

APPROVED 04/02/2019

**MINUTES
BOARD OF COUNTY COMMISSIONERS
REGULAR MEETING
March 19, 2019
7:00 p.m.**

The Orange County Board of Commissioners met in regular session on Tuesday, March 19, 2019 at 7:00 p.m. at the Southern Human Services Center in Chapel Hill, N.C.

COUNTY COMMISSIONERS PRESENT: Chair Penny Rich and Commissioners Jamezetta Bedford, Mark Dorosin, Sally Greene, Earl McKee, Mark Marcoplos, and Renee Price

COUNTY COMMISSIONERS ABSENT: None

COUNTY ATTORNEYS PRESENT: John Roberts

COUNTY STAFF PRESENT: County Manager Bonnie Hammersley, Deputy County Manager Travis Myren and Clerk to the Board Donna Baker (All other staff members will be identified appropriately below)

Chair Rich called the meeting to order at 7:00 p.m.

1. Additions or Changes to the Agenda

Chair Rich said Item 4-a will be deferred, due to staff illness.

The Board agreed by consensus to move Items 11-a and 11- b up to Items 4-b and 4-c, since Bob Marotto, Animal Services Director, was in attendance to address any questions.

PUBLIC CHARGE

Chair Rich acknowledged the public charge.

Arts Moment

Orange County Arts Commission Member Ashley Nissler introduced Joan Barasovka:

Arts Moment – Joan Barasovska grew up in Philadelphia and lives in Chapel Hill, North Carolina. She is an academic therapist in private practice. Joan co-hosts the Flyleaf Books Second Thursday Poetry Series at Flyleaf Books in Chapel Hill. She serves on the Board of the North Carolina Poetry Society. “Birthing Age”, from Finishing Line Press, is her first book of poetry.

Joan Barasovska read three poems:

First reading: Early March

Second reading: The Tower of my Adult Aloneness

Third reading: Orange County

Chair Rich referred to the tragedy in New Zealand, and read some comments about the need to stand up against hatred and acts of violence in any form.

2. Public Comments

a. Matters not on the Printed Agenda

Myra Dodson said she is here to continue her conversation about sewage and sludge/toxic waste that is dumped on farmland in Orange County. She said she is president and founder of two non-profit environmental groups: Sewage Sludge Action Network and

North American Alliance for Clean Land. She said both groups are dedicated to the elimination of dumping toxic waste on land, and promoting alternative methods of toxic waste disposal. She said Orange County is the 5th most sludge county in the state. She said when sludge is dumped gases are emitted indefinitely from the land. She said the Orange Water and Sewer Authority (OWASA) dumps millions of gallons of toxic sludge annually through Orange and neighboring counties. She said the gases are dangerous to the environment and to the population. She said if Orange County wants to play a conscientious role in slowing, or halting, climate change, this sludge would be a good place to start. She said Orange County should take the lead in researching alternative methods to its disposal.

John and Kristen O'Daly submitted the following petition electronically, and asked if it would be added to the minutes:

A Petition to the Orange County Board of Commissioners to End Participation on Durham-Orange Light Rail (DOLRT)

The 1980's concept of connecting the whole Triangle region - Raleigh, Durham, RTP, RDU, and Orange County - with integrated light and commuter rail that would instigate nearby affordable housing, adjacent commercial development, and an ever-diminishing need to use personal vehicles was a good intention. What remains in 2019 is the Durham-Orange Light Rail Transit (DOLRT) project; 17.7 miles of track that come 2030, if completed on schedule, will take an hour each trip from NC Central University to UNC Hospitals. With the most recent development, DOLRT will not be able stop at or near Duke/VA Medical Centers, making it less of an option as alternative transportation. When considering the modest amount of territory covered, and the multi-billion dollar price tag, it appears clear DOLRT retains little of the good intended 30 years ago. Especially to Orange County where there will only be five stops, three of which are on UNC property. All that seems to remain is the passion of a few to construct DOLRT at all cost.

The cost to plan and build DOLRT is significant. As you are well aware the current estimate of DOLRT's total price with interest is \$3.3 billion. With recent changes to Durham sections this estimate will increase before construction begins as planned next year, and experience informs us all that expenses will overrun during the 10 years of construction. The project has already cost Durham and Orange County taxpayers \$130 million for pre-construction expenses. This on-going burn rate of nearly \$5 million per month for planning costs is hard to justify considering how unlikely it now seems DOLRT will be built.

At this point there are several difficult hurdles to clear before DOLRT construction can be started. Durham County homeowners being forced to sell their land by eminent domain for the DOLRT maintenance facility are suing to keep their property. Duke University has flatly refused, end of discussion, to accommodate DOLRT near its hospital. The State Legislature deadline of April 30 for the DOLRT project to raise \$102.5 million from private sources stands (in early March) at only \$15 million raised. Without sufficient private funds by April 30 the project does not qualify to receive \$190 million of North Carolina state funds. Without the state or private funds the project does not qualify to receive \$1.23 billion in federal funds.

Looking forward, let's consider the Davenport and Company report finding that Orange County will at times have "a very, very thin margin" of cash to spend on the project through 2062. Weigh such a risk against these pre-determined parameters - of the five DOLRT stations in Orange County - three are on UNC property, Hamilton Road is already developed, and Gateway station is mostly in Durham County - the potential reward does not justify the risk.

With the many legal, funding, and cost challenges now facing this project it does not make sense to continue spending millions of dollars planning the light rail; in fact it does not make sense for Orange County residents to build DORLT at all.

Instead we need to be spending this money on transportation, affordable housing, and economic development programs that can be implemented right now, not 10 years from now. The poor cost-benefit of regional light rail was plain enough for Wake County and RTP to abandon it in favor of funding ready-to-go public transportation solutions such as high frequency buses, ride-sharing, and bus rapid transit systems. It is time for Orange County to make this same strategic shift

For all reasons discussed here we urge the Board of Commissioners to expedite the end of Orange County's participation on DOLRT in order to use the ½ cent sales tax, and other appropriate revenue, to fund currently available mass transit solutions that will catalyze low-cost housing, commercial development, and reduced carbon emissions.

Sincerely: John O'Daly and Kristen O'Daly; 3610 Environ Way, Chapel Hill, NC 27517

b. Matters on the Printed Agenda

3. Announcements, Petitions and Comments by Board Members

Commissioner McKee said he had no comments, except to keep in mind the neighbors in the Midwest who are suffering extensive losses due to flooding.

Commissioner Greene said she just returned from the Climate Reality conference this past weekend, where she learned a great deal. She said she learned about cyclone bombs, which is one of the events that has happened in the Midwest. She said these massive weather events are the result of global warming. She said the conference highlighted many ways that global warming can be fought. She said Reverend William Barber was featured at the conference, and she was extremely proud to be his fellow North Carolinian.

Commissioner Price encouraged everyone to do more to reduce waste, since the markets for recycling are dwindling.

Commissioner Price said she attended the Durham-Chapel Hill-Carrboro Metropolitan Planning Organization (MPO) meeting, and Secretary Trogdon spoke about growth in the Triangle, pointing out that the population growth will only continue in the next few decades. She said there was consensus on working together on multi-modal transportation. She said Secretary Trogdon also referenced light rail, but did not speak to the specific situation in Orange and Durham counties.

Commissioner Price said she received a request from a constituent for staff to take a look at the noise and nuisance ordinance.

Commissioner Price said there is an item on the consent agenda about foster care, and she asked if staff would provide an update at some point about the status of the children in Orange County.

Commissioner Price said that Bob Nutter passed away at age 90, and he had done so much for the sustainability of rural Orange County and Maple View Farms.

Commissioner Bedford said she had no comments.

Commissioner Marcoplos said he had no comments.

Commissioner Dorosin said at the Board of County Commissioners' (BOCC) retreat, the idea of revisiting the Eno Economic Development District (EDD) was discussed; in particular, revisiting this before any additional resources were expended. He asked if staff could provide an update.

Bonnie Hammersley said staff is developing criteria to evaluate each EDD, and is not moving forward on the Eno EDD. She said there is currently a hard pause on the Eno EDD.

Commissioner Dorosin said in the last week or so he attended the Justice Advisory Council meeting, and got information about the Chapel Hill Police Crisis department, as well as a new pre-sentencing investigation pilot program. He said there was also information about the District Attorney's driver's license restoration program. He said it was a good meeting.

Commissioner Dorosin said he also attended the Healthy Carolinians meeting. He said Healthy Carolinians conducts an annual community health survey, which will occur in the spring. He said there is a lot of great work being done, and the results will be very useful.

Chair Rich said a year ago the BOCC partnered with WCHL for a day long Economic Development summit, and WCHL asked if the BOCC would be doing that again, and on the same topic. She said she did not know if that was the plan, and she would not mind using that as a topic again; but also suggested reviewing the summit from last year to see what the County has achieved since then. She said a report about this would be nice, in order to start talking about holding another one.

Chair Rich thanked the youth movement for being the generation that is active in climate change.

John Roberts referred to Commissioner Price's comments about the noise ordinance, and said this is a police power ordinance rather than a land use ordinance. He asked if more clarity could be given on the issues raised by the constituent.

Commissioner Price said she received calls and emails about gunshots last week, and she explained the limits of the BOCC, but asked if staff could keep this issue in mind as it updates the comprehensive plan.

John Roberts said he will follow up.

4. Proclamations/ Resolutions/ Special Presentations

a. Update on Current Tax Base and 2021 Countywide Revaluation

The Board received an update on the current tax base and 2021 countywide revaluation.

DEFERRED

b. Animal Services Advisory Board – Appointments (formerly item 11-a)

The Board considered making two appointments to the Animal Services Advisory Board

A motion was made by Commissioner Price, seconded by Commissioner Bedford to appoint the following to the ASAB:

- Casey Ferrell to the Non-Municipality position #6 for a First Full Term ending 06/30/2021
- Lucia Welborne to the Animal Welfare/Animal Advocacy position #10 to a First Full Term ending 06/30/2021

VOTE: UNANIMOUS

c. Animal Services Hearing Panel Pool – Appointments

The Board considered making four appointments to the Animal Services Hearing Panel Pool.

A motion was made by Commissioner McKee, seconded by Commissioner Price to appoint the following to the Animal Service Hearing Panel Pool:

- Dr. Laurie Smith to the Town of Chapel Hill position #3 for a Second Full Term ending 03/31/2022
- Bonnie Hauser to the At-Large position #9 to a First Full Term ending 03/31/2022
- Jean Austin to the At-Large Unincorporated County position #12 to a Second Full Term ending 03/31/2022
- Amanda Schwoerke to the Animal Services Board Member position #18 for a Second Full Term ending 03/31/2022

VOTE: UNANIMOUS

A motion was made by Commissioner Dorosin, seconded by Commissioner Bedford to appoint:

- Alan Pollack to position #11
- Meggie Romack for # 8 (designated for public safety, but can be filled since position has been open for a year)

Commissioner Marcoplos asked to amend the motion and appoint Alan Pollack for #8 and Meggie Romack for #11 (At Large), since Alan Pollack is a certified search and rescue dog handler.

Commissioner Dorosin and Commissioner Bedford accepted the amendment.

VOTE: UNANIMOUS

5. Public Hearings

a. NCDOT Public Transportation Division/Public Transportation – 5307 Program Grant Applications for FY 2020

The Board considered holding a public hearing to approve the Small and Large Urban 5307 Grant application for FY 2020 in the total amount of \$1,069,154 with a local match total of \$534,577 to be provided when necessary.

Theo Letman, Transit Director, presented this item:

BACKGROUND:

Each year, the NCDOT Public Transportation Division accepts requests for operations and capital needs for county-operated community transportation programs. OCPT is eligible to make application for both operations and capital funding. The FY 2020 application includes funding allocations from prior year apportionments that had not been applied for.

NCDOT is allowing the FY 2020 application to include the total funds unapplied for as outlined in the table below:

Small Urban: FY's 2015 & 2017		Large Urban: FY's 2016 & 2017	
Total	\$ 674,378	Total	\$ 394,776
Federal	\$ 337,189	Federal	\$ 197,388
Local	\$ 337,189	Local	\$ 197,388

Grant funds will continue to be used to support overall transit systems management and operations and will continue to promote general ridership.

5307 projects/activities will include: in support of Hillsborough Circulator and Flexible fixed service routes - salaries for 2 full-time equivalent (FTE) drivers, an operations manager, maintenance technician (incumbent), occupational therapist for ADA functional assessments; fare card reader system w/ mobile ticketing, new tablets for new dispatching software, id card generator for patrons, marketing materials, and bus stop amenities (Simme seats); contracted services for maintenance and training consultants, and ADA transition plan consultation.

The public hearing provides the opportunity for public comment before the Board takes action on the Local Share Certification (Attachment 3). These grants were accepted / approved previously by the State on June 1, 2017 for #18-SU-056A and June 29, 2017 for #18-LU-056B.

FINANCIAL IMPACT: The NCDOT 5307 Program – Operating, Planning, Capital Funding/ Durham Chapel Hill Carrboro Urbanized Area allocation (18-LU-056B) and Small Urbanized Governor’s Apportionment (18-SU-056A) require a 50% local match (18-SU-056A – \$337,189 and 18-LU-056B – \$197,388) for operating, planning, and capital expenses. The department will utilize currently available carryover funds from Article 43 Transit Tax proceeds to cover the required local match, and will address this in a future Budget Amendment for consideration by the Board of Commissioners.

Commissioner Marcoplos asked if a simme seat could be defined.

Theo Letman said this is a new bus stop design with two seats that can fold out from the post, and has the bus stop signage and schedule posted on it.

Commissioner Price referred to the staff positions, and asked if there is a plan to sustain these in future years.

Theo Letman said the department gets allocations, but has not been applying for funds. He said these positions are well within the funding sources available to the department.

A motion was made by Commissioner Dorosin, seconded by Commissioner Price to open the public hearing.

VOTE: UNANIMOUS

Public Comments

NONE

A motion was made by Commissioner McKee, seconded by Commissioner Dorosin to close the Public Hearing.

VOTE: UNANIMOUS

A motion was made by Commissioner Price, seconded by Commissioner Marcoplos for the Board to approve the Small and Large Urban 5307 Grant application for FY 2020 in the total amount of \$1,069,154 with a local match total of \$534,577 to be provided when necessary; to approve and authorize the Chair to sign the 5307 Small and Large Urban Program Resolution; and to authorize the Chair and the County Attorney to review and sign the annual Certifications and Assurances documents when they are published and become available from the Federal Transit Administration (FTA).

VOTE: UNANIMOUS**b. North Carolina Community Transportation Program Administrative and Capital Grant Applications for FY 2020**

The Board considered holding a public hearing to conduct a public hearing to receive public comments on the North Carolina Community Transportation Program (CTP) grant application by Orange County Public Transportation (OPT) for FY 2020;

Theo Letman presented this item:

BACKGROUND: Each year, the NCDOT Public Transportation Division accepts requests for administrative and capital needs for county-operated community transportation programs. OPT is eligible to make application for both administrative and capital funding. The total CTP funding request for FY 2020 is \$175,506 for community transportation administrative expenses.

Grant funds for administrative purposes will continue to be used to support overall transit systems management and will continue to promote general ridership. Administrative Grant funds include a percentage of wages and benefits for the following positions: Transit Director (60%); Transportation Administrator (60%); Business Officer 1 (60%); and Transit Dispatcher/Scheduler (40%).

A public hearing provides the opportunity for public discussion and comment before the Board takes action on the resolution (Attachment 1). The acceptance of these grant funds requires compliance with the annual certifications and assurances, for which the signature pages are attached. (Note: The attached signature pages are for the certifications and assurances for FY 2018 as an example. The FY 2019 certifications and assurances signature pages are very similar to those for FY 2018. However, the County has not yet received those documents from NCDOT. When received, they will be forwarded to the County Attorney and Chair for review and signatures.)

FINANCIAL IMPACT: The NCDOT CTP FY 2020 grant requires a 15% local match (\$26,326) for administrative expenses. The indicated local match amounts for FY 2020 will be requested in the upcoming FY 2020 budget cycle and must be committed from Orange County's budget for the performance period of July 1, 2019 through June 30, 2020, as indicated in the attached Local Share Certification for Funding form. This will require Orange County to obligate funding in its next budget cycle for expenses. A total of \$26,326 would come from the County's general operating budget.

A motion was made by Commissioner Marcoplos, seconded by Commissioner McKee to open the Public Hearing.

VOTE: UNANIMOUS**PUBLIC COMMENT:**

NONE

Commissioner Dorosin asked if this grant prohibits applying for capital funding.

Theo Letman said there were no capital funds allocated for this year.

Commissioner Dorosin asked if there will potentially be capital funds in other grants.

Theo Letman said there is another capital grant program that the North Carolina Department of Transportation (NCDOT) is going to implement for all its replacement vehicles,

which is the 5339 program. He said 5311 is very restrictive regarding how the equipment is used, but these same restrictions do not exist under 5339.

A motion was made by Commissioner Price, seconded by Commissioner Greene to close the public hearing.

VOTE: UNANIMOUS

A motion was made by Commissioner Price, seconded by Commissioner Greene to approve the Community Transportation Program Grant application for FY 2020 in the total amount of \$175,506 with a local match total of \$26,326 to be provided when necessary; approve and authorize the Chair to sign the Community Transportation Program Resolution authorizing the applicant to enter into an agreement with the North Carolina Department of Transportation (NCDOT) and the Local Share Certification for Funding form; and authorize the Chair and the County Attorney to review and sign the 2019 Certifications and Assurances documents.

VOTE: UNANIMOUS

c. Public Hearing on the Financing of Various Capital Investment Plan Projects

The Board considered holding a public hearing to approve the issuance of approximately \$25,985,000 to finance capital investment projects and equipment for the fiscal year; and approve a related resolution supporting the County's application to the Local Government Commission (LGC) for its approval of the financing arrangements. The financing and transaction costs are included in the borrowing amount.

Gary Donaldson, Chief Financial Officer, and Bob Jessup, Bond Counsel, presented this item:

BACKGROUND: County staff estimates that the total amount to be financed for capital investment projects, vehicles and equipment will be approximately \$25,985,000 including financing costs.

The statutes require that the County conduct a public hearing on the proposed financing. A copy of the published notice of this hearing is provided (Attachment 1). The notice of public hearing was advertised in *The Herald Sun* and the *News of Orange* on March 3 and 6, 2019, respectively.

After conducting the public hearing and receiving public input, the Board will consider the adoption of the resolution (Attachment 2). This resolution formally requests the required approval from the North Carolina Local Government Commission (LGC) for the County's financing, and makes certain finding of fact as required under the LGC's guidelines. County staff has been in contact with the LGC staff, and staff expects no issues to receiving LGC approval.

If the Board adopts the resolution indicating its intent to continue with the financing plan, the Board will be asked to consider a resolution giving final approval to the financing plans at its May 2, 2019 meeting. Under the current schedule, County staff expects to set the final interest rates and close by the end of May.

Gary Donaldson made the following PowerPoint presentation:

FY 2018-19 Spring Financing
Installment Purchase Agreement
Gary Donaldson, Chief Financial Officer
March 19, 2019

Public Hearing Purpose

- Board Approval for FY 2018-19 Installment Purchase Financing as authorized under Section 160A-20 of North Carolina General Statutes
- Issuance of approximately \$25,985,000 to finance capital improvement projects, vehicles and equipment
- Approve Resolution supporting Installment Purchase application to the Local Government Commission

Installment Purchase Terms

- Security Pledge- County collateral of Southern Campus and the Meadowlands emergency operations buildings
- Maturity Term- 5- 20 Year maturities matches with the useful life of the assets
- Estimated Interest Rates- 3%-4% subject to market conditions
- Source of Repayment- Property Tax, Article 46 Sales Tax (for Hillsborough EDD Utility) and Solid Waste Fees (for Vehicles and Equipment)
- Subordinate Lien to General Obligation Bonds
- Current and Projected Ratings- AA1/AA+/AA+ from Moody's, Standard & Poor's and Fitch Ratings
- LGC Approval required

List of Projects to be Financed (chart)

Financing Calendar

Key Dates	Task
March 3 rd and 6 th	Public Hearing Notice Advertisement in Herald-Sun and News of Orange
March 19 th	Public Hearing and Board Action Adopting Resolution supporting LGC application
April 15 th – 30 th	County submits LGC application and credit reviews
May 2 nd	Board action adopting final resolution and financial terms
May 7 th	LGC approves installment purchase financing
Week of May 27 th	Installment purchase closing

Questions/Comments

Bob Jessup said he is here to answer any questions.

Commissioner Dorosin said the Board will be approving a Capital Investment Plan (CIP) as part of the upcoming budget, and asked if these projects are from past CIPs.

Gary Donaldson said yes.

Commissioner Dorosin clarified that the projects coming off the list will be placed on a new list in the fall.

Gary Donaldson said yes, and once the GMP comes before the Board in the fall, staff will present that to the LGC at its October meeting.

Commissioner Dorosin asked if there will be two separate financings sent to the LGC.

Gary Donaldson said yes.

Commissioner Dorosin referred to the Link Center and Government Services Annex remediation, and asked if these are items that have emerged more recently, or were these parts of the original CIP.

Gary Donaldson said those are the exceptions that needed budget amendments.

Commissioner Price asked if the way this financing fits into the budget could be clarified.

Gary Donaldson said staff utilizes a debt model that goes out 20 years, and one of the metrics is a 15% debt service to revenues. He said that is taken into consideration when preparing and updating the CIP. He said this information is shared with the LGC and the rating agencies, which are very comfortable with the County's metrics.

Chair Rich clarified that the Board is not approving a \$29.5 million number tonight.

Gary Donaldson said that is correct, and it is a "not to exceed". He said at the May 2nd meeting, the BOCC will have the refined downsized amount, which is roughly \$15.9 million.

A motion was made by Commissioner McKee, seconded by Commissioner Price to open the public hearing.

VOTE: UNANIMOUS

PUBLIC COMMENT:

NONE

A motion was made by Commissioner Dorosin, seconded by Commissioner McKee to close the Public Hearing.

VOTE: UNANIMOUS

A motion was made by Commissioner Greene, seconded by Commissioner Dorosin for the Board to adopt the resolution supporting the application to the Local Government Commission for approval of the financing

VOTE: UNANIMOUS

6. Regular Agenda

a. Approval of a Financial Assistance Award to Community Home Trust for the Landings at Winmore Apartment Complex

The Board considered adopting a resolution to approve a \$60,000 financial assistance award to Community Home Trust (CHT) to assist in ensuring adequate operational and capital reserves as it relates to the Landings at Winmore Apartment Complex; and authorize the County Manager to execute the necessary agreement with Community Home Trust (CHT) as it relates to the \$60,000 financial assistance award and include the necessary reporting requirements in order to periodically review performance and ongoing improvement of the identified challenges at the Landings at Winmore Apartment Complex.

Sherrill Hampton, Housing Director, presented this item:

BACKGROUND: On February 15, 2019, CHT Executive Director Robert Dowling submitted a request to the County Manager for financial assistance to aid the recently acquired Landings at Winmore Apartment Complex as it relates to the complex's operational and capital reserves. See below for additional information points:

Information Points

- On May 4, 2011, Orange County made a \$300,000 loan to the Landings at Winmore for the development of the 58-unit apartment complex. The loan came from the federal HOME Program funds and the interest rate is 2% per year. The loan matures in May 2041.
- Community Home Trust (CHT) bought the apartment complex on December 29, 2017 and assumed the loan from the County.
- The balance of the capital structure for the Landings is as follows:
 - An AHP \$1,440,000 First Loan originated by Bank of America with a 2% interest rate and matures in December 2030.
 - An AHP \$550,000 Second Loan originated by Bank of America with a 7% interest rate and matures in December 2030.
 - An NC Housing Finance Agency (NCHFA) \$4,995,112 loan, provided in lieu of tax credits with no interest and no payments required. The note matures in December 2025. If the property remains in compliance until that time, the note will be forgiven.
 - An NCHFA \$332,997 Loan that matures in February 2040. The note bears no interest.
 - A United Housing Associates \$250,000 Loan that is now assigned to Bank of America. This loan matures in December 2030 and the note bears no interest.
- Community Home Trust (CHT) hired Partnership Property Management (PPM) as the property management company in January 2018.
- When CHT acquired the property in 2017, the Operating Reserve was \$81,938 and the Replacement Reserve was \$85,352.
- The expenses incurred that were paid from the reserves since CHT's ownership include the following:
 - \$22,896.90 of operating reserves for property insurance in October 2018
 - \$9,743.66 of operating reserves to pay for a variety of normal maintenance activities, i.e. pressure washing and apartment turnover costs.
 - \$17,794.69 of replacement reserves for miscellaneous replacements, i.e. appliances and sprinkler heads.
 - All transfers from both reserves were approved by the NC Housing Finance Agency (NCHFA).
- CHT cites three (3) factors that caused the challenges being confronted. Those factors are:
 - The property lost money in 2015, 2016, 2017 and 2018.
 - Six (6) apartments were vacant when they acquired the property and vacancies remained high for most of 2018. However, by December 2018, there were only three (3) vacancies.
 - Some apartments, especially two (2), were very expensive to turnover and rent.
- Based on an application from CHT, the Orange County Housing and Community Development Department provided \$3,500 in Risk Mitigation funds in late January/early February 2019 for one of the aforementioned units.
- The Town of Carrboro recently provided \$30,000 of a \$50,000 request. CHT will submit another request this spring for the remaining \$20,000 needed.
- The property management company, PPM, has worked hard to address the causes of the losses, i.e. reducing the vacancies and holding tenants accountable to their leases. The financial performance of the property was turning around at the end of 2018. As of today, there are only two (2) vacancies and the rental income is more stable.

Robert Dowling, Executive Director of CHT, said he came to the Board in the fall of 2017, and did not think he would have to come back, but CHT does need more help, and he

has come back to the Board for that reason. He thanked staff for its ongoing support. He said they will lose money this year, but he hopes to stabilize in 2020. He said the reserves will not be at the levels needed to support 58 units, hence the need for the injection of capital. He said Carrboro has approved \$30,000 and he is asking the County for \$60,000. He said he will ask Carrboro for an additional \$20,000 next week. He said he is also trying to raise money from the private sector.

Commissioner McKee said the worst thing would be for this property to operate on a razor's edge, and if things go badly, the reserves will be burned through quickly. He said a lack of investment will lead to further deterioration of this project, which is counter to the County's desires for affordable housing. He said he heartily endorses this request.

Commissioner Dorosin said he was the County's representative on the CHT board when taking on this project was being debated, and he said it was a real challenge and represented a change in the way things had previously been done. He said the decision was not made lightheartedly, but with gravitas, as it reflected the priorities set by the BOCC for affordable rental housing in the community.

Commissioner Dorosin said he would endorse approving the \$60,000 plus more, and asked if the shortfall could be identified.

Robert Dowling said his board has directed him to raise \$138,000, so he has a \$48,000 shortfall after funds from the County and Carrboro.

Commissioner Dorosin said he is feeling magnanimous, and the importance of the project outweighs the relatively small amount of money that is being requested. He appreciates the presentation, but feels it soft-pedaled the danger this community was in, and the real dangers left by the former owners and managers.

Commissioner Dorosin said he would like to see the County put in another \$20,000, for a total of \$80,000. He said if CHT is able to raise the funds privately, then CHT can return funds to the County. He said this project represents exactly what the Board has been calling on providers to do.

Commissioner Price thanked CHT for taking this project on, asked if CHT knows how much more funding it will request next year.

Robert Dowling said he does not yet know, and CHT is trying to do valid 20-year projections but it is not yet completed.

Commissioner Price asked if the \$60,000 being requested now will ensure some security.

Robert Dowling said the \$60,000 from the County and \$30,000 from Carrboro puts them in good shape for the next year.

Commissioner Price asked if all the units will be habitable by next year.

Robert Dowling said all units are habitable now, and they still have \$50,000 in operating reserves and \$78,000 in capital replacement reserves. He said the latter replaces HVAC systems, refrigerators, hot water heaters, roof, etc. He said \$78,000 will not go very far for four buildings with 58 units.

Commissioner Price said the units are currently safe, but asked if there will be replacements needed next year.

Robert Dowling said it is a nine-year old property, and replacements will be on an ongoing basis, as the buildings have not been well maintained. He said the replacements will accelerate in the next 5-10 years as the major items will need replacing. He said his board directed him to get the reserves to \$138,000, but he is trying to get this right so that his successor does not get left with a problem next January.

Commissioner Price said she does not want to see people have to move out due to a lack of funds.

Robert Dowling said that will not happen.

Commissioner Price said he should be asking for more money.

Commissioner McKee thanked Commissioner Dorosin for making that suggestion as it aligns with what the Board has said for years. He agreed that \$80,000 would be better.

Commissioner Greene said she agrees with this suggestion, and she was the Town of Chapel Hill representative on the CHT when its mission expanded to include non-rental housing, which was an example of the CHT evolving to respond to the needs of the community. She said affordable rental housing is the current need, and, again, CHT is trying to respond accordingly.

Commissioner Greene said she is now on the CHT as a community member, and has appreciated the process. She said she is glad the issue has come before the Board.

Commissioner Bedford asked if there is an additional \$20,000 in the County's risk mitigation and housing displacement fund, or should the funds be found elsewhere in the County budget.

Sherrill Hampton said there is \$20,000 available, but it will take that money from the housing stabilization, risk mitigation and displacement needs.

Commissioner Bedford said it may be wise to leave the motion open, and allow staff to work out the best way to secure the source of the funds.

Commissioner Marcoplos said he is persuaded by the discussion, and he said this project is in a wonderful location, close to the populated urban area.

Commissioner McKee asked if the Board can take the \$20,000 from the social justice fund.

Bonnie Hammersley said she does not know the current balance of the social justice fund, but staff will find the \$20,000 somewhere, if that is the will of the Board.

Commissioner Price said she wants to add the additional \$20,000 to the request, but if taking it would jeopardize other housing needs, she would like to see the funds come from an alternate source within the County.

Chair Rich said she is hearing Board consensus to approve the requested \$60,000 plus an additional \$20,000; and to not take the \$20,000 out of the housing fund described by the Housing Director, but rather ask the Manager to find an alternate funding source.

A motion was made by Commissioner Dorosin, seconded by Commissioner Price the Board to adopt a resolution:

- 1) Approving the requested \$80,000 in financial assistance for the Landings at Winmore Apartment Complex as it relates to assisting in ensuring that there is adequate operating and capital reserves; and
- 2) Authorizing the County Manager, after consultation with the County Attorney, to execute the necessary agreement with Community Home Trust (CHT) to include the necessary reporting requirements for periodic review of performance and ongoing improvement of the identified challenges at the Landings at Winmore Apartment Complex.

VOTE: UNANIMOUS

b. Approval of Proposed Changes to the Affordable Housing Bond Program

The Board received a reviewed and considered approving the second phase of proposed changes to the Orange County Affordable Housing Bond Program.

Sherrill Hampton presented this item and recognized members from the Affordable Housing Advisory Board (AHAB) and Housing Authority (HA):

BACKGROUND: On June 6, 2017 the Board of County Commissioners (BOCC) awarded \$2.5 million in Affordable Housing Bond funds to projects that had submitted proposals through a request for proposal (RFP) process. The County received six (6) proposals from affordable

housing providers. All respondents were local non-profits. One (1) of the proposals was incomplete and therefore was not scored, so five (5) of the six (6) proposals were scored using the original standard scoring criteria.

Based on the scoring criteria and available funds, four (4) of the five (5) remaining projects were recommended for Affordable Housing (AH) Bond funding. One of the projects submitted by EmPOWERment (606 Bynum Street) was not recommended for funding due to non-availability of AH Bond funds in the applicable funding round. The Board of Commissioners funded this project using other affordable housing funds appropriated in the Capital Investment Plan. See **Attachment 1** for an update and information on the funded projects.

Commissioner Dorosin referred to the CASA projects, and asked if these are moving forward at this point.

Sherrill Hampton said CASA submitted an application, and were not funded in 2017; but has re-submitted a revised application, which is in the process of being reviewed, with some additional documentation being submitted in May 2019. She said CASA will receive a decision in August 2019.

During discussion on June 6, 2017, the Board requested an analysis of the scoring criteria to determine why some projects scored higher than others. On September 19, 2017, County staff proposed recommended changes to the Affordable Housing Bond Scoring Criteria, which were approved by the BOCC. The approved changes and programmatic refinements are highlighted in “yellow” on **Attachment 2**. Note that items “underlined” on **Attachment 2** are the new proposed changes outlined below.

Staff is requesting approval for additional programmatic changes to ensure that identified County needs are being met, as well as to enhance the operational efficiency and optimization of the Affordable Housing Bond Program. It is recommended that these proposed changes also be applicable to the disposition of County surplus properties for affordable housing projects.

The proposed changes are as follows:

- Add the phrase “*or other*” to Footnote 1 on Page 1 as it relates to including all types of vouchers in the definition of Special Needs Populations, especially since the County approved the new Local Voucher Program.
- On Page 2 of the Scoring Criteria, the following changes are proposed:
- Reorganize Section D for clarification purposes and enhance maximum points to be awarded for Questions 2 and 4, as well as reduce the points awarded for Question 5.
- Reorganize Section E for clarification purposes and enhance maximum points to be awarded for Question 2, as well as add a new question and points awarded for the project being located in an area of the County that is traditionally underserved.
- Under the Scoring Criteria section on Developer Experience on Page 3, add a Question 4: *Is the project sponsor a non-profit?* The proposed number of points for this new question is “15”. This helps negate an inequitable total score between nonprofits and for-profit developers given earlier changes to the section on Leveraging on Page 1.
- The total available score has been increased to **235** given the aforementioned changes to the Scoring Criteria.
- Establish application requirements for bond funding based on project size. For future applications, the projects must have a project size of five (5) or more units. If a

proposed project has less than five (5) units, it must utilize other appropriate County funding sources.

- Establish maximum grant periods for Affordable Housing Bond-funded and Surplus Property projects:

Affordable Housing Bond Projects

- For projects of 5-10 units that involve acquisition only, acquisition/rehab or any combination of eligible activity type, the grant period will be established at the time of the grant award based on the details of the project but should be no more than three (3) years. For projects of more than 10 units that involve any combination of eligible activity type, the grant period will be established at the time of the grant award based on the details of the project but should be no more than five (5) years.

Surplus Property Projects

- For projects of 1-4 units that do not involve new construction activity, the grant period will be established at the time of the grant award based on the details of the project but should be no more than one (1) year. For projects of 5-10 units that involve new construction or rehabilitation, the grant period will be established at the time of the grant award based on the details of the project but should be no more than three (3) years.
- Implement a quarterly reporting requirement for all Affordable Housing Bond-funded and Surplus Property projects.
- Note that all requests for grant period extensions and/or needed re-authorizations or grant award rescissions will require approval by the Board of County Commissioners.

Sherrill Hampton said quarterly reporting is required to keep staff and the Board updated on progress, and to also keep a better handle on all the efforts being made towards affordable housing, and a move towards greater coordination of those efforts.

Sherrill Hampton said staff held a community grantee and partners' workshop in November 2018, and these changes were presented then, as well as before the Coalition and the Orange County Housing Authority, which allowed staff to gather input and continue to make adjustments. She said staff plans to hold a developers roundtable in the future, in hopes to spur more developers to consider affordable housing.

Sherrill Hampton said this is a living breathing process, and staff will continue to come back before the Board.

Commissioner McKee referred to the adjustments made on the point scoring system to make a more level field for non-profits and developers, and asked if there has been much interest from the private sector.

Sherrill Hampton said not at this point, but she hopes to encourage this.

Commissioner McKee said it is important to find a way to attract the private developers.

Commissioner Marcoplos asked if there is a process by which staff verifies that these projects are doing what they have said they will do.

Sherrill Hampton said when projects get funding they carry affordability restrictions throughout the life of the project.

Commissioner Marcoplos said he was thinking about things like the energy efficiency requirements and handicap accessibility. He asked if staff will go back and double check that these things were done.

Sherrill Hampton said staff monitors the development and construction of these projects, and the development agreement can include periodic updates after the completion of

the projects. She said, otherwise, there has been no monitoring of these projects, and she and her team are trying to put such checks in place.

Commissioner Marcoplos referred to the transportation category and the point value assignments, and asked if it would be worth assigning more points to those projects that provide transportation to residents.

Sherrill Hampton said it could be, and that is at the pleasure of the Board. She said staff likes to work with the transportation department to see how projects coincide with available public transportation. She said it is important to look at the totality of the transportation needs (bus, on demand, etc.), and how the County can meet those needs.

Commissioner Marcoplos said if a development has its own transportation, then the on demand services may not be necessary.

Commissioner Greene said she wants to know how serious the Board is about investing in new affordable housing that is transit accessible, as transit costs are a huge burden to many people. She said she would like the Board to think about only investing in new projects that have access to transit/transportation, and she proposed that #5 in section E say, "the project is located in the area of the County traditionally underserved by housing development, and if it is a new development, has proximate access to transportation, whether public or provided by the new development."

Commissioner Dorosin said there are some challenges here, and asked if that would mean that affordable housing is only built where there is access to transportation. He said the Board would need to be clear as to what it meant, and just because a development provides a van does not mean it offers on-demand service. He said it would be good to have more discussion about the point Commissioner Greene is making, and at some point the cost of building housing in areas traditionally underserved by housing development is going to be significantly cheaper than building it in Chapel Hill or Carrboro. He asked if there is a way to factor in the transit costs, whatever type it may be, to do that.

Commissioner Greene said it would not be cheaper to build in the County, and then have to drive into the towns to work.

Commissioner Dorosin said it might be comparable, and if the desire is to disperse some of the housing throughout the County, then it is a consideration. He referred to #5 in section E, and said the wording "traditionally underserved by housing development" is fairly ambiguous, and he would like to see more specificity.

Commissioner Dorosin referred to the question of the non-profit and for-profit, and said he appreciated adding the points for the non-profits, but the points that go to a project that repays the funds and pays property taxes should be at least equal. He said right now a developer would get 12 points, and a non-profit would get 15 points.

Sherrill Hampton said both should be 12, and staff will correct this.

Commissioner Dorosin said the change in the number of units is good.

Commissioner Dorosin asked if there is a timeline for implementation and putting out the request for proposals (RFP) and the next round of money.

Sherrill Hampton said the second phase of \$2.5 million will be put out between August and September, and she said these will be brought to the BOCC by December, with letters going out in time to sync with an applications being made for low income housing tax credits.

Commissioner Greene said transit is an environmental issue, and asked if item D-4 could include access to transit as an environmental impact. She said D-5 refers to projects that are connected to a water and sewer community, and asked if the Board would ever support a project that did not meet these criteria.

Sherrill Hampton said the board had this in the original plan, and she did not want to delete it.

Commissioner Greene said this seems to be a given.

Sherrill Hampton agreed.

Commissioner Greene asked if there was an example of a project not receiving these points.

Commissioner Dorosin said if it is a single lot built in the county and needs a private well.

Commissioner Greene asked if it this was acceptable, and that type of project would have a hard time meeting many of the other requirements.

Sherrill Hampton said a project would need to prove that the size or capacity of the system is adequate to support the development, which would involve talking to environmental organizations and the State.

Commissioner Greene said that makes sense, but she thinks one would have to prove that any way and is unsure that points should be awarded.

Bonnie Hammersley said she recalled that this came up in discussions about affordable housing being more in urban areas and not rural, and this was added to account for that.

Commissioner Greene referred to section H-1, which states, "the experience of the applicant in carrying out projects of comparable scope and nature," and H-2, which states, "applicant has proposed a team with demonstrated development, managerial and financial management capabilities in prior projects," and asked what might happen if an applicant is a church or a community center that is proposing a cluster of small houses or tiny homes. She said that applicant may have no prior experience, but may bring in partners with such experience. She suggested those points should be equal at 10 or possibly 5.

Sherrill Hampton said normally an applicant with some experience will carry a weighted score, but the weight can be changed. She said if the applicant does not have direct experience, but their team or partners do this would be of equal value if the point assignments were the same amount.

Commissioner Greene said she would change H-3 to, "the applicant and team members collectively have a successful record of meeting proposed budgets and timetables."

The Board agreed by consensus.

Commissioner Price said she agreed.

Commissioner Price referred to transit, and said she would caution limiting projects to where transit is now as staff can work together to create new, or adjust existing, bus routes as development appears.

Commissioner Dorosin echoed Commissioner Greene's point of transit being environmental, but he would like them to be separate. He said the other environmental impacts are worth highlighting, and he would not want people to get points twice.

Commissioner Dorosin said this is a good revision.

Chair Rich referred to the extensions, and asked if there is a limit to the number of times one can come for an extension.

Sherrill Hampton said if it is three years, there can be a one-year extension, and it is 5 years, there can be a one-year extension.

Sherrill Hampton referred to Commissioner Greene's points about experience, and said experience is really the key and she would hate to cut H-1 to just 5 points. She asked if it would be acceptable to keep H-1 at 10 points, and increase H-2 up to 10 points. She said experience is key to the success of the projects.

Chair Rich said a lot of changes were made, and asked if the Board was comfortable voting tonight.

Commissioner Dorosin suggested bringing it back as a consent agenda item so that the Board can see it one more time.

The Board agreed by consensus.

Sherrill Hampton said she would like to add in the suggestions about the monitoring, with there being interval monitoring every 5 years, after the completion of the project.

The Board agreed by consensus.

c. Recommendations for Employee Health Insurance and Other Benefits

The Board considered approving the Manager's recommendations regarding employee health and dental insurance and other employee benefits effective July 1, 2019 through June 30, 2020. The Manager is recommending no increase in appropriations for the FY2019/2020 Health and Dental budget and is also recommending that the County continue to participate as a member of the North Carolina Health Insurance Pool (NCHIP).

Brenda Bartholomew, Human Resources Director, introduced David Costa from Gallagher.

Brenda Bartholomew is recommending no increase. She reviewed the information below:

BACKGROUND: The County provides employees with a comprehensive benefits plan, including health, dental and life insurance, an employee assistance program, flexible compensation plan and paid leave for permanent employees. Additionally, the County contributes to the Local Governmental Employee's Retirement System and a supplemental retirement plan.

The County has been self-funded since January 1, 2014 for medical and pharmacy plans and continues to be self-insured for the dental plan. The County also transitioned from a twelve-month calendar plan year to a twelve-month fiscal plan year in 2015 aligning with the County's fiscal year. In February 2015, the Board of County Commissioners approved Gallagher Benefit Services (GBS) as Broker of Record for the administration of the benefit programs, which include health, dental, vision, and other voluntary programs for employees and retirees.

In FY2016/2017, the Board of County Commissioners approved the County Manager's recommendation to continue with UnitedHealth Care (UHC) as the County's Third Party Administrator for health insurance programs and granted authority to the County Manager to renew the Third Party Administrator contract with UnitedHealth Care. UnitedHealth Care also provided \$25,000 for wellness programs.

In FY2017/2018, the Board of County Commissioners approved "carving out" pharmacy coverage from UnitedHealth Care and contracted with Envision Rx as the County's Pharmacy Benefit Manager (PBM). This resulted in an expenditure reduction of \$141,000 annually for FY2017/2018. The FY2017/2018 total County budget for health insurance for employees and pre-65 retirees was approximately \$11.6 million dollars.

For FY2018/2019, the Board of County Commissioners approved the County's participation in the North Carolina Health Insurance Pool (NCHIP), which included Blue Cross Blue Shield as the health care provider, and approved increasing Health Insurance funding (County share) by \$750,000 and the Dental Insurance funding (County share) by \$125,521. The County maintained current premium equivalent rates for health insurance and dental coverage for employees and pre-65 retirees. The total FY2018/2019 budget was projected to be approximately \$13.3 million (including health savings account contributions) based on increases to current enrollment of 1,068 employees and pre-65 retirees. The County contribution was projected at \$11.9 million; representing a 5.9 percent increase.

Health Insurance

Current PPO Plan	Premium Equivalent FY2019/2020	Monthly County Cost Share	Monthly Employee Cost Share	Semi Monthly County Cost Share	Semi Monthly Employee Cost Share
Employee Only	\$806.59	\$806.59	\$0.00	\$403.30	\$0.00
Employee+Child(ren)	\$1,267.24	\$1,037.34	\$229.90	\$518.67	\$114.95
Employee+Spouse	\$1,631.71	\$1,222.51	\$409.20	\$611.26	\$204.60
Employee+Family	\$2,293.71	\$1,558.87	\$734.84	\$779.44	\$367.42
Current HDP Plan	Premium Equivalent FY2019/2020	Monthly County Cost Share	Monthly Employee Cost Share	Semi Monthly County Cost Share	Semi Monthly Employee Cost Share
Employee Only	\$680.51	\$680.51	\$0.00	\$340.26	\$0.00
Employee+Child(ren)	\$1,065.16	\$916.04	\$149.12	\$458.02	\$74.56
Employee+Spouse	\$1,369.49	\$1,109.29	\$260.20	\$554.64	\$130.10
Employee+Family	\$1,922.26	\$1,441.70	\$480.57	\$720.85	\$240.28

The total FY2019/2020 budget is projected to be approximately \$13.3 million (including health savings account contributions) based on current enrollments for employees and pre-65 retirees. The County contribution is projected at \$11.9 million assuming that no changes are made to the current employee contribution structure. This represents no increase to the FY2019/2020 budget.

Through December 2018, Orange County is in a very good position from a reserve perspective with NCHIP. Reserve levels are recommended at 1.25 times total monthly claims; \$6.4 million has been funded by Orange County through December 2018; \$819,000 has been paid in fixed costs; and \$3.9 million paid in claims which results in a \$1.7 million reserve. This is well over the recommended reserve level.

Comparatively, \$21.4 million has been funded by all participants of NCHIP through December 2018. A total of \$16.9 million has been paid for claims resulting in a \$4.5 million reserve. Of these reserves, \$1.7 million is tied to Orange County.

The following represents total health care appropriations over the last five years (County and Employee shares):

	2015-16	2016-17	2017-18	2018-19	2019-20
Health Insurance Budget	\$11,082,953	\$11,784,305	\$12,585,606	\$13,333,299	\$13,333,299
Health Budget % Increase		6.33%	6.80%	5.94%	0.00%

It is recommended that the premium equivalent for the high-deductible plan be decreased by \$118 per month for each plan tier. The \$118 per month represents 1/12th of the Health Savings Account County funding of \$1,416 annually. A total of \$363,912 is funded for Health Savings Accounts for FY2018/2019 and is 100% paid by the County. These funds are currently not paid to NCHIP and therefore not necessary to include as part of the high-deductible premium equivalent. The Health Savings Account funding is budgeted separately in the Health Insurance 70 Fund.

Dental and Vision Insurance

Delta Dental is the County's Dental provider and Community Eye Care provides the County's vision plan. The County will continue to provide coverage with Delta Dental and Community Eye Care. Vision premiums are paid 100 percent by employees and to date no increase has been proposed by Community Eye Care. There is no recommended increase to the FY2019/2020 Dental budget. Dental budget and the funding is proposed as follows:

Projected 2019-20 Dental Costs

	\$594,604
Proposed EE Contributions	\$227,532
Proposed OC Cost	\$367,073

Monthly rates for dental coverage are listed below:

	Premium Tier	Monthly Premium Equivalent	Monthly Orange County Cost Share	Monthly Employee Cost Share	Semi Monthly Employee Cost Share
Delta	Employee_only	\$30.49	\$30.49	\$0.00	\$0.00
Dental	Employee_children	\$82.32	\$34.58	\$47.74	\$23.87
	Employee_spouse	\$73.17	\$33.85	\$39.32	\$19.66
	Family	\$106.71	\$36.51	\$70.20	\$35.10

David Costa made the following PowerPoint presentation:

Orange County**BOCC Meeting****March 19, 2019****Action Agenda Item #6-c****Medical Review YTD****Monthly Report – Medical / Rx (chart)**

Budget Comparison | Orange County

Preliminary Renewal (chart)**Orange County| Rx Rebates (graphs)****Monthly Report – Dental (chart and graph)**

Budget Comparison | Orange County

A motion was made by Commissioner Bedford, seconded by Commissioner Price for the Board to approve no increase to the Health Insurance 70 Fund for FY2019/2020, maintaining the County's current level of health, dental, and other employee benefits, and approve the County's continued participation as a member in the North Carolina Health Insurance Pool (NCHIP).

VOTE: UNANIMOUS**7. Reports**

NONE

8. Consent Agenda

- Removal of Any Items from Consent Agenda
None
- Approval of Remaining Consent Agenda

A motion was made by Commissioner Dorosin, seconded by Commissioner McKee to approve the items on the consent agenda.

VOTE: UNANIMOUS

- Discussion and Approval of the Items Removed from the Consent Agenda

a. Minutes

The Board approved the minutes from March 7, 2019.

b. Fiscal Year 2018-19 Budget Amendment #7

The Board approved budget and grant project ordinance amendments for fiscal year 2018-19 to Department on Aging; Visitor's Bureau Fund; Orange Rural Fire Department; and Department of Social Services.

c. Eno River Farmer's Market – License Agreement Renewal

The Board approved the renewal of a license agreement, for a period of three years, between Orange County and the Eno River Farmers Market (ERFM) for Saturday use of the David Price Farmers' Market Pavilion.

d. Schools Adequate Public Facilities Ordinance (SAPFO) – Receipt and Transmittal of 2019 Annual Technical Advisory Committee Report

The Board received the 2019 Annual Report of the SAPFO Technical Advisory Committee (SAPFOTAC) and agreed to transmit it to the SAPFO partners for comments before certification in May.

e. Marketing Communications Management Agreement with Clean Design, Inc.

The Board approved a professional services agreement for tourism marketing and advertising with Clean Design, Inc. of Raleigh, NC.

f. Approval to Purchase Real Property – Knight Property, and Approval of Budget Amendment #7-A.

The Board authorized Orange County's purchase of approximately 13 acres of land on NC 54 near Mebane Oaks Road from Eric Knight, owner of Steel String Brewery, for a NC Mountains-to-Sea Trail corridor and trailhead or "hub," and approved Budget Amendment #7-A.

g. Acceptance of Real Property Donation – Future Millhouse Road Park Addition

The Board authorized Orange County's acceptance of the donation of approximately 10 acres of land from the Dorothy Gochnauer Heirs for an addition to the future Millhouse Road Park.

h. Adoption of a Prequalification Policy for Contractors

The Board approved a contractor prequalification policy as part of the bidding process for the Orange County Northern Campus development as required by North Carolina General Statutes.

i. Approval of a Construction Contract for the Remediation, Repair, and Reconstruction of the Phillip Nick Waters Emergency Services Building

The Board approved a construction contract with Sasser Companies for the remediation, repair, and reconstruction of the Phillip Nick Waters Emergency Services Building.

9. County Manager's Report

Bonnie Hammersley asked if the Board would review the information items, especially the one pertaining to the library's strategic planning process.

10. County Attorney's Report

NONE

11. *Appointments

- a. **Animal Services Advisory Board – Appointments** - DONE ABOVE

- b. **Animal Services Hearing Panel Pool – Appointments** - DONE ABOVE

c. Arts Commission – Appointment

The Board considered making one appointment to the Arts Commission.

A motion was made by Commissioner Price, seconded by Commissioner Greene to appoint the following:

- Delia Keefe to the At-Large position #15 for a Second Full Term ending 03/31/2022

VOTE: UNANIMOUS

d. Board of Equalization and Review – Appointment

The Board considered making ten appointments to the Board of Equalization and Review.

A motion was made by Commissioner Dorosin, seconded by Commissioner Bedford to appoint to the Board of Equalization and Review:

- Hunter Beatie as a Regular Member with a term ending 9/30/2021

VOTE: UNANIMOUS

A motion was made by Commissioner Price, seconded by Commissioner Bedford to appoint:

- Daron Satterfield as a Regular Member with a term ending 9/30/2021

VOTE: UNANIMOUS

A motion was made by Commissioner Marcoplos, seconded by Commissioner Bedford to appoint:

- Pam Davis as a Regular Member –with a term ending 9/30/2021

VOTE: UNANIMOUS

A motion was made by Commissioner Dorosin, seconded by Commissioner Bedford to appoint the following as Alternate Members:

- Barbara Levine as an Alternate Member with a term ending 9/30/2021
- Reginald Morgan as an Alternate Member with a term ending 9/30/2021
- Blaine Schmidt as an Alternate Member with a term ending 9/30/2021

VOTE: UNANIMOUS

A motion was made by Commissioner Marcoplos, seconded by Commissioner Bedford to appoint Pam Davis as the Chair.

VOTE: UNANIMOUS

e. Historic Preservation Commission – Appointments

The Board considered making three appointments to the Historic Preservation Committee.

A motion was made by Commissioner Price, seconded by Commissioner Greene to appoint the following to the Historic Preservation Commission:

- Susan Ballard to the At-Large position #5 for a First Full Term ending 03/31/2022
- Art Menius to the At-Large position #6 to a Second Full Term ending 03/31/2022
- Todd Dickinson to the At-Large position #7 to a Second Full Term ending 03/31/2022

VOTE: UNANIMOUS

12. Information Items

- March 7, 2019 BOCC Meeting Follow-up Actions List
- Memo Regarding Highlights of Library Accomplishments for Summer / Fall 2018

13. Closed Session

A motion was made by Commissioner Greene, seconded by Commissioner McKee to go into closed session at 8:58 p.m. for the purpose below:

“To discuss matters related to the location or expansion of industries or other businesses in the area served by the public body, including agreement on a tentative list of economic development incentives that may be offered by the public body in negotiations,” NCGS § 143-318.11(a)(4).

VOTE: UNANIMOUS

RECONVENE INTO REGULAR SESSION

A motion was made by Commissioner McKee, seconded by Commissioner Greene to reconvene into regular session at 9:25 p.m.

VOTE: UNANIMOUS

14. Adjournment

A motion was made by Commissioner McKee, seconded by Commissioner Greene to adjourn the meeting at 9:25 p.m.

VOTE: UNANIMOUS

Penny Rich, Chair

Donna Baker
Clerk to the Board