

PUBLIC HEARING: 7:00 p.m.

Public Hearing on Whether the County of Person, North Carolina Should Acquire Certain Property for Use by the Person County Schools System

A regular meeting of the Board of Commissioners for the County of Person, North Carolina, was held in the Commissioners' Meeting Room in the Person County Office Building, in Roxboro, North Carolina, the regular place of meeting, at 7:00 P.M. on March 12, 2007.

Present: Chairman Johnny Myrl Lunsford, presiding, and Commissioners: Jimmy B. Clayton, Larry E. Yarborough, Jr., Larry H. Bowes, Kyle W. Puryear.

Absent: None.

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The Chairman of the Board of Commissioners for the County of Person, North Carolina (the "County") announced that this was the hour, day and place fixed for the public hearing for the purpose of considering whether the County should acquire, to the extent necessary, the fee or any lesser interest in the real and personal property included in the Project hereinafter defined, including specifically the site of the new school bus garage/maintenance facility , for use by the Person County Schools System in order to proceed with a plan by the County and The Person County Board of Education (the "Board of Education") for the financing of the cost of the Project.

The Project consists of the design, construction and furnishing of a new school bus garage/maintenance facility to be located on a site of 10.92 acres in Roxboro Township, Person County, North Carolina, on the north side of N.C. Highway 49 North (the "Project"). The site is identified by the Person County Tax Office with Parcel ID Number 15702.

Notice of this public hearing was published in The Courier-Times not less than 10 days before the date of this public hearing.

The Finance Officer of the County (the "Finance Officer") then described the current plan of the County to finance the cost of the Project. The Finance Officer noted that, if bids for the construction of the bus garage portion of the Project are received as expected, it will prohibit the construction of a maintenance facility as a part of the Project to be financed. If building plans allow for the construction of a maintenance facility as an addition to the bus garage, then a maintenance facility may be considered in the future.

The Chairman of the Board of Commissioners for the County (the "Board of Commissioners") then announced that the Board of Commissioners would immediately hear anyone who might wish to be heard on such matter.

Gordon Powell, Chairman of the Person County Board of Education, residing at 299 North Ridge Circle, Roxboro, NC, who appeared in person and thanked the Board of Commissioners for considering the purchase of the property. He said the Board of Education has looked for many years for property for a school bus garage. The Board feels this property is not only adequate, but in a good location, within the city limits, served by city fire and police, and readily accessible by public safety. There were cheaper parcels, but they came with a higher cost for water, sewer, and grading. This property can save at least \$500,000 or more. The project bottom line cost will be a cost savings to county.

Bill Haywood, 2686 Leasburg Road, Roxboro, NC –Felt there is no reason to move the bus garage from its current location. Questioned what will be done with current property if garage operations are moved elsewhere. Speculated that current location is contaminated with oils and solvents and that it would costly to remove.

C. T. Hall, 975 Claude Hall Road, Roxboro, NC: Objects to paying out money for the land at fairgrounds site. Concerned that proposed facility will be on a main thoroughfare. Suggested Board of Education make renovations to current building.

Dean Brooks, 255 Carter Lane, Roxboro, NC – Since 2004 he has been in contact with the Board of Education and spent time discussing their need for property. He had presented a number of options but never received response from Board of Education as to why his properties were deemed unsuitable. Maintained that there a plenty of vacant properties and buildings available to meet needs for a bus garage.

Charles Sams, 525 Mill Hill Road, Roxboro, NC – Discussed overcrowded conditions at Person High School and the fact that money would be needed in a few years to rectify the situation there. Suggested that as an alternative to building the proposed new garage facility that a less costly version be erected on the current site. Questioned what the Board of Education would do if the site were vacated.

Ronnie King, 690 Country Club Road, Roxboro, NC - Member of Board of Education for 12 years. He and Chairman Powell looked at 50-60 pieces of property to use as a school bus garage site; looked at every piece of property anyone mentioned. When bids first came in for cost of a new facility, grading costs became such that when this current property was offered, the savings will be significant. This property can accommodate later expansion. Per the last environmental impact study, the current property on which the bus garage is located, is environmentally safe unless something has changed within the last two years that the Board of Education has not been made aware of. He also said that projections do not justify building a new high school. Asked the Board of Commissioners to support the recommendation of the Board of Education to pursue the purchase of the fairgrounds property.

Jimmy Wilkins, 457 White Oak Drive, Roxboro, NC –Board of Education, Vice Chairman - He, Mr. King & Mr. Powell and have looked at and toured many sites and cannot find property that is suitable for needs and that would justify the expense to fix. The Board of Education has done all it. The project is a necessity. The Board of Commissioners has been kept in the open about all activities of Board of Education.

Commissioner Jimmy Clayton: The total cost of the project will be less. Providing facilities re the county's responsibility and the county's only consideration is total cost of project – if it is a fair price. The Board of Education has brought the request to the Board for consideration.

Commissioner Puryear: It is not the Board of Commissioners job to decide which site, but its job to decide if it is good judgment to spend the tax dollars. He was not sure this is the best economical choice that can be offered. There are other options out there to save money. Over \$40,000 an acre is not a good choice. Also concerned about traffic.

Commissioner Yarborough: The Board of Education has done due diligence on the project. They have worked hard to bring the price of a new facility down. Convinced the Board of Education needs the property.

Commissioner Bowes: Proposed site has amenities and is the best site offered. Not the Board of Commissioners' responsibility to determine location, only if cost is reasonable.

Chairman Lunsford: Favored granting Board of Education request to purchase property. This proposal is the best one offered. The Board of Education has worked diligently to stay within cost restrictions and to find a suitable location for the bus garage.

Thereupon, upon **motion** of Commissioner Jimmy Clayton, **seconded** by Commissioner Lunsford, the Board of Commissioners determined to acquire, to the extent necessary, the fee or any lesser interest in the real and personal property included in the Project, including specifically the site of the new school bus garage/maintenance facility, for use by the Person County Schools System in order to proceed with a plan by the County and the Board of Education for the financing of the cost of the Project. Such motion was approved by the following vote:

Ayes: Commissioners Johnny Myrl Lunsford, Jimmy B. Clayton, Larry E. Yarborough, Larry H. Bowes.

Noes: Commissioner Kyle W. Puryear.

Thereupon, the Chairman of the Board of Commissioners announced that the public hearing was closed.

I, Faye T. Fuller, Clerk to the Board of Commissioners for the County of Person, North Carolina, DO HEREBY CERTIFY that the foregoing is an accurate copy of so much of the recorded minutes of a regular meeting of said Board held on March 12, 2007. I HEREBY FURTHER CERTIFY that a schedule of regular meetings of said Board, stating that regular meetings of said Board are held in the Commissioners' Meeting Room in the Person County Office Building, in Roxboro, North Carolina, on the first and third Mondays of each month at 7:00 P.M. and 9:00 A.M., respectively, has been on file in my office as of a date not less than seven days before the date of said meeting in accordance with G.S. §143-318.12.

WITNESS my hand and the corporate seal of said County, this 13th day of March 2007.

Faye T. Fuller, CMC
Clerk to the Board of Commissioners