

Public Service Announcement

In order to maintain the safety of County residents, the Watauga County Board of Commissioners Meeting scheduled for 8:30 A.M. on Tuesday, August 4, 2020, will be conducted electronically. 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 access this meeting by:

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

Meeting ID: 896 1087 3034

Password: 12345

OR

Clicking the following link:

<https://us02web.zoom.us/j/89610873034?pwd=dk82N0ZzbENMSIFNM0dBjBhV3kyZz09>

The County is making every effort to ensure that the public is able to listen to the meeting and participate in the public comments portion. You may submit written public comment by email to: public.comments@watgov.org or by mail to:

Clerk to the Board of Commissioners
814 West King Street, Suite 205
Boone, NC 28607

Public comments received by 5:00 P.M. on Monday, August 3, 2020, will be available to view by the time of the meeting (August 4, 2020, at 8:30 A.M.) on the County's website at: http://www.wataugacounty.org/App_Pages/Dept/BOC/boardpacket.aspx

A recording of this meeting will be available by 5:00 P.M. on Tuesday, August 4, 2020, on the County's website at:
http://www.wataugacounty.org/App_Pages/Dept/BOC/boardpacket.aspx

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

**TUESDAY, AUGUST 4, 2020
8:30 A.M.**

**ELECTRONIC MEETING ORIGINATING FROM THE
WATAUGA COUNTY ADMINISTRATION BUILDING
COMMISSIONERS' CONFERENCE ROOM**

TIME	#	TOPIC	PRESENTER	PAGE
8:30	1	CALL REGULAR MEETING TO ORDER		
	2	APPROVAL OF MINUTES: JULY 21, 2020, REGULAR MEETING JULY 21, 2020, CLOSED SESSION		1
	3	APPROVAL OF THE AUGUST 4, 2020, AGENDA		13
8:35	4	CORONAVIRUS (COVID-19) COMMUNITY UPDATE	MS. JEN GREENE	15
8:40	5	SCHOOL BOARD REQUEST TO AMEND THE VALLE CRUCIS HISTORIC DISTRICT ORDINANCE	DR. SCOTT ELLIOTT	17
8:45	6	EMERGENCY SERVICES MATTERS	MR. WILL HOLT	
		A. Proposed Renewal of Priority Dispatch License		29
		B. Proposed Replacement of Radio Cache		33
8:50	7	MISCELLANEOUS ADMINISTRATIVE MATTERS	MR. DERON GEOUQUE	
		A. Proposed Forest Service Lease Agreement for Space in the East Annex		37
		B. Boards and Commissions		49
		C. Announcements		61
8:55	8	PUBLIC COMMENT	BY WRITTEN SUBMISSION	62
9:00	9	BREAK		62
9:05	10	CLOSED SESSION		62
		Attorney/Client Matters – G. S. 143-318.11(a)(3)		
		Land Acquisition – G. S. 143-318.11(a)(5)(i)		
9:30	11	ADJOURN		

AGENDA ITEM 2:

APPROVAL OF MINUTES:

July 21, 2020, Regular Meeting

July 21, 2020, Closed Session

DRAFT**MINUTES****WATAUGA COUNTY BOARD OF COMMISSIONERS
TUESDAY, JULY 21, 2020**

The Watauga County Board of Commissioners held a regular meeting, as scheduled, on Tuesday, July 21, 2020, at 5:30 P.M. remotely with the meeting originating in the Commissioners' Conference Room located in the Watauga County Administration Building, Boone, North Carolina.

Vice-Chairman Kennedy called the remote electronic meeting to order at 5:34 P.M. by calling roll with each Commissioner answering as present. The following were present:

PRESENT VIA ELECTRONIC MEANS:

Billy Kennedy, Vice-Chairman
 Larry Turnbow, Commissioner
 Charlie Wallin, Commissioner
 Perry Yates, Commissioner
 Anthony di Santi, County Attorney
 Deron Geouque, County Manager
 Anita J. Fogle, Clerk to the Board

Vice-Chairman Kennedy announced that Chairman Welch was not able to attend the meeting.

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

APPROVAL OF MINUTES

Vice-Chairman Kennedy called for additions and/or corrections to the June 16, 2020, regular meeting and closed session minutes.

Commissioner Yates, seconded by Commissioner Turnbow, moved to approve the June 16, 2020, regular meeting minutes as presented.

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

Commissioner Yates, seconded by Commissioner Turnbow, moved to approve the June 16, 2020, closed session minutes as presented.

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

APPROVAL OF AGENDA

Vice-Chairman Kennedy called for additions and/or corrections to the July 21, 2020, agenda.

Commissioner Turnbow, seconded by Commissioner Wallin, moved to approve the July 21, 2020, agenda as presented.

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

CORONAVIRUS (COVID-19) COMMUNITY UPDATE

Ms. Jennifer Greene, AppHealthCare Director, provided an update on the Coronavirus (COVID-19). The report was for information only and, therefore, no action was required.

SCHOOL BOARD REQUEST TO AMEND THE VALLE CRUCIS HISTORIC DISTRICT ORDINANCE

Dr. Scott Elliott, Watauga County School Superintendent, shared appreciation for AppHealthCare as well as the County Manager and Emergency Management Office for the help given while working on a return to school plan amid the COVID-19 pandemic.

Dr. Elliott shared a resolution recently adopted by the Watauga County Board of Education authorizing the acquisition of property located in the Valle Crucis area for a new elementary school. The property was approximately 14.4 acres at a cost of \$1,105,000. On behalf of the Watauga County Board of Education, Dr. Elliott requested the Board of Commissioners proceed with the following text amendment to the Valle Crucis Historic District Ordinance.

- 2.3 Exemption of Bona Fide Farms and Public Schools. This ordinance shall not be applicable to bona fide farm, but any use of farm property for non-farm purposes is subject to the regulations. Bone Fide Farm purposes include production of crops, fruits, vegetables, ornamental and flowering plants, dairy, poultry and all other forms of agricultural products having a domestic or foreign market.

Sections 2.4, 2.5 shall not be applicable to public schools.

County Manager Geouque stated that public comments, regarding the property purchase, were received after the deadline for the July 21 meeting and would be included with the August 4, 2020, Board meeting. Comments to be included in the August 4, 2020, Board meeting were due by 5:00 P.M. on Monday, August 3, 2020, and could be submitted through email to: public.comments@watgov.org or delivered to the County Manager's Office.

Vice-Chairman Kennedy tabled action to allow for the receipt of additional public comments.

PROPOSED PARKING STRUCTURES

Mr. Matthew Oetting, Project Manager with McGill Associates, stated that he had been working with the Town of Boone, who was in a partnership with the County, on a proposed parking deck to be located at the Town-owned Queen Street parking lot. Mr. Oetting presented two options which he had previously presented at the Town's meeting on July 16, 2020.

Option 1 would be a three level deck, 160,000 square feet, and would house 450 parking spaces in the structure and 33 spaces in the exterior lot. The estimated project cost for Option 1 was \$15,500,000. Option 2 would be a three level deck, 103,000 square feet, and house 270 spaces in the structure and 51 spaces in two exterior lots. The estimated project costs for Option 2 was \$10,000,000. The cost for both options excluded mechanical ventilation, temporary soil retainage, and land/easement acquisition. Mr. Oetting stated that he used the Appalachian State University Stadium Precinct Parking Deck for cost source data.

County Manager Geouque presented a rough draft of a potential parking deck at the County-owned Turner and Ginn lots. This would be a County project, separate from the joint Town/County contract for parking deck services. A two level parking deck on the Ginn lot would cost roughly \$3,500,000 per level and house 250 parking spaces. A parking lot with a deck that extended from the Ginn lot over the Turner lot would cost roughly \$2,500,000 and house 80 – 100 spaces.

Discussion was held during which Commissioner Turnbow stated that it was imperative for a Commissioner, the County and Town Managers, and a Town of Boone Council Member meet to discuss how much each entity would pay.

The presentation was for information only; therefore, no action was required.

TAX MATTERS

A. Monthly Collections Report

Tax Administrator, Mr. Larry Warren, presented the Tax Collections Report for the month of June 2020. The report was presented for information only and, therefore, no action was required.

B. Refunds and Releases

Mr. Warren presented the Refunds and Releases Report for June 2020 for Board approval:

TO BE TYPED IN MINUTE BOOK

Commissioner Yates, seconded by Commissioner Turnbow, moved to approve the Refunds and Releases Report for June 2020 as presented.

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

C. Annual Settlement of Tax Collector

Tax Administrator Warren presented the following Annual Settlement Statements for Fiscal Year 2020 for Board approval:

TO BE TYPED IN MINUTE BOOK

Commissioner Turnbow, seconded by Commissioner Yates, moved to approve the Annual Settlement Statements for Fiscal Year 2020.

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

D. Oath to Collect Taxes

Mr. Warren presented a proposed order granting authorization to collect taxes for Fiscal Year 2020. Once approved, a sworn oath would be administered to Tax Administrator Warren.

Commissioner Wallin, seconded by Commissioner Yates, moved to grant authorization for Tax Administrator Warren to collect taxes for Fiscal Year 2021.

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

E. Motor Vehicle Value Appeal

Mr. Larry Warren stated that Ms. Nancy Eastman had contacted the tax office to appeal the value of her 2015 Subaru Outback. Her tax bill was based on a value of \$11,000. The condition and mileage of her car was considered and adjusted to the value of \$9,460, which reduced her tax liability, by \$1.79. Mr. Warren advised her that he was not willing to adjust the vehicle further and, therefore, she appealed to the County Commissioners for consideration.

Since Ms. Eastman continued to appeal the value as adjusted by Mr. Warren, her appeal would be heard by the Motor Vehicle Valuation Review Committee (MVVRC). Since the last appeal reviewed by the committee was approximately 20 years ago, Mr. Warren requested the Board appoint the Board of Commissioners as the Motor Vehicle Valuation Review Committee to hear the appeal.

Commissioner Turnbow, seconded by Commissioner Wallin, moved to appoint the Board of Commissioners to serve as the Motor Vehicle Valuation Review Committee.

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

Since Ms. Eastman was present remotely with Mr. Warren the Board considered her appeal at this time. Ms. Eastman stated that she had gone to several local dealerships and asked them to value her car. Ms. Eastman stated that she believed the value should be \$8,365.

Mr. Warren stated that she presented the Kelley Blue Book print outs from the dealerships with each one reflecting "Trade In Value" and not Fair Market Value or Retail Value. NC Statute, 105-330.2 states, "...value is determined using the most currently available January 1 retail value of the vehicle." Mr. Warren stated that the value provided through the North Carolina Department of Motor Vehicles was \$9,460. That amount would depreciate by ten percent each year. This would cause the tax amount owed to be forty-four cents more than the value Ms. Eastman had requested.

MVVRC Member Turnbow, seconded by MVVRC Yates, moved to set the value of Ms. Eastman's 2015 Subaru Outback at the North Carolina Division of Motor Vehicles amount of \$9,460.

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

MAINTENANCE MATTERS

A. Bid Award Request for Health Department Chiller Repair

Mr. Robert Marsh, Maintenance Director, presented the following bids for a compressor for the chiller unit at the Health Department building:

BIDDER	NEW COMPRESSOR	REBUILT COMPRESSOR
HVAC, Inc.	\$17,854.00 (Includes refrigerant, 1-year warranty)	Refused to bid a rebuilt compressor but instead submitted proposal for complete chiller replacement (\$89,934.00)
Daikin	\$27,243.00 (Includes refrigerant)	\$21,320.00 (Includes refrigerant)
Hoffman	\$27,290.75 (Includes 5-year warranty; refrigerant not included)	\$16,586.42 (Includes refrigerant, 1-year warranty)

Mr. Marsh recommended the rebuilt compressor from Hoffman Mechanical Solutions in the amount of \$16,586.42. Hoffman Mechanical Solutions was the lowest responsive bidder for a rebuilt compressor. Mr. Marsh stated that the entire chiller unit was scheduled for replacement in Fiscal Year 2025 due to age and the phasing out of the R22 refrigerant units currently used. Adequate funds have been budgeted to cover the expense of the replacement which is expected

to last until the entire unit is replaced. Discussion was held as to whether it would be best to go ahead and replace the entire system at this time.

After discussion, Vice-Chairman Kennedy tabled consideration to allow staff time to obtain quotes for replacing the entire system.

B. Proposed Courthouse and Administration Building Roofing Project Design Build Amendment

Mr. Robert Marsh stated that Watauga County entered into a Design-Build agreement with Muter Construction on December 16, 2019, for the construction and design of a metal truss, standing seam metal roof for the Courthouse and a standing seam metal reroof for the Administration Building. Muter Construction has completed the construction drawings and cost analysis phase of the project.

The amendment to the design build contract was submitted on July 14, 2020, in the amount of \$835,686. The anticipated substantial completion date was to be 180 days from acceptance of this agreement. Adequate funds have been budgeted to cover this expense which was in line with the initial projected cost.

Commissioner Turnbow, seconded by Commissioner Yates, moved to approve the amendment for \$835,686 with Muter Construction for the construction and design of a metal truss, standing seam metal roof for the Courthouse, and a standing seam metal reroof for the Administration Building.

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

PROPOSED VENDING CONTRACT FOR COUNTY FACILITIES

On behalf of Mr. Stephen Poulos, Parks and Recreation Director; County Manager Geouque presented bid proposals from Triangle Vending Water and Coffee Service, High Country Vending, Pepsi Bottling Ventures and Coca-Cola Bottling Co. for vending services in County facilities. Triangle Vending Water and Coffee Service, based out of Jefferson, NC, was recommended to provide services for all Watauga County facilities, including the Community Recreation Center (CRC). References from Watauga Medical Center, Avery Mitchell Correction Facility, and Manheim Auto Auction in Statesville, NC, provided outstanding references for their services. The County Manager stated that upon choosing a vendor, a contract will be prepared.

Commissioner Turnbow, seconded by Commissioner Wallin, moved to award the bid for vending services to Triangle Vending Water and Coffee Service contingent upon the County Attorney either reviewing or preparing a contract for execution.

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

BUDGET AMENDMENTS

Ms. Misty Watson, Finance Director, reviewed the following budget amendments:

Account #	Description	Debit	Credit
103300-343306	CWMTF Grant		\$365,000
103839-384000	Donations – Brookshire Wetlands and Stream		\$115,000
104287-457001	Restoration	\$480,000	

The amendment recognized the completion of the Clean Water Management Trust Fund (CWMTF) Grant for wetlands construction on Brookshire Road as approved per Board action on June 19, 2018.

143300-343300	Adoption Promotion Funds		\$4,642
145410-440006	Adoption Proclamation	\$4,642	

The amendment recognized funds received from NC DHHS for the enhancement of programs to encourage and support adoption.

Commissioner Wallin, seconded by Commissioner Yates, moved to approve the budget amendments as presented by Ms. Watson.

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

MISCELLANEOUS ADMINISTRATIVE MATTERS

A. CARES Act Relief Funds Plan

County Manager Geouque stated that the North Carolina General Assembly authorized coronavirus relief funds in Session Law 2020-4. The legislation allocated \$150 million in funding to the 97 counties that did not receive direct federal funding from the Coronavirus Aid, Relief, and Economic Security (CARES) Act. In addition, it holds in reserve \$150 million subject to action by the federal government.

Watauga County received \$1,164,018 in relief funds in the first round. Staff developed a plan for the expenditure of the relief funds. The funds were recommended and approved to be distributed as follows:

- 1) Essential Local Government Response
 - a. Watauga County - \$100,000
 - b. Town of Beech Mountain – \$20,290
 - c. Town of Blowing Rock - \$21,153
 - d. Town of Boone - \$38,382
 - e. Town of Seven Devils - \$20,175
- 2) Healthcare Services - Appalachian Regional Healthcare System - \$200,000
- 3) Educational Support Services – Watauga County School System - \$125,000
- 4) Public Health Services – AppHealthCare - \$639,018

The North Carolina General Assembly authorized round two of the Coronavirus Relief Funds (CRF) under Session Law 2020-4. Watauga County received an additional \$1,090,280 in round two giving

a total between round one and round two of \$2,254,298. Of this total, \$563,575 was required to be allocated amongst the four municipalities in the County. The County could choose the allocation method in sharing CRF funds with the municipalities. The County allocated in round one \$100,000 to the Towns of Blowing Rock, Beech Mountain, Seven Devils, and Boone thus leaving an additional \$463,575 to be allocated.

The County Manager stated that staff recommended allocating the additional funds with a 20% base of the \$463,575 to each Town and the remaining balance to be allocated based on a per capita method as follows:

- | | |
|---------------------------|-----------|
| 1) Town of Beech Mountain | \$94,058 |
| 2) Town of Blowing Rock | \$98,061 |
| 3) Town of Boone | \$177,928 |
| 4) Town of Seven Devils | \$93,528 |
| 5) Watauga County | \$626,705 |

The County Manager stated that each Town would be required to submit their plan to the County by August 25, 2020, in order to meet the September 1, 2020, North Carolina Pro deadline. The County would amend the existing plan that the Board adopted previously to reflect the additional \$626,705.

Commissioner Turnbow, seconded by Commissioner Wallin, moved to adopt and submit the plan as presented to the North Carolina Office of State Budget and Management.

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

B. Appointment of the North Carolina Association of County Commissioners' (NCACC) Annual Conference Voting Delegate

County Manager Geouque stated that the North Carolina Association of County Commissioners' (NCACC) Annual Business Session would be held virtually on Thursday, August 6, 2020, at 11:00 A.M. The session would focus on elections for NCACC leadership positions. Each county in attendance was required to select a voting member for representation. Submission of the voting delegate was due Monday, August 3, 2020. More information on the Conference was available at: <https://www.ncacc.org/809/2020-Annual-Conference>.

Commissioner Yates, seconded by Commissioner Turnbow, moved to appoint Commissioner Wallin as the Watauga County Voting Delegate for the Business Session of the North Carolina Association of County Commissioners Annual Conference.

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

C. Proposed Amendments to the County's Electronic Meeting Policy

County Manager Geouque presented the following proposed amendments to the County's current Electronic Meeting Policy with the additions in red print and the deletions in strikethrough:

5. **Public Comment:** Citizens wishing to provide public comments during electronic meetings may send comments to public.comments@watgov.org. Comments received by 5:00 PM the day prior to the official meeting date will be ~~read by the Chairman and~~ made a part of the official record. Board members and/or Commissioners will be given an opportunity to respond to comments submitted. Comments received after the 5:00 PM deadline will be ~~read at the next regularly scheduled meeting and~~ made a part of the official record ~~with the same opportunity to comment.~~ ***of the next regularly scheduled Board meeting.***

The County Manager stated that public comments were included on the County's website for each electronic meeting and, therefore, the reading of the comments was an unnecessary duplication. The public would be better served by viewing the comments online versus trying to locate and listen to the Chairman read the public comments in the recording of the meeting. The County Manager stated that the change would eliminate duplication, better provide access to the public, and provide for a more efficient meeting. The County Manager suggested reading comments submitted for the meeting in progress with the new policy to be in effect for the August 4, 2020, and future electronic meetings.

Commissioner Turnbow, seconded by Commissioner Yates, moved to adopt the Electronic Meeting Policy as amended and to be effective beginning with the August 4, 2020, regular meeting.

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

D. Boards and Commissions

County Manager Geouque shared the following for consideration:

Economic Development Commission

Mr. Walter Kaudelka's term on the Economic Development Commission (EDC) expired in June. There was a limit of two (2) consecutive terms of which Mr. Kaudelka served; therefore, he was ineligible for reappointment. Mr. Charlie Bateman submitted a volunteer application for consideration to serve on this Board. This was a second reading.

Commissioner Turnbow, seconded by Commissioner Wallin, moved to appoint Mr. Charlie Bateman to the Economic Development Commission.

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

Nursing Home Community Advisory Committee

Ms. Stevie John, Regional Ombudsman with High Country Council of Governments, requested that Mr. Tim Racz be removed from the Nursing Home Community Advisory Committee. Recommendations for a replacement have not been received.

Commissioner Yates, seconded by Commissioner Wallin, moved to remove Mr. Tim Racz from the Nursing Home Community Advisory Committee.

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

E. Announcements

County Manager Geouque announced the following:

- The 113th North Carolina Association of County Commissioners (NCACC) Annual Conference would be held virtually with registration including all virtual sessions on August 5, 6, 14, and 15. Details for the conference were located at: <https://www.ncacc.org/809/2020-Annual-Conference> and registration information was at: <https://ncaccevents.org/events/ac2020/>. There was no cost for the virtual conference for County Officials and Staff.
- Commissioner Wallin encouraged citizens to participate in a broadband survey which would help to determine areas within the County in need of internet service.

PUBLIC COMMENT

Vice-Chairman Kennedy read written comments as submitted by: Mr. Tim Gupton, Mr. Deron Geouque, and Mr. Bill Pressly.

Written comments were also made available through the County Manager's Office and on the County's website.

CLOSED SESSION

At 8:01 P.M., Commissioner Yates, seconded by Commissioner Wallin, moved to enter Closed Session to discuss Attorney/Client Matters, per G. S. 143-318.11(a)(3). The following lawsuits were included in discussion during closed session: The Town of Boone lawsuit regarding sales tax distribution and the lawsuit against the Town of Boone regarding the water allocation.

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

Commissioner Turnbow, seconded by Commissioner Wallin, moved to resume the open meeting at 8:57 P.M.

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

ADJOURN

Commissioner Wallin, seconded by Vice-Chairman Kennedy, moved to adjourn the meeting at 8:57 P.M.

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

Billy Kennedy, Vice-Chairman

ATTEST:

Anita J. Fogle, Clerk to the Board

AGENDA ITEM 3:

APPROVAL OF THE AUGUST 4, 2020, AGENDA

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AGENDA ITEM 4:

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 5:**SCHOOL BOARD REQUEST TO AMEND THE VALLE CRUCIS HISTORIC DISTRICT ORDINANCE****MANAGER'S COMMENTS:**

At the last Board meeting, Dr. Scott Elliott, Watauga County School Superintendent, presented a resolution by the Watauga County Board of Education authorizing the acquisition of property located in the Valle Crucis area for a new elementary school. The parcel number of the property is 1980-26-1517 and is approximately 14.4 acres at a cost of \$1,105,000. The Watauga County Board of Education is requesting the Board proceed with the text amendments to the Valle Crucis Historic District Ordinance. The text amendments are as follows:

- 2.3 Exemption of Bona Fide Farms and Public Schools. This ordinance shall not be applicable to bona fide farm, but any use of farm property for non-farm purposes is subject to the regulations. Bona Fide Farm purposes include production of crops, fruits, vegetables, ornamental and flowering plants, dairy, poultry and all other forms of agricultural products having a domestic or foreign market.
- Sections 2.4, 2.5 shall not be applicable to public schools

The Board may:

- Adopt the Statement of Consistency text amendment as presented.
- Adopt the Statement of Consistency text amendment with modifications.
- Table action to another meeting.
- Deny the proposed amendments.

The Board tabled action at their last meeting to allow for additional public notice and input. Staff seeks direction from the Board.

**RESOLUTION OF THE BOARD WATAUGA COUNTY OF EDUCATION
APPROVING AND AUTHORIZING THE ACQUISITION OF REAL PROPERTY
FOR SCHOOL CONSTRUCTION PURPOSES**

WHEREAS, the laws of the state of North Carolina place responsibility for the capital needs of schools within Watauga County jointly upon the Board of County Commissioners for the County of Watauga (the “County”) and the Watauga County Board of Education (the “Board”);

WHEREAS, the Board identified a parcel of property, County Parcel Identification Number 1980-26-1517 (the “Property”) that is suitable for a new school construction project in the Valle Crucis community, consisting of approximately 14.4 acres;

WHEREAS, by resolution dated March 19, 2019, the County approved the purchase price of \$1,105,000.00 for the Property, pursuant to G.S. §115C-426;

WHEREAS, the Board’s intended purchase of the Property has been subjected to legal challenge, against which the Board mounted a vigorous and successful defense, receiving a full dismissal with prejudice of claims by order of the Superior Court dated November 14, 2019;

WHEREAS, the Board, its Superintendent and administration have carefully managed funds to enable the Board to acquire the Property with proceeds paid from the Board’s fund balance, with the intent of later conveying the Property to the County for purposes of financing construction of the project, subject to the County’s leasing the Property back to the Board for management of the project and operation of the school;

WHEREAS, the Board’s administrators, working with the Board’s selected architect, engineers and associated experts, has engaged in a careful and exhaustive due diligence process to examine the Property for its usefulness and suitability for a school site, and is now satisfied that the project can be constructed as designed by the architect to suit the needs of education in the Valle Crucis community;

WHEREAS, the due diligence process concluded with the issuance of an improvement permit and site plan approval from the Appalachian District Health Department on June 9, 2020; and

WHEREAS, the final matter concerning the Property, in need of resolution prior to the Board’s ability to finalize the purchase which is set by contract to occur within 30 days of July 30, 2020, is the amendment of the Valle Crucis Historic District Zoning Ordinance and any other applicable regulations to permit the construction of a school, concerning which the County has had multiple public hearings and other opportunity for public input over the last year.

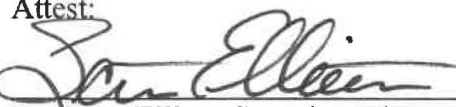
NOW, THEREFORE BE IT RESOLVED by the Watauga County Board of Education, the following:

- 1) The Board hereby requests the County Commission to enable the Property’s use as a school site, in as expeditious a manner as possible, through appropriate amendment to applicable regulations.
- 2) Upon resolution of the zoning matter, satisfactory in the discretion of the Superintendent and Board Chair, the Board resolves to finalize the purchase of the Property and proceed to closing.
- 3) The proposed purchase price established by contract, in the amount of One Million One Hundred Five Thousand and No/100 Dollars (\$1,105,000.00) for the Property is approved. The Board’s Finance Officer is hereby authorized to expend such funds from the Board’s fund balance upon closing of the purchase, less amounts previously advanced as earnest money.
- 4) The Board Chair and Superintendent are hereby authorized, in the name of and as the act of the Board, to execute such documents and to take such other actions as they shall deem necessary or expedient to finalize the purchase of the Property.

Read and approved at the regular meeting of the Watauga County Board of Education, this 13th day of July, 2020.



 Ron Henries, Chairman

Attest:


 Dr. Scott Elliott, Superintendent and
 Ex Officio Secretary to the Board

7/14/20

 Date

2019

November 19, 2019

PROPOSED AMENDMENTS TO THE VALLE CRUCIS HISTORIC DISTRICT ORDINANCE

This item was tabled under the amended agenda.

November 6, 2019

PROPOSED AMENDMENTS TO THE VALLE CRUCIS HISTORIC DISTRICT ORDINANCE

Mr. Joe Furman, Planning and Inspections Department Director, stated that a public hearing had been held to allow public comment on proposed amendments to the Valle Crucis Historic District Ordinance. Mr. Furman also stated that the Board had been provided the Planning Board's support of the proposed amendments and the Valle Crucis Historic District Committee's opposition to the proposed amendments.

Mr. Furman stated that the following options were available for consideration:

- Adopt the Statement of Consistency text amendment as presented
- Adopt the Statement of Consistency text amendment with modifications
- Deny the proposed amendments
- Take no action at this time

Chairman Welch tabled discussion until the next meeting on November 19, 2019.

October 15, 2019

PUBLIC HEARING TO ALLOW CITIZEN COMMENT ON PROPOSED CHANGES TO THE VALLE CRUCIS HISTORIC DISTRICT ORDINANCE

Chairman Welch stated that a public hearing was scheduled to allow citizen comment on proposed amendments to the Valle Crucis Historic District Ordinance.

Vice-Chairman Kennedy, seconded by Commissioner Turnbow, moved to call the public hearing to order at 5:41 P.M.

VOTE: Aye-5
Nay-0

Mr. Joe Furman, Planning and Inspections Director, gave the following information regarding the proposed amendments:

The Board of Commissioners requested a text amendment be made to the Valle Crucis Historic District Ordinance. The Planning Board had thirty days to review the proposed amendment and determine if it is consistent with the Citizens' Plan for Watauga and provided a written recommendation addressing plan consistency in accordance with NCGS§1 53A-344. The Planning Board provided the Plan Consistency Statement to the Board of Commissioners prior to the Public Hearing in accordance to NCGS§1 53A-341.

Mr. Furman stated that the proposed amendments do not mention a specific location.

The Valle Crucis Historic Commission also had thirty days to review the proposed amendments. The Commission voted 5-0 to recommend that the proposed amendment not be adopted. The primary reasons for this action included: 1) that amending the ordinance to exempt public schools from the area, height, placement, and performance standards of the ordinance would set a precedent for future similar amendments for other uses; 2) that schools should be held to the same standards as other uses to which several of those in attendance, including some Commission members, had been held in the past; 3) that the ordinance to date has effectively preserved the Historic District as described in Section 1.1 (Purposes) of the ordinance, and that adoption of the proposed amendment would undermine those purposes to accommodate construction of a large, new, modern building within the District; and 4) since the local District is also a National Register of Historic Places District, the proposed amendment will not serve it well.

Prior to adopting or rejecting any proposed amendment, the Board of Commissioners is required to adopt a Statement of Plan Consistency and explain why the Board considers the action taken to be reasonable and in the public interest. The plan consistency statement is required by NCGS §153A-341.

Mr. Furman stated that the Board of Commissioners may take one of the following actions after the public hearing: approve the application; approve a modified version of the application; deny approval of the application; or take no action.

By the request of the Board, Mr. Furman stated that comments during the public hearing should be held to the proposed text amendments and not the proposed location for a new Valle Crucis School.

The following shared comments on the proposed amendments to the Valle Crucis Historic District Ordinance:

Tuesdae Rice
Audra Thompson
Kelli Mayhew
Mitch Mayhew
Francis Pressley
Ron Henries
Lyle Schoenfeldt
Todd Rice
Frank Barry
Bill Pressley
Mason Heistand
Amber Cooper
Jill Flood
John Barry
Charles Clement
Catherine Barry
Erin Kiser
Mary Jane Major Klingeman
Molly Barry
Susan Misili
Kelli Crymes
Davis Crymes
Dr. Matt Goodrich
Ron Goodrich
Susan Hazlewood
Mark Read
Liz Lanham
Bob Gates
Matt Duval
Ben Jones
Emily Schefield
Powell
Anna Goodrich
J. D. Dulley
Eddie Mio

Vice-Chairman Kennedy, seconded by Commissioner Yates, moved to close the public hearing at 6:47 P.M.

VOTE: Aye-5
Nay-0

After comments from members of the Board of Commissioners, Commissioner Turnbow moved to table consideration of the amendments until a future meeting to allow time to review comments. The motion died due to a lack of a second.

Chairman Welch tabled consideration of the amendments until the next meeting which has been rescheduled, due to the Election, from Tuesday, November 5, to Wednesday, November 6, at 8:30 A.M.

Chairman Welch also encouraged the public to attend the Board of Education's public meeting on Tuesday, October 22, at 6:00 P.M. at Valle Crucis Gym at which time public comment on the new Valle Crucis School will be welcome.

Chairman Welch recessed the meeting at 6:55 P.M. for a short break. Chairman Welch reconvened the meeting at 7:05 P.M.

September 17, 2019, Minutes:

PUBLIC HEARING REQUEST FOR CITIZEN COMMENT ON PROPOSED AMENDMENTS TO THE VALLE CRUCIS HISTORIC DISTRICT ORDINANCE

Mr. Joe Furman, Planning and Inspections Director, requested a public hearing be scheduled for October 15, 2019, to consider proposed text amendments to the Valle Crucis Historic District Ordinance as submitted by the Board of Commissioners. Mr. Furman stated that, per General Statute 153A-323, the public hearing is required to be held prior to amending the ordinance. The proposed amendments will be reviewed by the Planning Board and the Valle Crucis Historic District Commission prior to the public hearing.

Vice-Chairman Kennedy, seconded by Commissioner Yates, moved to schedule the public hearing for Tuesday, October 15, 2019, at 5:30 P.M. to allow for public comment on proposed amendments to the Valle Crucis Historic District Ordinance.

Commissioner Welch stated that the Ordinance covers the entire Valle Crucis Historic District not just the proposed location of the new Valle Crucis School.

VOTE: Aye-5
Nay-0



WATAUGA COUNTY

Department of
Planning & Inspections

126 Poplar Grove Connector Suite 201 • Boone, North Carolina 28607 (828) 265-8043

TTY 1-800-735-2962

Voice 1-800-735-8262

or 711

FAX (828) 265-8080

APPLICATION FOR ORDINANCE TEXT AMENDMENT

Application is hereby made to amend the following text:

Name of Ordinance: Valle Crucis Historic District Ordinance

Article: 2 Section: 2.3 Page: 4

Article: 2 Section: 2.4 Page: 4-5

Article: 2 Section: 2.5 Page: 5-8

Name of Applicant: Watauga County Board of Commissioners

Address: 814 West King Street, Suite 205

Boone, NC 28607

APPLICATION REQUIREMENTS

All applications for amendments shall contain at least the following:

- a) In case of alleged error: the alleged error in the ordinance which would be corrected by this proposed amendment along with detailed explanation.
- b) In case of changing conditions: the conditions which make the proposed amendment reasonably necessary.
- c) In all other circumstances: the factors and rationale offered in support of the proposed amendment.

Applicants shall note that the zoning ordinance and all amendments thereto are created for the purpose of establishing and maintaining sound, stable and desirable development. The ordinance shall only be amended as required for the promotion of public health, safety or general welfare.

Applicant Signature *Don George* Date 9-3-2019

Proposed Amendments

2.3 Exemption of Bona Fide Farms and Public Schools.

This ordinance shall not be applicable to bona fide farm, but any use of farm property for non-farm purposes is subject to the regulations. Bone Fide Farm purposes include production of crops, fruits, vegetables, ornamental and flowering plants, dairy, poultry and all other forms of agricultural products having a domestic or foreign market.

Sections 2.4, 2.5 shall not be applicable to public schools

Proposed Statement to Attach to Amendment

“In 1990, when the Valle Crucis Historic District Ordinance (the “Ordinance”) was enacted, the Valle Crucis School (the “School”) was the only public school located within the Historic District. The footprint of the School is considered a non conforming use under the Ordinance. However, because of its existence at the time the Ordinance was enacted, the nonconformity has been permitted.

The Watauga County School Board determined that a new school structure was necessary to replace the existing school structure. To that end, the County has been considering two options: (1) replace the old school with a new rebuilding on the current site, or (2) build a new School on a new site. Either option would result in a school structure within the Historic District and subject to the restrictions of the Ordinance.

The amendment is being proposed because, quite simply, the Ordinance does not address public schools. It has defined uses of Residential, Multi-Family, Single Family and Commercial, none of which includes public schools within its definition. Applying the restrictions of the Ordinance, as written, to the construction of a new school within the District, without creating standards unique to schools, will place undue hardship on the County. Indeed, the restrictions of the Ordinance create requirements and features that are not consistent with area, height, placement and performance standards for schools. For example, the building height restriction of 30 ft would prevent the school from having a suitable gymnasium (the standard gymnasium is 40 plus ft).

The proposed amendment is the most straightforward way to address what the County deems to have been an oversight (error) of having failed to address public schools within the ordinance, as well as a changed condition (the need to replace the existing school), both of which make the proposed amendment reasonably necessary. The proposed amendment is designed to avoid compromising the overall purpose of the Ordinance.



STAFF REPORT

Valle Crucis Historic District Text Amendment

DATE: September 9, 2019

APPLICANT: Watauga County Board of Commissioners

STAFF CONTACT: Joe Furman, Director

REQUEST:

The applicant has requested a text amendment to exempt schools from Sections 2.4 and 2.5 of the ordinance.

BACKGROUND:

The Valle Crucis Historic District Ordinance has been in effect since September, 1990. The VCHD Ordinance has only one use district, with all uses permitted, separated by buffering. The Watauga County Board of Commissioners and Board of Education have identified two (2) tracts of land upon which to build a new Valle Crucis School; both are located in the Historic District. The Ordinance does not directly mention schools. The proposed amendment attempts to clarify that schools are not affected by area, height, placement, and performance zoning standards. If adopted, the amended text would not exempt schools from the Certificate of Appropriateness requirements.

PUBLIC HEARING AND NOTICE:

Prior to taking action on any proposed amendments, the Board of Commissioners must hold a duly advertised public hearing in accordance with NCGS §153A-323. Hearing notices will be published as required by statutes.

PLANNING BOARD RECOMMENDATION:

The Planning Board will review and comment on whether the proposed amendment is consistent with the Citizens' Plan for Watauga via a written recommendation addressing plan consistency in accordance with NCGS §153A-344. The plan consistency statement will be provided to the Board of Commissioners prior to the Public Hearing.

COUNTY COMMISSIONERS ACTION:

Prior to adopting or rejecting any proposed amendment, the Board of Commissioners shall adopt a statement of plan consistency and explain why the Board considers the action taken to be reasonable and in the public interest. The plan consistency statement is required by NCGS §153A-341. Commissioners may take one of the following actions:

- a. Approval of the application.
- b. Approval of a modified version of the application.
- c. Denial of the application.

RELATION TO CITIZENS PLAN FOR WATAUGA:

The Board of Commissioners shall consider the plan consistency statement, along with public comment and other relevant information, before making a final determination.

STAFF FINDINGS:

Staff finds the following recommendations in the **Citizens' Plan for Watauga** to have a bearing on this request:

Key Community Services (pg. 48) *Construct a new four classroom building for Valle Crucis School and demolish the existing building prone to flooding.*

Preservation of Community (pg. 56) *Create a strategy for preservation of unique communities that identifies and promotes preservation of significant historic, scenic and cultural features. Encourage restoration and use of historic sites and community landmarks to foster community identity*

PLANNING BOARD STATEMENT OF PLAN CONSISTENCY

VALLE CRUCIS HISTORIC DISTRICT ORDINANCE TEXT AMENDMENT REGARDING SCHOOLS

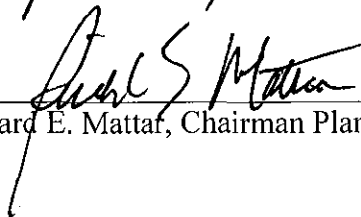
In accordance with NCGS§153A-344, the Planning Board is required to advise and comment on whether a proposed ordinance amendment is consistent with the comprehensive plan and any other applicable long range county plans. The following statement was adopted by the Planning Board on September 16, 2019 and is hereby presented to the Board of Commissioners.

The Planning Board finds the proposed zoning amendments to be consistent with the following findings and recommendations from the Citizen's Plan for Watauga:

Schools are Key Community Services; Valle Crucis School needs to be replaced

The Valle Crucis Historic District will be preserved by the ordinance requirement of Certificate of Appropriateness issuance prior to construction of a new school. Preservation of a community school serves to preserve the community.

September 16, 2019
Date


Richard E. Mattar, Chairman Planning Board

**BOARD OF COMMISSIONERS STATEMENT OF PLAN
CONSISTENCY**
VALLE CRUCIS HISTORIC DISTRICT ORDINANCE TEXT
AMENDMENT REGARDING SCHOOLS



In accordance with NCGS §153A-341, prior to adopting or rejecting any proposed amendment, the Board of Commissioners shall adopt a statement of plan consistency and explain why the Board considers the action taken to be reasonable and in the public interest.

The Board of Commissioners finds the proposed zoning amendment to be consistent with the following findings and recommendations from the Citizen's Plan for Watauga:

Schools are Key Community Services; Valle Crucis School needs to be replaced

The Valle Crucis Historic District will be preserved by the ordinance requirement of Certificate of Appropriateness issuance prior to construction of a new school. Preservation of a community school serves to preserve the community.

Based upon the Statement of Plan Consistency, the Board's finds the following action to be reasonable and in the public interest:

- Approval of the request*
- Approval of the request with the following condition(s):*

- Denial of the request*

Date

John Welch, Chairman Board of County Commissioners

AGENDA ITEM 6:

EMERGENCY SERVICES MATTERS

A. Proposed Renewal of Priority Dispatch License

MANAGER’S COMMENTS:

Mr. Will Holt, Emergency Services Director, will request the renewal of the Priority Dispatch software license for \$16,800. The software is used for processing of Fire, EMS and Law Enforcement calls with a nationally recognized list of questions that allow for standardization and prioritization of emergency calls. The cost of this software is 100% funded by 911 surcharge funds.

Board action is required to approve the contract with Priority Dispatch software license in the amount of \$16,800.



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

July 8, 2020

To: Board of Commissioners

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

Subject: Priority Dispatch License Renewal

Board of Commissioners,

Please consider my request for \$16,800 for the renewal of the Priority Dispatch software license. This suite of programs is used for call processing of Fire, EMS and Law Enforcement calls with a nationally recognized list of questions that allow for standardization and prioritization of emergency calls. It is also important to note that this set of questions is required by the State for medical emergencies, although the State does not require this specific vendor. This is a renewal of the current license in place and covers all three disciplines in the suite. The cost of this software is 100% funded by 911 surcharge funds.

Respectfully,

Will Holt
ES Director



QUOTE

110 Regent Street, Suite 500
Salt Lake City, UT 84111
USA
www.prioritydispatch.net
Prepared By:
Phone: (800) 363-9127
Direct:
Email:

Bill To:
Watauga County Communications
184 HODGES GAP RD STE D
BOONE, North Carolina 28607-8635
United States

Agency:
Agency ID#:
Quote #:
Date:
Offer Valid Through: Payment Terms

Watauga County Communications
7953
Q-45834
2/19/2020
12/20/2019
Net 30

Currency:

USD

Ship To:
Watauga County
Communications
184 HODGES GAP RD STE D
BOONE,
North Carolina 28607-8635
United States

Product	Qty	Amount
Priority Dispatch System ESP EFD License Renewal, Service & Support for ProQA, AQUA, Cardsets, Technical Support and Upgrades	5	USD 6,000.00
Priority Dispatch System ESP EMD License Renewal, Service & Support for ProQA, AQUA, Cardsets, Technical Support and Upgrades	5	USD 6,000.00
Priority Dispatch System ESP EPD License Renewal, Service & Support for ProQA, AQUA, Cardsets, Technical Support and Upgrades	4	USD 4,800.00
Shipping & Handling	1	USD 0.00

Subtotal	USD 16,800.00
Estimated Tax	
Total	USD 16,800.00

Customer Signature:		Date:	
Customer Name:		Purchase Order ID:	
Credit Card #:		Expiration Date:	

TERMS AND CONDITIONS

This quote is valid for 120 days from date of issue. All prices quoted are exclusive of any applicable taxes, duties, or government assessments relating to this transaction, which are the sole obligation of Buyer. You can find it here: <https://prioritydispatch.net/licensing/>

"To lead the creation of meaningful change in public safety and health."

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AGENDA ITEM 6:

EMERGENCY SERVICES MATTERS

B. Proposed Replacement of Radio Cache

MANAGER'S COMMENTS:

Mr. Holt will request approval for the replacement of five (5) portable radios in the Emergency Services radio cache in the amount of \$28,000. The radio cache is used in multi-agency operations where all agencies may not have 800MHz capable radios from both in-county and out of County agencies. Adequate funds have been budgeted in the current fiscal year to cover the expense.

Board approval is required to award Motorola Solutions the contract for five (5) portable radios in the amount of \$28,000.



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

July 8, 2020

To: Board of Commissioners

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

Subject: Radio Cache Replacement

Board of Commissioners,

Please consider my request for \$28,000 for the replacement of five (5) portable radios in the Emergency Services radio cache. The discrepancy in the quote (\$28,508.75) and lower requested amount reflects an unpublished discount from the salesman due to an omission in the original quoted amount during the budget process. The radio cache is used in multi-agency operations where all agencies may not have 800MHz capable radios from both in-county and out of County agencies. The cache currently consists of twenty (20) XTS2500 portable radios that are at end of service life and will not be allowed to continue service on the VIPER network after 2025 in accordance with the mandate from the NC Highway Patrol (the operator of VIPER) to upgrade to the TDMA system. In anticipation of this requirement, the emerging requirement for encryption in certain settings, and the need to replace antiquated equipment we are beginning the replacement process for this equipment. The requested funds have been approved in the current budget.

Respectfully,

Will Holt
ES Director



Quote Number: QU0000507841

080420 BCC Meeting

Effective: 16 JUN 2020

Effective To: 15 AUG 2020

Bill-To:

WATAUGA COUNTY
184 HODGES GAP RD
BOONE, NC 28607
United States

Ultimate Destination:

WATAUGA COUNTY
184 HODGES GAP RD
BOONE, NC 28607
United States

Attention:

Name: Will Holt Comm Director
Phone: 828-455-2904

Sales Contact:

Name: Randy Heaton MR
Email: rheaton@wirelessnc.com
Phone: 8284552904

Contract Number: NC STATE NON ARIBA -725G

Freight terms: FOB Destination

Payment terms: Net 30 Due

Item	Quantity	Nomenclature	Description	List price	Your price	Extended Price
1	5	H98UCH9PW7BN	APX6000 700/800 MODEL 3.5 PORTABLE	\$3,455.00	\$2,591.25	\$12,956.25
1a	5	H38BT	ADD: SMARTZONE OPERATION	\$1,200.00	\$900.00	\$4,500.00
1b	5	Q361AR	ADD: P25 9600 BAUD TRUNKING	\$300.00	\$225.00	\$1,125.00
1c	5	Q806BM	ADD: ASTRO DIGITAL CAI OPERATION	\$515.00	\$386.25	\$1,931.25
1d	5	G996AU	ADD: PROGRAMMING OVER P25 (OTAP)	\$100.00	\$75.00	\$375.00
1e	5	QA00580AC	ADD: TDMA OPERATION	\$450.00	\$337.50	\$1,687.50
1f	5	QA01833AH	ADD: EXTREME 1-SIDED NOISE REDUCTION	\$25.00	\$18.75	\$93.75
1g	5	Q58AL	ADD: 3Y ESSENTIAL SERVICE	\$115.00	\$115.00	\$575.00
1h	5	H869BZ	ENH: MULTIKEY	\$330.00	\$247.50	\$1,237.50
1i	5	Q15AK	ADD: AES/DES-XL/DES-OFB ENCRYPTION AND ADP	\$799.00	\$599.25	\$2,996.25
1j	5	H842AU	ADD: SINGLE UNIT PACKING	-	-	-
2	1	NNTN8844A	CHARGER, MULTI-UNIT, IMPRES 2, 6-DISP, NA/LA-PLUG, ACC USB CHGR	\$1,375.00	\$1,031.25	\$1,031.25

Total Quote in USD

\$28,508.75

PO Issued to Motorola Solutions Inc. must:

- >Be a valid Purchase Order (PO)/Contract/Notice to Proceed on Company Letterhead. Note: Purchase Requisitions cannot be accepted
- >Have a PO Number/Contract Number & Date
- >Identify "Motorola Solutions Inc." as the Vendor
- >Have Payment Terms or Contract Number
- >Be issued in the Legal Entity's Name
- >Include a Bill-To Address with a Contact Name and Phone Number
- >Include a Ship-To Address with a Contact Name and Phone Number
- >Include an Ultimate Address (only if different than the Ship-To)
- >Be Greater than or Equal to the Value of the Order
- >Be in a Non-Editable Format
- >Identify Tax Exemption Status (where applicable)
- >Include a Signature (as Required)

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AGENDA ITEM 7:**MISCELLANEOUS ADMINISTRATIVE MATTERS*****A. Proposed Forest Service Lease Agreement for Space in the East Annex*****MANAGER'S COMMENTS:**

The Forest Service requested to use office space at the cooperative extension building. The current building located on county lease property has experienced mold issues and requires the Forest Service to relocate. The Forest Service is requesting to lease an available office at the cooperative extension building. The term would be two (2) years from October 1, 2020 to September 30, 2022.

Board approval, contingent upon County Attorney review, is required to approve the lease and completion of PO-28 Lease proposal form.

Property owned by the County may be leased or rented for such terms and upon such conditions as the Board may determine, for up to ten (10) years. Property may be rented or leased only pursuant to a resolution of the Board authorizing the execution of the lease or rental agreement adopted at a regular Board meeting upon 10 days' public notice. Notice shall be given by publication describing the property to be leased or rented, stating the annual rental or lease payments, and announcing the Board's intent to authorize the lease or rental at its next regular meeting.

Staff seeks direction from the Board.

STATE OF NORTH CAROLINA**COUNTY OF WATAUGA****Resolution of Watauga County Board of County Commissioners**

Pursuant to NCGS 160A-272, notice is hereby given that at the regular commissioner meeting of the Watauga County Board of County Commissioners on August 4, 2020, the Watauga County Board of County Commissioners adopted a resolution which authorized Deron T. Geouque, County Manager, of Watauga County to lease to the North Carolina Department of Agriculture and Consumer Services, for the Forest Service Office, that certain office space in the building known as the East Annex (the "Leased Premises") located at 971 West King Street, Boone, NC 28607 (the "Property") in Watauga County, North Carolina, and being approximately 140 square feet of office space, for a term of two (2) years, unless either Watauga County or the North Carolina Department of Agriculture and Consumer Services gives written notice no less than thirty (30) days that the other party intends to terminate the lease early. The rent to be paid by the North Carolina Department of Agriculture and Consumer Services to Watauga County during the term of the lease is Four Thousand Eight Hundred Dollars (\$4,800.00) per annum. The lease shall become effective ten (10) days after the publication of this notice and formal adoption of the lease by the Board of Commissioners.

ADOPTED this the 4th day of August, 2020.

John Welch, Chairman
Watauga County Board of County Commissioners

ATTEST:
Anita Fogle, Clerk to the Board

STATE OF NORTH CAROLINA

LEASE AGREEMENT

COUNTY OF WATAUGA

THIS LEASE AGREEMENT (hereinafter "Lease"), made and entered into as of the last date set forth in the notary acknowledgements below by and between, **THE COUNTY OF WATAUGA**, hereinafter designated as Lessor, and the **STATE OF NORTH CAROLINA** through the North Carolina Department of Agriculture & Consumer Services hereinafter designated as Lessee;

WITNESSETH:

THAT WHEREAS, authority to approve and execute this lease agreement was delegated to the Department of Administration by resolution adopted by the Governor and Council of State on the 1st day of September, 1981; and as amended on September 8, 1999 and December 7th, 1999, and April 1, 2003

WHEREAS, the Department of Administration has delegated to the Department of Agriculture the authority to execute this lease agreement by a memorandum dated the 26th day of March, 1982; and

WHEREAS, the parties hereto have mutually agreed to the terms of this lease agreement as hereinafter set out,

NOW THEREFORE, in consideration of the rental hereinafter agreed to be paid and the terms and conditions hereinafter set forth, Lessor does hereby let and lease unto Lessee and Lessee hereby takes and leases from Lessor for and during the period of time and subject to the terms and conditions hereinafter set out certain space in the Township of **Boone, County of Watauga**, North Carolina, more particularly described as follows:

that certain office space in the building known as the East Annex (the "Leased Premises") located at 971 West King Street, Boone, NC 28607 (the "Property") in Watauga County, North Carolina,

The above contains approximately 140 square feet of office space.

THE TERMS AND CONDITIONS OF THIS LEASE AGREEMENT ARE AS FOLLOWS:

1. The term of this lease shall be for a period of **Two (2) Years** commencing on the **1st** day of **October, 2020**, or as soon thereafter as the leased premises are ceded to the Lessee and terminating on the **30th** day of **September, 2022**.
2. During the term of the lease, the Lessee shall pay to the Lessor as rental for said premises the sum of Four Thousand Eight Hundred (**\$4,800.00**) Dollars annually.
3. Lessor grants free and unrestricted ingress and egress to the Premises during the term of this lease and any renewals thereof.

4. During the lease term, the Lessor shall keep the leased premises in good repair and tenantable condition, to the end that all facilities are kept in an operative condition. In case Lessor shall, after notice in writing from the Lessee in regard to a specified condition, fail, refuse, or neglect to correct said condition, or in the event of an emergency constituting a hazard to the health or safety of the Lessee's employees, property, or invitees, it shall then be lawful for the Lessee in addition to any other remedy the Lessee may have, to make such repair at its own cost and to deduct the amount thereof from the rent that may then be thereafter become due hereunder. Lessor reserves the right to enter and inspect the leased premises, at reasonable times, and to make necessary repairs to the premises.

5. It is understood and agreed that Lessor shall, at the beginning of said lease term as hereinabove set forth, have the leased premises in a condition satisfactory to Lessee, suitable for the purposes for which the leased premises will be used by Lessee.

6. Lessee shall have the right during the existence of this lease, with the Lessor's prior consent, to make alterations, attach fixtures, and erect additions, structures or signs in or upon the leased premises. Such fixtures, additions, structures or signs so placed in or upon or attached to the leased premises under this lease or any prior lease of which this lease is an extension or renewal shall be and remain the property of the Lessee and may be removed therefrom by the Lessee prior to the termination of this lease or any renewal or extension thereof, or within a reasonable time thereafter.

7. If the said premises be destroyed by flood or other casualty without fault of the Lessee, this lease shall immediately terminate and the rent shall be apportioned to the time of the damage. In case of partial destruction or damage by flood or other casualty without fault of the Lessee, so as to render the premises untenable in whole or in part, there shall be an apportionment of the rent until the damage has been repaired. During such period of repair, Lessee shall have the right to obtain similar office space at the expense of Lessee or the Lessee may terminate the lease by giving fifteen (15) days written notice to the Lessor.

8. Lessor shall be liable to Lessee for any loss or damages suffered by Lessee which are a direct result of the failure of Lessor to perform an act required by this lease, and provided that Lessor could reasonably have complied with said requirement.

9. Upon termination of this lease, the Lessee will peaceably surrender the leased premises in as good order and condition as when received, reasonable use and wear and damage by fire, war, riots, insurrection, public calamity, by the elements, by act of God, or by circumstances over which Lessee had no control or for which Lessor is responsible pursuant to this lease, excepted.

10. Lessor agrees that the Lessee, upon keeping and performing the covenants and agreements herein contained, shall at all times during the existence of this lease peaceably and quietly have, hold, and enjoy the leased premises free from the adverse claims of any person.

11. The failure of either party to insist in any instance upon strict performance of any of the terms and conditions herein set forth shall not be construed as a waiver of the same in any other instance. No modification of any provision hereof and no cancellation

or surrender thereof shall be valid unless in writing and signed and agreed to by both parties.

12. Any hold over after the expiration of the said term or any extension thereof, shall be construed to be a tenancy from month to month, and shall otherwise be on the terms and conditions herein specified, so far as applicable; however, either party shall give not less than sixty (60) days written notice to terminate the tenancy.

13. The parties to this lease agree and understand that the continuation of this lease agreement for the term period set forth herein, or any extension or renewal thereof, is dependent upon and subject to the appropriation, allocation or availability of funds for this purpose to the agency of the Lessee responsible for payment of said rental. The parties to this lease also agree that in the event the agency of the Lessee or that body responsible for the appropriations of said funds, in its sole discretion, determines, in view of its total local office operations that available funding for the payment of rents are insufficient to continue the operation of its local offices on the premise leased herein, it may choose to terminate the lease agreement set forth herein by giving Lessor written notice of said termination, and the lease agreement shall terminate immediately without any further liability to Lessee.

14. All notices herein provided to be given, or which may be given by either party to the other, shall be deemed to have been fully given when made in writing and deposited in the United States mail, certified and postage prepaid and addressed as follows: To the Lessor at **Watauga County, 842 West King Street, Suite 1, Boone, North Carolina 28807**; the Lessee at **NC Department of Agriculture & Consumer Services, Attn: Real Property Agent, 1001 Mail Service Center, Raleigh, North Carolina 27699-1001**. Nothing herein contained shall preclude the giving of such notice by personal service. The address to which notices shall be mailed as aforesaid to either party may be changed by written notice.

15. N.C.G.S. § 133-32 and Executive Order 24 prohibit the offer to, or acceptance by, any State Employee of any gift from anyone with a contract with the State, or from any person seeking to do business with the State. By execution of any response in this procurement, you attest, for your entire organization and its employees or agents, that you are not aware that any such gift has been offered, accepted, or promised by any employees of your organization.

16. Lessee shall not assign this lease or sublet any part of the Leased Premises without the written consent of the Lessor.

17. Lessor agrees that the Lessee's decision to self insure satisfies all insurance requirements of this lease applicable to the Lessee.

18. The State of North Carolina is an immune sovereign and is not ordinarily subject to suit. However, the State has enacted the North Carolina Tort Claims Act, pursuant to which the State may be liable for the torts of its officers and employees, within the terms of the Act. Accordingly, the Lessee will be primarily liable for any claims within the coverage of the Tort Claims Act.

19. This Lease Agreement shall be binding upon and enforceable against, and shall inure to the benefit of, Lessor and Lessee and their respective legal representatives, successors and permitted assigns.

20. Lessor understand and acknowledges that Lessee will use the Premises as a county headquarters site.

21. It is understood and agreed that Lessee shall the right to remove from the Premises all items of personal property and other items used in connection with Lessee's operations on the Premises belonging to Lessee. Lessor shall be responsible for all storm water fees and real property taxes assessed against the Premises.

22. If Lessee is unable to secure all necessary permits or governmental approvals to construct or install its desired improvements on the Premises, then Lessee, at its option and in its sole discretion, may terminate this lease without any further obligation hereunder.

IN TESTIMONY WHEREOF, this lease has been executed by the parties hereto, in duplicate originals, as of the date first above written.

LESSEE:

STATE OF NORTH CAROLINA

By: _____ (SEAL)
Richard H. Clark
Director
NCDA&CS Property & Construction Division

STATE OF NORTH CAROLINA

COUNTY OF WAKE

I, _____, A Notary Public in and for the County and State aforesaid, do hereby certify that **Richard H. Clark** personally came before me this day and acknowledged the due execution by him of the foregoing instrument as Director of Property and Construction Division for the North Carolina Department of Agriculture and Consumer Services, in accordance with the authority vested in him and for the purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal this the ____ day of _____, 20__.

Notary Public
Printed Name: _____

My Commission expires _____

LESSOR: County of Watauga

By: _____ (SEAL)
Signature

Print Name and Title

STATE OF NORTH CAROLINA

COUNTY OF _____

I, _____, a Notary Public in and for the County and State aforesaid, do hereby certify that _____, Manager of _____ personally came before me this day and acknowledge the due execution of the foregoing instrument on behalf of the company.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal this the ____ day of _____, 20__.

Notary Public
Printed Name: _____

My Commission expires _____

THE STATE OF NORTH CAROLINA SHALL NOT BE RESPONSIBLE FOR ANY EXPENSES INCURRED BY THE PROPOSER IN THE PREPARATION OF THIS PROPOSAL. THE STATE RESERVES THE RIGHT TO REJECT ANY PROPOSAL FOR ANY REASON IT DEEMS WARRANTED. **FAXED OR E-MAILED PROPOSALS ARE NOT ACCEPTABLE.**

Meeting

PROPOSAL TO LEASE TO THE STATE OF NORTH CAROLINA - PO-28

1. NAME OF LESSOR : Watauga County		2. LESSOR'S AGENT:	
INDICATE EACH LESSOR'S BUSINESS CLASSIFICATION AS APPLICABLE: <input type="checkbox"/> A. PROPRIETORSHIP <input type="checkbox"/> B. PARTNERSHIP <input type="checkbox"/> C. CORPORATION <input type="checkbox"/> D. GOVERNMENTAL <input checked="" type="checkbox"/> E. NON-PROFIT <input type="checkbox"/> F. *** (HUB) HISTORICALLY UNDERUTILIZED BUSINESSES <input type="checkbox"/> G. OTHER: _____ TAX I.D. # _____			
MAILING ADDRESS: 814 West King Street		MAILING ADDRESS	
CITY: Boone, NC	ZIP: 28607	CITY:	ZIP:
PHONE#: 828-265-8000	CELL#:	PHONE#:	CELL#:
E-MAIL: Deron.Geouque@watgov.org		E-MAIL:	

3. SPACE LOCATION:(including building name, floors involved & suite or room numbers unless entire floor)
 Approximately 140 square feet of office space in the Cooperative Extension Office in the East Annex
 STREET ADDRESS: 971 West King Street CITY: Boone, NC COUNTY Watauga ZIP CODE: 28607

4. ATTACH FLOOR PLAN TO SCALE SHOWING THE SIZE AND LAYOUT OF SPACE OFFERED)

5. GROSS SQUARE FOOTAGE BEFORE NET USAGE COMPUTED	A. OFFICE Sq feet	B. WAREHOUSE	C. OTHER
---	-------------------	--------------	----------

6. All proposals must be submitted on the basis of net square footage as defined on reverse side of this sheet and in Specifications

A. DESIRED PROPOSAL (See PO-27 Items VI and XII-A)

TYPE OF SPACE	TOTAL NET SQ. FT.	ANNUAL RENTAL	ANNUAL RENT PER SQ. FT.	UTILITIES	JANITOR. SERVICES	WATER / SEWER	REQUIRED PARKING SPACES
OFFICE	X	4,800		YES	YES	YES	
WAREHOUSE							
OTHER							
TOTALS			XXXX	XXXX			XXXX

Lessor will provide () employee parking spaces in above proposal at no additional charge to the State. (See explanation in PO-27 Item VI - Parking)

Comments: 3 YEAR LEASE

ERRORS BY PROPOSERS IN CALCULATING NET SQUARE FOOTAGE WILL REDUCE THE ANNUAL RENTAL WITHOUT CHANGING THE PROPOSED RATE PER SQUARE FOOT IN THE PROPOSAL

B. OPTIONAL ALTERNATE PROPOSAL NO. 1 (See PO-27 ITEMS VI AND XII-B)
 (FOR PROPOSALS NOT INCLUDING UTILITIES AND/OR JANITORIAL SERVICES)

TYPE OF SPACE	TOTAL NET SQ. FT.	ANNUAL RENTAL	ANNUAL RENT PER SQ. FT.	UTILITIES	JANITOR. SERVICES	WATER / SEWER	
OFFICE							
WAREHOUSE							
OTHER							
TOTALS			XXXX	XXXX			

Lessor will provide () clientele parking spaces and () employee parking spaces

Comments:

7. LEASE TERM: 2 YEARS BEGINNING DATE:

8. RENEWAL OPTIONS, IF ANY: TERMS AND CONDITIONS:

NOTE: RATES THAT INCLUDE INDETERMINABLE PERCENTAGE INCREASES, SUCH AS UNCAPPED CPI INCREASES ETC., ARE NOT ACCEPTABLE DURING EITHER THE INITIAL TERM OR ANY RENEWAL PERIOD(S)

The State of North Carolina supports the use of products and materials having recycled content in renovation and construction. The proposed building must have facilities for handling materials to be recycled such as plastics, aluminum, waste paper and cardboard.

THE PROPOSED BUILDING MUST BE COMPLETELY FREE OF ANY HAZARDOUS ASBESTOS OR HAZARDOUS LEAD PAINT THROUGHOUT THE STATE'S TENANCY.

Is the proposed building free of hazardous asbestos?	YES _____	NO _____
Is the proposed building free of hazardous lead paint?	YES _____	NO _____

DEPARTMENT:	DIVISION:
CITY:	SQUARE FEET: AGENT:
CUT-OFF FOR RECEIVING PROPOSALS IS 4:00 PM DATE:	

LESSOR:

9. ADDITIONAL INFORMATION

10. Does this space comply with local and State Building safety and zoning codes specifically including OSHA provisions for the handicapped and applicable sections of the State Building Code Volumes I-V?

YES NO PARTIALLY

EXPLAIN IF OTHER THAN "YES" IS CHECKED ABOVE:

11. IS PROPERTY TO BE LEASED WITHIN AN AREA DESIGNATED BY FEMA TO BE IN A FLOOD PRONE AREA (100 YEAR, 500 YEAR)? IF SO, PLEASE PROVIDE DETAILS BELOW.

12. This proposal is made in compliance with the specifications furnished by the Department of ... I realize that the State reserves the right to reject this proposal for any reason it deems warranted. This proposal is good until ... I ACKNOWLEDGE AND FURTHER AFFIRM THAT I am aware of and familiar with the Americans with Disabilities Act of 1990 (42 United States Code, Section 12101 et seq.) and if the above firm is awarded the contract, it will comply with the provisions of said Act.

I am aware that annual per square foot rental rate(s) which include indeterminable percentage increase(s) such as uncapped Consumer Price Index increases etc., are not acceptable during either the initial term or any renewal period(s):

***HUB HISTORICALLY UNDERUTILIZED BUSINESSES (HUB) CONSIST OF MINORITY, WOMEN AND DISABLED BUSINESS FIRMS THAT ARE AT LEAST FIFTY-ONE PERCENT OWNED AND OPERATED BY AN INDIVIDUAL(S) OF THE AFOREMENTIONED CATEGORIES. ALSO INCLUDED IN THIS CATEGORY ARE DISABLED BUSINESS ENTERPRISES AND NON-PROFIT WORK CENTERS FOR THE BLIND AND SEVERELY DISABLED.

N.C.G.S. § 133-32 and Executive Order 24 prohibit the offer to, or acceptance by, any State Employee of any gift from anyone with a contract with the State, or from any person seeking to do business with the State. By execution of this proposal, you attest, for your entire organization and its employees or agents, that you are not aware that any such gift has been offered, accepted, or promised by any employees of your organization.

Printed Name of Lessor

Signature of Lessor

Date

MAILING /DELIVERY INSTRUCTIONS

To be considered this proposal must be received in the Central Office - NC Forest Service Office prior to 4:00 PM on the cutoff. No faxed or e-mailed proposals will be accepted. PHONE: 919-857-4837 iris.oliver@ncagr.gov Delivery Address If Delivered In Person: Iris Oliver - Property Manager/Incident Business Advisor, Dept. of Agriculture, Archdale Building, 512 North Salisbury Street, Raleigh, North Carolina 27604 Mailing Address If Sent Through Mail Service: NCDA & CS -NCFS 1616 Mail Service Center, Raleigh, North Carolina 27699-1600. Use of Mail Service Center may delay proposal reaching the Central Office.

ENVELOPE SHOULD BE MARKED:

- (a) Lease proposal Enclosed
(b) Cutoff Date for Receiving Proposals
(c) Name of State Agency involved.

NOTE: Net square footage is a term meaning the area to be leased for occupancy by State Personnel and/or equipment. To determine net square footage:

- 1. Compute the inside area of the space by measuring from the normal inside finish of exterior walls or the roomside finish of fixed corridor and shaft walls, or the center of tenant separating partitions.
2. Deduct from the Inside area the following:
*a. Toilets and lounges
*b. Entrance and elevator lobbies
*c. Corridors
*d. Stairwells
*e. Elevators and escalator shafts
*f. Building equipment and service areas
*g. Stacks, shafts, and interior columns
*h. Other space not usable for State purposes

*Deduct if space is not for exclusive use by the State. Multiple State leases require a, b, and c to be deducted. The State Property Office may make adjustments for areas deemed excessive for State use.

DEPARTMENT:

DIVISION:

CITY:

SQUARE FEET:

AGENT:

CUT-OFF FOR RECEIVING PROPOSALS IS 4:00 PM DATE:

FORM (PO-28)

(2018)

SPECIFICATIONS FOR NON-ADVERTISED LEASE

1. A floor plan to scale or a plan with room dimensions is required. Plan should show building exits for the proposed space. Also provide the year the building was constructed.
2. This facility must provide environment that is barrier free and easily accessible to physically disabled staff, visitors and clientele. Compliance with the State Building Code and the Americans with Disabilities Act is required. Toilet facilities shall be ADA accessible and code compliant.
3. Air conditioning and heating system shall be maintained by Lessor including frequent filter cleaning and replacement. Year round ventilation shall be provided to prevent stale air problems and unacceptable CO₂ content. Waiting areas, LAN room and conference room(s) may require additional HVAC.
4. Telecommunication room temperature should be within a range of 65° to a maximum of 75°. This is a 24-hour per day, 7 day per week requirement. A separate HVAC system may be required to maintain this temperature range.
5. All lighting and electrical maintenance shall be furnished by Lessor including the replacement of ballasts, light tubes and replacement bulbs.
6. The Lessor shall provide required fire extinguishers and servicing, pest control (by a licensed technician) and outside trash disposal including provision for the handling of recycling items such as aluminum cans, cardboard and paper. Frequent trash and recycling pick -up required. Year-round maintenance is required to maintain a neat and professional appearance of the site at all times.
7. Lessor shall provide internal and external sign that will provide easy identification of the office by the general public.
8. Locking hardware is required on all storage rooms, equipment rooms, files rooms and LAN room. Supply storage closets require shelving.
9. Lessor shall shampoo all carpet and clean the outside of the building windows annually.
10. Lessor shall be responsible for snow and debris removal as quickly as possible to avoid work delays.
11. The per square foot price proposal is based on the floor plan and repair lists agreed upon by the State of North Carolina and includes but it not limited to: all partitions, demolition, and up fitting costs: building and grounds maintenance; property taxes; insurance; fire and safety inspection fees; stormwater fees; land transfer tax; common area maintenance and other building operational costs.
12. The number of keys to be provided to the State for each lockset shall be reasonably determined by the State prior to occupancy, at no cost to the State.

13. All parking areas shall be adequately lighted and located within a reasonable distance of the office.
14. Lessor shall provide all conduits and pull strings from above the ceiling to outlet boxes. State to install wiring and cover plates.
15. Lessor is responsible for providing all cleaning supplies and paper and soap products for kitchen and bathrooms regardless of who contracts for janitorial services.

Lessor is in agreement with the above conditions and the conditions of the also signed “proposal to Lease to the State of North Carolina” Form PO-28.

Signature of the Lessor

Date

AGENDA ITEM 7:

MISCELLANEOUS ADMINISTRATIVE MATTERS

B. Boards and Commissions

MANAGER'S COMMENTS:

Watauga County Public Library Advisory Board

Ms. Monica Caruso, Watauga County Librarian, requested Ms. Carol Deal be appointed to fill the unexpired term of Ms. Mary Reichel and Mr. John Abbott be appointed to begin a new term replacing Mr. Terry Hamilton who served for two terms. These are first readings.



July 23, 2020

Mr. John Welch, Chair
Watauga County Board of Commissioners
Administrative Building, Suite 205
814 West King Street
Boone, NC 28607

Dear Mr. Welch:

At the regular meeting of the Watauga County Library Board on July 9, 2020, members voted unanimously to recommend to Watauga County Commissioners that Carol Deal be appointed to the Watauga County Public Library Advisory Board to fill the unexpired term of Mary Reichel.

Please approve the recommendation of the local library board and notify Carol and me of her appointment. Thanks to you and all of the commissioners for your continued support of our library.

Carol resides at 580 Cedar Lane, Boone, NC 28607.

Sincerely,

Monica Caruso

Monica Caruso
Watauga County Librarian

Cc: Jane Blackburn
Director of Appalachian Regional Libraries

Volunteer Application
Watauga County Boards And Commissions

080420 BCC Meeting

If you are a Watauga County resident, at least 18 years old, and willing to volunteer your time and expertise to your community, please complete the application below and click on Print Form.
Please sign and mail or fax to:

Watauga County Commissioners' Office
814 West King Street, Suite 205
Boone, NC 28607
Phone: (828) 265-8000
Fax: (828) 264-3230

Name: Carol B. Deal
Home Address: 580 Cedar Lane
City: Boone, NC Zip: 28607
Telephone: (H) 828.264.2931 (W) N/A (Fax) _____
Email: cb_deal@bellsouth.net
Place of Employment: Retired from Watauga County Schools
Job Title: _____

In Order To Assure County wide Representation Please Indicate Your Township Of Residence:

- | | | |
|---|------------------------------------|------------------------------------|
| <input type="radio"/> Bald Mountain | <input type="radio"/> Stony Fork | <input type="radio"/> Watauga |
| <input type="radio"/> New River | <input type="radio"/> Brushy Fork | <input type="radio"/> Cove Creek |
| <input type="radio"/> Beaver Dam | <input type="radio"/> Meat Camp | <input type="radio"/> Shawneehaw |
| <input checked="" type="radio"/> Blue Ridge | <input type="radio"/> Blowing Rock | <input type="radio"/> Laurel Creek |
| <input type="radio"/> Elk | <input type="radio"/> North Fork | <input type="radio"/> Boone |

In addition, Please Indicate If You Live In One Of The Following Areas:

- | | |
|--|--|
| <input type="radio"/> Foscoe-Grandfather Community | <input type="radio"/> Valle Crucis Historic District |
| <input type="radio"/> Howards Creek Watershed | <input type="radio"/> Winklers Creek Watershed |
| <input type="radio"/> South Fork New River Watershed | <input type="radio"/> Extraterritorial Area |

We Ask Your Help In Assuring Diversity Of Membership By Age, Gender, And Race, By Answering The Following Questions

- | | | |
|---|--|--------------------------------|
| Gender | Ethnic Background | |
| <input type="radio"/> Male | <input type="radio"/> African American | <input type="radio"/> Hispanic |
| <input checked="" type="radio"/> Female | <input checked="" type="radio"/> Caucasian | <input type="radio"/> Other |
| | <input type="radio"/> Native American | |

Please List (In Order Of Preference) The Boards/Commissions On Which You Would Be Willing To Serve.

1.
2.
3.

Volunteer Application
Watauga County Boards And Commissions
(Continued)

080420 BCC Meeting

Please list any work, volunteer, and/or other experience you would like to have considered in the review of your application.

Work
Experience:

see my resume!

Volunteer
Experience:

See resume!

Other
Experience:

see Resume!

Other
Comments:

The Watauga County Public Library is a valuable resource to all aspects of the county. The librarian and each additional professional personnel are to be commended for their contributions.

Signature: Carol B. Deal

Date: 7/6/20

VITA
CAROL BARR DEAL

580 Cedar Lane
Boone, North Carolina 28607

Residence: 828.264.2931
cb_deal@bellsouth.net

EDUCATION

1983	EdS Certification Curriculum Specialist II	Appalachian State University
1980	EdS Reading Education	Appalachian State University
1973	MA in Reading Education	Appalachian State University
1967	BS in Early Childhood Education	Appalachian State Teachers' College

Licensure

Academically/Intellectually Gifted (K-12)	A: Bachelor's
Reading (K-12)	S: Advanced
Curriculum Instructional Specialist	S: Advanced
Elementary Education (K-6)	A: Bachelor's
Primary Education (K-3)	A: Bachelor's
Mentor	S: Advanced

Appalachian State University teaching experience: adjunct

Courses Taught from Spring 2003-2017

- RE4630: Reading in the Content Area
- RE4620: Reading Instruction for Middle, Junior, and Senior High School
- RE4620: Reading Instruction for Middle, Junior, and Senior High School (On-Line)
- CI 5050: Supervision of Instruction
- CI 5585: Teacher Leadership and School Improvement
- CI 6460: Issues, Trends, and Problems in Curriculum

Courses Taught between 1975 and 1990

- RE4710: Diagnosis and Remediation of Reading Problems
- RE4720: Diagnostic and Remedial Reading I
- RE: The Advanced Teaching of Reading

PUBLIC EDUCATION Teaching Experience

1977-1980	Title I Reading Program Lead Teacher	Watauga County (NC) Schools
1974-1977	Title I Reading Teacher	Valle Crucis (NC) Elementary Program
1971-1974	Title I Reading Teacher	West Jefferson (NC) Elementary School
1970-1971	Second and Third Grade Teacher	Colonial Hill & Mountain Gap Schools, Huntsville AL
1969 Sum	Head Start Pre-School Teacher	Robert Fulton Elementary School, Quarryville, PA
1968-1969	First Grade Teacher	Robert Fulton Elementary School, Quarryville, PA
1967-1968	First Grade Teacher	South Fork Elementary School, Winston Salem, NC

Administrative Experience

1994-2002	Associate Superintendent for Curriculum and Instruction	Watauga County (NC) Schools
1986-1994	Assistant Superintendent for Curriculum and Instruction	Watauga County (NC) Schools
1980-1986	Curriculum Supervisor, Testing Coordinator, and Federal Programs Director	Watauga County (NC) Schools

Direct Administrative responsibilities (1980-2002)**Watauga County Schools, Boone, North Carolina**

- Curriculum & Instruction Pre-School through Twelfth Grade Director
- Academically or Intellectually Gifted Program Supervisor
- Board of Education Policy Development
- Budget Coordination and Planning
- Competitive Grant Writer and Evaluator
- Compliance Document Writer and Evaluator (federal programs channeled through the State)
- English/Language Arts Program Supervisor
- Federal Programs Director
- Goals 2000 Grant Program Coordinator and Evaluator
- Media Program Supervisor

- No Child Left Behind (NCLB) Coordination
- No Child Left Behind Teacher Assistant Trainer
- Program Development and/or Revision
- Program Evaluation
- School Improvement
- Summer School Supervisor
- Testing Coordinator
- Title I Program Director/Supervisor

Previous 7 Current* Professional association affiliations

Association for Supervision and Curriculum Development (ASCD)

Alpha Delta Kappa*

Delta Kappa Gamma*

International Reading Association (IRA)

National Council for the Teachers of Social Studies (NCSS)

National Education Association*

North Carolina Association of Educators (NCAE)*

NC Retired School Personnel Watauga Division*

Phi Delta Kappa

Price Reading Association (Local chapter of the International Reading Association)

Committees

Appalachian State University Public School Partnership Coordinating Council

Lees McRae College Teacher Education Program Advisory Committee

Middle School Task Force for North Carolina Department of Public Instruction

Northwest Regional Education Service Alliance (RESA) Curriculum Council (1993-94
Chairperson)

Review Committee for AIG Programs through the NC SDPI

Revision Committee to amend the NC secondary English Language Arts Curriculum

Southern Association Visitation Team (Member and Team Leader)

Task Force to Revise the MSA in Public School Administration for ASU

Volunteer Resource Center Board Member for Watauga County

Professional Experience

2005-2008	Serve as an Administrative/Curriculum Coach to the Charter School's Director	Private Contract
-----------	--	------------------

2003-2005	Principal's Executive Program Coach to support struggling Charter Schools	UNC-Chapel Hill Principal's Executive Program (PEP)
-----------	---	--

2004-2005	Served as a Coach for a Morganton based Charter School through <i>Leadership for the Carolinas</i>	Private Contract for NC SDPI
2003-2005	AAEP Federal Grant awarded Appalachian State University and the Reich College of Education. AAEP Grant Coordinator serving Mabel and Valle Crucis Schools, Watauga County Schools	Watauga County Schools
2004-2005	SALT Grant Collaborative with Avery County High School the Reading Division of LRE	ASU/RCOE
2003-2004	SALT Grant Collaborative with Ashe & Avery County High Schools and the Reading Division of LRE (RESE)	ASU/RCOE
2001-Present	Watauga County Literacy Association Secretary and Literacy Trainer	Board of Directors
1995	<i>CR</i> reating Independence through <i>St</i> udent-owned <i>Str</i> ategies (<i>CR</i> ISS National Diffusion Network Content Area Reading Initiative)	ASU Public School Partnership & CRISS Office
1994-95	Superintendent's Executive Program	UNC-Chapel Hill Principal's Executive Program (PEP)
1993	Strategic Planning Training	ASCD
1989	Management Development Program	North Carolina SDPI
Summers 1974 - '75	Tutor & Director's Assistant, Comprehensive Reading Clinic	Appalachian State University
Summer 1973	Teaching Assistant, Upward Bound	Appalachian State University

Volunteer Opportunities

2019 Watauga Opportunities, Inc.
Member of the Board of Directors since 2013
Current Chair

2018 Boone United Methodist Church
Member: Duke Endowment Grant Literacy
Planning Committee

2017 Boone United Methodist Church
Office Volunteer

2017 Watauga Avery Mitchell's Yancey's Advancement
Board (WAMY)

2003 Watauga Youth Network Board Member
Resigned upon retirement from Watauga County
Schools as their representative on the Board



July 23, 2020

Mr. John Welch, Chair
Watauga County Board of Commissioners
Administrative Building, Suite 205
814 West King Street
Boone, NC 28607

Dear Mr. Welch:

At the regular meeting of the Watauga County Library Board on July 9, 2020, members voted unanimously to recommend to Watauga County Commissioners that John Abbott be appointed to the Watauga County Public Library Advisory Board to begin a new term to replace Terry Hamilton, who went off the board after two terms.

Please approve the recommendation of the local library board and notify John and me of his appointment. Thanks to you and all of the commissioners for your continued support of our library.

John resides at 1589 Stoney Brook Lane, Boone, NC 28607.

Sincerely,

Monica Caruso

Monica Caruso
Watauga County Librarian

Cc: Jane Blackburn
Director of Appalachian Regional Libraries

Volunteer Application
Watauga County Boards And Commissions

If you are a Watauga County resident, at least 18 years old, and willing to volunteer your time and expertise to your community, please complete the application below and click on Print Form.
Please sign and mail or fax to:

Watauga County Commissioners' Office
814 West King Street, Suite 205
Boone, NC 28607
Phone: (828) 265-8000
Fax: (828) 264-3230

Name: John P. Abbott
Home Address: 1589 Stoney Brook Lane
City: Boone, NC Zip: 28607
Telephone: (H) 828-265-1454 (W) _____ (Fax) _____
Email: JPA457@gmail.com
Place of Employment: semi-retired from AppState
Job Title: Liaison librarian - sciences

In Order To Assure County wide Representation Please Indicate Your Township Of Residence:

- | | | |
|--|------------------------------------|------------------------------------|
| <input type="radio"/> Bald Mountain | <input type="radio"/> Stony Fork | <input type="radio"/> Watauga |
| <input checked="" type="radio"/> New River | <input type="radio"/> Brushy Fork | <input type="radio"/> Cove Creek |
| <input type="radio"/> Beaver Dam | <input type="radio"/> Meat Camp | <input type="radio"/> Shawneehaw |
| <input type="radio"/> Blue Ridge | <input type="radio"/> Blowing Rock | <input type="radio"/> Laurel Creek |
| <input type="radio"/> Elk | <input type="radio"/> North Fork | <input type="radio"/> Boone |

In addition, Please Indicate If You Live In One Of The Following Areas:

- | | |
|--|--|
| <input type="radio"/> Foscoe-Grandfather Community | <input type="radio"/> Valle Crucis Historic District |
| <input checked="" type="radio"/> Howards Creek Watershed | <input type="radio"/> Winklers Creek Watershed |
| <input type="radio"/> South Fork New River Watershed | <input type="radio"/> Extraterritorial Area |

We Ask Your Help In Assuring Diversity Of Membership By Age, Gender, And Race, By Answering The Following Questions

- | | | |
|---------------------------------------|--|--------------------------------|
| Gender | Ethnic Background | |
| <input checked="" type="radio"/> Male | <input type="radio"/> African American | <input type="radio"/> Hispanic |
| <input type="radio"/> Female | <input checked="" type="radio"/> Caucasian | <input type="radio"/> Other |
| | <input type="radio"/> Native American | |

Please List (In Order Of Preference) The Boards/Commissions On Which You Would Be Willing To Serve.

1. Library Board
2. _____
3. _____

Volunteer Application
Watauga County Boards And Commissions
(Continued)

Please list any work, volunteer, and/or other experience you would like to have considered in the review of your application.

Work
Experience:

I have been a librarian for 36 years, most recently for 22 years at ASU. My experience as an academic librarian is different in many ways from public library work and I would approach work on the library's board from a position of one with much to learn about public libraries and ARL operations and needs.

Volunteer
Experience:

Family-service volunteer with Hospice of Wake County.
Church committees
Board member, Mountain Pathways School

Other
Experience:

Other
Comments:

The public library is a core American institution and an evolving one. My affection for public libraries began as a child when, if we were well-behaved, my sister and I could choose between one of two treats: an ice cream cone or going to the public library. We almost always chose the library. Our next door neighbor then was the PL director and we thought he hung the moon. My sister became a public librarian and I became an academic librarian. It is in our blood.

Signature: John P. Abbott 6/17/2020

Date: _____

Print Form

Reset Form

AGENDA ITEM 7:**MISCELLANEOUS ADMINISTRATIVE MATTERS*****C. Announcements*****MANAGER'S COMMENTS:**

The 113th North Carolina Association of County Commissioners (NCACC) Annual Conference will be held virtually. Conference registration includes all virtual sessions on August 5, 6, 14 and 15. Details for the conference are located at: <https://www.ncacc.org/809/2020-Annual-Conference> and registration information is at: <https://ncaccevents.org/events/ac2020/>. Anita will be glad to help you register if you wish to attend. There is no cost this year for County Officials and Staff.

AGENDA ITEM 8:

PUBLIC COMMENT

AGENDA ITEM 9:

BREAK

AGENDA ITEM 10:

CLOSED SESSION

Attorney/Client Matters – G. S. 143-318.11(a)(3)
Land Acquisition – G. S. 143-318.11(a)(5)(i)