



LEE COUNTY BOARD OF COMMISSIONERS
DENNIS WICKER CIVIC CENTER
1801 NASH STREET
SANFORD, NC 27330

Wednesday, September 8, 2021
6:00 PM

A G E N D A

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

I. ADDITIONAL AGENDA

II. APPROVAL OF CONSENT AGENDA

- II.A [Purchase of Computers According to Agency Replacement Plan](#)
- II.B [Consider offer to purchase Alcott Street 9642-97-2671-00](#)
- II.C [Consider offer to purchase N. First Street 9643-71-7364-00](#)
- II.D [Approval of Budget Amendment #09/08/21/04](#)
- II.E [Minutes from the June 14, 2021 Budget Work Session](#)
- II.F [Minutes from the August 16, 2021 Regular Meeting](#)
- II.G [Minutes from the August 16, 2021 Closed Session](#)
- II.H [Consider appointment of Matthew Allen to the Agriculture Advisory Board](#)
- II.I [Forestry Services Contract](#)

III. PUBLIC HEARING

III.A [Hold a public hearing on Project Frame](#)

IV. PUBLIC COMMENTS

V. OLD BUSINESS

V.A [Consideration of approval of rezoning for Cape Fear Campground Conditional Zoning District](#)

V.B [San Lee Park Mountain Bike Trail Update](#)

VI. NEW BUSINESS

VI.A [Introduction to Redistricting Commissioner Districts](#)

VI.B [Lee County Post-65 Retiree Health Insurance Plan Renewal](#)

VI.C [Lee County Project 4836-01-20 Change Order Request 08](#)

VI.D [Project 4837-8117-01-21 Horton Pool Design](#)

VI.E [Request from Lee County Sheriff for permission to employ a family member](#)

VII. MANAGERS REPORTS

VIII. COMMISSIONERS' COMMENTS

IX. CLOSED SESSION

ADJOURN



ITEM #: II.A

LEE COUNTY AGENDA ABSTRACT BOARD OF COMMISSIONERS - REGULAR

MEETING DATE: September 8, 2021

SUBJECT: Purchase of Computers According to Agency Replacement Plan

DEPARTMENT: Social Services

CONTACT PERSON: Angelina Noel, Social Services Director

TYPE: Consent Agenda

REQUEST	Purchase 22 computers, 44 monitors and 4 laptops per state contract.
BUDGET IMPACT	These expenses were budgeted for and approved in the Agency's FY 21-22 Budget.
ATTACHMENTS	Dell Computer Purchase Quote.pdf
PRIOR BOARD ACTION	21-22 Budget Approved
RECOMMENDATION	Approve the Purchase Order to purchase computers, monitors and laptops.
SUMMARY	

This request is to purchase: 22 Desktop PC™s, 21 are to replace existing staff computers based on the agency replacement plan and 1 is for the new Adult Services/Child Support Program Manager position approved in this fiscal year's budget in the amount of \$20,207.00; 44, 24" monitors to replace old existing smaller monitors in conjunction with the desktop PC replacements in the amount of \$9,855.12; 4 laptops, 2 to replace existing staff laptops based on the agency replacement plan and 2 are for the new Adult Services/Child Support Program Manager and Income Maintenance Administrator reclass that were approved in the budget this fiscal year in the amount of \$4,377.36. Total purchase before taxes = \$34,439.48. All computers being replaced range from 6 - 8 years old. The useful life for PC™s is 5 years. Computers are mandatory to perform job duties for all agency positions. This purchase is under state contract and approved in the FY 21-22 budget. Attached is the quote from the vendor.



A quote for your consideration.

Based on your business needs, we put the following quote together to help with your purchase decision. Below is a detailed summary of the quote we've created to help you with your purchase decision.

To proceed with this quote, you may respond to this email, order online through your [Premier page](#), or, if you do not have Premier, use this [Quote to Order](#).

Quote No.	3000094849599.1	Sales Rep	Heather Marlow
Total	\$36,850.20	Phone	(800) 456-3355, 80000
Customer #	3358455	Email	Heather_Marlow@Dell.com
Quoted On	Aug. 12, 2021	Billing To	ACCOUNTS PAYABLE
Expires by	Sep. 11, 2021		LEE COUNTY
	State of North Carolina		PO BOX 1968
Contract Name	Office of Information		SANFORD, NC 27331-1968
	Technology Services		
Contract Code	C000000008653		
Customer Agreement #	204A-ITS-400203		
Deal ID	22426765		

Message from your Sales Rep

Please contact your Dell sales representative if you have any questions or when you're ready to place an order. Thank you for shopping with Dell!

Regards,
Heather Marlow

Shipping Group

Shipping To	Shipping Method
MIS DEPT LEE COUNTY 106 HILLCREST DR SANFORD, NC 27330 (919) 718-8406	Standard Delivery

Product	Unit Price	Quantity	Subtotal
Dell 24 Monitor - P2419H	\$223.98	44	\$9,855.12
Dell Latitude 5520	\$1,094.34	4	\$4,377.36
OptiPlex 3080 Tower	\$918.50	22	\$20,207.00

Subtotal:	\$34,439.48
Shipping:	\$0.00
Estimated Tax:	\$2,410.72
<hr/>	
Total:	\$36,850.20

Special lease pricing may be available for qualified customers. Please contact your DFS Sales Representative for details.

Shipping Group Details

Shipping To

MIS DEPT
LEE COUNTY
106 HILLCREST DR
SANFORD, NC 27330
(919) 718-8406

Shipping Method

Standard Delivery

	Quantity	Subtotal
Dell 24 Monitor - P2419H	44	\$9,855.12
Estimated delivery if purchased today: Oct. 04, 2021 Contract # C000000008653 Customer Agreement # 204A-ITS-400203		

Description	SKU	Unit Price	Quantity	Subtotal
Dell 24 Monitor - P2419H	210-AQDX	-	44	-
Dell Limited Hardware Warranty	814-5380	-	44	-
Advanced Exchange Service, 4 Years	814-5382	-	44	-

	Quantity	Subtotal
Dell Latitude 5520	4	\$4,377.36
Estimated delivery if purchased today: Sep. 23, 2021 Contract # C000000008653 Customer Agreement # 204A-ITS-400203		

Description	SKU	Unit Price	Quantity	Subtotal
Dell Latitude 5520 BTX Base	210-AXVQ	-	4	-
11th Generation Intel Core i5-1135G7 (4 Core, 8M cache, base 2.4GHz, up to 4.2GHz)	379-BEHK	-	4	-
Windows 10 Pro English, French, Spanish	619-AHKN	-	4	-
No Microsoft Office License Included – 30 day Trial Offer Only	658-BCSB	-	4	-
Assembly base	338-BXRY	-	4	-
I5-1135G7 Trans, Intel Iris Xe Graphics, Thunderbolt	338-BXSB	-	4	-
non-vPro Manageability	631-ACTC	-	4	-
8GB, 1x8GB, DDR4 Non-ECC	370-AFVS	-	4	-
No Additional Hard Drive	401-AADF	-	4	-
M.2 256GB PCIe NVMe Class 35 Solid State Drive	400-BKUZ	-	4	-
LCD back cover for Latitude 5520 WLAN/WWAN	320-BECJ	-	4	-
HD Camera Bezel with Mic	325-BDZF	-	4	-
15.6" FHD (1920x1080) Non-Touch, Anti-Glare, 250nits	391-BFPM	-	4	-
Palmrest, No Security, Thunderbolt 4	346-BGVS	-	4	-
Single Pointing Backlit English US Keyboard with numeric keypad	583-BHBG	-	4	-
Wireless Intel AX201 WLAN Driver	555-BGGN	-	4	-
Intel Wi-Fi 6 AX201 2x2 .11ax 160MHz + Bluetooth 5.1	555-BGGT	-	4	-
No Mobile Broadband Card	556-BBCD	-	4	-
4 Cell 63Whr ExpressCharge™ Capable Battery	451-BCSW	-	4	-
65W Type-C Epeat Adapter	492-BCXP	-	4	-
No Anti-Virus Software	650-AAAM	-	4	-

OS-Windows Media Not Included	620-AALW	-	4	-
US Power Cord	537-BBBL	-	4	-
Quick Start Guide	340-CTXV	-	4	-
US Order	332-1286	-	4	-
SMALL BUSINESS	379-BELF	-	4	-
SERI Guide (ENG/FR/Multi)	340-AGIK	-	4	-
Fixed Hardware Configuration	998-ERDT	-	4	-
SupportAssist	525-BBCL	-	4	-
Dell(TM) Digital Delivery Cirrus Client	640-BBLW	-	4	-
Dell Client System Update (Updates latest Dell Recommended BIOS, Drivers, Firmware and Apps)	658-BBMR	-	4	-
Waves Maxx Audio	658-BBRB	-	4	-
Dell Power Manager	658-BDVK	-	4	-
Dell SupportAssist OS Recovery Tool	658-BEOK	-	4	-
Dell Optimizer	658-BEQP	-	4	-
Win 10 PKID Label	658-BFDQ	-	4	-
Packaging BTS 65W adapter + TGL CPU	340-CTZQ	-	4	-
11th Generation Intel(R) Core(TM) i5 non-vPro Processor Label	389-DXDU	-	4	-
No Mouse	570-AADK	-	4	-
No Resource USB Media	430-XXYG	-	4	-
ENERGY STAR Qualified	387-BBPI	-	4	-
BTS/BTP Smart Selection Shipment (VS)	800-BBQH	-	4	-
EAN label	389-BKKL	-	4	-
No Removable CD/DVD Drive	429-AATO	-	4	-
5520 Laptop Bottom Door Integrated Graphics	321-BGBG	-	4	-
No AutoPilot	340-CKSZ	-	4	-
EPEAT 2018 Registered (Gold)	379-BDZB	-	4	-
Dell Limited Hardware Warranty Extended Year(s)	975-3461	-	4	-
Thank you choosing Dell ProSupport. For tech support, visit //support.dell.com/ProSupport	989-3449	-	4	-
Dell Limited Hardware Warranty	997-8317	-	4	-
ProSupport: 7x24 Technical Support, 3 Years	997-8344	-	4	-
ProSupport: Next Business Day Onsite, 1 Year	997-8349	-	4	-
ProSupport: Next Business Day Onsite, 2 Year Extended	997-8354	-	4	-

			Quantity	Subtotal
OptiPlex 3080 Tower		\$918.50	22	\$20,207.00

Estimated delivery if purchased today:
Nov. 02, 2021
Contract # C000000008653
Customer Agreement # 204A-ITS-400203

Description	SKU	Unit Price	Quantity	Subtotal
OptiPlex 3080 Tower XCTO	210-AVPI	-	22	-
10th Generation Intel Core i5-10600 (6-Core, 12MB Cache, 3.3GHz to 4.8GHz, 65W)	338-BVCC	-	22	-

Windows 10 Pro English, French, Spanish	619-AHKN	-	22	-
No Microsoft Office License Included – 30 day Trial Offer Only	658-BCSB	-	22	-
16GB (1x16GB) DDR4 non ECC memory	370-AGFR	-	22	-
M.2 256GB PCIe NVMe Class 40 Solid State Drive	400-BEUS	-	22	-
M2X3.5 Screw for SSD/DDPE	773-BBBC	-	22	-
No Additional Hard Drive	401-AANH	-	22	-
Intel Integrated Graphics, Dell OptiPlex	490-BBFG	-	22	-
OptiPlex 3080 Tower with 260W up to 92% efficient Power Supply (80Plus Platinum)	321-BGOF	-	22	-
System Power Cord (Philippine/TH/US)	450-AAOJ	-	22	-
DVD+/-RW Bezel	325-BDSF	-	22	-
8x DVD+/-RW 9.5mm Optical Disk Drive	429-ABFH	-	22	-
CMS Essentials DVD no Media	658-BBTV	-	22	-
No Media Card Reader	379-BBHM	-	22	-
Speaker for Tower and SFF	520-AARD	-	22	-
No Wireless LAN Card (no WiFi enablement)	555-BBFO	-	22	-
No Wireless Driver (no WiFi enablement)	340-AFMQ	-	22	-
Chassis Intrusion Switch - Tower	461-AAHP	-	22	-
No Stand Option	575-BBBI	-	22	-
No Additional Cable Requested	379-BBCY	-	22	-
No PCIe add-in card	492-BBFF	-	22	-
No Additional Add In Cards	382-BBHx	-	22	-
Optional VGA Video Port	382-BBFW	-	22	-
Dell KB216 Wired Keyboard English	580-ADJC	-	22	-
Dell Optical Mouse - MS116 (Black)	570-ABIE	-	22	-
No Cable Cover	325-BCZQ	-	22	-
Not selected in this configuration	817-BBBC	-	22	-
SupportAssist	525-BBCL	-	22	-
Dell(TM) Digital Delivery Cirrus Client	640-BBLW	-	22	-
Dell Client System Update (Updates latest Dell Recommended BIOS, Drivers, Firmware and Apps)	658-BBMR	-	22	-
Waves Maxx Audio	658-BBRB	-	22	-
Dell SupportAssist OS Recovery Tool	658-BEOK	-	22	-
OS-Windows Media Not Included	620-AALW	-	22	-
ENERGY STAR Qualified	387-BBLW	-	22	-
SERI Guide (ENG/FR/Multi)	340-AGIK	-	22	-
Dell Watchdog Timer	379-BDWG	-	22	-
Quick Setup Guide 3080 Tower	340-CPVD	-	22	-
US Order	332-1286	-	22	-
No UPC Label	389-BDCE	-	22	-
Trusted Platform Module (Discrete TPM Enabled)	329-BBJL	-	22	-
Shipping Material for MT	340-CQZG	-	22	-
Shipping Label	389-BBUU	-	22	-

Regulatory Label for OptiPlex 3080 MT, FSJ	389-DVBG	-	22	-
No CompuTrace	461-AABF	-	22	-
No Hard Drive Bracket, Dell OptiPlex	575-BBKX	-	22	-
Intel(R) Core(TM) i5 Processor Label	340-CNBZ	-	22	-
Desktop BTO Standard shipment	800-BBIO	-	22	-
No Anti-Virus Software	650-AAAM	-	22	-
Custom Configuration	817-BBBB	-	22	-
No Out-of-Band Systems Management	631-ACMW	-	22	-
No AutoPilot	340-CKSZ	-	22	-
No External ODD	429-ABGY	-	22	-
No Optane	400-BFPO	-	22	-
EPEAT 2018 Registered (Silver)	379-BDTO	-	22	-
Dell Limited Hardware Warranty Plus Service	803-8583	-	22	-
ProSupport: Next Business Day Onsite, 3 Years	803-8646	-	22	-
ProSupport: 7x24 Technical Support, 3 Years	803-8702	-	22	-
Thank you choosing Dell ProSupport. For tech support, visit //support.dell.com/ProSupport	989-3449	-	22	-

Subtotal:	\$34,439.48
Shipping:	\$0.00
Estimated Tax:	\$2,410.72
<hr/>	
Total:	\$36,850.20

Important Notes

Terms of Sale

This Quote will, if Customer issues a purchase order for the quoted items that is accepted by Supplier, constitute a contract between the entity issuing this Quote ("Supplier") and the entity to whom this Quote was issued ("Customer"). Unless otherwise stated herein, pricing is valid for thirty days from the date of this Quote. All product, pricing and other information is based on the latest information available and is subject to change. Supplier reserves the right to cancel this Quote and Customer purchase orders arising from pricing errors. Taxes and/or freight charges listed on this Quote are only estimates. The final amounts shall be stated on the relevant invoice. Additional freight charges will be applied if Customer requests expedited shipping. Please indicate any tax exemption status on your purchase order and send your tax exemption certificate to Tax_Department@dell.com or ARSalesTax@emc.com, as applicable.

Governing Terms: This Quote is subject to: (a) a separate written agreement between Customer or Customer's affiliate and Supplier or a Supplier's affiliate to the extent that it expressly applies to the products and/or services in this Quote or, to the extent there is no such agreement, to the applicable set of Dell's Terms of Sale (available at www.dell.com/terms or www.dell.com/oemterms), or for cloud/as-a-Service offerings, the applicable cloud terms of service (identified on the Offer Specific Terms referenced below); and (b) the terms referenced herein (collectively, the "Governing Terms"). Different Governing Terms may apply to different products and services on this Quote. The Governing Terms apply to the exclusion of all terms and conditions incorporated in or referred to in any documentation submitted by Customer to Supplier.

Supplier Software Licenses and Services Descriptions: Customer's use of any Supplier software is subject to the license terms accompanying the software, or in the absence of accompanying terms, the applicable terms posted on www.Dell.com/eula. Descriptions and terms for Supplier-branded standard services are stated at www.dell.com/servicecontracts/global or for certain infrastructure products at www.dellemc.com/en-us/customer-services/product-warranty-and-service-descriptions.htm.

Offer-Specific, Third Party and Program Specific Terms: Customer's use of third-party software is subject to the license terms that accompany the software. Certain Supplier-branded and third-party products and services listed on this Quote are subject to additional, specific terms stated on www.dell.com/offeringsspecificterms ("Offer Specific Terms").

In case of Resale only: Should Customer procure any products or services for resale, whether on standalone basis or as part of a solution, Customer shall include the applicable software license terms, services terms, and/or offer-specific terms in a written agreement with the end-user and provide written evidence of doing so upon receipt of request from Supplier.

In case of Financing only: If Customer intends to enter into a financing arrangement ("Financing Agreement") for the products and/or services on this Quote with Dell Financial Services LLC or other funding source pre-approved by Supplier ("FS"), Customer may issue its purchase order to Supplier or to FS. If issued to FS, Supplier will fulfill and invoice FS upon confirmation that: (a) FS intends to enter into a Financing Agreement with Customer for this order; and (b) FS agrees to procure these items from Supplier. Notwithstanding the Financing Agreement, Customer's use (and Customer's resale of and the end-user's use) of these items in the order is subject to the applicable governing agreement between Customer and Supplier, except that title shall transfer from Supplier to FS instead of to Customer. If FS notifies Supplier after shipment that Customer is no longer pursuing a Financing Agreement for these items, or if Customer fails to enter into such Financing Agreement within 120 days after shipment by Supplier, Customer shall promptly pay the Supplier invoice amounts directly to Supplier.

Customer represents that this transaction does not involve: (a) use of U.S. Government funds; (b) use by or resale to the U.S. Government; or (c) maintenance and support of the product(s) listed in this document within classified spaces. Customer further represents that this transaction does not require Supplier's compliance with any statute, regulation or information technology standard applicable to a U.S. Government procurement.

For certain products shipped to end users in California, a State Environmental Fee will be applied to Customer's invoice. Supplier encourages customers to dispose of electronic equipment properly.

Electronically linked terms and descriptions are available in hard copy upon request.

^Dell Business Credit (DBC):

OFFER VARIES BY CREDITWORTHINESS AS DETERMINED BY LENDER. Offered by WebBank to Small and Medium Business customers with approved credit. Taxes, shipping and other charges are extra and vary. Minimum monthly payments are the greater of \$15 or 3% of account balance. Dell Business Credit is not offered to government or public entities, or business entities located and organized outside of the United States.



ITEM #: II.B

LEE COUNTY AGENDA ABSTRACT BOARD OF COMMISSIONERS - REGULAR

MEETING DATE: September 8, 2021

SUBJECT: Consider offer to purchase Alcott Street 9642-97-2671-00

DEPARTMENT: Legal

CONTACT PERSON: Whitney Parrish ,

TYPE: Action Item

REQUEST	Consider offer to purchase Alcott Street 9642-97-2671-00
BUDGET IMPACT	N/A
ATTACHMENTS	Initial resolution, offer, tax card, deed 110 Alcott Street.pdf
PRIOR BOARD ACTION	N/A
RECOMMENDATION	Consider offer to purchase Alcott Street 9642-97-2671-00
SUMMARY	

Lee County and the City of Sanford foreclosed on a vacant parcel located at 110 Alcott Street, PIN 9642-97-2671-00 in 2012. The taxable value of the property is \$8,000 and the amount of fees and taxes owed on the property is \$1,560.79. The County has received an offer in the amount of \$1,600.00. If the Board would like to advertise the offer, it must declare the property as surplus to its needs and then it can authorize staff to advertise the offer. This will begin the upset bid process. Please be aware the City of Sanford must also approve the offer before it will be advertised.



**RESOLUTION AUTHORIZING THE SALE OF PROPERTY
LOCATED AT ALCOTT STREET, PIN 9642-97-2671-00, LEE COUNTY NORTH
CAROLINA**

WHEREAS, the County of Lee and the City of Sanford owns certain vacant property located at 110 Alcott Street, PIN number 9642-97-2671-00, Lee County, North Carolina, as shown on a deed recorded in Deed Book 1284, Page 948, in the office of the Register of Deeds for Lee County, to which the record thereof reference is hereby made for more complete description; and,

WHEREAS, the taxable value of the property is \$8,000; and,

WHEREAS, the above-referenced property was conveyed to the County as the result of a foreclosure sale; and,

WHEREAS, the amount of fees and taxes owed on the property as the result of such sale is \$1,560.79; and,

WHEREAS, North Carolina General Statutes §§ 153A-176 and 160A-269 permit the County to sell property by upset bid, after receipt of an offer to purchase the property; and,

WHEREAS, the County of Lee proposes to dispose of the above described property as it is surplus to the County's needs; and,

WHEREAS, the County received an offer submitted by David Webster ("Offeror") to purchase the property described above in the amount of \$1,600.00, plus any advertising costs, a copy of which is attached hereto; and,

WHEREAS, Offeror has paid to the County Clerk the required 5 percent (5%) deposit on its offer and \$200.00 of advertising costs; and,

WHEREAS, the Lee County Board of Commissioners accepts the initial offer of \$1,600.00 ; and,

WHEREAS, the Lee County Board of Commissioners and the Offeror acknowledge and understand this offer and the authorization to advertise such offer, is contingent on the City of Sanford's acceptance of said offer; and,

WHEREAS, the Lee County Board of Commissioners authorizes staff to advertise the initial offer in any higher, upsetting offer, subject to the upset bid procedure.

NOW, THEREFORE, BE IT RESOLVED by the Lee County Board of Commissioners as follows:

1. The Lee County Board of Commissioners authorizes the sale of the property described above through the upset bid procedure of North Carolina General Statute §160A-269.
2. The County Clerk shall cause a notice of the proposed sale to be published. The notice shall contain a general description of the property, the amount and terms of the offer, and a notice that within 10 days any person may raise the bid by not less than ten percent (10%) of the first one thousand dollars (\$1,000) and five percent (5%) of the remainder.
3. Persons wishing to upset the offer that has been received shall submit a **sealed bid** with their offer to the County Attorney's Office within 10 days after the notice of sale is published. The upset bid should be delivered to the County Attorney's Office located at 408 Summit Drive, Sanford NC 27330, on or before 5:00 p.m. on or before the 10th day following publication of said notice. Use of the mail or any means of delivery is at the bidder's risk and any bids received after the deadline will not be considered. Any bid with conditions or terms will not be accepted or considered.
4. At 5:00 p.m. on said date, the County Attorney/Deputy County Attorney shall open the bids, if any, and the highest such bid will become the new offer. If there is more than one bid in the highest amount, the first such bid received will become the new offer.
5. A qualifying higher bid is one that raises the existing offer by not less than 10 percent (10%) of the first \$1,000 of that offer and 5 percent (5%) of the remainder of that offer.
6. A qualifying higher bid must also be accompanied by a deposit in the amount of 5 percent (5%) of the bid and accompanying \$200.00 for advertising costs. This amount may be made in cash, cashier's check, or certified check.
7. The County will return the deposit and advertising costs on any bid not accepted, and will return the deposit on an offer subject to upset if a qualifying higher bid is received; however, once the actual advertising costs are incurred, those become non-refundable.
8. If a qualifying higher bid is received, the County Clerk shall cause a new notice of upset bid to be published, and shall continue to do so until a 10-day period has passed without any qualifying upset bid having been received.
9. The terms of the final sale are as follows:
 - a. The buyer must pay with cash, cashier's check or certified check at the time of closing.
 - b. The property is sold "as is" with no conditions placed on the bid.
 - c. Title to the subject property shall be transferred to the buyer by a nonwarranty deed.
 - d. Advertising fees are non-refundable once spent.

e. The County Attorney does not perform title searches on the property and the Offeror can retain their own attorney to perform such title search.

10. The Board of Commissioners may, at any time, reject any and all offers.

11. If no qualifying upset bid is received after the initial public notice and 10-day upset bid period has expired, the original offer will be taken back to the Board for final approval and whereby the Board may authorize the appropriate County officials to execute the instruments necessary to convey the property.

Dated this the ____ day of _____, _____.

_____, Chair
Lee County Board of Commissioners

ATTEST:

Jennifer Gamble, Clerk
Lee County Board of Commissioners

REAL ESTATE OFFER

Date: 5/27/2021

I, David Webster, hereby submit an offer to purchase real property located at:

ADDRESS: 110 Alcott St Sanford NC

PIN #: 9642-97-2671-00

OFFER AMOUNT: \$ 1600.00

Please read the following before signing below:

- All offers require an upfront payment of a bid deposit in the amount of 5% of the offer amount and payment of advertising costs with payment to be made in cash, cashiers or certified check
- Advertising costs are non-refundable
- Purchase of property is contingent on the approval of the Lee County Board of Commissioners and/or the Sanford City Council and any other entity joining in ownership of the above property
- All offers are subject to the upset bid process
- Property is sold "as is" with no conditions placed on the bid
- Title to the property shall be transferred to the buyer by a nonwarranty deed. County Attorney does not provide a title search and buyer is welcome to retain a private attorney for the closing
- The County reserves the right to withdraw the property from sale at any time before the final high bid is accepted and has the right to reject all bids at any time
- Final payment of the remaining balance will be due at closing
- Closing must take place within thirty days of approval by the Board of Commissioners or the subject remains the property of the County.

David E. Webster (Signature)

APN 9642-97-2671-00
 5% deposit of Bid 80.00 ✓
 Advertising 200.00 ✓
 total 280.00



REDIFORM • Carbonless • S1654NCR Duplicate • S1657NCL Triplicate

DATE 6-2-2021 **RECEIPT** 265940

RECEIVED FROM David Webster

ADDRESS _____

Two hundred eighty dollars & no/100 DOLLARS \$ 280.00

FOR 5% Bid Deposit + Advertising

110 Alcott Street PIN 9642-97-2671-00

Lee Co. Finance

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	
AMOUNT PAID		CHECK	
BALANCE DUE		MONEY ORDER	

BY C. Deeman
 ©2001 REDIFORM® S1654NCR

PRINTED ON LINEMARK PAPER - HOLD TO LIGHT TO VIEW. FOR ADDITIONAL SECURITY FEATURES SEE BACK.

0068095 11-24
 Office AU # 1210(8)
 Remitter: DAVID WEBSTER
 Operator I.D.: a768931

CASHIER'S CHECK

6809504871

May 27, 2021

PAY TO THE ORDER OF *****LEE COUNTY GOVERNMENT*****

****Two Hundred Eighty and 00/100 -US Dollars****

****\$280.00****

Payee Address:
 Memo: **BID: 110 ALCOTT ST. 9642-97-2671-00**

VOID IF OVER US \$ 280.00

WELLS FARGO BANK, N.A.
 250 BLAIR MILL RD
 HORSHAM, PA 19044
 FOR INQUIRIES CALL (480) 394-3122

Murina S. Can
 CONTROLLER

⑈ 6809504871 ⑈ ⑆ 121000248 ⑆ 4861 004424 ⑈

PARID: 964297267100
COUNTY OF LEE AND CITY OF SANFORD

110 ALCOTT ST VACANT

To print a property record card or export search results into a CSV format that can be used with Excel please follow these steps:
- Select the desired report option from the right menu (e.g. CSV Export, Residential PRC) and hit GO
- Click Open when prompted for an export. Property record cards will open as a PDF.

Parcel

ParID / PIN: 964297267100 /
Tax Year: 2022
Tax Jurisdiction: CSF : CITY OF SANFORD
Neighborhood: 928 : Chatham

Valuation

Appraised Land: 8,000
Appraised Building: 0
Appraised Total: 8,000
Deferred: 0
Exempts/Excluded: 8,000
Assessed Real: 0
Total Assessed: 0

Owner

Account Number: 148807
Name: COUNTY OF LEE AND CITY OF SANFORD
Name 2:
Own %: 100
Mailing Address: PO BOX 1968
SANFORD NC 27331 1968

Linked Sale 1284/948

Legal

Physical Address: 110 ALCOTT ST
Legal Description 1: LOT D BLK 152
Plat Cabinet/Slide: /

Description

NBHD Code / Name: 928 : CHATHAM
Class: EX : EXEMPT
Land Use: XLEE : LEE COUNTY MUNICIPAL
Zoning: R-6
Living Units:
Deeded Acres:
Calculated Acres: .2438

Field Notes

Note: BUILDING DESTROYED Number: 1

Recorded Transaction

Date	Book	Page	Instrument	Sale Price	Validity Code
14-JUN-12	1284	948	CO - COMMISSIONERS DEED	1,500	5
29-SEP-89	436	994	-	0	8

Summary Totals

Total Value:	Total Acres	/ SF	\$ / Acre	\$ / Unit	Deeded Acres
\$RO/TOTAL_LAND_VALUE	\$RO/TOTAL_ACRES	\$RO/DSQFT	\$RO/DACRE	\$RO/DUNIT	\$RO/LEGDAT_ACRES

Real Values

Land Value: 8,000
Building Value: 0
Appraised Real Value: 8,000

Total Appraised Value 8,000

Property Class: EX : EXEMPT
 Reason Code: U : UPDATE ONLY NO VAL CHG
 LUC: XLEE : LEE COUNTY MUNICIPAL

Exemptions and Exclusions

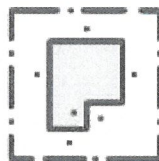
Deferred Value: 0
 Senior / Disabled: 0
 Veteran: 0
 Historic: 0
 100% E Class Ex: 8,000
 Partial E Class Ex: 0
 Total Exempt/Excluded/Deferred: 8,000

Assessed Valuation

Total Appraised Value (Real and Personal): 8,000
 Total Exempt/Excluded/Deferred: 8,000
 Total Assessed (Taxable): 8,000

Real Estate Value History

Tax Year	Cost/Ovr	Appr Land	Appr Bldg	Appraised Total	Deferred Land	Historic	Exempt	SR Exclusion	Vet Exclusion	Taxable Total
2022	COST	8,000	0	8,000	0	0	8,000	0	0	0
2021	COST	8,000	0	8,000	0	0	8,000	0	0	0
2020	COST	8,000	0	8,000	0	0	8,000	0	0	0
2019	COST	8,000	0	8,000	0	0	8,000	0	0	0
2018	COST	8,000	0	8,000	0	0	8,000	0	0	0
2017	COST	8,000	0	8,000	0	0	8,000	0	0	0
2016	COST	8,000	0	8,000	0	0	8,000	0	0	0
2015	COST	8,000	0	8,000	0	0	8,000	0	0	0
2014	COST	8,000	0	8,000	0	0	8,000	0	0	0
2013	COST	8,000	0	8,000	0	0				8,000
2012	COST	3,300	0	3,300	0	0				3,300
2011	COST	3,300	0	3,300	0	0				3,300
2010	COST	3,300	0	3,300	0	0				3,300
2009	COST	3,300	0	3,300	0	0				3,300
2008	COST	3,300	0	3,300	0	0				3,300
2007	COST	3,300	0	3,300	0	0				3,300
2006	COST	3,500	0	3,500	0	0				3,500
2005	COST	3,500	0	3,500	0	0				3,500
2004	COST	3,500	0	3,500	0	0				3,500
2003	COST	3,500	0	3,500	0	0				3,500
2002	OVR	1,900		1,900	0	0				1,900
2001	OVR	1,900		1,900	0	0				1,900



Sorry, no sketch available for this record

Item	Area

1284
0948

FILED
LEE COUNTY
MOLLIE A. MCINNIS
REGISTER OF DEEDS

BK:01284 PG:0948

FILED Jun 14, 2012
AT 02:08:58 pm
BOOK 01284
START PAGE 0948
END PAGE 0949
INSTRUMENT # 03825

Lee County 06-14-2012
NORTH CAROLINA
Real Estate
Excise Tax \$3.00

Return to: Lee County, PO Box 1968, Sanford, NC
27331-1968

Revenue Stamps \$3.00

Prepared by: Zacchaeus Legal Services

STATE OF NORTH CAROLINA

COMMISSIONER'S DEED
ID# 9642-97-2671-00

COUNTY OF LEE

This deed, made this 6th day of June, 2012, by MARK D. BARDILL, Commissioner, to Lee County of P.O. Box 1968, Sanford, Lee County, North Carolina 27331-1968.

WITNESSETH:

That whereas the said MARK D. BARDILL was appointed Commissioner under an order of the District Court, in the tax foreclosure proceeding entitled Lee County versus Terrence Dale Poole and spouse, Cynthia Ellen Poole, et al, File No. 09-CVD-878; and said MARK D. BARDILL was directed by said Order as Commissioner to sell the land hereinafter described at public sale after due advertisement according to law; and

Whereas, the said MARK D. BARDILL, Commissioner, did on the 11th day of May, 2012, offer the land hereinafter described at a public sale at the Lee County Courthouse door, in Sanford, North Carolina, and then and there the said County of Lee became the last and highest bidder for said land for the sum of \$1,485.72; and no upset or increased bid having been made within the time allowed by law, and said sale having been confirmed by said Court, and said MARK D. BARDILL, Commissioner, having been ordered to execute a deed to said purchaser upon payment of the purchase money;

Now, therefore, for and in consideration of the premises and the sum of \$1,485.72, receipt of which is hereby acknowledged, the said MARK D. BARDILL, Commissioner, does by these presents, hereby bargain, sell, grant, and convey to the said Lee County, and their successors, heirs and assigns that certain parcel or tract of land, situated in East Sanford Township, Lee County, North Carolina, and described as follows:

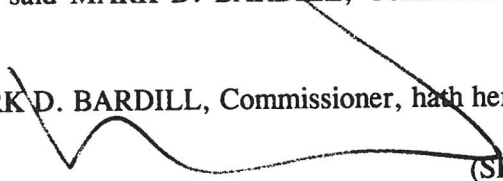
All that certain lot or parcel of land situated in East Sanford Township, Lee County, North Carolina, and more particularly described as follows: BEGINNING at a stake in the South line of Alcott Street at a point 157 feet Northwest from the Southeast corner of Chatham and Alcott Streets; and running thence North 48 degrees East with the line of Alcott Street, 61.6 feet to a stake; thence South 41 degrees 03 minutes East 179 feet to a stake; thence South 47 degrees 13 minutes West 55.15 feet to a steel axle corner, corner of lots 7, 9, and 10 of Block 152; thence North 42 degrees 51 minutes West 180 feet to the beginning, and being shown as Lot D on the plat of Block 152 of the Monroe Addition to the Town of Sanford made by Francis Deaton in 1928.

Subject to restrictive covenants and easements of record.

Parcel Number: 9642-97-2671-00

To have and to hold the aforesaid tract of land, to the said County of Lee, and their successors, heirs and assigns forever, in as full and ample manner as said MARK D. BARDILL, Commissioner as aforesaid, is authorized and empowered to convey the same.

In witness whereof, the said MARK D. BARDILL, Commissioner, hath hereunto set his hand and seal.




(SEAL)
MARK D. BARDILL, Commissioner

NORTH CAROLINA
CRAVEN COUNTY

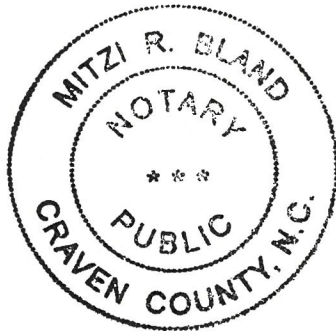
I, Mitzi R. Bland of said County, do hereby certify that MARK D. BARDILL, Commissioner, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing deed.

Witness my hand and official seal this the 6 day of June, 2012.



Notary Public

My commission expires:02/12/2017





ITEM #: II.C

LEE COUNTY AGENDA ABSTRACT BOARD OF COMMISSIONERS - REGULAR

MEETING DATE: September 8, 2021

SUBJECT: Consider offer to purchase N. First Street 9643-71-7364-00

DEPARTMENT: Legal

CONTACT PERSON: Whitney Parrish ,

TYPE: Action Item

REQUEST	Consider offer to purchase N. First Street 9643-71-7364-00
BUDGET IMPACT	N/A
ATTACHMENTS	Initial resolution, tax card, offer, deed N. First Street.pdf
PRIOR BOARD ACTION	N/A
RECOMMENDATION	Consider offer to purchase N. First Street 9643-71-7364-00
SUMMARY	

The County and City foreclosed on a vacant piece of land located at 0 N. First Street, PIN 9643-71-7364-00 in 1990. The taxable value of the property is \$3,000 and the amount of fees and taxes owed on the property is \$1,471.64. The County has received of an offer of \$1,500.00. If the Board wishes to declare the property as surplus to its needs and authorize staff to advertise the offer, we can begin the upset bid process. Please be aware the City of Sanford must also approve the offer before staff can advertise the offer.



**RESOLUTION AUTHORIZING THE SALE OF PROPERTY
LOCATED AT N FIRST STREET, PIN 9643-71-7364-00, LEE COUNTY NORTH
CAROLINA**

WHEREAS, the County of Lee and the City of Sanford owns certain vacant property located at N. First Street, PIN number 9643-71-7364-00, Lee County, North Carolina, as shown on a deed recorded in Deed Book 449, Page 410, in the office of the Register of Deeds for Lee County, to which the record thereof reference is hereby made for more complete description; and,

WHEREAS, the taxable value of the property is \$3,000; and,

WHEREAS, the above-referenced property was conveyed to the County as the result of a Sheriff's sale; and,

WHEREAS, the amount of fees and taxes owed on the property as the result of such sale is \$1,471.64; and,

WHEREAS, North Carolina General Statutes §§ 153A-176 and 160A-269 permit the County to sell property by upset bid, after receipt of an offer to purchase the property; and,

WHEREAS, the County of Lee proposes to dispose of the above described property as it is surplus to the County's needs; and,

WHEREAS, the County received an offer submitted by David Webster ("Offeror") to purchase the property described above in the amount of \$1,500.00, plus any advertising costs, a copy of which is attached hereto; and,

WHEREAS, Offeror has paid to the County Clerk the required 5 percent (5%) deposit on its offer and \$200.00 of advertising costs; and,

WHEREAS, the Lee County Board of Commissioners accepts the initial offer of \$1,500.00 ; and,

WHEREAS, the Lee County Board of Commissioners and the Offeror acknowledge and understand this offer and the authorization to advertise such offer, is contingent on the City of Sanford's acceptance of said offer; and,

WHEREAS, the Lee County Board of Commissioners authorizes staff to advertise the initial offer in any higher, upsetting offer, subject to the upset bid procedure.

NOW, THEREFORE, BE IT RESOLVED by the Lee County Board of Commissioners as follows:

1. The Lee County Board of Commissioners authorizes the sale of the property described above through the upset bid procedure of North Carolina General Statute §160A-269.
2. The County Clerk shall cause a notice of the proposed sale to be published. The notice shall contain a general description of the property, the amount and terms of the offer, and a notice that within 10 days any person may raise the bid by not less than ten percent (10%) of the first one thousand dollars (\$1,000) and five percent (5%) of the remainder.
3. Persons wishing to upset the offer that has been received shall submit a **sealed bid** with their offer to the County Attorney's Office within 10 days after the notice of sale is published. The upset bid should be delivered to the County Attorney's Office located at 408 Summit Drive, Sanford NC 27330, on or before 5:00 p.m. on or before the 10th day following publication of said notice. Use of the mail or any means of delivery is at the bidder's risk and any bids received after the deadline will not be considered. Any bid with conditions or terms will not be accepted or considered.
4. At 5:00 p.m. on said date, the County Attorney/Deputy County Attorney shall open the bids, if any, and the highest such bid will become the new offer. If there is more than one bid in the highest amount, the first such bid received will become the new offer.
5. A qualifying higher bid is one that raises the existing offer by not less than 10 percent (10%) of the first \$1,000 of that offer and 5 percent (5%) of the remainder of that offer.
6. A qualifying higher bid must also be accompanied by a deposit in the amount of 5 percent (5%) of the bid and accompanying \$200.00 for advertising costs. This amount may be made in cash, cashier's check, or certified check.
7. The County will return the deposit and advertising costs on any bid not accepted, and will return the deposit on an offer subject to upset if a qualifying higher bid is received; however, once the actual advertising costs are incurred, those become non-refundable.
8. If a qualifying higher bid is received, the County Clerk shall cause a new notice of upset bid to be published, and shall continue to do so until a 10-day period has passed without any qualifying upset bid having been received.
9. The terms of the final sale are as follows:
 - a. The buyer must pay with cash, cashier's check or certified check at the time of closing.
 - b. The property is sold "as is" with no conditions placed on the bid.
 - c. Title to the subject property shall be transferred to the buyer by a nonwarranty deed.
 - d. Advertising fees are non-refundable once spent.

e. The County Attorney does not perform title searches on the property and the Offeror can retain their own attorney to perform such title search.

10. The Board of Commissioners may, at any time, reject any and all offers.

11. If no qualifying upset bid is received after the initial public notice and 10-day upset bid period has expired, the original offer will be taken back to the Board for final approval and whereby the Board may authorize the appropriate County officials to execute the instruments necessary to convey the property.

Dated this the ____ day of _____, _____.

_____, Chair
Lee County Board of Commissioners

ATTEST:

Jennifer Gamble, Clerk
Lee County Board of Commissioners

REAL ESTATE OFFER

Date: 5/27/2021

I, David Webster, hereby submit an offer to purchase real property located at:

ADDRESS: N. First St. Sanford NC

PIN #: 9643-71-7364-00

OFFER AMOUNT: \$ 1500.00

Please read the following before signing below:

- All offers require an upfront payment of a bid deposit in the amount of 5% of the offer amount and payment of advertising costs with payment to be made in cash, cashiers or certified check
- Advertising costs are non-refundable
- Purchase of property is contingent on the approval of the Lee County Board of Commissioners and/or the Sanford City Council and any other entity joining in ownership of the above property
- All offers are subject to the upset bid process
- Property is sold "as is" with no conditions placed on the bid
- Title to the property shall be transferred to the buyer by a nonwarranty deed. County Attorney does not provide a title search and buyer is welcome to retain a private attorney for the closing
- The County reserves the right to withdraw the property from sale at any time before the final high bid is accepted and has the right to reject all bids at any time
- Final payment of the remaining balance will be due at closing
- Closing must take place within thirty days of approval by the Board of Commissioners or the subject remains the property of the County.

David E. Webster (Signature)

APN.
 5% bid deposit 75.00
 advertising 200.00

 total \$ 275.00



REDIFORM • Carbonless • S1654NCR Duplicate • S1657NCL Triplicate

DATE 6-2-2021 **RECEIPT** 265937

RECEIVED FROM David Webster

ADDRESS _____

Two hundred seventy five dollars and 00/100 DOLLARS \$ 275.00

FOR 5% Bid Deposit + Advertising

N. First street PIN 9643-71-7364-00

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	
AMOUNT PAID		CHECK	
BALANCE DUE		MONEY ORDER	

Lee Co. Finance

BY C. Cramer

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PRINTED ON LINEMARK PAPER - HOLD TO LIGHT TO VIEW. FOR ADDITIONAL SECURITY FEATURES SEE BACK.

CASHIER'S CHECK

0068095 11-24 **6809504872**
 Office AU # 1210(8)

Remitter: **DAVID WEBSTER**
 Operator I.D.: **a768931**

May 27, 2021

PAY TO THE ORDER OF *****LEE COUNTY GOVERNMENT*****

****\$275.00****

Payee Address:
 Memo: **BID: N.FIRST ST. 9643-71-7364-00**

VOID IF OVER US \$ 275.00

WELLS FARGO BANK, N.A.
 250 BLAIR MILL RD
 HORSHAM, PA 19044
 FOR INQUIRIES CALL (480) 394-3122

Murina S. Can
 CONTROLLER

⑈ 6809504872 ⑈ ⑆ 21000248⑆ 4861 004424 ⑈

PARID: 964371736400
COUNTY OF LEE

0 N FIRST ST

To print a property record card or export search results into a CSV format that can be used with Excel please follow these steps:

- Select the desired report option from the right menu (e.g. CSV Export, Residential PRC) and hit GO
- Click Open when prompted for an export. Property record cards will open as a PDF.

Parcel

ParID / PIN: 964371736400 /
 Tax Year: 2022
 Tax Jurisdiction: CSF : CITY OF SANFORD
 Neighborhood: 900 : Charlotte Avenue

Valuation

Appraised Land: 3,000
 Appraised Building: 0
 Appraised Total: 3,000
 Deferred: 0
 Exempts/Excluded: 3,000
 Assessed Real: 0
 Total Assessed: 0

Owner

Account Number: 41747
 Name: COUNTY OF LEE
 Name 2:
 Own %: 100
 Mailing Address: PO BOX 1968
 SANFORD NC 27331

Linked Sale [449/410](#)

Legal

Physical Address: 0 N FIRST ST
 Legal Description 1: VACANT N FIRST ST
 Plat Cabinet/Slide: /

Description

NBHD Code / Name: 900 : Charlotte Avenue
 Class: EX : EXEMPT
 Land Use: XLEE : LEE COUNTY MUNICIPAL
 Zoning: R-6
 Living Units:
 Deeded Acres:
 Calculated Acres: .1768

Recorded Transaction

Date	Book	Page	Instrument	Sale Price	Validity Code
26-JUL-90	449	410	-	0	8

3320
32824

Prepared under the supervision of K.R. Hoyle, Lee County Attorney; P.O. Box 1087,
Sanford, N.C.; 27330

NORTH CAROLINA

SHERIFF'S DEED

LEE COUNTY

This deed, made and entered into this 25 day of July, 1990, by
and between Billy Bryant, Sheriff of Lee County, North Carolina,
party of the first part, and Lee County
~~parties~~ (parties) of the second part, whose mailing address is P.O. Box 1968, Sanford
NC 27331

Witnesseth

That whereas the party of the first part, being duly licensed thereto by an
execution issued upon a certain judgment docketed in the office of the Clerk of the
Superior Court for Lee County in a proceeding entitled "Lee County vs. Lillian Stone Watson"
and after due advertisement in accordance with law, did offer for sale and did sell, at public auction for cash to the
highest bidder, at the courthouse door in Lee County on the 28 day of June, 1990,
real estate herein described, when and where Lee County became the last and highest bidder for the same at the price
of \$ 1471.64; and

Whereas, more than ten days have elapsed since the report of said sale was
filed with the clerk of the superior court and no increased bid has been filed, and
said sale having been confirmed by order of the superior court, and the said
Lee County, ~~parties~~ (parties) of the second part ~~has~~ (have)
fully paid the amount of the bid to the party of the first part;

Now, therefore, in consideration of the premises and in further consideration
of the sum of One thousand four hundred seventy one and 64/100 - - -dollars (\$1471.64)
in hand paid to the party of the first part by the ~~parties~~ (parties) of the second
part, receipt of which is hereby fully acknowledged, the said party of the first part
has given, granted, bargained, sold, and conveyed, and does hereby give, grant, bargain,
sell, and convey unto the ~~parties~~ (parties) of the second part, it's ~~heirs~~ heirs
and assigns, all of that lot, tract, or parcel of real estate lying and being in
East Sanford Township, Lee County, North Carolina, and being more parti-
cularly bounded and described as follows:

Beginning at a stake, the southeast intersection of North Avenue and First
Street; running thence with the eastern margin of First Street, 75 feet to a
stake; thence, eastwardly and parallel with the southern margin of North Ave-
nue, 100 feet to a stake; thence northwardly and parallel with the eastern
margin of First Street, 75 feet to a stake in the southern line of North Ave-
nue; thence westwardly with the southern margin of North Avenue, 100 feet to
the Beginning.

BOOK 449 PAGE 411

For more particular description, see deed from Troy Stone & wife Mattie to Estella S. Gunter & Lillian S. ^{Watson}, recorded in Deed Book 87, page 276, in the Office of the Register of Deeds of Lee County.

To have and to hold the above-described premises and all privileges and appurtenances thereunto appertaining, to the said ~~party~~ (parties) of the second part, it's ~~(heirs)~~ heirs and assigns, to their only use and behoof forever free and clear of all encumbrances except all outstanding city and county taxes and all local improvement assessments against the above-described property not included in the execution in the above-entitled cause in as full and ample manner as said party of the first part is authorized and empowered to convey the same;


In witness whereof, the said party of the first part has hereunto set his hand and seal, the day and year first above written.

Billy Bryant (Seal)
Sheriff

I, Gail Freeman, notary public in and for the county of Lee, do hereby certify that Billy Bryant, Sheriff of Lee County, personally appeared before me this day and acknowledged the due execution of the foregoing deed as his own act and deed.

Witness my hand and official seal, this 25 day of July 1950

Gail Freeman
Notary Public





ITEM #: II.D

LEE COUNTY AGENDA ABSTRACT BOARD OF COMMISSIONERS - REGULAR

MEETING DATE: September 8, 2021

SUBJECT: Approval of Budget Amendment #09/08/21/04

DEPARTMENT: Finance

CONTACT PERSON: Candace Confair, Assistant Finance Director

TYPE: Consent Agenda

REQUEST	Approve Budget Amendment #09/08/21/04
BUDGET IMPACT	See below
ATTACHMENTS	09-08-21-04.pdf
PRIOR BOARD ACTION	N/A
RECOMMENDATION	Approve Budget Amendment #09/08/21/04
SUMMARY	

Elections - To rollover funds (\$4,509) to various lines for goods/services not received by 6/30/2021
Health - To appropriate funds (\$156,124) to various lines for expenses related to Covid-19 Booster Vaccination Drive-up Clinics
Health - To appropriate funds (\$7,538) for nurse desks
Recreation - To appropriate funds (\$100,000) approved to perform work to the SanLee Park bike trails

MEMO TO: LEE COUNTY BOARD OF COMMISSIONERS
 FROM: JOHN A CRUMPTON, LEE COUNTY MANAGER
 SUBJECT: BUDGET AMENDMENT:# 09/08/21/04
 DATE: September 8, 2021

SECTION I. THE FOLLOWING GENERAL FUND (1100) *REVENUE INCREASES* ARE HEREBY APPROVED:

DEPARTMENT	ACCOUNT #	DESCRIPTION	CURRENT BUDGET	CHANGE	NEW BUDGET
Health	1100-3510-33701	Covid Cares	55,898	156,124	212,022
Fund Balance	1100-3990-39900	Fund Balance Appropriated	2,546,894	112,047	2,658,941
TOTAL CHANGES				268,171	

SECTION II. THE FOLLOWING GENERAL FUND (1100) *EXPENSE INCREASES* ARE HEREBY APPROVED:

DEPARTMENT	ACCOUNT #	DESCRIPTION	CURRENT BUDGET	CHANGE	NEW BUDGET
Elections	1100-4172-43100	Professional Services	13,900	1,485	15,385
Elections	1100-4172-46415	Equipment < \$500	1,500	3,024	4,524
Health	1100-5101-46400	Capital Outlay	-	1,884	1,884
Health	1100-5107-46400	Capital Outlay	-	1,885	1,885
Health	1100-5115-46400	Capital Outlay	-	1,885	1,885
Health	1100-5117-46400	Capital Outlay	-	1,884	1,884
Health	1100-5126-43220	Rent-Equipment	-	15,000	15,000
Health	1100-5126-43960	Contracted Services	5,964	112,124	118,088
Health	1100-5126-44170	Medical/Educational Supplies	-	20,000	20,000
Health	1100-5126-46412	Technology Eq \$500-\$4,999	-	3,000	3,000
Health	1100-5126-46415	Equipment < \$500	-	5,000	5,000
Health	1100-5126-46416	Technology Equipment < \$500	-	1,000	1,000
Recreation	1100-6120-46800	Facility Development	149,320	100,000	249,320
TOTAL CHANGES				268,171	

 KIRK SMITH, CHAIR

 JENNIFER GAMBLE, CLERK TO THE BOARD



ITEM #: II.E

LEE COUNTY AGENDA ABSTRACT BOARD OF COMMISSIONERS - REGULAR

MEETING DATE: September 8, 2021

SUBJECT: Minutes from the June 14, 2021 Budget Work Session

DEPARTMENT: Governing Body

CONTACT PERSON: Jennifer Gamble, Deputy County Attorney/Clerk to the Board of Commissioners

TYPE: Consent Agenda

REQUEST	Approve Minutes from the June 14, 2021 Budget Work Session.
BUDGET IMPACT	N/A
ATTACHMENTS	BOC Minutes 6-14-21 BWS - Draft.docx
PRIOR BOARD ACTION	None
RECOMMENDATION	Approve Minutes from the June 14, 2021 Budget Work Session

SUMMARY

A draft of the minutes from the June 14, 2021 Budget Work Session is enclosed for the Board's review. Attachments referenced in the minutes are available upon request to Jennifer Gamble at jgamble@leecountync.gov.



LEE COUNTY BOARD OF COMMISSIONERS
BUDGET WORK SESSION
MCSWAIN EXTENSION EDUCATION AND AGRICULTURE CENTER
2420 TRAMWAY ROAD
SANFORD, NC 27330

June 14, 2021

MINUTES

Roll Call

Present: Arianna Lavalley, Dr. Andre Knecht, Robert Reives, Cameron Sharpe, Kirk Smith, Bill Carver, Mark Lovick

CALL TO ORDER

Chairman Kirk Smith called the meeting to order at 6:00 p.m.

INTRODUCTION OF THE YOUNG COMMISSIONERS

Introduction of Young Commissioners

Chairman Smith introduced the Young Commissioners program. He turned the meeting over to Cindy Howenstein, volunteer leader of the Young Commissioners. The Young Commissioners is a 4-H group composed of high school youth that learn about leadership, team building and confidence building. There are 10 new cadets this year, but due to planning and timing not all were able to be present. The following program participants introduced themselves: Casey Davis, upcoming senior at Lee Early College, Caitlin Lamb, rising sophomore at Lee Early College, and Joselyn Gomez, rising Junior Lee Early College.

BUDGET WORK SESSION DISCUSSION

COLTS/Senior Services - 6:15 p.m.

Senior Services Director Debbie Davidson recognized Melanie Rodgers for her dedication during the year to the budget and navigating CARES Act funding on behalf of Senior Services.

COLTS

The COLTS' budget is different because the county contributes about \$55,100, while other funds are generated through contract revenue and grants. Medicaid is also a large supporter. Budgeting forecast for contract revenue is high. The department is struggling to recruit van drivers. Capital requests for three vehicles is included in the budget. The requests include equipping these vehicles with wheelchair lifts. These current vehicles have reached 100,000 miles on June 30, 2020 so they were eligible for replacement. They still have to continue to be in use at least another 18 months once the replacement request is issued. The County only pays 10% of the cost of the vans. The 20 ft vehicle is \$58,000 and the five-station lift is \$78,000. When the vehicles are disposed, the County receives the money so the vehicles do not end up costing the County a lot in the long run. The vehicles usually have about 150,000 miles by the time they are disposed of. Annually, COLTS provides about 450,000 miles and 65,000 trips.. There may be more CARES Act funding available to pay for air filtration systems in the vans.

Senior Services

No additional funding requests were included in the budget other than salary adjustments . No capital was requested. Included in the requested budget is \$55,000 for home delivered meals. Senior Services is planning on opening the meal site on July 6th. There will be a pickup option for meals through the side door. The funds will also pay for frozen meals for home delivered meals on the weekends. ARPA funds are also anticipated, but the amount is unknown. CARES Act funds are still available and can be used until September 30th. In Veteran Services, the department is requesting that two 20-hour positions be combined into one full-time position. The Veteran Services office see about 150 clients a month. John Sandrock will stay on as a consultant until the full time individual in the veteran services position gets their clearance through Fort Bragg to access the files for veterans.

Health Department - 7:00 p.m.

Health Department Director Heath Cain introduced Carol Thompson who manages the finances for the Health Department. One of the things that came to light was the inability to provide all the needed services based on seven nurses providing vaccinations. The current budget proposal includes a full-time position for a Practical Nurse II and will be completely paid for the next year out of escrow (what the department is paid back for the services they provide) and COVID funding. The Health Department received about 600-700 patients a month prior to the pandemic and now post pandemic they are seeing 200-

300. The Health Department has also requested a Licensed Practical Nurse. The LPN can do the interview process and weigh-in to get the intake process more streamlined. The clinic schedule needed some modifications. The goal is to have nurses that can focus on their own programs and have more time to devote when other things pop up. The Department is seeing a rise in STDs which is a mandated service that has to be provided within 72 hours of making the appointment. The Department would like to have Saturday morning openings at the animal shelter if the animal shelter request is approved. They are also requesting a vehicle to replace a 1998 Buick LeSabre with a Ford Fusion. Small items include laptops for Environmental Health. Commissioner Reives requested a review of the animal adoption process due to a personal experience. When Medicaid transformation takes over, they are looking at expanding out to bill private insurance to compensate for funds that will no longer be received through Medicaid. The mental and psychological effect the pandemic has had on people has created a lot of stress for many so the Health Department will likely need to enhance the mental health efforts to help the public move past these issues. \$150,000 is included in the budget for the school nurse funding initiative. Nurses are funded based on how they contribute to each program and many of them are cross trained. There is ongoing discussion with the Sandhills Center about a peer support specialist position that will hopefully start soon.

[Health Department Budget Summary](#)

Social Services - 8:00 p.m.

Social Services Director Angelina Noel introduced Sabrina McGinnes who works on the budget for Social Services. Adult Protective Services and Child Protective Services provide protection for the County's most vulnerable population. DSS aims to increase public trust through education and collaboration, while also monitoring of adult care homes and support vulnerability of the aging population. The focus is also on educating social workers for high risk cases for children in foster care. DSS also provides MAPP classes to the public for individuals interested in becoming foster parents. Staff continues to provide food, medical assistance, and financial assistance for individuals in the County. All DSS programs that are mandated by state or federal statute include food and nutrition services, crisis intervention, LEAP, and Non-emergency Medicaid

Transportation The only two programs not mandated by the state or federal government, is the community alternative program and adult daycare program. Both of these programs allow individuals to age in home with care givers. The average cost of care for long term placement is \$6,800 a month. Adult daycare cost is \$641 per month which allow caregivers that work to allow the person to stay in their home. In FY 19-20 CAPP generated \$125,000 of revenue for the County. Adult Daycare is reimbursed at 85% of federal funding. Requesting a program manager to give a single person who can prepare for program audits and provides for opportunity for management to be more involved in the community and outreach and education. A county decrease of \$400,000 is projected. Significant changes to revenue for upcoming budget is anticipated to decrease in CAPP revenues. The state has taken over maintenance of the waiting list. There has also been a decrease in placement of older adults. A request for an upgrade from a IMC I to an IMC Administrator to allocate across all programs was requested in this budget. Significant changes to the overall budget this year includes expenses for personnel, increases in insurance premiums, request for additional program to be over adult services and child support, upgrade from IMC I to IM Administrator, and upgrade from PAIII to PA IV, postage increases, phone stipends for social workers in the field, and a request to replace 2 vehicles. The two vehicles, a 2005 Chevy Impala and 2006 Dodge Caravan, have exhausted their useful life. The timeframe for Medicaid Transformation is July 1 until the end of September. The estimate is 97% of those that were auto enrolled were able to get a plan that the Primary Care Physician was enrolled in based on their previous provider.

[Social Services Budget Summary](#)

Joint Services with the City

County Manager John Crumpton referred to a summary of joint services with the City that was provided for in the agenda, a copy of which is attached and incorporated into these minutes. For Planning and Community Development which is a combined service that the City and County contract for, the County budgets 45% of the total while the City of Sanford budgets for 55% of the total. Dr. Crumpton's recommended allocation is lower than the requested amount for this service because the request includes a rewrite of the Unified Development Ordinance that the City has initiated. The City would like the County to change to Unified Development Ordinance consistent with the City's development standards. The City is also requesting a planner position. The Planner is included in the recommended budget. Inspections is anticipating needing a subsidy which is a 50/50 split when fees don't meet the total cost of the department. For the last 4 years the fees have exceeded the cost of the department so there is a fund balance sitting with the City which should cover the expense. The County splits fees with the City to rent the Buggy Factory and pays half of the facility costs for the Sanford Area Growth Alliance. S3 Connect funding is not recommended based on discussions with the Board. The 911 fund is money collected on the phone bills. The City has to submit a bill for eligible expenses before the County contributes. The only department billed to the City is for GIS. The County charges the City for tax collections and charges one of the lowest rates in the State to the City of Sanford and Town of Broadway. The manager provided a summary of joint interlocal agreements with the City. He stated that these are in place to provide economies of scale for these services. Dr. Crumpton stated that he is reviewing the contracts with the City including Community Development and Tax Collections to make sure the fees charged are fair and equitable. He requested a discussion at the next interlocal meeting related to these services.

[City Shared Budgets.xlsx](#)

FY 21-22 Budget Summary and Loan Request

County Manager John Crumpton provided a summary of the Board of Commissioners' budget discussions for the FY 21-22 budget. The one change the Board has already is the Sheriff's Division salary increases. The summary identifies a list of items that the Manager has requested the Board to act on to provide direction in finalizing the budget for adoption. Commissioner Sharpe stated that he supports the teachers in the County and added that the State is 33rd with the supplement as compared to other states. A 1% increase was included for 3 consecutive years which was completed 2 budgets ago in 2018. This increase brought the supplement to 10%. Lee County is ranked 15 out of 115 school districts related to teacher supplement. Commissioner Sharpe stated that the local supplement is what retains and attracts teachers and the geographic position to Wake County puts Lee County behind. A 1% supplement increase amounts to \$705,000. Based on what is included in the budget they are \$247,000 short to being able to fund the 1% teacher supplement and the coaches supplement. Commissioner Carver stated that he has a \$14,000 request related to non-profits.

Related to the Revolving Loan Fund, \$400,000 was previously loaned to the airport from the Fund so the available balance of the fund is \$595,000. The Board is voting at the next meeting to issue SAGA a \$100,000 loan for predevelopment expenses which would leave the Board with a \$495,000 balance. Brick Capital is interested in utilizing the funds for affordable housing. The City intends to use ARPA funds to extend water and sewer in the

Washington Avenue area to assist with affordable housing. Community Development Block Grant funds would be used for roads and infrastructure. Commissioner Carver recommended the addition of a Librarian I position to the budget which starts at \$53,890. Commissioner Carver stated that the addition of this position would reduce the impact on staff and would improve the contribution the library is making on the children in the County.

Commissioner Carver provided a summarized request related to the non-profit organizations in the County. Commissioner Carver stated that he felt Johnston Lee Harnett Community Action receives a lot of money from other sources and that \$3,000 would not make a lot of difference to this organization but may be a big deal to another organization. Commissioner Carver stated that organizations that are coordinating well deserve the support. Outreach Mission provides staffing for the daytime shelter known as the Navigation Center and receives the majority of the 211 calls. The Salvation Army has a similar arrangement. Commissioner Carver stated that Hamer Carter, Executive Director of OMI, is very influential among all the organizations.

Commissioner Knecht stated that he would support loaning \$200,000 to Brick Capital for low income housing development.

Commissioner Carver proposed funding in the amount of \$10,000 for an incentive program for middle and high school teachers to identify best practices that contribute to improving Lee County Schools' NCDPI Report Card Grades. He stated that the Superintendent would make a report on how this works and identify recommendations awarded to teacher. Commissioner Carver provided that this opens a door for cooperation and communication between the Board and Lee County schools. The program has the endorsement of the superintendent. There would be a memorandum of understanding that would specify the reporting and responsibility of the superintendent to make it work. Commissioner Knecht stated that he would like to see this request come from the School Board.

[RevisedBudgetWorkshopItems20212022.docx](#)
[BRICK CAPITAL-TRC-11-30-2020.pdf](#) Annual
[Tax Value of Houses Sold.xlsx](#)

Motion: Motion to approve a 1% supplement increase for public school teachers and coaches and pull \$247,000 from fund balance to fund the difference based on the recommended budget and to not impact the proposed 1.5 cent tax reduction.
- Commissioner Sharpe withdrew the motion.

Mover: Cameron Sharpe

Motion: Motion to table. - Commissioner Reives withdrew the motion to table.

Mover: Robert Reives

Motion: Motion to approve the addition of a Librarian I position to the FY 21-22 budget at a salary of \$53,890.

Mover: Bill Carver

For: 7 - Arianna Lavalley, Dr. Andre Knecht, Robert Reives, Cameron Sharpe, Kirk Smith, Bill Carver, Mark Lovick

Motion Result: Passed

Motion: Motion to add an additional vehicle for IT (\$25,000), General Services staff request for administration help (\$56,066), School Capital Adjustment (\$47,506) and exempt the Cooperative Extension Farmers Market position.

Mover: Arianna Lavalley

Moved To: Approve

For: 7 - Arianna Lavalley, Dr. Andre Knecht, Robert Reives, Cameron Sharpe, Kirk Smith, Bill Carver, Mark Lovick

Motion Result: Passed

Motion: Motion to change 2021- 2022 budget line items for "Human Services Nonprofits" as proposed which includes \$0 to Johnston Lee Harnett Community Action, \$5,000 for Lee County Industries, \$10,000 for HAVEN, \$10,000 for the Boys and Girls Club, \$10,000 for the Salvation Army, \$2,000 for Family Promise, and \$10,000 to Outreach Mission for a total of \$47,000. Following discussion prior to the vote, Commissioner Carver amended his motion to change Haven's contribution to \$12,000 for a total of \$49,000.

Mover: Bill Carver

For: 4 - Robert Reives, Cameron Sharpe, Bill Carver, Mark Lovick

Against: 3 - Dr. Andre Knecht, Arianna Lavalley, Kirk Smith

Motion Result: Passed

Motion: Motion to schedule a public hearing at the second meeting in July to lend Brick Capital CDC up to \$300,000 from the County's Revolving loan fund for the purpose of building affordable housing units. The funds will serve as a line of credit and lending for each home will be approved by the Board of County Commissioners. Commissioner Carver amended his motion to loan \$200,000 based on input from Commissioner Knecht.

Mover: Bill Carver

For: 7 - Arianna Lavalley, Dr. Andre Knecht, Robert Reives, Cameron Sharpe, Kirk Smith, Bill Carver, Mark Lovick

Motion Result: Passed

Motion: Motion to add \$10,000 to the FY 2021- 2022 Lee County budget to fund an incentive program for middle and high school teachers to identify best practices that contribute to improving Lee County Schools' NCDPI Report Card Grades for one year trial period as a pilot program.

Mover: Bill Carver

For: 4 - Robert Reives, Cameron Sharpe, Bill Carver, Mark Lovick

Against: 3 - Arianna Lavalley, Dr. Andre Knecht, Kirk Smith

Motion Result: Passed

Motion: Motion to approve 1% supplement for public school teachers and coaches and pull \$ 266,146 from fund balance to fulfill this request without impacting the proposed 1.5 cent tax rate reduction.

Mover: Cameron Sharpe

Moved To: Approve

For: 3 - Robert Reives, Cameron Sharpe, Mark Lovick

Against: 4 - Arianna Lavalley, Dr. Andre Knecht, Kirk Smith, Bill Carver

Motion Result: Failed

ADJOURNMENT

Motion: Motion to adjourn. The meeting adjourned at 8:18 p.m.

Mover: Arianna Lavalley

For: 7 - Arianna Lavalley, Dr. Andre Knecht, Robert Reives, Cameron Sharpe, Kirk Smith, Bill Carver, Mark Lovick

Motion Result: Passed

Kirk D. Smith, Chairman
Lee County Board of Commissioners

ATTEST:

Jennifer Gamble, Clerk to the Board



ITEM #: II.F

LEE COUNTY AGENDA ABSTRACT BOARD OF COMMISSIONERS - REGULAR

MEETING DATE: September 8, 2021

SUBJECT: Minutes from the August 16, 2021 Regular Meeting

DEPARTMENT: Governing Body

CONTACT PERSON: Jennifer Gamble, Deputy County Attorney/Clerk to the Board of Commissioners

TYPE: Consent Agenda

REQUEST	Approve minutes from the August 16, 2021 regular meeting.
BUDGET IMPACT	None
ATTACHMENTS	BOC Minutes 8-16-2021 Regular Meeting - Final.docx
PRIOR BOARD ACTION	N/A
RECOMMENDATION	Approve minutes from the August 16, 2021 regular meeting.

SUMMARY

A draft of the minutes from the August 16, 2021 regular meeting are enclosed for the Board's review and approval. Attachments referenced in the minutes are available upon request to the Clerk to the Board at jgamble@leecountync.gov.



LEE COUNTY BOARD OF COMMISSIONERS
DENNIS WICKER CIVIC CENTER
1801 NASH STREET
SANFORD, NC 27330

August 16, 2021

MINUTES

Roll Call

Present: Kirk Smith, Bill Carver, Mark Lovick, Arianna Lavalley, Dr. Andre Knecht, Robert Reives, Cameron Sharpe

CALL TO ORDER

Chairman Smith called the meeting to order at 6:00 p.m. and led the Board with an invocation and the Pledge of Allegiance.

INVOCATION

PLEDGE OF ALLEGIANCE

I. ADDITIONAL AGENDA

Chairman Smith requested the addition of a "Resolution Awarding the Service Side Arm of Major Carlton Lyles of the Lee County Sheriff's Department Upon His Retirement" under New Business, approval of an offer for surplus property to the Consent Agenda as Item I, and a Closed Session for Economic Development.

Motion: Motion to approve the agenda as amended.

Mover: Robert Reives

For: 7 - Arianna Lavalley, Dr. Andre Knecht, Robert Reives, Cameron Sharpe, Kirk Smith, Bill Carver, Mark Lovick

Motion Result: Passed

II. APPROVAL OF CONSENT AGENDA

Motion: Motion to approve the Consent Agenda as amended.

Mover: Arianna Lavalley

For: 7 - Arianna Lavalley, Dr. Andre Knecht, Robert Reives, Cameron Sharpe, Kirk Smith, Bill Carver, Mark Lovick

Motion Result: Passed

II.A Refund and Release Report for July 2021

[Gen Statute 105.docx](#)

[RELEASE CODES SPREADSHEET.xls](#)

[July Real Property Abatement Report.pdf](#)

[July Personal Property Abatement Report.pdf](#)

II.B Addition of the position of Veterans Service Officer II to the 2021-2022 Lee County Pay and Classification Plan

[Pay Plan Rates Effective August 16, 2021.xlsx](#)

[Veterans Service Officer II 2021.docx](#)

II.C Request to accept additional funds for the 716 CDC COVID-19 Vaccination Program Agreement Addenda

[716 FY22 Lee.pdf](#)

II.D Lee County Gymnastics Booster Club donation

[scan_jkeel_2021-07-08-16-36-53.pdf](#)

[scan_jkeel_2021-07-08-16-37-33.pdf](#)

II.E Approval of Budget Amendment

#08/16/21/03

[08-16-21-03.pdf](#)

II.F Minutes from the August 2, 2021 Regular Meeting

[BOC Minutes 8-2-21 Regular Meeting.docx](#)

II.G Minutes from the August 2, 2021 Closed Sessions

II.H 2021-2022 Library State Aid Application

[2-State Aid FORM A.pdf](#)

[3-State Aid FORMS B, C, D, E.pdf](#)

[4-State Aid FORM F.pdf](#)

II.I Offer for Sheriff Watson Road

[Initial Resolution Sheriff Watson.docx](#)

III. PUBLIC COMMENTS

Pursuant to N.C. General Statute 153A-52.1, the floor was opened for Public Comments. No comments were received.

IV. PUBLIC HEARINGS

IV.A Zoning Map Amendment (Rezoning Request) and staff report

Planning Administrator Amy McNeil presented a request to rezone three adjoining tracts of land, totaling 176.9+ acres, with frontage on Lower River Road (SR 1500) and bordering Cape Fear River, from Residential Agricultural to the Cape Fear

Campground Conditional Zoning District to allow the development of a commercial campground as illustrated on the Cape Fear Campground Zoning District conceptual plans submitted as part of the application. The subject property is identified as the following Lee County Tax Parcels: 9686-60-2278-00, 9686-40-2738-00, and a portion of 9685-27-0496-00 as depicted on Lee County Tax Maps 9685 and 9686. The subject property is owned by Durant C. Holler III; TCI Timber Company, LLC; and The Woods at Lower River, LLC. The application includes a site plan and subdivision plan. The long-range Plan San Lee Land Use Plan identified the area as countryside. The property is located in the Cape Fear Lee County Watershed Protection Area. The project must comply with the UDO watershed regulations. The property is also in a flood hazard area. The plan will still need to go through a higher level technical review to get the state and federal approvals needed to develop at this location. Amy McNeil read an e-mail received from Jane Barringer, Mary Barringer Gerdes, Paul Berringer, and Sallie Barringer (490 Barringer Road, Sanford, NC) stating concerns regarding traffic and watershed impacted related to the proposed project. Chairman Smith opened the public hearing for comments.

The following person spoke in favor of the proposed rezoning:

- Michael Blakely, 6728 Carbonton Road, Sanford, NC 27330

There are 216 camp sites proposed as part of the project, six of them tree houses which will be designed at least two feet above the base elevation for the flood plain with clear underpinning so flood waters are not obstructed. Utilities will be private. The side will include self-imposed conditions. All recreational vehicles must be highway worthy and will not be permitted permanent structures. The owners have engaged a flood plain engineer to do some preliminary studies. An Emergency Preparedness Plan was created and in discussion with the Army Core of Engineers there is an alert system planned for the site.

No one else spoke for or against the proposed rezoning. Chairman Smith closed the public hearing. At this time, the Planning Board departed the meeting.

[000-2021-08-16 LCBC Agenda Item-BINDER-v2.pdf](#)

IV.B Public Hearing - County of Lee Transit System Community Transportation FY 2023 Grant Application

Senior Services Director Debbie Davidson presented information on the County of Lee Transit System Community Transportation FY 2023 Grant Application which is required by DOT and the Transportation Administration. The Community Transportation Program provides assistance to coordinate existing transportation programs operating in Lee County as well as provides transportation options and services for the communities within the service area. These services are currently provided using demand response and subscription. Services are rendered by the County of Lee Transit System. The total estimated amount requested for the period July 1, 2022 through June 30, 2023 included Administrative, Federal, and State funds of \$227,431 with a local share of \$34,115 (15%), Capital (Vehicle and Other) federal and state which includes two replacement vans at \$126,581 with a local match of \$12,658 (10%). The public hearing was advertised in the Sanford Herald on Thursday, August 5, 2021. Chairman Smith opened the public hearing for comment. No one spoke in favor or against the proposed grant application.

Chairman Smith closed the public hearing.

[Lee County FY 2023 PublicHearingNotice.doc](#)

[Lee County.FY23.Public Hearing Notice Spanish.docx](#)

IV.C Second Public Hearing for Need for Ambulance Services in Lee County
County Attorney Whitney Parrish introduced the second public hearing on the need for ambulance services. The Ambulance Advisory Committee voted 3 to 2 in favor of recommending First Health of the Carolinas. The following people spoke during the public hearing:

- Spencer Thomas, 2105 Wolf Trapp Place, Sanford, NC (In favor of CCH)
- Amanda Sloan, 102 Canyon Creek Drive, Sanford, NC (In favor of CCH)
- Monica Leitz, 19 Long Drive, Sanford, NC (In favor of CCH)
- Dr. Ayaz Pathan, 111 Devonbrook Lane, Cary, NC (In favor of CCH)
- Liz Mayner, 571 Witterlen Road, Pittsboro, NC (In favor of CCH)
- Charles Alexander, 912 West Garden Street, Sanford, NC (In favor of FirstHealth)
- Elizabeth Scarbenzki, 610 Sandhills Blvd, Southern Pines, NC (In favor of CCH)
- Mark Potts, 103 Sandham Court, West End, NC (In favor of CCH)
- Matthew Hemney, 135 Bogey Landing Drive, Lillington, NC (In favor of CCH)
- Greg Lloyd, 945 Calvary Church Road, Sanford, NC (In favor of CCH)
- Mickey Foster, 295 Incurry Road, Pinehurst, NC (In favor of FirstHealth)
- Dr. Phillip Brondon, 411 Carr, Chapel Hill, NC (In favor of CCH)
- Representative Leslie Cox, 508 Olde Towne Drive, Sanford, NC (In favor of FirstHealth)
- Dr. Matthew Harmody, 140 East Maine Avenue, Southern Pines, NC (In favor of FirstHealth)
- Taylor Wilson, 1800 Veranda Court, Sanford, NC (In favor of Improved Services)
- David Smoak, 96 Northridge Trail, Sanford, NC (In favor of CCH)
- Vickie Handival, Sanford, NC (In favor of CCH)
- Linda Patterson, 1253 Deep River Road, Sanford, NC (In favor of CCH)
- Jeff Casey, 160 Fox Hunt Lane, Southern Pines, NC (In favor of FirstHealth)
- Drew Womble, 8613 Peach Tree Drive, Sanford, NC (In favor of FirstHealth)
- Dray Graves, 335 Savannah Garden Drive, Carthage, NC (In favor of CCH)
- Elizabeth Rodrigez, 35 Oregon Lane, Spring Lake, NC (In favor of CCH)

Chairman Smith closed the public hearing.

Chairman Smith called for a ten-minute recess at 8:05 p.m.

V. OLD BUSINESS

VI. NEW BUSINESS

VI.A Adoption of Emergency Services Ordinance

County Attorney Whitney Parrish presented an updated Chapter 10, Emergency Services of Lee County's Code of Ordinances. While this is the introduction of the proposed ordinance modifications, the new ordinance can be adopted upon a unanimous vote of the Board. If a unanimous vote does not occur, the ordinance will require a second vote at the next meeting.

[Chapter 10 Emergency Services Ordinance.pdf](#)

Motion: I move to repeal in its entirety Chapter 10 of Lee County's Code of Ordinances and adopt in its entirety the new Chapter 10 Emergency Services Ordinance.

Mover: Arianna Lavalley

For: 7 - Arianna Lavalley, Dr. Andre Knecht, Robert Reives, Cameron Sharpe, Kirk Smith, Bill Carver, Mark Lovick

Motion Result: Passed

VI.B Award of franchise for ambulance services in Lee County

At this time, the Board has held two public hearings at its August 2nd and August 16th regular meetings regarding the selection of an applicant for the County's EMS franchise.

Motion: Pursuant to Lee County's Emergency Services Ordinance, and based on the recommendation of the Ambulance Advisory Committee, information presented by both applicants and comments from the public, I make a motion to award to the franchise to FirstHealth of the Carolinas based on the following: 1) Public convenience and necessity require the proposed ambulance service and a need exists for the proposed service to improve the level of ambulance services available to the residents of the county and this is a reasonable and cost-effective manner of meeting the need; 2) The ambulances of FirstHealth of the Carolinas have the required equipment permitted by the NC Office of Emergency Medical Services; 3) Only paramedics, advanced EMTs, and EMTs with a valid NC certification are employed by the applicant for the provision of ambulance services to the citizens of the County; and 4) The applicant must enter into a contract with the County for the provision of ambulance services.

Mover: Robert Reives

For: 5 - Robert Reives, Mark Lovick, Arianna Lavalley, Dr. Andre Knecht, Cameron Sharpe

Against: 2 - Bill Carver, Kirk Smith

Motion Result: Passed

Motion: Motion to authorize the Legal Department to negotiate a franchise agreement with FirstHealth of the Carolinas.

Mover: Robert Reives

For: 7 - Arianna Lavalley, Dr. Andre Knecht, Robert Reives, Cameron Sharpe, Kirk Smith, Bill Carver, Mark Lovick

Motion Result: Passed

VI.C Firm to Assist with the 2023 Reappraisal Commercial / Industrial Property Values
Tax Administrator Michael Brown stated that the County Tax Office is looking for a vendor to assist in the 2023 reappraisal. Four vendors first submitted information to be

considered from a Request for Qualification that was issued 7/2/2021. A review group consisted of Assistant County Manager/Finance Director Lisa Minter, Appraisal Manager Lisa Faulkner, and Tax Administrator Michael Brown. The group reviewed the information from the four firms and Piner Appraisal, Inc. was recommended for the project.

Motion: Motion to approve recommended firm Piner Appraisal, Inc. for the 2023 reappraisal process.

Mover: Robert Reives

For: 7 - Arianna Lavalley, Dr. Andre Knecht, Robert Reives, Cameron Sharpe, Kirk Smith, Bill Carver, Mark Lovick

Motion Result: Passed

VI.D Development Services Project 4838-02R -21 Recommendation of Award
Development Services Director Santiago Giraldo requested the award to Bar Construction in the amount of \$322,000 for project 4838- 02R- 21 Lee County Government Center Parking Lot parking lot construction. This is a rebid. The first bid received two submissions, and the second bid received three. At the bid opening on August 3, 2021, bids were received from Bar Construction Company, Inc. in the amount of \$323,000, S.T. Wooten Corporation in the amount of \$378,590, and Msquare Construction in the amount of \$580,000. The bid package from the lowest bidder, Bar Construction Company, Inc. was properly executed and met all required documentation. The project engineer, RKA recommends the award of the project to Bar Construction.

[Lee County Parking Lots_Bid Award Letter.pdf](#)

Motion: Motion to approve Bar Construction for Project 4838- 02R- 21 in the amount of \$322,000 and that the Board Chair is authorized to sign the contract.

Mover: Robert Reives

For: 7 - Arianna Lavalley, Dr. Andre Knecht, Robert Reives, Cameron Sharpe, Kirk Smith, Bill Carver, Mark Lovick

Motion Result: Passed

VI.E Discussion on COVID-19 policies

County Manager John Crumpton stated that the County now has 12 employees out because of the virus and it is impacting the ability of some departments to provide service. Work from home has been allowed on a case by case basis as long as the employee's condition allows them to do so. Health Director Heath Cain provided a presentation on demographics concerning COVID-19. Fully vaccinated people can spread the virus to others and about 15-20% are currently breakthrough cases. He recommended wearing a mask to prevent the transmission of this variant. The Delta Variant is more transmissible and is the primary variant found in NC. About 90% of the cases currently in NC are caused by the Delta Variant. There is an upward trend of cases including 121 over the weekend. The 25-49 age group range is being significantly impacted. Vaccinations are being provided by the Health Department on Thursday and Friday afternoons. The Health Department is looking at expanding Thursday and Friday clinics from 1- 4:30 p.m. in addition to expanding testing efforts. They are also looking at hiring more staff to help with contact tracing. There are certain conditions that currently need to be met to get the third vaccine, which include a weakened immune system through medications or health conditions.

[LCHDCOVID-19 UPDATEAugust16.pdf](#)

[Lee County Covid Update-8-16-2021cpt.pptx](#)

Motion: Motion to direct the County Manager to determine the best way to compensate individuals who work for us who have the disease or are quarantined due to the disease COVID-19. Commissioner Carver stated that he will withdraw his motion as long as the Board and staff are working to make this happen.

VI.F Discussion Regarding Mountain Bike Trails at San Lee Park

Scott Brown with Blue Ridge Trail Works has provided proposals for the mountain bike trails at San Lee Park. One of the adjoining property owners has agreed to allow the continued use of his property for the mountain bike trails for free as long as he is indemnified. Dr. Crumpton stated that he would like to take \$100,000 out of fund balance to implement the proposed plan for the trails.

Motion: Motion to appropriate \$100,000 from fund balance so the Manager can work with Parks and Recreation to address the needs of the mountain bike trails.

Mover: Dr. Andre Knecht

For: 7 - Arianna Lavalley, Dr. Andre Knecht, Robert Reives, Cameron Sharpe, Kirk Smith, Bill Carver, Mark Lovick

Motion Result: Passed

VI.G Award of service side arm to retiring deputy, Major Carlton Lyles with the Lee County Sheriff's Office

Chairman Kirk Smith read aloud a Resolution to Award a Service Side Arm to Retiring Deputy, Major Carlton Lyles with the Lee County Sheriff's Department, a copy of which is attached and incorporated into these minutes. [Resolution_8.16.2021 - Major Carlton Lyles.docx](#)

Motion: Motion to approve Resolution Awarding a Service Side Arm to Retiring Deputy, Major Carlton Lyles.

Mover: Robert Reives

For: 7 - Arianna Lavalley, Dr. Andre Knecht, Robert Reives, Cameron Sharpe, Kirk Smith, Bill Carver, Mark Lovick

Motion Result: Passed

VII. MANAGERS REPORTS

VII.A County Manager's Monthly Report for August 2021

County Manager John Crumpton presented a monthly report for the month of August 2021, a copy of which is attached and incorporated into these minutes.

[County_Managers_Monthly_Report_August_2021.docx](#)

[Monthly Tax Collections Managers Report July 2021.docx](#)

[MONTHLY PERMIT REPORT JULY 2021.pdf](#)

[August TRC Agenda \[08.26.21\].pdf](#)

[2021 JUNE_Library_Director_Report draft.pdf - no meeting in July or August](#)

VIII. COMMISSIONERS' COMMENTS

Commissioner Lovick requested and the Board agreed to an addition of a Commissioner liaison to the EMS Advisory Committee. Commissioner Bill Carver provided a summary of the NCACC Annual Conference that took place August 12-14th in Wilmington, NC.

Commissioner Smith provided the Board with a map showing the new coverage area

that the Sandhills Center provides services for. Commissioner Smith attended a CIT training exclusively for military PTSD and issues dealing with law enforcement and first responders. Chairman Smith requested consideration of potentially using the opioid settlement proposed and pooling resources with other counties within the Sandhills Center service area to distribute the money where it can be used at the treatment level throughout the area.

IX. CLOSED SESSION

Closed Session per N.C. General Statute 143-318.11(a) to discuss the location or expansion of business.

Motion: Motion to go into Closed Session per N.C. General Statute 143-318.11(a)(3) to discuss the location or expansion of business.

Mover: Arianna Lavalley

For: 7 - Arianna Lavalley, Dr. Andre Knecht, Robert Reives, Cameron Sharpe, Kirk Smith, Bill Carver, Mark Lovick

Motion Result: Passed

ADJOURN

Motion: Motion to adjourn. The meeting adjourned at 9:32 p.m.

Mover: Cameron Sharpe

For: 7 - Arianna Lavalley, Dr. Andre Knecht, Robert Reives, Cameron Sharpe, Kirk Smith, Bill Carver, Mark Lovick

Motion Result: Passed

Kirk D. Smith, Chairman
Lee County Board of Commissioners

ATTEST:

Jennifer Gamble, Clerk to the Board



ITEM #: II.G

LEE COUNTY AGENDA ABSTRACT BOARD OF COMMISSIONERS - REGULAR

MEETING DATE: September 8, 2021

SUBJECT: Minutes from the August 16, 2021 Closed Session

DEPARTMENT: Governing Body

CONTACT PERSON: Jennifer Gamble, Deputy County Attorney/Clerk to the Board of Commissioners

TYPE: Consent Agenda

REQUEST	Approve minutes from the August 16, 2021 Closed Session.
BUDGET IMPACT	None
ATTACHMENTS	
PRIOR BOARD ACTION	N/A
RECOMMENDATION	Approve minutes from the August 16, 2021 Closed Session.
SUMMARY	

A draft of the minutes from the August 16, 2021 Closed Session will be provided to the Board under a separate cover. For questions, please contact Clerk to the Board Jennifer Gamble at jgamble@leecountync.gov.



ITEM #: II.H

LEE COUNTY AGENDA ABSTRACT BOARD OF COMMISSIONERS - REGULAR

MEETING DATE: September 8, 2021

SUBJECT: Consider appointment of Matthew Allen to the Agriculture Advisory Board

DEPARTMENT: Governing Body

CONTACT PERSON: Jennifer Gamble, Deputy County Attorney/Clerk to the Board of Commissioners

TYPE: Consent Agenda

REQUEST	Consider appointment of Matthew Allen to the Agriculture Advisory Board.
BUDGET IMPACT	None
ATTACHMENTS	
PRIOR BOARD ACTION	N/A
RECOMMENDATION	Consider appointment of Matthew Allen to the Agriculture Advisory Board.
SUMMARY	

Mathew Allen has submitted an application for appointment to the Agriculture Advisory Board. A copy of the application will be provided to the Board under a separate cover. If appointment, he would fill a vacancy representing the Pocket district. For questions pertaining to Boards and Commissioners contact the Clerk to the Board at jgamble@leecountync.gov.



ITEM #: II.I

LEE COUNTY AGENDA ABSTRACT BOARD OF COMMISSIONERS - REGULAR

MEETING DATE: September 8, 2021

SUBJECT: Forestry Services Contract

DEPARTMENT: Finance

CONTACT PERSON: Lisa Minter, Assistant County Manager/Finance Director

TYPE: Consent Agenda

REQUEST	Approve contract with State of North Carolina Department of Agriculture and Consumer Services for the protection, development, and improvement of forest lands in Lee County, North Carolina
BUDGET IMPACT	\$104,127 as budgeted
ATTACHMENTS	forestry contract.pdf
PRIOR BOARD ACTION	Funds were allocated in the Budget Ordinance approved by the Board of Commissioners on June 21, 2021.
RECOMMENDATION	Approve and authorize the Board Chair to sign the contract.
SUMMARY	

The County annually enters an agreement with the State of North Carolina Department of Agriculture and Consumer Services for the protection, development, and improvement of forest lands in Lee County, North Carolina. The County agrees to pay 40% of the total cost of the Forester or Forest Ranger salaries and expenses and other proper expenditures. For FY 21-22, the cost to Lee County is \$104,127. This amount is included in the FY 21-22 budget.

STATE OF NORTH CAROLINA
Department of
Agriculture and Consumer Services

\$ **260,318.00**
Total Cooperative Appropriation

\$ **156,191.00** State

\$ **104,127.00** County

AGREEMENT FOR THE PROTECTION, DEVELOPMENT AND IMPROVEMENT
OF FOREST LANDS IN **LEE COUNTY** NORTH CAROLINA

THIS AGREEMENT is made under the authority of **Chapter 106, Article 75, of the North Carolina General Statutes, including N.C. Gen. Stat. § 106-906, titled "Cooperation between counties and State in forest protection and development,"** by and between the North Carolina Department of Agriculture and Consumer Services (hereinafter called the Department), party of the first part, and the Board of Commissioners of **LEE COUNTY** in the State of North Carolina (hereinafter called the Board), party of the second part.

WHEREAS, the Board recognizing the need for active forest protection, development, reforestation, management and improvement in **LEE COUNTY** has accepted the offer of the Department for cooperation in accomplishing this object; and

NOW, THEREFORE, in consideration of the mutual covenants hereinafter set forth, the parties contract and agree to maintain a legally appointed and equipped Forest Service office to support said county at the joint cost of the State and County, insofar as the joint funds will permit, as follows:

Part I. THE DEPARTMENT AGREES:

1. To select and employ permanent and temporary position(s) in order to successfully execute the mission of the NC Forest Service and to support the forestry program in said county. These positions include:
 - A) 1 County/Area Ranger(s) assigned for the purposes of controlling forest fires in said County; for detecting and extinguishing fires that break out; for investigating the origin of forest, woodland, and field fires; for enforcing the State's forest fire laws; for taking such preventive measures, educational and otherwise, to prevent forest fires; for developing and improving the forests through reforestation, promotion, and practice of Forest Management practices; and for protection of forests from insects and diseases.
 - B) 1 Assistant County Ranger(s) for the purposes of assisting under the direction, supervision, and/or oversight of the County/Area Ranger in controlling forest fires in said County; for detecting and extinguishing fires that break out; for investigating the origin of forest, woodland, and field fires; for enforcing the State's forest fire laws; for taking such preventive measures, educational and otherwise, to prevent forest fires; for developing and improving the forests through reforestation, promotion, and practice of Forest Management practices; and for protection of forests from insects and diseases.

- C) **0.13** Forestry Management Clerk for purposes of providing administrative support, serving as the back-up administrative contact for the assigned district, counties within the district, or unit, and serving as the primary contact for forest management administrative business within the assigned district.
 - D) **1** Forest Fire Equipment Operator(s) for purposes of establishing fire suppression control lines in assigned work areas and in other areas as needed using equipment, including crawler tractors (fire dozers), with various attachments, such as a fire plow, hurricane blades, etc., and operate and maintain all types of heavy site preparation equipment.
 - E) **0.09** Vehicle Equipment Repair Technician(s) for purposes of overhauling, repairing, and maintaining light duty vehicles and heavy duty equipment, including but not limited to specialized firefighting equipment, heavy construction and agricultural equipment, and stationary power units equipped with complex hydraulic systems and spark spark-ignition or diesel engines.
 - F) Temporary position(s) on an as-needed basis.
2. To furnish position(s) so employed a badge of office, stationery and report forms, instructional posters for use in the County, leaflets for distributing to landowners and others; to purchase necessary equipment, communication systems, and other Forestry improvements insofar as the joint funds will permit.
 3. To pay the identified position(s) for all official services rendered at a fair rate of pay. Rates of pay are to be established by the Department in accordance with existing State salary administration policy.
 4. To direct, supervise, instruct, and inspect, through its agents, the work and conduct of each position, to discipline and, when necessary, discharge such position(s).
 5. To submit to the Board monthly, or at other mutually satisfactory intervals, an itemized statement of all monies to be paid by the County and those paid by the Department for the work conducted pursuant to this Agreement within said County.

State Funding

6. To make available annually from State, Federal, and other funds allotted to it, the sum of **ONE HUNDRED FIFTY-SIX THOUSAND ONE HUNDRED NINETY-ONE DOLLARS (\$156,191.00)** as its share of an annual budget of **TWO HUNDRED SIXTY THOUSAND THREE HUNDRED EIGHTEEN DOLLARS (\$260,318.00)** for carrying on the above listed work in said County.

Part II. THE BOARD AGREES:

7. To pay the Department **40** % of the total cost of the salary of position(s) specified in Part I.1 above and expenses and other proper expenditures made in connection with the overall forestry program in said County, upon receipt and consequent approval of the periodic statements submitted by the Department.

County Funding

8. To appropriate annually the sum of **ONE HUNDRED FOUR THOUSAND ONE HUNDRED TWENTY-SEVEN DOLLARS (\$104,127.00)**, which sum shall be available for expenditure under the terms of this Agreement, and shall represent the County's share of the annual budget for carrying on work listed in this Agreement in said County.

Part III. IT IS EXPRESSLY AGREED AND UNDERSTOOD BY BOTH PARTIES:

9. That this Agreement becomes effective July 1, 2021, and lasts through June 30, 2022.
10. Payments made for services rendered in a prior contract period will apply toward the contract period in which the services were rendered and not toward the contract period when the payments are made.

That the annual appropriations as set forth above may be revised in writing by mutual agreement between the Department and the Board, based on the amount of annual appropriation desirable for the proper conduct of the Forestry work. Such revision shall become effective at the beginning of the stated Fiscal Year. A Fiscal Year begins on July 1 and ends on June 30. Any unused balance of County funds remaining at the end of a Fiscal Year shall revert to said County unless otherwise mutually agreed upon by both parties.

11. That this Agreement may be modified only in writing and upon execution by both parties.
12. That the Board reimburse the Department as provided in Part II of this Agreement by forwarding a county voucher drawn in favor of the Department for the amount of the County's share of expenditures as set forth in the Department's monthly statement to the Board. That such payments be made by the Board within thirty days following receipt of the Department's billing.
13. The title to all improvements and equipment purchased and/or constructed in connection with this Agreement will rest with the Department; such materials or their equivalent will remain in the County as long as this Agreement is in effect, or as long as they are needed by the Department for the proper conduct of the work therein.
14. That the County/Area Ranger periodically or at the request of the Board, shall present to the Board statements of the work being done within the County, so that said Board may be always informed regarding the Forestry finances and activities within the County.

IN WITNESS WHEREOF, the said parties do hereunto affix their names and seals upon the date herein below specified.

For the Board of County Commissioners of **LEE COUNTY**

Date _____ County Manager

Provisions for the payment of the monies to fall due under this Agreement have been made by appropriation duly made or by bonds or notes duly authorized and this Agreement has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act

Date _____ County Finance Officer

For the North Carolina Department of Agriculture and Consumer Services

Date _____ Signature

N. David Smith
Chief Deputy Commissioner



ITEM #: III.A

LEE COUNTY AGENDA ABSTRACT BOARD OF COMMISSIONERS - REGULAR

MEETING DATE: September 8, 2021

SUBJECT: Hold a public hearing on Project Frame

DEPARTMENT: Administration

CONTACT PERSON: Whitney Parrish ,

TYPE: Public Hearing

REQUEST	Hold a public hearing on Project Frame
BUDGET IMPACT	Up to \$275,595 over the five-year life of the project
ATTACHMENTS	Sanford Herald Affidavit of Publication 8-26-21
PRIOR BOARD ACTION	N/A
RECOMMENDATION	Hold a public hearing on Project Frame
SUMMARY	

SAGA has requested the Board hold a public hearing for an economic development project known as Project Frame. This project is a building products manufacturing project which will consist of building construction and the purchase of machinery and equipment in the amount of at least \$18,000,000.00. The County anticipates an incentive payout of up to \$275,595.00 over the five-year life of the project. The company is expected to create at least 235 new jobs with an average annual wage of \$50,720.00. The public hearing notice ran in The Sanford Herald on August 26, 2021. When the Board anticipates voting on the project, legal will provide a contract.

AFFP

Public Hearing Project Frame

Affidavit of Publication

STATE OF NC }
COUNTY OF } *Lee* SS

Kimberly Cook, being duly sworn, says:

That she is Billing Clerk of the The Sanford Herald, a daily newspaper of general circulation, printed and published in Sanford, County, NC; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

August 26, 2021

That said newspaper was regularly issued and circulated on those dates.

SIGNED:

Kimberly Cook

Billing Clerk

Subscribed to and sworn to me this 26th day of August 2021.

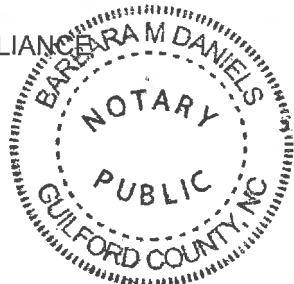
Barbara M Daniels

Barbara M Daniels, Notary Guilford, County, NC

My commission expires: February 01, 2022

00000789 70147037

JIMMY RANDOLPH
SANFORD AREA GROWTH ALLIANCE
P.O. BOX 519
SANFORD, NC 27331



Public Hearing Notice Project Frame

The Lee County Board of Commissioners (the Board) proposes to participate in the cost of an economic development project, Project Frame.

Project Frame is a building products manufacturing project. The Board proposes to participate in the cost of the project, which consists of building construction and the purchase of machinery and equipment in the amount of at least \$18,000,000 in net new taxable investment, with Lee County sharing up to \$275,595 (Two Hundred Seventy-five Thousand, Five Hundred Ninety-five dollars) of the cost of the project with revenues from the County's General Fund over the five-year life of the project. The project is estimated to create at least 235 net new jobs with an average annual wage of \$50,720 over the five-year length of the project.

This project will stimulate the local economy, promote additional business activity, add to the tax base, create jobs and increase payroll in Lee County.

A public hearing on the proposed participation in this project will be held on Wednesday, September 8, 2021 at 6 p.m., or as soon thereafter as the matter can be reached on the meeting agenda. The Commissioners meeting will be held at the Dennis A. Wicker Civic Center located at 1801 Nash Street, Sanford, NC 27330. All interested persons are invited to attend and present their views. The Board may consider voting on the project upon the closing of the public hearing.

Jennifer Gamble
Lee County Clerk



ITEM #: V.A

LEE COUNTY AGENDA ABSTRACT BOARD OF COMMISSIONERS - REGULAR

MEETING DATE: September 8, 2021

SUBJECT: Consideration of approval of rezoning for Cape Fear Campground Conditional Zoning District

DEPARTMENT: Planning

CONTACT PERSON: Amy McNeill, Planning Administrator

TYPE: Action Item

REQUEST	Consider approval of rezoning request for Cape Fear Campground Conditional Zoning District.
BUDGET IMPACT	None
ATTACHMENTS	00-CZ Campground@(V)Lower River Rd-BINDER.pdf
PRIOR BOARD ACTION	A public hearing was held on August 16, 2021.
RECOMMENDATION	Vote 1 - Approve a statement on long range plan consistency as it relates to this rezoning request. Vote 2 - Approve or deny rezoning request. **Motion options have been provided for in the agenda packet.

SUMMARY

Application by Drafting and Design Services, Inc. to rezone three adjoining tracts of land, totaling 176.9 + acres, with frontage on Lower River Road (SR 1500) and bordering the Cape Fear River, from Residential Agricultural (RA) to the Cape Fear Campground Conditional Zoning District to allow the development of a commercial campground as illustrated on the Cape Fear Campground Conditional Zoning District conceptual plans submitted as part of the application. The subject property is identified as the following Lee County Tax Parcels: 9686-60-2278-00, 9686-40-2738-00, and a portion of 9685-27-0496-00 as depicted on Lee County

Tax Maps 9685 and 9686. The subject property is owned by Durant C. Holler III, TCI Timber Company, LLC, and The Woods at Lower River, LLC.

**LEE COUNTY BOARD OF COMMISSIONERS
PLANNING BOARD RECOMMENDATION
FOR A ZONING MAP AMENDMENT / REZONING REQUEST
Special Called Meeting, Wednesday, September 8, 2021
Wicker Civic Center, 1801 Nash Street, Sanford, NC 27330**

PLANNING BOARD RECOMMENDATION

Regarding the application by Drafting and Design Services, Inc. to rezone three adjoining tracts of land, totaling 176.9 ± acres, with frontage on Lower River Road and bordering the Cape Fear River, from Residential Agricultural (RA) to the Cape Fear Campground Conditional Zoning District to allow the development of a commercial campground as illustrated on the Cape Fear Campground Conditional Zoning District conceptual plans submitted as part of the application, **the Planning Board met on August 16th, after the public hearing was held, and recommended that the Commissioners approve the rezoning request as submitted by a unanimous vote.**

Specific topics of discussion included the following:

- The concept plans included as part of the rezoning application have been reviewed by the Sanford/Lee County Technical Review Committee (TRC) and that, if the rezoning request is approved, additional studies and/or other information needed to verify compliance with all applicable local, state, and federal regulations will be required prior to the zoning approval being issued to allow the development of the site in the manner proposed
- Specific design features, such as a general overview of the soil evaluation process, the location of the proposed septic system areas, and the sewer hook-ups for each site
- The floodwater depth on this site during recent hurricanes and other storm events and the evacuation plans for this campground for future storm events
- The location of the proposed entrances/exits to the site

As a reminder, two votes are required for each rezoning request. One vote to approve a statement on long range plan consistency and one vote to either approve or deny the rezoning request. Staff has drafted sample motions for your use or you are free to make your own motions.

VOTE #1: APPROVE A STATEMENT ON LONG RANGE PLAN CONSISTENCY AS IT RELATES TO THIS REZONING REQUEST:

Motion Option 1: *“I make a motion that the zoning map amendment **IS** consistent with the Plan Sanlee log-range plan designation of Countryside because the land use associated with this request would be appropriate for development in the agricultural and undeveloped lands outside of the Urban Service Areas of Lee County.”*

Motion Option 2: *I make a motion that the propose zoning map amendment **IS NOT** consistent with the Plan Sanlee long-range plan designation of Countryside because the land use associated with this request does not include the development of school, churches, or single-family detached dwellings, and does not establish farmland, forests, or conservation land”*

Motion Option 3 - Unique motion: The Planning Board members are free to create a unique motion based on different articulated findings, information that was provided during the public hearing, or other matters deemed important by the Board.

VOTE #2: TO APPROVE OR DENY THE REZONING REQUEST:

Motion Option 1: *“I make a motion that Planning Board recommend the County Commissioners **APPROVE** the proposed zoning map amendment because it is reasonable and in the public interest given that the land use associated with this request is a campground, which is appropriate on a large tract of land with natural features that may serve as amenities for this use and because, even if the rezoning request is approved, the use must still comply with all local, state, and federal regulations – including, but not limited to compliance with the UDO floodplain regulations and watershed regulations – prior to the zoning approval being issued that would allow the development of the site in the manner proposed.”*

Motion Option 2: *“I make a motion that the Planning Board recommend the County Commissioners **DISAPPROVE** the proposed zoning map amendment because the overall design is not well integrated into the surrounding area given the environmentally sensitive areas (Cape Fear River, floodplain, watershed, etc.) in close proximity to the site.”*

Motion Option 3 - Unique motion: The Planning Board members are free to create a unique motion based on different articulated findings, information that was provided during the public hearing, or other matters deemed important by the Board.

REZONING REPORT FROM JULY 20, 2021 AGENDA

GENERAL INFORMATION

Applicant: Drafting and Design Services, Inc.
Property Owners: Durant C. Holler III, TCI Timber Company, LLC, and The Woods at Lower River, LLC
Request: Rezone from Residential Agricultural (RA) to the Cape Fear Campground Conditional Zoning District
Location: Frontage on Lower River Road (SR 1500) and bordering the Cape Fear River
Acreage: 176.9 ± acres
Tax Parcel: 9686-60-2278-00, 9686-40-2738-00, and a portion of 9685-27-0496-00
Tax Map: 9685 and 9686
Township: Deep River
District: Commissioners District 2
Fire District: STMA Cape Fear Station 5
Schools: Deep River Elementary | East Lee Middle School | Lee Senior High School

REQUEST

Drafting and Design Services, Inc. is requesting rezone 176.9 ± acres from Residential Agricultural (RA) to the Cape Fear Campground Conditional Zoning District to allow the development of a commercial

Staff Report – Request to Rezone from RA to the Cape Fear Campground Conditional Zoning District

campground as illustrated on the Cape Fear Campground Conditional Zoning District conceptual plans submitted as part of the application. This is a site plan/subdivision plan specific conditional rezoning request; therefore, the conceptual plans and proposed conditions are required as part of the rezoning request.

Public notification consisted of publishing a legal notice in the local newspaper, notification by first class mail to the owners of all parcels of land abutting the subject property as per the address on the Lee County tax listings, and the posting of a notice of the public hearing sign on subject property or the adjacent public road right-of-way as required per the North Carolina General Statutes.

ZONING DISTRICT INFORMATION

Existing Zoning: Residential Single-family (RA)

The RA district is established to provide areas for low density single family uses, low intensity agricultural operations as well as agri-business and supportive industrial and commercial uses. Industrial operations are not permitted unless they clearly support an agricultural use. RA zoning protects and preserves valuable agricultural areas, implements agricultural protection zoning, establishes performance standards for rural businesses, preserves rural areas, preserves pasture land and agriculture, sets maximum permissible densities or new zoning districts, defines specific areas for rural commercial uses, and identifies areas appropriate for agricultural preservation.

The dimensional requirements include a minimum lot width of 100 feet, a minimum lot depth of 150 feet, a minimum lot size of 40,000 square feet, with principal building setbacks of 30 feet from the front property line, 30 feet from the rear property line, and 15 feet from the side property lines. There is a 40ft maximum building height and no maximum allowed amount of impervious surface.

Examples of uses permitted by right within the RA zoning district include single-family detached homes (site-built, modular, and manufactured/mobile homes), religious complexes/churches, schools, animal & crop production, forestry, stables and riding academies, and in-home daycares for children & adults. There is a list of all of the permitted uses for this zoning district, including the uses subject to supplemental development standards and/or requiring the issuance of a Special Use Permit, within the agenda packet for your reference

Proposed Zoning: Cape Fear Campground Conditional Zoning District

General Information: The Cape Fear Campground Conditional Zoning District is a Type 1 Conditional Zoning District that is created as a stand-alone district with its own unique conditions. Under a Conditional Zoning District Type 1, an owner would have the freedom to develop his/her own unique list of permitted uses and design standards. It is also understood that such a district would need to be designed so as to maintain the integrity and characteristics of the surrounding community as well as conform to the spirit and intent of the Zoning Ordinance. A Conditional Zoning District Type 1 would be most suitable in situations where none of the current conventional Zoning Districts accommodate the desired use(s), such as a large mixed-use planned development in which the owner/developer has a clear vision as to how the property is to be developed

The applicant/owner shall specify the use(s) of the property and shall propose additional conditions to ensure compatibility between the development and the surrounding neighborhood. The conditions shall include all of the following, as applicable:

- The location on the property of the proposed use(s);
- The number of dwelling units;
- The location and extent of supporting facilities (parking lots, driveways, and access streets);
- The location and extent of buffer areas and other special purpose areas;
- The timing of development;
- The location and extent of rights-of-way and other areas to be dedicated for public purposes;
- And any other such conditions the applicant may wish to propose.

The application shall include a site plan/subdivision plan and detailed narrative text that specifies the conditions that will govern the development and use of the property. If approved, this information is legally binding on the land; therefore, the site has to be developed as per the approved plans and conditions even if a property transfer were to take place. Any items not specifically addressed in the rezoning process must comply with the UDO standards.

As reminder, the conditional zoning process is a negotiated zoning process and, as such, the Commissioners and/or Planning Board may request that certain conditions be considered or altered. However, the petitioner must accept such conditions before inclusion in the conditional zoning district.

The conceptual information submitted for this rezoning request was reviewed by our Sanford/Lee County Technical Review Committee (TRC), which is comprised of staff representatives from various departments and governmental agencies. The TRC was amenable with the rezoning request associated with this project moving forward for review/approval by the Planning Board and the Commissioners; however, all outstanding TRC requirements and revisions must be addressed prior to the development of the site in the manner proposed. This includes an actual technical review of the development plans for this project to ensure compliance with all required technical specifications and codes of all governmental agencies prior to staff level approvals being issued for the development of the site. For example, NCDOT must approve all proposed connections to NCDOT maintained public roadways and the City Engineering Dept. must approve all proposed public water connections.

Please reference the following items included as part of the rezoning application for specific information regarding the Cape Fear Campground Conditional Zoning District:

- Cape Fear River Campground conceptual plans
- Detail Use Statement, Conditions
- Septic Soils Delineation Map
- Preliminary Wastewater System Soil Suitability Evaluation Report

Adjacent Zoning and Land Uses:

North: Opposite the Norfolk Southern Railway is land zoned Residential Agricultural (RA) that is developed with a house addressed as 2776 Lower River Road and vacant/wooded land.

South: Residential Agricultural (RA) zoning on vacant/wooded land.

East: Cape Fear River

West: Opposite Lower River Road is land zoned Residential Agricultural (RA) that is developed with a house addressed as 2505 Lower River Road and vacant/wooded land.

PLAN SANLEE

The long-range land use plan identifies the front portion of this property as Countryside, which has the following characteristics: undeveloped lands outside the Urban Service Area, preservation of the country's agricultural heritage encouraged, conservation and maintenance of rural lifestyle supported, and limited residential density. The local example is the Avents Ferry Road corridor in northeast Lee County. Information from the land use plan is provided as attachments to this report for your reference.

Land use designations include schools, churches, single-family detached dwellings, farmland, forests, and conservation land. Forms of transportation include automobiles that share the roads with agricultural activity (with vehicular connectivity encouraged in new development) and pedestrians walking & bicycling on off-street trails. The zoning districts are Residential Agricultural (RA) and Residential Restricted (RR). The maximum development density is one dwelling unit per two acres with deep building setbacks and a 35ft height limit. Utility infrastructure is well water and on-site wastewater disposal. The features character is two-lane rural highways, dispersed development pattern, and agricultural fields & forests.

LOCAL OVERLAY DISTRICT AND CORRIDOR

Watershed Conservation Overlay District: The subject property is located within our Watershed Conservation Overlay District, specifically the Cape Fear/Lee County Watershed Protected Area. A watershed is a basin-like landform delineated by ridgelines that descend into lower elevations that carries rain water from the land into soils, ground waters, creeks, and streams, eventually making its way to larger rivers and the ocean. Development within this area is allowed, but there are maximum density and built upon area requirements designed to ensure the health of the watershed. The project associated with this rezoning request must comply with the UDO watershed regulations, which is verified by staff at the time of the project technical review (as opposed to a concept plan review) by the TRC. The overall design must remain substantially the same, but revisions are allowed in order to comply. For example, units may be decreased to reduce density or built upon area if needed.

Flood Hazard Area: The subject property is located within the Flood Hazard Area / 100-year floodplain associated with the Cape Fear River. A floodplain is defined as any land area susceptible to being inundated by water from any source. Development within this area is allowed, but there are design standards that must be met. The project associated with this rezoning request must comply with the UDO floodplain regulations, which is verified by staff at the time of the project technical review (as opposed to a concept plan review) by the TRC. The overall design must remain substantially the same, but revisions are allowed in order to comply. For example, units may be decreased if needed.

The following is a general note included with all rezoning requests: Sanford, Lee County, and Broadway do not have local grading permits and rely on the NC Department of Environmental Quality to regulate land disturbing activities. For questions or concerns regarding land disturbing activities, contact the NC Division of Energy, Mineral, and Land Resources Sediment Program via mail 1612 Mail Service Center, Raleigh, NC 27699-1612, via phone at 877-623-6748 or visit the NCDEQ website at <http://deq.nc.gov>. The physical address of the office is 217 W. Jones Street, Raleigh, NC 27603.

UTILITIES

Private wells and a private septic system are proposed to serve the project associated with this rezoning request. If the rezoning is approved, all new development must be approved by the appropriate governmental agencies to verify compliance with all policies and regulations.

TRANSPORTATION

This site has frontage on Lower River Road (SR 1500), a NCDOT maintained public roadway with a 60ft right-of-way width. This information is per our GIS mapping system and, if the rezoning is approved, a Driveway Permit must be issued by NCDOT for all driveway connections to the NCDOT maintained roadways as part of the site plan review/approval process to verify compliance with all applicable regulations, including – but not limited to - traffic studies and roadway improvements/turn lanes.

DEVELOPMENT STANDARDS

If rezoned, the information noted and provide with the rezoning application govern the development and use of the property. If approved, this information is legally binding on the land; therefore, the site has to be developed as per the approved concept plans and conditions even if a property transfer were to take place. Any item not specifically addressed in the rezoning process must comply with the UDO standards.

RECOMMENDATION

As of the date of the creation of this report for the August 16th public hearing, a staff recommendation has not been made. This information will be forwarded to the board members prior to the public hearing and also verbally included at the time of the public hearing presentation.

Information provided during the public hearing staff presentation and at the Planning Board meeting.
Staff Recommendation: Given the nature of campgrounds, the areas typically located within the RA zoning district are the most appropriate location for this use. However, given the proximity of the project associated with this rezoning to the Cape Fear River, compliance with all local, state, and federal regulations must be adhered to in order to ensure the health of the environment and the health of the people who would utilize this campground. Staff is supportive of the land use if it is designed in a manner that is safe for the environment and people.

PLANNING BOARD RECOMMENDATION

As of the date of the creation of this report for the August 16th public hearing, a staff recommendation has not been made. Sample motions will be provided to the Planning Board at the meeting for reference/use.

Information provided during the public hearing staff presentation and at the Planning Board meeting
Planning Board Recommendation: Per state law, when conducting a review of a proposed zoning text or map amendment, the planning board shall advise and comment on whether the proposed action is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable. The planning board shall provide a written recommendation to the governing board that addresses plan consistency and other matters as deemed appropriate by the planning board, but a comment by the planning board that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the governing board. If no written report is received from the planning board within 30 days of referral of the amendment to that

board, the governing board may act on the amendment without the planning board report. The governing board is not bound by the recommendations, if any, of the planning board

Sample Motions

The Planning Board shall provide a written recommendation to the County Commissioners that addresses Plan SanLee long range plan consistency and other matters as deemed appropriate by the Planning Board. These sample motions are provided by staff based on information in the Plan SanLee land use plan. The Planning Board members are free to create a unique motion based on different articulated findings, information that was provided during the public hearing, or other matters deemed important by the Board.

VOTE#1: APPROVE A STATEMENT ON CONSISTENCY WITH THE PLAN SANLEE AS IT RELATES TO THIS REZONING REQUEST

Motion Option 1: *“I make a motion that the zoning map amendment **IS** consistent with the Plan Sanlee long-range plan designation of Countryside because the land use associated with this request would be appropriate for development in the agricultural and undeveloped lands outside of the Urban Service Areas of Lee County.”*

Motion Option 2: *I make a motion that the propose zoning map amendment **IS NOT** consistent with the Plan Sanlee long-range plan designation of Countryside because the land use associated with this request does not include the development of school, churches, or single-family detached dwellings, and does not establish farmland, forests, or conservation land”*

Motion Option 3 - Unique motion: The Planning Board members are free to create a unique motion based on different articulated findings, information that was provided during the public hearing, or other matters deemed important by the Board.

VOTE #2: TO APPROVE OR DENY THE REZONING REQUEST:

Motion Option 1: *“I make a motion that Planning Board recommend the County Commissioners **APPROVE** the proposed zoning map amendment because it is reasonable and in the public interest given that the land use associated with this request is a campground, which is appropriate on a large tract of land with natural features that may serve as amenities for this use and because, even if the rezoning request is approved, the use must still comply with all local, state, and federal regulations – including, but not limited to compliance with the UDO floodplain regulations and watershed regulations – prior to the zoning approval being issued that would allow the development of the site in the manner proposed.”*

Motion Option 2: *“I make a motion that the Planning Board recommend the County Commissioners **DISAPPROVE** the proposed zoning map amendment because the overall design in not well integrated into the surrounding area given the environmentally sensitive areas (Cape Fear River, floodplain, watershed, etc.) in close proximity to the site.”*

Motion Option 3 - Unique motion: The Planning Board members are free to create a unique motion based on different articulated findings, information that was provided during the public hearing, or other matters deemed important by the Board.

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP
OF LEE COUNTY, NORTH CAROLINA**

WHEREAS, a request to amend the Official Zoning Map has been received from Drafting and Design Services, Inc. to rezone three adjoining tracts of land, totaling 176.9 ± acres, with frontage on Lower River Road (SR 1500) and bordering the Cape Fear River and identified as of Lee County Tax Parcels 9686-60-2278-00, 9686-40-2738-00, and a portion of 9685-27-0496-00 on Lee County Tax Maps 9685 and 9686, from Residential Agricultural (RA) to the Cape Fear Campground Conditional Zoning District to allow the development of a commercial campground as illustrated on the Cape Fear Campground Conditional Zoning District conceptual plans submitted as part of the application; and,

WHEREAS, said request has been presented to the Planning Board of Lee County; and

WHEREAS, the Board of Commissioners of Lee County conducted a public hearing on August 16, 2021 to receive citizen input on the requested zoning map amendment; and

WHEREAS, the Board of Commissioners of Lee County approves the request to amend the Official Zoning Map of Lee County;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF LEE COUNTY:

The Official Zoning Map is hereby amended to rezone three adjoining tracts of land, totaling 176.9 ± acres, with frontage on Lower River Road (SR 1500) and bordering the Cape Fear River and identified as of Lee County Tax Parcels 9686-60-2278-00, 9686-40-2738-00, and a portion of 9685-27-0496-00 on Lee County Tax Maps 9685 and 9686, from Residential Agricultural (RA) to the Cape Fear Campground Conditional Zoning District to allow the development of a commercial campground as illustrated on the Cape Fear Campground Conditional Zoning District conceptual plans submitted as part of the application. See Exhibits A-F included for reference.

In making this decision, the Board of Commissioners of Lee County finds that the request is consistent with the Plan Sanlee long-range plan designation of Countryside because the land use associated with this request would be appropriate for development in the agricultural and undeveloped lands outside of the Urban Service Areas of Lee County. Also, the rezoning request is reasonable and in the public interest given that the land use associated with this request is a campground, which is appropriate on a large tract of land with natural features that may serve as amenities for this use, and the use must still comply with all local, state, and federal regulations – including, but not limited to compliance with the UDO floodplain regulations and watershed regulations – prior to the zoning approval being issued that would allow the development of the site in the manner proposed.

Kirk D. Smith, Chairman
Lee County Board of Commissioners

ATTEST:

Jennifer Gamble, Clerk to the Board

APPROVED AS TO FORM:

Whitney Parrish, Lee County Attorney



CAPE FEAR RIVER

Campground

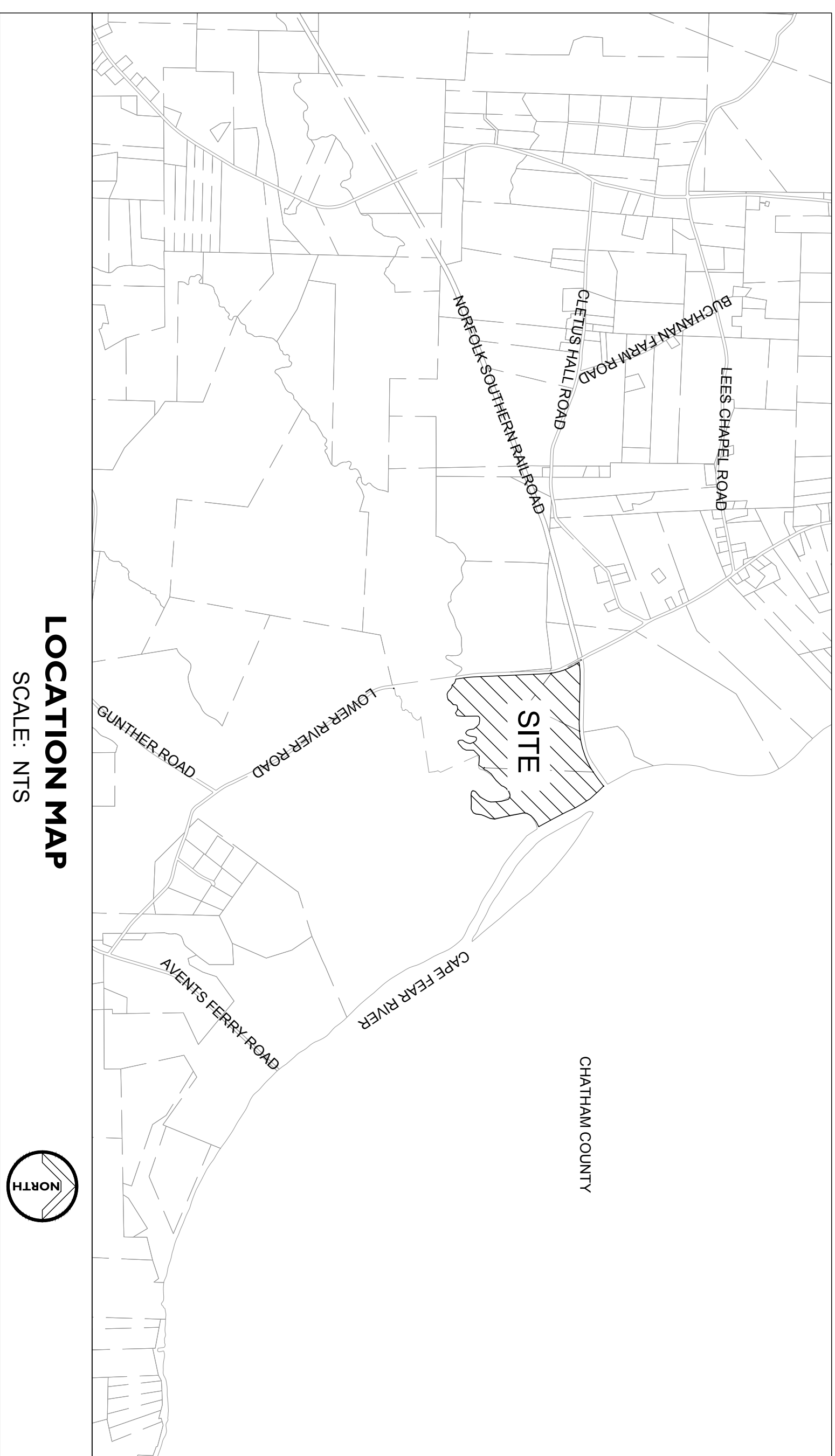


2506 LOWER RIVER ROAD (APPRX.)
LEE COUNTY, NORTH CAROLINA

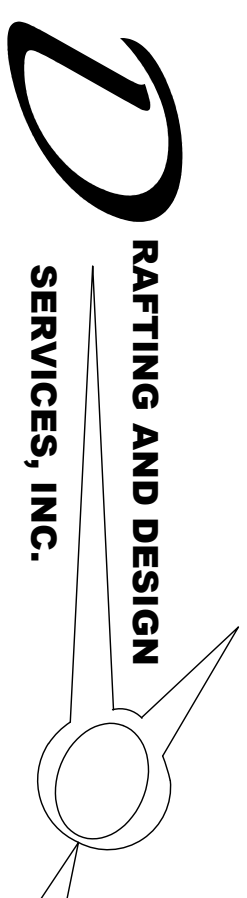
SITE DATA	
PROPERTY INFO:	
HOLLER DURANT C III	
DB: 1447 PG 515	
PN #: 9685-27-228-00	
AREA: 23.4 AC +/-	
ZONING: R24	
TCAI TIMBER COMPANY, LLC	
DB: 1033 PG 639	
PN #: 9685-27-046-00	
AREA: 333.1 AC +/-	
ZONING: RA	
THE WOODS AT LOWER RIVER LLC	
DB: 1381 PG 887	
PN #: 9685-40-2738-00	
AREA: 23.4 AC +/-	
ZONING: RA	
PROPERTY 5/14/17 FOR 43.01 AC OF PIV # 9685-27-046-00	
PROJECT AREA: 176.9 AC +/- (CONDITIONAL ZONING AREA)	
LAND SWAP AREA WITH WOODS: 43.0 AC +/-	
LOT INFO	
PROPOSED CAMPSITES= 211	
PROPOSED PRIMITIVE CAMPSITES= 15	
PROPOSED TREEHOUSES= 6	
PROPOSED BUILDINGS/HOUSE= 4	
INFRASTRUCTURE	
PRIVATE ROADWAY	
PRIVATE SEPTIC	
PRIVATE WATER	
RECREATION SPACE	
REQUIRED RECREATION SPACES/%, TOTAL AREA: 383,328 SF (8.8 AC)	
PROPOSED RECREATION SPACE: 4,882,700 SF (107.6 AC)	
SETBACKS (RA ZONING)	
FRONT = 10 FT	
REAR = 10 FT	
SIDE = 0 FT	
SIDECORNER = 0 FT	
IMPERVIOUS CALCULATIONS	
CAMPSITE IMPERVIOUS= 432,820 SF (9.8 AC)	
ROADS & BUILDINGS= 371,280 SF (8.5 AC)	
TOTAL IMPERVIOUS= 804,100 SF (18.3 AC)	
TOTAL SITE AREA= 2,785,854 SF (63.9 AC)	
PERCENT IMPERVIOUS= 14.4%	
FLOODPLAIN IMPACT	
DEVELOPMENT AREA IN FLOOD PLAIN= 966,307 SF (22.2 AC)	

SHEET INDEX

CZ1	COVER SHEET
CZ2	EXISTING CONDITIONS/SURVEY BOUNDARY
CZ3	OVERALL PLAN
CZ4	UTILITY PLAN
CZ5	50 x 100 SITES - ENTRANCE AMENITIES
CZ6	50 x 75 SITES - RIVER SIDE AMENITIES
CZ7	FLOODPLAIN/NON-ENCROACHMENT MAP
CZ8	FLOOD EVACUATION PLAN MAP
CZ9	SALES OFFICE/STORE/LAUNDRY - ELEVATION
CZ10	BATHHOUSE - ELEVATIONS
CZ11	WEDDING VENUE - ELEVATIONS
CZ12	BARN - ELEVATIONS
CZ13	ENTRANCE - ELEVATION/PLAN VIEW
CZ14	DETAILS



JULY 2021



RAFTING AND DESIGN SERVICES, INC.
 6728 Cariborton Road
 Sanford, North Carolina 27330
 (919) 499-8759 phone
draftinganddesign@gmail.com

SITE DEVELOPER
 CAPE FEAR RIVER CAMPGROUND, LLC.
 902 NOTTINGHAM WALK
 APEX, NC 27502
 CONTACT: VAUGHN KING
 PHONE: (919) 376-5923

AGENCY REVIEW ONLY
 NOT FOR CONSTRUCTION

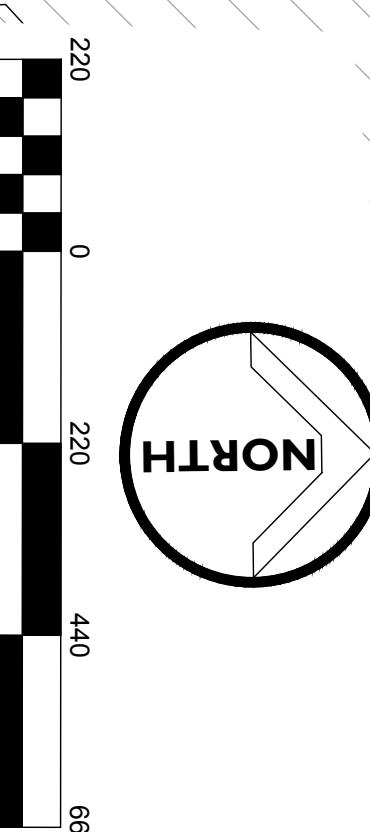
project no. 2020-27

CAPE FEAR RIVER
Campground
LOWER RIVER ROAD
SANFORD, NORTH CAROLINA
 EXISTING CONDITIONS
 BOUNDARY SURVEY

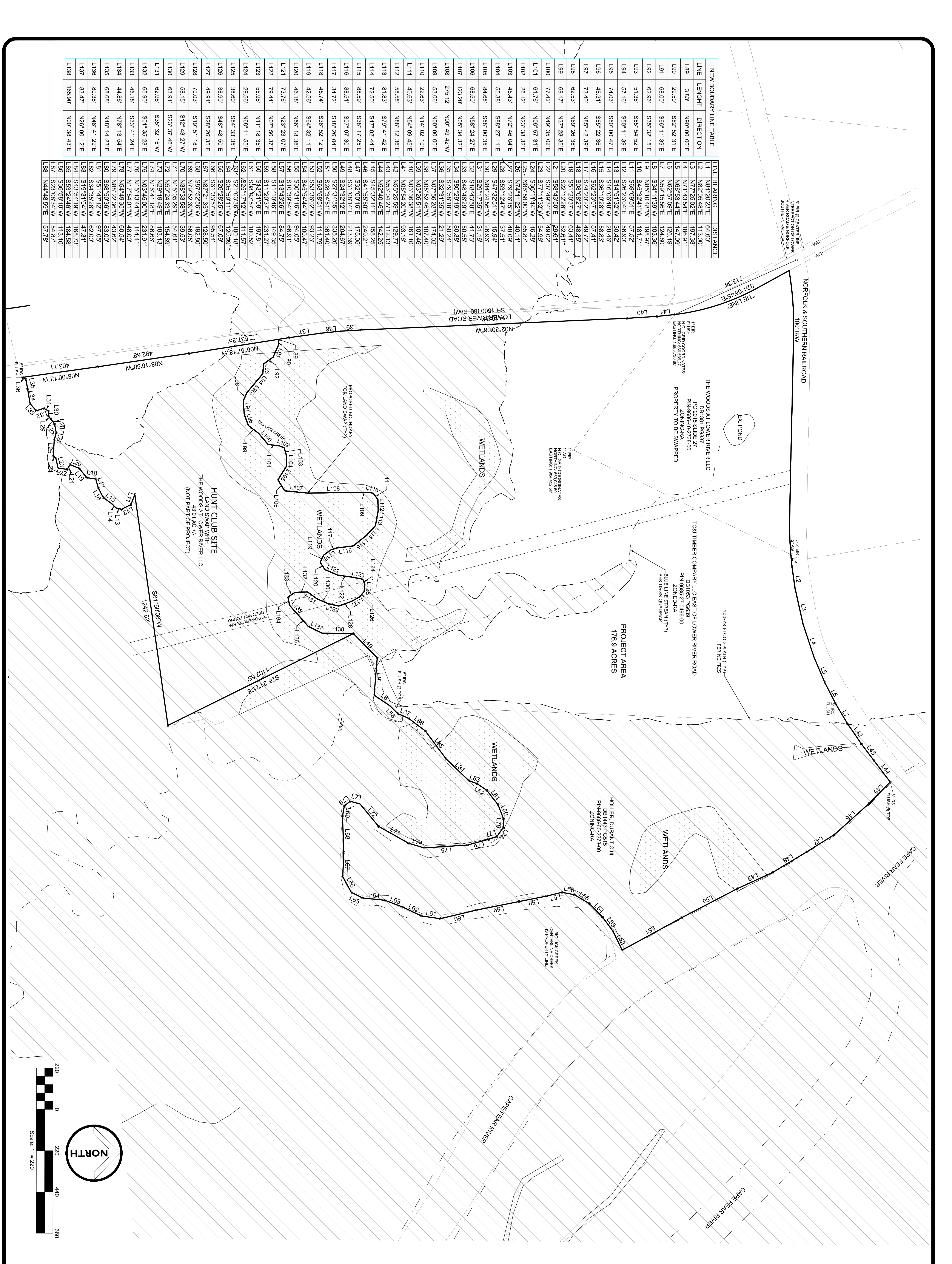
REVISIONS

PRELIMINARY
NOT FOR CONSTRUCTION

Scale: 1"=220'
 Sheet: **CZ2** of **14**
 Project Number: 2020-27
 Date: JULY 2021



LINE	LENGTH	DIRECTION	LINE BEARING	DISTANCE
L1	64.50	N04°20'36"E	N04°20'36"E	64.50
L2	113.00	N17°20'02"E	N17°20'02"E	113.00
L3	189.91	N43°54'16"E	N43°54'16"E	189.91
L4	147.09	N08°53'44"E	N08°53'44"E	147.09
L5	124.98	N52°59'56"E	N52°59'56"E	124.98
L6	149.92	S01°14'40"W	S01°14'40"W	149.92
L7	188.92	N05°10'48"W	N05°10'48"W	188.92
L8	181.71	S45°32'41"W	S45°32'41"W	181.71
L9	56.90	S26°23'04"E	S26°23'04"E	56.90
L10	30.42	S14°51'32"W	S14°51'32"W	30.42
L11	28.46	S36°10'28"W	S36°10'28"W	28.46
L12	58.83	S62°22'07"W	S62°22'07"W	58.83
L13	49.72	S74°20'22"W	S74°20'22"W	49.72
L14	48.45	S51°20'37"W	S51°20'37"W	48.45
L15	63.41	S08°08'27"W	S08°08'27"W	63.41
L16	40.11	S22°12'26"W	S22°12'26"W	40.11
L17	52.61	S56°43'50"E	S56°43'50"E	52.61
L18	49.02	S07°48'34"W	S07°48'34"W	49.02
L19	54.96	S77°11'32"W	S77°11'32"W	54.96
L20	16.28	S39°11'44"W	S39°11'44"W	16.28
L21	85.87	N66°58'00"W	N66°58'00"W	85.87
L22	40.11	N74°11'22"W	N74°11'22"W	40.11
L23	48.09	S79°28'15"W	S79°28'15"W	48.09
L24	37.51	S53°12'47"W	S53°12'47"W	37.51
L25	15.94	S47°32'51"W	S47°32'51"W	15.94
L26	26.96	N84°24'56"W	N84°24'56"W	26.96
L27	31.16	S29°17'35"W	S29°17'35"W	31.16
L28	41.73	S18°43'50"E	S18°43'50"E	41.73
L29	50.85	S48°48'29"W	S48°48'29"W	50.85
L30	80.38	S80°29'19"W	S80°29'19"W	80.38
L31	50.24	S79°58'18"W	S79°58'18"W	50.24
L32	21.29	S32°31'35"W	S32°31'35"W	21.29
L33	174.02	N07°56'28"W	N07°56'28"W	174.02
L34	107.46	N05°52'46"W	N05°52'46"W	107.46
L35	107.46	N03°26'51"W	N03°26'51"W	107.46
L36	161.10	N05°54'20"W	N05°54'20"W	161.10
L37	93.16	N05°54'20"W	N05°54'20"W	93.16
L38	112.13	N55°25'59"E	N55°25'59"E	112.13
L39	142.25	N52°40'46"E	N52°40'46"E	142.25
L40	158.25	S45°32'11"E	S45°32'11"E	158.25
L41	175.05	S41°55'50"E	S41°55'50"E	175.05
L42	204.67	S31°08'14"E	S31°08'14"E	204.67
L43	213.39	S27°34'55"E	S27°34'55"E	213.39
L44	335.28	S27°34'55"E	S27°34'55"E	335.28
L45	361.40	S28°34'51"E	S28°34'51"E	361.40
L46	111.79	S53°36'02"W	S53°36'02"W	111.79
L47	93.23	S45°54'44"W	S45°54'44"W	93.23
L48	100.47	S30°31'16"W	S30°31'16"W	100.47
L49	94.05	S13°43'26"E	S13°43'26"E	94.05
L50	84.75	S11°20'37"E	S11°20'37"E	84.75
L51	149.35	S11°10'46"E	S11°10'46"E	149.35
L52	231.27	S08°08'27"W	S08°08'27"W	231.27
L53	197.81	S08°08'27"W	S08°08'27"W	197.81
L54	111.57	S23°17'13"W	S23°17'13"W	111.57
L55	100.82	S08°08'27"W	S08°08'27"W	100.82
L56	100.18	S21°03'36"W	S21°03'36"W	100.18
L57	120.95	S08°59'11"W	S08°59'11"W	120.95
L58	67.89	S28°52'51"W	S28°52'51"W	67.89
L59	95.56	N87°23'55"W	N87°23'55"W	95.56
L60	132.80	S87°45'28"W	S87°45'28"W	132.80
L61	56.65	N76°52'39"W	N76°52'39"W	56.65
L62	39.83	N38°35'58"W	N38°35'58"W	39.83
L63	54.81	N15°05'29"E	N15°05'29"E	54.81
L64	154.89	N50°24'33"E	N50°24'33"E	154.89
L65	183.13	N16°41'18"E	N16°41'18"E	183.13
L66	86.66	N03°45'00"W	N03°45'00"W	86.66
L67	231.91	N15°13'44"W	N15°13'44"W	231.91
L68	114.41	N17°54'01"W	N17°54'01"W	114.41
L69	48.00	N54°49'35"W	N54°49'35"W	48.00
L70	60.54	N88°22'36"W	N88°22'36"W	60.54
L71	83.00	S68°50'36"W	S68°50'36"W	83.00
L72	97.05	S51°47'21"W	S51°47'21"W	97.05
L73	62.00	S34°35'28"W	S34°35'28"W	62.00
L74	47.31	S19°31'04"W	S19°31'04"W	47.31
L75	168.73	S53°24'46"W	S53°24'46"W	168.73
L76	113.10	S35°58'10"W	S35°58'10"W	113.10
L77	54.87	S23°08'34"W	S23°08'34"W	54.87
L78	57.78	N44°48'59"E	N44°48'59"E	57.78



CAPE FEAR RIVER
Campground
LOWER RIVER ROAD
SANFORD, NORTH CAROLINA

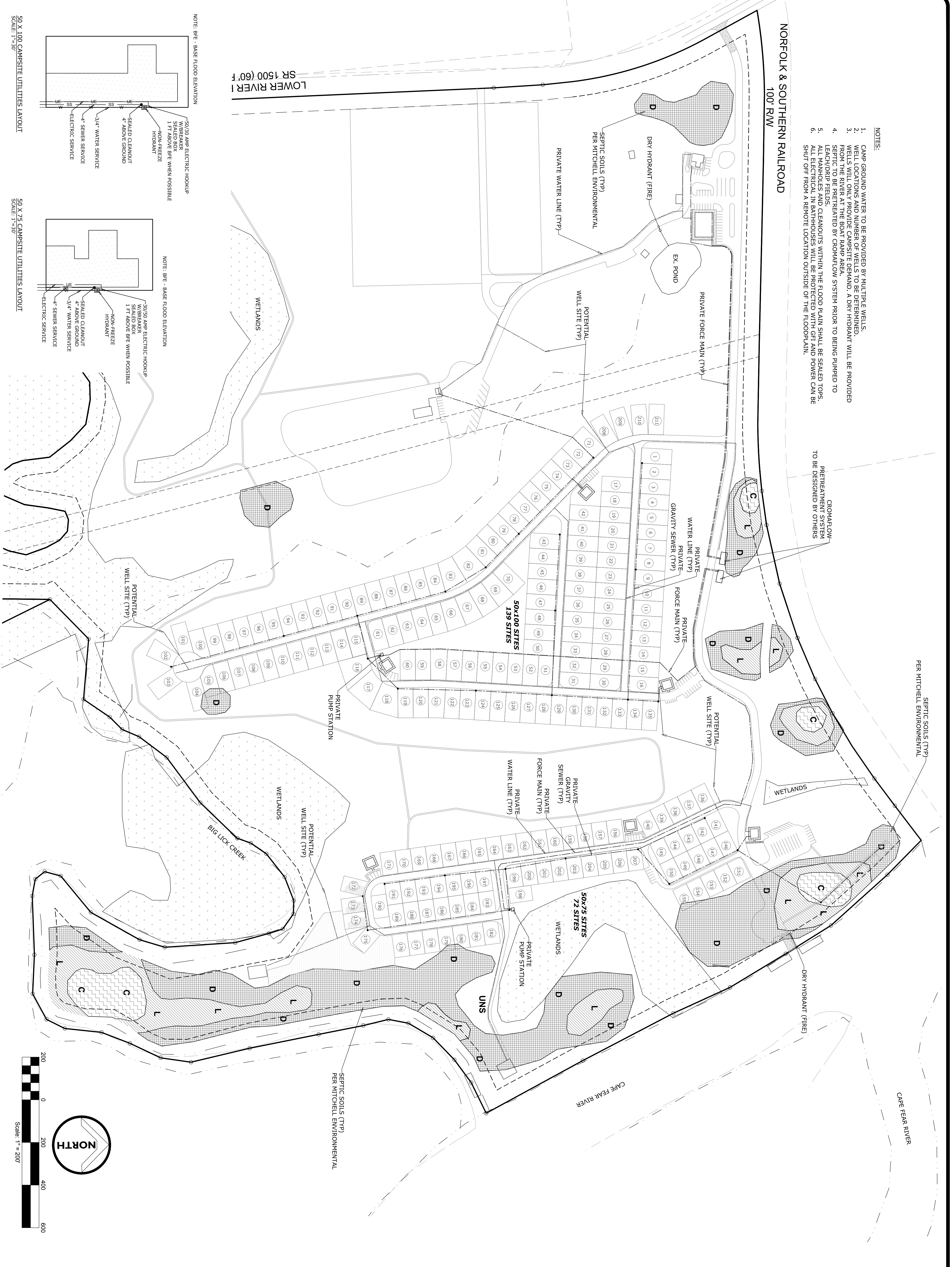
UTILITY PLAN

REVISIONS

**PRELIMINARY
 NOT FOR CONSTRUCTION**

Scale:	1"=200'	Drawn by:	MTB
Sheet:	CZ4 of 14	Designed by:	MTB
Project Number:	2020-27	Reviewed by:	MTB
		Date:	JULY 2021

- NOTES:**
- CAMP GROUND WATER TO BE PROVIDED BY MULTIPLE WELLS.
 - WELL LOCATIONS AND NUMBER OF WELLS TO BE DETERMINED.
 - WELLS WILL ONLY PROVIDE CAMP SITE DEMAND. A DRY HYDRANT WILL BE PROVIDED FROM THE RIVER AT THE BOAT RAMP AREA.
 - SEPTIC TO BE PRETREATED BY CROMA FLOW SYSTEM PRIOR TO BEING PUMPED TO LEACHING FIELDS.
 - LEACHING FIELDS, CLEANOUTS WITHIN THE FLOOD PLAIN SHALL BE SEALED TOGS.
 - ALL ELECTRICAL IN BATHHOUSES WILL BE PROTECTED WITH GFI AND POWER CAN BE SHUT OFF FROM A REMOTE LOCATION OUTSIDE OF THE FLOODPLAIN.



NORFOLK SOUTHERN RAILROAD

SITE ACCESS
W/ CONCRETE APRON

EX. BUILDING
CONVERT TO
EXERCISE/DRINK
23x40

DUMPSTER AREA
20x30

RV SHELTER
20x20

RV SHELTER
20x20

SALES OFFICE
LAUNDRY/STORE
60x80

EX. POND

FLOOD EVACUATION AREA

BOAT/RV STORAGE

LOWER RIVER ROAD
SR 1500 (60' R/W)

50' MIN UNDISTURBED BUFFER (TYP)
(EXISTING VEGETATION
EXCEEDS REQUIREMENTS)

FARM EVACUATION/STORAGE AREA
CAMPSITE ACCESS TYPICAL SECTION
24' GRAVEL (TYP)

RESTROOMS
12x20

BARN
40x60

HORSE/FARM AREA

POWER LINE EASEMENT

MAIN ACCESS
24' GRAVEL (TYP)

CAMPSITE ACCESS
24' GRAVEL (TYP)

STANDARD PARKING (TYP)
GOLF CART PARKING (TYP)

BATH HOUSE
30x28

50X100 SITES
139 SITES

50' MIN UNDISTURBED BUFFER (TYP)
TYPE 'A' BUFFER REQUIRED
(EXISTING VEGETATION
EXCEEDS REQUIREMENTS)

PRIMITIVE CAMPING SITES

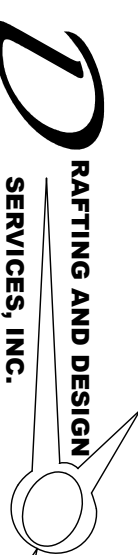
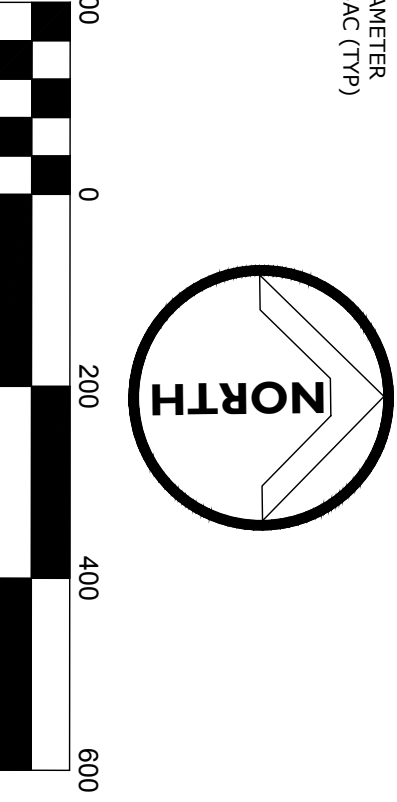
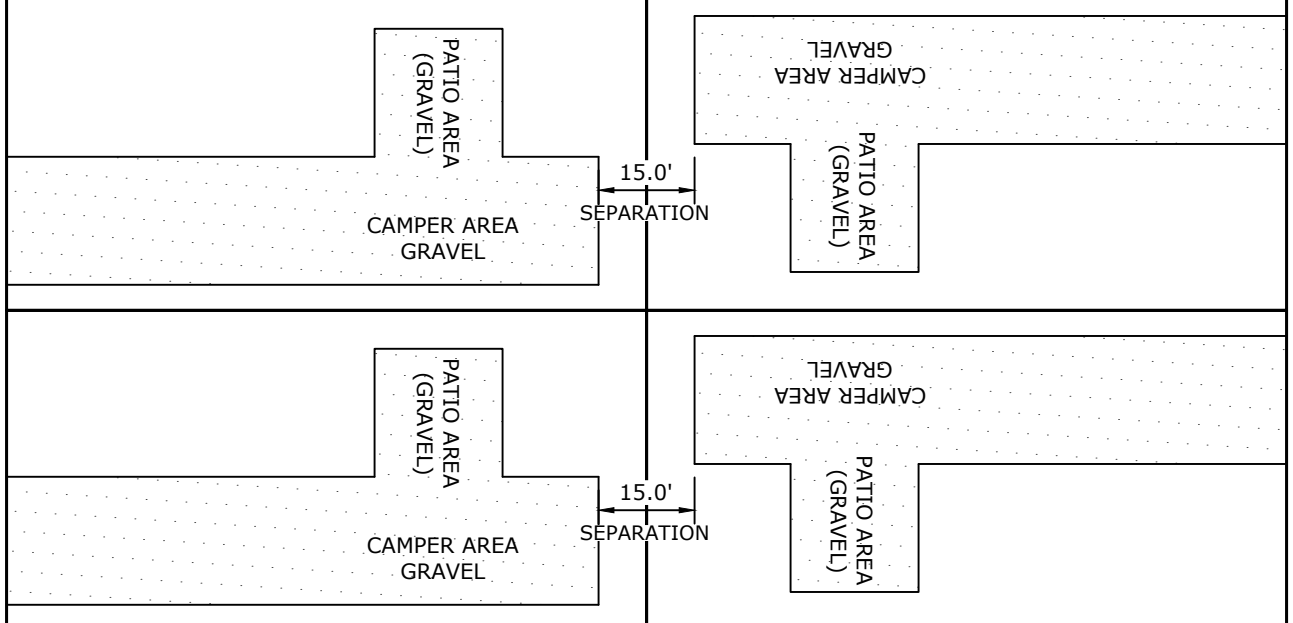
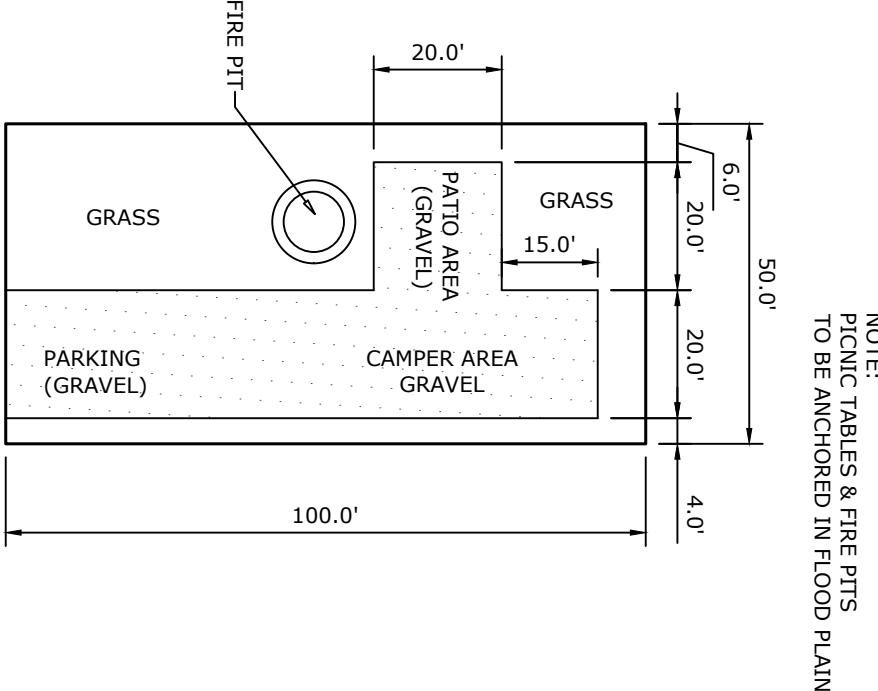
PRIMITIVE CAMPING PARKING (TYP)
CAMPSITE ACCESS
24' GRAVEL (TYP)

GOLF CART PARKING (TYP)

BATH HOUSE
30x28

50' MIN UNDISTURBED BUFFER (TYP)
TYPE 'A' BUFFER REQUIRED
(EXISTING VEGETATION
EXCEEDS REQUIREMENTS)

300FT DIAMETER
CUL-DE-SAC (TYP)



6728 CARBONTON ROAD
Sanford, North Carolina 27330
(717) 499-8929 phone
info@raftingdesign.com

CAPE FEAR RIVER Campground

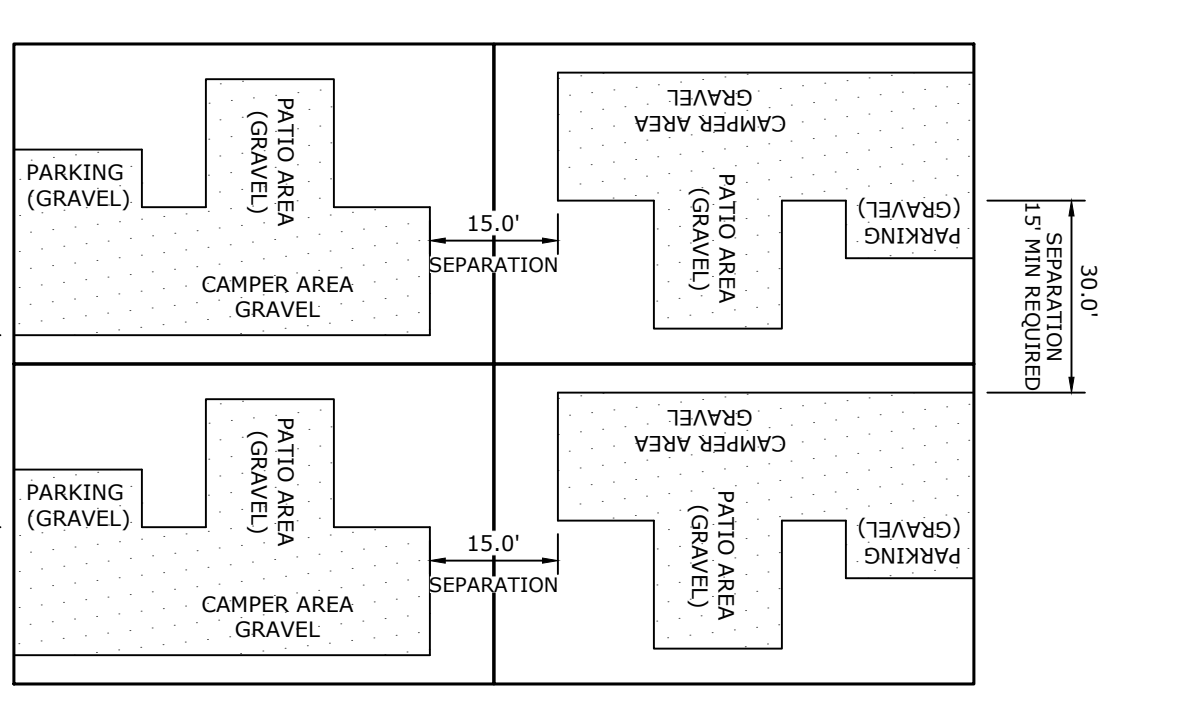
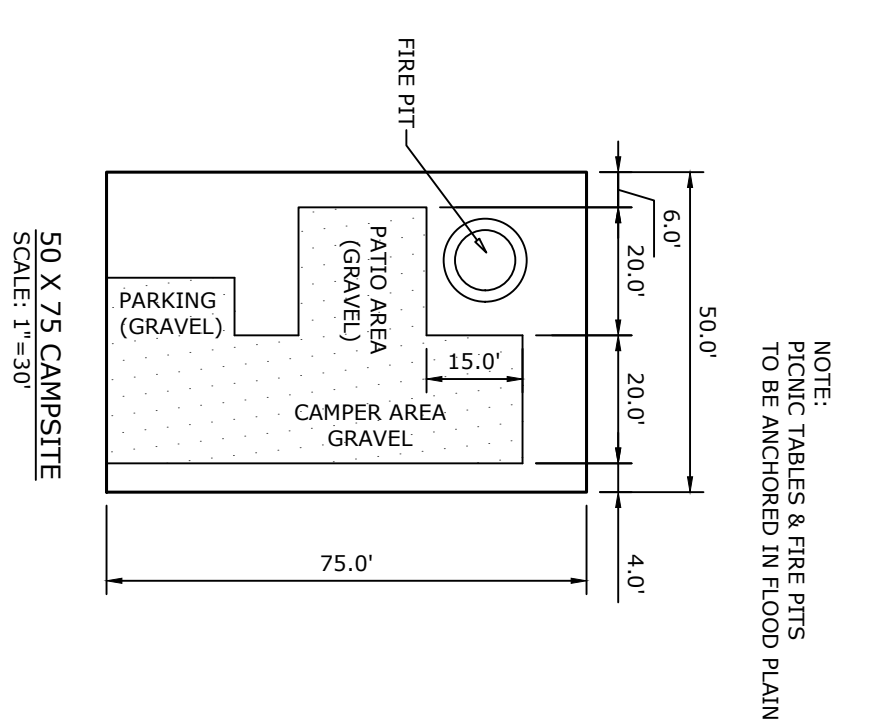
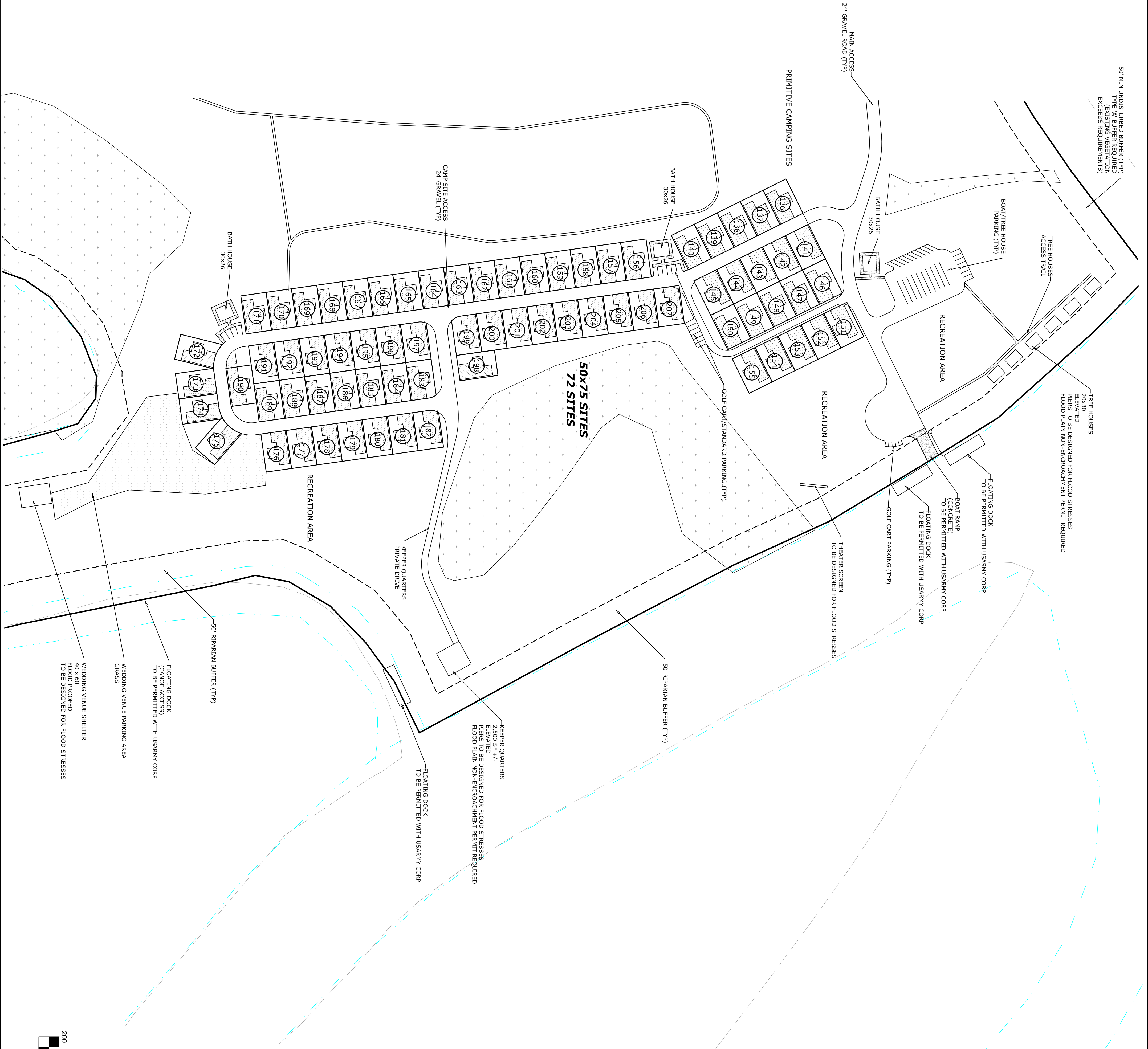
LOWER RIVER ROAD
SANFORD, NORTH CAROLINA

50 x 100 SITES - ENTRANCE AMENITIES

REVISIONS

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Scale:	1"=200'	Drawn by:	MTB
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Project Number:	2020-27	Reviewed by:	MTB
		Date:	JULY 2021





CAPE FEAR RIVER
Campground
LOWER RIVER ROAD
SANFORD, NORTH CAROLINA

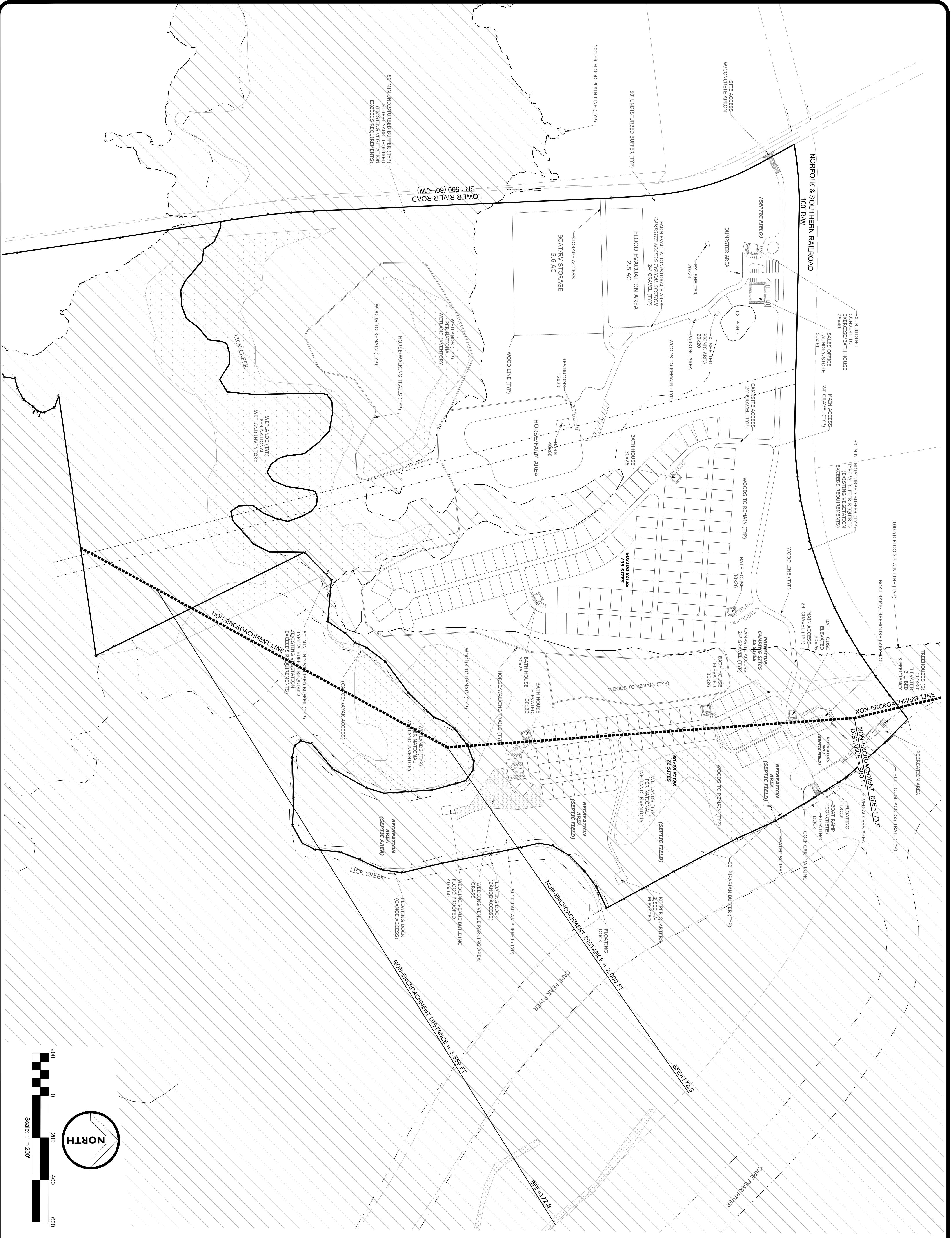
50 x 75 SITES - RIVER SIDE AMENITIES

REVISIONS

**PRELIMINARY
NOT FOR CONSTRUCTION**


 6728 CARBONTON ROAD
 SANFORD, NORTH CAROLINA 27330
 (717) 499-8929 phone
 GRAFTINGDESIGN@YMAIL.COM

Scale: 1" = 200'
 Sheet: **CZ6 of 14**
 Project Number: 2020-27
 Date: JULY 2021



RAFTING AND DESIGN SERVICES, INC.
 6728 CARBONTON ROAD
 Sanford, North Carolina 27330
 (717) 493-8929 phone
 info@raftingdesign.com

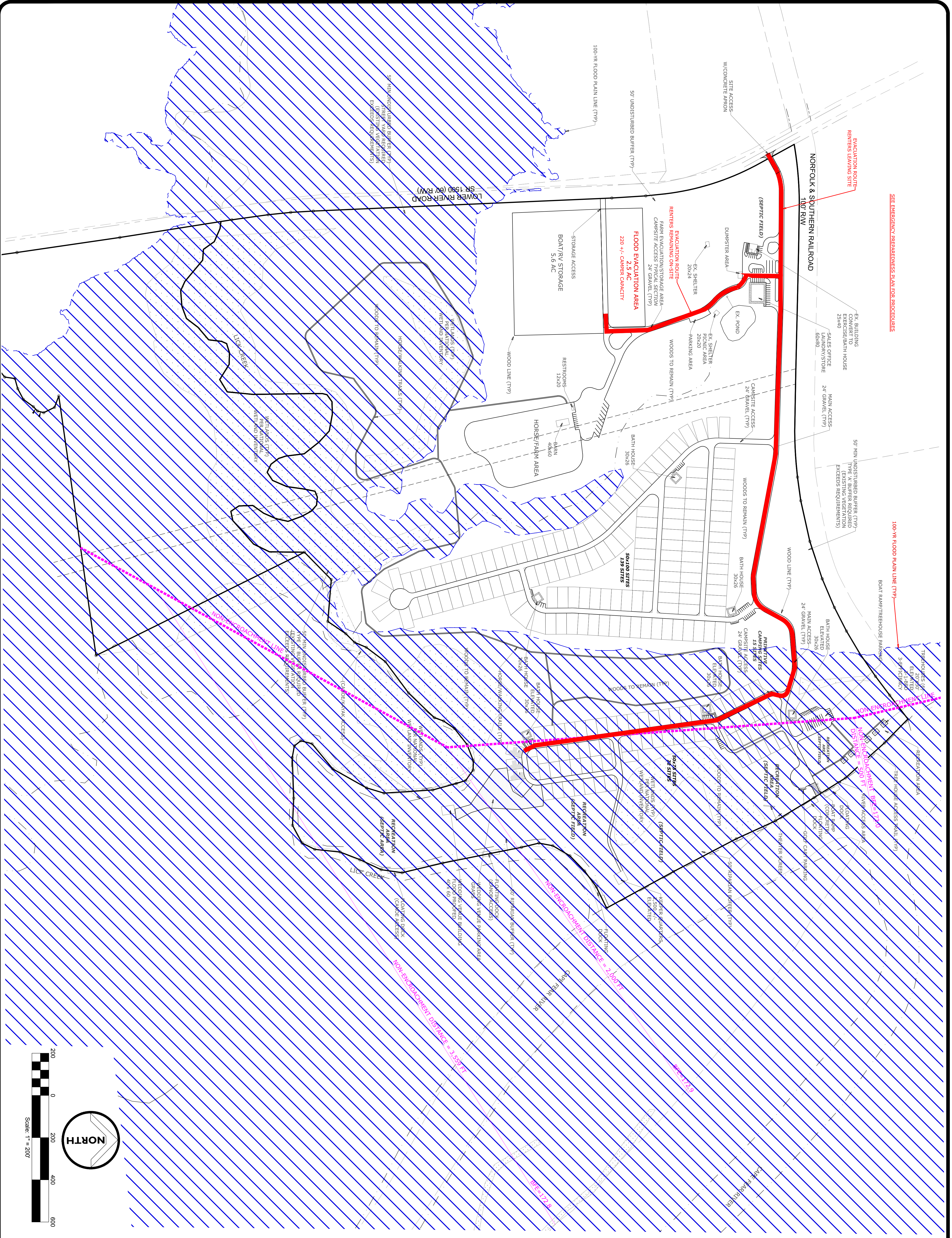
CAPE FEAR RIVER
Campground
LOWER RIVER ROAD
SANFORD, NORTH CAROLINA

FLOODPLAIN/NON-ENCROACHMENT MAP

REVISIONS

**PRELIMINARY
 NOT FOR CONSTRUCTION**

Scale:	1" = 200'	Drawn by:	MTB
Sheet:	CZ7 of 14	Designed by:	MTB
Project Number:	2020-27	Reviewed by:	MTB
		Date:	JULY 2021



SEE EMERGENCY PREPAREDNESS PLAN FOR PROCEDURES

100-YR FLOOD PLAIN LINE (TYP)

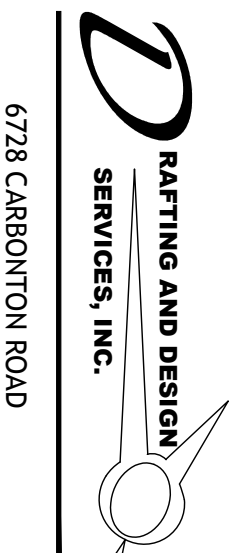
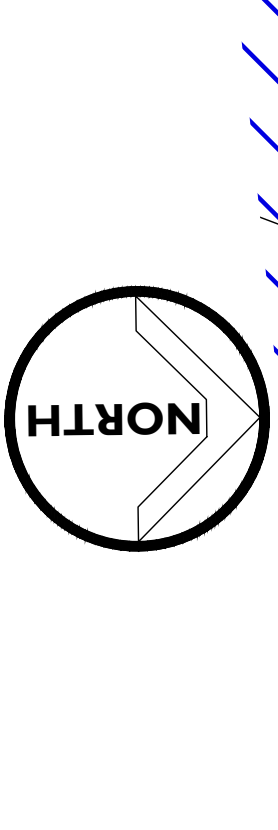
NON-ENCROACHMENT DISTANCE = 2,000 FT

NON-ENCROACHMENT DISTANCE = 2,500 FT

50' MIN UNDISTURBED BUFFER (TYP)

50' MIN UNDISTURBED BUFFER (TYP)

50' MIN UNDISTURBED BUFFER (TYP)



6728 CARBON OIL ROAD
Sanford, North Carolina 27330
(717) 493-8929 phone
info@raftinganddesign.com

CAPE FEAR RIVER Campground

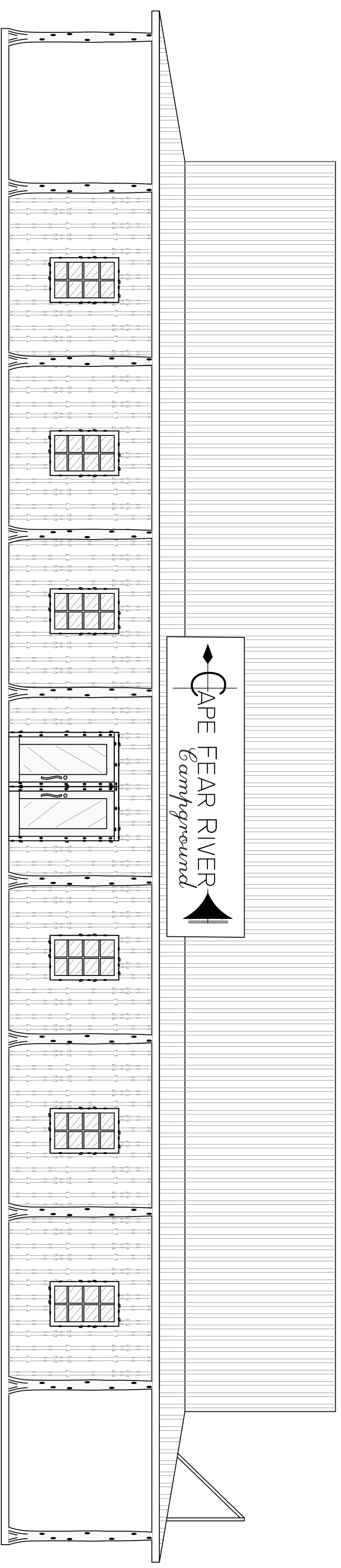
LOWER RIVER ROAD
SANFORD, NORTH CAROLINA

FLOOD EVACUATION PLAN MAP

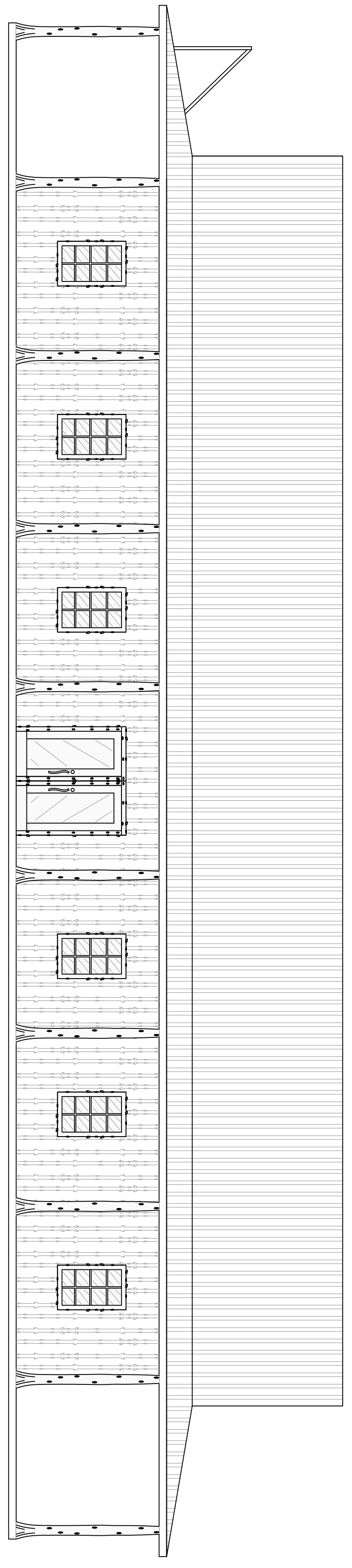
REVISIONS

**PRELIMINARY
NOT FOR CONSTRUCTION**

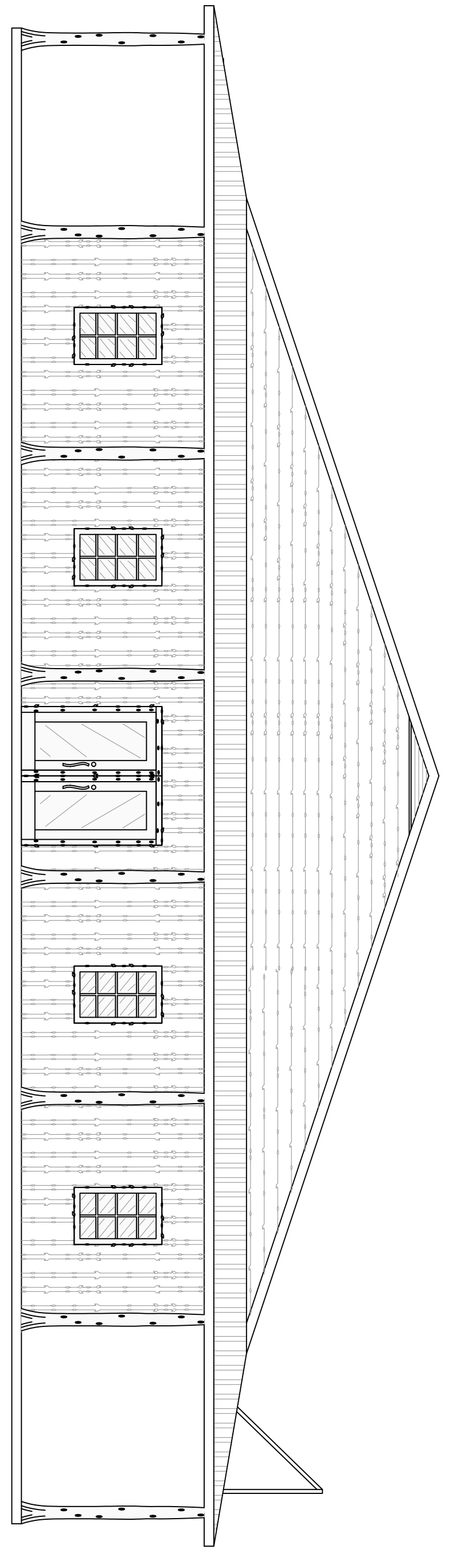
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Sheet:	CZ8 of 14	Designed by:	MTB
Project Number:	2020-27	Reviewed by:	MTB
		Date:	JULY 2021



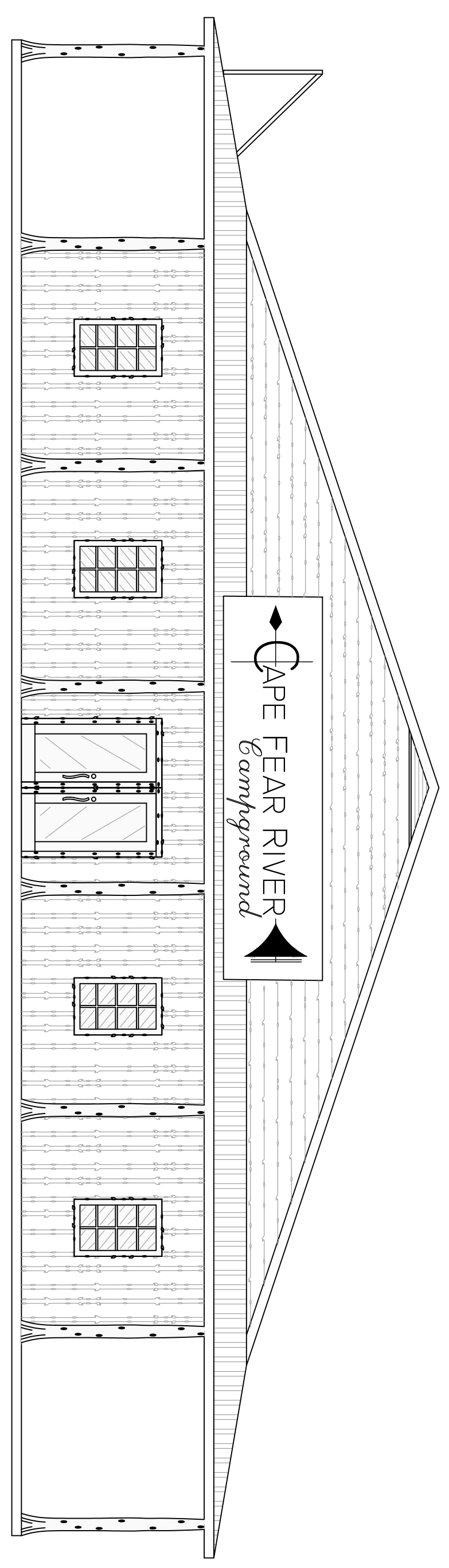
FRONT ELEVATION
 NTS



REAR ELEVATION
 NTS



LEFT SIDE ELEVATION
 NTS



RIGHT SIDE ELEVATION
 NTS

CAPE FEAR RIVER
Campground
 LOWER RIVER ROAD
 SANFORD, NORTH CAROLINA

SALES OFFICE/STORE/LAUNDRY - ELEVATION

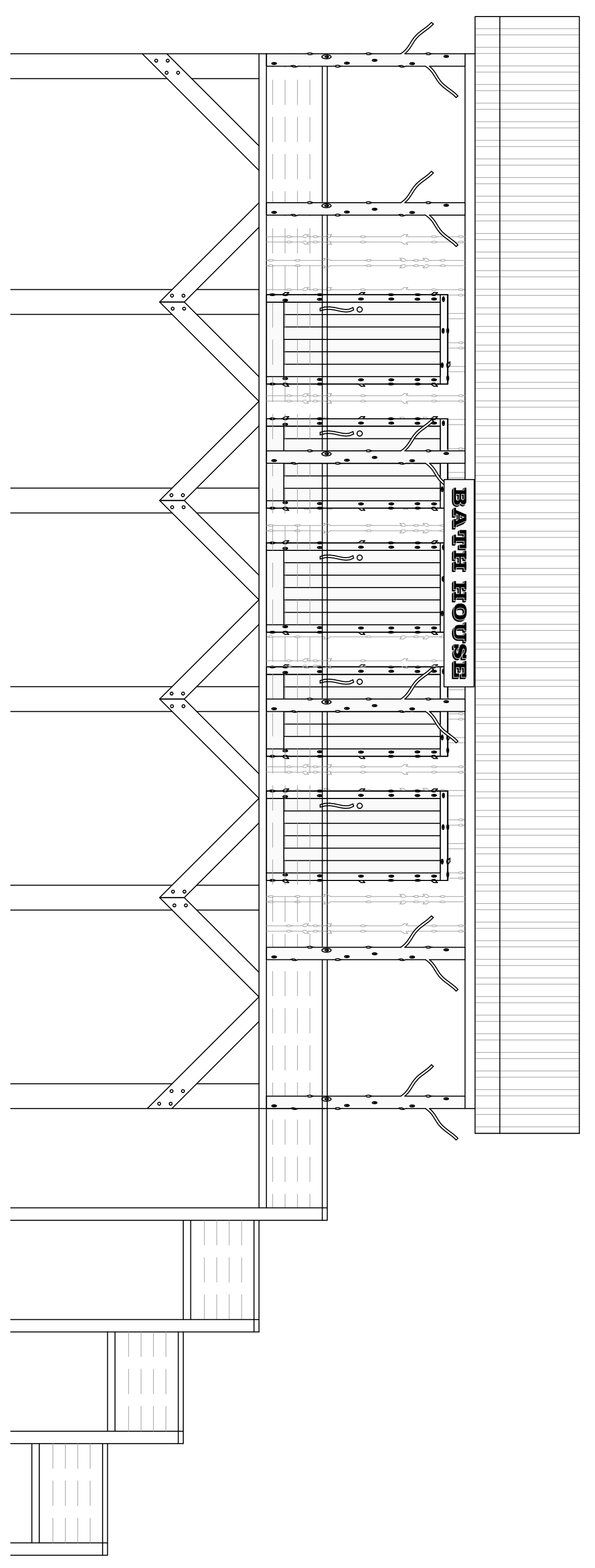
REVISIONS

**PRELIMINARY
 NOT FOR CONSTRUCTION**

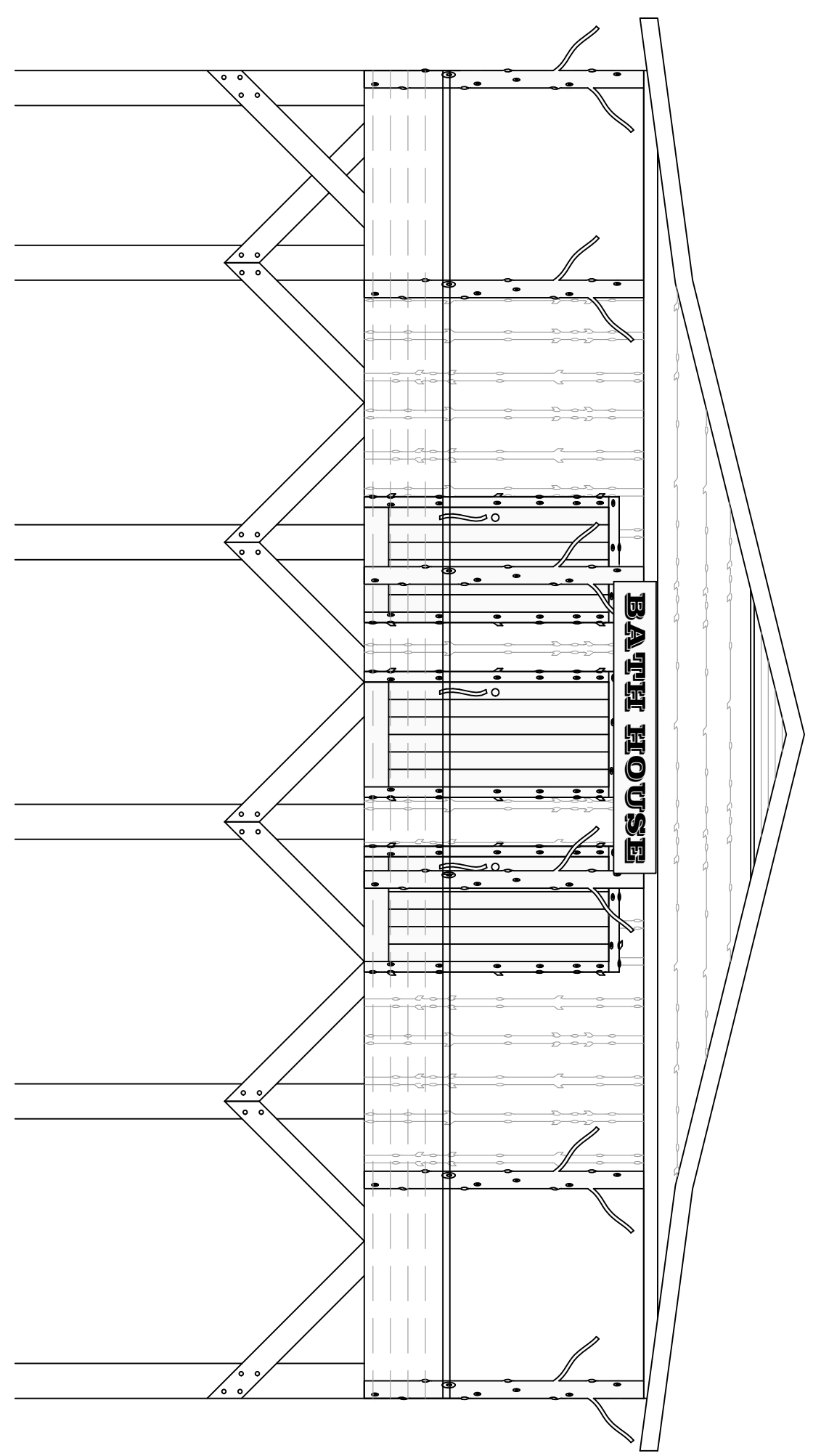
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Project Number:	2020-27	Reviewed by:	MTB
		Date:	JULY 2021

CAPE FEAR RIVER
Campground
LOWER RIVER ROAD
SANFORD, NORTH CAROLINA

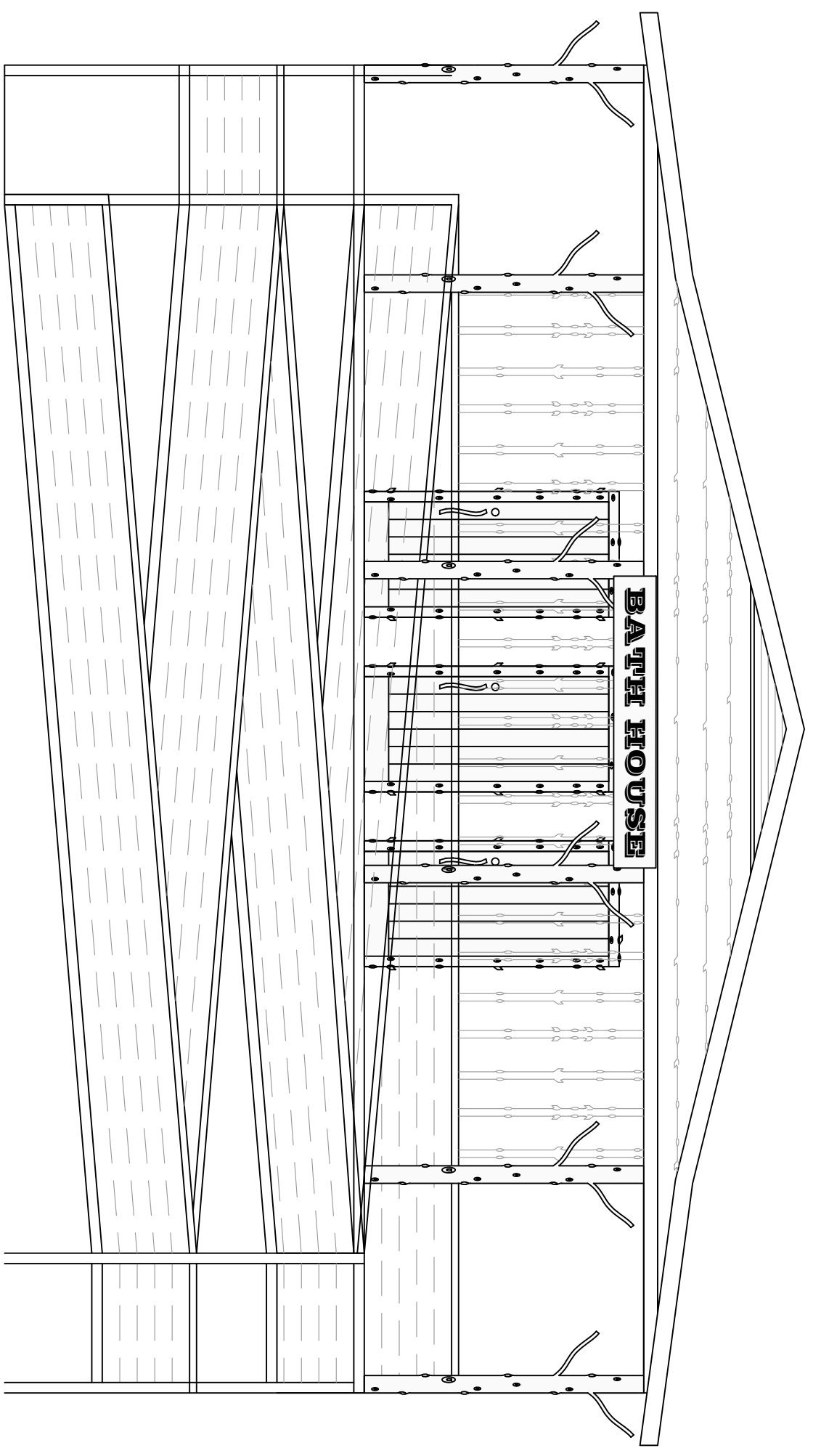
BATHHOUSE - ELEVATIONS



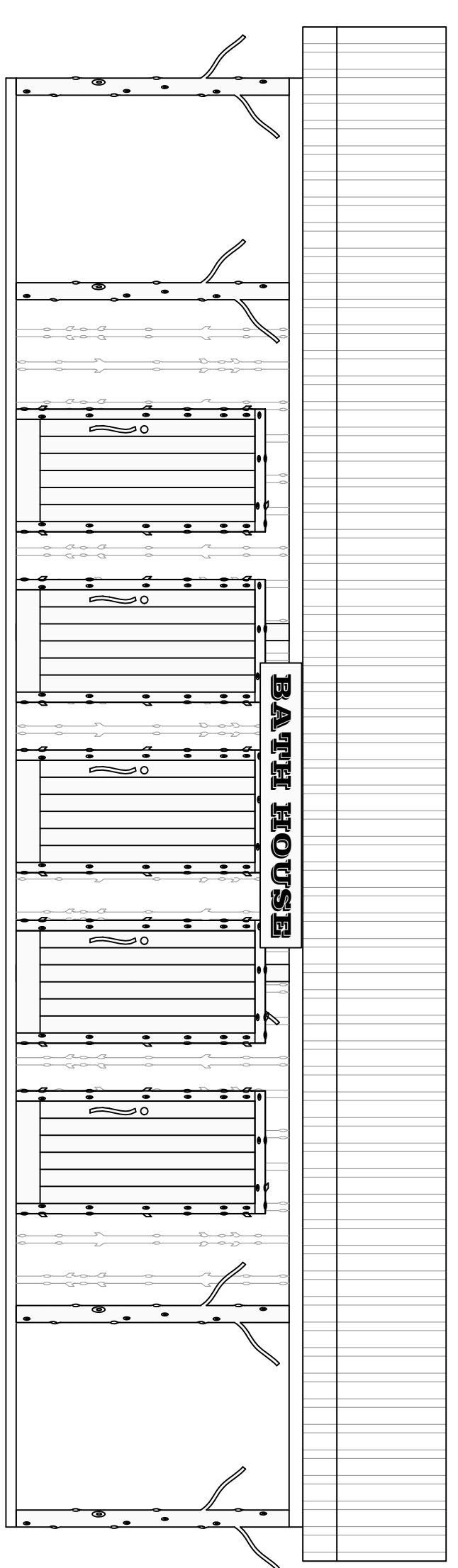
FRONT ELEVATION (ELEVATED)
 NTS



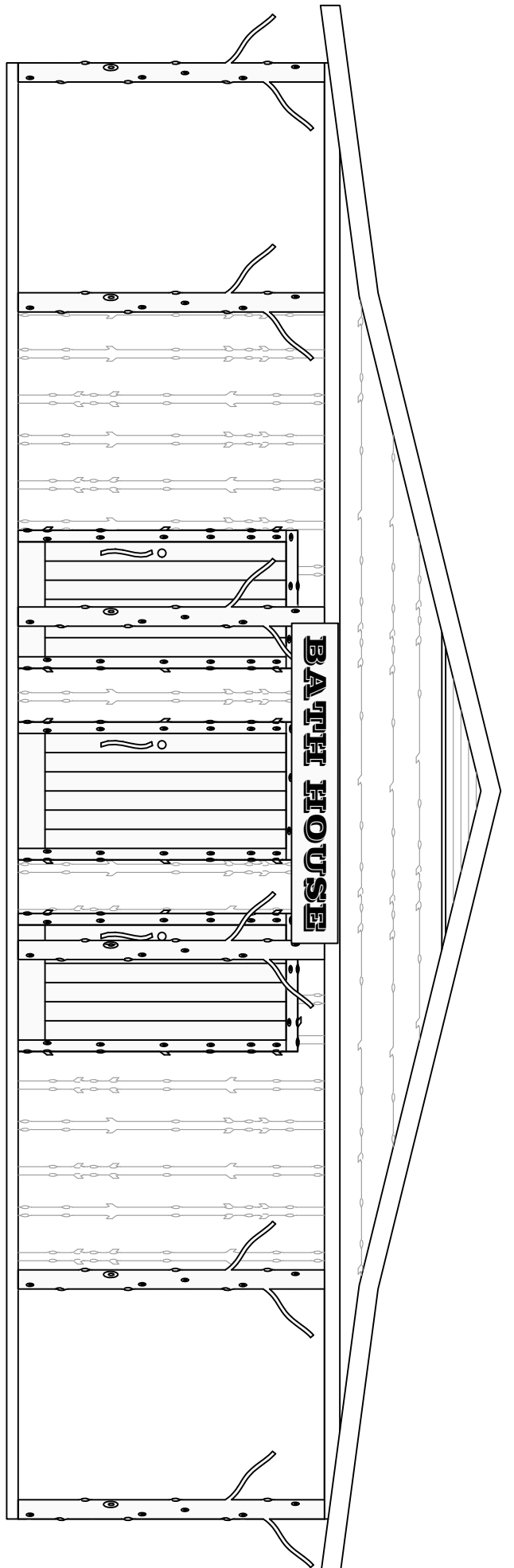
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RIGHT/LEFT SIDE ELEVATION (ELEVATED)
 NTS



FRONT ELEVATION
 NTS

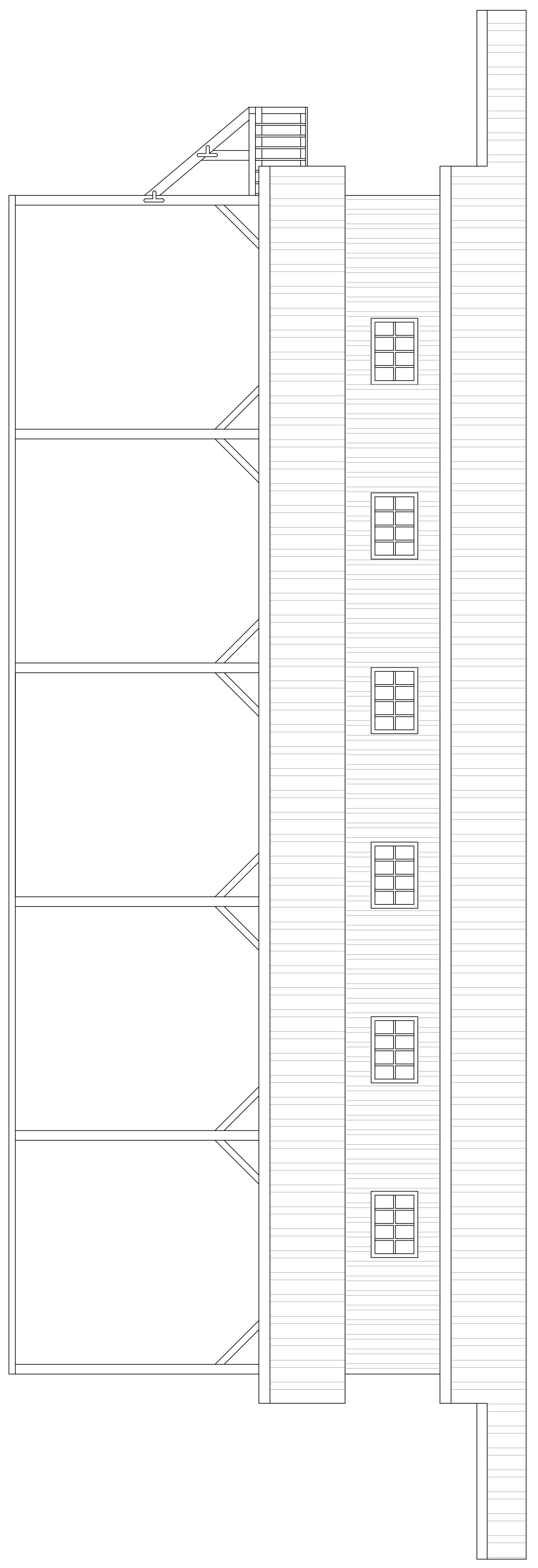


RIGHT/LEFT SIDE ELEVATION
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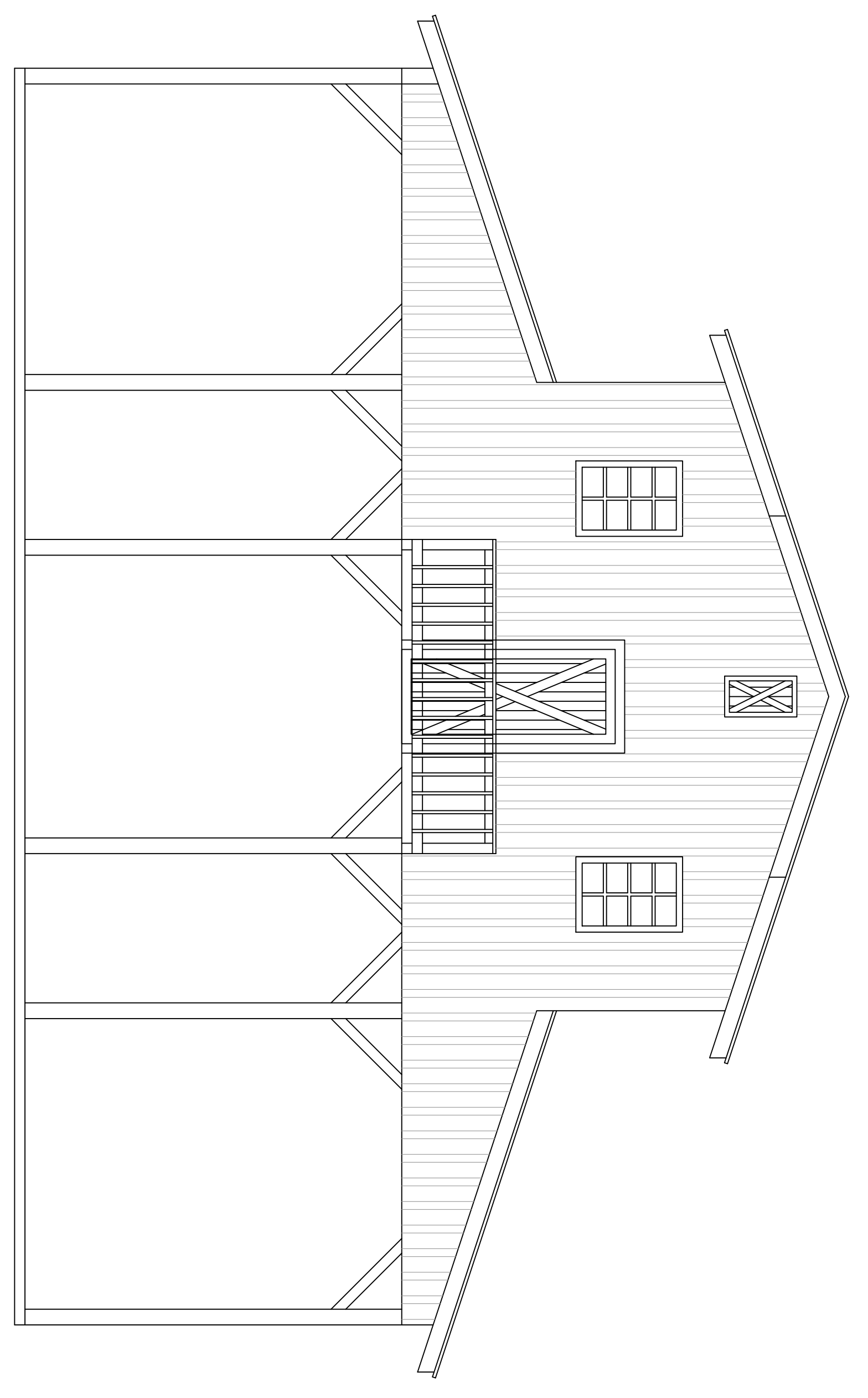
REVISIONS

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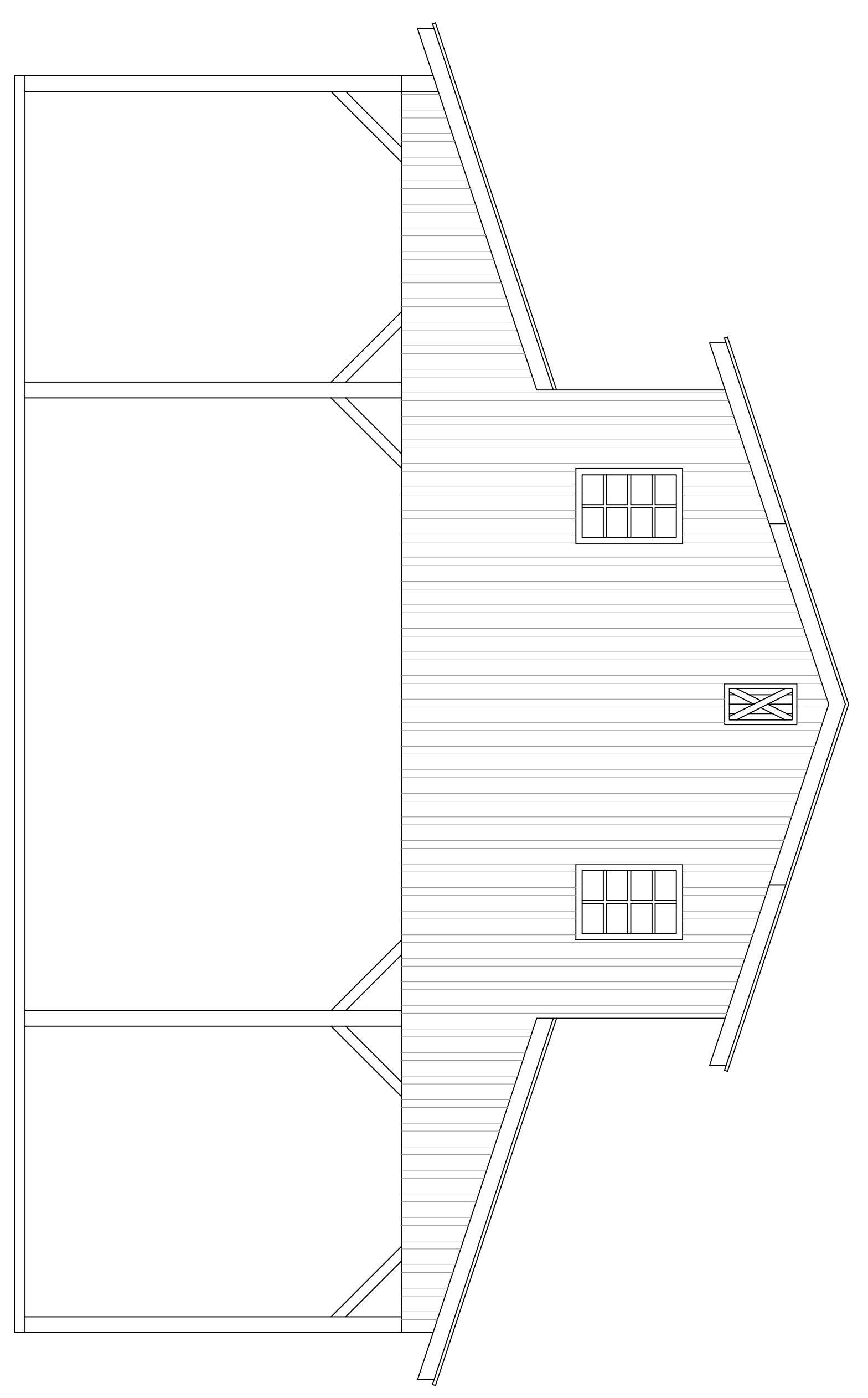
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Project Number:	2020-27	Reviewed by:	MTB
		Date:	JULY 2021



LEFT/RIGHT ELEVATION
 NTS



FRONT ELEVATION
 NTS



REAR ELEVATION
 NTS

CAPE FEAR RIVER
Campground

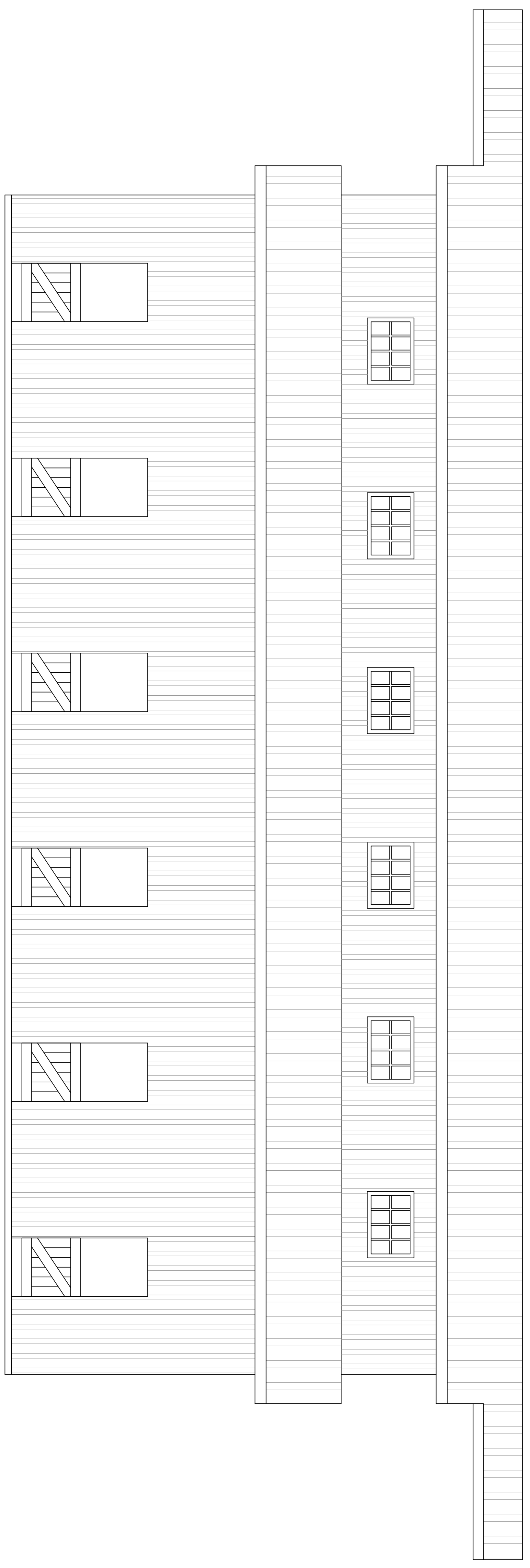
LOWER RYIER ROAD
 SANFORD, NORTH CAROLINA

WEDDING VENUE - ELEVATIONS

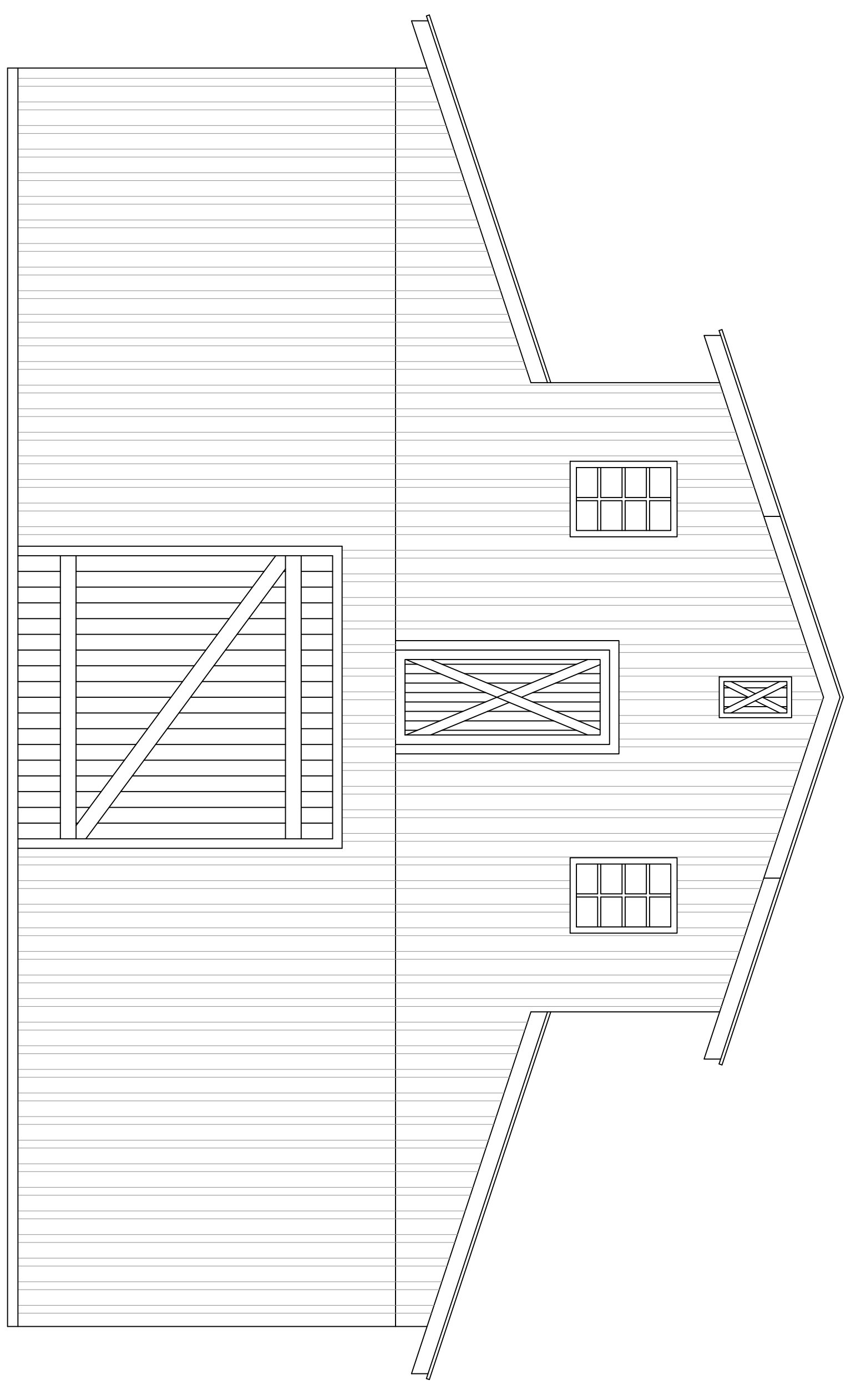
REVISIONS

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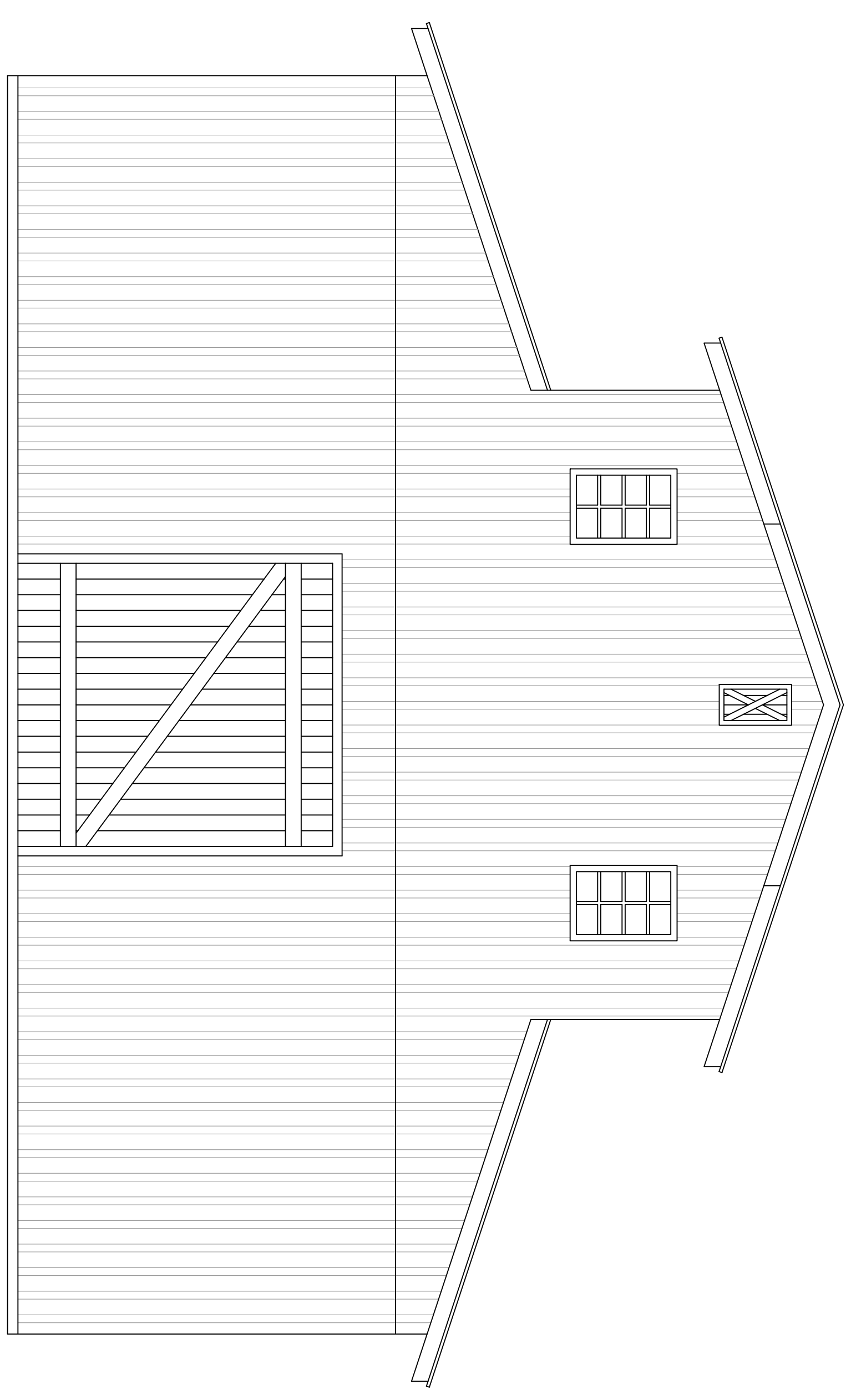
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		Date:	JULY 2021



LEFT/RIGHT ELEVATION
 NTS



FRONT ELEVATION
 NTS



REAR ELEVATION
 NTS

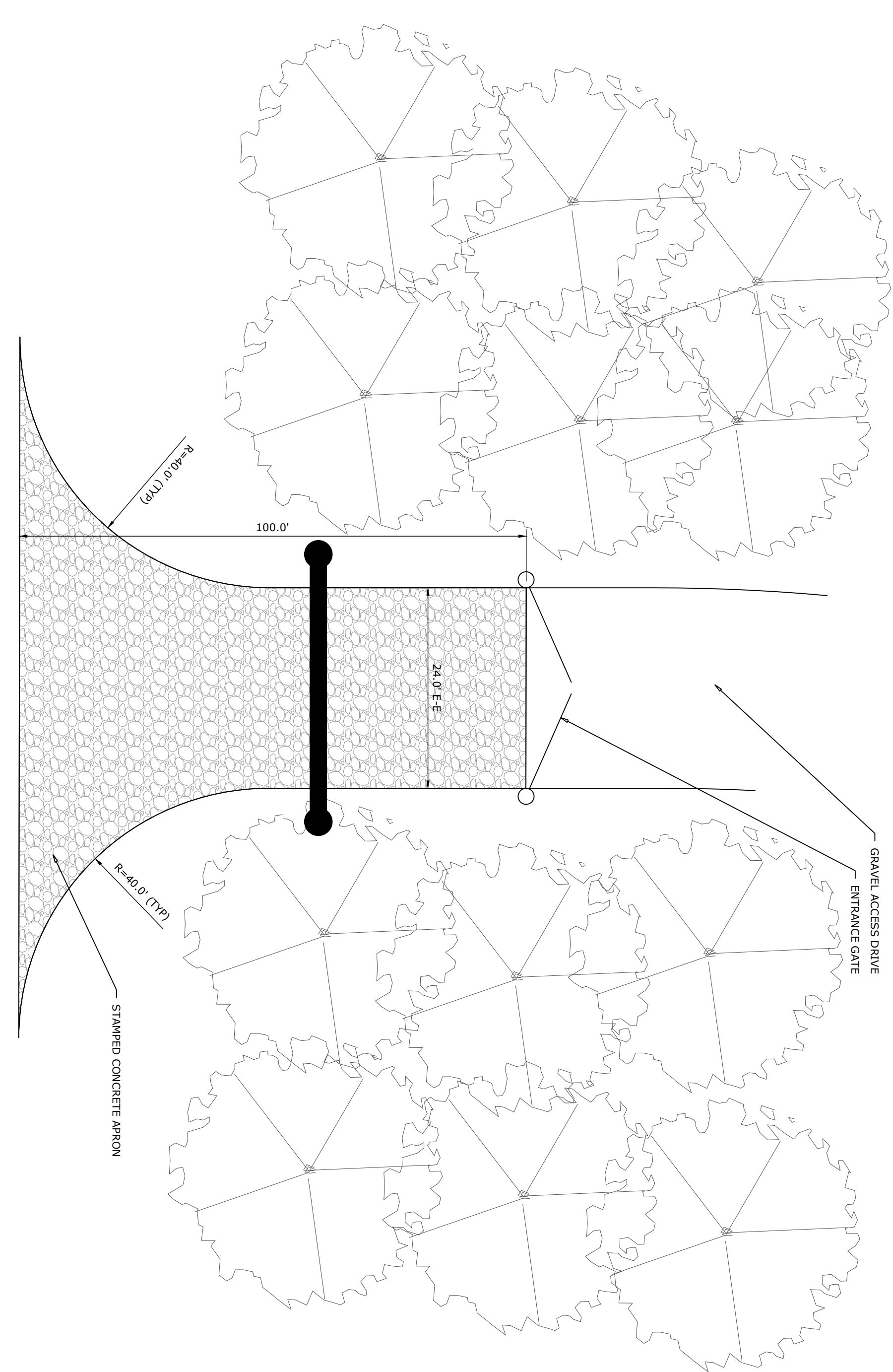
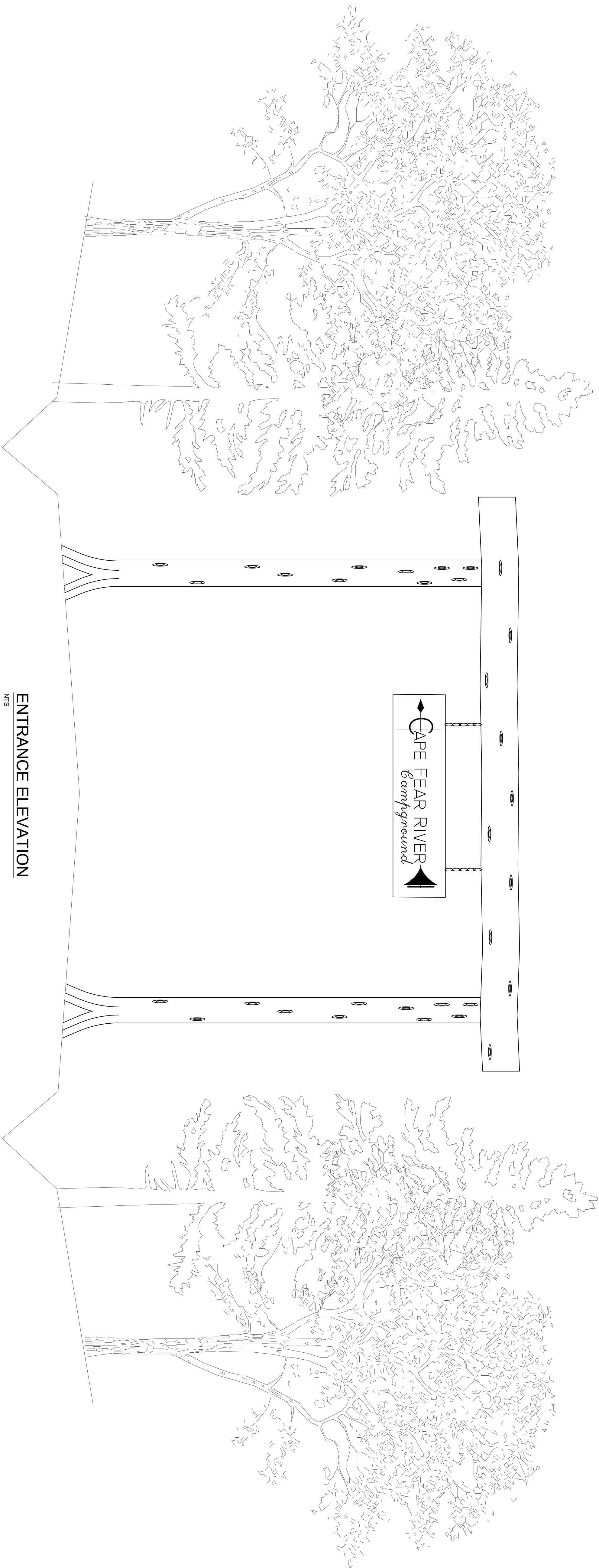
CAPE FEAR RIVER
Campground
 LOWER RVIER ROAD
 SANFORD, NORTH CAROLINA

BARN - ELEVATIONS

REVISIONS

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		Date:	JULY 2021



RAFTING AND DESIGN SERVICES, INC.
 6728 CARBONTON ROAD
 Sanford, NC 28591
 Phone: (717) 493-8929
 Email: raftingdesign@ymail.com

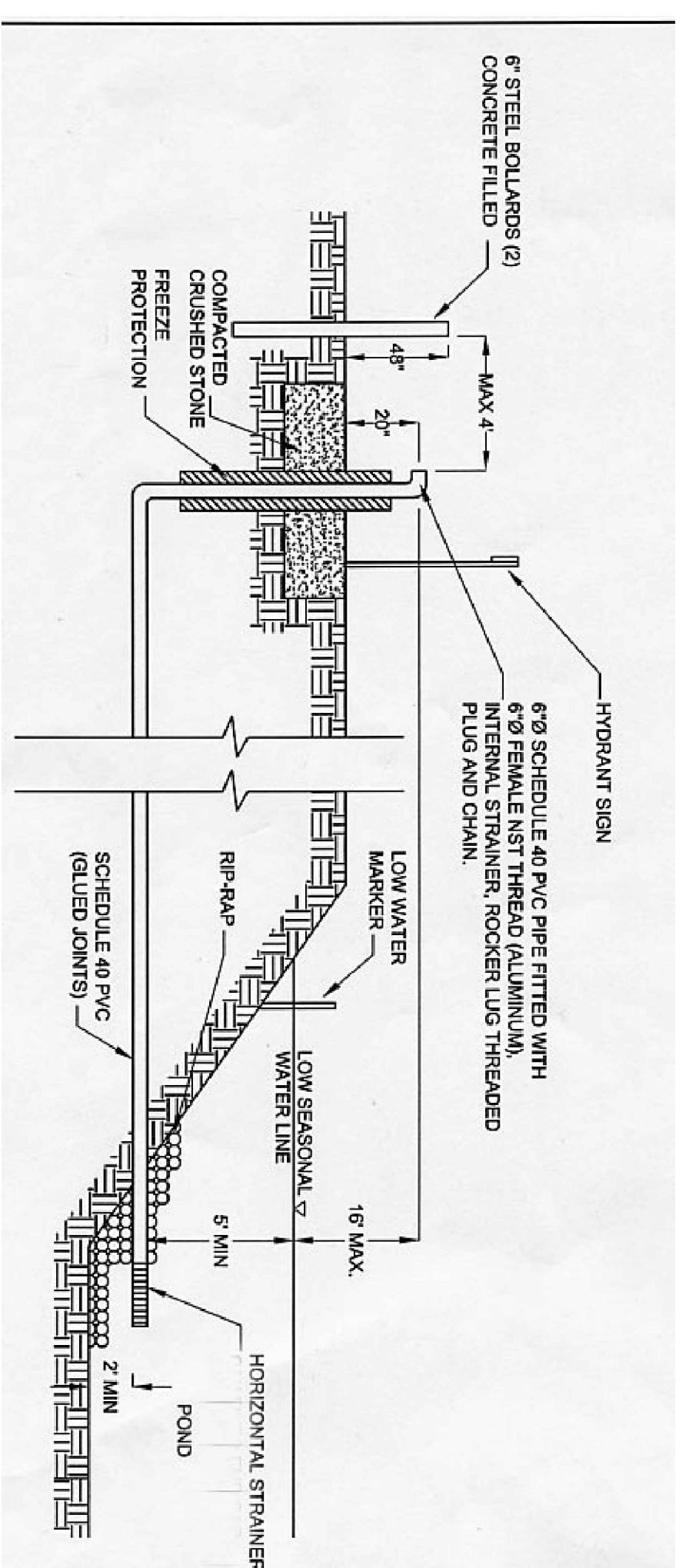
CAPE FEAR RIVER
Campground
 LOWER RVIER ROAD
 SANFORD, NORTH CAROLINA

ENTRANCE - ELEVATION/PLAN VIEW

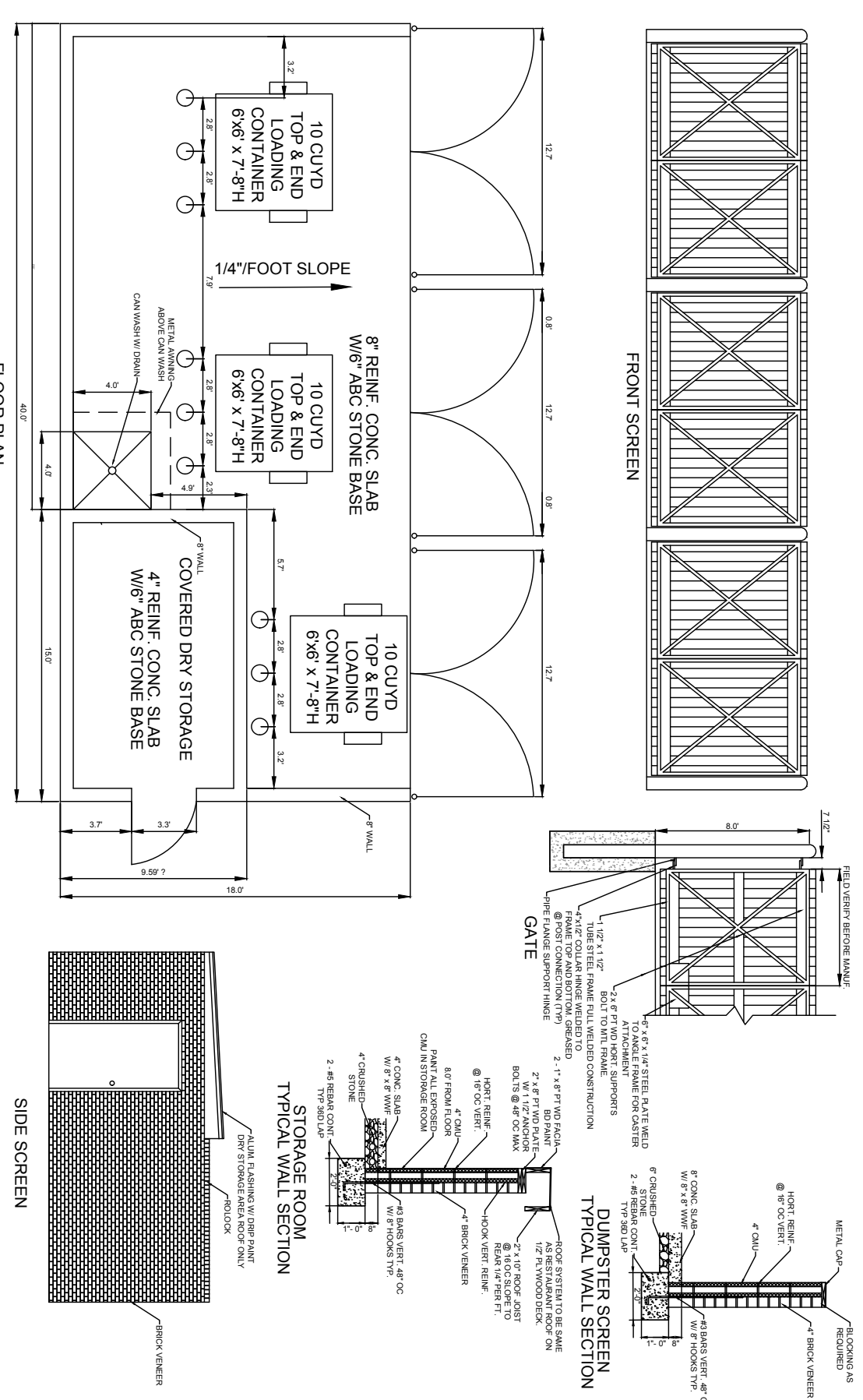
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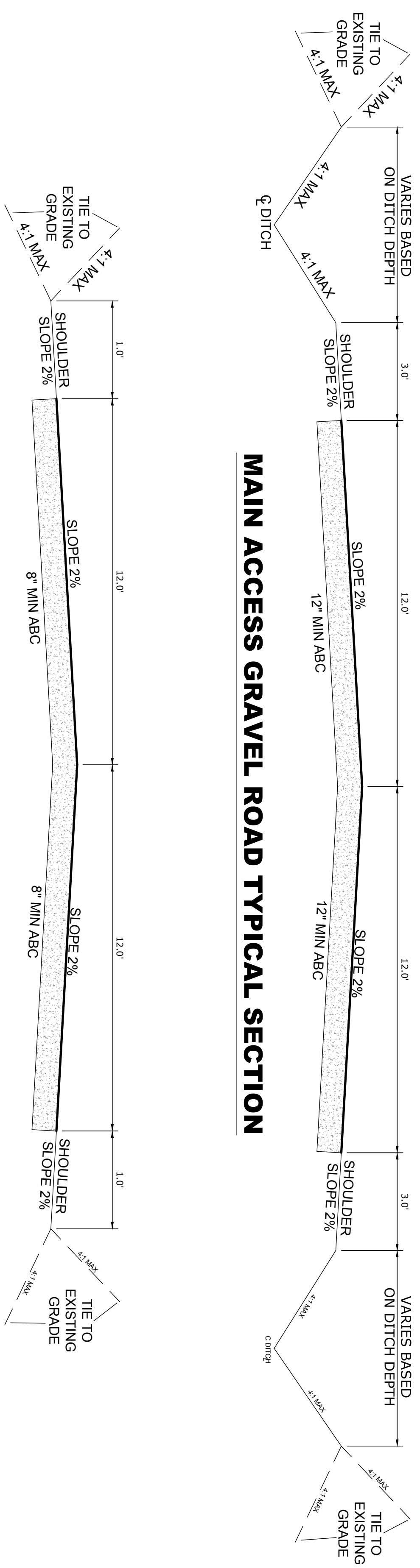
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DRY FIRE HYDRANT DETAIL
NTS

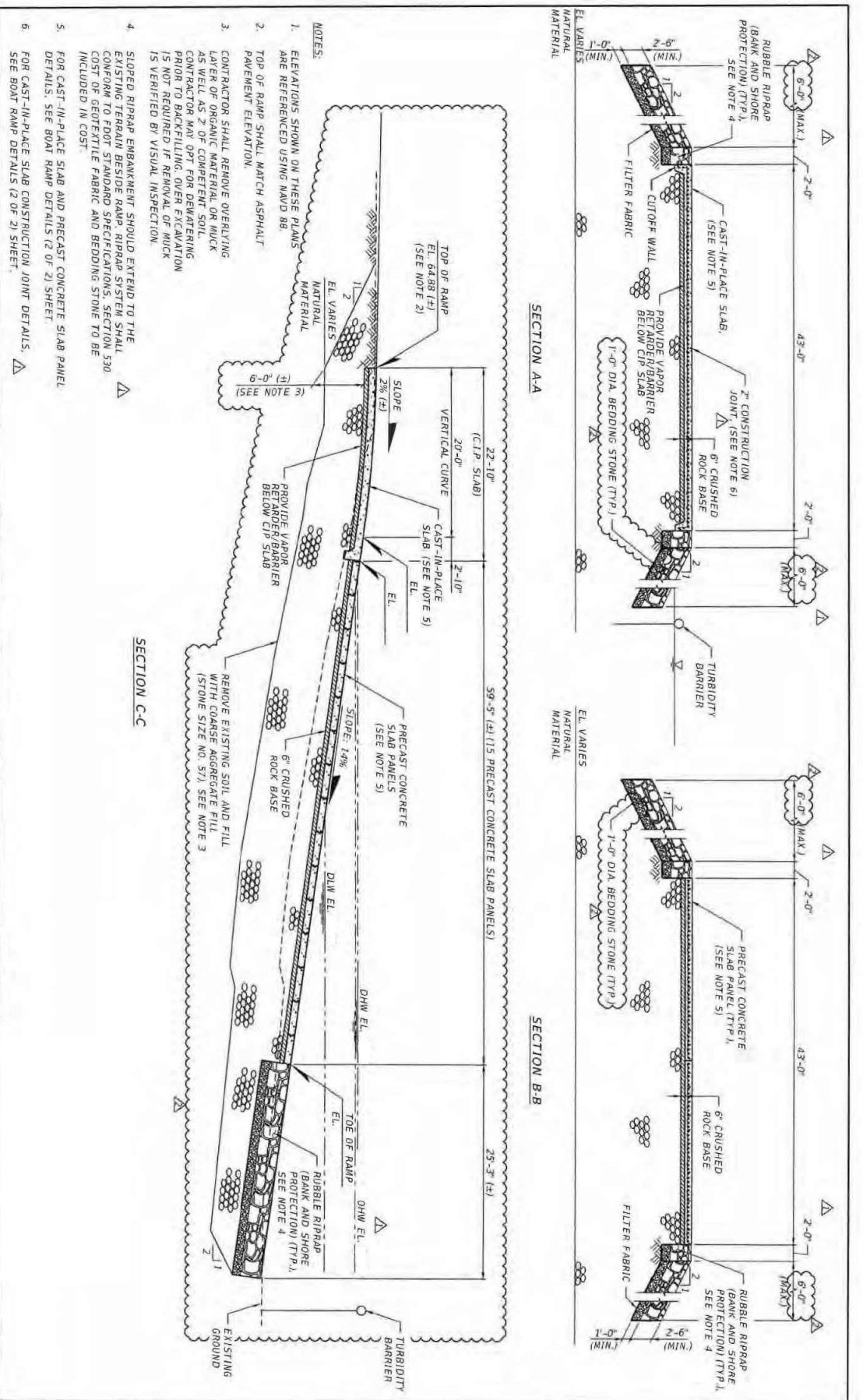


DUMPSTER PAD DETAIL
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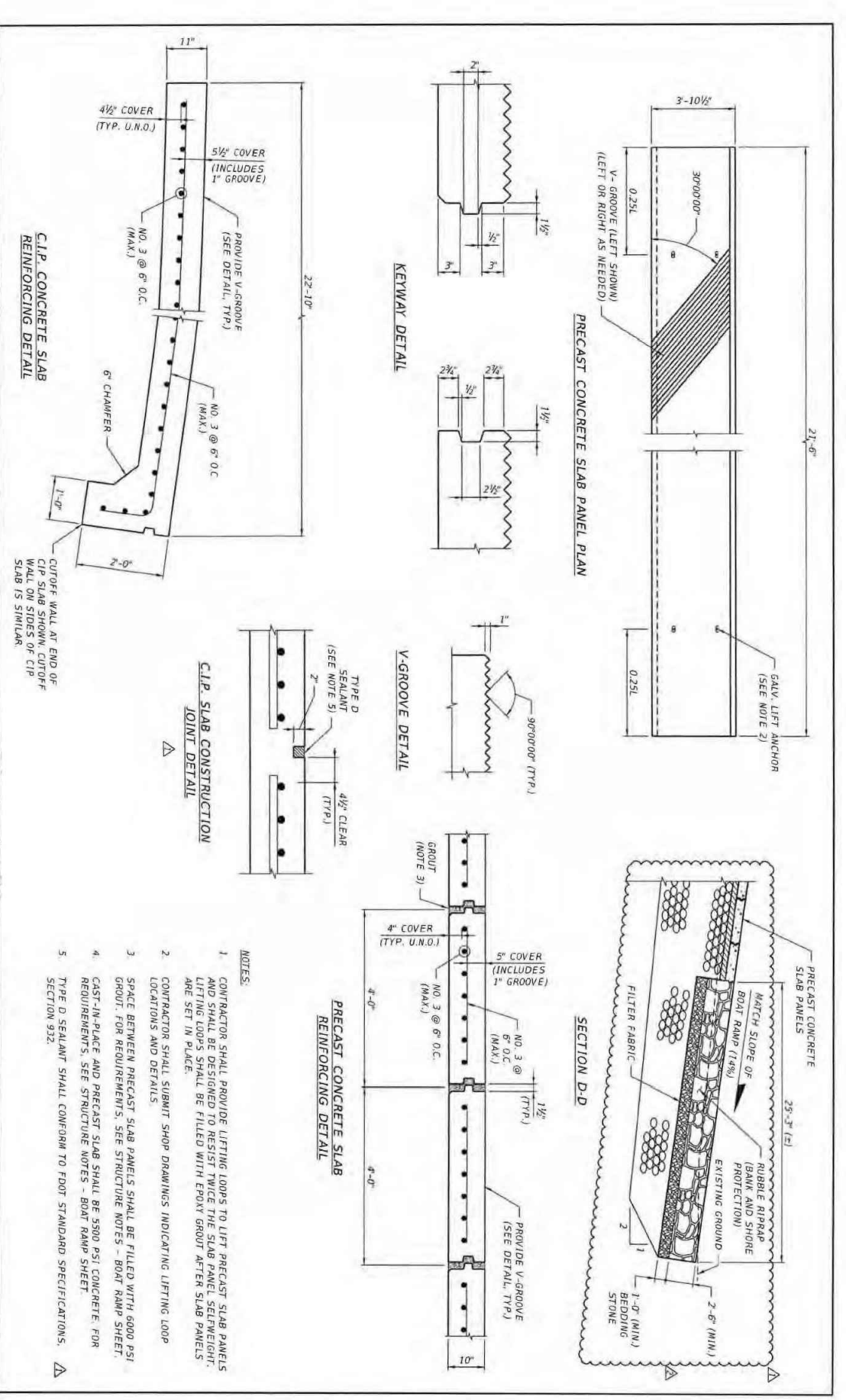


MAIN ACCESS GRAVEL ROAD TYPICAL SECTION

CAMP SITE ACCESS GRAVEL ROAD TYPICAL SECTION



TYPICAL BOAT RAMP DETAIL
NTS




CAPE FEAR RIVER
Campground
LOWER RIVER ROAD
SANFORD, NORTH CAROLINA

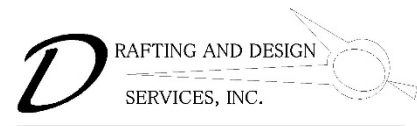
DETAILS

REVISIONS

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NOT FOR CONSTRUCTION**

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**RAFTING AND DESIGN
SERVICES, INC.**
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 (717) 499-8929 fax
 info@raftingdesign.com



6728 Carbonton Road
 Sanford, NC 27330
 (919) 499-8759

Cape Fear Campground

Detail Use Statement

The proposed Conditional Zoning District request is for 176.9 ac +/- located at 2506 (apprx.) Lower River Road in Lee County Planning Jurisdiction. The proposed project is comprised of three existing parcels with Pin #s 9686-40-2738-00, 9685-27-0496-00 (portion of), 9686-60-2278-00 respectively. The Woods at Lower River, LLC parcel with Pin # 9686-40-2738-00 will be a land swap agreement to provide an access point onto Lower River Road. The owners of this parcel will be accepting the 43.0 +/- acres to the south which is a portion of Pin# 9685-27-0496-00 as indicated in the Conditional Zoning Map set. The existing parcel current uses are a hunting club with shelters, undeveloped timber land, and farm land. The project is bordered to the north by Norfolk Southern Rail Road and timber/farm land uses with a single family home. To the south by Lick Creek with substantial wetlands adjacent to the creek and timber land beyond. To the west by Lower River Road and timberland across the road. To the east by Cape Fear River and timberland across the river.

The proposed project use is for 211 camp sites, 6 tree houses, 22 primitive camping sites in association with amenities to utilize nature and Cape Fear River. The site permanent structures will comprise of a 60x80 sales office/store/laundry mat, 25x40 exercise/bath house, 20x20 picnic shelter, 20x24 recreation shelter, 21x20 restroom at the barn, 40x60 barn, (6) 30x26 bathhouse (elevated within floodplain), (6) 20x30 treehouse (elevated with floodplain), 2,500 sf keepers house (elevated with floodplain). There will be parking areas throughout the site and a private boat ramp with floating docks. The proposed plan is to leave as much natural vegetation in place creating a green site in harmony with nature.

The proposed project will be serviced by Duke Power for electric, private wells and private septic with a pretreatment system. The site will provide dry hydrants at the existing pond and the river beside the boat ramp.

Road access will be a 24 foot wide gravel road for the main access throughout the site and to all camp sites. All roads will be accessible by fire and rescue vehicles. Each site will comprise of mostly grass and trees with a gravel parking/camper area and gravel patio area with a fire pit. Per udo requirements each camper will be greater than 15' separation. The camp sites have been laid out to ensure campers are separated with the outdoor area on each site.

The boat ramp and floating docks will be permitted with USARMYCORP. No wetlands will be disturbed with the construction of these amenities along Cape Fear River and Lick Creek.

The proposed bathhouses, treehouses, and keeper quarters within the flood plain and non-encroachment area will be elevated on piers (as constructed at the beach) and designed to withstand flood stresses. These structures will be elevated 2 ft above the base flood elevation per the current flood plain mapping. The structures in the non-encroachment area will be permitted as denoted in the North Carolina Flood Plain and FEMA requirements.

Per FEMA regulations sites within the flood plan shall meet the following requirements:

- All recreation vehicles shall be on site less than 180 days and shall be fully licensed and ready for highway use.
- No permanent structures shall be installed on the campsites or attached to recreation vehicles.

A detailed emergency preparedness plan has been prepared and included to detail out measures that will be implemented to protect the visitors to the campground that rent sites within the floodplain near the Cape Fear River. There has also been self-imposed conditions added to the Conditional Zoning to ensure the sites compliance with public safety and flood plain development regulations.



6728 Caribton Road
Sanford, NC 27330
(919) 499-8759

Cape Fear Campground

Conditions

1. All structures that are not mobile shall be constructed 2ft above the Base Flood Elevation and able to withstand flood water stresses.
2. All recreational vehicles shall not remain on site within the flood plain more than 180 days and must be highway worthy.
3. All unanchored items within the flood plain and non-encroachment area shall be removed prior to any flood event.
4. An alert system shall be provided on site in the form of a PA system or alarm to initiate the evacuation plan. This must be audible to all camp site and amenity areas.
5. Campsite operator is to monitor weather conditions and coordinate with the USGS gage alerts and the USARMP CORP to anticipate on coming floods.
6. All evacuation routes and the evacuation plan shall be clearly posted at each bathhouse and at the boat ramp area.
7. An all weather access with fire apparatus clearances shall be provided to all permanent buildings and camp sites.
8. All electric with in the flood plain shall have a remote cut off outside of the flood plain.
9. All electric hookups and boxes shall be water proof with sealed covers. Where feasible they shall be installed 2 ft above the base flood elevation.
10. All wells within the flood plain shall be sealed wells and the electric components shall be in a sealed box or 2 ft above the base flood elevation.
11. All water hook ups shall have both an above ground cut off (non-freeze hydrant) and a below ground cut off for each site.
12. All sewer hook ups shall have the ability to be completely sealed when not in use.
13. All sewer manholes shall be water tight and sealed covers within the flood plain.
14. The Cromaflow sewer pretreatment system is to be placed outside of the 10-yr flood plain.
15. All permanent structures shall be permitted per Lee County Building Inspections.
16. All permanent structures with in the flood plain shall be 2 ft above the base flood elevation and constructed per the FEMA and NC Flood Plain Insurance standards.
17. All permanent structures within the flood plain and non-encroachment area shall be installed on piers with clear space between piers.
18. An emergency preparedness plan shall be prepared for the operation of the site.
19. No mobile or non-anchored vehicles, structures, etc. shall be left in the flood plain or non-encroachment area.
20. Any shelters or structures that will not be elevated shall be flood proofed and able to withstand flood stresses.
21. The site must complete the Flood Plain Development Permit Application with construction plans.

NOTES:

This drawing illustrates preliminary soil suitability observations made by Mitchell Environmental, PA staff. This drawing is a representation of our professional opinions regarding soil suitability on this site and is based on North Carolina laws, rules, and regulations in effect as of the date listed hereon. Soils are formed by the forces of nature and are inherently variable. Hence, some inclusions of soils that are suited for different septic system types than those labeled should be expected.

This drawing does not represent approval or a permit for any site work, nor does it guarantee issuance of an improvement permit for any lot or structure. Final site approval for issuance of improvement permits is based on regulations in force at the time of permitting and is dependent on satisfactory completion of individual site evaluations following application for an improvement permit detailing a specific use and siting. This soil suitability evaluation has not been approved by any regulatory body as of the date listed hereon; hence, it is suitable for preliminary planning purposes only until and unless it is formally approved by the appropriate regulatory body.

Property boundaries provided by Drafting and Design Services, Inc.

All components of this drawing are approximate. NOT A SURVEY.

LEGEND:

- C** = Provisionally suitable for conventional trench systems.
- L** = Provisionally suitable for Low-Pressure Pipe (LPP) systems.
- D** = Provisionally suitable for Subsurface Drip systems.
- UNS** = Unsuitable for currently approved subsurface systems.



4-20-2021

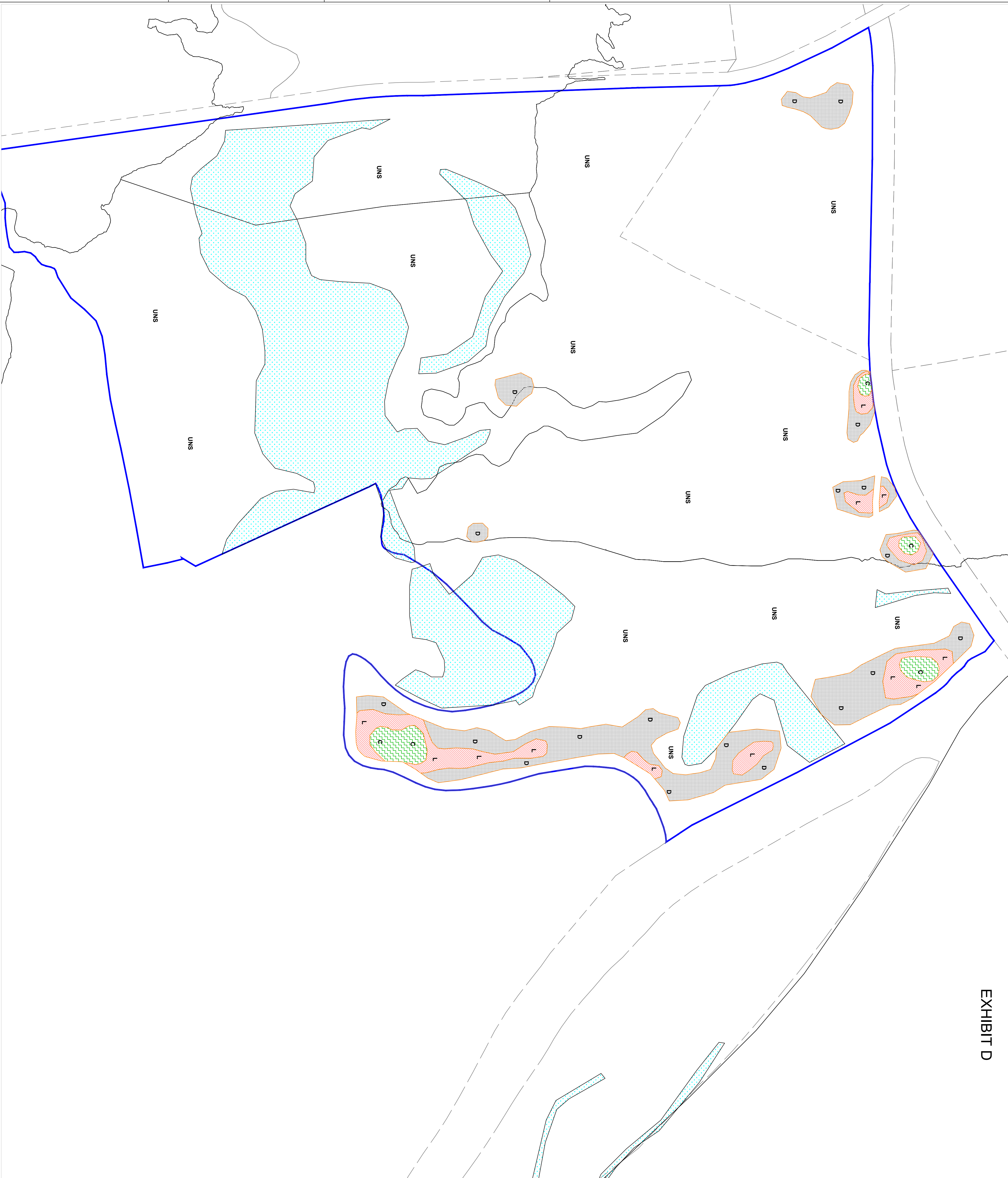
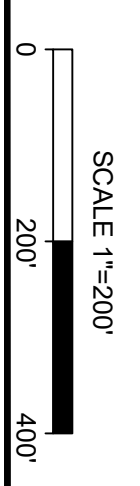
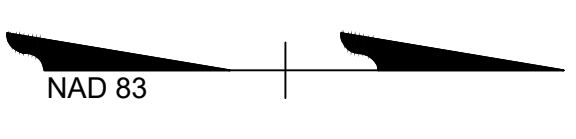
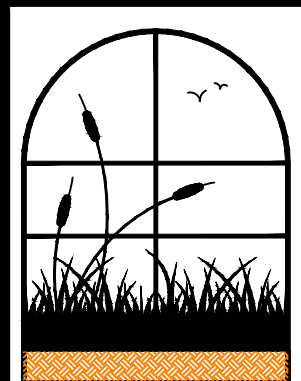


EXHIBIT D



MITCHELL ENVIRONMENTAL, PA
 1501 Lakestone Village Lane
 Suite 205
 FUQUAY VARINA, NC 27526

PREPARED FOR : Mr. Vaughn King
 Duck's Pond, LLC
 5931 Farm GateRoad
 Raleigh, NC 27606

DATE : March 19, 2021

SOIL SCIENTIST CONTACT:
 SCOTT MITCHELL, PE, LSS Scott@MitchellEnvironmental.com

DRAWN BY:
 ADAM AYCOCK, EI

SEPTIC SOILS DELINEATION
 SANFORD – LEE & CHATHAM COUNTY
 CAPE FEAR RIVER – CAMPGROUND

REVISION NO.	DATE
ORIGINAL SUBMITTAL	March 19, 2021

SHEET NUMBER
1 OF 1
Cape Fear River Campground Septic Soils

Mitchell Environmental, P.A.

April 20, 2021

Mr. Vaughn King
Duck's Pond, LLC
5931 Farm Gate Road
Raleigh, North Carolina 27606

**Re: Preliminary Wastewater System Soil Suitability Evaluation Report for:
Cape Fear Campground, Lower River Road, Sanford, Lee County**

Mr. King:

At your request, Mitchell Environmental, PA, has completed a preliminary site evaluation for use of on-site sewage disposal systems on the Cape Fear Campground properties, located on Lower River Road in Sanford, Lee County (*PIN 9686-60-2278-00, 9686-40-2738-00, and the northeastern portion of 9685-27-0496-00*). The preliminary site evaluation was completed on various dates in December of 2020, and January, February, and March of 2021.

Site Evaluation for Use of On-Site Sewage Disposal Systems:

The evaluation included all usable areas of the property as limited by state laws, rules and regulations. The purpose of the evaluation was to determine the suitability of the site for on-site waste disposal systems per North Carolina laws, rules and regulations.

A soil/site evaluation for use of on-site waste disposal systems on any site in North Carolina must include an evaluation of each of the following criteria: 1) topography and landscape position, 2) soil morphology, 3) soil wetness, 4) soil depth, 5) restrictive horizons and 6) available space. Upon field evaluation of the site, only isolated pockets of the site appear to contain sufficient provisionally suitable depth and area for on-site waste disposal systems. Sites classified as provisionally suitable may be utilized for ground absorption sewage treatment and disposal systems consistent with the rules listed above but have moderate limitations. Sites classified provisionally suitable require some modifications and careful planning, design, and installation in order for a ground absorption sewage treatment and disposal system to function satisfactorily. Typically, a minimum of 36-inches of provisionally suitable soil is required for a site to receive a classification of provisionally suitable; however, shallower soil depths can be classified as provisionally suitable where all other evaluation criteria are acceptable and alternative septic system designs (*shallow placement, fill systems, low-pressure pipe systems (LPP), large diameter pipe (LDP), sub-surface drip, wastewater pre-treatment systems, etc.*) are proposed.

Less than 10% of the site was found to be provisionally suitable for subsurface waste disposal systems. Sites classified as unsuitable have severe limitations for the

1501 Lakestone Village Lane, Suite 205
Fuquay-Varina, North Carolina 27526
919-669-0329

installation and use of properly functioning ground absorption sewage treatment and disposal systems. However, where a site is unsuitable, it may be reclassified provisionally suitable if a special investigation indicates that a modified, alternative or innovative system can be installed in accordance with the rules listed above. Areas of the subject property determined to be unsuitable exhibit one or more unacceptable characteristics from the evaluation criteria list above. The primary unsuitable characteristics observed during the site evaluation include shallow depths to seasonal high water table, saprolite, auger refusal, expansive clays, and/or landscape position (*easements, wetlands, stream buffers, areas that concentrate surface waters, complex or gullied topography, compacted skidder ruts, etc.*). In areas where shallow saprolite was encountered, backhoe pits may be needed to perform a detailed evaluation of the underlying soil materials, in order to determine a usable soil depth. In areas with shallow seasonal high water tables, installation of a curtain drain, upslope and/or downslope of the septic field, may be necessary or advisable.

Saprolite is typically found between bedrock and soil. Upland Piedmont soils are primarily derived from the in-situ weathering of bedrock. Saprolite is a bedrock derived material that has weathered enough to not be considered rock, but it is not weathered enough to be considered soil. It can be excavated with hand tools, but still retains much of the rock grain and structure of the parent rock from which it derived. In many cases, saprolite is considered unsuitable for septic system drainfields because it often does not provide the same degree of wastewater treatment as that provided by soil and it often has a lesser capacity to transmit water than soil.

Expansive and mixed mineralogy (*also known as "shrink-swell" or 2:1*) clays are commonly found throughout the Triassic Basin, and within other geographic regions of North Carolina. These clays contain minerals such as smectite, which allow for the absorption of water within the clay structure and result in increased soil volumes (*swelling*) upon wetting. Conversely, when the soil dries water is removed from the clay structure and the soil "shrinks", often leaving large voids and/or cracks in the soil. The swelling portion of the process severely reduces soil hydraulic conductivity, thereby reducing water movement away from the septic system drainfield which often results in septic system failure through surfacing of inadequately treated effluent.

Most septic systems in North Carolina that include a sub-surface waste disposal element require nitrification trenches to distribute effluent for final treatment. Any nitrification trench that has an associated width (*conventional, LPP, LDP, etc.*) must be designed to accommodate slope corrections (*typically 1 to 4 inches*). Slope corrections are based on trench width and cross slope to ensure the minimum separation distance between the trench bottom and an unsuitable soil condition is maintained over the entire trench width. Sloping sites are required to have greater provisionally suitable soil depth to accommodate slope correction as opposed to flat sites that require no slope correction. Please note that all proposed facilities that utilize sub-surface nitrification fields must have sufficient area for the initial septic system as well as a full repair system. However, the initial and repair systems are not required to be the same type of system nor are they required to be contiguous. For example, a facility can have a conventional, gravity system installed as the initial septic system and specify an LPP system for its repair, several hundred feet away from the house or other structure being served.

Please note that unless the recently approved Engineered Option Permit is pursued, final determinations of soil suitability for on-site waste disposal systems for this site can only be made by Lee County Environmental Health Department staff, North Carolina On-Site Water Protection Section staff, or North Carolina Non-Discharge Permitting Unit

staff, depending on the size and type of system(s) desired. Therefore, this evaluation should not be considered a guarantee that required permits will be issued for any facility or structure. Additionally, the wastewater design flowrate that any system will accommodate is entirely dependent upon the usable area of the drainfield, the long-term acceptance rate (LTAR) determined by the permitting agency and their agreement with our soil suitability observations (*LTAR is the effluent application rate for a septic system. For conventional systems, the LTAR indicates the number of gallons that can be applied to each square foot of the trench bottom per day. For an LPP or subsurface drip system, the LTAR indicates the number of gallons that can be applied to each square foot of the nitrification field per day. An LTAR of 0.2 gallons per day per ft² (gpd/ft²) will require a nitrification field that is twice as large as a field that has an LTAR of 0.4 gpd/ft².*). Assigned LTARs will affect the wastewater design flowrate the site will accommodate as illustrated above. LTARs often vary from one location to another on a property.

A total of 117 soil borings were evaluated on this site. As mentioned previously, the most common unsuitable soil characteristics observed were shallow depths to seasonal high water table, saprolite, auger refusal, expansive clays, and/or landscape position. Observed provisionally suitable soil depths on this site range from 0 inches to 36+ inches. Areas with provisionally suitable soil depths less than 24 inches will require the use of shallow chamber systems, LPP systems, or subsurface drip systems; possibly in combination with wastewater pretreatment systems. Areas with provisionally suitable soil depths greater than or equal to 24 inches, plus applicable slope corrections (*varies as discussed above*), can be utilized for LPP systems or conventional systems. Our evaluation indicates the site has approximately 1.5 acres of soils usable for conventional trench systems, 3.5 acres of soils usable for LPP trench systems, and 9.5 acres of soils usable for subsurface drip systems. Both the areas and boundaries of these soil suitability units will change to some degree based on further evaluation of this site. Conventional trench systems on this site should be designed with an LTAR range of 0.25 to 0.6 gpd/ft², while LPP and subsurface drip systems should be designed with an LTAR range of 0.1 to 0.25 gpd/ft², depending on location on the site, soil and landscape characteristics at each location, and degree of wastewater treatment provided prior to discharge to the drainfield.

Our preliminary observations indicate that approximately 9% of the site contains sufficient provisionally suitable soil depth to accommodate subsurface wastewater system drainfields. Based on our evaluation observations, calculations, and rule interpretations, we believe this site will accommodate between 200 and 225 RV sites with water and sewer hookups, with a resultant sewage design flow rate of 24,000 to 27,000 gallons per day (*120 gallons/space*). Per 15A NCAC 18A .1950 (i),

Septic tanks, lift stations, wastewater treatment plants, sand filters, and other pretreatment systems shall not be located in areas subject to frequent flooding (areas inundated at a ten-year or less frequency) unless designed and installed to be watertight and to remain operable during a ten-year storm. Mechanical or electrical components of treatment systems shall be above the 100-year flood level or otherwise protected against a 100-year flood.

The majority of usable soils is located adjacent to the Cape Fear River, and well within the 100-year floodplain. Hence, adequate flood protection measures must be incorporated into the septic system design to accommodate rule 1950 (i) above. We are available to assist with additional soil evaluation, soil testing, water movement modeling, septic system design, and septic system permitting if desired. Additionally, formal stream classifications (*ephemeral / intermittent / perennial*) and a detailed wetlands

delineation will be required in order to determine usable areas on this site, and we are available to assist with this service as well.

This preliminary site evaluation is based upon the conditions of the site at the time of the evaluation and is suitable for preliminary planning purposes only. Any alteration of the site, including compaction, clearing, grading, timbering, etc., could negatively affect the suitability for on-site septic systems. Great care should be exercised during site preparation to protect areas that are to be utilized for septic system nitrification fields. No vehicular or construction traffic should be allowed on these areas. Additionally, no sedimentation and erosion control devices or stormwater collection, treatment, diversion or dispersal devices should be allowed on or near these areas.

Thank you for the opportunity to provide you with this preliminary wastewater system soil suitability evaluation. Do not hesitate to call me if you have any questions or concerns about this evaluation or if you need any additional information.

Sincerely,



Scott Mitchell, PE, LSS
President



Emergency Preparedness Plan

For Campground Guests

Address: 2506 Lower River Road, Sanford, NC, 27330 (approx.)

GPS Coordinates: 30°34'00"N
79°03'20"W

Contents:

Overview of Emergency Plan.....3

Evacuation Route and Guidelines (Written).....4-5

Evacuation Route Map.....6

Description of Procedures

 Flood.....7

 Fire.....8

Family Disaster Procedures & Supplies.....9-10

FEMA/NC Flood Regulations.....11

Emergency Plan Overview

Cape Fear Campground Exit Plan:

1. All visitors will exit the area via the Main Entrance. Gate will remain open until occupants are evacuated.
2. Depending on Emergency, a megaphone system will be utilized to communicate instructions on nature of the emergency and appropriate response.
3. Campground Manager and staff are not responsible for removing persons or personal property out of the emergency area, therefore *the cooperation of all individuals involved is extremely important.*

Emergency Contacts:

If Emergency includes injury or the possibility of injury, **contact 911 immediately**, and then notify the Campground Manager.

Police, Fire, Ambulance: **911**

Campground Manager Cell: **TBD**

Campground Maintenance Staff: **TBD**

Radio: WXL 58 Chapel Hill

Evacuation Route (Written)

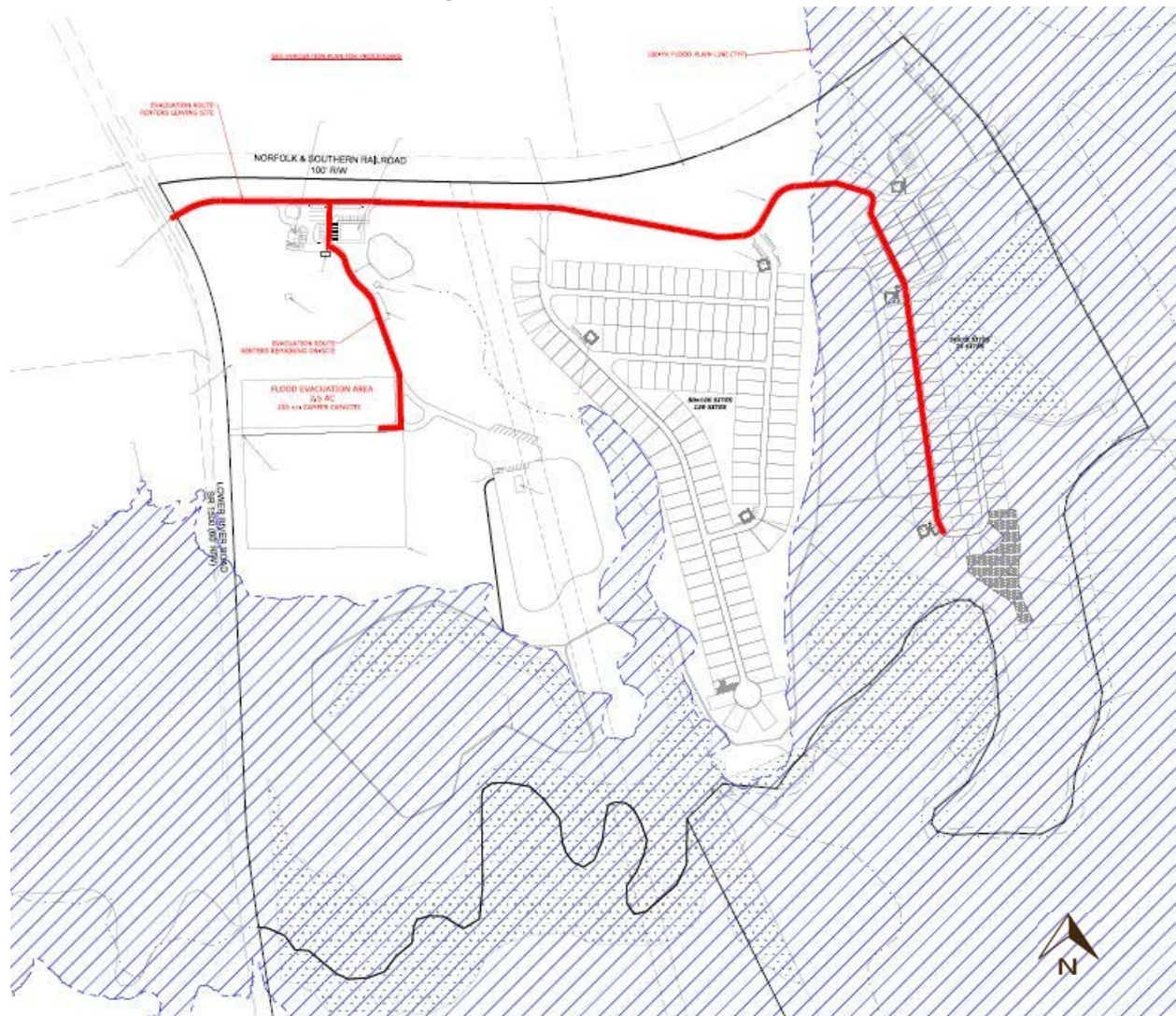
The Cape Fear Campground is situated on the Cape Fear River regulated by Army Corps of Engineers (USACE). Access to the campground is on a two lane roadway known as Lower River Road. There is two (2) entrances to the facility which is secured by a manual gate. The main entrance is on the West end of the facility. The second entrance is at the evacuation area. All traveled entry and exit routes are via the main entrance.

- Please do not block the roadway when entering or exiting the facility. If Emergency Vehicles are incoming, please pull to the side of the roadway and allow the vehicle(s) to pass.
- It is assumed that RVs and tent camping vehicles located in sites of the East end of the campground would evacuate first as these sites are closest to the River and are higher risk during a flood event. The remaining sites would soon follow exiting in orderly fashion. However, in isolated emergency situations, such as a single RV or boat fire, only the persons and RVs or boats closest to the isolated emergency should evacuate to an alternate location within the park as designated by Campground Management or the Fire Chief or Assistant Fire Chief on scene.
- If visitors wish to stay on site during a flood event, there is a Flood Evacuation Area set aside on the West end of the property, which can hold 220 campers at maximum capacity.
- Please ONLY use the designated roadway to evacuate campground areas.
- If Campground Management is aware of any special needs for fragile, handicapped, elderly or disabled individuals within the facility, staff will try to assist these individuals to the best of their abilities in the particular situation. However, it is each person's responsibility to care for him / herself in all cases. We do not advise waiting for staff to arrive to assist in an emergency of a disabled person especially if the disabled person has the assistance of family, friends, or onsite care / assistance personal to assist the disabled, elderly or handicapped individual. Furthermore, it is expected that family, friends, or on site care personnel will respond appropriately to any emergency.

- Prior to any evacuation it is advised that all propane devices be isolated and shut-off, all electrical and water hookups be disconnected and closed, all doors, windows and all property located outside your unit be secured, and leave immediately to the predetermined location.
- Campground Management is usually notified at least 24-hours in advance of potential storms. All campers and guests on-site will be notified if there is a possibility of severe weather conditions as soon as possible.
- In the event the main evacuation route is blocked, a secondary exit and holding area will provide an alternate evacuation route on authorization of the Park Manager.
- Depending upon the nature of the emergency, campground occupants and guests may be directed to gather at the North Road next to the Railroad, or at another location at direction of the Campground Manager.
- All RVs must maintain their mobility functions for quick evacuation in case of an emergency. In the event of an emergency requiring evacuation, leave all equipment, including unattached RV's and exit the park in an orderly manner.

Maintain personal safety at all times

Evacuation Map



- The evacuation route is shown in red, which follows the Railroad to the North all the way to the Main entrance at Lower River Road on the West side of the site.
- The on-site Flood Evacuation Area is on the West of the site, denoted by Red text, and shall be used by any occupants who wish to stay on site during the occasion of a flood.
- Most probable flood areas are denoted by the Blue shaded region. The Eastern lots are closest to the river, and should be evacuated first in the event of a flood to reduce any damages to personal and campground property.

Flood Procedures

The Cape Fear Campground is located approximately 6.6 miles downstream of the Jordan Lake Dam. In the case of a Dam break or in extremely heavy storm conditions, part of the Campground could partially flood. In this case, all visitors will be notified beforehand and procedures are put in place to reduce any damages to Campground or personal property. In addition to these procedures it is important to take personal responsibility for your property by following these guidelines:

- Know the elevation of your location relative to nearby streams, rivers, and lakes.
- The National Weather Service continuously broadcasts updated weather conditions, warnings, and forecasts on NOAA weather radios. These may be purchased at a radio/electronic store. Local broadcast stations may also transmit Emergency Alert System messages which can be heard on standard radios.
- When rising water threatens, move your RV/Camper to higher ground.
- Do not waste time if an escape route is not passable, try another route or backtrack to higher ground. **Never** drive through flooded roadways.
- Wear life preservers if possible. Wear appropriate clothing and sturdy shoes.
- Avoid any contact with flood water as it may be contaminated and pose health problems. If any wound or cut comes in contact with flood water, clean the wound as thoroughly as possible.
- Take your Emergency Disaster Supplies kit with you.
- After a flood, do NOT reconnect to water, sewer, or electric until Campground Management has authorized you to do so.

Fire Procedures

In the case of a fire in your RV, camper, or in the Campground common area, there are steps you can take to minimize the dangers and improve chances of survival.

Prevention

- Be sure your smoke detectors and fire extinguishers are in working condition. Replace batteries to detectors annually or more often if necessary.
- Make sure everyone knows how to use emergency exits.
- Be sure your heating and electrical systems are properly maintained and in good working order. Carefully follow instructions on appliances and take special care not to overload your electrical systems.
- Keep matches, lighters, and candles away from small children. Children tend to be curious about fire and tend to hide when frightened.

In case of Fire in your RV

- Immediately assess the problem to assist you in exiting away from the fire source
- Get everyone out of the RV **immediately**
- **Without risk to any person**, get pets out of the RV.
- Call 911, and then call the Campground Manager () and:
 1. Give your name, telephone number, park address, campsite number where fire is located and any other helpful directions
 2. Describe the nature of the fire (gas, wood, chemical, electrical).
 3. State that the fire is in the RV and report any known injuries. Stay on the line and allow the person contacted to end the call.
 4. Only if safe, turn off propane and disconnect electricity.
 5. Tell all guests near the fire to stand ready with water hoses to wet down their structures or adjacent buildings to prevent traveling fire.
 6. Make sure all guests have left the affected structure and **immediately** let the fire department personnel know if anyone not accounted for may be still in the structure.
 7. **Never go back into a burning structure.**
 8. If smoky conditions are present, remember that smoke rises and stay as close to the floor as possible. Before exiting a door, feel the bottom of the door. If it is hot, find another way out. **Never open a door that is hot to the touch.**
 9. Should your clothing catch fire: **first drop...then roll. Never run.** If a rug or blanket is handy, roll yourself up in it until the fire is out.

Family Procedures & Supplies

In the unlikely event of a natural or man-made disaster, it is important to have a family safety plan in place to protect the lives of your loved ones. You may not have much time to react in the case of an emergency, so it is important that all members of your family know what to do when disaster strikes. Shall disaster happen, it important to remain calm and follow the plan your family has put into place. The following checklists can help you develop a plan for your family to stay safe in times of emergency.

- Find out which disasters are most likely to occur in the area you are staying.
- Know how to prepare for each disaster and how you would be warned of an emergency.
- Learn the park/campground's main evacuation routes.
- If needed, ask about special assistance for elderly or disabled persons.

Family Emergency Plan Example:

- Discuss what to do in an evacuation.
- Pick an alternative location to meet in the event that a family member cannot return to the campsite.
- Pick a relative or friend that family members know to call if separated by disaster.
- Teach children how and when to call 911 and a long distance contact person.
- Keep family records in a water and fire-proof container
- If your RV cannot be evacuated, make sure to turn the propane tanks off. Disconnect the RV from power, water, and cable/electric. If you are staying in a Recreation Park Trailer, locate the main electric fuse box, water service main, and natural gas main shut off valve. Learn how and when to turn these utilities off.
- Take a basic first aid and CPR class
- Prepare a disaster supply kit and have a first aid kit nearby.

Example Family Disaster Supply Kit

- 3-5 gallons of water (one gallon/person/day) & method of water purification
- Food: ready-to-eat canned meats, fruits, and vegetables; canned juices, milk, soup; high energy foods - peanut butter, jelly, crackers, granola bars, trail mix; specialty foods for infants, elderly persons or persons on special diets; comfort/stress foods - cookies, hard candy, sweetened cereals, lollipops, instant coffee, tea bags; vitamins
- Matches in a waterproof container and second method of starting a fire
- Tent/shelter
- Wool-blend blankets or sleeping bags (1 per person)
- Emergency reflective blanket
- Lightweight stove and fuel
- Hand and body warm packs
- Rain poncho
- Flashlight, batteries, and extra batteries
- Candles and/or Light sticks
- Pocket/utility knife and Tools (pliers, hammer, screw drivers, shovel, hatchet or axe,)
- Sewing kit
- 50-foot nylon rope
- First aid kit and supplies, insect repellent and sun block/sun glasses
- Radio, batteries, and extra batteries
- Whistle with neck cord
- Personal sanitation equipment
- Personal comfort kit (include soap, toothbrush, toothpaste, comb, tissue, razor, deodorant), and any other needed items
- Extra Clothing (include at least one complete change of clothing and footwear per person per day) extra socks, underwear, hat, gloves, and sturdy shoes
- Mess kits, paper cups, plates and plastic utensils, non-electric can opener, foil
- Cash (at least \$20) or traveler's checks, change for phone calls
- Fire extinguisher: small canister, ABC type
- Portable toilet
- Tape
- Compass
- Signal flare
- Household chlorine bleach
- Special or prescription medication, contact lenses, a spare set of glasses
- Baby items - formula, diapers, bottles, powdered milk, medications, and favorite security items



FEMA Regulations

Title 44. Sec. 60.3,(c)14 and (e)9 states: (Communities must) Require that recreational vehicles placed on sites within Zones A1-30, AH, and AE on the community's FIRM either

- (i) Be on the Site for fewer than 180 consecutive days
- (ii) Be fully licensed and ready for highway use

A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions

North Carolina Regulations

Executive Order 123 Section 10D states: A recreational vehicle is ready for highway use if it is on wheels or jacking system, is attached to the site only by quick-disconnect type utilities and security devices, and has no permanently attached additions. Recreation vehicles placed on sites shall either:

- (i) Be on site for fewer than 180 consecutive days,
- (ii) Be fully licensed and ready for highway use, or
- (iii) Meet the requirements of Section 7,9, and 10 (subsection C).



ITEM #: V.B

LEE COUNTY AGENDA ABSTRACT BOARD OF COMMISSIONERS - REGULAR

MEETING DATE: September 8, 2021

SUBJECT: San Lee Park Mountain Bike Trail Update

DEPARTMENT: Administration

CONTACT PERSON: Jennifer Gamble, Deputy County Attorney/Clerk to the Board of Commissioners

TYPE: Information

REQUEST	Update
BUDGET IMPACT	\$75,000
ATTACHMENTS	21_8-30 San-Lee Bike Trail Update.pdf
PRIOR BOARD ACTION	At the August 16, 2021 Board of Commissioners meeting, the Board allocated \$100,000 for San Lee Park Mountain Bike Trail Improvements.
RECOMMENDATION	County Manager John Crumpton will provide the Board with an update on the work taking place related to the mountain bike trails at San Lee Park.
SUMMARY	

Please see attached press released issued on August 30, 2021.



NEWS RELEASE

Tel: (919) 718-4605
P.O. Box 1968
Sanford, NC 27331
Contact: Hailey Hall

FOR IMMEDIATE RELEASE

LEE COUNTY TO REOPEN SAN-LEE PARK'S GRAVITY MOUNTAIN BIKE TRAILS IN OCTOBER

LEE COUNTY, NC – August 30, 2021 – Lee County Government and Black Diamond Trail Designs will begin work on the San-Lee Park Gravity Trails next week.

Black Diamond began placing equipment on-site starting August 27th and will use the mountain bike parking lot as one of the staging areas for the company. We ask the public to stay away from the equipment and from Gravity Park while work is ongoing. Heavy equipment will be in operation and the area is not open to the public for safety reasons. Weather permitting, we are hopeful that the trails will begin to reopen in October and work to be completed by Thanksgiving.

The County has addressed the land use issues with the surrounding property owners and will make adjustments to comply with their concerns and requests. Changes to Gravity Park and single trails will need to be made to comply with the issues the property owners want to be addressed. A survey has shown that trails will need to be moved and adjusted. The work being done will address safety and liability concerns along with the land use issues. Gravity Park will also have a dedicated return/emergency access trail that will not cross the downward trails. With the land use issues and dedicated return/emergency access, the number of downward trails will be reduced from six to five. The trails will be redesigned to progress from beginner- to expert-level runs. The International Mountain Bike Association (IMBA) guidelines will be used for the reworking of the trails. We believe the changes will provide a safe and fun experience for mountain bikers of all levels.

Other changes are also coming to the bike and hiking trails in the park. Blue Ridge Trail designs will begin addressing risk management, hiking and single-track issues in the near future. Blue Ridge will be involved in the ongoing review of safety and maintenance on the trails as well. The County is also in the process of working with a group of volunteers who are establishing a local IMBA chapter, who will be the sole volunteer group authorized to work on the mountain bike trails. A Memorandum of Agreement will be developed that addresses future use, maintenance and trail changes by the group.

Sand Lee Park is a nature park first. We have hikers, bikers and other outdoor enthusiasts in the park on a daily basis. The redesign of the trails is being done to make sure all groups have a safe experience in the park. Environmental and land protection issues are being addressed as well. We ask for the public's continued patience as we address these issues over the next three to four months. We believe the current work will preserve our park for the long term and allow citizens to enjoy the beautiful nature setting for years to come.

For additional information and questions, please contact Hailey Hall, Communications Specialist at (919) 718-4605 or hhall@leecountync.gov.

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ITEM #: VI.A

LEE COUNTY AGENDA ABSTRACT BOARD OF COMMISSIONERS - REGULAR

MEETING DATE: September 8, 2021

SUBJECT: Introduction to Redistricting Commissioner Districts

DEPARTMENT: Administration

CONTACT PERSON: Whitney Parrish ,

TYPE: Action Item

REQUEST	Hear from Don Kovasckitz information regarding census date from 2020
BUDGET IMPACT	N/A
ATTACHMENTS	
PRIOR BOARD ACTION	N/A
RECOMMENDATION	Introduction to Redistricting Commissioner Districts
SUMMARY	



ITEM #: VI.B

LEE COUNTY AGENDA ABSTRACT BOARD OF COMMISSIONERS - REGULAR

MEETING DATE: September 8, 2021

SUBJECT: Lee County Post-65 Retiree Health Insurance Plan Renewal

DEPARTMENT: Human Resources

CONTACT PERSON: Joyce McGehee, Human Resources Director

TYPE: Action Item

REQUEST	Approve Aetna as Lee County's Post-65 Retiree Health Insurance Plan Vendor and approve rates recommendations and authorize the Chair to sign required documents.
BUDGET IMPACT	The current plan costs are \$337.63 per month per retiree. The costs for 2022 will increase to \$349.47 per month. Currently 96 post-65 retirees are covered under this plan. Two retirees will come into the plan in 2022. The annual cost per post 65 retiree will be \$4,193.88 for 2022. If the post-65 retiree was on the HSA plan, the cost would be \$7,287.96 annually.
ATTACHMENTS	Lee County Medical Update - 12.21 1.0.pptx
PRIOR BOARD ACTION	N/A
RECOMMENDATION	Approve proposed Retiree Health Insurance recommendations and authorize the Chair to sign required documents.
SUMMARY	

It is proposed that the current post-65 retiree health insurance benefit vendor (Aetna) remain the same for 2022. The Aetna Plan is a Medicare Advantage Plan that works in addendum with Medicare Part A and Medicare Part B for those retirees who qualify for the retiree health insurance. To qualify, an employee must have been hired prior to March 1, 2010, and have attained 20 years of service in the Retirement System with the last 15 years consecutively working in Lee County Government.



RETIREE MAPD RENEWAL

2022 MAPD Renewal and Rates

August 20, 2021

2020 – 2021 Rates



	2021 - 2022 - PPO 1, 2, 3						2021 - 2022 - HSA - \$1,000			
	PPO	HSA	Includes Mark III	County Contribution	Employee Contribution	Premium	Includes Mark III	County	Employee Contribution	Premium
Employee Only	47	243	\$815.64	\$709.52	\$106.12	\$38,335.08	\$607.33	\$607.33	\$0.00	\$147,581.19
Employee and Children	2	59	\$1,394.77	\$845.59	\$549.18	\$2,789.54	\$799.24	\$607.33	\$191.91	\$47,155.16
Family	0	13	\$1,997.60	\$769.16	\$1,228.44	\$0.00	\$1,427.94	\$607.33	\$820.61	\$18,563.22
MAPD - Estimate	92		\$388.27		MAPD	\$35,720.84			\$1,000 HSA	\$26,248.95
	49	315	County	\$35,038.78		\$76,845.46	County	\$217,557.90		\$239,548.52
	364					\$922,145.52			Total	\$2,874,582.24
			County Both Plans	\$288,317.52					\$3,796,727.76	
			County Annual	\$3,459,810.25						
			County Total	\$3,459,810.25				Total	\$3,796,727.76	
			County Change	111.32%					\$869.21	
							Change		108.59%	

- For 2022, the MAPD renewal from Aetna is excellent.
- For 2022, we budgeted the cost at \$388.27.
- The proposed Aetna MAPD renewal is \$349.47.

2022 MAPD Renewal



2020 MAPD Renewal Lee County Medicare Advantage

	2019		2020		2021		2022	
	In-Network	Non-Network	In-Network	Non-Network	In-Network	Non-Network	In-Network	Non-Network
Network access: No referrals	Aetna: RX 1211		Aetna: RX 1211		Aetna: RX 1211		Aetna: RX 1211	
Annual Out of Pocket (OOP) Maximum for In-and Out-of-Network Medicare covered services	\$4,000		\$4,000		\$4,000		\$4,000	
Deductible	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Visits - Primary Care Physician	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20
Routine Physical Exams	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Visits - Specialist	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20
Chiropractic	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15
Hearing Exam	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Routine Vision	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Vision Hardware Allowance	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Urgent Care	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20
Emergency Care – Waived if Admitted	\$50	\$50	\$50	\$50	\$50	\$50	\$90	\$90
Ambulance	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20
Inpatient Care per admit	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250
Outpatient Surgery	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Outpatient Facility	0%	0%	0%	0%	0%	0%	0%	0%
Outpatient Therapies	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20
Inpatient Mental Health per admit	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250
Outpatient MH/SA - individual	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20
Outpatient MH/SA - group sessions	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20
Skilled Nursing	Skilled Nursing - \$0 for days 1 - 10, \$75 copay for days 11 - 100	Skilled Nursing - \$0 for days 1 - 10, \$75 copay for days 11 - 100	Skilled Nursing - \$0 for days 1 - 10, \$75 copay for days 11 - 100	Skilled Nursing - \$0 for days 1 - 10, \$75 copay for days 11 - 100	Skilled Nursing - \$0 for days 1 - 10, \$75 copay for days 11 - 100	Skilled Nursing - \$0 for days 1 - 10, \$75 copay for days 11 - 100	Skilled Nursing - \$0 for days 1 - 10, \$75 copay for days 11 - 100	Skilled Nursing - \$0 for days 1 - 10, \$75 copay for days 11 - 100
Home Health Care	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DME(member coinsurance)	20%	20%	20%	20%	20%	20%	20%	20%
Diabetes Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Diagnostic Tests, X-rays, and Labs	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20
Bone Mass/Colorectal/Prostate	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Immunizations/Mammograms/Pap/Pelvic	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Part B Drugs (member coinsurance, when covered under medical benefit)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Benefits the same for in and out of network for entire plan.		Benefits the same for in and out of network for entire plan.		Benefits the same for in and out of network for entire plan.		Benefits the same for in and out of network for entire plan.	
	All preventive care services are to be covered at 100% per the Affordable Care Act		All preventive care services are to be covered at 100% per the Affordable Care Act		All preventive care services are to be covered at 100% per the Affordable Care Act		All preventive care services are to be covered at 100% per the Affordable Care Act	
	Discounts only		Discounts only		Discounts only		Discounts only	
	\$500 Hearing Aid allowance every 36 months		\$500 Hearing Aid allowance every 36 months		\$500 Hearing Aid allowance every 36 months		\$500 Hearing Aid allowance every 36 months	

2022 MAPD Renewal



2020 MAPD Renewal								
Lee County Medicare Advantage								
Lee Medicare Part D Rx Comparison								
	2019		2020		2021		2022	
	Aetna: RX 1211		Aetna: RX 1211		Aetna: RX 1211		Aetna: RX 1211	
	30 DAY	90 DAY	30 DAY	90 DAY	30 DAY	90 DAY	30 DAY	90 DAY
Member Pays:								
Rx - Retail 30/60/90 day supply:								
Deductible	None		None		None		None	
Select Generics	\$0		\$0		\$0		\$0	
Generic Copay	\$5	\$10	\$5	\$10	\$5	\$10	\$5	\$10
Preferred Brand Copay	\$30	\$60	\$30	\$60	\$30	\$60	\$30	\$60
Non-Preferred Brand Copay	\$60	\$120	\$60	\$120	\$60	\$120	\$60	\$120
Specialty Coinsurance	\$60	\$120	\$60	\$120	\$60	\$120	\$60	\$120
Rx - Mail Order 30/60/90 day supply:								
Deductible	None		None		None		None	
Select Generics	\$0		\$0		\$0		\$0	
Generic Copay	\$5	\$10	\$5	\$10	\$5	\$10	\$5	\$10
Preferred Brand Copay	\$30	\$60	\$30	\$60	\$30	\$60	\$30	\$60
Non-Preferred Brand Copay	\$60	\$120	\$60	\$120	\$60	\$120	\$60	\$120
Specialty Coinsurance	\$60	\$120	\$60	\$120	\$60	\$120	\$60	\$120
Coverage Gap -	Copays apply; no gap in coverage		Copays apply; no gap in coverage		Copays apply; no gap in coverage		Copays apply; no gap in coverage	
Rx - Coverage Gap Retail 30/60/90 day supply:								
Deductible	None		None		None		None	
Select Generics	\$0		\$0		\$0		\$0	
Generic Copay	\$5	\$10	\$5	\$10	\$5	\$10	\$5	\$10
Preferred Brand Copay	\$30	\$60	\$30	\$60	\$30	\$60	\$30	\$60
Non-Preferred Brand Copay	\$60	\$120	\$60	\$120	\$60	\$120	\$60	\$120
Specialty Coinsurance	\$60	\$120	\$60	\$120	\$60	\$120	\$60	\$120
Rx - Coverage Gap Mail Order 30/60/90 day supply:								
Deductible	None		None		None		None	
Select Generics	\$0		\$0		\$0		\$0	
Generic Copay	\$5	\$10	\$5	\$10	\$5	\$10	\$5	\$10
Preferred Brand Copay	\$30	\$60	\$30	\$60	\$30	\$60	\$30	\$60
Non-Preferred Brand Copay	\$60	\$120	\$60	\$120	\$60	\$120	\$60	\$120
Specialty Coinsurance	\$60	\$120	\$60	\$120	\$60	\$120	\$60	\$120
Initial Coverage Limit	\$3,820		\$4,020		\$4,130		\$4,430	
Coverage Gap	After your yearly out-of-pocket drug costs reach \$5,100 . Greater of \$3.40 or 5% for covered generic (including brand drugs treated as generic) drugs. Greater of \$8.50 or 5% for all other covered drugs.		After your yearly out-of-pocket drug costs reach \$6,350 . Greater of \$3.60 or 5% for covered generic (including brand drugs treated as generic) drugs. Greater of \$8.95 or 5% for all other covered drugs.		After your yearly out-of-pocket drug costs reach \$6,550 . Greater of \$3.70 or 5% for covered generic (including brand drugs treated as generic) drugs. Greater of \$9.20 or 5% for all other covered drugs.		After your yearly out-of-pocket drug costs reach \$7,050 . Greater of \$3.95 or 5% for covered generic (including brand drugs treated as generic) drugs. Greater of \$9.85 or 5% for all other covered drugs.	
Change	94.09%		117.20%		100.06%		103.51%	



ITEM #: VI.C

LEE COUNTY AGENDA ABSTRACT BOARD OF COMMISSIONERS - REGULAR

MEETING DATE: September 8, 2021

SUBJECT: Lee County Project 4836-01-20 Change Order Request 08

DEPARTMENT: Administration

CONTACT PERSON: Santiago Giraldo,

TYPE: Action Item

REQUEST	Request approval of Change order Request #08 from BAR construction to project 4836-01-20 in the amount of \$ 39,000.00. PCO 039. CoC Counters and Brackets \$ 6,327.00 PCO 040 CoC Additional Paint \$ 7,879.00 PCO 044 Tax Department Counter and Offices \$ 25,000.00
BUDGET IMPACT	Project 4836-01-20 has been approved for funding
ATTACHMENTS	CO-08 Issued for Signature_210813.pdf
PRIOR BOARD ACTION	Previous CORs have been approved due to the nature of the renovation efforts in this project.
RECOMMENDATION	Request approval of Change order Request #08 from BAR construction to project 4836-01-20 in the amount of \$39,000.00
SUMMARY	

Request approval of Change order Request #08 from BAR construction to project 4836-01-20 in the amount of \$ 39,000.00. PCO 039. CoC Counters and Brackets \$ 6,327.00 PCO 040 CoC Additional Paint \$ 7,879.00 PCO 044 Tax Department Counter and Offices \$ 25,000.00

Lee County Courts and Government
Center

Change Order Number: **08**

Project # **592385**

To Contractor:
Bar Construction Company, Inc.
611-A Industrial Ave
Greensboro, NC 27406

Change Order Date: 08/13/2021

Contract Date: 06/15/2020

The Contract is hereby revised by the following items:


<u>PCO</u>	<u>Description</u>	<u>Days</u>	<u>Amount</u>
039	COC: Add Countertops & Brackets.	0	\$6,327.00
040	COC: Added Paint	0	\$7,879.00
044	Govt Ctr: Change Tax Department	0	\$25,000.00
Total for this Change Order:		0 Days	\$39,206.00

The original Contract Sum was.....	\$5,494,000.00
Sum of changes by prior Change Orders.....	\$206,379.00
The Contract Sum prior to this Change Order was.....	\$5,700,379.00
The Contract Sum will be changed by this Change Order in the amount of.....	\$39,206.00
The new Contract Sum including this Change Order will be.....	\$5,739,585.00
The Contract duration will be changed by.....	0 Days
The revised Substantial Completion date as of this Change Order is.....	5/10/2022

ARCHITECT
Moseley Architects
11430 N Community House Rd, Suite
225
Charlotte NC 28277

CONTRACTOR
Bar Construction Company, Inc.
611-A Industrial Ave
Greensboro, NC 27406

OWNER
Lee County, NC
408 Summit Drive
Sanford, NC 27331

SIGNATURE


SIGNATURE

SIGNATURE

DATE **8/13/2021**

DATE

DATE

June 8, 2021

Mr. Santiago Giraldo
Lee County, North Carolina
408 Summit Drive
Sanford, NC 27331

Project: Lee County Courts and Government Center

COR #: 039 - Added countertops and brackets.

Gentlemen:


In accordance with the proposed change order request, we have reviewed the cost involved and request a change order of **\$6,327.00**.

This proposal is based on work being performed during regular work hours, 8:00 am to 4:30 pm Monday through Friday. No overtime work has been included.

Acceptance of this change order request will add zero (0) days to the contract time.

This change order proposal is firm for thirty days from this date, after which time it is subject to adjustment.

Sincerely,



Vice President

Architect Signature

Owner Signature



THOMPSON MILLWORK

200 REDMAN CROSSING MEBANE, NC 27302 919-596-8236 THOMPSONMILLWORK.COM

CHANGE ORDER

Date: 6/7/2021

To: Brooke Poe, BAR Construction Company

Location: 106 Hillcrest Dr, Sanford, NC 27330

Project: Lee County Court House Reno

We propose to furnish the items of millwork as listed below for the project named above, in accordance with the plans and specifications as prepared by the above architect for the sum of \$5,905.00. This price is firm for 30 days from the date of this quotation. All items are quoted FOB job site installed.

Options:

- 1) Corian – Silver Birch counter tops:
 - A. (1) 25" x 96"
 - B. (1) 16" x 216"
- 2) Counter top brackets
- 3) Delivery included
- 4) Installation included

We do not include:

1. Items of framing, furring, blocking, grounds, sheathing, or underlayment.

Respectfully submitted,

Will Cowart

Project Manager
Thompson Millwork

Acceptance of Proposal

The prices, conditions, and specifications as listed above are satisfactory and hereby approved. Authorization to proceed with the work is granted.

Signature _____

Date of Acceptance _____

June 16, 2021

Mr. Santiago Giraldo
Lee County, North Carolina
408 Summit Drive
Sanford, NC 27331

Project: Lee County Courts and Government Center

COR #: 040 – Add paint to clerk open office area

Gentlemen:

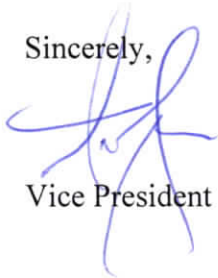
In accordance with the proposed change order request, we have reviewed the cost involved and request a change order of **\$7,879.00**.

This proposal is based on work being performed during regular work hours, 8:00 am to 4:30 pm Monday through Friday. No overtime work has been included.

Acceptance of this change order request will add three (3) days to the contract time.

This change order proposal is firm for thirty days from this date, after which time it is subject to adjustment.

Sincerely,



Vice President

Architect Signature

Owner Signature

Project: Lee County Courts and Government Center

Date: 06/16/2021

Job: 01-20-046

Description:

COR#: 040

Add painting of clerk open office area

No. of Days: 3

Cost Code	Description	Quantity	Unit	Unit Price		Material	Labor	Subcontract	Total
				Mtl	Lbr				
						-	-	-	-
09-900	D9 Painting					-	-	7,354.00	7,354.00
						-	-	-	-
						-	-	-	-
						-	-	-	-
						-	-	-	-
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	General Conditions:								
	Truck/Tools		day	95		-			
	Mobile Phone		day	5		-			
	Chemical Toilet		day	5		-			
	Dumpster		pull	450		-			
	Supervision		mnhrs	65					
	Office Trailer		day	10		-			
	Power		day	15		-			
	Water		day	5		-			
	Project Management		Hour	95		-			
						-	-	-	-
						-	-	-	-
						-	-	-	-
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						-	-	-	-
						-	-	-	-
						-	-	-	-
						-	-	7,354.00	7,354.00
	Sales tax				6.75%	-			
	Payroll taxes				40.0%	-			
						-	-	7,354.00	7,354.00
						-	-	-	-

Summary			
	Material		-
	Labor		-
	Subcontract		7,354.00
			7,354.00
	Overhead & Profit - Material & Labor	10.0%	-
	Overhead & Profit - Subcontractors	5.0%	367.70
			7,721.70
	Safety Fees	0.04%	-
	AGC Fees	0.08%	6.00
	Payment & Performance Bonds	1.96%	151.35
	Net Change Order Request		\$ 7,879.00

D9 PAINTNG GROUP, LLC
CHANGE PROPOSAL FORM

Project: Lee County Main Courthouse
GC: Bar Construction
Contractor: D9 Painting Group, LLC

Proposal #: _____
Project #: _____
Contractor #: _____

Description of change:

Add painting of clerk open office area

Materials	(Attach list with Qty, Item, Unit \$, Unit mh, Total mh, OT mh, Total \$)		SUBTOTALS
	1. Total Direct Cost of Materials	<u>\$1,458.90</u>	
	2. Overhead & Profit on Item 1. <u>5%</u>	<u>\$72.95</u>	
	3. Sales Tax <u>7.25%</u>	<u>\$105.77</u>	
	4. Shipping & Transportation	<u>\$0.00</u>	<u>\$1,637.62</u>
Labor	5. Total Direct Cost of Labor	<u>\$4,187.50</u>	
	6. Overhead & Profit on Item 5. <u>5%</u>	<u>\$209.38</u>	
	7. Labor Burden <u>30%</u>	<u>\$1,319.06</u>	<u>\$5,715.94</u>
Equipment	8. Equipment Costs	<u>\$0.00</u>	
	9. Overhead & Profit on Item 8. <u>10%</u>	<u>\$0.00</u>	<u>\$0.00</u>
Subcontractors	(Include quotes with material & equipment backup)		
	10. Subcontractors	<u>\$0.00</u>	
		<u>\$0.00</u>	
		<u>\$0.00</u>	
	11. Overhead & Profit on Item 10. <u>2.5%</u>	<u>\$0.00</u>	<u>\$0.00</u>
Subtotal of Proposal			<u>\$7,353.55</u>
	12. Bonds (% of subtotal of proposal) <u>0.0%</u>		<u>\$0.00</u>
TOTAL OF CHANGE PROPOSAL			<u>\$7,354.00</u>

Time Extension Request: 3 day(s). Schedule Activity # Affected:

The Contractor agrees to perform the work outlined in this change proposal for the amount specified above and in accordance with the Contract documents if the work is authorized by the Owner.

Contractor's Signature: Steven Finnell **Date:** 6/16/2021

Approval Recommended by Design Consultant: _____ **Date:** _____

Owner's Representative Approval: _____ **Date:** _____

August 12, 2021

Mr. Santiago Giraldo
Lee County, North Carolina
408 Summit Drive
Sanford, NC 27331

Project: Lee County Courts and Government Center

COR #: 044 - Change Tax Department
Gentlemen:

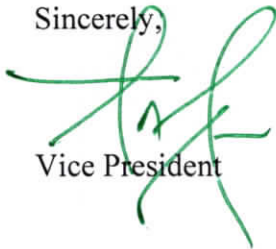
In accordance with the proposed change order request, we have reviewed the cost involved and request a change order of **\$25,000.00**.

This proposal is based on work being performed during regular work hours, 8:00 am to 4:30 pm Monday through Friday. No overtime work has been included.

Acceptance of this change order request will add zero (0) days to the contract time.

This change order proposal is firm for thirty days from this date, after which time it is subject to adjustment.

Sincerely,



Vice President

Architect Signature

Owner Signature



ITEM #: VI.D

LEE COUNTY AGENDA ABSTRACT BOARD OF COMMISSIONERS - REGULAR

MEETING DATE: September 8, 2021

SUBJECT: Project 4837-8117-01-21 Horton Pool Design

DEPARTMENT: Administration

CONTACT PERSON: Santiago Giraldo,

TYPE: Action Item

REQUEST	Request approval of design selection for Project 4837-8117-01-21 Horton Pool Design
BUDGET IMPACT	Project 4837-8117-01-21 Horton Pool Design has been approved for funding by the BoC
ATTACHMENTS	Revised Elevations for Horton Poolhouse.pdf Revised Floorplan Horton Poolhouse.pdf Horton Community Pool Opinion of Probable Costs 8.31.21.pdf 5 - WATER FEATURES.pdf 4 -Option 3.pdf 3 -Option 2.pdf 2 -Option 1.pdf 1 - Ex. Pool.pdf
PRIOR BOARD ACTION	This is the first design update by McGill and Associates. Our BoC approved this firm to be the primary designer for this project after a competitive opened RFQ.
RECOMMENDATION	Request approval of Option # 3 design selection for Project 4837-8117-01-21 Horton Pool Design.

SUMMARY

This is the first design update by McGill and Associates. Our BOC approved this firm to be the

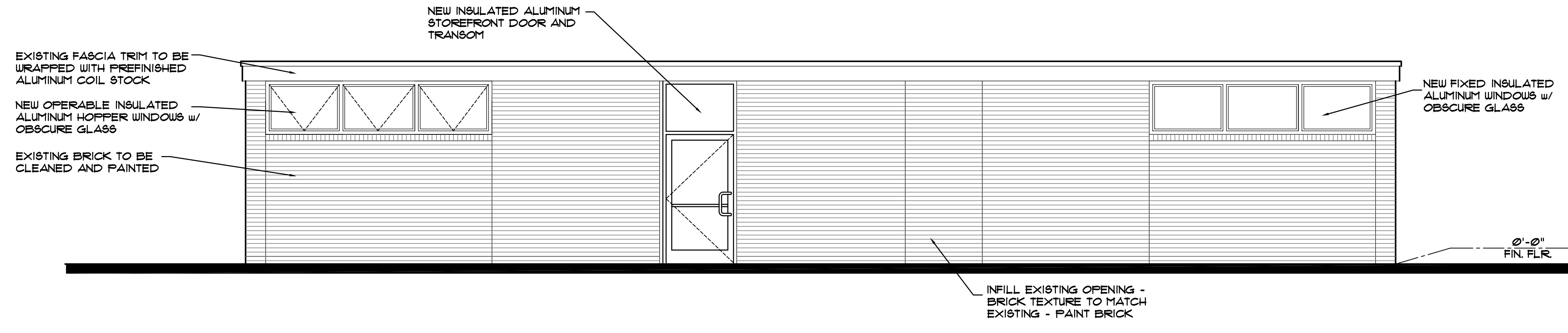
primary designer for this project after a competitive opened RFQ. McGill and Associates has prepared a presentation with three different pool/ zero entry playground design options for this project. Although they all have different benefits, staff recommends Option 3 because it allows for better traffic control and reduces safety concerns for small children.

REVISIONS

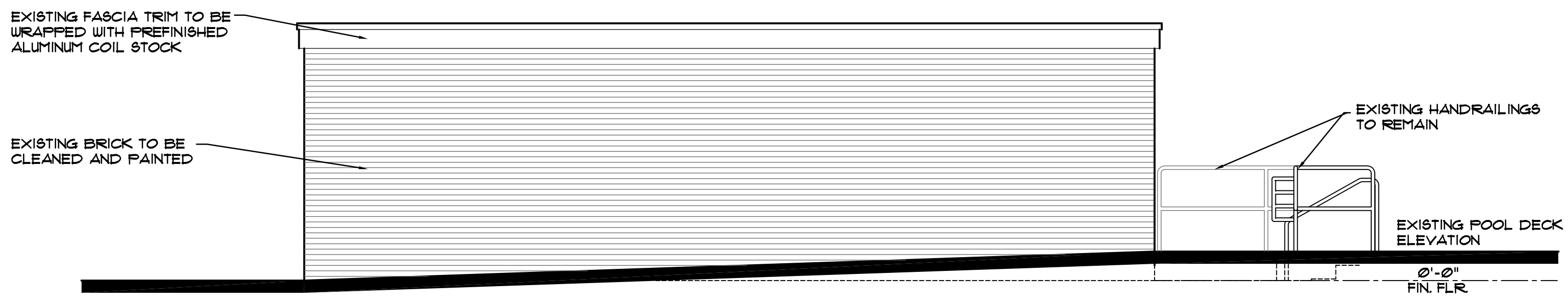


SHERMAN ARCHITECTURE PLLC
 2411 LEMON SPRINGS ROAD, SANFORD, NORTH CAROLINA
 (919) 775-2355

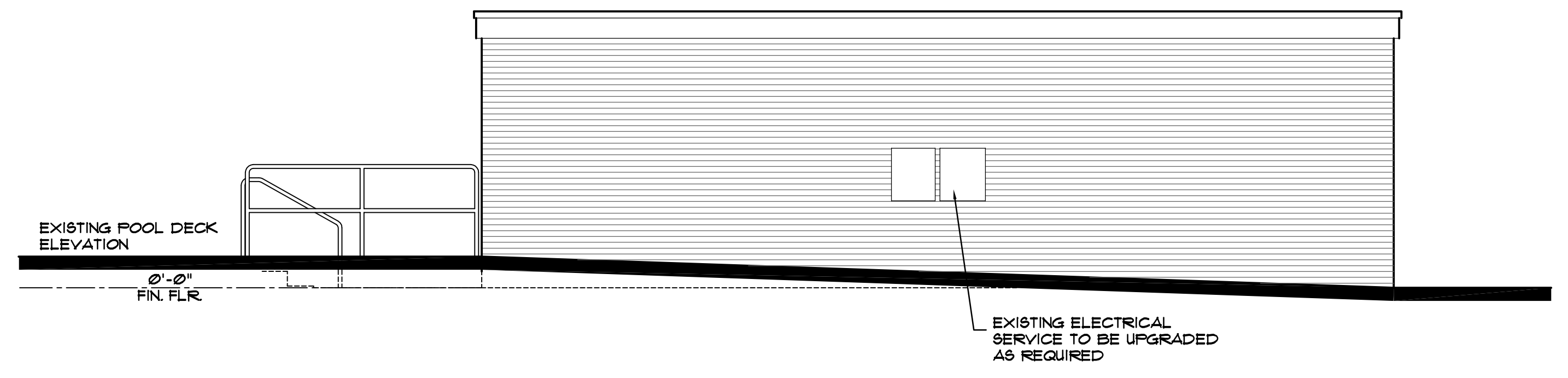
RENOVATIONS TO:
 HORTON POOL
 1515 WASHINGTON AVENUE
 SANFORD, NORTH CAROLINA
 REVISED EXTERIOR ELEVATIONS



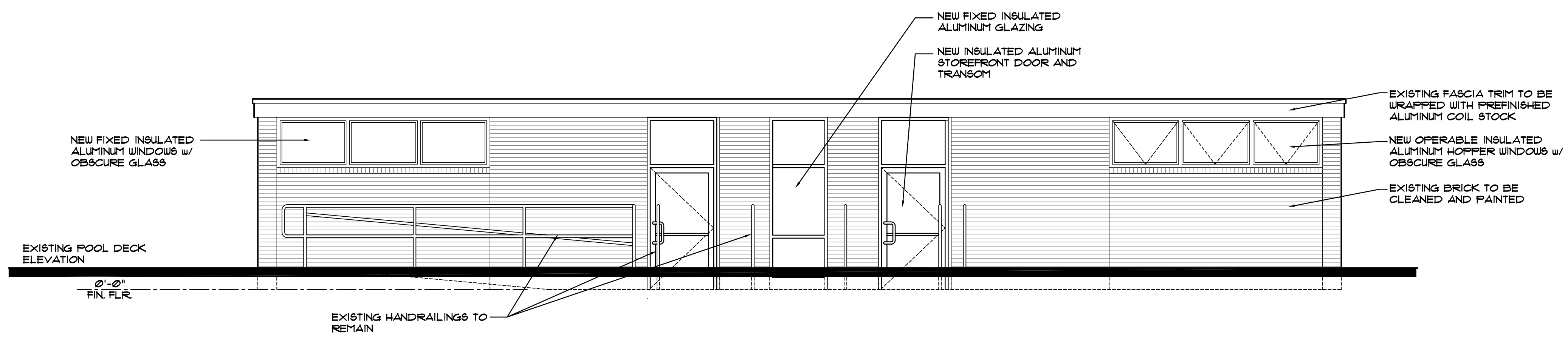
2 SOUTH BUILDING ELEVATION
 BUILDING ENTRANCE
 1/4" = 1' - 0"



2 EAST BUILDING ELEVATION
 1/4" = 1' - 0"

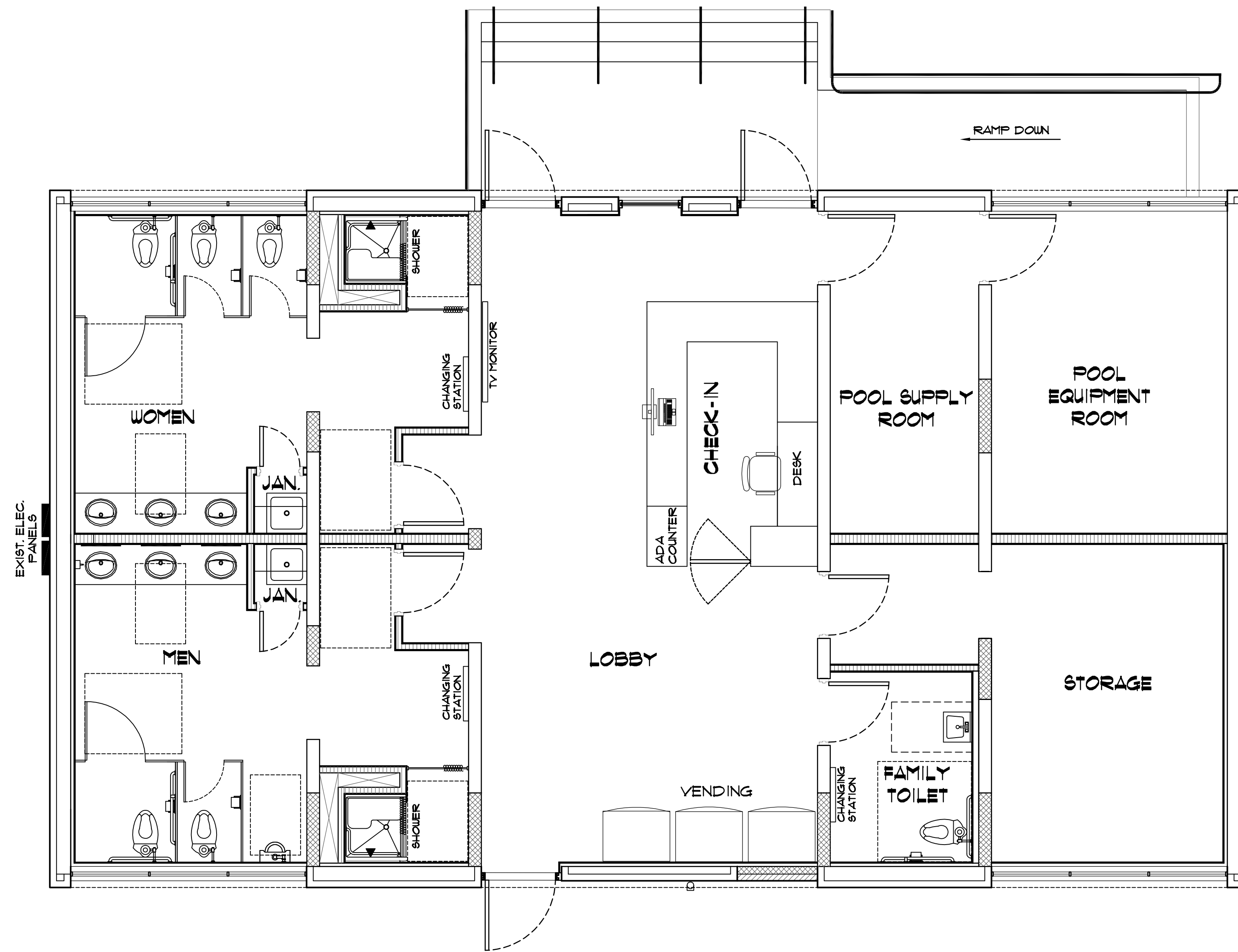


2 WEST BUILDING ELEVATION
 1/4" = 1' - 0"



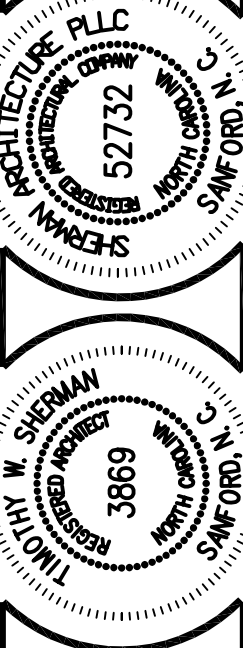
2 NORTH BUILDING ELEVATION
 POOL SIDE
 1/4" = 1' - 0"

PRELIMINARY
 NOT FOR CONSTRUCTION



REVISED FLOOR PLAN
 1/4" = 1' - 0"

DATE	08/30/21
CADD DWG. NO.	HOR-A102FP
DRAWN BY	UHR
CHECKED BY	TWS
REVISIONS	



SHERMAN ARCHITECTURE PLLC
 2411 LEMON SPRINGS ROAD, SANFORD, NORTH CAROLINA
 (919) 775-2355

RENOVATIONS TO:
 HORTON POOL
 1515 WASHINGTON AVENUE
 SANFORD, NORTH CAROLINA
 REVISED FLOOR PLAN

SHEET
A102
 OF TOTAL

PRELIMINARY
 NOT FOR CONSTRUCTION

PRELIMINARY OPINION OF PROBABLE COST
Horton Community Pool Improvements
Lee County, North Carolina
August 2021

Single Contract with General Contractor (Pool and Bathhouse)					
ITEM	DESCRIPTION	QUAN.	UNIT	UNIT PRICE	TOTAL
1	Bathroom Renovation Improvements	1	LS	\$ 420,000	\$ 420,000
2	Exterior Entrance Improvements.	1	LS	\$ 30,000	\$ 30,000
3	Proposed Picnic Shelter	1	LS	\$ 50,000	\$ 50,000
4	Pool Renovation Improvements	1	LS	\$ 618,000	\$ 618,000
CONSTRUCTION SUBTOTAL					\$ 1,118,000
CONTINGENCY (15%)					\$ 167,700
Allowance for Pool Furnishings					\$ 50,000
Design and Construction Phase Services					\$ 129,200
TOTAL PROJECT					\$ 1,464,900

Notes:

1. All costs shown are in current dollars.
2. The Engineer maintains no control of labor costs, materials, equipment or services furnished by others, the Contractor(s)' methods for determining prices, or competitive or market conditions. The opinions herein for project and construction costs represent the Engineer's best judgment, and are based on experience and qualifications as a Professional Engineer who possesses familiarity with the construction industry. The Engineer does not guarantee the accuracy of the cost opinions which may vary from bids or actual project and construction costs.

PRELIMINARY OPINION OF PROBABLE COST
Horton Community Pool Improvements
Lee County, North Carolina
August 2021

Single Contract with Bathhouse Contractor					
ITEM	DESCRIPTION	QUAN.	UNIT	UNIT PRICE	TOTAL
1	Exterior Entrance Improvements.	1	LS	\$ 30,000	\$ 30,000
2	Proposed Picnic Shelter	1	LS	\$ 50,000	\$ 50,000
3	Bathhouse Renovation Improvements	1	LS	\$ 420,000	\$ 420,000
CONSTRUCTION SUBTOTAL					\$ 500,000
CONTINGENCY (15%)					\$ 75,000
Design and Construction Phase Services					\$ 129,200
TOTAL PROJECT					\$ 704,200

Notes:

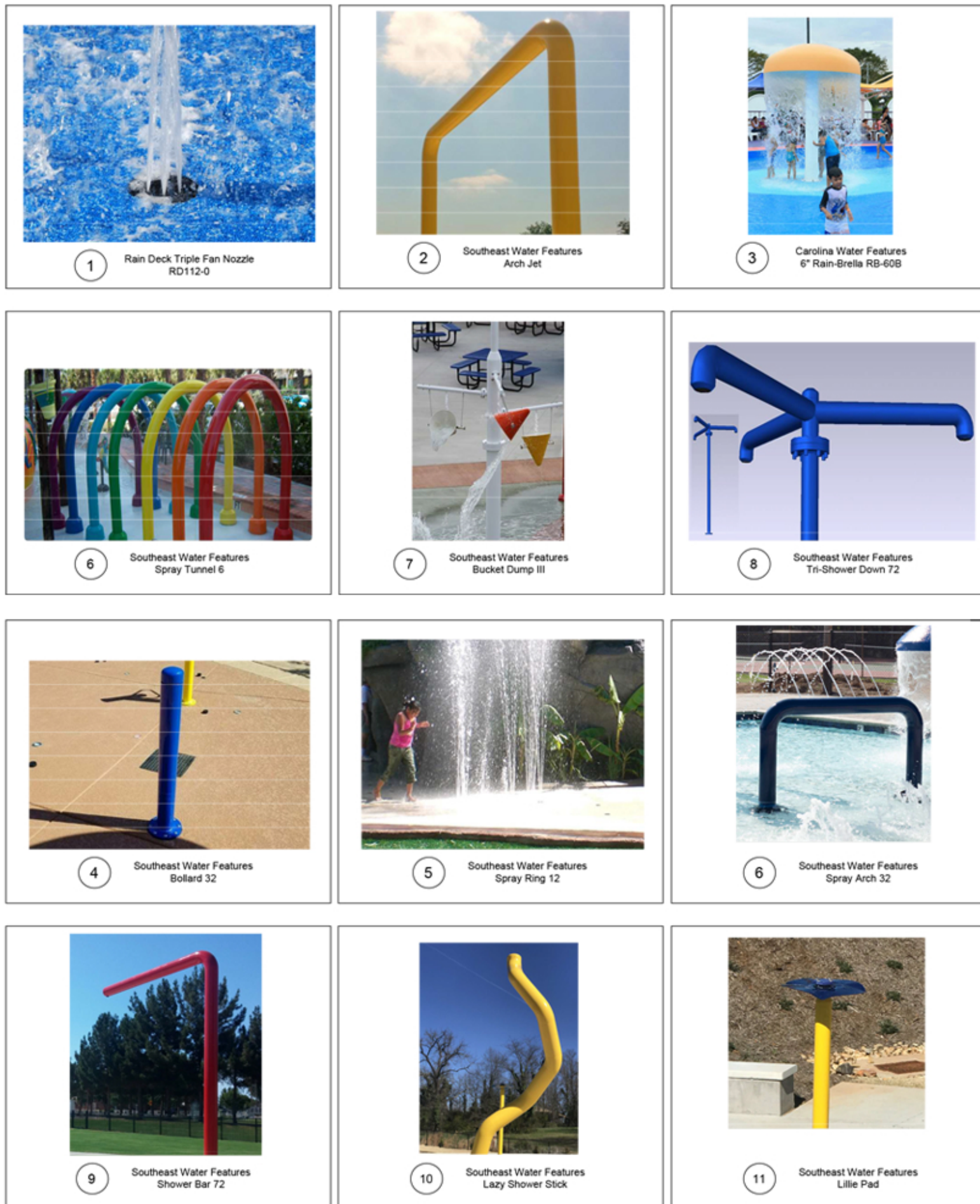
1. All costs shown are in current dollars.
2. The Engineer maintains no control of labor costs, materials, equipment or services furnished by others, the Contractor(s)' methods for determining prices, or competitive or market conditions. The opinions herein for project and construction costs represent the Engineer's best judgment, and are based on experience and qualifications as a Professional Engineer who possesses familiarity with the construction industry. The Engineer does not guarantee the accuracy of the cost opinions which may vary from bids or actual project and construction costs.

PRELIMINARY OPINION OF PROBABLE COST
Horton Community Pool Improvements
Lee County, North Carolina
August 31, 2021

Single Contract with Pool Contractor					
ITEM	DESCRIPTION	QUAN.	UNIT	UNIT PRICE	TOTAL
1	Pool Renovation Improvements	1	LS	\$ 500,000	\$ 500,000
CONSTRUCTION SUBTOTAL					\$ 500,000
CONTINGENCY (15%)					\$ 75,000
Allowance for Pool Furnishings					\$ 50,000
Bidding and Construction Administration					\$ 23,000
TOTAL PROJECT					\$ 648,000

Notes:

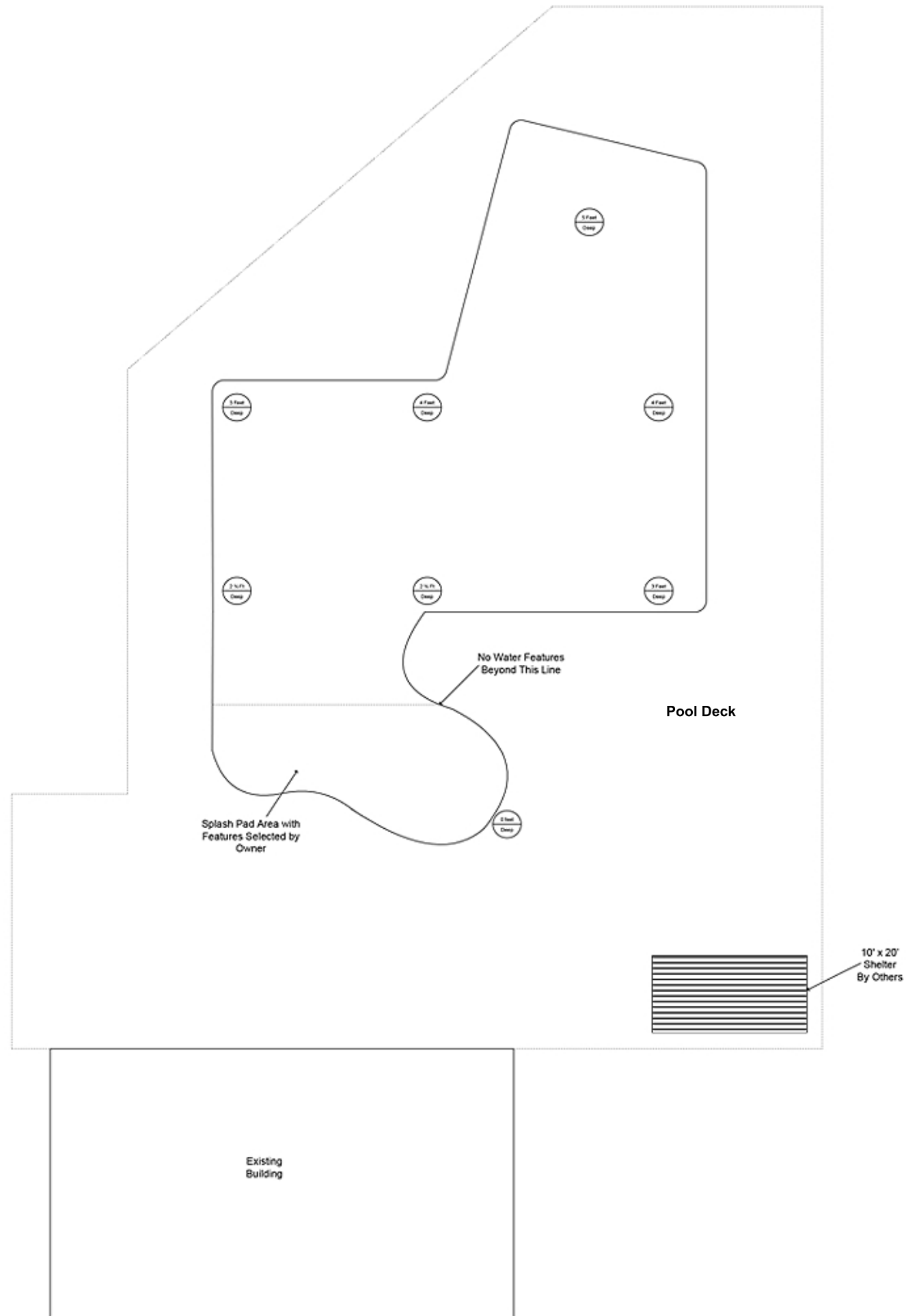
1. All costs shown are in current dollars.
2. The Engineer maintains no control of labor costs, materials, equipment or services furnished by others, the Contractor(s)' methods for determining prices, or competitive or market conditions. The opinions herein for project and construction costs represent the Engineer's best judgment, and are based on experience and qualifications as a Professional Engineer who possesses familiarity with the construction industry. The Engineer does not guarantee the accuracy of the cost opinions which may vary from bids or actual project and construction costs.



WATER FEATURE SAMPLE SELECTIONS

Main Pool Data:

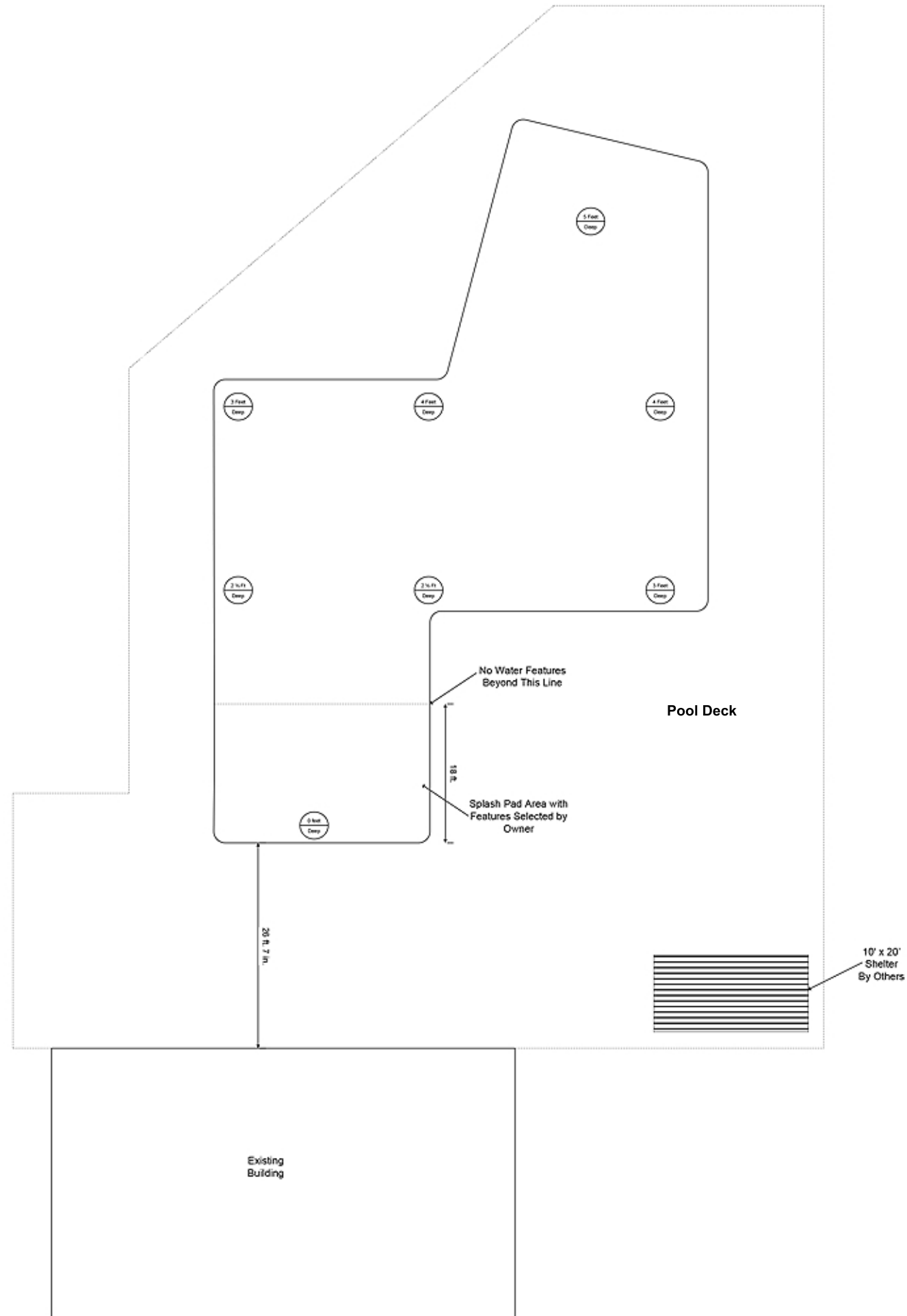
Pool Area: 3,837 sq. ft.
Pool Perimeter: 308 ft.
Deck Area: 3,713 sq. ft.
Volume: 96,885 gallons
Turnover Rate Required: 270 gpm
Depth: 0'0" to 5'0"
Bather Load: 255



OPTION 3

Main Pool Data:

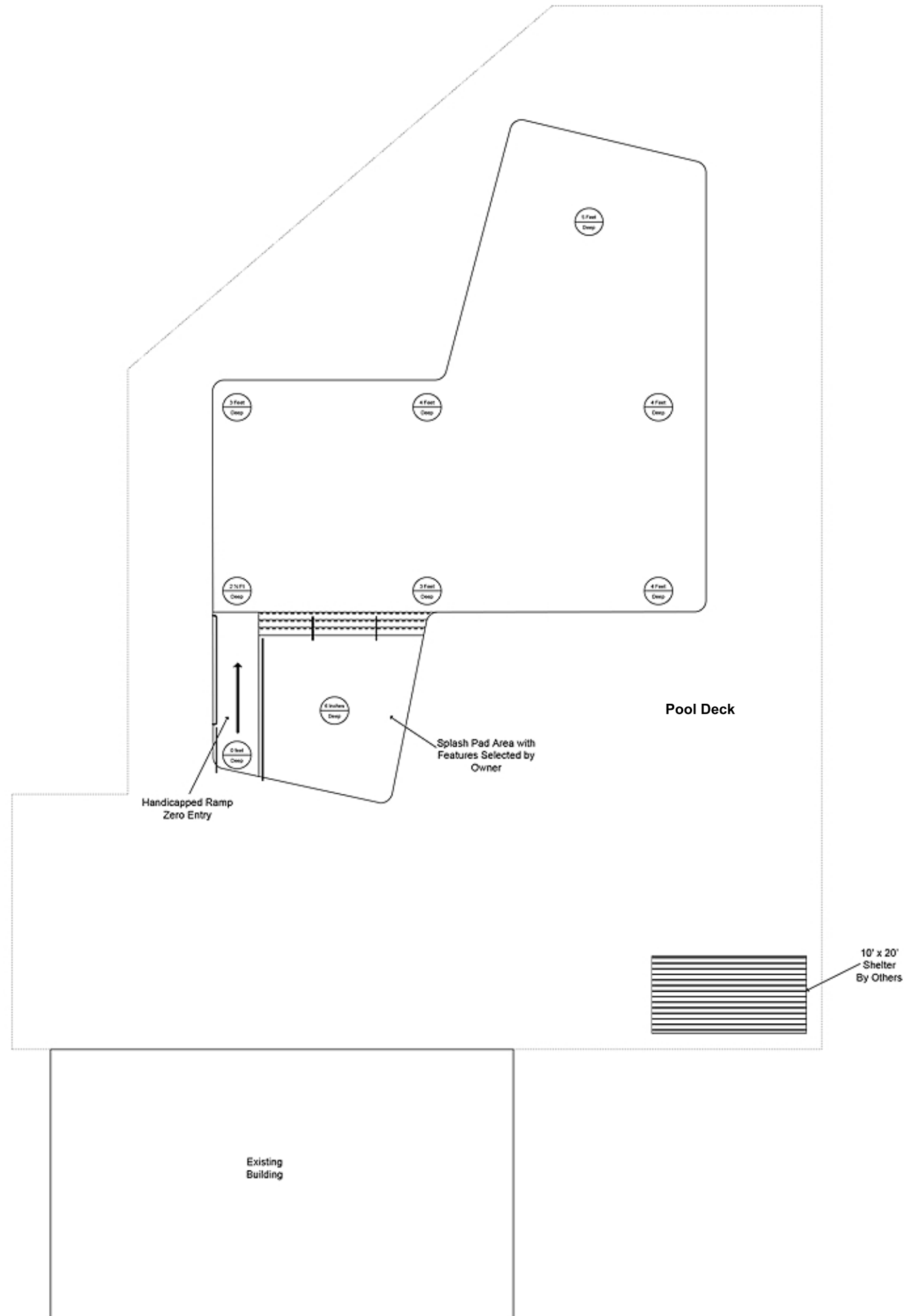
Pool Area: 3,694 sq. ft.
Pool Perimeter: 291 ft.
Deck Area: 3,586 sq. ft.
Volume: 95,264 gallons
Turnover Rate Required: 265 gpm
Depth: 0'0" to 5'0"
Bather Load: 246



OPTION 2

Main Pool Data:

Pool Area: 3,482 sq. ft.
Pool Perimeter: 276 ft.
Deck Area: 4,068 sq. ft.
Volume: 90,367 gallons
Turnover Rate Required: 252 gpm
Depth: 0'0" to 5'0"
Bather Load: 232



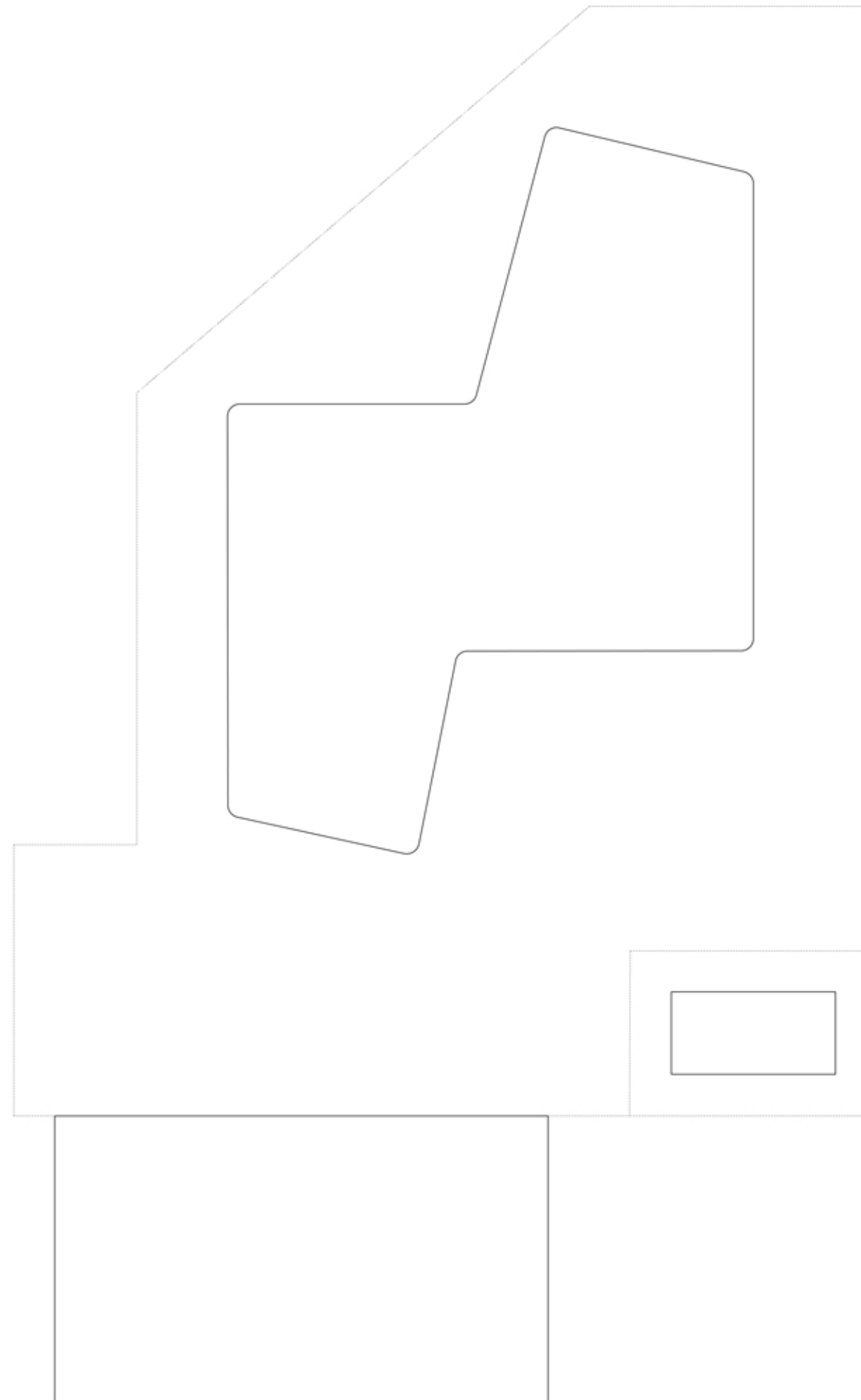
OPTION 1

Main Pool Data:

Pool Area: 3,482 sq. ft.
Pool Perimeter: 276 ft.
Deck Area: 3,868 sq. ft.
Volume: 119,254 gallons
Turnover Rate Required: 332 gpm
Depth: 2'0" to 9'0"
Bather Load: 205

Wading Pool Data:

Pool Area: 200 sq. ft.
Pool Perimeter: 60 ft.
Volume: 1,500 gallons
Turnover Rate Required: 13 gpm
Depth: 1'0"
Bather Load: 13



EXISTING POOL



ITEM #: VI.E

LEE COUNTY AGENDA ABSTRACT BOARD OF COMMISSIONERS - REGULAR

MEETING DATE: September 8, 2021

SUBJECT: Request from Lee County Sheriff for permission to employ a family member

DEPARTMENT: Administration

CONTACT PERSON: Whitney Parrish ,

TYPE: Action Item

REQUEST	Request from Lee County Sheriff for permission to employ a family member
BUDGET IMPACT	N/A
ATTACHMENTS	NCGS 153A-103.pdf
PRIOR BOARD ACTION	In 2015 the Board approved the Sheriff's request to employ his son
RECOMMENDATION	Request from Lee County Sheriff for permission to employ a family member
SUMMARY	

The Sheriff has requested the Board of Commissioners approve his request to hire his son. North Carolina General Statute 153A-103 states the "Board of Commissioners must approve the appointment by such an officer of a relative by blood or marriage or nearer kinship than first cousin." The Sheriff is seeking the approval for permission from the Board of Commissioners.

§ 153A-103. Number of employees in offices of sheriff and register of deeds.

Subject to the limitations set forth below, the board of commissioners may fix the number of salaried employees in the offices of the sheriff and the register of deeds. In exercising the authority granted by this section, the board of commissioners is subject to the following limitations:

- (1) Each sheriff and register of deeds elected by the people has the exclusive right to hire, discharge, and supervise the employees in his office. However, the board of commissioners must approve the appointment by such an officer of a relative by blood or marriage of nearer kinship than first cousin or of a person who has been convicted of a crime involving moral turpitude.
- (2) Each sheriff and register of deeds elected by the people is entitled to at least two deputies who shall be reasonably compensated by the county, provided that the register of deeds justifies to the Board of County Commissioners the necessity of the second deputy. Each deputy so appointed shall serve at the pleasure of the appointing officer.

Notwithstanding the foregoing provisions of this section, approval of the board of commissioners is not required for the reappointment or continued employment of a near relative of a sheriff or register of deeds who was not related to the appointing officer at the time of initial appointment. (1953, c. 1227, ss. 1, 2; 1969, c. 358, s. 1; 1973, c. 822, s. 1; 1977, c. 36; 1979, c. 551; 1987, c. 362.)