.67%
Black	42	28.00%
Asian	0	00.00%
Hispanic	0	00.00%
American Indian	2	01.33%
Multi-Racial	2	01.33%
Other	1	00.67%
Total Answering question	150	

LIVING ARRANGEMENTS

Do you live independently?

	# of Response	%
Yes	127	85.23%
No	22	14.77%
Total Answering Question	149	

Of the survey participants that answered no to living independently only one(1) 00.67% lived in a long term care facility.

Do you live alone?

	# of Response	%
Yes	49	32.89%
No	100	67.11%
Total Answering Question	149	

If no, does a child under the age of 18 live in your home?

	# of Response	%
Yes	9	12.50%
No	63	87.50%
Total Answering Question	72	

Do you have someone who helps you with tasks or care needs (family member, friend, neighbor – a caregiver)?

	# of Response	%
Yes	45	
No	79	
Total Answering Question	124	

Do you own a:

- Telephone 146 (96.69%)
- TV 142 (94.04%)
- Radio 129 (85.43%)
- Computer 57 (37.75%)
- Cell Phone 85 (56.29%)

MEDIA USAGE

What newspaper do you read most often? *(Some Survey Participants choose more than one periodical)*

	Responses	%
Montgomery Herald	56	32.18%
Courier Tribune	41	23.56%
Post	27	15.52%
Greensboro News & Record	25	14.37%
Charlotte Observer	11	06.32%
Pilot-Carthage	3	01.72%
Denton Orator	1	00.57%
USA Today	1	00.57%

N&A	1	00.57%
Fay Observer	1	00.57%
Stanly New and Press	1	00.57%
<i>Does not read</i>	6	03.45%

What radio station do you listen to most often? *Survey participants provide more than one response for this question and some of the responses were in station call letters and others with call numbers.*

	Responses	%
89.5 Joy FM	27	30.68%
103.7	14	15.91%
97.1	6	06.81%
104.7	6	06.81%
WJRM	4	04.49%
99.5	4	04.49%
105.1	3	03.41%
NPR	3	03.41%
WMAG	3	03.41%
BBN	3	03.41%

	Responses	%
98.5	3	03.41%
96.9	2	02.27%
WPTF	2	02.27%
98.7	2	02.27%
WBT	1	01.14%
770	1	01.14%
95.5	1	01.14%
100.3	1	01.14%
WHPE	1	01.14%
101.1	1	01.14%

What television station do you watch most often? *(Some Survey Participants choose more than one television station)*

	Resp	%		Resp	%		Resp	%
CH 8	55	28.80 %	CH 5	2	01.05%	CH 42	1	00.52%
CH 2	48	25.13%	CH 36	2	01.05%	CW 20	1	00.52%
CH 9	37	19.37%	CH 45	2	01.05%	TNT	1	00.52%
CH 12	8	04.19%	CH 4	1	00.52%	History	1	00.52%
CH 11	8	04.19%	CH 17	1	00.52%	TCM	1	00.52%
CNN	6	03.14%	CH 25	1	00.52%	Weather	1	00.52%
CH 18	4	02.90%	CH 26	1	00.52%	Soap	1	00.52%
CH 3	3	01.57%	Word	1	00.52%	USA	1	00.52%
ESPN	3	01.57%						

TRANSPORTATION

Who drives you to appointments or to get groceries? *(Some Survey Participants answered that some appointments they drove themselves and for other friends or relatives drove them.)*

	# of Response	%
Myself	128	82.05%
Family Friends	26	16.67%
Other	2	01.28%
Total Answering Question	156	

If you do not drive yourself, do you pay someone to drive you?

	# of Response	%
Yes	12	12.90%
No	81	87.10%

Total Answering Question	93	
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Do you know who to call or where to go for information about public transportation?

	# of Response	%
Yes	98	65.77%
No	51	34.23%
Total Answering Question	149	

KNOWLEDGE OF RESOURCES AND SERVICES

Do you have an emergency plan in case of bad weather, national security, or health crisis?

	# of Response	%
Yes	90	62.50%
No	54	37.50%
Total Answering Question	144	

Do you know who to call about getting a nurse or someone to help care for you if you are too sick to care for yourself?

	# of Response	%
Yes	96	65.31%
No	51	34.69%
Total Answering Question	147	

Do you know who to call to find information about housing assistance?

	# of Response	%
Yes	70	46.98%
No	79	53.02%
Total Answering Question	149	

Do you know who to call and where to apply for Medicaid and/or Food Stamps?

	# of Response	%
Yes	112	77.24%
No	33	22.76%
Total Answering Question	145	

Do you currently receive Medicare?

	# of Response	%
Yes	103	71.53%
No	41	28.47%
Total Answering Question	144	

If you need help with Medicare, who do you ask for help?

	# of Response	%
Family/Friends/Spouse	14	31.11%
Social Security Admin	14	31.11%
Medicare	8	17.78%
Troy Senior Center	3	06.67%
Dept of Social Services	3	06.67%
Physician	2	04.44%
Veterans Office	1	02.22%
Total Answering question	45	

Do you feel your community offers good long-term care placement for disabled adults?

	# of Response	%
Yes	88	69.29%
No	39	30.71%
Total Answering Question	127	

Do you know about Resident's Rights for individuals who live in long term care facilities?

	# of Response	%
Yes	56	40.00%
No	84	60.00%
Total Answering Question	140	

KNOWLEDGE OF MONTGOMERY COUNTY SPECIFIC SERVICES

Do you use the Troy / Montgomery Senior Center for activities, events, or information?

	# of Response	%
Yes	92	63.01%
No	54	36.99%
Total	146	

Answering Question		
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Are you aware of the Alzheimer's Support Group in Montgomery County?

	# of Response	%
Yes	75	52.45%
No	68	47.55%
Total Answering Question	143	

Do you know of the Montgomery County Council on Aging and its services to adults 60+?

	# of Response	%
Yes	103	72.03%
No	40	27.97%
Total Answering Question	143	

Are you aware of the free Legal Aid Services provided to adults 60+ in Montgomery County?

	# of Response	%
Yes	71	50.35%
No	70	49.65%
Total Answering Question	141	

Are you aware of the limited energy assistance funding provided by the Department of Social Services which begins in November?

	# of Response	%
Yes	93	66.43%
No	47	33.57%
Total Answering Question	140	

Are you aware of the Veteran Services in Montgomery County?

	# of Response	%
Yes	101	72.14%
No	39	27.86%
Total Answering Question	140	

Did you know there is a Caregivers Support Group meeting monthly in Candor?

	# of Response	%
Yes	28	20.00%
No	112	80.00%
Total Answering Question	140	

Did you know Cooperative Extension has support available for adults 60+ and their caregivers?

	# of Response	%
Yes	41	29.50%
No	98	70.50%
Total Answering Question	139	

Do you know where to turn for help about scams and frauds?

	# of Response	%
Yes	77	61.11%
No	49	38.89%
Total Answering Question	126	

Discussion of Water Line Project

Brad Bucy, Hobbs Upchurch & Associates was present to discuss the water line project and to discuss problems with road such as Bruton-Carpenter Road & Other Areas with Low Water Pressure.

Tax Audit for Business Accounts

Terry Rowland, Tax Management and Vickie Maness, Tax Administrator presented a contract to the Board from Tax Management Associates, Inc. for Auditing Services for all Business Personal Property listed in the Tax Department.

Mr. Rowland explained that they had been in business for 28 years. He said what they do is compare what companies report to what is actually on their books. He said it is not a question of raising taxes; it is just to make sure everyone is reporting everything correctly. He said they don't just do it at a desk in the office; they actually go out to the office of companies. He stated that Tax Management Associates has completed over 100,000 audit and only works for County Governments.

He also presented the following information:

Account Summary

Total Estimated Taxes	\$407,730
Estimated Statutory Penalties @ 20%	\$81,546

Total Estimated Additional Revenue \$489,276

Cost Proposal

Option A: Contingency Fee Basis

The county's cost for TMA services to perform audits of accounts reflecting current personal property value in excess of fifty thousand dollars (\$50,000) will be based on thirty-five percent (35%) of total additional revenue assessed and collected by the county. Additional revenue shall include the taxes, penalties, and interest resulting from audits performed and completed by TMA. If the audit reflects a no discovery, no charges are incurred by the County.

Option B: Per Audit Fee

The following per audit fees based on the size of account (personal property value range) will be billed for each audit assigned. All expenses incurred by TMA including but not limited to travel, food, lodging, mileage, salaries, etc. are inclusive.

ACCOUNT CLASS	CURRENT PERSONAL PROPERTY VALUE RANGE	PER AUDIT FEE
A	\$50,000 to \$399,999	\$ 700.00
B	\$400,000 to \$999,999	\$ 1,400.00
C	\$1,000,000 to \$4,999,999	\$ 2,200.00
D	\$5,000,000 to \$19,999,999	\$ 6,000.00
D3	\$20,000,000 & Greater	\$10,000.00

TMA will invoice the County for fees in Option B within ten (10) days following the completion of an individual audit. An audit is deemed completed when the taxpayer's appeal rights have been exhausted as provided by North Carolina General Statutes. Under Option A, TMA will invoice the County after all appeal rights have been exhausted and the County has collected the additional taxes.

Projected Program Cost

			Total Cost
Class	Number	Cost	Per Class
A	152	\$ 700.00	\$106,400.00
B	35	\$ 1,400.00	\$ 49,000.00
C	18	\$ 2,200.00	\$ 39,600.00
D	4	\$ 6,000.00	\$ 24,000.00
D3	2	\$10,000.00	\$ 20,000.00
Total			\$239,000.00
Two Year Program		\$119,500.00	
Three Year Program		\$79,666.00	

Montgomery County Benefits

The primary purpose of a comprehensive personal property audit program is to ensure that business taxpayers' listings are being filed in compliance with statutory requirements and local rules and regulations. It is a necessary function in order to assure uniformity and equity in the assessment process thereby benefiting all taxpayers in the county who are presently contributing to their fair share of the tax burden. Historically, audit programs produce immediate revenue benefits from the discovery of omitted and undervalued property for the current and applicable prior years at the time the audit is performed and increases the tax base for future revenue benefits.

The use of TMA professional audit services to assist the Assessor in a countywide audit program, as described herein, will result in a comprehensive audit of the larger taxpayers representing ninety-six percent (96%) of the county business personal property tax base within a relatively short period of time. This will allow jurisdictions in-house staff to concentrate on the smaller accounts (75% of total accounts) thereby assuring the audit of all accounts.

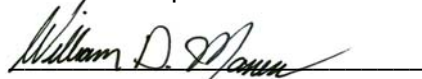
Mr. Rowland explained that Tax Management Associates' commission would be 35%. Commissioner Corbett asked if that rate was negotiable. Mr. Rowland replied that everything is negotiable.

The Board asked Mrs. Maness to compare similar business with Tax Management Associates to see if their rate of commission is better and bring the information back to the Board.

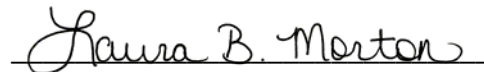
Items Carried Forward to the Regular Session

There were no items carried forward.

There being no further business, Chairman Maness recessed the meeting until the regular session at 6 p.m.


William D. Maness, Chairman




Laura B. Morton, Clerk to the Board

Montgomery County Commissioner's Meeting

February 20, 2007

Chairman – William D. Maness

Vice Chairman – Sally M. Morris

Commissioner – Dolon W. Corbett

Commissioner – Jackie Morris

Commissioner – George H. Knight, Jr.

County Manager – Lance L. Metzler

Finance Officer - Cathy S. Baxter

Clerk to the Board – Laura B. Morton

County Attorney – Russell J. Hollers

The Montgomery County Board of Commissioners met in a regular session on Tuesday, February 20, 2007 at 6:00 p.m. in the Courtroom of the Montgomery County Courthouse, located on second floor at 108 East Main Street in Troy. A full Board was present. *Chairman Maness reconvened the meeting and the following was heard:*

Invocation

Rev. Ann Rogers Beach, Biscoe Presbyterian Church gave the invocation.

Public Forum

Mrs. Karen Nash was present with the Say No to Mandatory Group from Badin Lake. She said in the past we have come and asked for a work session that we have never gotten. I am just wondering when we are going to be put on for a work session. Handy doesn't have to be there, where you all could explain to us and tell us some of the things we have or haven't heard and why. She said I just do all of the talking now and I get no responses back. If we could be put on for a work session, to where we can all have some input and some questions answered. She said I forgot to tell you I have Billy Norman's and Sara Rockwell's minutes to speak as well.

Mrs. Nash said I was wondering if the sewer project was ever brought before the County Commissioners and if it was could I have a copy of the minutes and if it wasn't why, because you are bringing the Springdale Heights project before the County Commissioners, it looks like Handy Sanitary would have to have come before some County Commissioners. I have been on the computer looking at Davidson County minutes and I haven't found anything there yet.

She also said they had been in touch with a lot of the Representatives and only received a response from Melanie Wade Goodwin and she to start with was willing to help us voice our opinion to other people in legislation and in several phone conversations with Patricia Harris and myself, she told us she didn't know what she was signing when she signed the bill, that Stan Bingham and herself stood up before the Legislator and said that is what the people would want even though she didn't know what she was talking about. Stan even came to a meeting last September and said that he didn't know so many people were against this sewer project. Mrs. Nash said Melanie even told them they needed to hire a lawyer and has even changed her tune. She states she is not willing to help us and that we should not be coming to County Commissioner meetings, that this is not you all's problem. She said if we can't get help from our Representatives or our County Commissioners who are we supposed to turn to? I think a work session would kind of iron out some of these problems that we are having. She said all we have heard is cleaner water, cleaner water, I don't know if you have been reading the Stanly Post or not, but Alcoa has got a real bad problem and Stanly County Commissioners and have hired a lawyer out of Washington with a \$50,000 retainer. Alcoa is the one messing up our water, not our septic tanks at the lake, sure there are some that are bad and need to be replaced, but it is not all our burden for this \$14 million projects.

She said last but not least the Town of Troy has an agreement with Handy Sanitary. She asked shouldn't there have been an agreement with the County also. Has there been? Chairman Maness said we will look into it. Mrs. Nash said if there has been, could I get a copy of the agreement, if there hasn't, this is a County problem. We just want some answers. We are willing to go as far as we have to go to get somebody to listen, if it has to be Washington. Mrs. Nash said thank you for listening to me.

Chairman Maness said Commissioners before we move on, I think it would be good to have them scheduled at the next work session if it is okay and we can answer all the questions that we can. If Handy wants to be here, that is fine, we will try to answer all of their questions to the best of our knowledge. If you would before you come, give Lance a list of questions and we will try to have answers for them while we are there. If that is okay. The Board agreed.

Consent Agenda

In a motion made by Commissioner Corbett, seconded by Commissioner Knight, and so the motion carried unanimously to approve the following items listed on the consent agenda:

- Approval of Minutes October 11 & October 17
- Approval of Resolution to Remove Uphill Drive from Addressing System
- Approval of Budget Amendment 27/07 NC Arts Council - \$4,518
- Approval of Budget Amendment 28/07 Emergency Management - \$18,507
- Approval of Budget Amendment 29/07 Montgomery County Schools - \$2,363.21
- Approval of Budget Amendment 30/07 Elderly & Disabled Transportation Assistance Program - \$14,415
- Approval for Chairman and County Manager to Sign State Airport Aid Project (Emergency Repairs)
- Appointment of Beth Blake to Serve on Library Board
- Budget Amendment for Health Promotion Program BA 32/07 – \$5,186

Public Hearing for Springdale Heights Community Development Block Grant Infrastructure Program Application

Chairman Maness recessed the regular session and called to order the Springdale Heights Community Development Block Grant Infrastructure Program. Chairman Maness turned the meeting over to County Manager Lance Metzler.

Mr. Metzler introduced Mr. Ray Manieri with All-American Associates. He said Ray has been working with us on this Springdale Heights project. Mr. Metzler said before I got here the Commissioners had concerns with the sewage problem in that area. At the time, the Town was not able to provide sewer down there. The County became involved when I got here with Faduma Street, then it was Springdale. Through the State Community Development Block Program we can apply for and most likely receive \$750,000 for this project and it is based on us being a 21st Century Community. Mr. Metzler said Ray and I are pretty confident that we will receive the money if we proceed with it. We have worked very hard on it; the opportunity is here for us. At this time, there is some concern about the hook-ups being mandatory, but they have to be to make the project viable, the State is not going to give us \$750,000 for a project with 2 to 5 to 10 houses on it. It is going to take those hookups to make it worthwhile for the State. Those who hook on who are low-to-moderate income will have free hook-ups, those who are above that, I think there are seven, will be required to pay a hook-up for that. It is a very good opportunity for the County now and asked Ray to come up and speak about the project.

Mr. Ray Manieri with All-American Associates was present.

Montgomery County is in the process of submitting an application for 2006 Community Development Block Grant (CDBG) funds for the extension of public sewer service to the Springdale Heights neighborhood to the North Carolina Division of Community Assistance (NC DCA). NC DCA requires that the County hold 2 public hearings during the application process- the first early in process and second after the application has been completed, but before it is submitted. The County held its first public hearing relating to this application on September 5, 2006. Since that time, the County has surveyed the septic tanks in the Springdale Heights neighborhood, and All American Associates has collected income surveys from neighborhood residents-to document the need for sewer by low to moderate income households. The documentable need for the project just barely met the grant requirements as follows:

Issue	Required	Documented
Low to Moderate Income	70%	Households-74% Population-71%

Septic Tank Problems	Severe-51% Moderate No need-25%	Severe-51% Moderate- 21% No Need-28%
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A pre-application was submitted and NC DCA has advised the County that it is eligible to apply for funds. For 2006 CDBG funding, the County has priority due to its status as a 21st Century Community and the application is expected to be awarded in March.

The application seeks \$750,000 for the extension of 5,058 linear feet of gravity and force main sewer lines, two pump stations, which will be needed due to the un-level terrain involved, and other hard and soft costs for design, construction, construction management, and grant administration related to the project. This extension will join Troy's sewer system on Horne St. and run along S. Main St./Pekin Rd., Springdale Dr., Freedom Park St., Oak St., and Springdale Heights Dr.

The County will have to absorb some cost associated with this sewer extension. The electrical cost to operate the 2 required pump stations is expected to be approximately \$750 a year and the cost of routine maintenance, inspection, and replacement parts could cost \$4,500 a year. In addition, the County will be sending an additional 14,400 gallons of waste-water per day to Troy's water treatment facility for treatment. This cost is expected to be offset by the \$8,000-\$10,000 per year in revenue that will be realized by monthly sewer bills resulting from the extension.

The County must pass a resolution requiring 100% connection of the occupied homes in Springdale Heights to ensure that at least 70% of the households eventually served by the project are low to moderate-income households. This resolution should waive the standard connection fee for the owner of any dwelling which can be shown, through completed NC DCA CDBG Income Survey Forms, to be occupied by a low to moderate owner or tenant. The fee can be paid by CDBG funds. Other non-low-income households and churches in the neighborhood will have to pay for their connection, but it is recommended that the connection resolution provide such customers an opportunity to amortize the fee over the course of the first year on their monthly sewer bills. There are 46 dwellings in the neighborhood of which 7 are vacant and will not be connected by the project, but if ever occupied can be required to connect by the County. Of the 39 dwellings that will be connected as part of this project, 29 are documented as being occupied by low to moderate-income households. Of the remaining 10, it is expected that some occupants could provide information to verify that they are low to moderate-income households, thereby reducing the number of households required to pay a connection fee to less than 10.

The project is expected to be funded in March, 2007 with actual construction not beginning until July 2008, and the project being completed in January 2009.

Commissioner Knight asked about the strip of houses between Horne Street and Faduma Street, what are we going to do with those houses. He said I was under the impression they were going to be with this project. Mr. Manieri said initially we thought that would be the case, but there are two reasons they aren't, but I suppose they could be. One is engineering, joining the town sewer on Horne Street that is kind of a steep hill. The engineer would have to address how to do that. The other reason is we did try to survey that area, because we started the project I had no idea of the engineering and we had to start somewhere. We had difficulty getting people to respond to the survey and if we would have added it into the project, it probably would not have qualified because we couldn't get responses from people and they have to be counted as over because they didn't respond. You can certainly add it to the project,

but you will have to pay for it. The engineer has estimated we can do what the project is now for \$750,000 and that is all they give you. To answer your question, we initially surveyed that area, thinking it would be in the project area, but from an engineering standpoint it has not been included, but from a qualifying standpoint it would probably knock you out of the grant, from a monetary standpoint, there is not other money from the State to do it, but you could certainly do it with other money.

Commissioner Knight said I was hoping we would have that option so that we could make a decision on what to do there whether we need to come up with some more money to do the whole project or whatever.

Mr. Metzler said if we get the grant, we can certainly have the engineers offer that to the Commissioners as an option and bring it back to you guys.

Commissioner Knight asked if there were any other avenues or grants the County could look at applying for. Mr. Metzler said other grants have different requirements but the requirements would fall under the failing septic tanks and low to moderate income criteria.

Commissioner Knight explained that he is looking at growth. He said I would hate not to service all, but just a few when we could get all of them to hookup.

Mr. Metzler said we will ask the engineer for options and then try to go after more money from the Rural Center.

The Board had further discussions on the mandatory hook-ups.

Commissioner Knight said I would like for the people to go away thinking that we are doing our best to help them out and not try to put a hardship on those people that can't afford. Mr. Manieri said you do not have active sewer now and no fee, which means you needs to establish one.

Rev. Johnny Horne was present along with Pastor Paul Whitley and he said they are very concerned. He thanked Commissioner Knight for his comments. Rev. Horne said there is not a clear understanding, even to the people. We just found out today about this Public Hearing tonight. When this came up and we do not know what you are going to present to us or nothing and that is why we have been left in the dark as long as we have. Rev. Horne said it is not that the people are do not willing to agree with this, he asked the Board of Commissioners to speak to the people themselves instead of sending a representative. That way everyone will know what is going on instead of just a select few people. He said this hearing was news to me tonight the way it is going on. We were not aware. We were thinking and hoping it would be for the entire community, not for just a select few and now we do not know and we may not be able to get it, and it is just chaos again.

Chairman Maness said I think it would be a good idea and I mentioned this to George, a good idea would be for us to have a couple of people from the Springdale area to work with Lance and George on this so we don't have this problem. If there are any questions, we need to address them and we need to make sure everyone understands what is going on all the time where we will not have that problem. I think that would be a good way to go forward with this and as we do move forward a lot of times, things change. You all need to know the minute it changes, you have questions and concerns so if the Commissioners do not mind I think it would be good to get a couple of people, not a big group, and work with Commissioner Knight and our manager. It does not have to be at a Commissioner meeting, at any point in time, finding out what is going on and make sure we are on the same page. Anytime we get more

information . . . that it gets to these people so they can put it out through the community so they know exactly what is going on. Rev. Horne asked if the Board would select the people or if they should. Chairman Maness said I think you all should. Rev. Horne agreed because this has been the problem, the ones that have been selected, I am not downing anyone, but the people are not getting the information, and we have those, like us if you give the information to us, they would get it. Chairman Maness asked Commissioner Knight if that was okay with him.

Commissioner Knight said I would like to make a recommendation there if I may. I have tried to represent that community and the project down there and I realize what the problem is and I am not going to go into it now and I can take care of that. I know I can work with Lance and get any information I need from him and I can meet with the whole community. I have a lot of time on my hands and I can meet whenever you and Rev. Whitley say we meet and if you don't get the people there then you still have a problem, then you have the problem, but I will get the information to you. We will work it that way. Chairman Maness asked if that is fair enough. Rev. Horne said yes. Chairman Maness said you all get with Lance and George and work through this and make sure we can make it as smooth as possible where everyone is on the same understanding.

Chairman Maness asked if anyone else would like to speak. No one did. Chairman Maness adjourned the public hearing and reconvened the regular session.

Approval of Hook-up Resolution for Springdale Heights Program

Chairman Maness turned the meeting back over to the County Manager. Mr Metzler said there are two actions I am requesting: the first is to approve sending the CDBG Application to DCA and the appropriate signatures for myself and the Chairman and the second is approval of the hook-up resolution for Springdale Heights.

In a motion made by Commissioner Knight, seconded by Commissioner Jackie Morris and so the motion carried unanimously to approve the hook-up resolution for the Springdale Heights Program and to also approve the CDBG Application and give authorization to for the County Manager Lance Metzler and Chairman Maness to sign the application.

Appointment of Commissioner to Serve on Piedmont Triad Council of Government

In a motion made by Commissioner Corbett, seconded by Commissioner Sally Morris, and so the motion carried unanimously to appoint Chairman Maness to serve on the Piedmont Triad Council of Government.

Adoption of Resolution Setting Public Hearings on Financing of Capital Projects

Chairman Maness turned the meeting over to the County Manager. Mr. Metzler said as you know we are working on our capital projects (School Project, Jail Project, & Social Services Project), with working with just the cost itself there is a lot of interaction that has to go on between us and the Local Government Commission and they require a lot of documentation so what you have to consider tonight is to adopt a resolution to set public hearings on financing of capital projects for the School, Jail, and Social Services building. These resolutions do not commit the County to any certain dollar amount; there is just a range to consider. Mr. Metzler said I have Bob High here with Davenport; unfortunately, Paul Jacobson with Sands Anderson could not be here, but Bob used to work with the LGC and now he works with Davenport. If you have any questions about the resolutions he will be able to answer them. Chairman Maness asked if there were any questions.

Commissioner Corbett asked why there was such a large spread in the cost for the School \$18- to \$25; Jail \$7-\$10; and Social Services \$5-\$7. Mr. Metzler said the reason for the big spread is that if you put a specific amount because the LGC would lock us into it that is why we used

such a wide range. The numbers they are going to deal with are exact bid numbers they are not going to deal with the spread. Mr. Bob High said this is not a situation where the Board is giving an authorizing to do the financing; this is merely the public hearing to get input on each of the financings. This just leaves more flexibility down the road for the board to act. This is not locking you in to a number at this point or to any financing at all, but if you don't move forward it will get us off the time schedule we need to meet all the requirements. Chairman Maness asked if there were any other questions or concerns.

Commissioner Knight said this is going to allow us to move forward. At what point we will have some figures on this project so we will be able to move farther. Mr. Metzler said you will have estimates until it is actually put out for bids. He said I think the last estimates we gave you were last month but we can certainly give you updated estimates. It would probably be a good idea to get you updated estimates at least once a month because prices change day to day. Commissioner Knight said okay.

Commissioner Knight said I know that we haven't made a final decision on our Social Services project or our Jail Project, I don't know about the School Project, but I hope we can get some figures so we can start looking at the money. Mr. Metzler said the critical part is with the schools, we are on a strict timeline, if we fail to meet that timeline, they will not be able to open August 2008, and that is what they anticipate doing that whole school year. As far as the Jail, you are right; they haven't resized it to remove the Law Enforcement portion. As far the Social Services, it will depend heavily on where it is located on the foundation and where the site will be. We can estimate the cost of the building, but the foundation and the site prep will add to it. They are redesigning the Jail as we speak.

Commissioner Knight said the reason I said that Mr. Chair is because I hope we will not do anything to slow it down. Commissioner Jackie Morris said Mr. Chair I think that if this passes this will keep it going, that is the intent I think. Mr. Metzler said yes.

In a motion made by Commissioner Knight, seconded by Commissioner Jackie Morris, and so the motion carried unanimously to approve the resolution setting public hearings on financing for capital projects (School, Jail, Social Services Projects).

Health Department Requests

Mrs. Tammy Bell presented the Health Department requests. The Board discussed the needs as well as the issue of the problem with employees training here and going other places due to the salaries. Mr. Metzler said this is a problem across all departments that can only be remedied by the Compensation Pay Plan which he plans to present during budget time.

In a motion made by Commissioner Knight, seconded by Commissioner Jackie Morris, and so the motion carried 3-2 (Voting For: Commissioners Knight, J. Morris, Maness Voting Against: Commissioners Corbett and S. Morris) to approve the following:

- Request for Part-time/Temporary Environmental Health Specialist position for Food & Lodging
- Environmental Health Food & Lodging Permit Fees Resolution
- Lab Technician Trainee

County Finance Officer Report

Mrs. Cathy S. Baxter, County Finance Officer presented the following report:

Financial Statement

Mrs. Baxter presented the monthly financial statement.

Budget Amendment 31/07 – Designated & Reserved Fund Balances & Approval of 3-Year Audit Contract 2007, 2008, 2009

In a motion made by Commissioner Corbett, seconded by Commissioner Knight and so the motion carried unanimously to approve Budget Amendment 31/07 in the amount of \$23,449.00.

Set Date for Audit Work Session

The Board agreed to set the Audit Work Session for March 7th or 8th early.

County Manager's Report

County Manager Lance L. Metzler presented the following:

Highland Roof Quote

- During last year's budget, you all had asked me to get quotes on repairing the roofs at Highland and at Brutonville.
- I provided you all with all of the quotes at Commissioner Bostic's last meeting.
- Since then, I got another quote in from Steve's roofing on the Highland roof. Commissioner Knight met with him and showed him what needed to be repaired.
- I got quotes ranging from \$8,300 to \$16,800 for Brutonville and \$13,650 to \$27,500 for Highland.
- If these funds were available then I would recommend using Suggs Roofing and Repair for Highland and Ranger and Associates for Brutonville with the lower bids.
- These funds are currently not in this fiscal year's budget but Commissioner Knight asked that I put this on the agenda for your consideration.

Commissioner Jackie Morris said when there is such a range there is some questions, did they have the same specs they were bidding on. Mr. Metzler said it is difficult to have specifications for that because it is a rotting roof and they brought back their opinion to repair it and I had our Maintenance guy go out there and assure what they were proposing would work. Mr. Metzler said you are right, there is a wide variety.

Commissioner Corbett said I had two roofers contact me about the guidelines. They think we should be more specific with the guidelines.

Chairman Maness said each Commissioner needs to know the exact services that are provided at Highland and how much County participation there is. He said we need to get the same information from Brutonville. I think they definitely need to be done, I have no problem. If the County is going to be using it, we definitely need to repair the problem. We just appropriate a certain amount every year. Commissioner Knight said we have given \$2,000 for the last several years. As far as Highland is concerned, we paid about \$6,000 for a lawnmower. First Bank was willing to let us have the money to buy the lawnmower and the \$2,000 went to First Bank for the payments. He said right now, we have been talking about that roof for I don't know how many years, and it continues to deteriorate. Mr. Knight said Commissioner Jackie Morris went and looked at the problem. The problem now is not like it was when we could have spent half the money to get it fixed. I was just looking at this estimate here from Steve's Roofing, he is the guy I met, and I told him not to give us a bum job. He wrote down all of the things we need to do and I think he even sent some pictures over the internet. The problem is getting worse and it is going to spread over into something else that is going to have to be fixed. Mr. Knight said I am hoping we can stop talking about it and get it done because we have been talking about it for a long time and you don't get anything done by just talking. Mr. Knight said I noticed he has quoted a price and I think for the work he is going to do and the guarantee he is going to give us, I think he is giving us a good price because it is not just a patch job. You have to go inside not just the outside. If you only look on the outside you would think all it

needs is a patch job. He said I hope the Commissioners will see fit to come up with some money so we can go ahead and get the roof fixed, although it is not going to fix the whole problem. Since we have gone so long with the roof, we are going to have to redo the entire inside including the tile and electrical work and possibly some heat ducts. It has completely ruined it. I was hoping that if the County Commissioners could fix the roof, maybe we could talk the Town of Mt. Gilead into fixing the inside because we still will not be able to use the building, we need to fix the inside too. I hope we can see that.

Chairman Maness asked how much Mt. Gilead is interested in helping with. Mr. Metzler said they didn't give any formal dollar amount, they ask us to work with them.

Commissioner Corbett asked if that building is in the city limit. Commissioner Knight said yes and the Mayor is working with us, but their revenue is not what they would like for it to be and we are trying to do so much down there and we are running into problems. Commissioner Jackie Morris said that Brutonville is just as bad. He said there are programs at Mt. Gilead. He said the heavy leaking is on the usable side where they want to have some programs. Mr. Morris said I don't think Brutonville is as busy as Highland, but they do have a lot of projects going on there and it needs to be repaired it is in bad shape.

Chairman Maness suggested the Board charge the County Manager with getting all information for Brutonville and Highland. Commissioner Jackie Morris suggested contacting the Town of Candor to see if they would be willing to help.

Commissioner Knight said we had our share of problems. We had a director that was supposed to move us forward so we wouldn't have to come to the County. Someone to help get the grants, but that fell between the cracks. We need to stay operational.

Animal Control Ordinance

- I just wanted to provide a little update on the Animal Control Ordinance.
- A few of the Commissioners had some concerns about the Animal Control Ordinance that was designed to unify operations for the Towns and Animal Control.
- I got input from Commissioner Sally Morris and Mr. Beane and I am working with the Towns on these changes.
- If you have any questions, then please feel free to give me a call or stop by.

Solid Waste Ordinance

- We are making the changes to the Solid Waste Ordinance that you all conveyed at our last meeting. He said he spoke with John Callicutt, Jr. who heads up the Solid Waste Convenience Sites and told him we would need to have a meeting with his staff if the Commissioners approve the Solid Waste Ordinance.
- I will have those back to you at the next Commissioner meeting for your consideration of a Public Hearing and action.

Announcement of Joint Meeting

- Please remember that you all have a joint meeting with the Planning Board and the Moratorium Committee on the Zoning Amendments this Thursday at 9:00 a.m.
- Remember, this is a discussion for the Commissioners. Staff, the Planning Board and the Moratorium Committee will be there to answer any questions that the Commissioners might have.
- It is anticipated that the Commissioners consider action at the March 20th meeting.

Emergency Management Director Interviews

- We are interviewing for the Director of Emergency Management this week. We have one yesterday and will have several more later this week.
- We have some good candidates and hopefully will find some to fill this position out of those that we are interviewing.
- I hope to have someone on board with the County in the month of March.

Parks and Recreation Director

- I have received 15 applications for the Parks and Recreation Director.
- I am narrowing those down and will have interviews at the end of the month.
- I would also like to have a Parks and Recreation Director in place by March or April.

Consideration of Airport Engineer

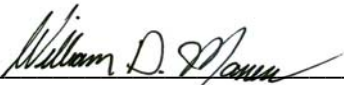
- We advertised for engineering services for the Airport and only we received one response and that was from Talbert and Bright.
- Talbert and Bright has got a great reputation when it comes to engineering services for airports.
- Hobbs Upchurch, who has provided these services for many years, chose not to respond.
- With Commissioner Corbett’s motion at the last meeting, will make it extremely hard for us to operate without an engineer in place. It is different than water and sewer it is more defined. Commissioner Corbett said mine was just architects. Mr. Metzler said okay.
- I would like to recommend the Commissioners grant engineering services to Talbert and Bright even though we did not get six responses.
- The Airport Advisory Committee agrees with Talbert & Bright. Chairman Maness said we have had Hobbs Upchurch for a while and Talbert & Bright specializes in airports.

In a motion made by Commissioner Corbett, seconded by Commissioner Knight and so the motion carried unanimously to approve Talbert & Bright (contract) as the engineers for the Montgomery County Airport.

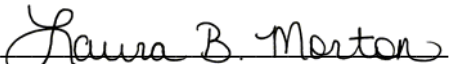
Chairman Maness asked Mrs. Morton if there are any other meetings she needs to schedule while the Board is together. Mrs. Morton said we need to schedule a meeting regarding the Social Services Building and the Jail. Mr. Metzler said we could do them all in one meeting. After some discussion we said will try to schedule it all for the same meeting.

Adjournment

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


 William D. Maness, Chairman




 Laura B. Morton, Clerk to the Board