



The Alleghany County Board of Commissioners met in regular session on Monday, May 1, 2017, at 6:30 pm in the Board Meeting Room of the County Administration Building, 348 South Main Street, Sparta, North Carolina.

Present: Chair Mark Evans, Commissioner Bobby Irwin, Commissioner Tom Smith, Commissioner John Irwin, and Commissioner Larry Prince, County Attorney Donna Shumate and Clerk to the Board Lauren Linker.

Chair Evans opened the public hearing concerning the nuisance ordinance.

Chris Highsman, said general welfare is up to the eye of the beholder. He noted the use of the word "junk." He went on to state item number 4 and the use of wording "unsound structure." He stated the Tax Office has the ability to calm buildings as unsound and he had found at least 40 that were labeled unsound by the Tax Office that according to item number 4 would be subject to the nuisance ordinance. He went on to speak about a garbage ordinance being a good idea, but the nuisance ordinance creating many problems.

Randy Miles, Mountain Dreams Reality, stated that the junk buildings affects the neighborhood and community he went on to say he would like something to be done about the litter on the roadside as well.

Bill Maxwell, asked a list of questions.

Chair Mark Evans asked for a copy of the questions.

Commissioner John Irwin made a motion to suspend the time limit.

There was no second. The motion died on the floor.

The Board agreed to the answer the questions that were posed by Mr. Maxwell.

Seeing no others Chair Mark Evans closed the public hearing. He thanked everyone that presented.

Chair Evans then opened the public hearing concerning the Grant's Supermarket and the economic incentive package.

Seeing no one he closed the public hearing.

Chair Mark Evans then recessed until 6:30 pm.

Chair Mark Evans called the meeting to order at 6:30 pm.

Chair Evans opened the meeting the meeting. Commissioner Tom Smith lead the Pledge of Allegiance and Commissioner Larry Prince asked the invocation.

He then stated there would be an addition to the agenda. For the addition of two public hearings, one for the OZAB loan for Sparta school and the other for real property sale.

Commissioner Prince made a motion to approve the amended agenda Commissioner Smith seconded. Vote 5:0

Monday, May 1<sup>st</sup>, 2017  
6:30 PM

- 6:30 Meeting Called To Order, Pledge of Allegiance and Invocation  
Motion on Agenda for May 1<sup>st</sup>, 2017 Meeting  
Motion on minutes from meeting on April 7 and 17, 2017.
- A. 6:35 Spotlight Business, Main Street Barber Shop, Corey Maines  
A1 Public Hearing #3 for Real Property Sale (addition)  
#4 for School Loan (addition)
- B. 6:45 Public Agenda Comments
- C. General Business
1. General Fund Budget Amendment # 17 – to budget for Jail’s Console and locks. **(Action Requested)** (Page 1)
  2. General Fund Budget Amendment #18 – to budget for the construction of a backup 911 PSAP at EMS. **(Action Requested)** (Page 2)
  3. Parkway Resolution. **(Action Requested)** (Page 3-4)
  4. WCC Board Appointment – Duane Davis - **(Action Requested)** (Page 5)
  5. WCC Lease – Execute new lease with Wilkes Community College (Lease updated to include proposed additional building)**(Action Requested)** (Page 6-13)
  6. Alleghany County School System’s, Sparta Elementary School Renovations, Loan Resolution. **(Action Requested)** (Page 14-16)
  7. Execute Economic Development Agreement with Hometown Grocery, LLC. **(Action Requested)** (Page 17-20)
  8. Nuisance Ordinance discussion **(Action Requested)** (Page 21-22)
- D. Public Comments – 30 minutes
- E. County Manager Comments – Review of Purchasing Policy
- F. Commissioners Comments
1. Commissioner Bobby Irwin – Preservation of Historic Properties
- G. Closed session – Personnel N.C.G.S. 143-318.11(a)(6) (Addition of Legal and Economic Development.)
- H. Adjourn

Commissioner Smith made a motion to approve the minutes. Commissioner Bobby Irwin seconded. Vote 5:0

Corey Maines, Main Street Barber Shop explained his new position after taking over Kermit’s Barber Shop after 51 years. He told about new hours and new styles while trying to keep the traditional styles as well reach more customers.

Chair Evans opened the public hearing concerning the real property sale.

Gordon Netcheren asked many questions about how the project arose and if the County has fully looked at the options. If the County has checked out the company that is buying the property and how the County will be affected if the company does not complete their part.

John Hampton stated the tax revaluation amount compared to the amount offered. He brought to the attention the dog pound and how the County operates with the current vet for the pound.

Wendy Reece stated if there is a need to build a building for the County it would cost much more than the amount offered.

Greg Walker thanked Commissioner John Irwin for voting against it and stated the property should be put up for public auction.

Jackie Billings asked what the process are to buying property. He noted he would like to have a shot at the building as well since he is a tax payer.

Randy Miles noted that being in real estate he knew that nothing was done until the check was written and he asked if it has been closed on. If not can the process be reviewed.

Mike Phillips asked what the \$10,000 was for that the County was not receiving.

County Manager Mike James stated it was mostly realtor's fee for the buyer.

County Attorney Donna Shumate said there has to be a survey to split the lot.

Mike Phillips asked if this was a done deal or if something could be done.

John Hampton asked about parking.

Steven Beard asked if the ordinance didn't go through if that would affect the deal.

Jeff Reece asked how can a vet be zoned that close to the main street and a church.

Jackie Billings stated he didn't think the County had gotten all the money out of the property.

Seeing no others he closed the public hearing.

County Manager Mike James explained that there was an application for \$1.3 million on a QZAB (Qualified Zone Academy Bond) loan for the schools.

Chair Evans stated the funding would be supplied by a newly created state tax that can only be used for certain educational things.

Chair Evans opened the public hearing concerning school funding.

Seeing no one he closed the public hearing.

Chair Evans opened the floor for public agenda comments.

Marsha Wagoner, owner of Farmers Hardware, noted she was speaking for Avery Perry and Bill Blevins she stated that they felt there should be purchase policy for the County to have the County departments buying from local businesses.

Chris Highsman asked why economic incentives are being extended coming into the instead of to business that have been here for many years.

Steven Beard spoke to the nuisance ordinance and ask what the limitation would be.

County Manager Mike James explained the expenditure for the jail locking system in General Fund budget amendment #17.

Commissioner John Irwin made a motion to approve General Fund budget amendment #17. Commissioner Prince seconded. Vote 5:0

County Manager Mike James explained General Fund budget amendment #18 to budget for building the backup PSAP new location.

Commissioner John Irwin made a motion to approve budget amendment #18, Commissioner Prince seconded. Vote 5:0

County Manager Mike James explained the Blue Ridge Parkway lodge and coffee shop. He explained the resolution is in support of the project.

Commissioner Bobby Irwin made a motion to approve the resolution of support for the Blue Ridge Parkway project. Commissioner Smith seconded. Vote 5:0

County Manager Mike James explained there was a Board appointment recommendation for Duane Davis to the Wilkes Community College board.

Commissioner John Irwin made a motion to postpone the topic until the midmonth June meeting (June 19, 2017). Commissioner Prince seconded. Vote 4:1 (Commissioner Smith)

County Manager Mike James explained the square footage and the addition of the diesel shop on the Wilkes Community College lease.

Commissioner Larry Prince made a motion to approve the lease. Commissioner John Irwin seconded. Vote 5:0

County Manager Mike James explained the resolution for the School QZAB resolution. He noted hearing no opposition at the public hearing he would recommend to move forward with the resolution.

Commissioner Bobby Irwin made a motion to approve the resolution. Commissioner Smith seconded. Vote 5:0

County Manager Mike James explained the Grant's Supermarket funds \$11,500 coming from the economic development fund.

Commissioner Bobby Irwin made a motion to approve the funds. Commissioner Larry Prince seconded. Vote 5:0

County Manager Mike James explained the options for the nuisance ordinance.

Commissioner Prince said the Board has to do something, but after receiving feedback from the public hearing. He felt it needed to be postponed.

Commissioner Prince made a motion to postpone until June 5<sup>th</sup>, Commissioner Bobby Irwin seconded.

Chair Evans said he knew there would be money to that will go along the nuisance ordinance and that would need to be considered further.

Commissioner Smith stated that the intentions are pure, but he was still unsure and didn't want to make a decision on the same night as a public hearing.

Commissioner John Irwin said he would like to see a few minor changes.

Vote 4:1 (Commissioner Smith)

Chair Evans opened the floor for public comments.

Arvie Perry asked for business from the County. He stated he wasn't asking for a grant, but he would like some business.

Jeff Reece stated regarding the nuisance ordinance he didn't feel like it was economically reasonable for the County to take over those problem properties.

County Manager Mike James said he would do an investigation of the purchasing policy.

Commissioner Bobby Irwin asked about bulk buying and bid buying from local merchants.

Commissioner John Irwin said merchant's state that the bids are not given to them and it would behooves the County to shop locally.

County Manager Mike James talked about the E911 road signs vandalisms and noted the younger ones will have to pay restitution and complete community service. He thanked the Commissioners for taking this issue seriously.

Chair Evans informed the Board of the reopening of the VFW's veterans' museum.

Commissioner Bobby Irwin said in previous meetings asked for the land that could be potentially for sale for the view of the general public. He went on to note the new flag box in front of the Administration office and discussed having a flag dedication to recognize it. He then noted last week he and some representatives from WCC toured some Industries in the County. He then explained Senate Bill 162 and asked for a letter of support from the Board.

Commissioner Prince said he really appreciated the public comments and thought it was great to get feedback.

Commissioner John Irwin said he agreed with Commissioner Prince's comments.

Commissioner John Irwin made a motion to enter into closed session.  
Commissioner Prince seconded. Vote 5:0

Chair Mark Evans called the regular meeting back into session

Commissioner John Irwin made a motion to keep County Manager Mike James with a 10% increase in pay. Commissioner Prince seconded. Vote 5:0

Commissioner John Irwin made a motion to adjourn. Commissioner Prince seconded. Vote 5:0

Respectfully submitted,

Lauren Linker  
Clerk to the Board

Attest:

Mark Evans  
Chair