

**MINUTES OF BOARD OF COUNTY  
COMMISSIONERS  
OF GUILFORD COUNTY**

Greensboro, North Carolina  
September 20, 2018

The Board of County Commissioners met in a duly noticed regular meeting on September 20, 2018 at 5:30 P.M., in the Commissioners' Meeting Room, 301 W. Market St., Greensboro; North Carolina.

**PRESENT:** Chairman J. Alan Branson, Vice Chairman Justin Conrad,  
Commissioners J. Carlvena Foster, Melvin "Skip" Alston, Jeff  
Phillips, Carolyn Coleman, Hank Henning, Kay Cashion, Alan  
Perdue

**ABSENT:** None

**ALSO PRESENT:** County Manager Marty Lawing, Deputy County Manager Clarence  
Grier, County Attorney Mark Payne, Clerk to the Board Robin  
Keller, Deputy Clerk to the Board Scott Baillargeon, Tax Director  
Ben Chavis, Members of staff and members of the media

**I. INVOCATION**

Board Chaplain Ben Chavis provided the invocation.

**II. PLEDGE OF ALLEGIANCE**

Chairman Branson led those present in the Pledge of Allegiance.

**III. WELCOME AND CALL TO ORDER**

Chairman Branson called the meeting to order at 5:37 P.M.

**IV. SPEAKERS FROM THE FLOOR**

None.

**V. CONSENT AGENDA**

Chairman Branson offered an opportunity to pull any items from consent for separate consideration. There being none the board proceeded with the vote.

**Motion was made by Hank Henning, and seconded by Alan Perdue to approve V.  
CONSENT AGENDA**

**VOTE: Motion carried 9 - 0**  
**AYES: Alan Branson, Alan Perdue, Carolyn Coleman, Hank Henning, J. Carlvena Foster, Justin Conrad, Jeff Phillips, Kay Cashion, Melvin "Skip" Alston**  
**NOES: None**

**A. BUDGET AMENDMENTS**

1. 2018-339 APPROPRIATION OF UNEXPENDED LAW ENFORCEMENT GRANT FUNDS FROM FY 2017-18

Approve an increase of \$206,214 in Federal/State Revenues, a decrease of \$7,405 in Appropriated Fund Balance, and an increase of \$198,809 in the FY 2018-19 Law Enforcement budget to allow use of unexpended grant funds from FY 2017-18.

[Legislation Text](#)

2. 2018-334 DHHS - PUBLIC HEALTH DIVISION - BUDGET AMENDMENT: WIC CLIENT SERVICES FY19 BUDGET \$92,475

Approve an increase of \$92,475 in Federal/State Revenues and increase the FY 2018-19 Department of Health & Human Services - Public Health Division budget by the same amount to reflect various changes outlined in the attached Public Health WIC budget alignment summary report regarding net revenues awarded from the NC DHHS, Women's and Children's Health/Nutrition Services Branch for the WIC Client Services Program.

[Legislation Text](#)

[PH WIC Budget Alignment Summary](#)

3. 2018-337 EMERGENCY SERVICES RADIO SYSTEM REPLACEMENT/UPGRADE CAPITAL PROJECT ORDINANCE REVISIONS

Approve amendments to the 800 MHz Infrastructure Upgrade (decrease existing), 800 MHz Radio Replacement (decrease/align existing), and Fire / EMS Paging System Narrow banding (increase existing) capital project ordinances. These transfers will

align appropriated funds and ordinance totals with actual expenses to allow completion of the three capital projects.

[Legislation Text](#)

[ES Radio Capital Project Adjustments - Sep 2018.pdf](#)

[800 MHz Infrastructure Upgrade - Amended 9-20-18 \(draft\).pdf](#)

[800 MHz Radio Replacement - Amended 9-20-18 \(draft\).pdf](#)

[Fire - EMS Paging Systems Narrowbanding - Amended 9-20-18 \(draft\).pdf](#)

**B. CONTRACTS**

1. 2018-332 CONTRACT FOR THE PURCHASE OF STRYKER STRETCHERS AND MAINTENANCE

Approve price only agreements with Stryker Sales Corporation, located at 3800 E. Centre Ave, Portage MI 49002, in substantial form, for the purchase of ambulance stretchers and annual maintenance. The commodity and service were bid under event #622 and event #623 to be effective October 1, 2018 for an initial term of 3 years, with the option for two, one year renewals. Furthermore, approve purchase of ten ambulance stretchers in the amount of \$181,348.20 and approve maintenance contract for FY2018-19 in the amount of \$84,056.64 for all existing stretchers and mounting systems, subject to annual adjustment based on current inventory.

[Legislation Text](#)

[Contract - CM 1124 Stryker Inc.](#)

[Contract - CM 1125 Stryker Inc.](#)

2. 2018-335 APPROVE INTERLOCAL AGREEMENT IN SUBSTANTIAL FORM BETWEEN DHHS-PUBLIC HEALTH DIVISION AND ALAMANCE COUNTY DEPARTMENT OF PUBLIC HEALTH

Approve Interlocal Agreement between DHHS-Public Health Division and Alamance County Department of Public Health, in substantial form, for increased access to minority diabetes prevention programs, effective June 1, 2018, for a term of one year.

[Legislation Text](#)

[MDPP contract.pdf](#)

3. 2018-319 MALACHI HOUSE II CONTRACT AMENDMENT - CLEANING AND MAINTENANCE SERVICES AT GUILFORD ANIMAL SHELTER

Approve contract amendment with Malachi House II, in substantial form, in the amount not expected to exceed \$310,000 to be effective October 1, 2018 and expire on June 30, 2019.

[Legislation Text](#)

[Malachi House](#)

#### **C. MISCELLANEOUS**

1. 2018-341 TAX COLLECTION AND BEVERAGE LICENSE REPORTS FOR MONTH ENDING AUGUST 31, 2018

[Legislation Text](#)

[Bev 8-31-18 Detail](#)

[401C All Guilford 8-31-18](#)

2. 2018-340 PROPERTY TAX REBATES AND RELEASES FOR MONTH ENDING AUGUST 31, 2018

Accept and approve property tax rebates and releases for the month ending August 31, 2018.

[Legislation Text](#)

[August 2018 NCVTS Pending Refund Report](#)

[August 2018 Rebates and Releases](#)

3. 2018-333 REQUEST REFUND OF TAX STAMPS FOR LAW OFFICE OF RICHARD R. FOUST, PA

Approve the refund of \$298.00 to the law office of Richard R. Foust due to the overpayment of tax stamps per GS 105-228.37

[Legislation Text](#)

[Richard Foust refund request letter](#)

[GC doc bk 8077 pg 2591](#)

[Randolph recorded doc](#)

[GS 105 228 37 Refund Tax Stamps](#)

4. 2018-345 APPROVE ONE (1) VOLUNTARY AGRICULTURAL DISTRICT (VAD) APPLICATION

Approve one (1) VAD (2018-06), application.

[Legislation Text](#)

[2018-06](#)

[Updated VAD Brochure](#)

5. 2018-309 BUDGET AMENDMENT REPORT FOR BUDGET AMENDMENTS PROCESSED UNDER THE AUTHORITY GRANTED TO THE COUNTY MANAGER IN THE FY 2018-19 BUDGET ORDINANCE

Receive Budget Amendment report for budget amendments processed under the authority granted to the County Manager in the FY 2018-19 Budget Ordinance.

[Legislation Text](#)

[Budget Amends Report 2018-09-20.pdf](#)

6. 2018-346 APPROVAL OF MINUTES

Approve following sets of Minutes, ws061418, ws081618, dm081618.

[Legislation Text](#)

[ws081618](#)

[dm081618](#)

## **VI. PUBLIC HEARINGS**

1. 2018-326 HOLD A PUBLIC HEARING TO AMEND AND READOPT THE GUILFORD COUNTY SOLID WASTE ORDINANCE EFFECTIVE NOVEMBER 1, 2018

Hold public hearing on amendments to the Guilford County Solid Waste Ordinance and readopt with an effective date of November 1, 2018.

### [Legislation Text](#)

### [SW Final Draft July 5 2018](#)

### [Compliance Flowchart](#)

Leslie Bell, Planning Director, introduced the item and stated the request to reaffirm the ordinances that were initially adopted in 2011. He shared that there were a number of changes in services that would be discussed tonight.

Lorelei Elkin with the planning department reviewed the primary changes including updates in responsibility from the Health Department, proposed minor changes to state regulations, and an updated and condensed fines section. She reviewed examples for illegal burning fees, notice requirements for amendments, and requirements of garbage collection routes. She noted updates in the definition and language sections including abandoned and buried junk vehicles and trash. Elkin discussed updates which included the processes of several stakeholders' meetings, primarily the Fire Marshall's Office, and noted the duly noticed public hearing. She shared that if approved there would be an education period in October and the ordinance would be enforced in November. She shared that the language had been updated for clarification. She shared that the ordinances have been updated for more general access and readability for agencies to work together and for the general public to understand the language as well.

Chairman Branson opened the floor for the public hearing.

There being no proponents the floor was opened for opponents.

There being no opponents the public hearing was closed.

Vice Chairman Conrad questioned if there were any additional clarification concerning standard trash collection times.

Elkin shared an example where the County could evaluate the overall effectiveness of a trash collection vendor to ensure that the vendor was capable of managing the workload.

Bell returned to provide further details concerning the statute language to the Board.

**Motion was made by Melvin "Skip" Alston, and seconded by Justin Conrad to Adopt and Reaffirm amendments to the Guilford County Solid Waste Ordinance with an effective date of November 1, 2018.**

**VOTE: Motion carried 9 - 0**  
**AYES: Alan Branson, Alan Perdue, Carolyn Coleman, Hank Henning, J. Carlvena Foster, Justin Conrad, Jeff Phillips, Kay Cashion, Melvin "Skip" Alston**  
**NOES: None**

## **VII. NEW BUSINESS**

### **1. 2018-352 PURCHASE OF PROPERTY: 6517 DUSTY ROAD, LIBERTY, NC**

Authorize staff to proceed with the contracting of the property, in substantial form, and to proceed with Due Diligence for the property located at 6517 Dusty Rd in Liberty, NC and authorize staff to take all reasonable and necessary steps close the purchase of the property.

#### **Legislation Text**

#### **Thomas Black Agreement to Purchase**

Jim Albright, Emergency Services Director, reviewed the authorization to negotiate for the purchase of the property for the 800mhz radio project. He shared that the price for the property is now at 40K and there is a lengthily due-diligence period before placing a communication tower on the site.

**Motion was made by Jeff Phillips, and seconded by Hank Henning, to Authorize staff to proceed with the contracting of the property, in substantial form, and to proceed with Due Diligence for the property located at 6517 Dusty Rd in Liberty, NC and authorize staff to take all reasonable and necessary steps close the purchase of the property.**

**VOTE: Motion carried 9 - 0**  
**AYES: Alan Branson, Alan Perdue, Carolyn Coleman, Hank Henning, J. Carlvena Foster, Justin Conrad, Jeff Phillips, Kay Cashion, Melvin "Skip" Alston**  
**NOES: None**

### **2. 2018-322 PURCHASE AGREEMENT FOR 201 N. EUGENE STREET WITH THE CITY OF GREENSBORO**

Authorize the County to enter into, in substantial form, the Agreement for Purchase and Sale of Real Property for the sale of the Guilford County property at 201 N. Eugene St. to the City of Greensboro for \$5,500,000.00, with closing conditioned upon the parties' agreement to the terms of a lease by which the County would lease back much of the property for a satisfactory duration during which the 201 N. Eugene St. building's operations would continue uninterrupted.

#### Legislation Text

County Manager Marty Lawing reviewed the terms of the purchase agreement and shared that the County would lease the property back to the City of Greensboro at \$1.00 for a period of two-years in order to continue to house the Monarch Mental Health Facility and allow time for their relocation. He further stated that the agreement would accommodate commercial development in the downtown area including to give the City of Greensboro the opportunity to build a parking deck. He noted that there is a need to demolish 19 feet off the end of the existing property in order to complete the parking deck. The City, he said, would have a contractor to upfit the facility in order to maintain Mental Health Services. Lawing reviewed that two additional leases between the City and the County and the County and Sandhills once the purchase agreement has been signed will come back to the Board. The 24 month leasing option will start once the property closes. The County will need to provide a 90 notice of relocation to the Sandhills facility. He noted that the City would also provide 65 parking spaces, including two additional spaces for law enforcement personnel, in the new parking deck. Lawing reported that the City is in agreement with the purchase agreement presented to the Board tonight.

Commissioner Coleman questioned the rate the County would lease the space to the City.

Lawing reiterated the cost of \$1.00 per year for two years until the relocation of Sandhills Center.

Commissioner Alston addressed his concerns with receiving the details of this major agreement without notice during the Board meeting. He recommended that the new lease have an initial term of 24 months (from the date of closing) to be added.

County Attorney Mark Payne noted that the lease will contain the full details once it had been drafted and brought back to the Board for consideration. He recommended changing the language to approve the agreement with the identified lease rate of \$1.00 to be included.

Commissioner Alston noted that the examination period is until January 2019; and that is for the City to examine if there are any problems and cancel the contract if there are any problems. The closing will take place 14 days after the date that they are satisfied.

Payne stated that the date can be accelerated if both parties agree, and closing would need to occur 14 days past that date.



Commissioner Alston noted ambiguity concerning the wording of the motion to approve in the agreement. He clarified that since the lease agreement must come back to the Board of Commissioners for review and approval that the language be clear.

Payne confirmed; sharing that they would clarify the language to ensure transparency and clarity among the general public.

Commissioner Coleman asked if the Sandhills Center had been notified of the changes. Lawing confirmed that Sandhills had been notified.

Commissioner Alston asked additional questions for clarity concerning the examination period and the closing dates relative to both agreements being approved by the Board. He clarified that the lease agreement must come back to the Board for final approval.

**Motion was made by Hank Henning, and seconded by Jeff Phillips, to Authorize the County to enter into, in substantial form as submitted, the Agreement For Purchase And Sale of Real Property for the sale of the Guilford County property at 201 N. Eugene St. to the City of Greensboro for \$5,500,000.00, with closing conditioned upon the parties' agreement to the terms of a lease by which the County would lease back much of the property for a satisfactory duration during which the 201 N. Eugene St. building's operations would continue uninterrupted.**

**VOTE: Motion carried 9 - 0**

**AYES: Alan Branson, Alan Perdue, Carolyn Coleman, Hank Henning, J. Carlvena Foster, Justin Conrad, Jeff Phillips, Kay Cashion, Melvin "Skip" Alston**

**NOES: None**

## **VIII. HEALTH AND HUMAN SERVICES UPDATE**

### **1. 2018-343 DHHS - PUBLIC HEALTH DIVISION UPDATES**

Receive DHHS - Public Health Division updates.

[Legislation Text](#)

[Federal-State Awards.pptx](#)

Merle Greene, Public Health Director, discussed the accreditation processes. She reviewed their Board of Health handbooks which are the written documents as to how they will operate as the Board of Health.

Ken Carter, Assistant Public Health Director, shared that they have an upcoming accreditation review in September. He reviewed that handbooks were provided last October. He shared that

staff are providing updates to that handbook. Carter reviewed the updates with the Board members. He noted the accreditation process that was added to the handbooks.

Beverly Grady, Financial Manager, provided a Financial report to the Board. She provided an overall summary of the FY 18-19 budget. She noted that the total budget was \$36,231,901 with 48% of that being county funds. She reviewed the remaining 52% of non-County funds. She how funds are utilized in their clinical divisions as well as the community divisions.

Green reviewed utilizations in Environmental Health, and discussed the various awards and grants used throughout the community programs and emergency preparedness programs.

The Board thanked them for their update and the work of the Public Health Department.

2. 2018-351 DHHS- DIVISION OF SOCIAL SERVICES - UPDATE ON PARTNERSHIP WITH SOUTHEASTERN WORKFORCE STRATEGIES (INITIAL STAKEHOLDER'S MEETING)

Receive DHHS - Social Services update on the partnership with Southeastern Workforce Strategies (initial stakeholder's meeting)

[Legislation Text](#)

Heather Skeens, Depart of Social Services, introduced Alan Foster president and CEO of Southeaster Work Force Strategies and spoke the partnership with the County.

Sharron Barlow, Social Services Manager, provided an update on the County's reunification rates in Guilford County. She shared that the County is at a 20% reunification rate, which is lower than the state average. She reviewed the study the Board had approved to assess the Child Welfare processes that assist to identify why the County's reunification rate has been so low. She shared a number of focus groups among staff and law enforcement that introduce AMAC. Barlow provided an update on some of stakeholders' meetings. She noted that we are just at the beginning of the process but staff are very excited to begin the process.

**IX. APPOINTMENTS AND REAPPOINTMENTS TO VARIOUS BOARDS AND COMMISSIONS.**

A. 2018-238 APPOINTMENTS AND REAPPOINTMENTS TO VARIOUS BOARDS AND COMMISSIONS

Approve the listed appointments and reappointments to various Boards & Commissions as follows:

**Health and Human Services Advisory Committee**

Appoint Jack Register to the District 5 seat

[Legislation Text](#)

[JRegister REDACTED 082018](#)

**Motion was made by Melvin "Skip" Alston, and seconded by Jeff Phillips to approve the listed appointments and reappointments to various Boards & Commissions as follows:**

**Health and Human Services Advisory Committee**

Appoint Jack Register to the District 5 seat

**VOTE: Motion carried 9 - 0**  
**AYES: Alan Branson, Alan Perdue, Carolyn Coleman, Hank Henning, J. Carlvena Foster, Justin Conrad, Jeff Phillips, Kay Cashion, Melvin "Skip" Alston**  
**NOES: None**

**Motion was made by Justin Conrad, and seconded by Alan Perdue to approve switching Commissioner J. Carlvena Foster with Hank Henning on the High Point Economic Development Advisory Board as the County Liaison.**

**VOTE: Motion carried 9 - 0**  
**AYES: Alan Branson, Alan Perdue, Carolyn Coleman, Hank Henning, J. Carlvena Foster, Justin Conrad, Jeff Phillips, Kay Cashion, Melvin "Skip" Alston**  
**NOES: None**

Commissioner Coleman asked the Chairman to address an item from the Consent Agenda. She questioned the Malachi House II contract language in the first paragraph.

Clarence Grier, Deputy County Manager, provided clarifying details to the wording of the contract.

County Attorney Payne reviewed the contract language. He explained that the County makes payment on a per-hour basis. He further shared that Malachi House will be paid for actual hours worked. He noted that we are required to put a reference in every contract that we are only obligated to a contract to the extent that the contract has been budgeted in order to get a pre-audit certificate. Payne noted that the County cannot legally guarantee a second year in the contract because of the annual budget restrictions of the County and cannot be approved at that time.

Commissioner Coleman questioned the payment rates for these employees. She asked if the workers were receiving at least minimum wage.

Deputy County Manager Clarence Grier shared that this is a rate set by Malachi House.

Payne noted that the \$7.00 per hour is not an employment wage but rather the rate outlined in the contract. He shared that this is a program that provides room and board along with job training.

## **X. COMMENTS FROM COUNTY MANAGER**

County Manager Lawing introduced Tony Krinshinco with Republic Waste for an update.

Mr. Krinshinco reviewed the substantial re-route that the company made in the last year that result in several complaints. He shared that the re-routes have all since been implemented; however, they still continue to address minor issues where the County has different pick-up schedules for different sides of the roads. He noted that Republic customers were beginning to see a return to the level of service that they have expected from Republic Waste.

Commissioner Conrad shared that a community continues to have problems and requested a follow-up from the organization to ensure that the problems become resolved; however, emphasized his thanks for sharing the updates.

Mr. Krinshinco shared that they are reviewing that area now and would provide a follow-up with Commissioner Conrad.

Lawing provided an update on the efforts that the County Departments are providing to eastern counties as result of Florence. He noted that Animal Services Director, Jorge Ortega, is working tirelessly to shelter pets affected by the storm while providing pet food and medical to those counties on the coast. He also shared that the Sheriff's Department deployed a number of Sheriff's Deputies to the coast to assist with housing inmates and other detention center needs. He spoke to the work that Social Services has conducted her in the County to ensure that folks are receiving all the assistance they can. He provided statistics of those residents that were assisted. He shared that he was proud of the work that the County has been able to provide across the State.

## **XI. COMMENTS FROM COMMISSIONERS**

Commissioner Henning thanked everyone involved with the hurricane relief efforts. He thanked Don Campbell director of our emergency operations center.

Commissioner Perdue echoed commissioner Henning's sentiments. He shared how impressed he has been to see the teamwork and community coming together to help take care of everyone impacted by the storm.

Commissioner Coleman offered her thoughts and prayers for those impacted by Hurricane Florence.

Commissioner Conrad shared that Jeff Thigpen along with local community partners with one truck that has left this afternoon with supplies to Pender County.

Commissioner Alston thanked staff and the first responders. He hoped that we can continue to help our communities in the eastern part of the County.

Commissioner Foster thanked staff and the first responders. She noted that in a crisis all of stop and assist each other here and on the coast. She thanked the John Coltrane Festival and EMS and Marty Lawing for their efforts to ensure safety at the festival. She shared an event at Cavalry Baptist Church. She extends her condolences to Jamia Lee who was killed by the hands of her abuser. She emphasized the need to raise awareness on domestic violence issues. She also noted the passing of one of her employees at the YMCA

Commissioner Cashion echoed her condolences and concerns for those impacted by the storm. She thanked County staff and first responders for all of their efforts. She provided an update on this year's Guilford County Citizens' Academy. She extended an invite to the Board to attend a session. She thanked staff and directors for their efforts.

Chairman Branson echoed his prayers to those impacted by the storm.

**XII. HOLD CLOSED SESSION PURSUANT TO N.C.G.S. §143-318.11 FOR THE PURPOSE OF CONSULTING WITH THE COUNTY ATTORNEY AND TO DISCUSS A POTENTIAL BUSINESS LOCATION OR EXPANSION.**

**Motion was made by Alan Perdue, and seconded by Jeff Phillips to Hold Closed Session Pursuant to N.C.G.S. §143-318.11 For The Purpose of Consulting with The County Attorney and to Discuss a Potential Business Location or Expansion.**

**VOTE: Motion carried 9 - 0**  
**AYES: Alan Branson, Alan Perdue, Carolyn Coleman, Hank Henning, J. Carlvena Foster, Justin Conrad, Jeff Phillips, Kay Cashion, Melvin "Skip" Alston**  
**NOES: None**

Board entered into closed session at 7:07 P.M.

Meeting went into Recess

The Board reconvened from Closed session at 7:50 P.M.

**XIII. ADJOURN**

The meeting adjourned by unanimous consent at 7:50 P.M.

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Clerk

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Chairman