

**Windsor, North Carolina
December 13, 2018
REGULAR MEETING**

The Bertie County Board of Commissioners recessed their regular meeting on December 3, 2018 to meet for a work session today inside the Commissioners Room, 106 Dundee Street, Windsor, NC. The following members were present or absent:

Present: Ronald "Ron" Wesson, District I
Greg Atkins, District II
Tammy A. Lee, District III
John Trent, District IV

Absent: Ernestine (Byrd) Bazemore, District V

Staff Present: County Manager Scott Sauer
County Attorney Lloyd Smith
Cooperative Extension Director Billy Barrow
Emergency Services Director Mitch Cooper

Gene Motley of the Roanoke-Chowan News Herald was present from the media beginning at approximately 3:15 PM.

RECONVENE

Chair Trent called the meeting to order.

PLEDGE OF ALLEGIANCE

Commissioner Lee led the Pledge of Allegiance.

WORK SESSION

Final design and site layout for Board consideration and approval – MHAworks

Albi McLawhorn and Scott Anderson, consulting engineer, were present to update the Board on the latest design and site layout of the joint Cooperative Extension and Bertie County Library facility.

New slides were reviewed based on recent critiques from the Board and the overall process before the start of construction was reviewed.

The timeline will consist of completion of half of the required construction documents by mid-December. Followed by 100% completion of those same documents by the end of February 2019. After those documents are reviewed and approved, the appropriate authority will complete the jurisdiction review before the project goes out for bid between late March and late April 2019. Construction is due to begin in May 2019 and be completed by June 2020.

Irrigation of the site was a priority and the Board received several ideas on how to properly address that concern. State permits would also be pursued by MHAworks for this project.

Mr. McLawhorn fielded questions and addressed concerns as needed.

In order for work to continue, Commissioner Lee made a **MOTION** for the County to approve the final design and site layout as drafted and discussed with MHAworks. Specifically, the Board reached consensus on shifting the facility toward King Street in order to accommodate future parking expansion at the north end of the property. The Board also agreed to proceed with the expedited permits process, and an increased permit for of \$3,500 for soil erosion and stormwater permit application review. This action will allow the project to proceed with the preparation of construction drawing, and the bidding of the project in February/March 2019 and have expressed review of the needed State permits. Commissioner Wesson **SECONDED** the motion. The **MOTION PASSED** unanimously.

Other Business

Commissioner Wesson provided a brief update about the SECU teacher housing initiative which is due to pick up steam in mid-January when the legislature convenes again. As such, Commissioner Wesson stated that he had been working closely with Bertie's representatives in Raleigh to ensure that draft legislation would be agreed upon and presented in the next legislative session. He also discussed a meeting he had just attended with a Fred Mills and Economic Development Director, Steve Biggs. Mr. Mills has been in charge of the construction of 6 of the 7 existing teacher housing projects around the State. He is currently the preferred partner for these projects according to SECU. Mr. Wesson stated that he would bring more updates once the legislative sessions concludes in January. Commissioner Wesson also indicated that the State Employees Credit Union Foundation will defer the first debt payment for the loan

until six months of occupancy. The Windsor Township Development Commission has \$200,000 in cash reserves according to Commissioner Wesson.

MHAworks next presentation to the Board will be January 14th at 2:00 PM for review and final approval of revised site plan and bid documents.

CLOSED SESSION

Commissioner Lee made a **MOTION** to go into Closed Session under the following statutes:

Pursuant to **N.C.G.S. § 143-318.11(a)(3)** to go into closed session to consult with the County Attorney in order to preserve the attorney-client privilege that exists between the attorney and this public body.

Pursuant to **N.C.G.S. § 143-318.11(a)(4)** to discuss matters relating to the location or expansion of industries or other businesses in the area served by the public body, including agreement on a tentative list of economic development incentives that may be offered by the public body in negotiations. The action approves the signing of an economic development contract or commitment, or the action authorizing the payment of economic development expenditures, shall be taken in an open session.

Pursuant to **N.C.G.S. § 143-318.11(a)(5)** to establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease; or (ii) the amount of compensation and other material terms of an employment contract or proposed employment contract.

Pursuant to **N.C.G.S. § 143-318.11(a)(6)** to consider the qualifications, competence, performance, character, fitness, conditions of employment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee.

Commissioner Wesson **SECONDED** the motion. The **MOTION PASSED** unanimously.

At this time, Commissioner Lee made a **MOTION** to return to Open Session. Commissioner Wesson **SECONDED** the motion. The **MOTION PASSED** unanimously.

ADJOURN

Chairman Trent **ADJOURNED** the meeting at 5:00 PM.

John Trent, Chairman

Sarah S. Tinkham, Clerk to the Board