

The Alleghany County Board of Commissioners met in regular session on Monday, July 17, 2006, at 10:00am 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 Herndon, Commissioner Ken Richardson, County Attorney Donna Shumate, County Manager Don Adams and Clerk to the Board Karen Evans. Commissioner Graylen Blevins was present but arrived late.

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

Chair Eldon Edwards stated that Amy Pardue will not be attending this meeting regarding a subdivision and the July 11 meeting continuance needs to be held after this meeting has adjourned.

Commissioner Sandy Carter Herndon made a motion to approve the amended agenda for this July 17, 2006, meeting. Commissioner Warren Taylor seconded the motion. Vote 4:0.

AGENDA
Monday, July 17, 2006
10:00 AM

- 10:00 Meeting Called To Order
Motion on Agenda for July 17, 2006, meeting
Motion on Minutes for July 3, 2006, meeting
- 10:05 Mary Walker
RE: Tax Releases and Refunds
Schedule of Values
- 10:25 Sandy Ashley
RE: Work First Local Plan
- 10:30 Amy Pardue (removed)
RE: Subdivision Plat
County Business
1. Budget Amendment—05/06 Capital Loan
 2. Long Term Care Community Advisory Committee Appointment
 3. Resolutions – Alleghany Memorial Hospital
 4. 7/11/06 Appeal/Variance Request Meeting Continuance (removed)
 5. Other Business
 6. Public Comments—30 minutes
 7. Closed Session—NCGS 143-318.11 (a) (3)—legal
NCGS 143-318.11 (a) (4)—economic development
 8. Adjourn

Commissioner Warren Taylor made a motion to approve the minutes for the July 3, 2006, meeting. Commissioner Sandy Carter Herndon seconded the motion. Vote 4:0.

Mary Walker, Tax Administrator, presented the June 2006 real property requests in the amount of \$1,056.94 for refunds and \$678.95 for releases.

Commissioner Sandy Carter Herndon made a motion to approve the June 2006 real property requests in the amount of \$1,056.94 for refunds and \$678.95 for releases. Commissioner Warren Taylor seconded the motion. Vote 4:0.

Mary Walker presented the June 2006 automobile requests in the amount of \$395.17 for refunds and \$1,967.11 for releases.

Commissioner Sandy Carter Herndon made a motion to approve the June 2006 automobile requests in the amount of \$395.17 for refunds and \$1,967.11 for releases. Commissioner Warren Taylor seconded the motion. Vote 4:0.

Mary Walker presented a motor-vehicle appeal for a 2003 Envoy. She explained that the NADA value is \$15,675, the appraised value is less than the NADA value, and she recommends the value to be \$15,675.

Commissioner Ken Richardson made a motion to approve Mary Walker's recommendation of \$15,675. Commissioner Sandy Carter Herndon seconded the motion. Vote 4:0.

Mary Walker talked about she has to present a notarized settlement before she can send out the property tax bills. She stated that this is a list of the personal property taxes that are owed for 2005. She further stated that she is giving the report to the Clerk to the Board, Karen Evans, so it can go into the monthly report.

Mary Walker gave the Board the schedule of values for revaluation.

Chair Eldon Edwards asked if she has reviewed these values and approves them.

Mary Walker stated that she has. She explained that there are minimum and maximum values for all properties and farm-use values. She introduced Bob Pearson and Donnie Smith with Pearson Appraisals, who is performing the revaluation services.

Bob Pearson explained that they are asking the Board to review the schedule of values and schedule a public hearing for the August 7th meeting to hear public comments regarding the values. He further explained that the land values have increased since the 1999 revaluation. He stated that their purpose today is to present the schedule of values and farm-use-value rates to the Board. He further stated that they are going to set up public education meetings with various community groups regarding revaluation. He said that the notices to property owners should be mailed in October. He stated that they would also like to meet with real estate businesses to get a better understanding of the sales in the county.

County Manager Don Adams asked Mr. Pearson to give a brief description of the purpose of the schedule of values.

Bob Pearson explained that once the schedule of values have been adopted by the Commissioners that they will be used until the next revaluation. He gave an example of information in the schedule for rates regarding square feet of structures, quality of structures, out buildings and land. He stated that changes can be made to the schedule until the notices go out. He explained that they will continue to study the real estate market to get the prices with the market rates. He further explained that they are working towards having the tax value as of January 1, 2007 100% of the market value.

Commissioner Graylen Blevins arrived at 10:20am.

Bob Pearson talked about the increase in land values due to market prices.

Commissioner Warren Taylor and Bob Pearson talked about more emphasis being placed on the last six months of sales data. Mr. Pearson further talked about how they have reviewed the recent sales and all of the sales since June 2005.

Commissioner Warren Taylor and Mary Walker discussed the farm-use values and how the farm-use values will be listed on the October notices.

Bob Pearson stated that after the notices go out, they will hold hearings with property owners regarding their values. He stated that they want to correct errors on any parcel's information. He gave an example if they have a house listed as a 2-story house, and the house is really a 1 1/2-story house, they want to correct it. He reminded everyone that assessments can go up or down.

Chair Eldon Edwards and Bob Pearson talked about this revaluation includes commercial property, too.

Commissioner Sandy Carter Herndon thanked Pearson Appraisals for their time and research in the field for this revaluation.

The Board of Commissioners discussed scheduling the public hearing for the August 7 meeting.

Sandy Ashley, Social Services Director, came before the Board to discuss the Work First Local Plan. She explained the Work First program has a lot of changes on the Federal side. She stated that she is recommending to postpone writing the plan until the State decides on how they will comply with the Federal changes. She said that the County must decide whether to be a standard county or electing county. She explained the differences between the two options. She stated that her recommendation is that Allegheny County remains a standard county, and the Social Services Board voted to remain a standard county.

Commissioner Ken Richardson made a motion to approve Sandy Ashley's recommendation of remaining a Standard County for the Work First Program. Commissioner Graylen Blevins seconded the motion. Vote 5:0.

County Manager Don Adams presented budget amendment General Fund #1 in the amount of \$19,171 for the remainder of the 2005/2006 capital loan. He reminded the Board that these monies will pay for capital items for this current fiscal year.

Commissioner Sandy Carter Herndon made a motion to approve budget amendment General Fund #1 in the amount of \$19,171. Commissioner Warren Taylor seconded the motion. Vote 5:0.

County Manager Don Adams presented a letter requesting that Barbara Conrad be reappointed to serve on the Allegheny County Long Term Care Community Advisory Committee.

Commissioner Ken Richardson made a motion to approve the request of reappointing Barbara Conrad. Commissioner Graylen Blevins seconded the motion. Vote 5:0.

County Manager Don Adams presented resolutions regarding the loans with Blue Ridge Electric, Skyline and the Hospital. He explained the resolutions pledge payments from the County

to Alleghany County Economic Development Corporation (ACEDC) to repay the loans from Blue Ridge Electric and Skyline. He further explained that Skyline Telephone has already approved the loan, and Blue Ridge Electric will consider the request later this month. He stated that these resolutions will be exhibits in the loan documents.

Commissioner Sandy Carter Herndon made a motion to approve both resolutions as presented by the County Manager. Commissioner Graylen Blevins seconded the motion. Vote 5:0.

Commissioner Ken Richardson mentioned an article in Sunday's Winston-Salem Journal newspaper about dentists. He stated that the article explained that Alleghany County has one dentist and 28% of the County's Kindergarteners have tooth decay. He further stated that he is requesting the Board's assistance to get another dentist in the County. He talked about the Commissioners, County Manager and Health Department will have to start the initiative of recruiting a dentist.

Chair Eldon Edwards stated that he agrees. He talked about the Board doing what they can.

Commissioner Ken Richardson talked about making this one of his goals for this year.

Commissioner Warren Taylor stated that the Health Department and Hospital is in a much better position to recruit a dentist than the Commissioners. He further stated the need to continue emphasizing the need to the Health Department and Hospital with the Commissioners offering support.

Commissioner Ken Richardson stated that he just wanted to hear if the Commissioners support the idea.

Commissioner Sandy Carter Herndon stated that she supports the idea because the county needs another dentist. She talked about writing a letter to the Health Department that the Commissioners are in support of bringing a dentist to the county. She further talked about the need to put it in writing.

Commissioner Ken Richardson agreed.

Chair Eldon Edwards and Commissioner Sandy Carter Herndon talked about the Hospital and Health Department doing the recruiting.

Commissioner Ken Richardson talked about the Commissioners offering support proactively.

The Board of Commissioners instructed the County Manager to write a letter to the Health Department regarding this request.

County Manager Don Adams stated that he will ask the Health Department to prioritize the dental needs between Medicaid needs and private practice. He explained that this will affect the recruitment method.

Commissioner Ken Richardson talked about going forward with the letter and allowing the Health Department to respond to the Commissioners on how this would best be accomplished.

County Manager Don Adams talked about being able to provide the Commissioners with a general direction on how to proceed with this issue.

Commissioner Ken Richardson mentioned that the County Manager and he attended the NC Step program presentation that the Town is involved in. He talked about this will open a lot of doors for a lot of opportunities for the Town and the County.

Commissioner Ken Richardson talked about attending a reception for Harold Church honoring his 43 years of service to Alleghany County citizens.

Commissioner Ken Richardson talked about action in the General Assembly that may change the way delinquent motor-vehicle taxes are collected. He further talked about the need to watch for action on this matter.

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

Commissioner Warren Taylor made a motion to enter into closed session at 10:52am under NCGS 143-318.11 (a) (3)—legal and (a) (4)—economic development. Commissioner Sandy Carter Herndon seconded the motion. Vote 5:0.

Chair Eldon Edwards called a 5- minute recess at 10:52am.

Commissioner Ken Richardson made a motion to adjourn the closed session at 11:48am and reconvene the regular meeting. Commissioner Warren Taylor seconded the motion. Vote 5:0.

Chair Eldon Edwards stated that no decisions were made during closed session.

Being no further business, Commissioner Warren Taylor made a motion to adjourn the meeting at 11:50am. Commissioner Graylen Blevins seconded the motion. Vote 5:0.

Respectfully Submitted,

Karen Evans
Clerk to the Board

Attest:

Eldon Edwards
Chairman