

The Alleghany County Board of Commissioners met in regular session on Monday, January 5, 2004, at 6:30pm in the Conference Room of the County Office Building, 90 South Main Street, Sparta, North Carolina.

Present: Chair Eldon Edwards, Vice-Chair Warren Taylor, Commissioner Sandy Carter, Commissioner Patrick Woodie, County Manager Don Adams, and Clerk to the Board Karen Evans. Commissioner Graylen Blevins was present but arrived late. County Attorney Ed Woltz was absent.

Chair Eldon Edwards called the meeting to order and opened with a prayer.

Commissioner Sandy Carter made a motion to approve the agenda for this January 5, 2004, meeting. Commissioner Warren Taylor seconded the motion. Vote 4:0.

AGENDA
Monday, January 5, 2004
6:30 PM

- 6:30 Meeting Called To Order
Motion on Agenda for January 5, 2004 meeting
Motion on Minutes for December 15, 2003 meeting
- 6:35 Jan Gwyn
RE: Alleghany Development Day Program Solid Waste Fees
County Business
1. Building Permit Fees
 2. January 19, 2004 meeting
 3. Blue Ridge Hill Climb Resolution
 4. Map Review Officer Resolution
 5. Facility Study Discussion
 6. Other Business
 7. Public Comments—30 minutes
 8. Adjourn

Commissioner Warren Taylor made a motion to approve the December 15, 2003, minutes. Commissioner Patrick Woodie seconded the motion. Vote 4:0.

Jan Gwyn with Alleghany Development Day Program and UCP came before the Board to request that their business solid waste fees be released. She explained the reasons why she thinks that the fees should be released mainly because they are a non-profit organization. She further explained that they are being charged \$16.67 per month and are housed in the mental health building on Highway 18 South.

County Manager Don Adams explained that the County doesn't have a written policy dealing with non-profits. He further explained that if the non-profit organizations render a service for a fee in Alleghany County, they are charged business solid waste fees.

Commissioner Sandy Carter and Commissioner Patrick Woodie stated to Ms. Gwyn that Alleghany Development Day Program and UCP offer a wonderful service and the decision deals with not charging non-profit organizations.

Commissioner Sandy Carter asked Jan Gwyn to provide a list of the UCP's she contacted regarding the UCP's not paying a solid waste fee in other counties.

Jan Gwyn stated that she would get the list to the County Manager.

County Manager Don Adams presented a letter from Randy Blankenship asking that a building

permit fee be released. He explained that he is asking the Board to create a policy that allows the County Manager or Chief Building Inspector to release or reapply building permit fees in the event that circumstances change after the building permit has been issued and the individual cannot proceed with their original plans with the County retaining an administrative fee. He stated that when fees have been released or reapplied, the action would be reported to the Board at the next meeting. He reminded the Board that this situation would only apply if the Inspections Department has not completed any work on the permit other than issuing the permit.

Commissioner Graylen Blevins arrived at 6:46pm.

Commissioner Warren Taylor made a motion to create a policy that gives the County Manager the authority to release or reapply building permit fees in the event that circumstances change after the building permit has been issued and the individual cannot proceed with their original plans plus the Inspections Department hasn't completed any work on the permit other than issuing the permit with the County retaining an administrative fee of \$10 from the fees collected. Commissioner Sandy Carter seconded the motion. Vote 5:0.

County Manager Don Adams reminded the Board that the next meeting is the Martin Luther King, Jr. holiday and the offices will be closed; therefore, the next meeting will be on January 20 according to the Board's Rules of Procedures.

County Manager Don Adams presented a resolution for the Hill Climb in the Spring of 2004 asking that NCDOT close Doughton Mountain Road for the event.

Commissioner Sandy Carter made a motion to approve the resolution as presented by the County Manager. Commissioner Patrick Woodie seconded the motion. Vote 5:0.

County Manager Don Adams presented a resolution naming Wendy Williams, Don Adams and Mary Rector as Map Review Officers. He explained to the Board the purpose of a Map Review Officer.

Commissioner Patrick Woodie made a motion to approve the Map Review Officer resolution. Commissioner Graylen Blevins seconded the motion. Vote 5:0.

County Manager Don Adams stated that at the last meeting, the Board asked him to gather information about conducting a study of the Piedmont Medical building for the use of consolidating County offices. He stated that he is getting conflicting information from the Board members individually, and he needs more clarification about the direction he needs to go in. He explained some issues that he is aware of in the building; more time needed to complete project, costs of renovating the building.

Commissioner Warren Taylor asked about the costs of getting a preliminary study completed.

County Manager Don Adams stated that he felt like he could get the architects here for a day to walk through the building without any costs. He explained that the costs will come from fitting the agencies into the building.

Commissioner Sandy Carter and County Manager Don Adams talked about reducing costs by leaving the court system in the Courthouse.

Commissioner Graylen Blevins asked if we really want to use the building for our own use rather than someone buying the building to create jobs. He talked about that building being the only manufacturing facility available in the County.

Commissioner Patrick Woodie stated that his concern is getting the best use out of the building. He explained that the building isn't suitable for the type of manufacturing jobs that are being created at this time.

The Board of Commissioners and County Manager Don Adams discussed the pros and cons of actually purchasing the Piedmont Medical building and selling the other buildings that would be vacant if the renovations occur.

Chair Eldon Edwards stated that the County should start by getting the selling price of the Piedmont Medical building and the possibility of selling the other buildings.

County Manager Don Adams talked about the timeline of getting these expenses into the upcoming budget process.

Commissioner Patrick Woodie stated that his feeling is if the County is serious about consolidating all County functions then this a option to look at because the County would be completing several capital needs; whereas, the old Cash & Carry building would only fit the County's needs for about 15 years.

County Manager Don Adams talked about if the Board wants him to seriously look at the Piedmont Medical building, then the Board needs to look at finding a use for the Cash & Carry building in the meantime.

Chair Eldon Edwards asked about the library needs.

Commissioner Patrick Woodie and County Manager Don Adams stated that a professional study has been completed showing their needs.

Commissioner Sandy Carter stated that she thinks that the Board doesn't have enough information to make a decision about not looking at the Piedmont Medical. She further stated that she needs to have costs on the Piedmont Medical building before ruling it out and proceed with the Cash & Carry building.

Commissioner Warren Taylor stated that the County could put off the building needs for a couple of years and then it will cost more, and he doesn't think the County can afford to renovate the entire Piedmont Medical building at one time. He stated his recommendation is have Hemphill come here to do a walk through to see if there is anything that throws a red flag automatically and find out how much the architectural fees will be for a competed study on the facility.

County Manager Don Adams stated that he could get the numbers from Hemphill about the costs of having a study completed.

Commissioner Sandy Carter stated that she would also like to see numbers from the library about how much money a stand-alone library will cost to compare it to the Cash & Carry building.

Chair Eldon Edwards stated that he thinks the court system should stay in the Courthouse and not move to another building. He talked about security concerns during court with the prisoners having to be moved from one location to another rather than walking across the street.

Commissioner Graylen Blevins stated that he agrees with the Chairman about the security issues as well as what to be done with the Courthouse once the court system has moved.

Commissioner Patrick Woodie stated that he would like to see something in the Courthouse like is in Independence, Virginia if it is not needed for county offices. He pointed out things wrong with the Courthouse. He asked if the Board is not looking at moving the court system, should the Board even look at the Piedmont Medical building.

County Manager Don Adams stated that he is hearing that he needs to continue on the project by bringing the architect to review the building and accessing what it will take to evaluate the building.

The Board agreed and asked if the architect could review the building before the next

Commissioners meeting.

County Manager Don Adams stated that they would try to have some information ready by the next meeting.

Commissioner Graylen Blevins apologized for being late.

Chair Eldon Edwards stated that he talked with Travis Sturgill about videotaping the meetings, and Travis apologized for not being here for the last few meetings and an extra effort is being made to tape each meeting.

Chair Eldon Edwards asked for public comments.

DW Miles stated that we currently have nice facilities and should visit surrounding counties to see their facilities. Also, he mentioned that the building next to the library is vacant and for sale and that is an opportunity to expand the library. He further stated that the court system should remain in the Courthouse and the sound problems could be fixed.

Dennis Smith asked the importance of the timeline.

County Manager Don Adams explained that the importance of the timeline is looking at the building expenditures during budget time rather than another time during the year.

Dennis Smith asked if the County is under any pressure about the disability act.

County Manager Don Adams talked about the difficulty of disabled people getting into the courtroom, complaints from judges and inadequate facility functions.

County Manager Don Adams, Dennis Smith and DW Miles discussed the elevator problems at the Courthouse.

Dennis Smith asked about using different architectural firms and going out to bid for the architectural firms. He explained that he has heard about having architectural firms bidding on projects and the winning firm is the only firm that receives any money.

County Manager Don Adams stated that scenario would not provide the needed information that this Board is looking for.

Dennis Smith asked about standards of the inside of county buildings.

County Manager Don Adams talked about regular offices like the County Manager's office and the higher quality needed in a courtroom.

Dennis Smith talked about having a functional building rather than a fancy façade.

County Manager Don Adams talked about regulations regarding the vaults and security.

Jim Winfield asked about the employees at the Courthouse and how they feel about the functions of the Courthouse.

County Manager Don Adams talked about basic needed functions, space needs and judges having security concerns.

Jim Winfield asked can the facility be renovated to standards accepted by everyone.

County Manager Don Adams stated that any time you renovate a building every need cannot be met without incurring major costs. He further stated that for the most part, renovations would meet the needs.

Chair Eldon Edwards asked for further public comments. None were received.

Being no further business, Commissioner Warren Taylor made a motion to adjourn the meeting at 7:36pm. Commissioner Sandy Carter seconded the motion. Vote 5:0.

Respectfully submitted,

Karen Evans
Clerk to the Board

Attest:

Eldon Edwards
Chairman