COUNTY BOARD OF COMMISSIONERS
REGULAR SESSION MINUTES
Monday, January 24, 2022

The Board of Commissioners of the County of Yadkin, State of North Carolina, met in Regular Session in the Commissioners’ Meeting Room of the Yadkin County Human Resources Building located at 217 East Willow Street, Yadkinville, NC on January 24, 2022 at 7:00pm.

Present were:
Chairman Kevin Austin
Vice Chairman David Moxley
Commissioner Gilbert Hemric
Commissioner Marion Welborn
Commissioner Frank Zachary

Staff present: County Attorney, Ed Powell; County Manager, Lisa Hughes; Clerk to the Board, Tanya Gentry; Assistant County Manager, Drew Hinkle; Finance Officer, Lindsey Cearlock; EMS Director, Keith Vestal; Central Permitting Director, Gary Hayes.

INVOCATION given by Chairman Austin.

CALL TO ORDER by Chairman Austin at 7:01pm.

PLEDGE OF ALLEGIANCE led by Chairman Austin.

ADJUSTMENTS TO/ADOPTION OF THE AGENDA
Commissioner Hemric made a motion to adopt the Agenda as presented. Vice Chairman Moxley second.
Vote: 5/0.

PUBLIC COMMENTS
Normally there is a limit of no more than 2 speakers “for” and 2 speakers “against” any particular issue. Chairman Austin asked the Board to consider waiving that rule. Vice Chairman Moxley made a motion to waive the limit on the number of speakers. Commissioner Zachary second.
Vote: 5/0.

Danny Steelman addressed those present. He spoke as a representative of the Hamptonville concerned citizens group. They want to keep the Board informed of anything they find out about what is happening with the 500 acre property in Hamptonville. They do not intend, in any way, to impede progress in Yadkin County. They are for progress, if it is good for the citizens and the County. They are working to uncover the truth about the potential mining project that may occur on the property. Once they know what the plan for the property is, they can determine whether or not it is something they support. It has been approximately a month since the last update they provided to the Board. Since then, they have met with the Planning Board, the Soil & Water group, and the Board of Education. They met with an independent hydrogeologist. The hydrogeologist is helping them understand what is involved if a mining operation takes place on the property. They met with Jessica Wall. She is the Human Services Director. They had a great phone call with the Gaston County Planning & Development Manager. Gaston County is going through the process of dealing with a new mine. A mining company has secured approximately 3,100 acres in Gaston County. The Planning & Development Manager gave them a lot of great information that they can share with the Board. They met with County Manager Hughes on Friday. She helped them understand the County’s zoning regulations and things of that nature. Danny Steelman thinks Yadkin County can learn a whole lot from Gaston County. The Gaston County Board of Commissioners put a moratorium in place to give them time to consider the matter and do some things to protect their residents. The concerned citizens group is frustrated because they haven’t been able to pin down a date and time for a community meeting with Synergy Materials. Mr. Mitchell has been promising there would be a meeting but so far there is no word on when that meeting will occur. Nothing scares people worse than the unknown. There are a lot of upset people in Hamptonville who are very concerned about what could happen on those 500 acres. The Hamptonville concerned citizens group meetings are open to anyone who wants to come. They would greatly appreciate any help the County can provide.

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Brad Storie, of Hamptonville, addressed the Board. He lives beside the 500 acres. He thanked County Manager Hughes for meeting with them. It was a good meeting and a lot of information was shared. The Hamptonville concerned citizens group has a list of mining regulations that Gaston County is looking at. They have given County Manager Hughes a copy of that list. Brian Sciba is the Gaston County Planning & Development Manager they spoke with. Brian Sciba was sent to Utah for a week to study mines and how to implement mining regulations. Brian Sciba told them, the earlier that mining regulations are put in place the better off you will be. Brad Storie mentioned a few things that Gaston County is looking at. They want to make sure that if a mining operation comes in, it will put money into the fire department. Schools may need to be relocated if the mining operation affects them too much. Waterlines may need to be put in if peoples’ wells go bad due to the mining operation. Brian Sciba told them that he would be glad to share information with anyone in Yadkin County. Brad Storie said mining regulations have been slack in the State and County levels because there haven’t been a lot of mines. We have had mostly rock quarries. We need to get ahead of the game and put ordinances in place regarding mining. He thinks the citizens in the room are more concerned with what a mine would do to the environment, their water, the schools, and the children than they are with what the County would gain from a mine. He doesn’t see a lot of benefit from having a lithium mine in Yadkin County. He is concerned that if the County doesn’t have regulations and ordinances in place before the mining company gets their mining permit, the mining company will be able to bulldoze their way through the process and open a mine here. When Gaston County saw what they were getting into, their Board of Commissioners put a moratorium in place so they could have more time to consider the matter. He asked the Yadkin County Board of Commissioners to review the regulations that Gaston County is looking at.

Danny Steelman addressed those present. Core drilling is still being done. Everyone they have talked to about what is happening says it sounds like the same thing that Gaston County went through months and months ago. They have spoken with Mr. Mitchell and he has mentioned setting up displays or bringing in experts when he meets with them. The things they are hearing and seeing make them believe that something has been found and they are pretty sure it is some kind of mineral. The hydrogeologist, and others, they have spoken with said there is a good possibility it could have something to do with lithium. Lithium is extremely toxic.

APPROVAL OF MINUTES
The Board of Commissioners reviewed the January 3, 2022 Regular and Closed Session Minutes.
Commissioner Welborn made a motion to approve both sets of minutes as presented. Commissioner Zachary second.
Vote: 5/0.

REPORTS/REQUESTS OF THE BOARD
Sheriff’s Office Recognition
Sheriff Oliver addressed the Board. The North Carolina Sheriff’s Training & Standards Commission issues certificates to Officers who have achieved various levels of training. It takes several years of in-service training and other educational achievements to earn a certificate. Sharron Diaz has earned an Advanced Law Enforcement Certificate. Sheriff Oliver presented her with her Certificate and pin. He also recognized Lieutenant Rodney Wiles for his completion of the Jail Administration Institute of Leadership program. It is an intense program that currently only 41 people have graduated from in North Carolina. Sheriff Oliver presented him with his Certificate. Sheriff Oliver said it is great to have employees who are willing to go above and beyond and get this type of extra training. They bring that education back to the County and put it to good use.

CONSENT AGENDA
Commissioner Zachary made a motion to approve the Consent Agenda items as presented.
Commissioner Welborn second.
Vote: 5/0.

The Consent Agenda items that were approved by the Board are as follows:

<table>
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<tr>
<th>Performance Pay Increases Budget Amendment</th>
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<tbody>
<tr>
<td>Line Item</td>
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<tr>
<td>-----------</td>
</tr>
<tr>
<td>Non-Departmental Performance</td>
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<th>Amount 2</th>
<th>Amount 3</th>
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<td>595</td>
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<td>Veterans Retirement</td>
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<td>Building Inspections Medicare</td>
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<td>14</td>
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<td>110</td>
<td>32,775</td>
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Transfer of funds needed to cover performance pay increases.

**Tax Adjustments & Refunds for December 2021**
The Tax Office submitted the tax adjustments and refunds for the month of December 2021. The Board reviewed the information and approved the presented adjustments and refunds as requested.

**Northwoods Contract**
Northwoods provides Human Services with Compass software and support. They use Compass for scheduling, notifications, and the storage of documents. The Board approved the renewal contract and authorized the County Manager to sign it.

**Wanda Burger dba A Still Waters Lease Amendment**
Wanda Burger dba A Still Waters leases space at 624 W Main Street, Yadkinville. The lease amendment extends her lease to December 31, 2022. All of the other terms and conditions that were set forth in the original lease agreement remain in effect. The Board approved the lease amendment and authorized the County Manager to sign it.

**WellCare of North Carolina Contract**
The WellCare Health Plans of North Carolina Participating Provider Agreement is needed to allow EMS to provide in-network services to people who are enrolled in that health benefit plan and be able to bill for those services. The Board approved the agreement and authorized the County Manager to sign it.

**PUBLIC HEARING/ACTION TO SET PUBLIC HEARING**
**Public Hearing on Rezoning PIN# 5859953372 from RA to RR**
Gary Hayes, the Central Permitting Director, addressed the Board. JM Electric submitted an application to rezone PIN# 5859953372 from Rural Agricultural (RA) to Restricted Residential (RR). JM Electric is the prospective buyer of the parcel. BBN Properties owns it. It is located on Araby Lane and is 36.12 acres. The surrounding land uses are residential subdivision and agricultural. The surrounding zoning districts are Rural Agricultural and Restricted Residential.

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Chairman Austin opened the Public Hearing at 7:23pm.

Shannon Conrad addressed the Board. He is the Realtor for the sale of the property. The prospective buyer wants to have the property rezoned so it can be subdivided for residential use. He and his clients requested the property be rezoned to Restricted Residential.

No one else came forward.

Chairman Austin closed the Public Hearing at 7:25pm.

**Public Hearing on Rezoning PIN# 580700592186 from HB to RA**

Gary Hayes, the Central Permitting Director, addressed the Board. Michael & Melissa Halsey submitted an application to rezone a portion of PIN# 580700592186 from Highway Business (HB) to Rural Agricultural (RA). The parcel is located at 4901 US 601 HWY, Yadkinville, NC. They want to have 7.409 acres rezoned.

Chairman Austin opened the Public Hearing at 7:27pm.

No one came forward to speak.

Chairman Austin closed the Public Hearing at 7:28pm.

**BOARD ACTION**

**Rezoning PIN# 5859953372 from RA to RR**

County Manager Hughes addressed the Board. The Planning Board has heard the request and voted to recommend the parcel be rezoned. She read the Statement of Zoning Consistency and Reasonableness. The proposal for rezoning was found to be consistent with the development principles and guidelines of the Land Use Plan because it serves the purpose of offering more housing choices while limiting the proliferation of manufactured housing. The proposal was also found to be reasonable and in the public interest.

Commissioner Welborn made a motion to adopt the Statement of Zoning Consistency and Reasonableness and approve Rezoning Case 21-07, PIN# 5859953372, based on the statements. Commissioner Zachary second.

Vote: 5/0.

**Rezoning PIN# 580700592186 from HB to RA**

County Manager Hughes addressed the Board. The Planning Board has heard the request and voted to recommend the parcel be rezoned. She read the Statement of Zoning Consistency and Reasonableness. The proposal for rezoning was found to be consistent with the development principles and guidelines of the Land Use Plan because it allows for less intense development with minimal public utility needs. The proposal was also found to be reasonable and in the public interest. Vice Chairman Moxley made a motion to adopt the Statement of Zoning Consistency and Reasonableness and approve Rezoning Case 21-08, PIN# 580700592186, based on the statements. Commissioner Hemric second.

Vote: 5/0.

**Viral Hepatitis Prevention Program Funding and Public Health Educator Position**

County Manager Hughes addressed the Board. Yadkin County will host a Hepatitis C Bridge Counselor Program for our 10 county region. Yadkin County was chosen because it is centrally located in the region. Yadkin County has also had a high number of cases in the last few years. The County will receive grant funding this year and next year to cover the cost of the Program. The County will need to hire a full-time employee to administer the Program. The Board was asked to create a two year Public Health Educator position. The Board was asked to approve the Division of Public Health Agreement Addendum 584. The Agreement Addendum provides the funding for the Program and describes the work the employee that is hired to administer it will have to perform. The Board was asked to approve the following budget amendment for the funding for this year:

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<tr>
<th>Line Item</th>
<th>Account</th>
<th>Current Budget</th>
<th>Increase/ (Decrease)</th>
<th>New Budget</th>
</tr>
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<td>1055171-51310</td>
<td>0</td>
<td>270</td>
<td>270</td>
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Viral Hepatitis Prevention Retirement 1055171-51330 0 2,112 2,112
Viral Hepatitis Prevention 401K 1055171-51360 0 187 187
Viral Hepatitis Prevention Insurance 1055171-51350 0 3,542 3,542
Viral Hepatitis Prevention Life Insurance 1055171-51351 0 30 30
Viral Hepatitis Prevention Travel/Training 1055171-54010 0 9,000 9,000
Viral Hepatitis Prevention Supplies/Materials 1055171-52010 0 1,127 1,127

Commissioner Zachary made a motion to approve Agreement Addendum 584, Viral Hepatitis Prevention, and its related Budget Amendment and to create a Public Health Educator position to administer this Program for the term of two years. Vice Chairman Moxley second.
Vote: 5/0.

Payroll Specialist Position
County Manager Hughes addressed the Board. Finance has had frequent turnover in their Payroll/Finance Technician position. It is a pay grade 64 position. The Finance Officer would like the position to be reclassified to Payroll Specialist with a pay grade of 68. The Job Description has been updated to reflect the pay grade and title change. The job duties have also been revised. Some of the duties that don’t pertain to payroll were removed. Some of the more advanced payroll duties that the Finance Officer and Accountant have been completing were added to the Payroll Specialist position. The Board reviewed the Job Description. The reclassification of the position will allow Finance to require the person who is hired to have more education and experience. Commissioner Welborn made a motion to add Payroll Specialist, pay grade 68, to the Classification and Pay Plan and reclassify position 440004 from a Payroll/Finance Technician, pay grade 64, to this new Classification. Vice Chairman Moxley second.
Vote: 5/0.

Finance Technician Position
County Manager Hughes addressed the Board. Over the last few years the Finance duties have increased due to the new GASB reporting guidelines, changes from the Department of State Treasurer, and the COVID funding reporting requirements. The Finance Officer has requested a new Finance Technician position be created and added to Finance. The employee would do a lot of the data entry work and do the water billing. That will allow the Finance Officer and Accountant to focus on the more advanced duties that Finance has to complete. Commissioner Hemric made a motion to add Finance Technician to the Classification and Pay Plan, at a pay grade 64, and create a new position with this Classification in Finance.
Commissioner Zachary second.
Vote: 5/0.

Budget Amendment Appropriating Funds
County Manager Hughes addressed the Board. The Board previously committed $500,000.00 of Fund Balance for County Capital Use. The following budget amendment appropriates those funds for expenditure:

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<tr>
<th>Line Item</th>
<th>Account</th>
<th>Current Budget</th>
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<th>New Budget</th>
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The majority of the funds will be used for renovations to the former Cooperative Extension Building. Some of the funds will be used to fix the retaining wall at the former AOA Signs Building and to clean up one of the former Zachary Buildings. The contracts that follow this agenda item are for work on these three buildings and the funding for them will come out of this $500,000.00. Vice Chairman Moxley made a motion to approve the Budget Amendment as presented. Commissioner Welborn second.
Vote: 5/0.

CW Electric Company Contract
County Manager Hughes addressed the Board. CW Electric Company will install new energy efficient LED lighting fixtures in the former Cooperative Extension Building. They will also install the wiring for the new HVAC units, demo the existing electrical conduits and panels, and provide other electrical wiring services. Commissioner Hemric made a motion to approve the contract with CW Electric for electrical upgrades and authorize the County Manager to sign it. Vice Chairman Moxley second.
Vote: 5/0.
Davie Glass Services Contract
County Manager Hughes addressed the Board. The former Cooperative Extension Building currently has single pane, non-insulated glass windows. Davie Glass Services will install new energy efficient, double pane, insulated aluminum windows. Replacing the windows should reduce the cost of heating and cooling the building. **Commissioner Zachary made a motion to approve the contract with Davie Glass Services for window replacement and authorize the County Manager to sign it. Commissioner Welborn second.**
Vote: 5/0.

Callaway Industrial Contract
County Manager Hughes addressed the Board. Callaway Industrial will provide the demo and cleaning services that are needed at the former Zachary Building. **Commissioner Hemric made a motion to approve the contract with Callaway Industrial for demo and cleaning services and authorize the County Manager to sign it. Vice Chairman Moxley second.**
Vote: 5/0.

Dorsett Heating & Air Conditioning Contract
County Manager Hughes addressed the Board. Dorsett Heating & Air Conditioning will install four new HVAC units and run new duct work throughout the former Cooperative Extension Building. **Commissioner Zachary made a motion to approve the contract with Dorsett Heating & Air Conditioning for HVAC upgrade services and authorize the County Manager to sign it. Commissioner Welborn second.**
Vote: 5/0.

EME Industrial Services Contract
County Manager Hughes addressed the Board. EME Industrial Services will provide the asbestos removal services that are needed for the former Cooperative Extension Building. **Vice Chairman Moxley made a motion to approve the contract with EME Industrial Services for asbestos removal services and authorize the County Manager to sign it. Commissioner Hemric second.**
Vote: 5/0.

Thomas Carpets Contract
County Manager Hughes addressed the Board. Thomas Carpets will replace the flooring in the former Cooperative Extension Building. **Vice Chairman Moxley made a motion to approve the contract with Thomas Carpets Inc for new floor installation services and authorize the County Manager to sign it. Commissioner Zachary second.**
Vote: 5/0.

Todd Brothers Plumbing Contract
County Manager Hughes addressed the Board. Todd Brothers Plumbing will upgrade the existing bathrooms in the former Cooperative Extension Building. They will also add a new bathroom and provide other necessary plumbing upgrade services. **Commissioner Welborn made a motion to approve the contract with Todd Brothers Plumbing for plumbing upgrades and authorize the County Manager to sign it. Commissioner Hemric second.**
Vote: 5/0.

W Brown Construction Contract for Former AOA Building
County Manager Hughes addressed the Board. W Brown Construction will replace the retaining wall at the former AOA Signs Building. They will also install a gutter system because, during heavy rains, water runs into the lower level of the building. **Commissioner Zachary made a motion to approve the contract with W Brown Construction and authorize the County Manager to sign it. Vice Chairman Moxley second.**
Vote: 5/0.

W Brown Construction Contract for Former Cooperative Extension Building
County Manager Hughes addressed the Board. W Brown Construction will demo some of the walls and ceilings in the former Cooperative Extension Building. They will build new walls where the County would like them to be. They will install a new drop ceiling throughout the building. They will do some renovation work on the front of the building. **Commissioner Hemric made a motion to approve the contract with W Brown Construction and authorize the County Manager to sign it. Commissioner Welborn second.**
Vote: 5/0.

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CALENDAR NOTES
1) January 26, 2022 – The Budget Retreat will be held at 6:00pm at the Moose Lodge.
2) January 31, 2022 – The Joint Meeting with the Board of Education will be held in the Yadkin County Agricultural & Educational Building. The meal will be served at 5:30pm and the meeting will start at 6:00pm.

MANAGER’S REPORTS/BOARD ACTION
County Manager Hughes did not have anything to report tonight.

MANAGER’S BUDGET AMENDMENTS & CONTRACTS / NO ACTION REQUIRED

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<td>(500) Transfer of funds needed for supplies.</td>
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<td>Supplies</td>
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BOARD VACANCIES/APPOINTMENTS

Joint Nursing Home Adult Care Home Community Advisory Committee
There are three vacancies on the Joint Nursing Home Adult Care Home Community Advisory Committee.

ETJ Appointments
The Town of Yadkinville requested that R.J. Speaks and Tony Snow be reappointed to serve as ETJ Members on their Planning Board and Board of Adjustment. **Vice Chairman Moxley made a motion to reappoint R.J. Speaks and Tony Snow to serve as ETJ members on the Town of Yadkinville’s Planning Board and Board of Adjustment. Commissioner Zachary second.**
Vote: 5/0.

Yadkin County Community Child Protection Team/Child Fatality Prevention Team Appointments
The Community Child Protection Team/Child Fatality Prevention Team does not currently have an EMS representative. They requested Daniel Tucker be appointed to serve as the EMS representative. The Board is allowed to appoint up to five additional members. They requested the Board appoint Kim McDevitt and Adam Anderson as additional members. **Commissioner Hemric made a motion to appoint Daniel Tucker, Kim McDevitt, and Adam Anderson to the Yadkin County Community Child Protection Team/Child Fatality Prevention Team to serve as the representative of their respective agencies. Vice Chairman Moxley second.**
Vote: 5/0.

Human Services Advisory Committee Appointments
Human Services requested that Dr. Lynn Allred, Shonda Smitherman, Dr. Mary Katherine Taylor, Jerry Ireland, and Dr. Alexander Snyder be reappointed to the Human Services Advisory Committee. **Commissioner Zachary made a motion to reappoint Dr. Lynn Allred, Shonda Smitherman, Dr. Mary Katherine Taylor, Jerry Ireland, and Dr. Alexander Snyder to serve terms that expire 06/30/2024. Commissioner Welborn second.**
Vote: 5/0

COMMISSIONER COMMENTS

**Commissioner Hemric** thanked everyone for coming out tonight. He thanked Danny Steelman and Brad Storie for their comments. He thanked Sheriff Oliver for his presentation. He congratulated Sharron Diaz and Lieutenant Rodney Wiles. He thanked Shannon Conrad for his comments on the rezoning.

**Commissioner Welborn** was glad to see everyone here tonight. He thanked Danny Steelman and Brad Storie for their comments. He thanked Sheriff Oliver for his presentation. He congratulated Sharron Diaz and Lieutenant Rodney Wiles. He thanked Gary Hayes for his presentations on the rezoning requests.

**Commissioner Zachary** thanked everyone for being here tonight. He thanked Danny Steelman, Brad Storie, and the other citizens for coming. They are always welcome. He thanked Sheriff Oliver for being here. He congratulated Sharron Diaz and Lieutenant Rodney Wiles. He appreciates their dedication. He thanked Gary Hayes for his presentations on the rezoning requests. He thanked Shannon Conrad for his comments.
Vice Chairman Moxley thanked everyone for coming out. He thanked Danny Steelman and Brad Storie for their remarks. He thanked Sheriff Oliver for being here. He congratulated Sharron Diaz and Lieutenant Rodney Wiles. He thanked Shannon Conrad for his remarks. He thanked Gary Hayes for his presentations on the rezoning requests.

Chairman Austin thanked everyone for being here tonight. The Board appreciates it when citizens come and share their thoughts and concerns with them. He congratulated Sharron Diaz and Lieutenant Rodney Wiles. He thanked them for their service and everything they do for the community. He thanked Sheriff Oliver for recognizing them. The rezonings that were approved tonight are good for Yadkin County. There were a lot of items on tonight’s agenda. A lot of progress was made with the approval of those items. The renovation of the former Cooperative Extension Building is going to be a great benefit to the County.

Chairman Austin made a motion to go into Closed Session pursuant to NCGS 143-318.11(a)(1)(3)(4)(5)(6) to discuss Personnel Matters and to Protect Personnel Information that is Confidential under NCGS 153A-98, and to discuss the potential Location or Expansion of Industries or other Businesses in the County, to Establish the County’s Negotiating Position for Acquiring Real Property and to Instruct the County Staff on that Position, and to have a Privileged Consultation with our County Attorney and Pursuant to NCGS 131E-97.3 to discuss Confidential Competitive Health Care Information. Commissioner Zachary second.

Vote: 5/0.

After a motion to come out of Closed Session was made and the Board was in Open Session, Commissioner Hemric made a motion to authorize the County Manager to execute a document for Task Orders 1, 2, 3, 4, and 5 with Davis Martin Powell for engineering services in the amount of $316,950.00 for Brooks Crossroads sewer lines 100 and 300. Commissioner Zachary second.

Vote: 5/0.

Commissioner Zachary made a motion to adjourn. Vice Chairman Moxley second.

Vote: 5/0.

Prepared by Tanya Gentry
Clerk to the Board

Kevin Austin, Chairman
Yadkin County Board of Commissioners

2/7/2022
Date approved by the
Yadkin County Board of Commissioners