MINUTES OF BOARD OF COUNTY
COMMISSIONERS
OF GUILFORD COUNTY

Greensboro, North Carolina
November 3, 2011

The Board of County Commissioners met in a duly noticed regular meeting on November 3, 2011 at 5:30 p.m., in the Commissioners’ Meeting Room, 301 W. Market St., Greensboro; North Carolina.

PRESENT: Chairman Melvin “Skip” Alston; Vice Chairman Linda Shaw (left the meeting at 7:50 p.m.); Commissioners Bill Bencini, Kay Cashion, Carolyn Coleman (participated via telephone), Bruce Davis, Paul Gibson, John Parks, Kirk Perkins, Billy Yow.

ABSENT: Commissioner Mike Winstead.

ALSO PRESENT: Brenda Fox, County Manager; Sharisse Fuller, Assistant County Manager/Human Resources Director; Mark Payne, County Attorney; Effie Varitimidis, Clerk to Board; Crystal Maurer, Deputy Clerk to Board.

I. INVOCATION
Reverend Steve Pressley, First Baptist Church, Greensboro, provided the invocation.

II. PLEDGE OF ALLEGIANCE
Girl Scout Daisy Troop 01608, Center United Methodist Church, Lake Brandt Road, Greensboro, led those present in the Pledge of Allegiance.

III. WELCOME AND CALL TO ORDER
Chairman Melvin "Skip" Alston welcomed everyone.

IV. SPEAKERS FROM THE FLOOR
Jodi Riddleberger, 4017 Westmount Drive, Greensboro, asked to protect her and citizens from an oppressive abuse of power. She spoke on the Board’s decision to ban videos from Commissioners meetings. She said she feels that her rights have been violated.

For the record Chairman Alston stated there was no order given to edit any video and Commissioner Davis concurred.
George Hartzman, 2506 Baytree Drive, Greensboro, spoke on CPA ethics. He said a CPA shall be objective and not have deceptive conduct.

Michael Garrett, 102 Sunset Circle, Greensboro, spoke on behalf of the UNCG Alumni Association. He invited the Board and citizens to attend their Municipal Candidates Forum. He also encouraged everyone to participate in the electoral process and vote next Tuesday.

Joanne Wittenborn, 3809 Waldenbrook Road, Greensboro, said the Salvation Army needs volunteers and urged citizens to support the red kettles throughout Guilford County. She said she also had a video on the Salvation Army but was informed it will not be shown at this time.

Billy said he would like to see the Salvation Army video at the next Commissioners meeting and Commissioner Alston suggested they contact the Clerk to Board.

VI. APPROVED CONSENT AGENDA

Chairman Alston asked if Commissioners would like to remove any items from the consent agenda for separate consideration. There were none.

Motion was made by Commissioner Parks, and seconded by Commissioner Cashion to approve the consent agenda.

VOTE: Motion to approve carried 6 – 3
AYES: Commissioners Melvin “Skip” Alston; Vice Chairman Linda Shaw; Commissioners Kay Cashion, Carolyn Coleman (via telephone participated beginning at 5:45 p.m.), Bruce Davis, John Parks, Kirk Perkins.
NOES: Commissioners Bill Bencini, Paul Gibson, Billy Yow.
ABSENT: Commissioner Mike Winstead.

A. BUDGET AMENDMENTS

1. Approved an increase to the Department of Emergency Services FY 2011-12 budget in the amount of $15,000 for the purpose of managing a Continuity of Operations Planning program through the Greensboro / Guilford County Metropolitan Medical Response System grant program. NO ADDITIONAL COUNTY FUNDS REQUIRED.

The following Budget Ordinance Amendment was adopted:

General Fund

Increase Appropriation to Emergency Services $15,000
Increase State/Federal Revenues $15,000
2. Reappropriated the Guilford County Sheriff's Office Explorer Post account funds, in the amount of $15,405, into the new FY 11/12 budget. This account is set up to assist in the operation of the Explorer Post Program and Operation Safe County. The funds in this account include donations received during FY 10/11. NO ADDITIONAL COUNTY FUNDS REQUIRED.

The following Budget Ordinance Amendment was approved:

General Fund

Increase Appropriation to Law Enforcement $15,405
Increase Appropriated Fund Balance (Explorer Post) $15,405

3. Approved attached 800 MHz Radio Unit Replacement capital project ordinance in the amount of $8,274,300 for the purchase of 800MHz replacement radios for Law Enforcement, Emergency Services, Guilford County Fire Districts, and other Guilford County agencies. The radios will replace dated units that are no longer manufactured, are at the end of product support periods, and for which replacement parts are no longer available. In addition, the new units will be compatible with the new P25 operating platform mandated by the Federal Communications Commission (FCC). Funding for radios purchased for county departments will come from fund balance available in the County Building Construction Fund ($5,270,600). The county fire districts will reimburse the County for the cost of radios purchased for the districts ($3,003,700).

The following Budget Ordinance Amendment was adopted:

Approve Capital Project Ordinance

County Building Construction Fund
800 MHz Radio Replacement

Increase Appropriation $8,274,300
Increase Fund Balance Appropriated $5,270,600
Increase Miscellaneous $3,003,700

The following Capital Project Ordinance Amendment was adopted:

CAPITAL PROJECT ORDINANCE FOR 800 MHz RADIO REPLACEMENT

BE IT ORDAINED by the Board of County Commissioners for Guilford County, North Carolina that for the following capital project ordinance for Guilford County is hereby adopted in accordance with G.S. 159-13.2:
SECTION 1. The following planned expenditure and associated revenue are hereby authorized and appropriated in connection with this project:

<table>
<thead>
<tr>
<th>PROJECT NAME</th>
<th>EXPENDITURE</th>
<th>REVENUE</th>
</tr>
</thead>
<tbody>
<tr>
<td>800 MHz Radio Replacement</td>
<td>800 MHz RADIO REPLACEMENT -  $8,274,300</td>
<td>CAPITAL FUND BALANCE - $5,270,600</td>
</tr>
<tr>
<td></td>
<td></td>
<td>MISCELLANEOUS REVENUE - $3,003,700</td>
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</tbody>
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SECTION 2. This project ordinance authorizes all appropriations necessary for the completion of this project and it need not be readopted in any subsequent fiscal year. The budget officer shall include in subsequent budgets information and appropriations for this project during the budget year.

SECTION 3. This ordinance shall be duly entered in the minutes of the Guilford County Board of Commissioners. Within five days after adoption, a copy hereof shall be filed with the Finance Director, Budget Director, and Clerk.

SECTION 4. This ordinance may be amended in any manner so long as it continues to fulfill the requirements of G.S. 159-13.2 and other applicable laws.

ADOPTED on first reading this November 3, 2011, in accordance with G.S. 159-17

B. CONTRACTS

1. Approved contract with Tax Management Associates, Inc., lowest responsive bidder, amount not expected to exceed $393,750 for business personal tax discovery services of non-filing businesses. Services would identify, appraise and prepare information sufficient to create property tax notices for personal property whose owner's have failed to file property tax listing forms. NO ADDITIONAL COUNTY FUNDS REQUIRED.

C. MISCELLANEOUS

1. Approved to set Public Hearing date for November 17, 2011 to reconsider approval of a Resolution Ordering the Making of Certain Local Improvements that was adopted January 19, 2006. The improvements consist of the extension of water and sewer lines to and throughout the Forest Oaks Estates community under the County's assessed program.

2. Approved to set Public Hearing date for November 17, 2011 to reconsider approval of a Resolution Ordering the Making of Certain Local Improvements that was adopted December 13, 2007. The improvements consist of the extension of water and sewer lines to and throughout the Lynwood Lakes Subdivision under the County's assessed program.

Commissioner Coleman participated in the meeting at this time via telephone.
VII. PUBLIC HEARINGS

A. In accordance with N.C. General Statute 105-317, held a public hearing to receive public comment on the Schedules of Values, Standards and rules proposed for Guilford County’s 2012 real property revaluation.

Chairman Alston stated the Board will hear the pros and con’s regarding the schedule of values and rules proposed for Guilford County’s 2012 real property revaluation.

Ben Chavis, Tax Director, explained the Schedule of Values. He said NCGS 105-286 states that every eight years at a minimum is required, unless advanced to a shorter cycle by County Commissioners, effective January 1st of the revaluation year, shall appraise property at market value and according to a Schedule of Values. He said a revaluation is conducted 1) Assure all properties reflect current market value 2) Create equity & fairness 3) Assure uniformity regarding NC Utility Company Properties 4) Fulfill statutory requirement (at least every 8 years). He pointed out the Guilford county-Wide Revaluation is only concerned with real property (land and buildings) and personal property is valued at 100% of market value annually. He said the sales ratio is the ratio between a property’s assessed value and its sales price. He reported that the Guilford County outlook for 2012 is minimal sticker shock with no extreme value fluctuations, property values will not change uniformly across the county and the revenue neutral tax rate may increase.

The Tax Director further explained the revaluation process in the following four steps:
1) Creation of equitable appraisal neighborhoods. All properties must be appraised equitably with similar properties.
2) All real property sales are tracked and qualified by appraisal staff to determine market values in all geographic areas of the county. He added that new tools and methods used in the revaluation process.
3) The Schedule of Values for the 2012 Revaluation have been established setting the base rates and appraisal methods for different types of properties.
4) Revaluation process assures notices will be mailed in early March 2012, informing property owners of their new appraised values.

He also said property owners who disagree with their value may request a review from the Tax Department on the form provided with the Revaluation Notice. He indicated the revaluation notices will be sent on March 12th and that the Board must also approve the schedule of values at an upcoming meeting.

Chairman Alston opened the public hearing and asked the proponents to come forward.

George Hartzman spoke in favor of the property revaluation. He provided information to the Board concerning foreclosures in Guilford County. He spoke on the loss of residential and commercial tax revenue to the county. He made the following Guilford County information requests: 1) What is the Guilford County expected FY 2012-2013 budget deficit? 2) How will
the following equity values of higher commercial and residential properties affect the middle and the bottom of real estate revaluation?

Chairman Alston urged Mr. Hartzman to make his comments regarding the tax revaluation and ruled Mr. Hartzman out of order.

Chairman Alston asked opponents to come forward and there were none. He explained the Public Hearing was to hear comments on the revaluation at this time and the Board will take action on this matter at the November 17, 2011 Commissioners’ meeting.

B. Held Public Hearing and approve redirection of $375,000 (FY 05-06 $90,000; FY 08-09 $128,142; and FY 09-10 $156,858) in reallocated HOME federal dollars previously released to Greensboro to be committed for the sole purpose of supporting a 4 unit multi-family housing project for disabled residents to be located on Peacehaven Farm, 1458 Highway 61, Whitsett. Project will provide the required 25% match. NO COUNTY FUNDS REQUIRED.

Betty Garrett, Planning Director, explained the Guilford County HOME Program is designed to assist local governments to increase or maintain the supply of affordable housing for low and moderate income persons. She said that as a member of the HOME Consortium, Guilford County’s objective is to use its Federal allocation to assist in providing and maintaining affordable housing to County residents. She said to meet HUD HOME Program commitment and expenditure statutory regulations, it is necessary to allocate and expend these funds in a timely manner. She stated that the request is for Peacehaven Farm to receive the reallocated Federal dollars previously released to Greensboro for a 4 unit multi-family housing project for disabled residents. She said the Board will need to approve the redirection of $375,000 to do so. She also said the project requires a 25% match and Peacehaven will provide the match. She said it will be a working community farm.

Chairman Alston opened the public hearing and asked for proponents to come forward.

Buck Cochran, Peacehaven Executive Director, informed everyone that Peacehaven Farm began in 2007. He said it is a sustainable farm which connects people with disabilities to their community. He indicated the founders of Peacehaven were parents of children with special needs and recognized the need for housing in the distant future for their children. He said Peacehaven addresses the need: "What will happen with my son or daughter?" He said it is permanent affordable housing for adults that plan give back to the community.

John Ben Hine, a volunteer at the farm and recently elected “Mayor of Peacehaven,” said it is a wonderful place. He invited the Commissioners to attend their 2nd Annual Harvest Festival. He said Peacehaven is for the residents and the community.

Dr. Sam Miller, 529 Knollwood Court, Greensboro, addressed the need for such facility. He also said Peacehaven benefits the families and the community. He added that it is a place that helps the residents become independent. He also said Peacehaven brings the ideal and the real
together. He said special needs adults are filling roles in society that they never did before and Peacehaven is the next step. He urged the Board to support the request.

Chairman Alston asked if there was any opponents to come forward and there were none.

Motion was made by Commissioner Shaw, and seconded by Commissioner Parks to approve the request as submitted.

Commissioner Coleman thanked Mr. Cochran for the work they are doing and asked how many residents will be located on the farm.

Mr. Cochran said this will be the first home built on the farm but that their goal is to have a number of homes on the site and house approximately 35 individuals.

Commissioner Perkins thanked Mr. Cochran for his dedication to the project and urged his fellow Commissioners to support the request.

Having no further discussion, the Board voted on the motion made by Commissioner Shaw and seconded by Commissioner Parks, to approve the redirection of $375,000 (FY 05-06 $90,000; FY 08-09 $128,142; and FY 09-10 $156,858) in reallocated HOME federal dollars previously released to Greensboro to be committed for the sole purpose of supporting a 4 unit multi-family housing project for disabled residents to be located on Peacehaven Farm, 1458 Highway 61, Whitsett. Project will provide the required 25% match. The motion carried 10 to 0 on the following roll call vote:

VOTE: Motion to approve carried 10 - 0
AYES: Commissioners Melvin “Skip” Alston; Vice Chairman Linda Shaw; Commissioners Bill Bencini, Kay Cashion, Carolyn Coleman (via telephone), Bruce Davis, Paul Gibson, John Parks, Kirk Perkins, Billy Yow.
NOES: None.
ABSENT: Commissioner Mike Winstead.

C. Held Public Hearing for the purpose of receiving public input on a request that the Commissioners approve up to $37,500 of County funds, pursuant to N.C. General Statute 158-7.1 for Springfield Service Corporation to lease an existing building in Greensboro, Guilford County, N.C. for the purpose of a management service to the health care industry. The Company expects to create up to 75 new full-time jobs over three years and invest $350,000 in personal property in Guilford County, N.C. Authorized the County Manager to execute an agreement to provide public funds in an amount determined by the Board of Commissioners, not to exceed a maximum amount of $37,500 to be paid over three years based on the terms of the Contract. Terms of agreement subject to staff approval.

Betty Garrett, Planning Director, explained the request. She said the company meets the criteria in the Guilford County Economic Development Ordinance.
Chairman Alston asked for the proponents to come forward.

Robin Rhine, Greensboro Economic Development Alliance, provided information to the Board on the company. She said Springfield Service Corporation provides services to the healthcare industry. She stated said the company is requesting incentives only for new positions. She also stated the State of North Carolina has approved a $75,000 One Fund Grant and asking for a local match of $37,500 from the city and the county. She pointed out that the city will hear the request on the November 15th.

Stephanie Sartore, Human Resources Director, proponent, said the company expansion is anticipating 10 to 20 percent growth in future years. She said their business is with Cone Health Systems and they would like to utilize Greensboro talent to help them grow.

There was no opposition present.

Motion was made by Commissioner Perkins, and seconded by Commissioner Davis to approve the request as submitted.

Commissioner Perkins thanked the company for trying to bring more jobs to the area.

Commissioner Cashion asked what kinds of jobs will be customer service call center and denial follow-ups mid level jobs in their company.

Commissioner Gibson pointed out the company has already made a commitment to relocate to the area and asked about their location.

Commissioner Davis questioned if Guilford County was in competition with other places and Ms. Rhyne said it was Illinois and overseas from the parent company. He stated that Guilford County needs more jobs.

Ms. Rhyne said our location makes the company expansion more fiscally viable.

Commissioner Parks asked about their company benefits and Mr. Sartore said their employees have a comprehensive benefit package.

Commissioner Cashion asked questions concerning wages in Illinois and Ms. Sartore explained their structure. She said more jobs are needed in Guilford County.

Commissioner Coleman asked questions regarding the diversity program in the company. Ms. Sartore responded that in Illinois their minority count is 24% in African American and the company has an affirmative action program in place along with a strong commitment to diversity.

Having no further discussion, the Board voted on the motion made by Commissioner Perkins and seconded by Commissioner Davis to authorize the County Manager to execute an agreement
with Springfield Service Corporation to lease an existing building in Greensboro, Guilford County, N.C. for the purpose of a management service to the health care industry to provide public funds in an amount determined by the Board of Commissioners, not to exceed a maximum amount of $37,500 to be paid over three years based on the terms of the Contract. Terms of agreement subject to staff approval. The motion carried 6 to 4 on the following roll call vote:

**VOTE:** Motion to approve carried 6 – 4  
**AYES:** Chairman Melvin “Skip” Alston; Commissioners Kay Cashion, Carolyn Coleman, Bruce Davis, Kirk Perkins, John Parks.  
**NOES:** Vice Chairman Linda Shaw; Commissioners Bill Bencini, Paul Gibson, Billy Yow.  
**ABSENT:** Commissioner Mike Winstead.

Chairman Alston called for a short recess at 7:00 p.m. the Board reconvened at 7:10 p.m.

**VIII. UNFINISHED BUSINESS**

A. Approved entering into agreement in substantial form, as the attached interlocal agreement for merger of County Transportation and Mobility Services with Piedmont Authority for Regional Transportation (PART). Agreement amount is not expected to exceed the Guilford County Transportation and Mobility Services FY 11/12 approved budget. The agreement period will begin on November 14, 2011 and end on June 30, 2013 with an option of two (2) one-year renewals. NO ADDITIONAL COUNTY FUNDS.

Chairman Alston pointed out Item VIII. A. has been revised.

Myra Thompson, Transportation Director, explained the revised request for the Guilford County Interlocal Agreement with the Piedmont Authority for Regional Transportation (PART) for transportation services. She said there were only minor revisions such as payment by the county would be for $39.71 per revenue hour instead of revenue mile thru June 30, 2012. She said she has worked with PART and she is confident the county can work with PART. She informed the Board that there may be budget changes if there are more anticipated Medicaid trips but she will come back before the Board if this occurs. She also addressed the vehicles on hand and those purchased. She indicated that the PART Board must also approve the agreement. She said if they agree on the 9th the services will begin with PART on the 14th. She addressed the MV employees and their transition to PART employees and said their benefits package will be better.

Chairman Alston asked if the service would be scaled down as result of the transition and Ms. Thompson said they have made provisions to accommodate their clients the first two weeks. Ms. Thompson said she is confident the transition will be successful.

Motion was made by Vice Chairman Shaw, and seconded by Commissioner Davis to approve entering into and agreement with PART.
Commissioner Perkins asked how many MV employees will be retained and if they will be considered first as opportunities become available.

Brent McKinney, PART Executive Director, said the number of employees will depend on the number of vehicles they have. He said they have budgeted 45 employees at this time. He also said qualified MV employees will be considered first as opportunities come forward.

Commissioner Yow expressed concern regarding the transition. He said is concerned about a change in drivers and asked if any consideration has been given to notifying clients through the process.

Mr. Thompson said a letter will go out to all participants with all pertinent information regarding the transition.

Commissioner Cashion asked for further clarification regarding the payment revision.

Several Commissioners questioned PART Board approval.

Commissioner Parks asked the County Attorney about the creation of the contract and Mark Payne, County Attorney, responded that County Legal, PART and County Transportation Services participated establishing the Interlocal Agreement. Mr. Payne pointed out the revision on terms was for the agreement to continue through June 30, 2013 with the option to be renewed for two (2) additional one (1) year periods by mutual written Agreement of both Parties.

Commissioner Davis said he was glad to see PART and Guilford County Transportation reach an agreement and looked forward to a successful partnership between the two.

Having no further comments, the Board voted on the motion made by Vice Chairman Shaw and seconded by Commissioner Davis to approve entering into agreement in substantial form, as the attached Interlocal Agreement for merger of County Transportation and Mobility Services with Piedmont Authority for Regional Transportation (PART). Agreement amount is not expected to exceed the Guilford County Transportation and Mobility Services FY 11/12 approved budget. The agreement period will begin on November 14, 2011 and end on June 30, 2013 with an option of two (2) one-year renewals. NO ADDITIONAL COUNTY FUNDS. The motion carried 10 – 0 on the following roll call vote:

VOTE: Motion carried 10 - 0
AYES: Commissioners Melvin “Skip” Alston; Vice Chairman Linda Shaw; Commissioners Bill Bencini, Kay Cashion, Carolyn Coleman (via telephone), Bruce Davis, Paul Gibson, John Parks, Kirk Perkins, Billy Yow.
NOES: None
ABSENT: Commissioner Mike Winstead.

IX. NEW BUSINESS
A. Set Work Session to Discuss Fire Districts and County Website Preview for November 17, 2011 at 4:00 p.m. in the Blue Room

Motion was made by Commissioner Parks, and seconded by Vice Chairman Shaw to set a Board Work Session to discuss fire districts and the County website preview for November 17, 2011 at 4:00 p.m. in the Blue Room. The motion carried unanimously 10 to 0 on the following roll call vote:

VOTE: Motion carried 10 - 0
AYES: Commissioners Melvin “Skip” Alston; Vice Chairman Linda Shaw; Commissioners Bill Bencini, Kay Cashion, Carolyn Coleman (via telephone), Bruce Davis, Paul Gibson, John Parks, Kirk Perkins, Billy Yow.
NOES: None
ABSENT: Commissioner Mike Winstead.

B. New Business from County Commissioners

There was no new business from County Commissioners.

X. COMMENTS FROM COMMISSIONERS

Commissioner Kirk Perkins commented on a meeting he recently attended regarding fire districts. He said consultants had misinformation. He said it was his understanding that the Board approved a study based on staff recommendations that would look at the future of volunteer fire departments. He said the Commissioners should have had a copy of the rough draft made by the consultants on fire districts. He said information was not distributed properly and there was poor communication. He urged staff to work together with the fire departments. He also announced that Guilford County has great fire department volunteers.

Chairman Alston said he also attended the recent fire district meeting and concurred with Commissioner Perkins comments. He said he hopes the consultants will soon complete their work and present to the Board of Commissioners with their recommendations.

Commissioner Parks informed everyone of several community events that he attended.

Commissioner Yow also said he is also very concerned about the fire district study. He suggested the county send a letter to the fire chiefs explaining the fire district study process.

Chairman Alston agreed and advised staff to do so. The Board agreed unanimously.

Vice Chairman Shaw announced that Marie Stanley, senior citizen advocate, James Alloway, Stokesdale Council Member, and Jim Forrester in the former State Senator recently passed away. She also thanked everyone for their kind calls and emails while her husband Bob was in the hospital.
Commissioner Cashion said she was pleased to have Commissioners visit the Citizens Academy and thanked everyone that attended. She also advocated for victims of Domestic Violence and thanked the High Point Police Department for their awareness efforts.

Chairman Alston, Vice Chairman Cashion, and Commissioner Davis thanked Commissioner Cashion for her work on the Guilford County Citizens Academy.

Commissioner Davis commented on the successful “People and Paws” facility. He also urged everyone to continue to support the largest economic engine in the state: High Point Furniture Market. He informed everyone that Tom Connelly is the new High Point Furniture Market Authority President. He also provided the Board with several new market statistics.

Commissioner Gibson announced that Steve Allen, former Superior Court Judge, is the new minister at Shiloh Baptist Church in Greensboro.

XII. COMMENTS FROM COUNTY MANAGER

There were no comments from the County Manager.

XIII. SPEAKERS FROM THE FLOOR

There were no Speakers from the Floor.

COUNTY MANAGER FILED REPORTS OF OUT OF STATE TRAVEL AND CONTRACTS FOR THE MONTH OF OCTOBER 2011

County Manager Fox filed her report of out of state travel and contracts approved by her for the month of October 2011. (See copy in file with these minutes.)

XIV. ADJOURNED

There being no further business, the meeting was adjourned at 7:55 p.m.

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Chairman

______________________________
Clerk