

Windsor, North Carolina
March 26, 2018
SPECIAL MEETING

The Bertie County Board of Commissioners met for a special meeting inside the Glass Conference Room at the County Administration Building located at 106 Dundee Street, Windsor, NC 27983. The following members were present or absent:

Present: Ronald “Ron” Wesson, District I
 Stewart White, District II
 Tammy A. Lee, District III
 John Trent, District IV
 Ernestine (Byrd) Bazemore, District V

Absent: None

Staff Present: County Manager Scott Sauer
 County Attorney Lloyd Smith
 Finance Director William Roberson
 Cooperative Extension Director Billy Barrow

There were no media members present.

At 4:45 p.m. Board Chair Ernestine Bazemore called the meeting of the Bertie County Board of Commissioners to order and reminded those present of the purpose for convening this special meeting and read the following statement: The purpose of the meeting is to meet with County staff and legal counsel to review the status of the land purchase contract for the property located at 308 West Camden Street (intersection with Sterlingworth), and to consider any and all appropriate action.

County Attorney Lloyd Smith reminded the governing body of the findings in the recently released Terracon report and the groundwater contamination impacting the cost and project schedule for development of this site.

Commissioner Lee offered a Motion to instruct the legal team to send correspondence (and a copy of the Terracon report) to the primary property owner of the former dry-cleaning site, notifying the owners of the testing results. The correspondence should include a recommendation that the property owner should report these findings to the appropriate State regulatory agencies and copy the County and Town with this communication. Vice Chairman Wesson Seconded the Motion which passed by unanimous vote.

County Attorney Lloyd Smith reported that his office had communicated informally with the owners of the impacted properties and put them on notice of the Board's concerns regarding the results of the study.

Vice Chairman Wesson offered a Motion to direct the legal team to send notification to the seller of the subject property (Spruill Farms) of the County's intent to immediately withdraw the offer to purchase and include a copy of the Terracon report. Commissioner Lee Seconded the Motion and was approved by unanimous vote.

Board Chair Bazemore offered a Motion directing the County Manager to notify the Golden LEAF Foundation of these findings, the proposed action and the impact on the project schedule. Included in this Motion, Chair Bazemore further requested the architect (MHAworks) to provide the County with a summary of activities and charges incurred for both programming, preliminary design and site evaluation (Phase 1 environmental assessment and groundwater testing studies). Vice Chairman Wesson offered a Seconded to the Motion. The Board voted unanimously to approve this Motion.

Board Chair Bazemore suggested to the governing body that time is of the essences and it is now time to begin phase two of the site selection process for this project. She stated her preference for finding a site close to the downtown area and suggested the site on South Granville Street which is around the bend just beyond Martin Community College. Several Commissioners expressed support for this possible location, and Commissioner Trent that there is a USGS monitoring device installed on this property.

County Manager Sauer reported that he had received communication from Windsor Town Mayor Jim Hoggard who suggested the former DSS/Health Department property owned by the County may be a suitable location for the public library and cooperative extension facility.

Commissioner White expressed concern that the County should consider utilizing a site with no additional cost to the County, including the land behind the new DSS building. He further expressed his concern that the County should closely monitor its use of fund balance reserves.

Board Chair Bazemore reminded the Commissioners of the evening schedule and the joint meeting with Martin County at 7:00 p.m. and the remaining business item including approval of minutes for March 13th. Vice Chairman Wesson offered a Motion to approve the minutes for March 13, 2018 as prepared by the County Manager. Commissioner Trent offered a Second, and the Motion was approved by unanimous vote.

The meeting was adjourned at 5:05 p.m.

Ernestine Bazemore, Chair

Sarah S. Tinkham, Clerk to the Board