

**GATES COUNTY BOARD OF COMMISSIONERS  
REGULAR MEETING MINUTES  
DECEMBER 2, 2015**

The Gates County Board of Commissioners met in Regular Session at 10:00 a.m. Wednesday, December 2, 2015 in the Gates County Courthouse, 202 Court Street, Gatesville. Commissioners Hofler, Owens, Jordan, Felton and Freeman were present. Also present was County Manager, Natalie Rountree.

Commissioner Owens led in prayer and the pledge of allegiance.

Chairman Hofler called the meeting to order and turned the meeting over to the County Manager for the selection of Chairman and Vice-Chair.

Ms. Rountree stated there needs to be a selection of Chair and Vice-Chair.

Commissioner Owens nominated Commissioner Hofler to be Chairman. Commissioner Felton seconded the motion; motion passed without opposition.

Commissioner Freeman made a motion to nominate Jack Owens as Vice-Chairman. Commissioner Felton seconded the motion; motion passed unanimously.

**Approval of Minutes**

Commissioner Jordan requested one change to the minutes.

Commissioner Felton made a motion to approve the minutes as corrected for November 4, 2015 and November 21, 2015. Commissioner Jordan seconded the motion; motion carried unanimously.

**Approval of Agenda**

Commissioner Owens made a motion to approve the agenda as presented. Commissioner Freeman seconded the motion; motion passed without opposition.

**Delegations – Unannounced**

None

**Delegations – Announced**

Mike Hamm, Integrated Family Services Mobile Crisis Team, stated the Mobile Crisis Team operates in Gates County and is a 24 hour a day 365 days a year service offered to citizens at no charge. The Team responds to citizens who are experiencing some type of mental health, substance abuse or other crisis within 24 hours of receiving a call. Upon arrival the Team deescalates the crisis in the short term and will work with the client over the next two weeks to make as many connections with other organizations that they may need. The Mobile Crisis Team is funded by Trillium with State dollars. The benefit to the tax payer is mobile crisis services saves tax payers millions of dollars a year by responding and diverting individuals from unnecessary hospitalization or incarceration. Eighty percent of clients are diverted to other sources. Law enforcement utilizes the Mobile Crisis Team frequently, when an officer gets a call and leaves knowing they will be back within a few hours it is typically a situation where the Team can be utilized. The Mobile Crisis Team will always respond to a law enforcement call even if the individual is not consenting to services at the time. The Team also responds to all magistrate calls and provides advice on on involuntary commitment. Mr. Hamm stated he wants Gates County to be aware of the services offered and to promote utilization of the services. Gates County is not utilizing the services as much as surrounding counties.

Commissioner Freeman stated in utilizing the services do they connect with PORT. Mr. Hamm stated they are all separate entities but they all work together and make connections. Commissioner Freeman explained law enforcement spends a great deal of time delivering mental patients to the hospital and staying with them until they are in the custody of the medical staff. Would the Team be able to transport individuals for medical services? Mr. Hamm stated by regulation they are not allowed to transport clients.

Mr. Hamm asked for the opportunity to get in front of law enforcement, EMT's and the magistrates to provide further information on how the Team can be utilized to circumvent the hospital stage. Trillium also offers training to help officers identify mental health issues vs behavioral issues.

Commissioner Felton asked who is making the calls for the few visits they make to Gates County. Neil Brothers, supervisor for Gates County, stated a few calls have come from the magistrate but typically the calls come from Gates County High School or citizens who contact the Team or Trillium. In 2015 there were a few calls from EMS.

Commissioner Freeman asked if a situation is evaluated and it is determined there is a threat to the community or themselves can the Team share this information with Law Enforcement. Mr. Brothers stated if they learn of this information and are able to voluntarily get the individual to be committed then law enforcement is left out but if the individual does not voluntarily consent to be committed they must go through law enforcement and the magistrates. Mr. Hamm stated if a person is deemed a threat HIPPA does not restrict them from calling law enforcement.

Commissioner Jordan asked if a citizen calls about an individual and the individual does not consent to services can anything be done. Mr. Hamm stated if the family is in crisis the family may consent to services on how to deal with the individual. The view of the Team is to figure out how to provide services and make it work for every call received.

Commissioner Owens asked if they respond to a call and an individual voluntarily agrees to go to a hospital or behavioral health institute how are they transported. Mr. Hamm explained the Team will see that a family member or someone gets them to the correct facility.

Chair Hofler stated we will contact the departments mentioned to see if there is an opportunity for training or a presentation to occur.

Valerie Riddick, Gates Partners For Health, presented the 2014 State Of The County Health Report. Ms. Riddick stated the information is based on the 2014 Health Assessment. The leading health issue in Gates County is obesity due to the lack of healthy food options and lack of exercise. The farmers market only meets for a portion of the year and then citizens do not have anywhere to go to get fresh fruits and vegetables. There are cancer, diabetes, and alzheimer's support groups that meet and also plan awareness events such as Family Fun and Fitness Day and the Holy Soles Walking Challenge. The behavioral health sector covers substance abuse and mental health. Ms. Riddick's report shared the leading causes of death for the past years. Ashley Miller, Public Health Educator with Albemarle Regional Health Services explained cancer, diabetes, and heart disease have been the leading cause of death for the past three years and are the first priority for the organization.

Commissioner Hofler stated Gates County is higher in diabetes and heart disease deaths than the national average.

### **Administrative Reports**

Natalie Rountree, County Manager, presented the managers' report for October 24-November 23, 2015. The EIC Building floors have been refinished and plans are being made for mold retesting. Additional work needs to be done in order for the space to be used as offices. Crystal Boone-Phillips will be collecting quotes for painting and installation of wiring for internet. Jason Davidson, NC DOT Division 1 Traffic Engineer, is working on a quote for traffic lights for school districts. The quote will be for a solar powered light and include labor. Once the quote is received Ms. Rountree will begin research for a comparable system. Mr. Davidson said the County could purchase and install lights of its choice after approval from DOT. Ms. Rountree attended the Economic Developers from Bertie, Halifax, Hertford, and Northampton Counties meeting to discuss a regional branding and marketing strategy. NC State Industrial Extension will work with the group to develop the materials. Roanoke-Electric Cooperative has awarded the group \$15,000 for the branding efforts. On October 29 Metal Roof Consultants, Inc. made a presentation concerning Central Middle School's roof at a joint Board of Education and Board of Commissioners meeting. On November 10<sup>th</sup> Ms. Rountree attended a Low-Income Energy Program (LIEP) meeting at DSS. The program will

assist eligible senior citizens over 65 with power bills in December. If additional funding is available in January 2016, the program will be opened to other eligible individuals. Please contact the Department of Social Services for more information. County and City Managers within the Albemarle Commission area met on November 12th to learn more about groundwater resources in our area, EDA funding changes, & be informed about the Balancing Nature & Commerce forum. Commissioner Hofler, Commissioner Felton, and Ms. Rountree assisted Cooperative Extension with handing out sausage biscuit to area farmers on November 13<sup>th</sup>. On November 19th Albemarle Regional Solid Waste Management Authority met to vote on allowing Washington County to become a member. The Authority voted to allow this to happen. The rising cost of e-waste was discussed. The Perquimans-Chowan-Gates Landfill Committee met and also discussed costs of recycling e-waste. The Committee voted to allow the same company that has the scrap tire contract to continue with a slight price increase. Matt Gunnett with NCACC presented a check to Brad Gardner for the Innovation Award and also recognized Adam Richardson, cattle owner, and Jarod Harrell, Agriculture Agent with Cooperative Extension, for their work with the project. Commissioner Hofler, Commissioner Owens, Commissioner Jordan, and Ms. Rountree participated in question and answer time with Gatesville Elementary School 3<sup>rd</sup> graders on November 20<sup>th</sup>.

Chair Hofler stated they really enjoyed their time with the 3<sup>rd</sup> graders and were pleased with the questions they asked.

Kathy Lane, Tax Administrator, presented the collectors report. As we are approaching tax deadlines the office is busy collecting payments. Commissioner Owens asked if the percentage of tax collected is lower than last year and is this due to the delay in notifications being sent out. Ms. Lane stated the office feels the lower percentage that has been collected is directly related to the delay of the notices. There have been a great deal of mortgage payments that have come in since the report was prepared for the Board.

Commissioner Owens asked if there are any technology updates. Ms. Lane stated there is still Keystone training and the next kickoff will be for revaluation.

Ms. Lane presented a request for refund from Dawn Gallop in the amount of \$153.53, Erma Parker in the amount of \$105.65 and Mary Littlefield in the amount of \$124.44 due to overpayments.

Commissioner Owens made a motion to approve the refund for Dawn Gallop in the amount of \$153.53, Erma Parker in the amount of \$105.65 and Mary Littlefield in the amount of \$124.44. Commissioner Jordan seconded the motion; motion passed without opposition.

Commissioner Jordan asked the County Manager for the status of the Solar Farm project on Bosley Road. Ms. Jennifer Baptiste, Planning Director, stated the company withdrew their application for a special use permit. They withdrew their application due to wetlands issues. They must receive a special use permit before construction can begin.

Chair Hofler read a thank you note from the Spivey family.

Chair Hofler read a resignation letter from Kenneth Jernigan for the Board of Adjustment.

The Department of Health and Human Services has approved a joint committee for Down East and Gates House. Additional members will need to be added after more information is received from Laura Alvarico.

Commissioner Jordan made a motion to contact the Nursing Home Advisory Committee Chair & the Ombudsman to find out what the recommendation would be for additional members. Commissioner Freeman seconded the motion; motion passed without opposition.

Commissioner Owens stated we need to go through the Ombudsman and let the information trickle down. Commissioner Jordan would like to seek recommendations from the Committee to be presented to the Ombudsman.

Ms. Rountree stated the letter submitted to the Department of Health and Human Services recommended the committee be either 7 or 9 members.

The Gates County Christmas Parade is December 12<sup>th</sup> at 3pm and next week there will be a meeting with Senator Cook at Merchants Millpond. The Planning Board and Board of Adjustment Meetings will be held on the 15<sup>th</sup> of December.

The Board reviewed their 2016 meeting schedule. The regularly scheduled meeting for February conflicts with a city and county managers meeting that is being held February 3-5. Ms. Rountree requested the Board of Commissioners meeting be held the 8<sup>th</sup> or 9<sup>th</sup> of February. The Board agreed to meet on Monday, February 8<sup>th</sup> at 10am.

Commissioner Jordan has a conflict with the second January meeting that was scheduled for Tuesday due to the Holiday. The Board agreed to meet on Wednesday January 20<sup>th</sup>.

### **Public Hearings**

Chair Hofler stated the Board will enter into a public hearing to discuss the proposed purchase of land, pin 01-00371, for potential development of a wastewater sprayfield.

Commissioner Owens made a motion to enter into public hearing for the purchase of land, pin 01-00371 for a wastewater spray field. Commissioner Felton seconded the motion; motion passed unanimously.

Robert Jordan, 34 Will Lane, thanked the Board for the public the opportunity to make comments. Back in June Mr. Jordan was told by Mr. Lang that he was giving the County the opportunity to purchase land for a spray field. Mr. Jordan stated although his county pay isn't much he has put all of his money into investing in his property and he is concerned that the spray field is going to decrease his property value. Mr. Jordan stated he was under the impression that the Board was going to meet with him individually and discuss the project which did not happen and he is very disappointed the Board did not meet with him personally. Mr. Jordan is concerned the Board did not realize he lived there before they entered into negotiations. He feels the Board should have gotten with the 9 people that live on Will Lane to hear their concerns and explain the project. He is concerned about the smell and potential of disease. If his property value is going to decrease he feels he should be compensated by the County for the decrease in property value. He understands the County needs the expansion but it doesn't need to be behind his house. Mr. Jordan feels the Board needs to be more considerate to the citizens that live in the area and thanked Commissioner Felton for reminding him this morning to come to the hearing. In closing he stated he is very disappointed he was not talked with as a citizen and an employee.

Chuck Brothers, Drum Hill Road, stated his thoughts on the project which goes back to his time on the Planning Board and has spent the past few days reeducating himself. Mr. Brothers stated he has called Raleigh and spoke with Mr. Burke at the LGC about his concerns with the County's open checkbook for the project. Mr. Burke asked if there is an agreement between the county and the developer to hold each party accountable. The second question that Mr. Burke asked is if any of the money has been disclosed to the tax payers about funds that have been spent on the project. Mr. Brothers shared information from 6 articles that have been written in the News Herald and the Gates Index since 2009 concerning the expansion of the spray-field and development of Merchants Commerce. The articles discussed covered the Counties responsibility for claw backs and the previous county manager's views on the project. Mr. Brothers shared an article that was written after a question and answer session with previous County Manager, Toby Chappel and previous Commissioner Graham Twine. The Q&A included Mr. Chappel stating the project would only be a couple of hundred thousand dollars, questions about the developer Kim Olde and variable cost for the project. Most recent articles talked

about the review of several sites for the expansion and testing that has been completed. Mr. Brothers closed by stating he would like to hear how the project is a good deal considering the costs to citizens, he is not opposed to growth and making things better for citizens in the County.

Jimmy Smith, Reynoldson, stated he was a county commissioner for 12 years and was able to get some things done but what he was most proud of during his 12 years was that they were able to lower property taxes. When he first heard about Merchants Commerce project he was excited, he was excited to hear all of the potential things that could be developed but it appears the wastewater problems have been a problem for a while. Mr. Smith said he was really disturbed about the County spending money and having land tested and improved and then there were pine trees planted. Mr. Smith closed by stating he feels anytime a private business needs to be propped up by grants and county assistance it never ends well. Mr. Smith closed by stating he is in favor of rejecting the purchase of land.

Ann Hand, Middle Swamp Road, explained in September there was a comprehensive land use plan meeting at the community center and the speaker told them the County is one of seventeen of the most poverty stricken counties in the state and there are only 11,000 people in the County. Big ideas are good but you have places like Virginia Beach and Chesapeake that are over developed, we don't want to become over developed. Over development is worse than underdevelopment and people leave those areas and come back here because they don't want the development or they can't afford to live there. Ms. Hand loves the serenity and the beauty of Gates County, you will never have a relationship with a hummingbird, a deer, or a turkey until you live here. When the potential for the OLF was present, Ms. Hand was living in VA Beach and would come to the meetings to let people know they did not want the OLF in Gates County because of what she was experiencing in VA. She stated she is concerned about the smell and diseases will fly in the wind. We are talking about the development of a senior center and a spray field and these are items to be concerned about. How will the poverty stricken citizens pay for the higher property taxes that will have to come if we do all of these projects.

Ms. Rountree read a letter from Mr. William Seiling:

I would like to express my thoughts on the purchase of land for the expansion of the wastewater spray field mentioned in the Wednesday, November 18, 2015 edition of the Gates County Index. I, William Seiling, do not see the need to expand the spray field. Based on the article, the current spray field will accommodate the businesses currently in place. I am sure the argument will be, but if we expand we will be able to draw more business into the county. My question is expansion at what cost to the citizens of Gates County? Why is the developer not incurring some of this cost? I would assume the developer would be the one to benefit from the development of Merchants Commerce Park. I think the citizens of Gates County, including me, should be informed of the vision the Board has for our county. Years ago, the commissioners decided that Gates County was an agricultural community, with farming and forestry as the main sources of income. Today I would concur, we are still an agricultural community. I agree we need infrastructure such as a sewer system in the county if we want to attract industry, but this project will only benefit a very few citizens at the expense of all citizens. Speaking of infrastructure, our county water system is rapidly approaching 50 years of age and as I ride through the county I see where it needs repair or replacement. I have been informed that the board is also looking into building a new school. I agree this is much needed. An educational foundation should be the first and foremost infrastructure we citizens should support. Education will send our students and fellow Gates Countians out into the world. Who knows, maybe one of these students will be the

next Bill Gates. To conclude, I feel we need to invest in the current infrastructure we have, such as water and educational, rather than taking on additional infrastructure and debt.

Ms. Rountree read a letter from Chris Morris with A.R. Chesson Construction Co. Inc.:

On behalf of the ownership of the planned China King Restaurant located in Merchants Commerce Center, A.R. Chesson would like to stand in support of the purchase of approximately 89 acres located on Will Lane off of Cotton Gin Road. From our construction standpoint, it has been a challenge for our client to have continued willingness to pursue this project without the availability of sewer in the Commerce Center. Without this sewer availability our client will have no choice but to install an individual septic system which will cost several thousand additional dollars. Thankfully our client is, none the less, determined to move forward with this endeavor. However, with the cost of private septic left on the owner to bear, every potential business with sights set on the Commerce Center may not be as determined. For this reason we find it imperative that the County move forward with the construction of the spray-field. As we are now in the middle of the design phase of our project, the construction of the spray-field may not happen in time to benefit our client. However, sewer availability will no doubt benefit the county as the Commerce Center will become more attractive to prospective businesses.

Commissioner Jordan made a motion to exit the public hearing for the purchase of land, pin 01-00371 for a spray-field. Commissioner Freeman seconded the motion; motion passed without opposition.

Commissioner Jordan stated he would like to address a few of the citizens' concerns before moving forward. Commissioner Jordan asked Mike McAllister, MESCO Engineer, to address the concerns.

Mike McAllister, MESCO, stated this is not an open septic system. This is a treated wastewater system; it is not a septic system. This particular system will have advanced waste treatment before it goes into the lagoon before it is sprayed on the land in zones. . The water that is sprayed will be chlorinated and disinfected before it is sprayed on the land. The idea there are germs floating around is incorrect. The State has required setbacks of 150 feet from the property line and 400 feet from any homes. The area where the sprayfield will be located is on the back side of the property and will not be smelled by any homeowners.

Commissioner Jordan stated the current spray-field serves the High School, Middle School, Library, Community Center, Gates House, and the State Employees Credit Union. The current spray-field has a capacity of 15,000 gallons per day. The capacity for the two schools is 11,000 gallons per day and after adding in the estimated allocated flow for Gates House we are at 15,200 gallons per day. With our current situation we could be put on notice to pursue an adequate system to handle our current allocated capacity. Future business would be a plus but we also have to address where we currently are at. Mr. McAllister explained once you reach 80% capacity you need to be in the planning stage and when you are at 90% you need to be moving dirt. Every facility you have and every facility you plan to have will need sewer. Onsite septic systems are great but are costly. The money being spent is grant funding and county funds, the county funds will be recouped in jobs and citizens being able to spend their money in Gates County. Every school or facility you plan to have in the future will have to have sewer. Once you get above 3,000 gallons per day on site septic systems become very expensive and are difficult to permit. The money being spent will be returned in jobs and businesses.

Commissioner Jordan stated Buckland School has a septic system where sewage is going to a ditch. With the new spray-field would we be able to connect the school to the new system? Mr. McAllister stated for a elementary school the state requirement is 12,000 gallons per day per student. A cost analysis will need to be conducted to see the feasibility of running lines to the school.

Commissioner Owens stated the High School and Middle School have been on the sewer system a long time free of charge and we inherited the sewer because the Department of Correction was shutting down the facility. We had no choice but to take over the system because our schools were on it. We then found out it had not been maintained properly and it was downgraded which made our situation more grave. Mr. McAllister stated the first time he looked at the current site he was surprised at how bad the facility was, it had been over sprayed for years. Mr. Hedgepeth and crew have done a lot of remediation work to try to retain the capacity that we do have. Commissioner Owens said we found ourselves in a situation where we had to do something. The costs to the assisted living facility to connect to our sewer system was \$19,000. It is not free for a business to connect to the County system.

Commissioner Felton stated Mr. Jordan's property is valued at \$211,226 and it will go down. The buffer is in place for a reason because the facility will have an impact. Commissioner Felton feels Mr. Brothers spoke about a lot of issues that have been going on for years and mistakes that were made, do we continue to make the same mistakes again. The claw backs were an interesting thing that has never been clear to Commissioner Felton and he believes all of the points brought up were valid. He stated people move to Gates County because they want to be in this type of community and people that want to live in Virginia Beach move to Virginia Beach and people that want to move to Chesapeake move to Chesapeake. Mr. Seiling brought up the point that the project, approaching 4 million, is to benefit one property owner who is not a Gates County citizen. We had a letter from AR Chesson who is a builder and will be profiting for the construction. The Chinese Restaurant cannot be hooked to the current or expanded system due to it being a minor subdivision.

Commissioner Jordan stated this is a controversial issue and it isn't taken lightly. The Board is tasked to do what is right and will benefit citizens. We could not approve it today but it is going to put a Board down the road in a position where they will have to do something and being in those positions are costly. Pushing an issue down the road is not doing the job the Board is tasked to do. Commissioner Jordan asked for the tax administrator's position on how the project will effect property values.

Kathy Lane, Tax Administrator, stated it is hard to predict especially when we are approaching a revaluation year where we are predicting property values will drop. In Chowan County there were about the same number of homes in the area of a spray-field as we are talking about now and the homes did lose some property value after a spray-field was established. It is all about location and if there are individuals in the market willing to purchase a house close to a spray-field. It effects the willing buyer which has an effect on the value.

Chair Hofler stated the claw backs have been met at this time with Gates House and the Credit Union adding the call center.

Robert Jordan stated if his property value is \$211,000 he would like to sell it to the County to open up a welcome center.

Commissioner Jordan thanked Mr. Smith for his tenure as a Commissioner and the animal control solutions that were made. At many times it is difficult to make progress

and the water system has been a blessing to some and some still don't like it and overall the County is proud it has happened and we have the option for public water. Whatever decision we make is truly looking at the overall necessity of the County and not just for individual businesses. We have done quite a bit of discussions and have thought this thing through over the past 6 years. It has not been an easy process, we take the decision serious and we have to live with the decision like every other citizen. Each member of the Board pays taxes just like every other citizen.

Commissioner Felton stated after 30 years the water department has operated efficiently having put funds aside in reserve to handle emergency situations and this project has depleted those funds. Mr. Hedgepeth, Water Department Director, stated the enterprise fund has not suffered as much as he had expected because funding was split 50% enterprise and 50% general fund.

Chair Hofler asked Mr. Hedgepeth what percentage of capacity we are running. Tim Hedgepeth stated we are currently running 85% on average but there are days were we have topped 100%. We are at a point where the State is close to telling us we have to do something. Gates House is not at full capacity and as they continue to bring in more residents our sewer capacity usage is going to go up.

Chair Hofler asked if we build a new middle school will the capacity requirement be higher. Mr. Hedgepeth stated it is hard to determine because you may increase estimated student population when building but it can often be offset by newer equipment that is much more efficient. Mr. McAllister stated 12 gallons per day per student is the current state regulation. The energy saving toilets and faucets are not seeing anywhere near this amount of usage.

Commissioner Hofler asked if this is not approved today and we kick the ball down the road how long do you expect until the State tells us we have to do something. Mr. McAllister stated if we stay where we are at the State is going to be giving mandates very soon. You are in a position where you can no longer kick the can down the road.

Commissioner Hofler said if we do not act we will also lose 1.8 million in grants that will not be available in the future. Mr. McAllister stated this is correct. The Golden Leaf Grant and CDBG Grants have changed and the Rural Center no longer exists and have shifted to Commerce. It would not be likely for the County to receive the grants in the future for infrastructure as the grants are much more competitive now. The County would likely only receive grants for job creation.

Commissioner Felton asked if the source of the ground water infiltration could be found and corrected. Mr. McAllister stated finding the infiltration spots will be helpful and is absolutely necessary.

Commissioner Jordan made a motion to approve the purchase of land 01-00371 as presented for the development of a wastewater spray field. Commissioner Owens seconded the motion; Commissioners Freeman, Jordan, Owens, Hofler voted in favor; Commissioner Felton voted in opposition. Motion passed four to one.

### **Old Business**

Ms. Rountree provided an update on the Historic Courthouse. Since the November meeting Ms. Rountree has spoken with Tim Crowe, WJE Associates, and discovered he did not have a lot of the information since October 2014. He was not aware that we had started construction, construction was stopped and the brick structure was different than originally thought. The \$5,800 does not cover travel costs and it is likely Mr. Crowe will be the one attending and he is in Illinois. For \$5,800 he will read all of the documents he has, any

information we send and then will come out and look at the building to make a recommendation on the types of testing that may need to be completed. He could not provide an estimate on testing costs since he isn't sure what all testing is needed until he looks at the building and the bricks. He does not have to look at the west wing walls he could look at any walls. In summary the \$5,800 plus travel expenses and any expenses to the contractor on site includes the reading of all documents, inspection of the building and recommendation of testing, it does not include the cost of the testing.

Commissioner Jordan said we don't have much of a choice. Without testing issues could arise because we are not aware of what is going on. We need the analysis even if we are going to rebuild the west wing wall.

Commissioner Jordan made a motion to move forward with testing and based on the results move forward with new construction or reconstruction on the west wing. Commissioner Owens seconded the motion; Board opened up for discussion.

Ms. Rountree asked for a cap to be placed on travel expenses. Ms. Pittman stated she would like a cap put on the contract and if we need to amend it at a later date we can do so.

Commissioner Jordan suggested a \$2,500 cap on travel expenses and anything in addition to \$2,500 will have to be approved by the Board. Commissioner Felton doesn't feel he will agree to this amount.

Commissioner Jordan revised his motion to move forward with testing up to \$8,500.00 and based on the results and economic feasibility move forward with new construction or reconstruction on the west wing. Commissioner Owens seconded the motion; motion passed without opposition.

Ms. Rountree stated the Board of Elections Director and been sent the job descriptions for part time staff for her review and will be making edits by the January meeting.

The Board discussed the grass and berm in between the Library and Gates House.

Commissioner Jordan made a motion to instruct the County Manager to turn over the landscaping issue between Gates House and the Library to the Code Enforcement Officer once it is determined who owns the land. Commissioner Freeman seconded the motion; motion passed without opposition.

### **New Business**

Kathy Lane, Tax Administrator stated the original contract for Piner & McGinnis was approved back in the summer and we now have an addition to the contract. Ms. Lane explained it would be good to have assistance on both appeals processes quoted but if the Board chooses to only pick one, help with the E&R appeals would be the most beneficial. Commissioner Jordan would prefer to see the contract written as needed. Ms. Lane stated this amendment is a statement that will be added to the contract as a just in case measure. This is not an agreement that we are for sure contracting them. This is a quote that was provided to us should we need their assistance.

Commissioner Jordan made a motion to accept the proposed contracted rate for Piner & McGinnis appeals assistance as needed and determined by the Board of Commissioners. Commissioner Freeman seconded the motion; motion passed without opposition.

Sandy Pittman, Finance Director, presented the EMPG Grant Agreement.

Commissioner Jordan made a motion to approve the EMPG Grant Agreement. Commissioner Freeman seconded the motion; motion passed unanimously.

Ms. Rountree stated the County Holiday Celebration be scheduled for December 22<sup>nd</sup> and be a floating lunch with no department being allowed to close.

Commissioner Owens made a motion to approve the purchase of meats for the County Christmas Party to be held as a floating lunch on December 22<sup>nd</sup>. Commissioner Felton seconded the motion; motion passed without opposition.

### **Citizen Comments**

Wade Askew, White Oak Road, stated he has enjoyed the meeting today. Board members and citizens gave good points about the purchase of the land. When the Pilgrims came over here years ago they came over to move forward. They were willing to go through a lot of hardship including sickness and health to move forward. Today we are lucky that we are moving forward and it will only cost us some money and not health and death. If we can see businesses come to the County and locate in one central area then we have saved the integrity of agriculture in the County. It is going to cost money but we have all spent money on things that we have hoped will move us forward or profit us in the future.

Haywood Norman, Sunbury, has been very satisfied in attending the meetings and has heard and learned a lot. He may sit and not make a lot of comments but he is listening, learning, and interested. He is interested in what is going to come with the Senior Center and believes we still need a dialysis center in Gates County. We all have to stop and evaluate all needs when determining priority. Hopefully everyone had a wonderful Thanksgiving and will have a great Christmas.

### **Commissioner Comments**

Commissioner Freeman stated today we had the opportunity to evaluate the drawbacks and benefits of a situation. Commissioner Freeman said he made his decision based on the feeling like a hostage on this particular issue based on past actions and regulations. Commissioner Freeman explained he voted the way he did for the benefit of the majority of citizens.

Commissioner Felton thanked everyone for attending even though everyone except for Mr. Norman has left. Commissioner Felton thanked all of those that made comments today and stated he wished the situation could be better, especially for Deputy Jordan. Commissioner Felton wished everyone a Merry Christmas.

Commissioner Jordan thanked citizens for attending and providing input. Making decisions isn't easy but the decisions are thought out and made carefully. We ask for continued support as we make decisions for every citizen and not just a few.

Commissioner Owens stated he toured a sewer facility in 2010 and walked across a platform that crossed the treatment center, only 3 foot above the fluid, you could barely, just barely, smell the fluid. People have purchased land and built houses right on the other side of the buffer since the treatment center has been created. Commissioner Owens stated he also toured a senior center this week and learned a whole lot about what not to do.

Chair Hofler thanked citizens for attending. Sometimes you are given lemons in life and you hope you can make good decisions to make lemonade. It is always difficult when this type of thing is next to your property but we did make provisions to purchase some additional land to put the spray-field further back on the property. The big concern is how County finances would be impacted if NCDENR would tell us in a year or two that we have to put shovels in the ground. Ms. Hofler thanked her fellow Board members for her nomination for Chair and for always being willing to talk with fellow board members and not talk at them.

### **Closed Session**

Commissioner Freeman made a motion to enter into closed session pursuant to NCGS 143-318.11 a (3) Legal, (4) Economic Development (5) Real Estate, (6) Personnel. Commissioner Felton seconded the motion; motion passed without opposition.

Commissioner Jordan made a motion to exit closed session. Commissioner Freeman seconded the motion; motion carried without opposition.

Commissioner Owens made a motion to direct the County Manager to take action on the matter discussed in closed session. Commissioner Freeman seconded the motion; motion passed unanimously.

### **Adjournment**

Commissioner Freeman made a motion to adjourn. Commissioner Felton seconded the motion; motion passed unanimously.

The following bills were ordered paid:

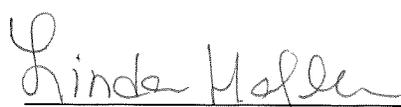
BAPTISTE, JENNIFER C	11/30/2015	2781.14
BAUM, MARY K	11/30/2015	2251.81
BEAMON, LISA B	11/30/2015	685.62
BOONE, LARRY D	11/30/2015	477.41
BOONE, MURRAY D	11/30/2015	740.14
BOONE, WALTER R	11/30/2015	1353.30
BOONE-HALL, CHERYL A	11/30/2015	1464.24
BRODIE, GEORGE S	11/30/2015	678.16
BUTTS, ALFRIKA O	11/30/2015	867.45
BYRD, MARION	11/30/2015	279.88
BYRUM, CHRISTINE C	11/30/2015	1940.20
CAMPBELL, ALTON R	11/30/2015	2194.19
CARVER, MICHAEL G	11/30/2015	750.11
CHAPPELL, TRACIE L	11/30/2015	1748.89
CHAVIS, LORI A	11/30/2015	2315.56
CLARK, ANDREA	11/30/2015	1896.16
CROSS JR, EDWARD A	11/30/2015	1849.80
CROSS, LULA M	11/30/2015	1348.70
CURRY, WARREN D	11/30/2015	1689.29
DIMINO, LOUIS V	11/30/2015	1452.57
EARLEY, DEBRA H	11/30/2015	1431.43
EURE, BILLIE JO	11/30/2015	1587.07
FELTON, BILLY F	11/30/2015	664.32
FREEMAN III, JOSEPH R	11/30/2015	1952.07
FREEMAN, SHEILA	11/30/2015	2019.88
GATLING, NATORIA M	11/30/2015	879.04
GIGLIO, ROCCO M	11/30/2015	711.38
HALE, SHAWN K	11/30/2015	1453.37
HALL, KENDRICK J	11/30/2015	1785.98
HARRELL, ELIZABETH P	11/30/2015	1321.60
HARRELL, JAMES D	11/30/2015	1517.24
HARRELL, SANDRA C	11/30/2015	784.13
HARRISON, MARY R	11/30/2015	742.19
HARVEY, PAMELA C	11/30/2015	695.02
HATHAWAY, RANDALL A	11/30/2015	2507.53
HAWKS, BRANDON S	11/30/2015	1386.08
HEDGEPEETH, HEATHER C	11/30/2015	725.57
HEDGEPEETH, TIMOTHY M	11/30/2015	3704.32
HENDRIX, DIANE R	11/30/2015	2332.46
HOFLER, LINDA F	11/30/2015	745.23
HOLLEY, ANTOINETTE P	11/30/2015	3710.64
HOLLEY, DANIT L	11/30/2015	1480.26
HOLLOWELL, JAMES W	11/30/2015	893.47
HORTON, MARY C	11/30/2015	2220.84
HOWELL, LLOYD T	11/30/2015	716.25
JOHNSON, CLYTIA A	11/30/2015	1437.60
JONES, ERNEST L	11/30/2015	536.07
JONES, SHARON S	11/30/2015	1466.15
JORDAN, HENRY L	11/30/2015	567.32
JORDAN, ROBERT E	11/30/2015	2003.83
KRONBAUER, STACY L	11/30/2015	1765.11
LABROZZI, JENNIFER L	11/30/2015	538.58
LANE, KATHERINE A	11/30/2015	2910.59
LASSITER, PATRICE T	11/30/2015	2674.73
LAWRENCE, MELISSA A	11/30/2015	1855.84
LONG, VICKY L	11/30/2015	1849.54
LOWE, MATTHEW R	11/30/2015	1955.58
MANSFIELD, DAVID L	11/30/2015	1417.25
MATTHEWS, BERSADA E	11/30/2015	332.03
MELTON, KISHA A	11/30/2015	2458.19
METZ, KIMBERLY J	11/30/2015	2128.50

MITCHELL, EDGAR L	11/30/2015	2825.71
MOODY, JACKIE P	11/30/2015	1867.33
MORRIS, BETTY	11/30/2015	1555.72
OWENS, GLADYS S	11/30/2015	1567.30
OWENS, MICHAEL C	11/30/2015	628.69
OWENS, NICOLE C	11/30/2015	1609.03
PARKER, BRIAN C	11/30/2015	1777.05
PARKER II, GEORGE A	11/30/2015	1500.87
PARKER, GLYNDA S	11/30/2015	1575.41
PARKER, PHYLLIS A	11/30/2015	2724.11
PARRISH, VIRGIL E	11/30/2015	732.03
PERRONE, ADRIANNA G	11/30/2015	1682.37
PERRONE, WILLIAM V	11/30/2015	1672.27
PHILLIPS, CRYSTAL B	11/30/2015	1884.47
PIERCE, GRACIE P	11/30/2015	1643.51
PIERCE, JENNIFER M	11/30/2015	1925.29
PITTMAN, SANDRA L	11/30/2015	2961.50
PLYLER, PATSY O	11/30/2015	329.41
POWELL, DANIEL S	11/30/2015	1661.29
POWELL, DONNA H	11/30/2015	1473.65
POWELL, RHONDA B	11/30/2015	1383.79
REID, LINDA J	11/30/2015	978.69
RIDDICK, CHARLETTE H	11/30/2015	1144.87
RIDDICK, DEMONT A	11/30/2015	751.67
RIDDICK, ESTHER W	11/30/2015	530.05
RIDDICK, WILLIAM N	11/30/2015	1501.28
ROUNTREE, MARIE D	11/30/2015	2081.76
ROUNTREE, NATALIE M	11/30/2015	4202.15
RUFFIN, TOBE A	11/30/2015	1678.91
SAUNDERS, LAKISHA	11/30/2015	1843.97
SAWYER, STEPHANIE S	11/30/2015	1514.45
SMITH, LATOYA N	11/30/2015	1700.92
SPENCER, LORITA D	11/30/2015	2521.51
STALLS, CHARLIE	11/30/2015	2317.61
STONE, SHELLEY A	11/30/2015	1670.31
THOMPSON, GLORIA D	11/30/2015	1918.23
WALKER, DAPHNE B	11/30/2015	1528.73
WALL, FREDERIC E	11/30/2015	921.49
WEBB, EDWARD E	11/30/2015	3753.09
WEISS, HERMAN A	11/30/2015	1878.81
WESTER, PAMELA A	11/30/2015	2113.40
WIGGINS, JOHN J	11/30/2015	1276.65
WILLIAMS, DOMINIQUE D	11/30/2015	2339.42
WILLIAMS, LEITHA A	11/30/2015	660.56
WINN, WILLIAM A	11/30/2015	3218.63
WINSLOW, GARRETT W	11/30/2015	1691.93
JENNIFER M. PIERCE	11/3/2015	\$50.00
LOWE'S COMPANIES INC	11/3/2015	\$304.66
NCACC NCCL & PIPF	11/3/2015	\$5,000.00
QUILL CORP.	11/3/2015	\$281.13
ROANOKE CHOWAN COMM COLLE	11/3/2015	\$70.00
SOUTHERN BANK-VISA	11/3/2015	\$324.29
ASSOC OF PUBLIC-SAFETY COMMUNICATIONS OFFICIALS INT, INC	11/6/2015	\$92.00
AVENET LLC	11/6/2015	\$950.00
BARRY L. BAGLEY	11/6/2015	\$6,900.00
CDW GOVERNMENT INC	11/6/2015	\$233.06
CENTURYLINK	11/6/2015	\$4,858.56
CHARLES HANKINSON	11/6/2015	\$25.00
CHOWAN COUNTY	11/6/2015	\$1,375.00
DANNY EURE	11/6/2015	\$300.83
DOMINION NC POWER	11/6/2015	\$300.00
EDWARD E. WEBB	11/6/2015	\$300.00
FAMILY FOODS OF GATES	11/6/2015	\$3.30

GATES CO WATER DEPT.	11/6/2015	\$337.50
GATESVILLE POSTMASTER	11/6/2015	\$68.00
HIGH & CROWE LLP	11/6/2015	\$522.36
JAMES H. SEARS	11/6/2015	\$25.00
JESSICA PELKEY	11/6/2015	\$6.08
JOHNNY LEE GRANT	11/6/2015	\$1,275.00
LE BLEU BOTTLED WATER	11/6/2015	\$129.30
LEXISNEXIS	11/6/2015	\$50.00
MARK D. BARDELL, P.C.	11/6/2015	\$10,138.18
MELINDA DEWITT	11/6/2015	\$25.00
NC DEPT OF ADMIN - COURIE	11/6/2015	\$246.38
NC DEPT OF PUBLIC SAFETY	11/6/2015	\$2,698.00
NC DEPT OF REVENUE	11/6/2015	\$2,248.00
NC DHHS OFFICE OF THE CONTROLLER	11/6/2015	\$40.00
P & H SERVICES OF WILLIAMSTON, INC.	11/6/2015	\$527.53
PHYLLIS A. PARKER	11/6/2015	\$21.28
REG OF DEEDS SUPP PENSION	11/6/2015	\$81.76
SOUTHERN BANK & TRUST CO	11/6/2015	\$8.00
STATE INFORMATION PROC SE	11/6/2015	\$392.42
THE EI GROUP, INC	11/6/2015	\$500.00
THE PETALER FLORIST & GIF	11/6/2015	\$37.36
THOMAS W. MOYER	11/6/2015	\$204.95
TRI-TECH FORENSICS INC	11/6/2015	\$127.55
U SCRAP IT, INC.	11/6/2015	\$13,586.72
UNIFIRST CORP	11/6/2015	\$104.45
UNIFORMS PLUS INC	11/6/2015	\$178.26
US CELLULAR	11/6/2015	\$2,743.40
VESSEL VALUATION SERVICE	11/6/2015	\$533.32
DIANN T. BROTHERS	11/12/2015	\$5,656.00
GATES CO BOARD OF EDUCATI	11/12/2015	\$1,045.00
JOANN HOWELL	11/12/2015	\$1,867.50
JOYCE A. RIDDICK	11/12/2015	\$712.00
MARY L. JOHNSON	11/12/2015	\$2,461.10
MARY'S LITTLE LAMBS DAYCARE & LEARNING CENTER INC.	11/12/2015	\$5,682.35
PRECIOUS GIFTS CHILD DEV. CENTER	11/12/2015	\$283.50
TANYA'S LOVING WITH LEARNING CARE CENTER	11/12/2015	\$736.00
THERESA M P BUTLER	11/12/2015	\$1,509.00
ALBEMARLE REGIONAL LIBRAR	11/13/2015	\$40.00
AMERICAN PLANNING ASSOC	11/13/2015	\$280.00
ANTOINETTE P. HOLLEY	11/13/2015	\$111.90
BRINKLEY HARDWARE	11/13/2015	\$7.96
BUSINESS INK, CO.	11/13/2015	\$2,502.03
CROSSROADS FUEL	11/13/2015	\$487.92
EDWARD E. WEBB	11/13/2015	\$392.37
EPSILON SIGMA PHI - XI CHAPTER	11/13/2015	\$230.00
FAMILY FOODS OF GATES	11/13/2015	\$59.80
FIRST CITIZENS BANK	11/13/2015	\$20.00
FOOD LION	11/13/2015	\$8.12
HELEN EURE	11/13/2015	\$10.59
HERTFORD CO DETENTION CEN	11/13/2015	\$6,250.00
KISHA MELTON	11/13/2015	\$116.40
N C A & T STATE UNIVERSITY	11/13/2015	\$6,204.40
NCACAA	11/13/2015	\$160.00
NCACDSS	11/13/2015	\$80.00
NEXVORTEX, INC.	11/13/2015	\$654.18
NOLAND COMPANY	11/13/2015	\$234.80
SERVICE COMMANDER SOFTWARE, INC	11/13/2015	\$1,547.88
SHAWN KING HALE	11/13/2015	\$111.90
SOUTHERN SOFTWARE INC	11/13/2015	\$6,027.00
UNIFORMS PLUS INC	11/13/2015	\$236.95

WHOLESALE CASH & CARRY INC	11/13/2015	\$47.35
XEROX CORPORATION	11/13/2015	\$429.68
YOUNG WILLIAMS P.C.	11/13/2015	\$9,951.17
ALBEMARLE REGIONAL HEALTH	11/18/2015	\$33,632.59
ALBEMARLE REGIONAL LIBRAR	11/18/2015	\$22,500.00
BRINKLEY HARDWARE	11/18/2015	\$715.09
CALIFORNIA CONTRACTORS SUPPLIES, INC.	11/18/2015	\$95.76
CRYSTAL JENKINS	11/18/2015	\$114.41
DIXIE AUTO PARTS	11/18/2015	\$4,110.65
DOMINION NC POWER	11/18/2015	\$8,224.11
DOMINION NC POWER	11/18/2015	\$300.00
E/Z PAGE	11/18/2015	\$267.50
ENVIRONMENT 1, INC	11/18/2015	\$1,036.55
GATES CO BOARD OF EDUCATI	11/18/2015	\$659,250.00
H. T. MULLEN, JR.	11/18/2015	\$6.00
HD SUPPLY WATERWORKS LTD	11/18/2015	\$2,605.49
HOLLAND CONSULTING PLANNERS, INC	11/18/2015	\$5,845.00
IMAGING SPECIALTIES USA INC	11/18/2015	\$717.26
INOUTBOARD.COM,LLC	11/18/2015	\$24.95
JERRY TAYLOR	11/18/2015	\$90.00
JOHNNY LEE GRANT	11/18/2015	\$1,275.00
KEYSTONE INFORMATION SER	11/18/2015	\$720.00
LABORATORY CORP OF AMERICA HOLDINGS	11/18/2015	\$28.00
NATIONAL 4-H COUNCIL SUPPLY SERVICE	11/18/2015	\$547.00
NCDENR	11/18/2015	\$1,310.00
PIEDMONT NATURAL GAS	11/18/2015	\$288.47
PROFORMA	11/18/2015	\$154.51
RESCARE HOME CARE	11/18/2015	\$449.60
ROANOKE ELEC MEMBERSHIP C	11/18/2015	\$858.60
SAFE-T-WORKS, INC	11/18/2015	\$100.00
SENTARA HOSPITALS	11/18/2015	\$80.00
SOUTHDATA INC	11/18/2015	\$3,971.68
SOUTHERN ELEVATOR CO., INC.	11/18/2015	\$172.90
THOMAS J. BRITT	11/18/2015	\$500.00
UNIVAR USA INC	11/18/2015	\$832.66
WASTE INDUSTRIES INC	11/18/2015	\$239.60
CHARLES SHERWOOD EASON	11/20/2015	\$50.00
COECO OFFICE SYSTEMS	11/20/2015	\$10.68
DIXIE AUTO PARTS	11/20/2015	\$3,356.82
DOMINION NC POWER	11/20/2015	\$8,977.94
DOMINIQUE WILLIAMS	11/20/2015	\$3.25
E/Z PAGE	11/20/2015	\$85.59
GATES CO BOARD OF EDUCATI	11/20/2015	\$10,940.00
GODWIN LAW FIRM	11/20/2015	\$800.00
JOHN H. CARTER, II	11/20/2015	\$50.00
JONATHAN A. JONES	11/20/2015	\$50.00
PHYLLIS A. PARKER	11/20/2015	\$152.61
PHYLLIS UMPHLETT-HOBBS	11/20/2015	\$50.00
RONALD K. TAYLOR	11/20/2015	\$50.00
VIRGIL PARRISH	11/20/2015	\$278.30
WILLIAM F. SEILING	11/20/2015	\$50.00
CHRISTOPHER VAUGHAN	11/20/2015	\$3.90
DEMPSEY & ZEORA SMITH CO.	11/20/2015	\$14.42
EVA W. BYRUM	11/20/2015	\$2.74
GODWIN LAW FIRM	11/20/2015	\$95.36
JOHN G. SAULS, ATTORNEY	11/20/2015	\$13.69
JOHN H. CARTER, II	11/20/2015	\$54.05
KARLE COLWELL	11/20/2015	\$13.96
LUANNE BARNES	11/20/2015	\$23.81
MARY ADELL PARKER	11/20/2015	\$16.21
MARY SPIVEY BOONE	11/20/2015	\$102.10
MELODY DAWN RIDDICK	11/20/2015	\$19.95
MICHAEL L. HUTSON, JR.	11/20/2015	\$9.12

NCHFA-WELLS FARGO BANK	11/20/2015	\$1.63
REBECCA SOTO	11/20/2015	\$8.22
REGINALD MILLS GATLING, JR.	11/20/2015	\$1.33
RICKY E. LEE	11/20/2015	\$9.73
ROANOKE ELEC MEMBERSHIP C	11/20/2015	\$321.75
RONNIE EURE	11/20/2015	\$4.96
SARAH SLINGER	11/20/2015	\$6.13
SHARON L. FAUNCE	11/20/2015	\$1.71
SHERRY C. BAILEY	11/20/2015	\$3.00
SHIRLEY L. UMPHLETT	11/20/2015	\$310.28
SHRAVIA JACKSON	11/20/2015	\$2.98
TERRY L DARRINGTON	11/20/2015	\$1.02
VIRGINIA M. LEWIS	11/20/2015	\$11.93
ALBEMARLE REGIONAL HEALTH	11/25/2015	\$63,848.73
ANDREA CLARK	11/25/2015	\$96.02
BILLY FELTON	11/25/2015	\$82.48
CINTAS CORP #391	11/25/2015	\$377.57
CLYTIA J. GORDON	11/25/2015	\$69.89
COECO OFFICE SYSTEMS	11/25/2015	\$175.50
CROSSROADS FUEL	11/25/2015	\$540.85
DONNA H. POWELL	11/25/2015	\$37.30
DR. CLEVELAND HAWKINS	11/25/2015	\$87.08
ECONO SIGN & BARRICADE, LLC	11/25/2015	\$335.70
EMPLOYMENT SECURITY	11/25/2015	\$458.49
COMMISSION OF NC		
GATES CO BOARD OF EDUCATI	11/25/2015	\$59,250.00
GATES CO BOARD OF EDUCATI	11/25/2015	\$600,000.00
HD SUPPLY WATERWORKS LTD	11/25/2015	\$69.74
HENRY L. JORDAN	11/25/2015	\$97.08
JOHN MASTERS HEATING & AC, INC.	11/25/2015	\$5,200.00
JONATHAN A. JONES	11/25/2015	\$82.48
KENNY UMPHLETT	11/25/2015	\$79.60
KISHA MELTON	11/25/2015	\$87.30
LOGICS LLC	11/25/2015	\$1,164.85
MARK D. MATTHEWS	11/25/2015	\$5,751.50
MARSHA'S HOUSE OF FLOWERS	11/25/2015	\$90.74
MARY K. BAUM	11/25/2015	\$37.30
MUNICIPAL ENGINEERING SERVICES COMPANY, P. A.	11/25/2015	\$19,563.50
NC FOREST SERVICE	11/25/2015	\$2,940.61
NCWOA	11/25/2015	\$25.00
NCWTFO CERTIFICATION BOARD	11/25/2015	\$90.00
PITNEY BOWES	11/25/2015	\$261.00
PURCHASE POWER	11/25/2015	\$161.00
QUILL CORP.	11/25/2015	\$1,238.86
SANDRA NICKENS	11/25/2015	\$77.30
SHELIA FREEMAN	11/25/2015	\$37.30
UNITED REFRIGERATION, INC.	11/25/2015	\$44.80
VICKY LONG	11/25/2015	\$221.88
WARREN CURRY	11/25/2015	\$218.64
WHOLESALE CASH & CARRY INC	11/25/2015	\$459.92
WPCSOCC	11/25/2015	\$50.00

  
Linda Hofler, Chairman

  
Melissa C. Lawrence, Clerk

GATES COUNTY BOARD OF COMMISSIONERS

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