

**MINUTES OF BUNCOMBE COUNTY BOARD OF COMMISSIONERS'
CONTINUED MEETING OF FEBRUARY 21, 2006 AT 1 P.M.**

BE IT REMEMBERED: That the Board of Commissioners met in continued session on February 21, 2006, in the County Training Room at 199 College Street in Asheville, North Carolina at 1 p.m. where and when the following business was transacted:

The Chairman called the meeting to order with the following members present:

Nathan Ramsey, Chairman
Bill Stanley, Vice Chairman
David Gantt, Commissioner
Carol Peterson, Commissioner
David Young, Commissioners

Staff present were: Wanda Greene County Manager; Kathy Hughes, Clerk to the Board; Donna Clark, Finance Director; Jon Creighton, Assistant County Manager; Mandy Stone, Assistant County Manager; Joe Connolly, Associate County Attorney. Media present were: Cecil Bothwell, Mountain Express; Julie Ball, Asheville Citizen Times.

CALL TO ORDER

DISCUSSION/ADJUSTMENT/APPROVAL TO FOLLOW AGENDA

Commissioner Stanley moved to approve the consent agenda as presented:

Approval of Minutes of January 17, 2005 Regular Meeting

Budget Amendments

- **Workforce Investment (incumbent worker grant; joblink enhancement funds \$462,176)**
- **Solid Waste (budget interfund transfer to solid waste capital fund \$333,000)**
- **Fund 10 (\$24,228)—child Care Services (funds received for program and grant \$19,228); Information Technology (\$76,050); ABC Grant Revenue (\$5,000)**
- **Fund 21 – Capital Reserve (\$3,115,925)**

Resolution Authorizing the Chairman to Execute Easement

Resolution Amending Resolution 05-06-05 Authorizing Execution of Quitclaim Deed'

Special Revenue Projects Ordinance

Solid Waste Capital Projects Ordinance

Capital Projects Ordinance

Resolution Authorizing Acceptance of a Request from the Law Enforcement Academy for the Donation of Hand-Held Radios

Road Petition: Sharon Ridge Road

Commissioner Young seconded and the motion passed 4-0.

NEW BUSINESS

- **Resolution Approving a Policy Regarding the Openness and Accountability in the Use of Public Funds**

Diane Masologites, Budget Officer, presented the resolution asking the Board to adopt this policy which will require nonprofits that receive at least 20 percent of their budget from the County to open their books for public inspection. She said the current policy requires all non profits to submit audited financial statements to the County. The Chairman moved to amend the policy to require that nonprofits that receive 20 percent of their budget or \$10,000 whichever is smaller must open their books for public inspection. Commissioner Gantt seconded the Chairman's motion. Following further discussion, Commissioner Young suggested that the Board hold off on any changes at this time and consider this policy at the March 21 meeting. The Chairman and Commissioner Gantt withdrew their motion and second and the Board agreed to consider this resolution again on March 21.

- **Resolution Approving Updated Fire Insurance District Maps for Volunteer Fire Departments**

Mack Salley said that the resolution would allow fire districts in the County to increase to 6 mile districts and lower fire insurance rates for homeowners.

Commissioner Young moved to approve the resolution as submitted. Commissioner Peterson seconded and the motion passed 5-0.

BOARD APPOINTMENTS

Commissioner Peterson moved to appoint **Lou Mongiovi, Mark Morris, John Menkes, Norman Riddle, and Pat Roberts** to the **Board of Equalization and Review** for one year. The motion passed 5-0.

BUDGET RETREAT

- **Economic Development Policy Changes**

Jon Creighton, Assistant County Manager/Planning Director, presented changes to the Economic Development Policy. He recommended adoption of a formula that determines incentive based on the number of jobs and the rate of pay for jobs created—the policy would divide the incentive formula -- 50 percent for building/investment and 50 percent for jobs created. He explained that wages would be averaged across the number of jobs created. Commissioner Peterson said that this formula will outline exactly what the County can offer companies preventing confusion.

Mr. Creighton also suggested that a statement be added to the policy that required all participating employers be required to cover at least 50 percent of these cost of health insurance for their employees.

Commissioner Peterson moved to approve the policy changes as submitted. Vice Chairman Stanley seconded and the motion passed 5-0.

- **TIF Update/policy**

Donna Clark, Finance Director, presented the Tax Increment Finance/Project Development Funds Policy stating that this is an instrument that is available for the Commissioners to use for economic development. She said that this type financing has yet to be used in North Carolina. After some discussion, Commissioner Young asked for more time to consider this policy and the discussion was postponed to a future meeting.

- **Slope Development Ordinance**

Jon Creighton, Assistant County Manager/Planning Director, made recommendations as attached with the minutes. He has reviewed these recommendations with the Planning Board and they will consider them again in March for a final recommendation. He said that citizens as well as builders are concerned with development of steep slopes. He said that these recommendations will come back to the Board after the Planning Board has reviewed.

Commissioner Gantt moved to bring these recommendations to the Board for a public hearing at the March 21 meeting. Commissioner Stanley seconded and the motion passed 5-0.

- **Community Meeting Report**

Ken Reeves, Cooperative Extension Agent, thanked the Board for the opportunity to visit the communities with the questions: (1. What are the needs and issues in your community that you feel Buncombe County Government could help address; & 2. What things do you value in your community that you would like to see protected and/or preserved?). He thanked the community clubs, libraries and fire departments and the 283 individuals that participated. He reviewed the information that is attached to the minutes stating that there were five common themes of concern involving law enforcement; environment; land use/community development; and government. The community treasures a sense of community; their natural assets (views, water, air); community resources such as churches, libraries, fire departments.

He highlighted comments that were made by every area of the County including: requests to protect citizens from annexation; approve a lower tax rate for long time home owners; improved animal control. Commissioner Gantt and Young asked to have a representative of the Humane Society attend the next Board meeting and discuss their animal control policy and the level of service to the community.

Mr. Reeves said that other areas of concern included erosion and runoff from developments and additional funding for community centers. He pointed out that the same person who values ridgetop protection and control on development is also opposed to zoning and wants to keep all property rights.

Commissioner Peterson, who attended many of these community meetings, said that citizens feel that the Commissioners are the ones to preserve the society and beauty of the area. She praised Ken Reeves for the way that he ran the meetings and the process that was used. Mr. Reeves recommended that more community meetings like these be done in the near future.

- **2007 Budget Discussion**

Wanda Greene, County Manager, asked the Commissioners what they would like to see included in the budget for 2007 and beyond.

Commissioner Stanley said that service is important and most everything is being done well. Commissioner Young said that he wants to focus on a few key areas – staff must help commissioners focus on key areas that must be funded effectively and efficiently. He felt the Board should say no to areas that are not one of the designated key areas.

Commissioner Peterson said that citizens need to get services for the taxes they pay—and government must be accountable for services that are provided in the most effective and efficient manner.

Commissioner Gantt said that Buncombe has the 70th lowest tax rate. He suggested looking at what the County can afford before setting a tax rate. He supported health care (County's primary care unit), education including fighting the drop out rate and making sure County staff are paid reasonable salaries. He suggested adding a public information officer and a lobbyist, a land legacy program and more discussion of a merger of City and County parks and recreation departments. He was in favor of reinstating community center funds; additional funding for the 211 program and included funds for the civic center.

Chairman Ramsey wanted more work done on a seamless system between public schools and Asheville Buncombe Technical Community College and a possible scholarship program; some settlement of the City and County issues and more discussion of a merger of the parks and recreation departments. The Chairman asked that a resolution be drafted opposing the distribution formula for the capital school funds under the lottery for consideration at the March 21 meeting.

The Manager said that the budget message will be presented to the Board on May 16 and more budget meetings will be scheduled.

The County Attorney requested a closed session pursuant to GS 143-318.11A (3) for attorney client matters; (4) economic development matters and (5) property acquisition matters.

Vice Chairman Stanley moved to go into closed session for the reasons cited by the County Attorney. Commissioner Peterson seconded and the motion passed 5-0.

CLOSED SESSION

Discussion was held concerning the economic development portion of the HUB plan. The Board gave consensus for the Manager to continue working on the plan and report to the Board in March.

Discussion was held concerning a spec building for economic development. The Board instructed that a public hearing be held in March to consider this incentive.

Jon Creighton gave the Board an update on a possible existing plant expansion and an incentive for the expansion. No action was taken.

Discussion was held concerning a possible condemnation of property and a sewerline expansion in south Buncombe County. No action was taken.

(Vice Chairman Stanley left the meeting.)

The Board discussed the lawsuit filed by the City concerning Sullivan II and III. The Board agreed that the City should talk with the General Assembly and both sides should continue working toward some agreement. No action was taken.

The Board discussed two possible property acquisitions. The Board gave consensus for the Manager to get more information and report to them in March.

Commissioner Young moved to go into open session. Commissioner Peterson seconded and the motion passed 4-0.

OPEN SESSION

ANNOUNCEMENTS

The Chairman announced:

That the next regular meeting of the Board of Commissioners would be March 21 beginning at 4:30 p.m. A pre-meeting will be held beginning at 4 p.m. and anyone interested in making public comment can sign up prior to 4:10 p.m. to be recognized prior to the meeting. A public comment period will also be held during the meeting following all the business items.

The Commissioners will meet with the Asheville Area Chamber of Commerce leadership on Wednesday, February 22 at 4 p.m. for their quarterly meeting. The meeting will be held at the Chamber of Commerce in the First Floor Meeting Room at 36 Montford Avenue in downtown Asheville.

Five members of the Board will be attending dinner on the Asheville-Buncombe Technical Community College Campus on Thursday, February 23 at 6 p.m.

The Commissioners will meet on February 28 at 4 p.m. at the Red Oak Room in the Ramsey Library for a tour of the research and development department through national environmental modeling center.

Some member of the Board will be attending the National Association of Counties Legislative Conference in Washington DC March 3-8, 2006.

Commissioner Young moved adjourn the meeting. Commissioner Peterson seconded and the meeting was adjourned at 4:30 p.m.