MINUTES OF BOARD OF COUNTY COMMISSIONERS
OF GUILFORD COUNTY
Greensboro, North Carolina
November 7, 2013

The Board of County Commissioners met in a duly noticed regular meeting on November 7, 2013 at 5:30 PM, in the Commissioners’ Meeting Room, 301 W. Market St., Greensboro; North Carolina.

PRESENT: Chairman Linda O. Shaw, presiding; Vice Chairman Bill Bencini; Commissioners Jeff Phillips, Bruce Davis (arriving at 6:01 PM), Carolyn Q. Coleman, Kay Cashion, Hank Henning, Alan Branson, and Raymond Trapp.

ABSENT: None.

ALSO PRESENT: Marty Lawing, County Manager; Mark Payne, County Attorney; Robin Keller, Clerk to Board; Paul Lowe, Deputy Clerk to Board; Ben Chavis, Tax Director; Delaine Poteat, Interim Property Management Director; Alex Ashton, Open Space Planner; Myra Thompson, Division Director, DSS; Michael Halford, Budget Director, Bonnie Stellfox, Purchasing Director; and members of the media.

I. INVOCATION

Board Chaplin Ben Chavis provided the invocation.

II. PLEDGE OF ALLEGIANCE

III. WELCOME AND CALL TO ORDER

Chairman Shaw called the meeting to order.

IV. SPEAKERS FROM THE FLOOR

No one signed up to address the Board.

V. CONSENT AGENDA

A. BUDGET AMENDMENTS
1. Approve the transfer of $6,424,997 in bond proceeds from the Northwest Campus capital project ordinance ($4,424,997) and the Jamestown Parking Deck capital project ordinance ($2,000,000) to the existing Transportation and Welding Facilities / Land Improvements capital project ordinance to fund renovations to the property purchased by Guilford Technical Community College (GTCC) for its Transportation and Welding programs. On May 2, 2013, the President of Guilford Technical Community College (GTCC) presented a plan to the Board of Commissioners to purchase and renovate property for the College's Transportation and Welding programs. On May 16, 2013, the Board of Commissioners approved the transfer of funds ($8.4 million) for the purchase of the property and noted that an additional appropriation of funds for renovations would be needed in the future. Including the action taken in this agenda item, the overall project budget for the purchase and renovation of this facility is $14,824,997. NO ADDITIONAL COUNTY FUNDS REQUIRED.

The following Budget Ordinance Amendment was adopted:

**BUDGET ORDINANCE AMENDMENT**

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<thead>
<tr>
<th>School Capital Outlay Fund</th>
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<tr>
<td>Decrease appropriation</td>
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<tr>
<td><strong>Northwest Campus</strong></td>
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<td>($4,424,997)</td>
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<td>Decrease Bond Proceeds</td>
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<td>($4,424,997)</td>
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<td>Decrease appropriation</td>
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<tr>
<td><strong>Jamestown Parking Deck</strong></td>
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<tr>
<td>($2,000,000)</td>
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<td>Decrease Bond Proceeds</td>
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<tr>
<td>($2,000,000)</td>
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<tr>
<td>Increase appropriation</td>
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<tr>
<td><strong>Transportation &amp; Welding Facilities Land Imp.</strong></td>
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<tr>
<td>$6,424,997</td>
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<tr>
<td>Increase Bond Proceeds</td>
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<td>$6,424,997</td>
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2. a) Request approval to transfer $7,500 in bond proceeds from the Jamestown Parking Deck capital project ordinance to the HVAC & Classroom Renovations capital project ordinance. b) Request approval to close out the Jamestown Parking Deck capital project ordinance. NO ADDITIONAL COUNTY FUNDS ARE REQUIRED.

The following Budget Ordinance Amendment was adopted:

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B. **CONTRACTS**
1. Approve an amendment, in substantial form as attached hereto, to the existing 800 MHz infrastructure agreement between Guilford County and the City of Greensboro, on behalf of its Technical Services, to install a UHF paging system co-located with 800 MHz for notification of County Fire department responders. The City of Greensboro will oversee a change order to existing contracts with Motorola to allow a narrowbanded and synchronized notification system; however, the County will be responsible for direct payment to Motorola. Budgeted funds were allocated to a project ordinance in the County Building Construction Fund by the Board of County Commissioners on September 11, 2012. NO ADDITIONAL COUNTY FUNDS ARE REQUIRED.

2. Authorize contract amendment and approve payment of annual maintenance for County's CISCO equipment. The yearly maintenance is $107,305. 58. NO ADDITIONAL COUNTY FUNDS ARE REQUIRED.

3. Award of Event # 386 to Computer Service Partners (CSP) for PC Equipment Maintenance Services in an amount not to exceed $94,500. NO ADDITIONAL COUNTY FUNDS ARE REQUIRED.

4. Approve the proposed three-year lease agreement with the State of North Carolina Department of Public Safety for Probation and Parole office space.

C. MISCELLANEOUS

1. a) Approve the refund of $146.00 to Donato & Grewal for overpayment of tax stamps in accordance with N.C.G.S. §105-228.37 and b) Approve the refund of $404.00 to Donato & Grewal for overpayment of tax stamps in accordance with N.C.G.S §105-228.37.

2. Approve the refund of $839.00 to Wyatt Early Harris Wheeler for overpayment of tax stamps accordance with N.C.G.S. §105-288.37.

3. Approve the following sets of Commissioner's Meeting Minutes: 06/10/13 - Budget Work Session 06/20/13 - Commissioner's Regular Meeting 10/03/13 - Education Committee Meeting 10/03/13 - Tax Committee Meeting 10/03/13 - Commissioner's Regular Meeting 10/17/13 - Commissioner's Regular Meeting 10/24/13 - Commissioner's Work Session.

Motion was made by Commissioner Cashion, and seconded by Commissioner Branson to approve the Consent Agenda.

VOTE: Motion carried 8 - 0
NOES: None.
ABSENT: Commissioner B. Davis.
VI. PUBLIC HEARINGS
(Proponents shall be heard first and shall be provided a total of 20 minutes notwithstanding the number of persons desiring to be heard. Opponents shall be heard after the proponents and shall be provided a total of 20 minutes notwithstanding the number of persons desiring to be heard. Each side will be allowed three (3) minutes in rebuttal.)

A. Hold Public Hearing for the purposes of applying for and receiving F/Y 2015 NCDOT Elderly and Person with Disabilities Program grant in the amount of $202,000 and approve authorizing resolution and matching funds in the amount of $101,000. The Transportation Department has prepared the Elderly and Person with Disabilities Program grant 5310 application budget for FY 15. The grant application must be submitted by November 14, 2013 to North Carolina Department of Transportation. The grant provides Operation assistance related to the operation of the County's public transit system. Attached is a summary of the grant request is $202,000. The local match is $101,000 and some existing funds can be utilized for this purpose, as Home and Community Care Block Grant funds may be utilized to offset the local match. The grant requires the Board of County Commissioners to hold a public hearing, approve the grant request and authorizing resolution.

Chairman Shaw introduced Myra Thompson, Division Director for Administration & Transportation with the Guilford County Department of Social Services. Thompson stated that the Elderly and Person with Disabilities Program grant was a new initiative and would help the County pay for operational expenses. Thompson commented that the grant funds would expand the transportation services provided by the County. Thompson stated that no additional County funds would be required. A Guilford County resident spoke in favor of transportation services offered by DSS. Thompson provided the Board with surveys from clients of the transportation program. No one spoke in opposition to the grant application.

Commissioner Coleman asked for clarification on how grant funds were to be utilized. Ms. Thompson clarified that the grant would allow additional transportation services to help citizens make medical appointments.

Commissioner Cashion asked if this grant would help the County to fill the void for transportation to a temporary health facility until Health Serve can reopen.

Thompson stated that the grant funds would be utilized to provide the needed services to fill the gap- so residents could make their medical appointments.

Thompson commented that her division is not asking for any additional County funds. Thompson stated that current part time drivers will receive additional hours- so transportation services can be expanded to County residents.

Commissioner Cashion asked regarding the required matching funds for the grant.
Thompson shared that current County resources and grant funds would pay for the match.

Motion was made by Vice Chairman Bill Bencini and seconded by Commissioner Ray Trapp to approve applying for and receiving F/Y 2015 NCDOT Elderly and Person with Disabilities Program grant in the amount of $202,000 and approve authorizing resolution and matching funds in the amount of $101,000.

VOTE: Motion carried 8 – 0.
NOES: None.
ABSENT: Commissioner B. Davis.

B. Hold Public Hearing for the purposes of applying for and receiving F/Y 2015 NCDOT Community Transportation Program grant in the amount of $279,483 and approve authorizing resolution and matching funds in the amount of $39,224. The Transportation Department has prepared the Community Transportation Program grant application budget for FY 15. The grant application must be submitted by November 14, 2013 to the Department of Transportation. The grant provides administrative assistance related to the operation of the County's public transit system. Attached is a summary of the grant request and authorizing resolution. The total amount of the grant request is $279,483.00. The County's match is $39,224.00. The grant requires the Board of County Commissioners to hold a public hearing, approve the grant request and authorizing resolution.

Ms. Thompson shared that this grant provided by the NCDOT is a standard yearly allotment that provides funding for administrative and operational expenses.

No one spoke for or against the motion.

Motion was made by Vice Chairman Bill Bencini, and seconded by Commissioner Alan Branson to approve B. Hold Public Hearing for the purposes of applying for and receiving F/Y 2015 NCDOT Community Transportation Program grant in the amount of $279,483 and approve authorizing resolution and matching funds in the amount of $39,224.

VOTE: Motion carried 8 – 0.
NOES: None.
ABSENT: Commissioner B. Davis.
VII. NEW BUSINESS

A. Accept an offer to purchase County-owned land located at 506 Battleground Avenue in Greensboro (Tax Parcel No. 0000688) from WHAWAP, LLC in the amount of $288,800. Authorize the County Manager to enter the County into a sales contract for this amount and authorize staff to take all reasonable and necessary steps to sell the property.

County Manager Marty Lawing introduced Interim Property Management Director, Delaine Poteat to speak regarding the matter.

Alex Ashton, Open Space Planner, provided some background regarding the issue. Ashton informed the Board that the property had been through the upset bid process. Ashton stated that the County had received a final offer to purchase from a recently formed corporation. Ashton told the Board that all statutory requirements had been met.

Commissioner Cashion asked for the appraised value of the property.

Mr. Ashton shared that the original appraised value of the property was approximately $324,000.

Ashton informed the Board that if the motion was approved his Department would enter into an offer to purchase agreement with the newly formed corporation.

Commissioner Trapp asked if there was a time line in place for closing the sale of the property.

Mr. Ashton stated that the contract specified a 90 day closing. If the buyers backed out of the deal, they would be ordered to pay the County $5,000, according to Ashton.

Commissioner Coleman asked for the original asking price of the property.

Mr. Ashton shared that the initial asking price was $280,000.

Commissioner Coleman expressed concerns regarding the sales price of the property. Coleman questioned why the County was not asking for the appraised value for the parcel.

Ashton stated that some of the land on the parcel had been donated—which reduced the appraised value by about $44,000.

Commissioner Coleman expressed concerns with taking a potential loss on the property.

Mr. Lawing shared that the County had gone through an upset bid process, and indicated that the current sales price of $288,800 was most likely the highest offer that the County would receive for the property. Lawing stated that the County has no further use for the parcel.

Commissioner Davis in at 6:01 PM.
Commissioner Coleman expressed concerns regarding setting a precedent of selling properties for under market value. Coleman stated that the property could appreciate in the future.

Mr. Lawing recommended that the Board sell the property and accept the offer of $288,800.

Mr. Payne, County Attorney, shared that the property was originally appraised and listed for $280,000. Payne stated that the appraisal changed when an easement provided the lot with additional land. Payne commented that the parcel was marketed at the $280,000 prior to and after the revised appraisal.

Commissioner Coleman expressed concerns regarding the sale.

Mr. Payne clarified the history of the price, and indicated that the proposed sale would not create a precedent due to the unique nature of the property.

Commissioner Trapp provided insights regarding the potential of the property.

Motion was made by Commissioner Hank Henning, and seconded by Commissioner Alan Branson to approve accepting an offer to purchase County-owned land located at 506 Battleground Avenue in Greensboro (Tax Parcel No. 0000688) from WHAWAP, LLC in the amount of $288,800. Authorize the County Manager to enter the County into a sales contract for this amount and authorize staff to take all reasonable and necessary steps to sell the property.

VOTE: Motion carried 8 - 1
NOES: Commissioner C. Coleman

B. New Business from County Commissioners

Commissioner Coleman requested adding an appointment to the Greensboro Convention and Visitors Bureau. Coleman asked for Mr. Jim Belk to be appointed to the Board.

Commissioner Cashion spoke in favor of Mr. Belk’s appointment.

Motion was made by Commissioner Carolyn Coleman, and seconded by Commissioner Bruce Davis to appoint Jim Belk to the Greensboro Convention and Visitors Bureau.

VOTE: Motion carried 9 - 0
NOES: None.
VIII. COMMENTS FROM COUNTY COMMISSIONERS

Commissioner Phillips stated that he had the honor of attending Congressman Coble’s retirement announcement. Commissioner Phillips shared his appreciation for Coble’s many years of service.

Chairman Shaw shared that she would also miss Congressman Coble’s service.

Vice Chairman Bencini stated that there was great turnout for the High Point Economic Development Corporation’s Board Meeting. Bencini commented that the Manager and a large delegation of Board members were in attendance. Bencini also shared that he recently attended an executive Board meeting of the Piedmont Triad Regional Council.

Commissioner Cashion also shared her experiences at the High Point Economic Development meeting. Cashion stated that the meeting was well attended and thanked High Point University for hosting the event. Commissioner Cashion provided an update regarding the Citizens Academy. Cashion commented that Commissioner Davis participated in the last meeting of the group. Cashion invited all of the Commissioners to attend the last meeting on the 19th of November.

Commissioner Henning provided a handout to Board members regarding recently published test scores. The scores reflect the first assessment under the new common core standards. Commissioner Henning expressed concerns regarding the test scores and the common core standards. Henning commented that the new policy is an assault on teachers and is misguided. Henning stated that he wanted to direct his concerns to the Department of Public Instruction. Henning shared that as a father he has seen firsthand the impacts of common core. Henning suggested that the materials that are associated with common core are not developmentally appropriate. Henning also stated that the program had not been properly tested and suggested that the State was using students as guinea pigs. Henning commented that the standards are flawed. Henning shared his frustrations with the Board. Henning stated that that the common core standards have not been effectively tested. Henning commented that the new standards were developed by two firms located in Washington DC and not by educators in North Carolina. Henning stated he wanted to appeal to the leaders

Chairman Shaw shared that perhaps the Education committee should address the concerns which Henning raised. Shaw stated that the topic could be covered at a Board work session.

Commissioner Cashion stated that she appreciated the information that Henning provided to the Board. Cashion expressed concerns regarding the drop in test scores.

Commissioner Branson spoke to the Common Core curriculum. Branson stated that his wife is a former Guilford County teacher. Branson commented that he was concerned with the drop in test scores. Branson stated that he was concerned on how the standards were impacting both teachers and students. Branson felt that the standards were not developmentally appropriate. Branson stated that there was going to be a discussion held regarding common core standards at the Greensboro Sheraton Four Seasons on November 14th.
Branson thanked Congressman Coble for his service and wished him well in his retirement.

Chairman Shaw stated that she attended the Colfax Persimmon festival and enjoyed the event.

Commissioner Davis stated that he was concerned with the Board getting involved into School Board policy. Commissioner Davis suggested that the Education Committee hold a joint meeting with the Guilford County School Board to further discuss issues relating to common core.

Commissioner Branson stated that he thought teachers should be included in discussions regarding the common core standards.

Commissioner Shaw cautioned the Board to allow the School Board the opportunity to address some of these concerns with the teachers and the parents. Shaw thought the School Board would be in a better position to facilitate discussions on the emerging policy issue.

Commissioner Branson stated that everyone should be made more aware of the issue. Branson stated that he was concerned that non-educators from outside the State developed the standards.

Commissioner Henning stated that he had spoken with School Board Chairman Duncan and Guilford County School Superintendent Green. Henning shared that that the common core standards will have an impact on the County’s budget in the future.

Commissioner Henning proposed discussing the issue at an upcoming Education Committee meeting. Henning stated that the Board should foster dialog with the School Board.

Commissioner Phillips also expressed concerns regarding the common core standards. Phillips stated that he was concern with the potential financial impacts of the program. Phillips was also worried that the policy had not been fully tested before it was implemented in local class rooms. Phillips stated that common core was an important issue to discuss.

Chairman Shaw recommended the Education Committee address the issue.

**IX. COMMENTS FROM COUNTY MANAGER**

A. Accept Manager's Monthly Report for Travel and Contracts approved during the month of September.

County Manager Lawing shared that that the County is still working to fill key County positions. Lawing reported that he has filled the IT Director position. Lawing stated that Hemant Desai had been hired for the position.

Lawing stated that Guilford County Extension Director Dr. Wick Wickliffe planned to retire effective December 1, 2013 after 25 years of service.
X. **SPEAKERS FROM THE FLOOR**

No one signed up to address the Board.

XI. **CLOSED SESSION FOR THE PURPOSES OF PROPERTY ACQUISITION**

Motion was made by Commissioner Ray Trapp, and seconded by Vice Chairman Bill Bencini to approve entering closed session for the purpose of property acquisition.

**VOTE:** Motion carried 9 – 0.


**NOES:** None.

Meeting Adjoined by unanimous consent at 8:24PM.

XII. **ADJOURN**

NEXT REGULAR MEETING:
NOVEMBER 21, 2013
COMMISSIONERS' MEETING ROOM
OLD COURTHOUSE
GREENSBORO, NORTH CAROLINA

_____________________________
Chairman

_____________________________
Deputy Clerk to the Board