

MINUTES
LINCOLN COUNTY BOARD OF COMMISSIONERS
MONDAY, AUGUST 6, 2012

The Lincoln County Board of County Commissioners met August 6, 2012 at the Citizens Center, Commissioners' Room, 115 West Main Street, Lincolnton, North Carolina, at 6:30 P.M.

Commissioners Present:

Alex E. Patton, Chairman
George Arena, Vice Chair
James A. Klein
Carl E. Robinson, Jr.
Carrol Mitchem

Others Present:

George A. Wood, County Manager
Martha W. Lide, Assistant County Manager
Wesley L. Deaton, County Attorney
Amy S. Atkins, Clerk to the Board

Planning Board Members:

John Anderson
Christine Poinsette
Cathy Davis
Darrell Gettys
Crystal Mitchem
Dean Lutz
Dr. Richard Pence
Tom Campbell
Keith Johnson

Call to Order: Chairman Patton called the August 6, 2012 meeting of the Lincoln County Board of Commissioners to order.

Adoption of Agenda: Chairman Patton presented the agenda for the Board's approval.

AGENDA
Lincoln County Board of Commissioners Meeting
Monday, August 6, 2012
6:30 PM

James W. Warren Citizens Center
115 West Main Street
Lincolnton, North Carolina

Call to Order

Invocation - Commissioner Robinson

Pledge of Allegiance

1. Adoption of Agenda
2. Consent Agenda
 - Tax Requests for Releases - Over \$100
 - June 16 - July 15, 2012
3. Public Hearings – Zoning Cases – Randy Hawkins

ZMA #597 Crosland Denver Highway 16, LLC, applicant (Parcel ID# 89014) A request to rezone 16.3 acres from R-T (Transitional Residential) to B-G (General Business). The property is located on the east side of the N.C. 16 bypass about 1,200 feet south of N.C. 150 in Catawba Springs Township.

ZMA #598 Crosland Denver Highway 16, LLC, applicant (Parcel ID# 89014) A request to rezone 24.8 acres from R-T (Transitional Residential) to I-L (Light Industrial). The property is located about 300 feet east of the N.C. 16 bypass and 1,800 feet south of N.C. 150 in Catawba Springs Township.

UDO Proposed Amendment #2012-3 Lincoln County Planning and Inspections Department, applicant. A proposal to amend Lincoln County Unified Development Ordinance as follows:

- 1) Amend Section 12.3.2 (General Terms) to define “Electronic Gaming Operation” as any business enterprise where persons utilize electronic machines to conduct sweepstakes, lotteries and/or games of chance and where cash or merchandise or other items of value are redeemed or otherwise distributed.
- 2) Amend Section 2.2.1 (Use Table) to make “Electronic Gaming Operation” a conditional use in the B-G and I-L districts subject to certain standards.
- 3) Amend Section 4.4 (Commercial Standards) to establish standards for “Electronic Gaming Operation.”

CUP #307 Todd Black, applicant (Parcel ID# 10948) A request for a conditional use permit to operate a campground in the R-R district. The proposed 17-acre site is located at 3458 Zion Hill Road, at the end of Zion Hill Road about 1,000 feet north of the Gaston County line, in North Brook Township.

WSCUP #13 Damon Lusk, applicant (Parcel ID# 32374) A request for a conditional use permit to allow the use of the high-density option in the WS-IV Protected Area of the Catawba/Lake Norman Watershed. The applicant is proposing to develop a 1.36-acre parcel with a 19,500-square-foot office/warehouse, driveways and parking areas for building material sales. The high-density option would allow the development to have a built-upon surface area covering up to 70 percent of the site, with the use of engineered stormwater controls. The property is located on the north side of N.C. 16 Business about midway between its intersections with Denver Industrial Park Road in Catawba Springs Township.

4. Motion to Approve the Recommendation for a portion of Lincoln County to become part of

the Mecklenburg/Union MPO, a small portion to be in Gaston Urban Area MPO and rest of county to remain in Lake Norman RPO - all as shown on map attached to July 27, 2012 memo from Andrew Bryant

5. Motion to appoint elected official to represent Lincoln County on MUMPO Board and Committee to make revisions to MUMPO MOU
6. Motion to Declare Public Hearing on CDBG Grant held on June 16, 2012 as null and void due to the fact that it was held prematurely - George Wood
7. Public Hearing - Industrial Development Incentive Grant for Existing Industry and motion to adopt Resolution #2012-28: Resolution to Adopt Economic Incentive Grant Agreement - Kara Brown
- 7a. Public Hearing - Industrial Development Incentive Grant Extension and Motion to adopt Resolution #2012-31: Resolution to Adopt Economic Incentive Grant Agreement Extension - Crystal Gettys
8. Public Comments (15 minutes allowed per Rules of Procedure – 3 minutes per person)
9. Water Meter Replacement - Motion to Award Contract to Carolina Quality Construction, Inc. in the amount of \$221.00 per meter with a maximum price of \$187,850 - Don Chamblee
10. Denver Booster Pump Station Upgrade - Motion to Award the bid of \$256,517 to Dellinger, Inc. of Monroe, NC to allow the replacement of aging equipment in the Denver Booster Pump Station - Don Chamblee
11. Forney Creek Waste Water Treatment Plant Closure - Motion to Award bid of \$510,000 for the Forney Creek Wastewater Treatment Plant Closure to Hickory Construction Company - Don Chamblee
12. Motion to Adopt Resolution #2012-29: A Resolution Accepting the Tax Settlement with the Lincoln County Tax Administrator - George Wood
13. Motion to Adopt the Order Directing the Tax Collector to Collect the Taxes Charged in the Tax Records and Receipts - George Wood
14. Motion to Adopt Resolution #2012-26: A Resolution Amending the County's Industrial Incentives Grant Policy - George Wood
15. Administrative Policy and Procedure Concerning Procurement Cards - Deanna Rios
16. Motion to Adopt Resolution 2012-30: Resolution Authorizing Pay Stipends for Members of Sheriff's SWAT Team- Martha Lide
17. Presentation by Jennifer Sackett Library Director, regarding State Funded Library Needs Assessment and Strategic Plan
18. Other Business
19. Closed Session- pursuant to § 143-318.11. Closed sessions.
(a)(5) To establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease

Adjourn

UPON MOTION by Commissioner Robinson, the Board voted unanimously to adopt the agenda as presented.

Consent Agenda: **UPON MOTION** by Commissioner Klein, the Board voted unanimously to approve the Consent Agenda.

LINCOLN COUNTY
TAX DEPARTMENT
G.S. #105-381 (A) ALL RELEASES MORE THAN \$100
AND #105-325 INCLUDING (A) (6)
REQUEST FOR RELEASES
MOTOR VEHICLE BILLS
PERIOD COVERED
(JUNE 16, 2012 - JULY 15, 2012)

NAME	YEAR	A/C NO	AMOUNT
Abernethy, Jason Trent	2011	0100517	\$175.00
Chapman, Robert Douglas	2011	0239002	\$160.73
Cobb, Portlynn Woods	2012	0185761	\$197.21
Commercial Industrial Ser.	2012	0210852	\$120.86
Foster, William Todd	2012	0233523	\$108.39
Galoustian, Patrick	2012	0239785	\$124.60
Harstin, Susan Pannell	2012	0239755	\$139.54
Johnson, Brian Daniel	2012	0239649	\$346.47
Justen, Bridget Ann	2012	0235709	\$139.73
Kiser, Jerry Leonard	2011	0197560	\$171.84
Lochard, Dillon Edward	2011	0236332	\$254.98
Love, Doris Dean	2012	0143426	\$160.84
Nantz, Gary W	2011	10423	\$206.93
Parker, Barry Wayne	2011	0109061	\$171.61
Richard, Carol Sue	2012	0146356	\$225.62
Sammis, Matthew Alan	2012	0152194	\$191.64
Sharpe, Edward Raymond Jr	2012	0218014	\$1,086.66
Williams, Mae Clark	2012	0240003	\$136.29

Younts, Richard Neil	2011	0237175	\$351.10
		TOTAL	\$4,470.04

Zoning Public Hearings: Randy Hawkins presented the following:

ZMA #597 Crosland Denver Highway 16, LLC, applicant:

The applicant is requesting the rezoning of 16.3 acres from R-T (Transitional Residential) to B-G (General Business). This property is part of the site of the proposed BridgeWater development, a larger portion of which is located on adjacent property within Catawba County's jurisdiction and has been rezoned to Planned Development. Crosland applied in 2010 to rezone the Lincoln County portion of the site to PD-MU (Planned Development Mixed Use), seeking approval to develop the property with commercial and light industrial uses in accordance with a master plan. Crosland also applied for a zoning vested right for a period of five years, seeking an exemption from future changes in zoning regulations that might limit the allowable intensity of development or type of uses beyond the limits of the master plan. However, the applications were tabled and no action was subsequently taken.

Crosland is now applying to rezone the Lincoln County property to general use districts. A separate application (ZMA #598) requests the rezoning of 24.8 acres from R-T to I-L (Light Industrial). A map showing the two areas requested to be rezoned is included in this packet.

According to the applicant, it's uncertain now whether the original master plan would be carried out as set forth or would have to be amended. Rezoning the 16.3 acres to BG would effectively put the property in a holding pattern. Under the Lincoln County Unified Development Ordinance, the maximum permitted floor area in the B-G district is 50,000 square feet. Any greater floor area would have to be approved through a rezoning to a Planned Development.

The property is located on the east side of the N.C. 16 bypass about 1,000 feet south of N.C. 150 at the Lincoln-Catawba county line. This property is adjoined by property zoned I-G (General Industrial), PD-CD (Planned Development Conditional for the Catawba County portion of the proposed development) and R-T (the remainder of this parcel that's requested to be rezoned to I-L). Land uses in this area include industrial, agricultural and residential. The Lincoln County Land Use Plan classifies this area as industrial.

Chairman Patton opened the public hearing.

Austin Williams with Crosland Southeast, said the reason to move forward with the rezoning with the understanding that anything over 50,000 square feet would require a master plan, is from a marketing standpoint. He said the investment is over \$11 million and they would like to be able to market the property, which would be easier with the zoning change.

Doug Rink, Real Estate Broker said he is empathetic with Mr. Williams, but thinks this is a recurring theme with Crosland. He said the Board should go back and speak with Catawba about the overall plan. He said the economy is tough, but it's not the Board's place to worry about protecting people's investments. He said Crosland needs to stand behind its investment.

Scott Gilleland, property owner in area, said he went through a planned development with Catawba County. He said he does not understand the reasoning behind the rezoning request. He said it seems like they want to cut and run.

Austin Williams said he would like to clarify that the property and the ability to develop it is subject to a development agreement. In this agreement, the property ownership is required to pay a sewer contribution fee, which is the link that is holding the sewer to the interchange open. He said they are the only entity that has made a commitment to pay for this sewer fee.

Being no additional speakers, Chairman Patton declared the public hearing closed.

ZMA #598 Crosland Denver Highway 16, LLC, applicant

The applicant is requesting the rezoning of 24.8 acres from R-T (Transitional Residential) to I-L (Light Industrial). (See the report for ZMA #597 for the background on this request.)

The property is located about 300 feet east of the N.C. 16 bypass and about 1,800 feet south of N.C. 150. It is adjoined by property zoned I-G (General Industrial), R-T (the remainder of this parcel that's requested to be rezoned to B-G) and PD-CD (Planned Development Conditional for the Catawba County portion of the proposed BridgeWater development). Land uses in this area include industrial, agricultural and residential. The Lincoln County Land Use Plan classifies this area as industrial.

Staff recommends approval of the rezoning request. This property adjoins property that is zoned I-G and is the site of an industrial use, a quarry. The rezoning is consistent with the Land Use Plan for this area.

Chairman Patton opened the public hearing.

Being no speakers, Chairman Patton declared the public hearing closed.

UDO Proposed Amendment #2012-3 Lincoln County Planning and Inspections Department, applicant.

Staff is proposing to amend the Lincoln County Unified Development Ordinance as follows:

1) Amend Section 12.3.2 (General Terms) to define "Electronic Gaming Operation" as any business enterprise where persons utilize electronic machines to conduct sweepstakes, lotteries and/or games of chance and where cash or merchandise or other items of value are redeemed or otherwise distributed.

2) Amend Section 2.2.1 (Use Table) to make "Electronic Gaming Operation" a

conditional use in the B-G and I-L districts subject to certain standards.

3) Amend Section 4.4 (Commercial Standards) to establish standards for "Electronic Gaming Operation."

This proposal would create a separate classification and regulations for electronic gaming operations such as Internet sweepstakes centers. Currently, under the UDO, such an operation is classified as an amusement center. An amusement center is a conditional use in the B-N (Neighborhood Business) and B-G (General Business) districts and not subject to any special standards. Electronic gaming operations are different in nature from a typical amusement center or video game arcade in that the clientele is adult only and cash payouts are common.

The proposed standards for electronic gaming operations include separation requirements from residential zoning districts, schools, churches etc.; special parking requirements; limits on hours of operation; and access and visibility requirements. Following is the full text of the proposed amendment:

UDO Proposed Amendment #2012-3

Underlined text is proposed to be added.

§12.3 Defined Terms

§12.3.2 General Terms

ELECTRONIC GAMING OPERATION: Any business enterprise, whether as a principal or accessory use, where persons utilize electronic machines, including but not limited to computer and gaming terminals, to conduct games including but not limited to sweepstakes, lotteries, games, and/or games of chance, and where cash or merchandise or other items of value are redeemed or otherwise distributed, whether or not the value of such distribution is determined by electronic games played or by predetermined odds, which have finite pool of winners. The term includes but is not limited to Internet sweepstakes, video sweepstakes or cybercafés. This definition does not include any lottery endorsed, approved or sponsored by the State of North Carolina, or arcade games of skills.

§4.4 Commercial Use Standards

§4.4.6 Electronic Gaming Operation

A. No electronic gaming operation shall be located within 200 feet of residentially zoned property or within 500 feet of a place of worship, elementary or secondary school, day care center, public park or public library, as measured by a straight line.

B. No electronic gaming operation shall be located within 400 feet of another electronic gaming operation.

C. Hours of operation shall be limited to 8 a.m. to 11 p.m. Sunday through Thursday, and 8 a.m. to midnight Friday and Saturday.

D. The minimum parking requirement is one space per 1.5 electronic gaming machines/computers/terminals, plus one space per two employees.

E. During hours of operation, electronic gaming operations shall be open for direct, unobstructed access by safety and law enforcement personnel. All entrance doors shall remain unlocked while

patrons are on the premises. All electronic gaming machines/computers/terminals shall be open and visible from the exterior of the exterior front of the establishment.

Commissioner Mitchem asked about the current facilities and convenience stores that have gaming. He asked where the stopping point for regulations is and said he is tired of all the regulations. He said buying lottery tickets is also gambling but we do not regulate it.

Dr. Pence said he looked up internet cafes and found an expose done by a NC television station. He said if anyone has questions, Randy Hawkins can forward the site to them. He said it is interesting what they are really like.

Chairman Patton opened the public hearing.

Caroline Brown, owner of Sugar Daddies Internet Sweepstakes in the City of Lincolnton, compared the internet cafes to Cherokee. She asked what loitering is – if it is older men sitting on a bench discussing fishing. She said she has been in the county for years and has been at Sugar Daddies for over three years. She said this is a consumer business and should not be in Industrial. She said they are in operation now and have not had any complaints. She said she is open 10 a.m. until midnight seven days per week. She said they have blinds up and their doors are open. She said she can understand locking a door since they handle so much cash. She explained her gaming system and the way it works.

Robbie Gunn said he is the President of Lucky Carolina Sweepstakes and owns sweepstakes in several counties and one in the City of Lincolnton. He said the covering of the windows bothers him. He said he worries about safety. He said the door buzzers make him nervous with the cash. He said it worries him about the 250 feet distance from residential.

Being no additional speakers, Chairman Patton declared the public hearing closed.

CUP #307 Todd Black, applicant

The applicant is requesting a conditional use permit to operate a campground in the R-R (Rural Residential) district. Under the Use Table of the Unified Development Ordinance, a campground is a conditional use in the R-R district. The applicant is proposing to develop the project in phases (see site plan and report submitted as part of the application), with up to 88 spaces for recreational vehicles and 35 sites for tents at build-out. (Under the proposal, some of the RV spaces could serve as sites for cabins.) The plan also includes amenities such as a picnic shelter and amphitheater.

The proposed 17-acre site is located at 3458 Zion Hill Road, at the end of Zion Hill Road, about 1,000 feet north of the Gaston County line, in North Brook Township. The applicant resides on this property. Zion Hill Road changes from a state-maintained road to a private road about 700 feet from this property. The private section of the road provides access to one other home.

This property is surrounded by property zoned R-R. Land uses in this area are

primarily residential and agricultural. The Lincoln County Land Use Plan designates this area as Rural Preservation, suitable for low-density residential uses and limited smallscale commercial uses that are suited for and blend in well with rural environments.

Adjoining zoning and uses

East: Zoned R-R, undeveloped tract.

South: Zoned R-R, residence and undeveloped tract.

West: Zoned R-R, undeveloped tract.

North: Zoned R-R, undeveloped tract.

Environmental

This property is located in a WS-II Protected Area watershed district, which limits the impervious area of a commercial development to 12 percent of the acreage. The primary soil classifications are:

PeB2 (Pacolet sandy clay loam, 2-8% slopes), well suited for building site development, moderately suited for sanitary facilities.

PeC2 (Pacolet sandy clay loam, 8-15% slopes), moderately suited for building site development, moderately suited for sanitary facilities.

PaD (Pacolet sandy loam, 15-25% slopes), poorly suited for building site development, poorly suited for sanitary facilities.

Utilities

No public water or public sewer is available in this area. The campground would be served by private facilities.

Chairman Patton opened the public hearing.

Todd Black, applicant, said he would like to open a campground on this property, which he has lived at for 25 years. He said Lincoln County needs a campground, especially in the western end.

Julia Lightsy said she highly encourages this campground. She said they were lucky enough to acquire this land and people should be able to enjoy it

Being no additional speakers, Chairman Patton declared the public hearing closed.

WSCUP #13 Damon Lusk, applicant

The applicant is requesting a conditional use permit to allow the use of the high-density option in the WS-IV Protected Area of the Catawba/Lake Norman Watershed. The applicant is proposing to develop a 1.36-acre parcel with a 19,500-square-foot building, driveways and parking areas. The high-density option would allow the development to have a built-upon surface area covering up to 70 percent of the site, with the use of engineered stormwater controls. (Otherwise, in this watershed district, non-residential developments that require an erosion control plan are limited to a built-upon area of 36 percent.

The 1.36-acre parcel is located on the north side of N.C. 16 Business about midway between its intersections with Denver Industrial Park Road in Catawba Springs Township. It was rezoned from B-G (General Business) to CU I-G (Conditional Use General Industrial) in May to permit an office/warehouse for building material sales. It is adjoined by property zoned B-G, I-G and B-N (Neighborhood Business). Land uses in this area include industrial, business and residential. This property is part of an area designated by the Lincoln County Land Use Plan as industrial.

Under the water-supply watershed regulations of the Lincoln County Unified Development Ordinance, the Catawba/Lake Norman Watershed is designated for the use of the high-density option. The option requires the use of stormwater control structures to control and treat the runoff from the first one-inch of rain. The structures must be designed to meet the Best Management Practices (BMP) standards of the N.C. Department of Environment and Natural Resources. In this case, two bioretention areas are proposed.

The regulations require the developer to post a bond or other financial security in an amount not less than 1.25 times the cost of constructing the necessary stormwater control structures. In addition, a binding agreement must be signed, requiring the owner to maintain, repair and, if necessary, reconstruct the structures in accordance with an approved operations and maintenance plan.

Chairman Patton opened the public hearing.

Damon Lusk, 3400 Denver Drive, said will make a really nice building and are committed to the bonds for construction and maintenance. He said it will be maintained right.

Being no additional speakers, Chairman Patton declared the public hearing closed.

Motion to Approve the Recommendation for a portion of Lincoln County to become part of the Mecklenburg/Union MPO, a small portion to be in Gaston Urban Area MPO and rest of county to remain in Lake Norman RPO - all as shown on map attached to July 27, 2012 memo from Andrew Bryant:

The Census Bureau released the 2010 Urbanized Area delineations on March 26, 2012. These delineations are used as the basis for identifying Metropolitan Planning Organization (MPOs) boundaries. Urbanized area boundaries are created first by identifying an initial urban core of contiguous census tracts that have a population density of at least 500 persons per square mile and an area of three square miles or less. The initial urban core must have at least one census tract with a population density of at least 1000 persons per square mile. Contiguous census tracts are then added to the UZA boundary with the same population density of 500 persons per square mile. Additional non-contiguous areas are then added based on impervious surface coverage (at least 1/3 coverage), hops (crossing a 0.5 mile or less gap) and jumps (crossing a 0.5 to 2.5 mile gap), airports, and other criteria.

The 2010 urbanized areas for the region have been identified and the affected communities and counties have until the end of this year to identify MPO Study Area boundaries. The areas identified as part of an urban area must join the relevant MPO, but the Study Area identification

process is more flexible. The Study area should include those areas expected to urbanize in the next 20 years, but the decision of what those areas are is typically left to the local governments.

The MPOs then take those locally-supported boundaries to the State, where the governor is allowed to support or reject the proposed boundaries. This step is almost always a formality, as the state typically defers to the locals on the boundaries. The governor then submits the boundaries to the Federal Highway Administration, who then processes the changes. The updated boundaries will likely not be finalized until 2014, meaning that the RPO will definitely continue in its current form for FY 12-13, and modify its geography, membership, and MOU for FY 13-14.

Lincoln County is in a unique situation in the state as two separate MPO's have had their urbanized area expand into the county. The largest expansion was by the Mecklenburg-Union MPO (MUMPO) which expanded into most of eastern Lincoln County around the lake. The Gaston Urban Area MPO (GUAMPO) also expanded a small portion of its urbanized area into County in the area of NC27 and the county line. These expansions mean that Lincoln County must participate in both of these transportation planning organization.

As mentioned there is a second step to the process of modifying MPO boundaries and that is the identification of the study area boundary which is defined as the area expected to become urban over the next 20 years.

Action Item #1: GUAMPO Study Area Boundary

The urbanized area associated with GUAMPO does cross into Lincoln County and GUAMPO will play an active roll in transportation planning in a small portion of the county by default. The urbanized area that made its way into Lincoln County, from Gaston County, and the urbanized area around High Shoals are separate by less than a mile from Lincolnton's urban cluster. With these small separations between the urbanized area and the urban cluster it would be reasonable to assume that the urban cluster around the City of Lincolnton would be expected to urbanize in the next 20 years. However, the projected cost to join GUAMPO is expected to be around \$13,000 a year which would be our per capita share of the 20% local match. Due to this tremendous cost increase over current transportation planning allocations staff recommends to not extend the study area boundary of GUAMPO into Lincolnton and the surrounding county area.

Action Item #2: MUMPO Study Area Boundary

The expansion of the Charlotte urbanized area into Lincoln County is much greater than the expansion from Gaston. This area encompasses most of the areas around Lake Norman and south of Denver. Staff has proposed a study area boundary that picks up expected growth in areas planned to be reached by our Public Works CIP and areas where commuting patterns are weighted towards Mecklenburg County. This boundary can be adjusted but staff believes the recommendation will best serve transportation planning efforts in the eastern part of Lincoln County.

Estimated Yearly Cost to Lincoln County

Planning Organization	Option #1	Option #2
MUMPO	\$5,000	\$5,000
GUAMPO	\$12, 872	\$970
LNRPO	\$3,000	\$3,000
Total	\$20,872	\$11,049

Current LNRPO Yearly Costs: \$4,345

Andrew Bryant said this was discussed with the City of Lincolnton before the decision was made for the County and the City.

Bob Cook, Secretary to the Mecklenburg Union RPO, presented information concerning the request.

Commissioner Mitchem expressed concerns that most of the money from the MUMPO would stay in Mecklenburg County.

UPON MOTION by Commissioner Arena, the Board voted unanimously to approve the recommended study boundary for GUAMPO.

UPON MOTION by Commissioner Arena, the Board voted 4 – 1 (Mitchem against) to approve the recommended boundaries of MUMPO.

UPON MOTION by Commissioner Arena, the Board voted 4 – 1 (Mitchem against) that the balance of the county, outside of the just defined MUMPO and GUAMPO area, remain in the Lake Norman RPO.

UPON MOTION by Commissioner Arena, the Board voted unanimously to appoint Commissioner Robinson as the representative on the MUMPO Board and Committee to make revisions to MUMPO MOU.

Motion to Declare Public Hearing on CDBG Grant held on June 16, 2012 as null and void due to the fact that it was held prematurely - George Wood: **UPON MOTION** by Commissioner Mitchem, the Board voted unanimously to declare the public hearing on CDBG Grant held on June 16, 2012 as null and void due to the fact that it was held prematurely.

Public Hearing - Industrial Development Incentive Grant for Existing Industry and motion to adopt Resolution #2012-28: Resolution to Adopt Economic Incentive Grant Agreement – Kara Brown: Kara Brown presented the following information concerning an economic incentive grant with Sabo USA.

UPON MOTION by Commissioner Robinson, the Board voted unanimously to approve Resolution #2012-28: Resolution to Adopt Economic Incentive Grant Agreement.

**RESOLUTION TO ADOPT ECONOMIC INCENTIVE
GRANT AGREEMENT WITH (Sabo USA).**

WHEREAS, the Lincoln County Board of Commissioners verily believes that it is in the best interests of the citizens of Lincoln County to encourage and support economic development within Lincoln County through the recruitment of new industries to the County and the expansion of existing industries in the County; and

WHEREAS, (Sabo USA), has developed plans for expansion of their manufacturing equipment in Lincoln County; and

WHEREAS, the Board of Commissioners wishes to encourage such development by means of offering incentives to aid in such efforts;

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED AS FOLLOWS:

1. The Lincoln County Board of Commissioners hereby approves the Lincoln County Incentive Grant Agreement (attached hereto as Exhibit A and incorporated herein by reference) among Lincoln County and Sabo USA.

2. The Chairman of the Board of Commissioners and the Clerk to the Board are hereby authorized to sign all necessary documents on behalf of Lincoln County in order to effectuate this transaction.

3. This resolution shall become effective upon adoption.

This 6th day of August, 2012.

Alex Patton, Chairman
Lincoln County Board of Commissioners

ATTEST:

Amy Atkins, Clerk to the Board

LINCOLN COUNTY INCENTIVE GRANT AGREEMENT

NORTH CAROLINA

LINCOLN COUNTY

THIS AGREEMENT is made and entered into as of the 6th day of August, 2012, by and between LINCOLN COUNTY, a body corporate and politic (hereinafter referred to as "the County"), and Sabo USA, a Delaware corporation (hereinafter referred to as "Sabo").

WITNESSETH:

WHEREAS, Sabo has developed plans for the equipment expansion of an existing facility in Lincoln County, North Carolina; and

WHEREAS, the Board of Commissioners of Lincoln County verily believes that the location of new

industries and the expansion of existing industries is vital to the economic health of Lincoln County and to the welfare of its citizens; and

WHEREAS, the Board of Commissioners wishes to encourage such development by means of offering incentives to recruit new industries and to aid in expansion of existing industries; and

WHEREAS, such incentives are predicated on the notion of expanding Lincoln County's tax base and providing additional jobs for Lincoln County's citizens that pay wages higher than the current prevailing average hourly wage in the particular industry; and

WHEREAS, the Board of Commissioners has determined that it is appropriate and in the best interests of Lincoln County and its citizens to offer incentives in the form of both cash grants and assistance with making public services available; and

WHEREAS, the Board of Commissioners believes that it is appropriate and reasonable to expect Sabo to bind itself to the County to produce certain results in conjunction with the project described herein as conditions of the incentives being offered by the County;

NOW, THEREFORE, for and in consideration of the mutual promises and covenants herein set forth, the parties hereby agree as follows:

1. On or before November, 2012, Sabo shall begin installation of equipment in Lincoln County, North Carolina.
2. Within two years of the date of this agreement, Sabo shall make an investment upon such site of \$2,000,000, of which \$1,400,000 will qualify for incentives under the Lincoln County Industrial Incentive Grant Policy.
3. Within two years of the date of this agreement, Sabo shall provide at such site at least 12 new jobs paying average weekly wages of \$400.00
4. In consideration of the performance of the aforesaid obligations by Sabo, the County will provide cash grants to Sabo of \$5441.80 per year for a five-year period. Lincoln County will pay such grants beginning in the tax year after the project's completion. Grants will be paid to Sabo within 30 days after Sabo has made its tax payment for the then-current year and has notified Lincoln Economic Development Association of the payment. This amount represents a Level 1 grant under the Lincoln County Industrial Development Incentive Grant Policy for New and Existing Industries.
5. In the event that the value of the investment actually made by Sabo pursuant to this agreement is greater or less than the aforementioned contract amount, the incentive grants to be provided hereunder will be adjusted upward or downward on a pro-rata basis.
6. Sabo specifically agrees that in the event that all or any portion of this agreement or any incentive grant or payment to be made hereunder is declared to be unconstitutional, illegal, or otherwise enjoined by a court of competent jurisdiction, Sabo shall indemnify and hold harmless Lincoln County and its Board of Commissioners, individually and collectively, from any loss or liability and shall reimburse Lincoln County by the amount of any such grant or payment.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals as of the day and year first above written.

Sabo USA

By: _____
President

LINCOLN COUNTY

By: _____
Alex E. Patton, Chairman
Board of Commissioners

ATTEST:

Amy S. Atkins
Clerk to the Board of Commissioners

STATE
COUNTY

This the _____ day of _____, 20____, _____ personally came before me
_____ and acknowledged that he/she is _____ of _____, a _____
corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument
its name on its behalf as its act and deed.

Witness my hand and official stamp or seal, this _____ day of _____, 2012.

My Commission Expires: _____

_____ Notary Public

NORTH CAROLINA
LINCOLN COUNTY

This the _____ day of _____, 20____, personally came before me Delores Alfaro, Assistant
Clerk to the board of Lincoln County, North Carolina, who being by me duly sworn says that she knows
the common seal of the County of Lincoln, North Carolina and is acquainted with Alex E. Patton, who is
the Chairman of the Board of Commissioners of Lincoln County, North Carolina, and that she, the said
Delores Alfaro, is the Assistant Clerk to the board of Lincoln County, North Carolina, and saw the
Chairman of the Board of Commissioners of Lincoln County, North Carolina, sign the foregoing
instrument and affix said seal to said instrument and that she, the said Delores Alfaro, signed her name in
attestation of said instrument in the presence of said Chairman of the Board of Commissioners of
Lincoln County, North Carolina.

My Commission Expires: _____

_____ Notary Public

Resolution to Adopt Economic Incentive Grant Agreement Extension with Hydac Technology: Crystal Gettys presented the following:

UPON MOTION by Commissioner Mitchem, the Board voted unanimously to adopt Resolution #2012-31: Resolution to Adopt Economic Incentive Grant Agreement Extension with Hydac Technology.

RESOLUTION #2012-31: RESOLUTION TO ADOPT ECONOMIC INCENTIVE GRANT AGREEMENT EXTENSION WITH HYDAC TECHNOLOGY

WHEREAS, the Lincoln County Board of Commissioners verily believes that it is in the best interests of the citizens of Lincoln County to encourage and support economic development within Lincoln County through the recruitment of new industries to the County and the expansion of existing industries in the County; and

WHEREAS, Hydac Technology has developed plans for the installation of new manufacturing facility and equipment in Lincoln County; and

WHEREAS, the Board of Commissioners wishes to encourage such development by means of offering incentives to aid in such efforts; and

WHEREAS, the Board of Commissioners approved an incentive agreement with Hydac Technology on June 21, 2010; and

WHEREAS, pursuant to the current Lincoln County Industrial Development Incentive Grant Program and the incentive agreement approved on June 21, 2010. Hydac Technology had a deadline start date of September, 2011 to start its project; and

WHEREAS, Hydac Technology has requested an extension of the deadline for start until September, 2012, and the Board believes such an extension would be reasonable;

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED AS FOLLOWS:

1. The Lincoln County Board of Commissioners hereby approves the extension of the installation start date of September, 2012 of the Lincoln County Incentive Grant Agreement (attached hereto as Exhibit A and incorporated herein by reference) among Lincoln County and Hydac Technology

2. The Chairman of the Board of Commissioners and the Clerk to the Board are hereby authorized to sign all necessary documents on behalf of Lincoln County in order to effectuate this transaction.

3. This resolution shall become effective upon adoption.

This 6st day of August, 2012.

Alex Patton Chairman
Lincoln County Board of Commissioners

ATTEST:

Amy S. Atkins, Clerk to the Board

Motion to Adopt Resolution #2012-26: A Resolution Amending the County's Industrial Incentives Grant Policy - George Wood: UPON MOTION by Commissioner Klein, the Board voted unanimously to adopt Resolution #2012-26: A Resolution Amending the County's Industrial Incentives Grant Policy.

**RESOLUTION #2012-26 : A RESOLUTION AMENDING THE COUNTY'S
INDUSTRIAL INCENTIVES GRANT POLICY**

THAT WHEREAS, the Lincoln County Board of Commissioners have previously adopted on February 1, 2002 an industrial incentive grant policy, which has been subsequently amended from time to time; and

WHEREAS, the Board of Commissioners and the Lincoln Economic Development Association (LEDA) have met to discuss changes to this policy to make Lincoln County more competitive in industrial recruitment of new industries and the expansion of existing industries; and

WHEREAS, at that meeting the County Manager and Executive Director of LEDA were directed to review and make recommendations to the industrial incentive program to strengthen the program's competitiveness; and

WHEREAS, the County Manager and the Executive Director of LEDA have recommended changes to the existing policy contained in the attached policy, and the LEDA Executive Board has approved the recommendation; and

WHEREAS, the Lincoln County Board of Commissioners have reviewed the recommended policy changes and wish to adopt the changes and incorporate them into its Industrial Incentives Grant Policy;

NOW, THEREFORE, BE IT RESOLVED by the Lincoln County, North Carolina Board of Commissioners as follows:

Section 1. That the document entitled "LINCOLN COUNTY INDUSTRIAL DEVELOPMENT INCENTIVE GRANT PROGRAM FOR NEW AND EXISTING INDUSTRIES", attached hereto and incorporated by reference into this resolution, is hereby approved and adopted as the industrial incentive grant policy for Lincoln County, and supersedes any previous policies or portions of policies that conflict herewith.

Section 2. That the Lincoln Economic Development Association and the county staff are hereby authorized and instructed to use this policy in their industrial recruitment efforts from and after this date, until such policy is further amended by action of the Board of Commissioners.

Section 3. That the Executive Director of LEDA is authorized to change the factors called for in Section IV of the Lincoln County Industrial Development Incentive Grant Program for New and Existing Industries in any year that the tax rate changes, so that the factors reflect the same percentage change either up or down as the percentage change in the tax rate from the previous year.

Section 4. That this change in the factors shall not take effect until the County Manager has reviewed the mathematical calculations showing the existing tax rate and the new tax

rate, and the existing factors and the new factors, and has given written approval of them. A copy of said written approval shall be furnished to the Board of Commissioners within 30 days of said approval.

Section 5. That this change in the factors shall be effective for the full fiscal year in which the tax rate has changed, and in all subsequent fiscal years, until the tax rate is subsequently changed.

Section 6. The provisions of this resolution shall become effective immediately upon its adoption.

Adopted this 6th day of August, 2012.

By: _____
Alex E. Patton, Chairman
Lincoln County Board of Commissioners

ATTEST:

Amy S. Atkins
Clerk to the Board

Public Comments (15 minutes allowed per Rules of Procedure - 3 minutes per person):
Chairman Patton opened public comments.

Being no speakers Chairman Patton declared the Public Comments section closed.

Water Meter Replacement - Motion to Award Contract to Carolina Quality Construction, Inc. in the amount of \$221.00 per meter with a maximum price of \$187,850 : Mr. Wood presented the following request:

The CIP budget includes a line item this year of \$150,000 to continue the replacement of the old manual read meters with radio read meters. Bids were received on July 19, 2012 to replace approximately 850 meters. This project is a part of a multi-year plan to replace the manually read meters in our system to more updated meters that transmit reads to a laptop to potentially increase our revenue volume and improve water loss accountability. The balance of the \$37,850.00 would be transferred from fund balance to cover the remaining costs.

Fourteen bids were received ranging from \$221.00 per meter to \$359.62 per meter. The low bid was tendered by Carolina Quality Construction, Inc. Based on the bid received, it is estimated that we will be able to replace approximately 850 meters with the funds budgeted this year.

Staff recommends and requests Council approval to award the contract to Carolina Quality Construction, Inc. in the amount of \$221.00 per meter with a maximum price of \$187,850.00.

UPON MOTION by Commissioner Arena, the Board voted unanimously to approve the 5 year contract with Wireless Communications for purchase and maintenance of a new emergency telephone system.

Denver Booster Pump Station Upgrade - Motion to Award the bid of \$256,517 to Dellinger, Inc. of Monroe, NC to allow the replacement of aging equipment in the Denver Booster Pump Station: Mr. Wood presented the following:

Construction bids for the Denver Booster Pump Station Upgrade were received on July 12, 2012 from four responsive bidders with Dellinger, Inc. of Monroe, NC submitting the low bid at \$256,517. It is recommended and requested that the County Commission approve awarding the contract for the Denver Booster Pump Station to the lowest apparent bidder, Dellinger, Inc. This will allow the replacement of aging equipment in the Denver Booster Pump Station.

The Denver Booster Pump Station is the facility for pumping water from the water treatment plant and eastern zone to the central and ultimately western zones. The facility is located by the Denver water tank and currently has three skid mounted pumps. The contract will provide for a new replacement pump skid, backup generator fuel capacity upgrades and building repairs. The contractor will also be responsible for providing bypass pumping and controls during the pump replacement to maintain water flow to the central and western zones. The contract duration is 180 days.

Plans and specifications for the equipment replacement and upgrades were prepared by WK Dickson under an engineering services contract issued in October 2011.

The project will be funded from the Lincoln County Water and Sewer Utility Funds.

UPON MOTION by Commissioner Arena, the Board voted unanimously to award the bid of \$256,517 to Dellinger, Inc. of Monroe, NC to allow the replacement of aging equipment in the Denver Booster Pump Station.

Forney Creek Waste Water Treatment Plant Closure - Motion to Award bid of \$510,000 for the Forney Creek Wastewater Treatment Plant Closure to Hickory Construction Company: Mr. Wood presented the following:

Construction bids for the Forney Creek WWTP Closure were received on July 12, 2012 from three responsive bidders with Hickory Construction Company of Hickory, NC submitting the low bid at \$510,000. It is recommended and requested that the County Commission approve awarding the contract for the Forney Creek WWTP Closure to the lowest apparent bidder Hickory Construction Company. This will allow the consolidation of all treatment operations at the Killian Creek WWTP. The contract duration is 120 days.

UPON MOTION by Commissioner Arena, the Board voted unanimously to award the bid of \$510,000 for the Forney Creek Wastewater Treatment Plant Closure to Hickory Construction Company.

Motion to Adopt Resolution #2012-29: A Resolution Accepting the Tax Settlement with the Lincoln County Tax Administrator - George Wood: Mr. Wood presented the following:

State law requires that the Tax Administrator be charged with the collection of the next year's taxes each year before September 1st. However, before charging her with the collection, you must first settle with her on the collections to date through June 30. 2012.

The Resolution is a settlement of all collections against all taxes due, minus any refunds, discounts, or other adjustments.

Next is the Order charging her with the collection of the 2012 taxes and all outstanding taxes due from prior years.

The relevant statutes for reference on this are NCGS 105-321, 373, and 378. This is an annual process that is required as part of the tax collection system.

UPON MOTION by Commissioner Robinson, the Board voted unanimously to adopt Resolution #2012-29: A Resolution Accepting the Tax Settlement with the Lincoln County Tax Administrator.

UPON MOTION by Commissioner Klein, the Board voted unanimously to approve the Order Directing the Tax Collector to Collect the Taxes Charged in the Tax Records and Receipts.

RESOLUTION #2012-29; A RESOLUTION ACCEPTING THE TAX
SETTLEMENT WITH THE LINCOLN COUNTY TAX ADMINISTRATOR

THAT WHEREAS, the Lincoln County Tax Administrator is charged with the collection of all real and personal property taxes for Lincoln County, the East Lincoln County Water and Sewer District, the Fire Districts, and the City of Lincolnton; and

WHEREAS, NCGS 105-373 sets out a process whereby the Tax Administrator is to settle with the Board of Commissioners on an annual basis for all taxes charged for collection and those collected and remaining uncollected at year-end; and

WHEREAS, such settlement is to take place before the Tax Administrator can be charged with the collection of the next year's tax collections; and

WHEREAS, the Tax Administrator has prepared the required Settlement and submitted it to the Finance Officer for review; and

WHEREAS, the Tax Administrator has forwarded the required Settlement for approval by the Board of Commissioners;

NOW THEREFORE BE IT RESOLVED, and it is hereby RESOLVED that the Lincoln County Board of Commissioners hereby accepts and approves the Settlement of Taxes prepared by the Tax Administrator's Office, which is attached hereto and incorporated by reference into this Resolution.

Adopted this 6th day of August, 2012.

Alex E. Patton, Chairman
Lincoln County Board of Commissioners

ATTEST:

Amy S. Atkins
Clerk to the Board

**Order Directing the Tax Collector
To Collect the Taxes Charged in the Tax Records and Receipts**

State of North Carolina
County of Lincoln
To the Tax Collector of the County of Lincoln:

You are hereby authorized, empowered, and commanded to collect the taxes set forth in the tax records filed in the office of the Tax Administrator and in the tax receipts herewith delivered to you, in the amounts and from the taxpayers likewise therein set forth. Such taxes are hereby declared to be a first lien upon all real property of the respective taxpayers in the County of Lincoln, and this order shall be a full and sufficient authority to direct, require, and enable you to levy on and sell any real or personal property of such taxpayers, for and on account thereof, in accordance with law.

Witness my hand and official seal, this 6th day of August, 2012.

Alex E. Patton, Chairman

ATTEST:

Amy S. Atkins, Clerk to the Board

Administrative Policy and Procedure Concerning Procurement Cards - Deanna Rios

It is recommended that the Board approve the Administrative Policy and Procedure on the use of Procurement Cards by the County employees.

A Procurement Card, or P-card, is an organization or corporate level credit card for use by selected employees that comes with restrictions imposed by the organization. If approved, we will be using Bank of America, which is on State Contract, to provide these services. We will receive a rebate of approximately 1.71% of our transaction total. This percentage is based on all charges made statewide on the State contract. We estimate this rebate could amount to \$20,000 to \$40,000 per year.

Small purchase item, less than \$500, are currently purchased through open accounts with local merchants, store issued credit cards or individual transactions. Store credit cards are used by multiple employees within the same department making it difficult to track charges. County department staff and Finance Department staff process an estimated 50-60 invoices and checks for these types of small purchases each month.

P-cards are one mechanism to reduce paperwork and handling costs for the low cost items. Each selected individual employee will have her own p-card that will have their name on it. Each card will have a separate account number, so each transaction can be tracked back to a specific employee. P-cards will not be permitted to be used by another employee.

Each p-card will have a per transaction limit and a monthly spending limit. The types of transactions can also be restricted and pre-established with p-cards.

With the implementation of the new P-card system, all store issued credit cards (Lowes, Staples, and Wal-Mart, etc.) and open accounts at local merchants will be eliminated. This will reduce the number of separate invoices and checks that must be handled each month. We will also have greater accountability with merchants than with the open accounts or store issued cards.

P-cards may only be used for items less than \$500 that do not require a Purchase Order. They will facilitate the purchase of commonly purchased items in local stores, as well as items purchased via the telephone or internet. For example, a public works employee may use the p-cards to purchase the supplies which are not in stock, and are necessary to complete an emergency repair. An administrative person may use a p-card to purchase necessary office supplies that could not be bought in bulk. P-cards will not be used at restaurants, for travel or for other items.

UPON MOTION by Commissioner Arena, the Board voted unanimously to approve the Policy and Procedure on Procurement cards.

Motion to Adopt Resolution 2012-30: Resolution Authorizing Pay Stipends for Members of Sheriff's SWAT Team: Martha Lide presented the following:

The Sheriff has requested that members of his S.W.A.T Team receive a 2.5% pay adjustment. The S.W.A.T Team is composed of elite members of the Sheriff's office staff who are selected annually through a rigorous, competitive process. They must meet strict physical requirements and demonstrate superior fire arms proficiency. This team is called upon to enter into extremely volatile and dangerous situations on a regular basis. These pay adjustments are being

requested in recognition of the fact that members of this team have assumed additional duties, participate in an additional 12 hours of training each month and are exposed to hazardous situations on a regular basis.

There are currently 14 members of the S.W.A.T. Team; 7 Deputy Sheriff's, 3 Investigators, 3 Sergeants and 1 Lieutenant. On an annual basis this increase will cost \$15,645. The Sheriff has agreed to hold a Senior Deputy position vacant to cover the additional cost.

If a member of the S.W.A.T team rotates off the team, they will no longer receive this pay adjustment.

It is recommended that the Board approve the attached Resolution granting a 2.5% pay adjustment to members of the Lincoln County Sheriff's Office S.W.A.T. Team.

RESOLUTION #2012-30:

**RESOLUTION GRANTING MEMBERS OF THE LINCOLN COUNTY SHERIFF'S OFFICE
S.W.A.T TEAM A 2.5% PAY ADJUSTMENT IN RECOGNITION OF THE EXTRA DUTIES,
EXTRA TRAINING AND HAZARDOUS DUTIES THEY PERFORM**

WHEREAS, the Lincoln County sheriff has requested that members of the Lincoln County S.W.A.T Team receive a 2.5 % pay adjustment in recognition of the extra duties, extra training and the hazardous work they perform; and

WHEREAS, two Lincoln County EMS employees also serve on the Lincoln County S.W.A.T Team and also merit recognition of the extra duties, extra training and the hazardous work they perform;

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED, that the members of the Lincoln County Sheriff's Office S.W.A.T team including the EMS staff that participate on the Team will be eligible to receive a 2.5% pay adjustment during the duration of their participation on the team

That this amendment shall become effective on August 11, 2012.

Adopted this _____ day of _____ 2012.

LINCOLN COUNTY

By: _____
Alex Patton, Chairman
Board of Commissioners

ATTEST:

Amy S. Atkins, Clerk to the
Board of Commissioners

UPON MOTION by Commissioner Robinson, the Board voted unanimously to approve Resolution #2012-30: Resolution Granting Members of the Lincoln County Sheriff's Office S.W.A.T. Team a 2.5% Pay Adjustment in Recognition of the Extra Duties, Extra Training and Hazardous Duties They Perform.

Presentation by Jennifer Sackett, Library Director, Regarding State Funded Library Needs Assessment and Strategic Plan: Jennifer Sackett, Library Director, presented the following:

The State Library of North Carolina has invited the Lincoln County Public Library to participate in a Community Needs Assessment pilot project funded by the Institute of Museum and Library Science (IMLS). Eight libraries have been selected as lead participants in this statewide initiative. The goal of the project is to assist the library in aligning its services and programs with the needs and wants of the community.

The first phase of the project focuses on needs assessment and is to be completed by December 2012. Jennifer Sackett, Library Director, will work with a Steering Committee, chosen from the community, to evaluate the library and collect relevant data. The State Library has provided a consultant, Bill Millett, to assist in conducting interviews, focus groups, community forums and surveys. Lincoln County and the State Library will receive a final written report from the consultant summarizing the Needs Assessment.

The second phase, to be completed by June 2013, involves reviewing the data collected, identifying the strengths and weaknesses of the library, and developing a written strategic plan. The Library Director, Steering Committee, and library staff will continue to work with the consultant to establish measurable goals and objectives that support the library's mission and vision for future.

It should be noted that we would have to provide a Strategic Plan in order to qualify for grants in future years. So, the State Library really is helping us fund and complete this requirement as a new, stand-alone county library. Jennifer and I believe this is an excellent opportunity to meet this requirement at minimal cost to Lincoln County, and to take a systemic look at our overall operation. We had to do a good bit of this in making the evaluation to split from the Gaston-Lincoln Regional Library. This will provide us a "roadmap" if you will, for the direction of library services over the next five years.

Closed Session: **UPON MOTION** by Commissioner Klein, the Board voted unanimously to enter Closed Session pursuant to § 143-318.11. Closed sessions.

(a)(5) To establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease

The Board returned to Closed Session and Chairman Patton announced that no action was taken in Closed Session.

UPON MOTION by Commissioner Klein, the Board voted unanimously to approve a lease with the option to purchase property on Startown Road at \$2800 per month with the option to purchase at \$180,000 with half of the rent payment applied to purchase price.

Adjourn: **UPON MOTION** by Commissioner Klein, the Board voted unanimously to adjourn.

Amy S. Atkins, Clerk
Board of Commissioners

Alex E. Patton, Chairman
Board of Commissioners