

Public Service Announcement

The Watauga County Board of Commissioners Meeting scheduled for 5:30 P.M. on Tuesday, May 18, 2021, will be held in person in the Commissioners' Board Room located in the Administration Building at 814 West King Street. A public hearing will be held to allow citizen comment on the Manager's FY 22 Recommended Budget. A sign-up sheet will be in the lobby outside of the Board Room prior to the meeting for those wishing to speak during the public hearing. All presenters as well as speakers for the public hearing will be in person only. In consideration of the ongoing COVID-19 Pandemic the meeting will also be available to view live electronically through Zoom.

The Board Packet, including the agenda, is available on the County's website at:

http://www.wataugacounty.org/App_Pages/Dept/BOC/boardpacket.aspx

The public may view the meeting live through the following access:

Calling: +1 929 205 6099 and entering the following:

Meeting ID: 838 3535 9771

Password: 12345

OR

Clicking the following link:

<https://us02web.zoom.us/j/83835359771?pwd=bkt6aGkvZnF2aFM4MnhQUjE0cUNqUT09>

Public Comments will be in person as well. A sign-up sheet for public comments will also be available in the lobby outside of the Board Room prior to the meeting.

A recording of this meeting will be available by 5:00 P.M. on Wednesday, May 19, 2021, on the County's website at:

http://www.wataugacounty.org/App_Pages/Dept/BOC/boardpacket.aspx

Please call the Watauga County Manager's Office at 828-265-8000 if you have any questions.

**TENTATIVE AGENDA & MEETING NOTICE
BOARD OF COUNTY COMMISSIONERS**

**TUESDAY, MAY 18, 2021
5:30 P.M.**

**WATAUGA COUNTY ADMINISTRATION BUILDING
COMMISSIONERS BOARD ROOM**

TIME	#	TOPIC	PRESENTER	PAGE
5:30	1	CALL REGULAR MEETING TO ORDER		
	2	APPROVAL OF MINUTES: May 4, 2021, Regular Meeting May 4, 2021, Closed Session		1
	3	APPROVAL OF THE MAY 18, 2021, AGENDA		7
5:35	4	PUBLIC HEARING TO ALLOW CITIZEN COMMENT ON THE FY 2022 PROPOSED BUDGET	MR. DERON GEOUQUE	9
5:40	5	CORONAVIRUS (COVID-19) COMMUNITY UPDATE	MS. JENNIFER GREENE	11
5:45	6	“STATE OF REAL ESTATE” REPORT	MR. PATRICK MORGAN	13
5:50	7	WATAUGA COUNTY SCHOOLS LOTTERY FUNDS REQUEST	MS. LY MARZE	31
5:55	8	TAX MATTERS	MR. LARRY WARREN	
		A. Monthly Collections Report		33
		B. Refunds and Releases		35
		C. Property Tax Appeal		43
6:00	9	CAPITAL EQUIPMENT TO CAPITAL TOWERS BUDGET AMENDMENT REQUEST	MR. WILL HOLT	45
6:05	10	MISCELLANEOUS ADMINISTRATIVE MATTERS	MR. DERON GEOUQUE	
		A. Request for Declaration of Surplus and Sale – WCSO K-9		47
		B. Vehicle Bid Award Request		51
		C. Boards and Commissions		53
		D. Announcements		55
6:10	11	PUBLIC COMMENT		56
7:10	12	BREAK		56
7:15	13	CLOSED SESSION Attorney/Client Matters – G. S. 143-318.11(a)(3)		56
7:30	14	ADJOURN		

AGENDA ITEM 2:

APPROVAL OF MINUTES:

May 4, 2021, Regular Meeting

May 4, 2021, Closed Session

DRAFT**MINUTES****WATAUGA COUNTY BOARD OF COMMISSIONERS
TUESDAY, MAY 4, 2021**

The Watauga County Board of Commissioners held a regular meeting, as scheduled, on Tuesday, May 4, 2021, at 5:30 P.M. remotely with the meeting originating in the Commissioners' Board Room located in the Watauga County Administration Building, Boone, North Carolina.

Chairman Welch called the remote electronic meeting to order at 5:32 P.M. The following were present:

PRESENT: John Welch, Chairman
Carrington Pertalion, Commissioner
Charlie Wallin, Commissioner
Larry Turnbow, Commissioner
Anthony di Santi, County Attorney
Deron Geouque, County Manager
Anita J. Fogle, Clerk to the Board

Commissioner Wallin opened with a prayer and Commissioner Turnbow led the Pledge of Allegiance.

Vice-Chairman Kennedy was not in attendance due to a prior commitment.

APPROVAL OF MINUTES

Chairman Welch called for additions and/or corrections to the May 4, 2021, regular meeting and closed session minutes.

Commissioner Turnbow, seconded by Commissioner Pertalion, moved to approve the May 4, 2021, regular meeting minutes as presented.

VOTE: Aye-4(Welch, Pertalion, Turnbow, Wallin)
Nay-0
Absent-1(Kennedy)

Commissioner Turnbow, seconded by Commissioner Pertalion, moved to approve the May 4, 2021, closed session minutes as presented.

VOTE: Aye-4(Welch, Pertalion, Turnbow, Wallin)
Nay-0
Absent-1(Kennedy)

APPROVAL OF AGENDA

Chairman Welch called for additions and/or corrections to the May 4, 2021, agenda.

Commissioner Wallin, seconded by Commissioner Peralion, moved to approve the May 4, 2021, agenda as presented.

VOTE: Aye-4(Welch, Peralion, Turnbow, Wallin)
Nay-0
Absent-1(Kennedy)

CONSIDERATION OF PROPOSED RESOLUTION EXPRESSING THE APPRECIATION OF THE WATAUGA COUNTY BOARD OF COMMISSIONERS

Chairman Welch read a proposed resolution expressing appreciation for the assistance received from other law enforcement agencies, public safety agencies, individuals, organizations and businesses throughout the County's recent tragedy which resulted in the deaths of Sergeant Chris Ward and Deputy Logan Fox.

Commissioner Peralion, seconded by Commissioner Turnbow, moved to adopt the "Resolution Expressing the Appreciation of the Watauga County Board of Commissioners for the Assistance Received to Our Community During the Tragic Event of April 28, 2021, and the Ensuing Aftermath" as presented.

VOTE: Aye-4(Welch, Peralion, Turnbow, Wallin)
Nay-0
Absent-1(Kennedy)

CORONAVIRUS (COVID-19) COMMUNITY UPDATE

County Manager Geouque stated that Ms. Jennifer Greene, AppHealthCare Director, had a prior commitment and was not available to provide an update on the Coronavirus (COVID-19).

STATE OF EMERGENCY (SOE) DISCUSSION

A modified State of Emergency was presented for the County which would impact the method County meetings would be held. The section addressing electronic meetings had been removed. Future meetings of the Board of Commissioners and County affiliated Boards and Commissions would adhere to the North Carolina Open Meetings Law followed prior to the beginning of the COVID-19 pandemic. Meetings would be held with attending Board/Commission members in person and proof of COVID-19 vaccination would not be required. The proposed recommended effective date was May 5, 2021, at 12:00 A.M.

Commissioner Turnbow, seconded by Commissioner Wallin, moved to approve the amended State of Emergency as presented with the effective date of May 5, 2021, at 12:00 A.M.

VOTE: Aye-4(Welch, Peralion, Turnbow, Wallin)
Nay-0
Absent-1(Kennedy)

FY 2022 APPALCART CONTRACTS

Mr. Craig Hughes, AppalCART Director, gave an update on services. Ridership was down due to the COVID-19 pandemic. The first electric bus and charging station was being ordered. Two routes would be added in August. Mr. Hughes presented four contracts for FY 2022 transportation services for the County including the Project on Aging and Social Services Departments. The proposed rates for the Project on Aging, Department of Social Services, and other County functions were \$2.28 per direct mile. Mr. Hughes also presented a contract for the POA Meal delivery with a \$1.45 per direct mile rate. The rate was one of the rare instances that direct miles and service miles were about the same. Thus, the rate of \$1.45 versus the \$2.28 rate proposed in the other contracts. The \$1.45 rate had previously been the same for the last five (5) years.

Commissioner Turnbow, seconded by Commissioner Peralion, moved to approve the AppalCART four contracts for Project on Aging, Project on Aging Meals, Social Services, and Watauga County as presented.

VOTE: Aye-4(Welch, Peralion, Turnbow, Wallin)
Nay-0
Absent-1(Kennedy)

SHERIFF'S OFFICE REQUEST FOR AXON BODY CAMERA PROGRAM/CONTRACT YEAR 5 PAYMENT

Chairman Welch extended condolences to Captain Justin Wood prior to his presentation in regards to the recent tragedy of losing two officers in the line of duty. Captain Justin Wood thanked Chairman Welch and added that the support was appreciated. Captain Wood requested approval for payment of the final installment for the purchase and service contract for the Axon body cameras along with licensing fees and cloud-based storage. Adequate funds were budgeted in the current FY 2020-2021 budget.

Commissioner Turnbow, seconded by Commissioner Peralion, moved to pay Axon for the final installment payment of the body cameras along with licensing fees and cloud-based storage in the amount of \$20,636.73.

VOTE: Aye-4(Welch, Peralion, Turnbow, Wallin)
Nay-0
Absent-1(Kennedy)

MISCELLANEOUS ADMINISTRATIVE MATTERS

A. Presentation of the FY 2022 Capital Improvement Plan (CIP)

County Manager Geouque presented his FY 2021-2022 Capital Improvement Plan (CIP) for review prior to discussion during the upcoming budget work sessions.

B. Presentation of the Manager's FY 2022 Recommended Budget

County Manager Geouque presented his Recommended FY 2022 Budget and reviewed highlights. Mr. Geouque announced the upcoming budget work sessions scheduled on Thursday, May 13, 2021, beginning at 12:00 P.M. and Friday, May 14, 2021 at 9:00 A.M. A public hearing was scheduled on May 18, 2021, at 5:30 P.M. to allow citizen comment on the proposed budget.

C. Proposed Property & Liability Insurance and Workers Compensation Renewals Request

County Manager Geouque presented proposed renewal rates for property and liability insurance and workers compensation. The rate for property and liability was \$205,592 which was a \$10,071 increase and the rate for workers compensation remains the same at \$237,279. Based on prior years' claims experience, staff is recommending continuing the property deductible at \$5,000. The Manager's recommended budget includes adequate funds to cover the insurance premiums.

Commissioner Pertalion, seconded by Commissioner Wallin, moved to accept the renewals for property and liability insurance and workers compensation from the North Carolina Association of County Commissioners (NCACC), in the amount of \$205,592 and \$237,279 respectively.

VOTE: Aye-4(Welch, Pertalion, Turnbow, Wallin)
Nay-0
Absent-1(Kennedy)

D. Announcements

County Manager Geouque announced the following:

- Budget work sessions were scheduled for May 13, 2021, from 12:00 P.M. to 8:00 P.M. and May 14, 2021 from 9:00 A.M. to 1:00 P.M., respectively.
- A public hearing would be held on Tuesday, May 18, 2021, at 5:30 P.M. to allow for citizen comment on the Manager's FY 2022 Recommended Budget.
- Watauga County Offices were scheduled to close at 12 noon on Thursday, May 6, 2021, to allow for employees to attend the service for our recently fallen officers.

Chairman Welch announced the funeral arrangements for Sergeant Chris Ward and Deputy Logan Fox. The service would begin at 3:00 P.M. on Thursday, May 6, 2021, in the Convocation Center on the Campus of Appalachian State University.

PUBLIC COMMENT

There was one public comment submitted from the Watauga County Historical Society.

CLOSED SESSION

At 6:05 P.M., Commissioner Wallin, seconded by Commissioner Turnbow, moved to enter Closed Session to discuss Attorney/Client Matters, per G. S. 143-318.11(a)(3).

VOTE: Aye-4(Welch, Peralion, Turnbow, Wallin)
Nay-0
Absent-1(Kennedy)

Commissioner Turnbow, seconded by Commissioner Wallin, moved to resume the open meeting at 7:01 P.M.

VOTE: Aye-4(Welch, Peralion, Turnbow, Wallin)
Nay-0
Absent-1(Kennedy)

ADJOURN

Commissioner Peralion, seconded by Commissioner Wallin, moved to adjourn the meeting at 7:01 P.M.

VOTE: Aye-4(Welch, Peralion, Turnbow, Wallin)
Nay-0
Absent-1(Kennedy)

John Welch, Vice-Chairman

ATTEST:
Anita J. Fogle, Clerk to the Board

AGENDA ITEM 3:

APPROVAL OF THE MAY 18, 2021, AGENDA

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AGENDA ITEM 4:

PUBLIC HEARING TO ALLOW CITIZEN COMMENT ON THE FY 2022 PROPOSED BUDGET

MANAGER’S COMMENTS:

A public hearing has been scheduled to allow citizen comment on the Manager's Recommended Budget for Fiscal Year 2022. At the conclusion of the public hearing, you may wish to schedule an additional work session to make any additional changes prior to staff preparing the budget ordinance for adoption at one of the Board’s June meetings.

Direction from the Board is requested.

PUBLIC HEARING NOTICE

The Watauga County Manager's Recommended Budget for Fiscal Year 2021/2022 has been submitted to the Watauga County Board of Commissioners as of Tuesday, May 4, 2021. A copy of the Proposed Budget is available for public inspection online at www.wataugacounty.org, at the County Manager's Office located in the Watauga County Administration Building at 814 West King Street, Boone, North Carolina; and at the Public Libraries in Boone, Blowing Rock and the Western Watauga Community Center. A public hearing on the proposed budget shall be held on Tuesday, May 18, 2021, at 5:30 P.M. to allow public comment. Those wishing to speak during the public hearing will be need to attend in person. A sign up sheet will be available in the lobby prior to the meeting. The meeting will also be available to view live electronically; however, participation will be in person only. The public may view the meeting by calling: +1 929 205 6099. Once you call, you will be prompted to enter the following: Meeting ID: 838 3535 9771 and Password: 12345. A recording of this meeting will be available by 5:00 P.M. on Wednesday, May 19, 2021, on the County's website at: http://www.wataugacounty.org/App_Pages/Dept/BOC/boardpacket.aspx. If you have questions, please call 265-8000.

JOHN WELCH
CHAIRMAN

AGENDA ITEM 5:

CORONAVIRUS (COVID-19) COMMUNITY UPDATE

MANAGER'S COMMENTS:

Ms. Jennifer Greene, AppHealthCare Director, will provide an update on the Coronavirus (COVID-19).

The report is for information only; therefore, no action is required.

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AGENDA ITEM 6:**“STATE OF REAL ESTATE” REPORT****MANAGER’S COMMENTS:**

Patrick Morgan, President of NC Realtors, will discuss a Housing Needs Assessment of the High Country. Two links are included summarizing sales in the High Country area.

<https://www.highcountryrealtors.org/posts/2021/01/13/2020-home-sales-set-new-record>

<https://www.highcountryrealtors.org/posts/2021/04/16/land-home-sales-continue-surge-in-march>

Also included is a proposal letter from Bowen National Research to do a Housing Needs Assessment of the High Country. NC Realtors wish to work with partners from four counties in the High Country to fund the study. NC Realtors would secure a grant for half of the cost with the remaining to be paid for by the four counties. Approximately \$9,000 to \$10,000 would be the responsibility of the four counties.

Should the Board desire to proceed with the assessment you may wish to make the commitment contingent upon the participation of other counties. Staff seeks Board direction.



December 17, 2020

Mr. Michael Cooper
NC REALTORS
4511 Weybridge Ln
Greensboro, NC 27407
Email: mcooper@ncrealtors.org

Dear Mr. Cooper,

We are pleased to submit a proposal to conduct a Housing Needs Assessment for the High-Country area of North Carolina, which encompasses Alleghany, Ashe, Avery and Watauga counties. In addition to the standard work elements cited below, we have also included *optional* work elements, along with the associated fees for such services.

A standard Housing Needs Assessment would contain the following work elements:

- **Establish a Primary Study Area (PSA):** The PSA will include the four subject counties in aggregate. We will also present and evaluate data for each of the four subject counties individually, referred to as Submarket Study Areas (SSAs).
- **Demographic Analysis:** We will identify the population and household characteristics and trends within the study areas including such things as household income, size, tenure (renter and owner), and age cohort. The demographic data will be analyzed and displayed for 2000, 2010, 2020, and 2025.
- **Economic Trend Analysis:** We will evaluate numerous economic characteristics and trends for each study area. These data sets include the employment by occupation/job sector, wages by occupation, identification of top individual employers and assessment of potential changes, unemployment rates, total employment, in-place employment and employee mobility patterns. We will use the preceding economic metrics to determine how economic conditions and trends are impacting the demand for housing. Interviews with local employers and economic development representatives will be conducted to obtain insight on local employment trends and potential changes (expansions or layoffs) in the employment base.
- **Housing Supply Analysis:** Housing stock characteristics will be analyzed and displayed for the Study Areas (based on U.S. Census data and ACS data), including housing tenure (renter-occupied vs. owner-occupied), vacancy rates by tenure, age of housing, types of housing supply (single-family, duplex, multifamily, etc.), general housing condition (based on evaluation of substandard housing conditions cited in U.S. Census), housing values, rent levels, building permit data and cost burdened households. This data will be used to supplement the on-site housing data we will collect, as described below.



155 E. Columbus Street, Suite 220
Pickerington, Ohio 43147
(614) 833-9300
www.bowennational.com

- **Housing Market Conditions:** Bowen National Research will utilize an in-house research and “boots on the ground” research approach to collect housing data within the study area. Detailed maps of all housing types identified will be provided.
- **Multifamily Rental Housing:** We will identify multifamily rental housing properties, including government-subsidized and affordable Tax Credit properties, as well as market-rate properties (generally with more than 10 units at a single location). An in-person field survey will be completed for the study area and will be used to measure the overall strength of the rental market. This in-person survey also allows our firm to conduct a visual exterior inspection of each property to rate its overall condition and neighborhood location. Detailed data will be collected including rental rates, subsidy types, vacancy rates, amenities, year built, utility responsibility, Housing Choice Voucher holders, etc. We will also identify housing developments that are at-risk of losing rent subsidies and expiring use restrictions for Low-Income Housing Tax Credit developments.
- **Non-Conventional Rentals:** Through online resources such as Craigslist and area property management websites, we will inventory *available* non-conventional rental properties, such as duplexes, single-family homes, mobile homes, units over storefronts, etc. This inventory will be limited to only what can be identified as “available for-rent” at the time of our analysis and will not include a comprehensive list of all such units that are currently rented/occupied. However, secondary data will be presented and evaluated to assess certain attributes (such as rents, age, size, etc.) of non-conventional rentals.
- **For-Sale Housing:** We will obtain for-sale home data for the market from sources such as Multiple Listing Services, Realtor.com, local tax assessor, and other sources. Data will be collected and analyzed for both historical sales (typically for the past 3 to 5 years) and available for-sale housing alternatives. We will evaluate product by price point, bedroom type, year built, days on market, and location.
- **Development Pipeline, Building Permits and Foreclosures:** Building statistics will be evaluated and interviews with officials familiar with the residential development pipeline will be interviewed. The research will describe the likelihood of construction, timing of the project, and its impact on the market. We will evaluate the area’s pre-foreclosure and foreclosure activity (i.e. filings), over the past 6 to 12 months.
- **Housing Demand (Gap Analysis):** Based on the existing housing stock within the study areas and current demographics, a housing gap analysis will be completed for the PSA and each county submarket and will be shown for a five-year projection period. The gap analysis will determine whether a deficit or surplus of housing units exists for households at various income bands for both rental and for-sale housing. The actual income stratifications that will be studied can be negotiated between the parties. The demand analysis will consider current household estimates, household growth projections by income and tenure, additional units required for a balanced market, replacement of substandard housing and account for potential commuter support.

- **Evaluation of Community Services:** We will include an inventory of key community services within the community (e.g. schools, shopping, recreation, medical, public safety, and employment opportunities) to determine how the abundance or lack of such services may impact housing decisions within the community. An overview of Appalachian State University (enrollment, housing, etc.) and a discussion of how the university affects the local housing market. We will also include a map of notable identified services in the study areas.
- **Stakeholder Input:** While numerous methods are available to collect input from community stakeholders, our firm has had significant success in collecting stakeholder input from online surveys. These surveys will provide valuable insight into the area housing market, analyzing current market conditions and perceptions, barriers to development and development alternatives in the area. Stakeholders will be asked for input on what housing products should be a priority for the area. We will incorporate the results of the interviews into our recommendations for future housing needs. *The client will need to assist in providing a list of potential stakeholders that we can interview. We will also enable the client to review and contribute to the stakeholder survey instrument.*

Individuals to be interviewed will include, but not be limited to:

- Housing authority representatives
 - Government officials
 - Economic development officials
 - Chambers of Commerce representatives
 - Realtor associations
 - Neighborhood organizations
 - Rental property managers
 - Real estate agents
 - Social service providers
 - Local housing developers
- **Conclusions/Recommendations:** The report and conclusions will provide government entities, area housing professionals, and other interested stakeholders with the base of knowledge to make informed strategic decisions on housing priorities and plans. Specific conclusions and recommendations will include the following:
 - We will provide a summary of the city's overall housing market needs, including priorities for the types of housing in greatest need. We will provide a quantitative summary of the different types of rental and for-sale housing by rent/price point and corresponding household income levels that are needed. This analysis will enable the client to understand their greatest housing needs and allow them to begin to structure policies and/or establish incentives to support targeted housing product.
 - We will outline various strategies, such as policies, priorities and incentives that will encourage and direct the development of various product types (e.g. affordable and market-rate), housing tenures and market segments (family and senior). This may include modification of current policies and incentives in place in the market and/or the introduction of new policies and incentives.

The fee for a Standard Housing Needs Assessment would be \$19,000 and the study can be completed within approximately six months.

Additional work elements that could be considered as add-on items are included in the table on the following pages.

Work Elements	
Task	Task Assignment & Cost
Standard Market Study: Work elements will include items listed on the previous page associated with demographics, economics, housing supply, and housing gap estimates. Additional, optional, items can be selected from the list below.	<input type="checkbox"/> \$19,000
Optional Services	
Senior Care Housing: Identification and survey of senior care housing, including independent living, assisted living and nursing care facilities.	<input type="checkbox"/> \$2,500
Vacation Rental Analysis: Identification of advertised vacation rentals (single-family homes, condos, cottages, etc.) as well as typical lease rates. We will also interview local real estate professionals and/or vacation rental agencies to obtain anecdotal comment regarding persons who may be choosing to move into their vacation/second homes full-time.	<input type="checkbox"/> \$1,500
Residential Blight: Identification of residential units suffering blight. A representative of Bowen National Research will drive streets and inventory blight, while also attempting to identify possible property neglect through tax delinquencies, code violations, etc.).	<input type="checkbox"/> \$1,900
Residential Development Opportunities: Identification of vacant land and buildings of a certain size that could potentially support residential development. Lower price of \$500 assumes the client will provide all locations, sizes (acres or square footage), zoning, etc. from a recently-completed Land Use Plan, while higher price assumes Bowen will drive streets and use online sources to identify development opportunities. All properties will be photographed.	<input type="checkbox"/> \$1,900
Crime Analysis: Collection of local crime data and conclusions as to how higher concentration of crime impacts current housing and future housing development.	<input type="checkbox"/> \$500
Transportation Analysis: Location of major employment centers and their relationship to transportation costs, availability to public transit and a drive-time analysis will be provided to determine how employment and transportation may influence housing market conditions and demand. Our analysis will also take into consideration the impact that transportation costs may have on housing decisions made by area residents.	<input type="checkbox"/> \$500
Parking Analysis: Inventory of parking options and collection of information on their fees, if applicable. We will provide conclusions as to the suitability of existing parking.	<input type="checkbox"/> \$1,000
Special Needs* Analysis: We will provide an overview of special needs populations (e.g. homeless, disabled, victims of domestic violence, etc.) that includes information on the designated population, housing provided for this population, financial assistance provided, etc. The \$1,900 fee includes the analysis of 3 groups; Additional groups can be studied @ \$750.	<input type="checkbox"/> \$1,900*
Resident Survey: An online survey will be conducted to solicit input from area residents on current housing characteristics and issues, along with input on housing preferences and needs. Bowen will work with the client to advertise and promote the survey in an effort to create awareness and participation in the survey.	<input type="checkbox"/> \$4,000
Employer Survey: We will develop and implement an online survey instrument that would be completed by the area's largest employers. The survey would be used to help refine our understanding of the area's housing needs and also serve as an instrument to educate and encourage the support from the private sector (e.g. corporations, developers, employers, investors, philanthropists, etc.) and the public sector (government, economic development, etc.) to address housing issues. The impact of COVID-19 will also be incorporated into the survey. Bowen assumes the client will assist in identifying employers to be surveyed and conducting outreach efforts to such employers.	<input type="checkbox"/> \$3,000
Barriers to Development – Overview of typical residential development costs, availability of land/buildings (adaptive reuse), government regulation, and other common barriers. Analysis will be done with use of published secondary data sources, review of online resources, and stakeholder interviews.	<input type="checkbox"/> \$3,000

*Client will provide list of special needs groups to be studied.

While the standard assessment is expected to take approximately five to six months to complete, the selection of optional work elements may extend the delivery date of the study by an additional one to two months, depending upon the options selected.

Deliverables

Deliverables for the analysis will include:

- Monthly progress reports (either in writing or via conference call).
- Preliminary draft of the report in PDF format.
- Final version of the report in PDF format. Color copies can be provided for \$30 per copy.

Payment Schedule

The table below summarizes the invoicing schedule for this assignment.

Invoicing Schedule
Contract Execution (25%)
Draft Report (50%)
Final Report (25%)

We are happy to discuss and/or negotiate pricing, timing, and payment terms in further detail if needed.

Thank you for giving us the opportunity to present this proposal to you. Please let us know if you have any questions.

Respectfully,



Patrick M. Bowen
Bowen National Research
patrickb@bowennational.com

Additional Contact:

Desireé Johnson
Director of Operations
desireej@bowennational.com

Housing Needs Assessment
High Country, North Carolina
Agreement for Services

The undersigned parties agree to the terms outlined in this proposal. Based upon the research elements selected in the table on the previous pages, the total fee for this assignment is _____.

NC REALTORS

Signature: _____

Printed Name: _____

Date: _____

Bowen National Research

Signature: _____

Printed Name: Patrick M. Bowen

Date: 12/17/20



January 19-21, 2021

400 Respondents

194 Wireless Respondents, 37 VOIP, 169 Landline

Margin of error: ± 4.9 percentage points

National Association of REALTORS® NC - High Country Smart Growth Frequencies

Q.2 Sex of respondent (INTERVIEWER CODE--DO NOT ASK RESPONDENT)

	Total
Male	49
Female	52

Q.3 How would you describe the quality of life in the [COUNTY] area - excellent, good, just fair or poor?

	Total
Excellent	35
Good	50
Just fair	12
Poor	2
(Don't know/refused)	0
Excellent/Good	85
Just Fair/Poor	15
Excellent/Good - Just Fair/Poor	71

Q.4 Thinking more about quality of life and the area where you live, I am going to read to you a list of things that help define quality of life. Please tell me how you would rate each one in [COUNTY], as either excellent, good, just fair or poor. Here's the first one.

(RANDOMIZE) (PROMPT) Would you rate that as excellent, good, just fair or poor?

	Excellent	Good	Just fair	Poor	(Dk/Ref)	Exc/Gd	Fr/Pr	Net
A. [COUNTY] as a place to raise children.	44	39	9	4	4	83	13	70
B. [COUNTY] as a place to work.	11	32	34	19	5	42	53	-11
C. [COUNTY] as a destination for day trips for tourists and residents of surrounding areas.	52	34	9	4	0	87	13	73
D. [COUNTY] as a place to retire.	41	41	9	5	4	82	14	68
E. Shopping, dining, and entertainment options in [COUNTY].	9	37	39	14	1	46	53	-7
F. The roads and transportation infrastructure in [COUNTY].	10	49	30	11	0	59	41	19
G. The cost of living in [COUNTY].	10	40	36	14	0	49	50	-1
H. Access to healthcare facilities, including hospitals, clinics and doctors' offices in [COUNTY].	17	47	26	10	-	64	36	28
I. The quality of public education in [COUNTY]	27	38	17	4	14	65	21	44
J. The cost of housing in [COUNTY].	5	31	37	24	3	36	61	-25
K. The availability and types of housing choices in [COUNTY].	7	36	36	18	2	43	55	-11

Q.5 Next I am going to read some issues that people say should be a priority for the local government and elected officials in the High Country area. Please rate each of the following using a scale of one to seven, where one means that issue is not a priority for you at this time, and seven means that issue is a top priority for you at this time. Of course, you can use any number between one and seven, the higher the number the higher the priority you place on that issue. (READ ITEM, RANDOMIZE)

	Not a priority	2	3	4	5	6	Top priority	(Dk/ Ref)	Mean	1-3	5-7
A. Attracting businesses and creating jobs	6	3	9	11	20	13	38	1	5.3	18	71
B. Protecting open space, like fields, forests, and farmland, from development	5	3	5	8	20	15	44	1	5.6	12	79
C. Improving the availability of affordable housing	7	5	8	10	22	14	33	1	5.1	20	69
D. Improving and expanding the public transportation system	12	11	14	17	21	11	14	1	4.1	37	46
E. Holding the line on local taxes and fees	5	5	9	17	19	15	28	2	5.0	19	62
F. Repairing roads and bridges	4	5	9	12	23	18	29	0	5.1	18	69
G. Managing and planning for growth and development	7	5	7	13	28	15	25	2	5.0	18	68
H. Providing high quality public education	5	3	5	7	14	15	52	1	5.8	12	80
I. Expanding access to broadband	11	5	7	12	19	14	30	2	4.9	23	63

Q.6 Switching gears a bit, I would like to ask you some questions about housing options in [COUNTY]. Overall, would you say that the cost to buy a house in [COUNTY] today is (ROTATE FIRST TO LAST AND LAST TO FIRST) too high, about right, or too low?

	Total
Too high	61
About right	32
Too low	2
(Don't know/refused)	6
Too high - Too low	59

Q.7 And would you say that the cost to rent an apartment in [COUNTY] is (ROTATE FIRST TO LAST AND LAST TO FIRST) too high, about right, or too low?

	Total
Too high	57
About right	27
Too low	2
(Don't know/refused)	15
 Too high - Too low	 55

Q.8 When it comes to housing options in [COUNTY], things like apartment buildings, town homes, mobile homes, and single-family homes, would you say there are enough different housing options available for people who want to live in this area? Yes or no.

	Total
Yes	43
No	55
(Don't know/refused)	3
 Yes - No	 -12

Q.9 And do you think there is (ROTATE TOO MUCH/TOO LITTLE) too much, too little, or the right amount of each of the following in [COUNTY]?

(RANDOMIZE)

(PROMPT) Would you say there is (ROTATE TOO MUCH/TOO LITTLE) too much, too little, or the right amount of (READ ITEM) in [COUNTY]?

	Too much	Too little	Right amount	(Dk/Ref)	Net
A. New houses and apartments being built	23	33	40	4	-17
B. New stores and offices being built	11	45	41	3	-31
C. Housing for people with moderate incomes	5	45	46	4	-41
D. Housing for people with low incomes	3	73	19	5	-16
E. Housing for older people with special needs or who are looking to downsize	2	63	28	8	-26
F. Housing for younger people and those who are just getting started in their careers	6	61	30	4	-25

Q.10 Do you currently subscribe to internet service at your home?

(IF YES) Do you subscribe to high-speed broadband service such as DSL, cable, or fiber optic service; to satellite service; to dial-up service; or to something else?

	Total
Yes, high-speed	71
Yes, satellite	5
Yes, dial-up	1
Yes, something else	5
No	14
(Don't know/refused)	4
Total Yes	82
Total Yes - No	68

(118 respondents)

Q.11 (IF NOT "YES, HIGH-SPEED" IN Q.10) And in your own words, what is the biggest reason why you do not have high-speed internet at home?

(RECORD)

	Total
No need for it/No computer	27
Not available/Not offered	19
Too expensive	16
Too far from the road/live in mountains	5
The providers refuse to expand the service	4
Too old to start/have it	4
Options are limited	3
Lack of fiber optic lines	2
No access	2
Other	20
None	3
Don't know/refused	7

Q.12 Next, I am going to read you a series of statements that have to do with internet access in the High Country region. Regardless of your personal internet usage, please tell me whether you (ROTATE) agree or disagree with each one.

The first/next statement is... (READ STATEMENT -- RANDOMIZE) (PROMPT) Do you (ROTATE) agree or disagree with that statement?

(FOLLOW UP) Is that strongly AGREE/DISAGREE or somewhat AGREE/DISAGREE?

	Strong agree	Smwt agree	Smwt disagree	Strong disagree	(Dk/Ref)	Total agree	Total disagree	Net
A. Broadband service is widely available in the High Country.	19	31	19	23	9	49	42	7
B. When available, the monthly cost of broadband service is affordable for most families in the High Country.	10	32	29	23	7	41	52	-11
C. Access to high-speed internet is essential for K-12 students.	81	11	2	3	3	92	5	87
D. When available, broadband service is consistent and reliable in the High Country.	22	39	19	14	7	60	32	28
E. In today's workforce, employees need access to reliable, high-speed internet at home.	72	21	3	2	1	93	6	88

Q.13 Now I'm going to ask you a few questions about your own housing situation. How long have you lived in the High Country area?

	Total
Less than 5 years	19
5 to 10 years	11
11 to 20 years	13
More than 20 years	56
(Don't know/refused)	1
Less than or equal to 10 years	31
More than 10 years	69
Less than or equal to 10 years - More than 10 years	-39

Q.14 And do you currently own your home, rent your home, or are you living with friends or family?

	Total
Own	74
Rent	19
Living with friends or family	7
(Don't know/refused)	1

Q.15 How much of a financial strain on your budget is paying your rent or mortgage each month? Is it (ROTATE FIRST TO LAST AND LAST TO FIRST) a significant strain, a slight strain, not much of a strain, or no strain at all?

	Total
A significant strain	12
A slight strain	22
Not much of a strain	21
No strain at all	42
(Don't know/refused)	4
Significant/Slight strain	34
Not much/No strain	63
Significant/Slight strain - Not much/No strain	-29

Q.16 How worried are you personally about missing a rent or mortgage payment in the next three months? Are you (ROTATE FIRST TO LAST, LAST TO FIRST) very worried, somewhat worried, not too worried, or not worried at all?

	Total
Very worried	4
Somewhat worried	10
Not too worried	17
Not worried at all	67
(Don't know/refused)	2
Very/Somewhat worried	14
Not too/Not at all worried	85
Very/Somewhat worried - Not too/Not at all worried	-71

Q.17 Finally, I would like to ask you a few questions for statistical purposes. In what year were you born? (DON'T KNOW/REFUSED = 0000)

	Total
18-29	16
30-39	16
40-49	14
50-64	24
65+	29
(Don't know/refused)	2

Q.18 What is the last year of schooling that you have completed? (DO NOT READ LIST)

	Total
1 - 11th grade	4
High school graduate	20
Non-college post H.S.	2
Some college	32
College graduate	22
Post-graduate school	19
(Don't know/refused)	2
H.S. or less	25
Post H.S.	34
College Graduate	40
Not College	58

Q.19 What is your marital status -- are you married, single, separated, divorced, or widowed?

	Total
Married	56
Single	25
Separated/divorced	10
Widowed	8
(Don't know/refused)	1

Q.20 Do you have any children under the age of 18 that live either half-time or full-time in your household?

	Total
Yes	27
No	72
(Refused)	1
Yes - No	-44

Q.21 In terms of your job status, are you employed, unemployed but looking for work, retired, a student, or a homemaker?

	Total
Employed	50
Homemaker	5
Retired	35
Student	4
Unemployed but looking for work	3
(Don't know/refused)	3

Q.22 And do you consider yourself to be White, African American or Black, Hispanic or Latino, Asian, or something else?

	Total
White	89
African American or Black	2
Hispanic or Latino	2
Asian	1
Something else	4
(Don't know/refused)	3

Q.23 What is your annual household income? Just stop me when I get to the right amount. (READ OPTIONS TOP TO BOTTOM)

	Total
Less than \$25,000	17
\$25,000 to \$50,000	23
\$50,001 to \$75,000	17
\$75,001 to \$100,000	12
\$100,001 to \$125,000	8
More than \$125,000	12
(Refused)	11
Less than or equal to \$75K	57
More than \$75K	32
Less than or equal to \$75K - More than \$75K	25

Q.25 Region by County

	Total
Alleghany	9
Ashe	23
Avery	16
Watauga	52

Q.27 Phone line type

	Total
Landline	42
VOIP	9
Wireless	49

Party Registration

	Total
Democrat	20
Unaffiliated	33
Republican	32
Unregistered	15

Survey Methodology

American Strategies designed and administered this telephone survey conducted by professional interviewers. The survey reached 400 adults, age 18 or older, who indicated their primary residence was in Alleghany, Avery, Ashe, or Watauga counties in North Carolina. The survey was conducted from January 19-21, 2021.

Forty-nine percent of respondents were reached on wireless phones, nine percent on VOIP phones, and forty-two percent on landlines. Quotas were assigned to reflect the demographic distribution of the voting age population of Alleghany, Avery, Ashe, and Watauga counties, and the data were weighted to ensure an accurate reflection of the population. The sample was drawn from a third-party vendor file. The overall margin of error is +/- 4.9%. The margin of error for subgroups is larger and varies. Percentage totals may not add up precisely due to rounding.

AGENDA ITEM 7:

WATAUGA COUNTY SCHOOLS LOTTERY FUNDS REQUEST

MANAGER'S COMMENTS:

Ms. Ly Marze, Watauga County Schools Director of Finance, will request the release of funds from the State Education Lottery Fund. A total amount of \$75,000 is being requested for the replacement of the rubber gym floor at Blowing Rock Elementary School for safety and floor integrity.

Board approval is required to release the requested funds.

**APPLICATION
PUBLIC SCHOOL BUILDING CAPITAL FUND
NORTH CAROLINA EDUCATION LOTTERY**

Approved: _____

Date: _____

County: Watauga County

Contact Person: Ly Marze

LEA: Watauga County Schools

Title: Finance Officer

Address: 175 Pioneer Trail, Boone, NC

Phone: 828-264-7190

Project Title: Gym Floor

Location: Blowing Rock School

Type of Facility: K-8 School

North Carolina General Statutes, Chapter 18C, provides that a portion of the proceeds of the North Carolina State Lottery Fund be transferred to the Public School Building Capital Fund in accordance with G.S. 115C-546.2. Further, G.S. 115C-546.2 (d) has been amended to include the following:
(3) No county shall have to provide matching funds...
(4) A county may use monies in this Fund to pay for school construction projects in local school administrative units and to retire indebtedness incurred for school construction projects.
(5) A county may not use monies in this Fund to pay for school technology needs.

As used in this section, "Public School Buildings" shall include only facilities for individual schools that are used for instructional and related purposes, and does not include central administration, maintenance, or other facilities. **Applications must be submitted within one year following the date of final payment to the Contractor or Vendor.**

Short description of Construction Project: Replace rubber gym floor for safety and floor integrity

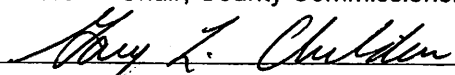
Estimated Costs:

Purchase of Land _____	\$ _____	
Planning and Design Services _____	_____	
New Construction _____	_____	
Additions / Renovations _____	_____	
Repair _____	_____	75,000.00
Debt Payment / Bond Payment _____	_____	
TOTAL _____	\$ _____	75,000.00

Estimated Project Beginning Date: June 2021 Est. Project Completion Date: July 2021

We, the undersigned, agree to submit a statement of state monies expended for this project within 60 days following completion of the project.

The County Commissioners and the Board of Education do hereby jointly request approval of the above project, and request release of \$ 75,000.00 from the Public School Building Capital Fund (Lottery Distribution). We certify that the project herein described is within the parameters of G.S. 115C-546.

(Signature — Chair, County Commissioners)	(Date)
	<u>5-10-21</u>
(Signature — Chair, Board of Education)	(Date)

AGENDA ITEM 8:

TAX MATTERS

A. Monthly Collections Report

MANAGER'S COMMENTS:

Mr. Larry Warren, Tax Administrator, will present the Monthly Collections Report and be available for questions and discussion.


The report is for information only; therefore, no action is required.

Monthly Collections Report**Watauga County**

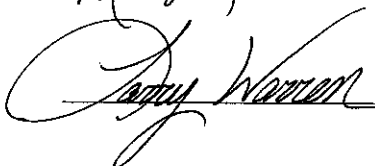
Bank deposits of the following amounts have been made and credited to the account of Watauga County. The reported totals do not include small shortages and overages reported to the Watauga County Finance Officer

Monthly Report April 2021

	<u>Current Month</u> <u>Collections</u>	<u>Current Month</u> <u>Percentage</u>	<u>Current FY</u> <u>Collections</u>	<u>Current FY</u> <u>Percentage</u>	<u>Previous FY</u> <u>Percentage</u>
<u>General County</u>					
Taxes 2020	304,922.61		35,870,679.26	98.56%	97.97%
Prior Year Taxes	82,416.32		453,659.12		
Solid Waste User Fees	36,986.44		2,593,704.60	97.46%	96.68%
Green Box Fees	601.39		1,415.50	NA	NA
Total County Funds	\$424,926.76		\$38,919,458.48		
<u>Fire Districts</u>					
Foscoe Fire	4,933.38		469,135.84	98.82%	98.29%
Boone Fire	9,884.18		892,133.78	98.47%	98.04%
Fall Creek Service Dist.	12.95		9,432.60	96.89%	91.64%
Beaver Dam Fire	1,676.64		107,320.40	97.01%	94.07%
Stewart Simmons Fire	5,856.72		247,450.93	98.59%	98.25%
Zionville Fire	1,412.94		112,278.24	96.87%	95.97%
Cove Creek Fire	4,323.68		241,151.52	97.79%	96.76%
Shawneehaw Fire	768.07		98,588.77	97.67%	98.82%
Meat Camp Fire	3,438.29		209,803.37	97.71%	95.45%
Deep Gap Fire	2,725.59		184,227.63	97.67%	96.88%
Todd Fire	278.29		61,709.83	98.84%	98.72%
Blowing Rock Fire	4,759.21		493,018.29	99.29%	98.36%
M.C. Creston Fire	436.17		5,907.55	91.00%	92.60%
Foscoe Service District	732.95		74,090.91	97.87%	98.59%
Beech Mtn. Service Dist.	13.86		1,675.67	99.94%	95.39%
Cove Creek Service Dist.	0.00		324.15	100.00%	100.00%
Shawneehaw Service Dist	125.99		6,364.32	94.34%	96.20%
	\$41,365.96		\$3,205,181.20		
<u>Towns</u>					
Boone	25,337.03		5,970,890.55	98.98%	98.75%
Municipal Services	1,877.71		134,204.02	98.23%	96.39%
Boone MV Fee	NA	NA	NA	NA	NA
Blowing Rock	NA	NA	NA	NA	NA
Seven Devils	NA	NA	NA	NA	NA
Beech Mountain	NA	NA	NA	NA	NA
Total Town Taxes	\$27,214.74		\$6,105,094.57		
Total Amount Collected	\$493,507.46		\$48,229,734.25		



Tax Collections Director



Tax Administrator

AGENDA ITEM 8:

TAX MATTERS

B. Refunds and Releases

MANAGER'S COMMENTS:

Mr. Warren will present the Refunds and Releases Reports. Board action is required to accept the Refunds and Releases Reports.

04/30/2021 11:06
Larry.Warren

WATAUGA COUNTY
RELEASES - 04/01/2021 TO 04/30/2021

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OWNER NAME AND ADDRESS	CAT YEAR PROPERTY REASON	BILL	EFF DATE	JUR	REF NO	VALUE	CHARGE	AMOUNT
1410976 ANDREWS, GLENN D JR AND PAULANNE 130 BIRCHWOOD DR BOONE, NC 28607	RE 2020	17819	04/30/2021			181,362	F02	108.82
	2920-34-6878-000			F02			G01	730.89
	TAX RELEASES				7774		SWF	80.00
	HOUSE IS CONDEMNED							919.71
1560171 ANDREWS, PAULANNE L ANDREWS, GLENN D JR 130 BIRCHWOOD DR BOONE, NC 28607	RE 2020	17837	04/30/2021			0	F02	18.30
	2920-35-3152-000			F02			G01	122.92
	TAX RELEASES				7775			
	PARCEL SHOULD HAVE BEEN DEACTIVATED							141.22
1009414 BAUMGARDNER, EARL C/O MICHAEL BUMGARDNER 1369 MABEL SCHOOL ROAD ZIONVILLE, NC 28698	RE 2020	30237	04/30/2021			0	F06	64.35
	1984-75-0078-000			F06			G01	518.66
	TAX RELEASES				7780		SWF	80.00
	PARCEL SHOULD HAVE BEEN DEACTIVATED							663.01
1761105 BELL, INGRID BROWN BROWN, INGRID PO BOX 170 MOUNTAIN CITY, TN 37683	RE 2017	22452	04/30/2021			62,400	F06	44.50
	1994-21-1032-000			F06			G01	314.17
	TAX RELEASES				7760		SWF	80.00
	HOUSE AND 1 ACRE SOLD							438.67
1761105 BELL, INGRID BROWN BROWN, INGRID PO BOX 170 MOUNTAIN CITY, TN 37683	RE 2018	22593	04/30/2021			62,400	F06	31.20
	1994-21-1032-000			F06			G01	220.27
	TAX RELEASES				7759		SWF	80.00
	HOUSE AND 1 ACRE SOLD							331.47
1761105 BELL, INGRID BROWN BROWN, INGRID PO BOX 170 MOUNTAIN CITY, TN 37683	RE 2019	22873	04/30/2021			62,400	F06	44.50
	1994-21-1032-000			F06			G01	358.67
	TAX RELEASES				7758		SWF	80.00
	HOUSE AND 1 ACRE SOLD							483.17
1761105 BELL, INGRID BROWN BROWN, INGRID PO BOX 170 MOUNTAIN CITY, TN 37683	RE 2020	30249	04/30/2021			62,400	F06	31.20
	1994-21-1032-000			F06			G01	251.47
	TAX RELEASES				7757		SWF	80.00
	HOUSE AND 1 ACRE SOLD							362.67
1760522 GRINDLEY, ERIC S. 7017 ASHLEY ROSE DR CARY, NC 27519-7503	PP 2017	779	04/30/2021			0	F02	.48
	1637			F02			G01	2.82
	TAX RELEASES				7766		F02L	.05
	OWNER SOLD PROPERTY IN 2016-MOVED TO CARY NC						G01L	.28
								3.63

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Larry.Warren

WATAUGA COUNTY
RELEASES - 04/01/2021 TO 04/30/2021

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OWNER NAME AND ADDRESS	CAT YEAR PROPERTY REASON	BILL	EFF DATE	JUR	REF NO	VALUE	CHARGE	AMOUNT
1760522 GRINDLEY, ERIC S. 7017 ASHLEY ROSE DR CARY, NC 27519-7503	PP 2018	715	04/30/2021			0	F02	.43
	1637			F02			G01	2.54
	TAX RELEASES				7765		F02L	.04
	OWNER SOLD PROPERTY IN 2016-MOVED TO CARY NC						G01L	.25
								3.26
1760522 GRINDLEY, ERIC S. 7017 ASHLEY ROSE DR CARY, NC 27519-7503	PP 2019	642	04/30/2021			0	F02	.39
	1637			F02			G01	2.62
	TAX RELEASES				7764		F02L	.04
	OWNER SOLD PROPERTY IN 2016-MOVED TO CARY NC						G01L	.26
								3.31
1760522 GRINDLEY, ERIC S. 7017 ASHLEY ROSE DR CARY, NC 27519-7503	PP 2020	1639	04/30/2021			0	F02	.39
	1637			F02			G01	2.62
	TAX RELEASES				7763		F02L	.04
	OWNER SOLD PROPERTY IN 2016-MOVED TO CARY NC						G01L	.26
								3.31
1633448 HAMPTON GRADING INC PO BOX 1390 BLOWING ROCK, NC 28605	PP 2019	3671	04/30/2021			0	G01	220.32
	633448999			F05			F05	46.47
	TAX RELEASES				7761		G01L	22.03
	BUSINESS DISSOLVED						F05L	4.65
								293.47
1633448 HAMPTON GRADING INC PO BOX 1390 BLOWING ROCK, NC 28605	PP 2020	2186	04/30/2021			0	G01	221.69
	633448999			F05			F05	46.76
	TAX RELEASES				7762		G01L	22.17
	BUSINESS DISSOLVED						F05L	4.68
								295.30
1768635 NORRIS, HAROLD NORRIS, MARY 577 FAIRVIEW HEIGHTS BOONE, NC 28607	RE 2020	39288	04/30/2021			14,200	F09	7.10
	2923-25-8582-000			F09			G01	57.23
	TAX RELEASES				7777		SWF	80.00
	HOUSE IS NOT LIVEABLE							
								144.33
1609989 QUERY, FREDERICK DELMAS QUERY, LYNDA PITTMAN 5939 WEST FRIENDLY AVE APT 64 D GREENSBORO, NC 27410	RE 2017	14011	04/30/2021			0	F04	13.05
	1954-12-0045-000			F04			G01	92.13
	TAX RELEASES				7770			
	PROPERTY FORECLOSED ON IN 2013							
								105.18

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Larry.Warren

WATAUGA COUNTY
RELEASES - 04/01/2021 TO 04/30/2021

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tncrapt

OWNER NAME AND ADDRESS	CAT YEAR PROPERTY REASON	BILL	EFF DATE	JUR	REF NO	VALUE CHARGE	AMOUNT
1609989 QUERY, FREDERICK DELMAS QUERY, LYNDA PITTMAN 5939 WEST FRIENDLY AVE APT 64 D GREENSBORO, NC 27410	RE 2018	14085	04/30/2021			0 F04	5.65
	1954-01-9937-000			F04		G01	39.89
	TAX RELEASES				7771		
	PROPERTY WAS FORECLOSED ON IN				2013		45.54
1609989 QUERY, FREDERICK DELMAS QUERY, LYNDA PITTMAN 5939 WEST FRIENDLY AVE APT 64 D GREENSBORO, NC 27410	RE 2019	14229	04/30/2021			0 F04	5.65
	1954-01-9937-000			F04		G01	45.54
	TAX RELEASES				7772		
	PROPERTY WAS FORECLOSED ON IN				2013		51.19
1609989 QUERY, FREDERICK DELMAS QUERY, LYNDA PITTMAN 5939 WEST FRIENDLY AVE APT 64 D GREENSBORO, NC 27410	RE 2020	27756	04/30/2021			0 F04	5.65
	1954-01-9937-000			F04		G01	45.54
	TAX RELEASES				7773		
	PROPERTY WAS FORECLOSED ON IN				2013		51.19
1616775 RAYMOND, KAREN M 878 RED CEDAR RD BOONE, NC 28607	RE 2020	29755	04/30/2021			0 F05	79.73
	2858-27-5572-000			F05		G01	378.01
	TAX RELEASES				7776		
	PARCEL SHOULD HAVE BEEN DEACTIVATED						457.74
9004026 STACKS, LEON III HEIRS PO BOX 161 BOONE, NC 28607	PP 2019	3782	04/30/2021			0 SWF	80.00
	641830999			F02		G01	17.77
	TAX RELEASES				7779	F02	2.65
	SOLD MH TO BRADFORD PARK IN				2018	G01L	1.78
						F02L	.27
							102.47
9004026 STACKS, LEON III HEIRS PO BOX 161 BOONE, NC 28607	PP 2020	1904	04/30/2021			0 SWF	80.00
	641830999			F02		G01	17.25
	TAX RELEASES				7778	F02	2.57
	SOLD MH TO BRADFORD PARK IN				2018	G01L	1.73
						F02L	.26
							101.81
1170968 WARREN, JOSEPH LAWRENCE 146 WARREN LANE ZIONVILLE, NC 28698-	PP 2020	2707	04/30/2021			0 G01	11.49
	393602000			F07		F07	1.43
	TAX RELEASES				7768	G01L	1.15
	SOLD EQUIPMENT/REMOVED MH					F07L	.14
DETAIL SUMMARY	COUNT: 22	RELEASES - TOTAL				445,162	5,015.86

04/30/2021 11:06
Larry.Warren

WATAUGA COUNTY
RELEASES - 04/01/2021 TO 04/30/2021

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RELEASES - CHARGE SUMMARY FOR ALL CLERKS

YEAR	CAT	CHARGE	AMOUNT	
2017	RE	F04	BEAVER DAM FIRE RE	13.05
2017	RE	F06	ZIONVILLE FIRE RE	44.50
2017	RE	G01	WATAUGA COUNTY RE	406.30
2017	RE	SWF	SANITATION USER FEE	80.00
2017	PP	F02	BOONE FIRE PP	.48
2017	PP	F02L	BOONE FIRE LATE LIST	.05
2017	PP	G01	WATAUGA COUNTY PP	2.82
2017	PP	G01L	WATAUGA COUNTY LATE LIST	.28
2017 TOTAL			547.48	
2018	RE	F04	BEAVER DAM FIRE RE	5.65
2018	RE	F06	ZIONVILLE FIRE RE	31.20
2018	RE	G01	WATAUGA COUNTY RE	260.16
2018	RE	SWF	SANITATION USER FEE	80.00
2018	PP	F02	BOONE FIRE PP	.43
2018	PP	F02L	BOONE FIRE LATE LIST	.04
2018	PP	G01	WATAUGA COUNTY PP	2.54
2018	PP	G01L	WATAUGA COUNTY LATE LIST	.25
2018 TOTAL			380.27	
2019	RE	F04	BEAVER DAM FIRE RE	5.65
2019	RE	F06	ZIONVILLE FIRE RE	44.50
2019	RE	G01	WATAUGA COUNTY RE	404.21
2019	RE	SWF	SANITATION USER FEE	80.00
2019	PP	F02	BOONE FIRE PP	3.04
2019	PP	F02L	BOONE FIRE LATE LIST	.31
2019	PP	F05	STEWART SIMMONS FIRE PP	46.47
2019	PP	F05L	STEWART SIMMONS FIRE LATE LIST	4.65
2019	PP	G01	WATAUGA COUNTY PP	240.71
2019	PP	G01L	WATAUGA COUNTY LATE LIST	24.07
2019	PP	SWF	SANITATION USER FEE	80.00
2019 TOTAL			933.61	
2020	RE	F02	BOONE FIRE RE	127.12
2020	RE	F04	BEAVER DAM FIRE RE	5.65
2020	RE	F05	STEWART SIMMONS FIRE RE	79.73
2020	RE	F06	ZIONVILLE FIRE RE	95.55
2020	RE	F09	MEAT CAMP FIRE RE	7.10
2020	RE	G01	WATAUGA COUNTY RE	2,104.72
2020	RE	SWF	SANITATION USER FEE	320.00
2020	PP	F02	BOONE FIRE PP	2.96
2020	PP	F02L	BOONE FIRE LATE LIST	.30
2020	PP	F05	STEWART SIMMONS FIRE PP	46.76
2020	PP	F05L	STEWART SIMMONS FIRE LATE LIST	4.68
2020	PP	F07	COVE CREEK FIRE PP	1.43
2020	PP	F07L	COVE CREEK FIRE LATE LIST	.14
2020	PP	G01	WATAUGA COUNTY PP	253.05
2020	PP	G01L	WATAUGA COUNTY LATE LIST	25.31
2020	PP	SWF	SANITATION USER FEE	80.00
2020 TOTAL			3,154.50	
SUMMARY TOTAL			5,015.86	

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Larry.Warren

WATAUGA COUNTY
RELEASES - 04/01/2021 TO 04/30/2021

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RELEASES - JURISDICTION SUMMARY FOR ALL CLERKS

JUR	YEAR	CHARGE	AMOUNT	
F02	2017	F02	BOONE FIRE PP	.48
F02	2017	F02L	BOONE FIRE LATE LIST	.05
F02	2017	G01	WATAUGA COUNTY PP	2.82
F02	2017	G01L	WATAUGA COUNTY LATE LIST	.28
F02	2018	F02	BOONE FIRE PP	.43
F02	2018	F02L	BOONE FIRE LATE LIST	.04
F02	2018	G01	WATAUGA COUNTY PP	2.54
F02	2018	G01L	WATAUGA COUNTY LATE LIST	.25
F02	2019	F02	BOONE FIRE PP	3.04
F02	2019	F02L	BOONE FIRE LATE LIST	.31
F02	2019	G01	WATAUGA COUNTY PP	20.39
F02	2019	G01L	WATAUGA COUNTY LATE LIST	2.04
F02	2019	SWF	SANITATION USER FEE	80.00
F02	2020	F02	BOONE FIRE PP	130.08
F02	2020	F02L	BOONE FIRE LATE LIST	.30
F02	2020	G01	WATAUGA COUNTY PP	873.68
F02	2020	G01L	WATAUGA COUNTY LATE LIST	1.99
F02	2020	SWF	SANITATION USER FEE	160.00
			F02 TOTAL	1,278.72
F04	2017	F04	BEAVER DAM FIRE RE	13.05
F04	2017	G01	WATAUGA COUNTY RE	92.13
F04	2018	F04	BEAVER DAM FIRE RE	5.65
F04	2018	G01	WATAUGA COUNTY RE	39.89
F04	2019	F04	BEAVER DAM FIRE RE	5.65
F04	2019	G01	WATAUGA COUNTY RE	45.54
F04	2020	F04	BEAVER DAM FIRE RE	5.65
F04	2020	G01	WATAUGA COUNTY RE	45.54
			F04 TOTAL	253.10
F05	2019	F05	STEWART SIMMONS FIRE PP	46.47
F05	2019	F05L	STEWART SIMMONS FIRE LATE LIST	4.65
F05	2019	G01	WATAUGA COUNTY PP	220.32
F05	2019	G01L	WATAUGA COUNTY LATE LIST	22.03
F05	2020	F05	STEWART SIMMONS FIRE PP	126.49
F05	2020	F05L	STEWART SIMMONS FIRE LATE LIST	4.68
F05	2020	G01	WATAUGA COUNTY PP	599.70
F05	2020	G01L	WATAUGA COUNTY LATE LIST	22.17
			F05 TOTAL	1,046.51
F06	2017	F06	ZIONVILLE FIRE RE	44.50
F06	2017	G01	WATAUGA COUNTY RE	314.17
F06	2017	SWF	SANITATION USER FEE	80.00
F06	2018	F06	ZIONVILLE FIRE RE	31.20
F06	2018	G01	WATAUGA COUNTY RE	220.27
F06	2018	SWF	SANITATION USER FEE	80.00
F06	2019	F06	ZIONVILLE FIRE RE	44.50
F06	2019	G01	WATAUGA COUNTY RE	358.67
F06	2019	SWF	SANITATION USER FEE	80.00
F06	2020	F06	ZIONVILLE FIRE RE	95.55
F06	2020	G01	WATAUGA COUNTY RE	770.13
F06	2020	SWF	SANITATION USER FEE	160.00

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 Larry.Warren

WATAUGA COUNTY
 RELEASES - 04/01/2021 TO 04/30/2021

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RELEASES - JURISDICTION SUMMARY FOR ALL CLERKS

JUR	YEAR	CHARGE	AMOUNT
		F06 TOTAL	2,278.99
F07	2020	F07 COVE CREEK FIRE PP	1.43
F07	2020	F07L COVE CREEK FIRE LATE LIST	.14
F07	2020	G01 WATAUGA COUNTY PP	11.49
F07	2020	G01L WATAUGA COUNTY LATE LIST	1.15
		F07 TOTAL	14.21
F09	2020	F09 MEAT CAMP FIRE RE	7.10
F09	2020	G01 WATAUGA COUNTY RE	57.23
F09	2020	SWF SANITATION USER FEE	80.00
		F09 TOTAL	144.33
		SUMMARY TOTAL	5,015.86

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AGENDA ITEM 8:

TAX MATTERS

C. Property Tax Appeal

MANAGER'S COMMENTS:

The Board of Equalization and Review tabled a matter regarding Carroll and Carroll Properties so that staff could obtain the opinions of the County Attorney, John Bridgers with Land Records for the Secretary of State, and Chris McLaughlin with the School of Government.

The consensus of the opinions received was that the County properly changed the value of the subject property. The issue of the plat being recorded without the owner's knowledge is irrelevant. The tax office discovered that the property was misclassified and corrected the error moving forward.

Board approval is required to accept the decision and action taken by the Tax Department staff.

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AGENDA ITEM 9:

CAPITAL EQUIPMENT TO CAPITAL TOWERS BUDGET AMENDMENT REQUEST

MANAGER'S COMMENTS:

Mr. Will Holt, Emergency Services Director, will request the Board authorize the use of \$35,000 from the Emergency Communications line in the County's CIP. Additional funding is being requested due to the recent purchase of the Sampson property.

Board action is required to authorize the use of \$35,000 from the Emergency Communications line in the County's CIP.



Watauga County Emergency Services

184 Hodges Gap Rd, Suite D
Boone, NC 28607
Phone 828-264-4235
Fax 828-265-7617



Fire Marshal ♦ Emergency Management ♦ Communications

May 11, 2021

To: Board of Commissioners

CC: Deron Geouque, County Manager
Misty Watson, Finance Director
Anita Fogle, Clerk to the Board

Subject: Budget Amendment from Capital – Equipment to Capital – Towers

Board of Commissioners,

Please consider my request to amend the current FY21 budget by moving \$35,000 from the capital reserve fund to the Capital Outlay-Towers line. This is due to purchase of the land for the Sampson area for the joint Watauga/VIPER tower.

Respectfully,

Will Holt
ES Director

AGENDA ITEM 10:**MISCELLANEOUS ADMINISTRATIVE MATTERS*****A. Request for Declaration of Surplus and Sale – WCSO K-9*****MANAGER’S COMMENTS:**

In honor and memory of Deputy Logan Fox, the Sheriff’s Office is requesting to declare his K-9 partner “Raven,” as surplus and sold to his father. General Statutes allow for the dog to be sold for a negotiated price by order of the Board of Commissioners. In order for staff to carry out the order, the Board must adopt a resolution and advertise the sale for ten days prior to the sale. Staff requests that Raven be declared surplus and sold for a fee of \$1.00 to Deputy Fox’s father Tim Fox. County staff will personally pay the \$1.00 fee.

Board action is required to declare Raven surplus and adopt the resolution and advertise the sale for ten days prior to the sale. Upon completion of the ten-day notice, Raven will be presented to Tim Fox who will bare all future expenses related to the care of Raven.

STATE OF NORTH CAROLINA

DRAFT

COUNTY OF WATAUGA

**Resolution Authorizing the Sale of Personal Property
Worth Less Than \$30,000 (G.S. 160A-266; 267)**

WHEREAS, Watauga County owns certain items of personal property that have become surplus for its current needs; and

WHEREAS, the Watauga County Sheriff’s Office has a K-9 named Raven whose handler, Deputy Logan Fox, was killed in the line of duty; and

WHEREAS, North Carolina General Statute § 160A-266 permits the county to sell such property by private sale, upon authorization by the Board of Commissioners at a regular meeting and notice to the public; and

WHEREAS, the Watauga County Board of Commissioners is convened in a regular meeting.

NOW, THEREFORE, BE IT RESOLVED by the Watauga County Board of Commissioners that:

1. The Board of Commissioners authorizes the County Manager to sell by private sale this K-9 “Raven” according to the North Carolina General Statute 160A-266, and make this K-9 available to Deputy Fox’s father, Tim, who will be responsible for all further medical and housing expenses once K-9 “Raven” is retired.
2. The Clerk to the Board of Commissioners shall publish a notice summarizing this resolution, and no sale may be executed pursuant to this resolution until at least 10 days after the day the notice is published.

ADOPTED this the 18th day of May, 2021.

John Welch, Chairman
Watauga County Board of Commissioners

ATTEST:

Anita J. Fogle, Clerk to the Board

§ 160A-266. Methods of sale; limitation.

(a) Subject to the limitations prescribed in subsection (b) of this section, and according to the procedures prescribed in this Article, a city may dispose of real or personal property belonging to the city by:

- (1) Private negotiation and sale;
- (2) Advertisement for sealed bids;
- (3) Negotiated offer, advertisement, and upset bid;
- (4) Public auction; or
- (5) Exchange.

(b) Private negotiation and sale may be used only with respect to personal property valued at less than thirty thousand dollars (\$30,000) for any one item or group of similar items. Real property, of any value, and personal property valued at thirty thousand dollars (\$30,000) or more for any one item or group of similar items may be exchanged as permitted by G.S. 160A-271, or may be sold by any method permitted in this Article other than private negotiation and sale, except as permitted in G.S. 160A-277 and G.S. 160A-279.

Provided, however, a city may dispose of real property of any value and personal property valued at thirty thousand dollars (\$30,000) or more for any one item or group of similar items by private negotiation and sale where (i) said real or personal property is significant for its architectural, archaeological, artistic, cultural or historical associations, or significant for its relationship to other property significant for architectural, archaeological, artistic, cultural or historical associations, or significant for its natural, scenic or open condition; and (ii) said real or personal property is to be sold to a nonprofit corporation or trust whose purposes include the preservation or conservation of real or personal properties of architectural, archaeological, artistic, cultural, historical, natural or scenic significance; and (iii) where a preservation agreement or conservation agreement as defined in G.S. 121-35 is placed in the deed conveying said property from the city to the nonprofit corporation or trust. Said nonprofit corporation or trust shall only dispose of or use said real or personal property subject to covenants or other legally binding restrictions which will promote the preservation or conservation of the property, and, where appropriate, secure rights of public access.

(c) A city council may adopt regulations prescribing procedures for disposing of personal property valued at less than thirty thousand dollars (\$30,000) for any one item or group of items in substitution for the requirements of this Article. The regulations shall be designed to secure for the city fair market value for all property disposed of and to accomplish the disposal efficiently and economically. The regulations may, but need not, require published notice, and may provide for either public or private exchanges and sales. The council may authorize one or more city officials to declare surplus any personal property valued at less than thirty thousand dollars (\$30,000) for any one item or group of items, to set its fair market value, and to convey title to the property for the city in accord with the regulations. A city official authorized under this section to dispose of property shall keep a record of all property sold under this section and that record shall generally describe the property sold or exchanged, to whom it was sold, or with whom exchanged, and the amount of money or other consideration received for each sale or exchange.

(d) A city may discard any personal property that: (i) is determined to have no value; (ii) remains unsold or unclaimed after the city has exhausted efforts to sell the property using any applicable procedure under this Article; or (iii) poses a potential threat to the public health or safety. (1971, c. 698, s. 1; 1973, c. 426, s. 42.1; 1983, c. 130, s. 1; c. 456; 1987, c. 692, s. 2; 1987 (Reg. Sess., 1988), c. 1108, s. 9; 1997-174, s. 6; 2001-328, s. 4; 2005-227, s. 3.)

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AGENDA ITEM 10:**MISCELLANEOUS ADMINISTRATIVE MATTERS*****B. Vehicle Bid Award Request*****MANAGER'S COMMENTS:**

Bids were solicited for a 2021 Subaru Forester and 2021 4X4 pickup truck. Five companies submitted bids for the Subaru and four for the 4X4 pickup truck. Subaru of Concord and the North Carolina Sheriff's Association were the lowest responsive bidders in the amount of \$24,934 and \$24,067, respectively. The total amount including tax and tags is \$50,483.03. Adequate funds are available in the current fiscal year to cover the purchase.

Staff recommends the Board award the bids to Subaru of Concord and the North Carolina Sheriff's Association for a 2021 Subaru Forester and 2021 Dodge Ram 1500 in the amount of \$50,483.03.

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AGENDA ITEM 10:

MISCELLANEOUS ADMINISTRATIVE MATTERS

C. Boards and Commissions

Workforce Development Board

Mr. Keith Deveraux, Director of High Country Council of Governments Work Force Development Board, has requested the appointment of Ms. Jessica Auten for a term ending on June 30, 2022. This is a first reading.

Economic Development Commission

Two (2) terms on the Economic Development Commission will expire in June. These are 3 year terms and members are eligible to be appointed for 2 consecutive terms. Mr. Tim Hodges has served 2 terms and is, therefore, ineligible for reappointment; a new appointee is needed. Ms. Angela King has served 1 term, is eligible and willing to be reappointed. This is a first reading.

Jeff Dreyer, Chair
Edward Hinson, Vice-Chair

468 New Market Blvd., Boone, NC 28607
Phone: 828-265-5434 Fax: 828-265-5439
www.highcountrywdb.com

MEMORANDUM

To: Anita Fogle, Clerk to the Watauga County Board of Commissioners

From: Keith Deveraux, Director

Subject: Request reappointment of Jessica Auten to the High Country Workforce Development Board

Date: May 4, 2021

Anita Fogle, I spoke with Jessica Auten and she would like to be appointed to the High Country Workforce Development Board. Her business is in Watauga County in the High Country Region. Please start the appointment process to have Jessica Auten appointed/confirmed to serve on the High Country Workforce Development Board. Please let me know if I can be of further assistance during this process.

1. Jessica Auten, General Manager
Courtyard by Marriott
1050 Hwy 105
Boone, NC 28607
Phone: (828)265-7676
Email: Jessica.Auten@marriott.com
Role (Seat): Watauga County
Private Sector Seat
Term Ends: 6/30/2022

Note: New appointment, I recommend that Jessica Auten be appointed to the High-Country Workforce Development Board.

AGENDA ITEM 10:

MISCELLANEOUS ADMINISTRATIVE MATTERS

D. Announcements

MANAGER'S COMMENTS:

The Trustees of Caldwell Community College & Technical Institute invites the Board of Commissioners to a meeting on Wednesday, May 19, 2021, at 6:00 P.M. at the Watauga Instructional Facility on Hwy 105 Bypass, Boone NC, in the new Student Services Building.

AGENDA ITEM 11:

PUBLIC COMMENT

AGENDA ITEM 12:

BREAK

AGENDA ITEM 13:

CLOSED SESSION

Attorney/Client Matters – G. S. 143-318.11(a)(3)