

STATE OF NORTH CAROLINA

COUNTY OF VANCE

The Vance County Board of Commissioners met in regular session on Thursday, July 6, 2017 at 6:00 p.m. in the Commissioners' Conference Room, Vance County Administration Building, 122 Young Street, Henderson, NC. Those Commissioners present were as follows: Chairman Dan Brummitt, Vice-Chairman Thomas S. Hester, Jr., Commissioners Carolyn Faines, Yolanda J. Feimster, Leo Kelly, Jr., Archie B. Taylor, Jr., and Gordon Wilder.

Absent: None.

Also present were County Manager Jordan McMillen, Finance Director David C. Beck, County Attorney Jonathan S. Care, and Clerk to the Board Kelly H. Grissom.

Rev. Joseph Ratliff, Shiloh Baptist Church, gave the invocation.

The first item on the agenda was the annual meeting of the ABC Composite Board consisting of the Board of Commissioners, the Chair of the Board of Education, and the Mayor of the City of Henderson. Board of Education Chair Gloria White and Mayor Eddie Ellington were absent.

It was noted that Mr. Jerry Stainback had submitted a letter seeking reappointment to the Vance County ABC Board for a three year term. Ms. Nancy Wilson submitted a letter requesting to be reappointed as Chair for a one year term. No other applications were received. Although Mayor Ellington was unable to attend the meeting, he did submit a letter affirming his support of reappointing Mr. Stainback for a three year term.

Motion was made by Commissioner Gordon Wilder to reappoint Jerry Stainback to the Vance County ABC Board for a three year term and reappoint Nancy Wilson as Chair for a one year term. This motion was seconded by Commissioner Thomas S. Hester, Jr. and unanimously approved.

The ABC Board was then recognized for retiring the debt on the new ABC Store building seven years early and saving \$175,000 in interest costs. Chairman Brummitt and Vice Chairman Hester presented a certificate to the ABC Board for this remarkable accomplishment.

Water District Board

Chairman Brummitt called the Water District Board to order. The June 2017 operations report was presented to the board for information. Chairman Brummitt closed the Water District Board.

## Committee Reports and Recommendations

*Human Resources Committee - Career Progression (Planner Position).* Commissioner Carolyn Faines reported that the Human Resources Committee (Faines[C], Taylor & Wilder) met Wednesday, June 7 and discussed a career progression plan for the county planner position. Due to a recent resignation, staff intends to proceed with refilling the position, and has requested authorization to recruit a planner position that could be elevated to a senior planner position based upon advanced experience and performance in the profession. The committee was informed that two changes in the planner position over the past two years were a result of individuals leaving for growth opportunities in the planning field. The difference in positions has a \$5,600 budgetary impact which would be covered with lapsed salaries. Recommendation: Authorize staff to recruit and hire a planner position that could be elevated to the title of Senior Planner with advanced experience and work performance in the profession.

After brief discussion, motion was made by Commissioner Archie B. Taylor, Jr. to authorize staff to recruit and hire a planner position that could be elevated to the title of Senior Planner with advanced experience and work performance in the profession. This motion was seconded by Commissioner Gordon Wilder and unanimously approved.

*Human Resources Committee - Senior Center Oversight.* Commissioner Faines stated that the committee continued its review of a request from the Board of Social Services to transfer oversight of the senior center to the county. The committee reiterated its concerns with increasing the span of control of the county manager and recognized that the senior center receives benefits from the state office of human resources as a result of being subject to the state personnel act. The committee felt a transfer would contribute to an increased workload for the county's human resources, finance and manager's office and recommended declining the transfer request. Recommendation: Authorize the county manager to transmit a letter declining the county's interest in receiving oversight of the senior center from the Board of Social Services.

Motion was made by Commissioner Carolyn Faines to authorize the county manager to transmit a letter declining the county's interest in receiving oversight of the senior center from the Board of Social Services. This matter may be addressed again in two to three years if needed. This motion was seconded by Commissioner Thomas S. Hester, Jr. and unanimously approved.

*Public Safety Committee - Scheduling of Part-Time Positions at Volunteer Fire Departments.* County Manager Jordan McMillen reported that the committee (Brummitt[C], Faines & Wilder) met Tuesday, June 20 and was informed of a change the county manager is making to the scheduling oversight for the county's four part-time positions that are allocated to the volunteer fire stations during the daytime. Currently the county fire department oversees scheduling for the two part-time paid positions in the northern part of the county and the two stationed in the south at the Bearpond Volunteer Fire Department. To facilitate better cooperation between the volunteers, the fire marshal's office and the county fire department, the fire marshal will be taking over the scheduling duties for these four positions. The intent is to create an added layer of assurance that coverage will be available during the day from paid positions in the rural portions of the county.

*Public Safety Committee - Emergency Operations CAD System Replacement.* Mr. McMillen stated that the committee reviewed a proposal from the Emergency Operations/Management Department to replace their current computer aided dispatch system used to process calls, prioritize incoming calls as well as track and assign units to a call. The switch is a result of the existing company being acquired by a larger firm and the desire to remain current with emerging technologies in the public safety field. The committee reviewed proposals from two companies and recommended proceeding with Southern Software which serves all of Vance County's neighboring counties as well as the Vance County Sheriff's Office. The total cost for software replacement is \$189,196 which is eligible for 100% funding from the state 911 surcharge dollars and no county cost. The committee was made aware that a funding request would be submitted to the state and the replacement would be contingent upon successful funding from the 911 fund. The committee discussed the added capabilities of the new software for dispatching to closest units and providing mobile CAD to public safety agencies and questioned whether these capabilities could create future budget implications for each respective public safety agency. Emergency Management staff is currently assessing the hardware needs for the public safety agencies if they were to take advantage of the added capabilities, although no additional cost is necessary to meet their current capabilities and levels of service. Recommendation: Award contract for replacement of Emergency Operations Computer Aided Dispatch (CAD) System to Southern Software at a total project cost of \$189,196 subject to

approval of a funding reconsideration by the NC911 Board that will cover the entire software replacement project cost.

After brief discussion, motion was made by Commissioner Gordon Wilder, seconded by Commissioner Thomas S. Hester, Jr., vote unanimous, to award the contract for replacement of Emergency Operations Computer Aided Dispatch (CAD) System to Southern Software at a total project cost of \$189,196 subject to approval of a funding reconsideration by the NC911 Board that will cover the entire software replacement project cost.

*Public Safety Committee - New Fire Truck Specifications Review/Submittal of USDA Grant/Loan Application.* Mr. McMillen reported that the committee reviewed a draft request for proposals and specifications for purchase of a new fire truck which is a part of the FY17-18 CIP. The vehicle would replace the department's current 1994 model. The committee discussed the specifications in great detail including the overall vehicle dimensions, cab size, inclusion of a rescue package, type of wheels (steel vs. aluminum), inclusion of a command light tower, and various other aspects of the specifications. The committee expressed concerns with the overall price which is expected between \$450,000 and \$500,000, but recommended proceeding with the next steps of submitting funding applications to USDA and releasing the requests for proposals. The committee intends to analyze the proposal responses with the idea of lowering costs where possible. Recommendation: Authorize the submittal of a USDA funding application for all available grant and loan proceeds and release of RFPs for purchase of a new fire truck and authorize the chairman to execute all related documents.

Motion was made by Commissioner Gordon Wilder to authorize the submittal of a USDA funding application for all available grant and loan proceeds and release of RFPs for purchase of a new fire truck and authorize the chairman to execute all related documents. This motion was seconded by Commissioner Thomas S. Hester, Jr. and unanimously approved.

*Properties Committee - REO Properties (Offers to Purchase).* Chairman Brummitt stated that the committee (Brummitt[C], Wilder & Kelly) met Monday, June 26 and reviewed the following offers to purchase REO properties:

- 629 Powell Street (Parcel 0095 01008) – \$2,100 offer from Javier Plummer for city/county owned property
- 324 Charles Street (Parcel 0076 03002) – Two offers - \$1,400 offer from James Husketh, Jr. and \$2,000 offer from Daisy P. Zambrano Angelino for county owned property
- Tanner Street (Parcel 0111 04014) – \$1,422 offer from Sharmise Kearney for county owned property
- 1235 Topleman Street (Parcel 0051 08005) – \$750 offer from Metamorphosis Property Development, LLC for county owned property

- 1408 Hight Street (Parcel 0051 03003) – \$750 offer from Metamorphosis Property Development, LLC for county owned property

The committee discussed the offers, accepted the higher bid of \$2,000 for the 324 Charles Street property and recommended proceeding with the upset bid for all of the property offers.

Recommendation: Approve the offers to purchase including the highest offer for 324 Charles Street, and approve resolutions authorizing the upset bid process for the sale of 629 Powell Street (tax parcel 0095 01008), 324 Charles Street (tax parcel 0076 03002), Tanner Street (tax parcel 0111 04014), 1235 Topleman Street (tax parcel 0051 08005) and 1408 Hight Street (tax parcel 0051 03003).

Motion was made by Commissioner Archie B. Taylor, Jr., seconded by Commissioner Gordon Wilder, vote unanimous, to approve the recommendation as presented.

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**RESOLUTION AUTHORIZING UPSET BID PROCESS  
FOR SALE OF REAL PROPERTY  
629 Powell Street, Henderson, NC 27536**

**WHEREAS**, Vance County owns certain real property with an address of **629 Powell Street, Henderson, North Carolina**, and more particularly described by the Vance County Tax Department as Parcel Number **0095 01008**; and,

**WHEREAS**, North Carolina General Statute §160A-269 permits the county to sell real property by upset bid, after receipt of an offer for the property; and,

**WHEREAS**, the County has received an offer to purchase the real property described herein above in the amount of **\$2,100.00** subject to the terms and conditions as included in the submitted offer to purchase bid, submitted by **Javier M. Plummer**; and,

**WHEREAS**, the County has made a counteroffer to amend the terms of the Offer to Purchase County Owned Property; and,

**WHEREAS**, **Javier M. Plummer** has paid the required deposit in the amount of **\$750.00** with his initial offer.

**THEREFORE, THE VANCE COUNTY BOARD OF COMMISSIONERS RESOLVES THAT:**

1. The Board of County Commissioners declares the real property described above surplus and authorizes its sale through the upset bid procedure of North Carolina General Statute §160A-269.
2. Upon acceptance of the County’s counter offered terms and conditions, a notice of the proposed sale shall be published which shall describe the property and the amount of the offer and shall require any upset offer be subject to the same terms and conditions as contained therein except for the purchase price.
3. Any person may submit an upset bid to the Clerk to the Board of County Commissioners within 10 days after the notice of sale is published. Once a qualifying higher bid has been received, that bid will become the new offer.
4. If a qualifying upset bid is received, a new notice of upset bid shall be published, and shall continue to do so until a 10-day period has passed without any qualifying upset bid

having been received. At that time, the amount of the final high bid shall be reported to the Board of County Commissioners.

5. A qualifying higher bid is one that raises the existing offer by the greater of \$750 or ten percent (10%) of the first \$1,000.00 of that offer and five percent (5%) of the remainder of the offer and is subject to the same terms and conditions of the previous bid.

6. A qualifying higher bid must also be accompanied by a deposit in the amount of the greater of \$750 or five percent (5%) of the bid, which may be made by cash, cashier's check or certified funds. The County will return the deposit of any bid not accepted and will return the bid of an offer subject to upset if a qualifying higher bid is received.

7. The terms of the final sale are that the Board of County Commissioners must approve the final high offer before the sale is closed and the buyer must pay with certified funds or wire transfer the bid amount and any other amounts as required pursuant to the terms and conditions of the bid at the time of closing, which shall be no later than 30 days following the approval by this Board of the final bid. The real property is sold in its current condition, as is, and the County gives no warranty with respect to the usability of the real property or title. Title will be delivered at closing by a **Non Warranty Deed**, subject to exceptions for ad valorem taxes, assessments, zoning regulations, restrictive covenants, street easements, rights of others in possession and any other encumbrances of record. Buyer shall pay for preparation and recording of the Deed and revenue stamps.

8. The County reserves the right to withdraw the property from sale at any time before the final high bid is accepted **and the right to reject all bids at any time.**

9. If no qualifying upset bid is received, the Board of County Commissioners will accept or reject the bid submitted within 60 days after the close of the 10-day upset period.

**Adopted this the 6<sup>th</sup> day of July, 2017.**

**R. Dan Brummitt (signed)**  
**R. Dan Brummitt, Chairman**  
**Vance County Board of Commissioners**

**ATTEST:**

**Kelly H. Grissom (signed)**  
**Kelly H. Grissom, Clerk to the Board**



**RESOLUTION AUTHORIZING UPSET BID PROCESS  
FOR SALE OF REAL PROPERTY  
324 Charles Street, Henderson, NC 27536**

**WHEREAS**, Vance County owns certain real property with an address of **324 Charles Street, Henderson, North Carolina**, and more particularly described by the Vance County Tax Department as Parcel Number **0076 03002**; and,

**WHEREAS**, North Carolina General Statute §160A-269 permits the county to sell real property by upset bid, after receipt of an offer for the property; and,

**WHEREAS**, the County has received an offer to purchase the real property described herein above in the amount of **\$2,000.00** subject to the terms and conditions as included in the submitted offer to purchase bid, submitted by **Daisy P. Zambrano Angelino**; and,

**WHEREAS**, the County has made a counteroffer to amend the terms of the Offer to Purchase County Owned Property; and,

**WHEREAS**, **Daisy P. Zambrano Angelino** has paid the required deposit in the amount of **\$750.00** with her initial offer.

**THEREFORE, THE VANCE COUNTY BOARD OF COMMISSIONERS RESOLVES THAT:**

1. The Board of County Commissioners declares the real property described above surplus and authorizes its sale through the upset bid procedure of North Carolina General Statute §160A-269.

2. Upon acceptance of the County’s counter offered terms and conditions, a notice of the proposed sale shall be published which shall describe the property and the amount of the offer and shall require any upset offer be subject to the same terms and conditions as contained therein except for the purchase price.

3. Any person may submit an upset bid to the Clerk to the Board of County Commissioners within 10 days after the notice of sale is published. Once a qualifying higher bid has been received, that bid will become the new offer.

4. If a qualifying upset bid is received, a new notice of upset bid shall be published, and shall continue to do so until a 10-day period has passed without any qualifying upset bid having been received. At that time, the amount of the final high bid shall be reported to the Board of County Commissioners.

5. A qualifying higher bid is one that raises the existing offer by the greater of \$750 or ten percent (10%) of the first \$1,000.00 of that offer and five percent (5%) of the remainder of the offer and is subject to the same terms and conditions of the previous bid.

6. A qualifying higher bid must also be accompanied by a deposit in the amount of the greater of \$750 or five percent (5%) of the bid, which may be made by cash, cashier’s check or certified funds. The County will return the deposit of any bid not accepted and will return the bid of an offer subject to upset if a qualifying higher bid is received.

7. The terms of the final sale are that the Board of County Commissioners must approve the final high offer before the sale is closed and the buyer must pay with certified funds or wire transfer the bid amount and any other amounts as required pursuant to the terms and conditions of the bid at the time of closing, which shall be no later than 30 days following the approval by this Board of the final bid. The real property is sold in its current condition, as is, and the County gives no warranty with respect to the usability of the real property or title. Title will be delivered at closing by a **Non Warranty Deed**, subject to exceptions for ad valorem taxes, assessments, zoning regulations, restrictive covenants, street easements, rights of others in possession and any other encumbrances of record. Buyer shall pay for preparation and recording of the Deed and revenue stamps.

8. The County reserves the right to withdraw the property from sale at any time before the final high bid is accepted **and the right to reject all bids at any time.**

9. If no qualifying upset bid is received, the Board of County Commissioners will accept or reject the bid submitted within 60 days after the close of the 10-day upset period.

**Adopted this the 6<sup>th</sup> day of July, 2017.**

R. Dan Brummitt (signed)  
**R. Dan Brummitt, Chairman**  
**Vance County Board of Commissioners**

**ATTEST:**

Kelly H. Grissom (signed)  
**Kelly H. Grissom, Clerk to the Board**



**RESOLUTION AUTHORIZING UPSET BID PROCESS  
FOR SALE OF REAL PROPERTY  
Lot 8 Tanner Street, Henderson, NC 27536**

**WHEREAS**, Vance County owns certain real property with an address of **Lot 8 Tanner Street, Henderson, North Carolina**, and more particularly described by the Vance County Tax Department as Parcel Number **0111 04014**; and,

**WHEREAS**, North Carolina General Statute §160A-269 permits the county to sell real property by upset bid, after receipt of an offer for the property; and,

**WHEREAS**, the County has received an offer to purchase the real property described herein above in the amount of **\$1,422.00** subject to the terms and conditions as included in the submitted offer to purchase bid, submitted by *Sharmise Kearney*; and,

**WHEREAS**, the County has made a counteroffer to amend the terms of the Offer to Purchase County Owned Property; and,

**WHEREAS**, *Sharmise Kearney* has paid the required deposit in the amount of **\$800.00** with her initial offer.

**THEREFORE, THE VANCE COUNTY BOARD OF COMMISSIONERS RESOLVES THAT:**

1. The Board of County Commissioners declares the real property described above surplus and authorizes its sale through the upset bid procedure of North Carolina General Statute §160A-269.

2. Upon acceptance of the County's counter offered terms and conditions, a notice of the proposed sale shall be published which shall describe the property and the amount of the offer and shall require any upset offer be subject to the same terms and conditions as contained therein except for the purchase price.

3. Any person may submit an upset bid to the Clerk to the Board of County Commissioners within 10 days after the notice of sale is published. Once a qualifying higher bid has been received, that bid will become the new offer.

4. If a qualifying upset bid is received, a new notice of upset bid shall be published, and shall continue to do so until a 10-day period has passed without any qualifying upset bid having been received. At that time, the amount of the final high bid shall be reported to the Board of County Commissioners.

5. A qualifying higher bid is one that raises the existing offer by the greater of \$750 or ten percent (10%) of the first \$1,000.00 of that offer and five percent (5%) of the remainder of the offer and is subject to the same terms and conditions of the previous bid.

6. A qualifying higher bid must also be accompanied by a deposit in the amount of the greater of \$750 or five percent (5%) of the bid, which may be made by cash, cashier's check or certified funds. The County will return the deposit of any bid not accepted and will return the bid of an offer subject to upset if a qualifying higher bid is received.

7. The terms of the final sale are that the Board of County Commissioners must approve the final high offer before the sale is closed and the buyer must pay with certified funds or wire transfer the bid amount and any other amounts as required pursuant to the terms and conditions of the bid at the time of closing, which shall be no later than 30 days following the approval by this Board of the final bid. The real property is sold in its current condition, as is, and the County gives no warranty with respect to the usability of the real property or title. Title will be delivered at closing by a **Non Warranty Deed**, subject to exceptions for ad valorem taxes, assessments, zoning regulations, restrictive covenants, street easements, rights of others in possession and any other encumbrances of record. Buyer shall pay for preparation and recording of the Deed and revenue stamps.



8. The County reserves the right to withdraw the property from sale at any time before the final high bid is accepted **and the right to reject all bids at any time.**

9. If no qualifying upset bid is received, the Board of County Commissioners will accept or reject the bid submitted within 60 days after the close of the 10-day upset period.

**Adopted this the 6<sup>th</sup> day of July, 2017.**

**R. Dan Brummitt (signed)**  
**R. Dan Brummitt, Chairman**  
**Vance County Board of Commissioners**

**ATTEST:**

**Kelly H. Grissom (signed)**  
**Kelly H. Grissom, Clerk to the Board**



**RESOLUTION AUTHORIZING UPSET BID PROCESS  
FOR SALE OF REAL PROPERTY  
1235 Topleman Street, Henderson, NC 27536**

**WHEREAS,** Vance County owns certain real property with an address of **1235 Topleman Street, Henderson, North Carolina**, and more particularly described by the Vance County Tax Department as Parcel Number **0051 08005**; and,

**WHEREAS,** North Carolina General Statute §160A-269 permits the county to sell real property by upset bid, after receipt of an offer for the property; and,

**WHEREAS,** the County has received an offer to purchase the real property described herein above in the amount of **\$750.00** subject to the terms and conditions as included in the submitted offer to purchase bid, submitted by ***Metamorphosis Property Development, LLC***; and,

**WHEREAS,** the County has made a counteroffer to amend the terms of the Offer to Purchase County Owned Property; and,

**WHEREAS,** ***Metamorphosis Property Development, LLC*** has paid the required deposit in the amount of **\$750.00** with their initial offer.

**THEREFORE, THE VANCE COUNTY BOARD OF COMMISSIONERS RESOLVES THAT:**

1. The Board of County Commissioners declares the real property described above surplus and authorizes its sale through the upset bid procedure of North Carolina General Statute §160A-269.
2. Upon acceptance of the County's counter offered terms and conditions, a notice of the proposed sale shall be published which shall describe the property and the amount of the offer and shall require any upset offer be subject to the same terms and conditions as contained therein except for the purchase price.
3. Any person may submit an upset bid to the Clerk to the Board of County Commissioners within 10 days after the notice of sale is published. Once a qualifying higher bid has been received, that bid will become the new offer.
4. If a qualifying upset bid is received, a new notice of upset bid shall be published, and shall continue to do so until a 10-day period has passed without any qualifying upset bid having been received. At that time, the amount of the final high bid shall be reported to the Board of County Commissioners.

5. A qualifying higher bid is one that raises the existing offer by the greater of \$750 or ten percent (10%) of the first \$1,000.00 of that offer and five percent (5%) of the remainder of the offer and is subject to the same terms and conditions of the previous bid.

6. A qualifying higher bid must also be accompanied by a deposit in the amount of the greater of \$750 or five percent (5%) of the bid, which may be made by cash, cashier's check or certified funds. The County will return the deposit of any bid not accepted and will return the bid of an offer subject to upset if a qualifying higher bid is received.

7. The terms of the final sale are that the Board of County Commissioners must approve the final high offer before the sale is closed and the buyer must pay with certified funds or wire transfer the bid amount and any other amounts as required pursuant to the terms and conditions of the bid at the time of closing, which shall be no later than 30 days following the approval by this Board of the final bid. The real property is sold in its current condition, as is, and the County gives no warranty with respect to the usability of the real property or title. Title will be delivered at closing by a **Non Warranty Deed**, subject to exceptions for ad valorem taxes, assessments, zoning regulations, restrictive covenants, street easements, rights of others in possession and any other encumbrances of record. Buyer shall pay for preparation and recording of the Deed and revenue stamps.

8. The County reserves the right to withdraw the property from sale at any time before the final high bid is accepted **and the right to reject all bids at any time.**

9. If no qualifying upset bid is received, the Board of County Commissioners will accept or reject the bid submitted within 60 days after the close of the 10-day upset period.

**Adopted this the 6<sup>th</sup> day of July, 2017.**

**R. Dan Brummitt (signed)**  
**R. Dan Brummitt, Chairman**  
**Vance County Board of Commissioners**

**ATTEST:**

**Kelly H. Grissom (signed)**  
**Kelly H. Grissom, Clerk to the Board**

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**RESOLUTION AUTHORIZING UPSET BID PROCESS  
FOR SALE OF REAL PROPERTY  
1408 Hight Street, Henderson, NC 27536**

**WHEREAS**, Vance County owns certain real property with an address of **1408 Hight Street, Henderson, North Carolina**, and more particularly described by the Vance County Tax Department as Parcel Number **0051 03003**; and,

**WHEREAS**, North Carolina General Statute §160A-269 permits the county to sell real property by upset bid, after receipt of an offer for the property; and,

**WHEREAS**, the County has received an offer to purchase the real property described herein above in the amount of **\$750.00** subject to the terms and conditions as included in the submitted offer to purchase bid, submitted by **Metamorphosis Property Development, LLC**; and,

**WHEREAS**, the County has made a counteroffer to amend the terms of the Offer to Purchase County Owned Property; and,

**WHEREAS**, **Metamorphosis Property Development, LLC** has paid the required deposit in the amount of **\$750.00** with their initial offer.

**THEREFORE, THE VANCE COUNTY BOARD OF COMMISSIONERS RESOLVES THAT:**

1. The Board of County Commissioners declares the real property described above surplus and authorizes its sale through the upset bid procedure of North Carolina General Statute §160A-269.

2. Upon acceptance of the County’s counter offered terms and conditions, a notice of the proposed sale shall be published which shall describe the property and the amount of the offer and shall require any upset offer be subject to the same terms and conditions as contained therein except for the purchase price.

3. Any person may submit an upset bid to the Clerk to the Board of County Commissioners within 10 days after the notice of sale is published. Once a qualifying higher bid has been received, that bid will become the new offer.

4. If a qualifying upset bid is received, a new notice of upset bid shall be published, and shall continue to do so until a 10-day period has passed without any qualifying upset bid having been received. At that time, the amount of the final high bid shall be reported to the Board of County Commissioners.

5. A qualifying higher bid is one that raises the existing offer by the greater of \$750 or ten percent (10%) of the first \$1,000.00 of that offer and five percent (5%) of the remainder of the offer and is subject to the same terms and conditions of the previous bid.

6. A qualifying higher bid must also be accompanied by a deposit in the amount of the greater of \$750 or five percent (5%) of the bid, which may be made by cash, cashier’s check or certified funds. The County will return the deposit of any bid not accepted and will return the bid of an offer subject to upset if a qualifying higher bid is received.

7. The terms of the final sale are that the Board of County Commissioners must approve the final high offer before the sale is closed and the buyer must pay with certified funds or wire transfer the bid amount and any other amounts as required pursuant to the terms and conditions of the bid at the time of closing, which shall be no later than 30 days following the approval by this Board of the final bid. The real property is sold in its current condition, as is, and the County gives no warranty with respect to the usability of the real property or title. Title will be delivered at closing by a **Non Warranty Deed**, subject to exceptions for ad valorem taxes, assessments, zoning regulations, restrictive covenants, street easements, rights of others in possession and any other encumbrances of record. Buyer shall pay for preparation and recording of the Deed and revenue stamps.

8. The County reserves the right to withdraw the property from sale at any time before the final high bid is accepted **and the right to reject all bids at any time**.

9. If no qualifying upset bid is received, the Board of County Commissioners will accept or reject the bid submitted within 60 days after the close of the 10-day upset period.

**Adopted this the 6<sup>th</sup> day of July, 2017.**

*R. Dan Brummitt*                   **(signed)**  
**R. Dan Brummitt, Chairman**  
**Vance County Board of Commissioners**

**ATTEST:**

*Kelly H. Grissom*                   **(signed)**  
**Kelly H. Grissom, Clerk to the Board**



*Properties Committee - Award of Contract for Admin Building Window Replacement.*

Chairman Brummitt stated that the committee discussed the window replacement project which includes replacing 22 wood frame windows with a similar style metal frame window. The

committee discussed a proposal to remove the bars from the bottom floor windows of the administration building and recommended that the bars remain to maintain the character of the building and to provide additional security for secured records in the register of deeds and other departments. The committee reviewed the bid tabulations, noted that all bids were well within the \$125,000 project budget, and proceeded with the engineer's recommendation to award the project to the low bidder, Bar Construction, Inc. Recommendation: Award contract to Bar Construction Company, Inc. totaling \$86,950 for the replacement of windows at the administration building from proceeds of the CIP financing.

Motion was made by Commissioner Gordon Wilder to award the contract to Bar Construction Company, Inc. totaling \$86,950 for the replacement of windows at the administration building from proceeds of the CIP financing. This motion was seconded by Commissioner Thomas S. Hester, Jr. and unanimously approved.

*Properties Committee - Health Department Buildings (Plumbing Alterations and Pump Station Design).* Chairman Brummitt reported that the committee discussed ongoing plumbing and sewer related issues occurring at two buildings used by the Granville-Vance Health Department on Charles Rollins Road. Both buildings are owned by the county and subject to a 99 year land lease which began in 1974 with Maria Parham Health. The Health Department has been working with a local plumber and Kilian Engineering for some time to diagnose and determine solutions and has requested the county's involvement in addressing the issue. The engineer recommends rerouting the internal plumbing to create additional slope in the system and recommends installation of a pump station to address low sloping issues external to the building. The committee was made aware that the actual project cost will be determined through the engineering and bidding process, but is estimated to cost between \$75,000 and \$100,000 which would need to come from the county fund balance. The committee reviewed an engineering services proposal from Kilian Engineering for design, bidding, and construction oversight totaling \$9,400 and recommended proceeding forward with the proposal. Prior to proceeding with the construction project, the committee will review bids and provide a recommendation for the board's approval. Recommendation: Authorize the County Manager to execute a proposal for engineering services with Kilian Engineering for the design, bidding, and construction administration for plumbing alterations and pump station construction at the Granville-Vance Health Department and Environmental Health Building.



**RESOLUTION**  
**By the Vance County Board of Commissioners**

Authorizing the Extension of the Term of the Lease for County owned  
property to Green Rural Redevelopment, Inc. pursuant to  
N.C.G.S. 160A-272.

**WHEREAS,** the Vance County Board of County Commissioners has been requested to extend the term of the lease to Green Rural Redevelopment, Inc.; and

**WHEREAS,** the proposed extension of the lease would be for a term in excess of one year; and

**WHEREAS,** notice of the proposed lease has been published in the Henderson Daily Dispatch in excess of thirty (30) days of the date of this meeting; and

**WHEREAS,** the proposed extension of the lease, attached hereto, is through December 31, 2019.

**NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners for the County of Vance as follows:**

1. The attached extension to the lease is hereby approved and the Chairman of the Board of Commissioners shall be authorized to execute the same on behalf of the Board.
2. This resolution shall be effective upon its adoption.

**ADOPTED this the 6<sup>th</sup> day of July, 2017.**

**R. Dan Brummitt (signed)**  
**R. Dan Brummitt, Chairman**  
**Vance County Board of Commissioners**

**Attest:**

**Kelly H. Grissom (signed)**  
**Kelly H. Grissom**  
**Clerk to the Board**

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*DSS Architectural Feasibility Study.* Mr. McMillen stated that the county contracted with Oakley Collier Architects in 2016 for completion of an architectural feasibility/space study for various county departments and buildings. The study looked at current and future space needs for existing departments and buildings and was the basis for including several projects into the capital improvement program over the next several years. These projects included the potential for a new fire station, renovation of the existing EMS station, conversion of the teacherage building to a parking lot, addressing space needs for the Department of Social Services (DSS), and a few others. The DSS project remains a high priority in the CIP and a continuation of the previous study is necessary to identify, prioritize, and price various offsite options to address the space issues. Funding for this study is included in the FY17-18 budget. Recommendation:

Authorize the County Manager to execute a contract with Oakley, Collier Architects totaling \$14,500 for completion of a DSS Architectural Feasibility and Cost Study.

Motion was made by Commissioner Thomas S. Hester, Jr., seconded by Commissioner Carolyn Faines, vote unanimous, to authorize the County Manager to execute a contract with Oakley, Collier Architects totaling \$14,500 for completion of a DSS Architectural Feasibility and Cost Study.

*Underground Storage Tank (UST) Removal.* Mr. McMillen stated that the NC Division of Environmental Quality (DEQ) has offered to remove underground storage tanks from a county owned property at no cost. The property is located near the intersection of Allison Cooper Road and Warrenton Road and was acquired by foreclosure in 2014. It is estimated that as many as three USTs may be present on the property along with several abandoned structures which are currently on the county’s list to be demolished. DEQ anticipates the work will take 30-60 days upon receiving permission from the county to enter the property by way of a site access agreement. Recommendation: Authorize the County Manager to execute a site access agreement with NCDEQ for the removal of underground storage tanks on county owned property identified as tax parcel 0526 02008.

Motion was made by Commissioner Gordon Wilder to authorize the County Manager to execute a site access agreement with NCDEQ for the removal of underground storage tanks on county owned property identified as tax parcel 0526 02008, subject to review by the county attorney regarding liability issues. This motion was seconded by Commissioner Leo Kelly, Jr. and unanimously approved.

Commissioner Thomas S. Hester, Jr. asked the County Manager to check to see if this program is available to residential individuals.

Consent Agenda

Motion was made by Commissioner Thomas S. Hester, Jr., seconded by Commissioner Leo Kelly, Jr., vote unanimous, to approve the following consent agenda items as presented: May 2017 Tax Refunds and Releases, Departmental Monthly Reports, and the minutes of the June 22, 2017 special meeting and the June 26, 2017 special meeting.



**Tax Office Refund and Release Report for May 2017**

Taxpayer Name	Tax Year	Real	Personal	Motor Vehicle	MV Fee	Solid Waste Fee	Reason
Lewis Bollar, Jr.	2010	123.03	0	0	0	0	tax foreclosure



Lewis Bollar, Jr.	2011	123.03	0	0	0	0	tax foreclosure
Lewis Bollar, Jr.	2012	123.03	0	0	0	0	tax foreclosure
Ayscue Ronnie Lee	2013	0	0	34.94	0	0	discharged bankr
Pearce Amanda Ayscue	2013	0	0	37.89	0	0	discharged bankr
Ayscue Ronnie Lee	2013	0	0	121.73	0	0	discharged bankr
Lewis Bollar, Jr.	2013	126.18	0	0	0	0	tax foreclosure
Lewis Bollar, Jr.	2014	127.08	0	0	0	0	tax foreclosure
Lewis Bollar, Jr.	2015	127.08	0	0	0	0	tax foreclosure
A Place of Deliverance Ch	2016	0	0	0	0	105.00	remove solid was
Bateman Alisia A.	2016	0	296.16	0	0	0	pers prop billed
Bateman Alisia A.	2016	0	0.93	0	0	0	pers prop billed
Bobbitt Joyce M.	2016	0	55.53	0	0	105.00	pers prop billed
Curriu George Arnold	2016	0	10.96	0	0	0	pers prop billed
Eastern Pride Inc.	2016	849.06	0	0	0	0	real prop - bill
Lewis Bollar, Jr.	2016	96.12	0	0	0	0	tax foreclosure
Sneed Goins, Jr.	2016	0	13.31	0	0	0	pers prop billed
Woodlief Kenneth Neil	2016	0	204.83	0	0	0	pers prop billed
Woodlief Kenneth Neil	2016	0	0.93	0	0	0	pers prop billed
Bobbitt Thomas V.	2017	2,420.69	0	0	0	0	billed rollbacks
Bobbitt Thomas V.	2017	2,420.69	0	0	0	0	billed rollbacks
Bobbitt Thomas V.	2017	980.64	0	0	0	0	billed rollbacks
<b>Total</b>		<b>7,516.63</b>	<b>582.65</b>	<b>194.56</b>	<b>-</b>	<b>210.00</b>	
<b>Total Refunds and Releases</b>	<b>\$8,503.84</b>						

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MONTHLY REPORTS: 911 Emergency Operations, Administrative Ambulance Charge-Offs, Cooperative Extension, EMS, Health Department, Human Resources, Planning and Development, Tax Collections and Veterans Service.

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Miscellaneous

*Appointments.* The following appointments were presented to the board for consideration.

Airport Authority - one year term  
Reappoint Nelson Falkner, Jr.

Nursing Home Advisory Committee - three year term  
Reappoint Geraldine Champion and Lois Williams

Perry Library Board of Trustees - three year term  
Reappoint John Watkins, Marion Perry and Susan Adcock

KARTS Board - two year term  
Reappoint Gordon Wilder. Appoint Krystal Harris, DSS Director, to fill position formerly held by Beatrice Walker

Vance County Housing Authority - five year term  
Applications received from Andrea Harris, Audrey Lowe, Valencia Perry, Tonya Pettaway, Juanita Somerville, Edythe Thompson, and Tracy Twisdale to fill vacant positions. *There are currently three vacant positions.*

Motion was made by Commissioner Thomas S. Hester, Jr. to reappoint Nelson Falkner, Jr. to the Airport Authority for a one year term; reappoint Geraldine Champion and Lois Williams to the Nursing Home Advisory Committee for three year terms; reappoint John Watkins, Marion Perry and Susan Adcock to the Perry Library Board of Trustees for three year



terms; reappoint Gordon Wilder to the KARTS Board for a two year term; and appoint Krystal Harris to the KARTS Board to fill a vacant position. This motion was seconded by Commissioner Leo Kelly, Jr. and unanimously approved.

Motion was made by Commissioner Leo Kelly, Jr. to appoint Andrea Harris, Valencia Perry and Tonya Pettaway to the Vance County Housing Authority to fill vacant positions. This motion was seconded by Commissioner Thomas S. Hester, Jr. and unanimously approved.

Motion was made by Commissioner Yolanda J. Feimster, seconded by Commissioner Thomas S. Hester, Jr., vote unanimous, to appoint Edythe Thompson and Tracy Twisdale as alternates to the Vance County Housing Authority.

*Appointment of Voting Delegate.* It was noted that a voting delegate needed to be appointed for the NCACC Annual Conference in August. Motion was made by Commissioner Archie B. Taylor, Jr., seconded by Commissioner Gordon Wilder, vote unanimous, to appoint Dan Brummitt as voting delegate for the NCACC Annual Conference in August.

At this time, motion was made by Commissioner Gordon Wilder, seconded by Commissioner Thomas S. Hester, Jr., vote unanimous, to enter into closed session to discuss a legal matter.

Upon return to open session, and as there was no further business, at 7:00 p.m., motion was made by Commissioner Gordon Wilder, seconded by Commissioner Archie B. Taylor, Jr., vote unanimous, that the meeting be adjourned.

**Approved and signed August 7, 2017.**

**R. Dan Brummitt (signed)**  
**R. Dan Brummitt, Chairman**