

MINUTES

STATE OF NORTH CAROLINA  
COUNTY OF HENDERSON

BOARD OF COMMISSIONERS  
FEBRUARY 29, 1996

The Henderson County Board of Commissioners met for a special called meeting at 4:00 p.m. in the Commissioners Meeting Room of the County Administration Building.

Those present were: Chairman Renee Kumor, Vice-Chair Vollie G. Good, Commissioner Bob Eklund, Commissioner Don Ward, Commissioner J. Michael Edney, County Manager David F. Thompson, Assistant County Manager David E. Nicholson, Staff Attorney Angela M. Skerrett and Clerk to the Board Elizabeth W. Corn.

Also present were: Benny Smith, reporter for Times-News and a private citizen Dutch Burdette.

Absent was: County Attorney Don H. Elkins.

CALL TO ORDER/WELCOME

Chairman Kumor called the meeting to order and welcomed all in attendance. The purpose of the meeting was two-fold:

1. Set a Public Hearing to Consider Renewal of the Appleland Industrial Park Option, and
2. Financing the purchase of voting machines for the Board of Elections.

David Thompson requested a Closed Session as allowed under NCGS 143-318.11 (a)(5) to discuss the acquisition of real property.

SET A PUBLIC HEARING TO CONSIDER RENEWAL OF THE APPLELAND INDUSTRIAL PARK OPTION

Angela Skerrett reminded the Board that a public hearing must be held as required by NCGS 158-7.1 to consider the renewal of the option which the County currently has for the development of the Appleland Business Park. The County entered into an option on 69.4 acres of property owned by Mrs. Cynthia Whitted located at the intersection of Upward Road and the I-26 connector. The total purchase price for this property was \$1,500,000.00. The County has partially exercised the option and purchased the Roadway, the Park Property, Lots 1, 1A, 2, 3, 4, 7, 7A, 8, two lots to be dedicated to NCDOT, and recently the County purchased Lots 3A, 4A and Lot 6 for a total acreage purchased of 47.0131 acres at a price of \$1,099,697.20.

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The current option will expire March 31, 1996. A renewal would extend the option for another three month period to expire on June 30, 1996. The price to renew the option until June 30, 1996 will be the quarterly interest at the Nationsbank prime rate of interest determined as of March 10, 1996 on the unpaid portion of the purchase price of \$400,302.76. (The remaining acreage to be purchased includes Lot 5, 22.3709 acres). As the agenda was prepared prior to March 10, 1996, the actual option renewal price was not reflected here. However, Nationsbank prime rate as of February 26, 1996 was 8.25%, which would put the option payment at \$8,256.25.

The payment to renew the option for an additional three month term is due March 20, 1996. If the Board desires to renew the option, it would be appropriate to set a Public Hearing to consider the renewal for Wednesday, March 20, 1996 at 9:00 a.m.

Commissioner Good made the motion to set the Public Hearing for Wednesday, March 20 at 9:00 a.m. to consider renewal of the Industrial Park Option. All voted in favor and the motion carried.

#### FINANCING THE PURCHASE OF VOTING MACHINES FOR THE BOARD OF ELECTIONS

Carey McLelland reminded the Board that in the Fiscal Year 1995-1996 budget, the Board of Commissioners approved the purchase of new voting machines to be used by the Board of Elections.

A Request for Proposal (RFP) for financing the purchase of the voting machines was developed by Finance Department Staff. On January 26, 1996 the RFP was distributed to local financial institutions. The terms and conditions of the RFP are a two or three year term, fixed rate of interest, no financing costs to the County, no prepayment penalties and level monthly/quarterly payments. On February 9, 1996, all proposals returned were opened and read publicly. A summary of the interest rates for the proposals was reviewed.

The Finance Department Staff reviewed the proposals received. Carey McLelland, Finance Director, recommended that First Union National Bank be awarded the bid. Staff concurred with the recommendation and requested the Board award the bid to First Union National Bank according to their proposal.

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Commissioner Edney made the motion to adopt the RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE COUNTY OF HENDERSON, NORTH CAROLINA APPROVING THE USE OF INSTALLMENT FINANCING FOR THE PURCHASE OF VOTING EQUIPMENT, APPROVING THE CONTRACT PROPOSAL FROM FIRST UNION NATIONAL BANK AND AUTHORIZING THE EXECUTION AND DELIVERY OF DOCUMENTS IN CONNECTION THEREWITH as prepared.

There was discussion regarding the ratio of voting machines versus the number of voters and the number of machines required by state statutes. Following discussion, a vote was taken and the motion carried four to one with Commissioner Ward voting nay.

**CLOSED SESSION**

Commissioner Edney made the motion for the Board to go into Closed Session as allowed by NCGS 143-318.11 for the following reason:

1. (a) (5) To establish or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (1) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease.

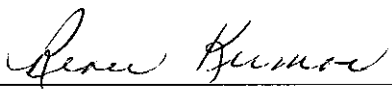
All voted in favor and the motion carried. County Attorney Don H. Elkins joined the Board and staff for Closed Session.

Commissioner Edney made the motion for the Board to go out of Closed Session. All voted in favor and the motion carried.

Chairman Kumor did not adjourn the meeting but continued it to Thursday, March 7 at 7:00 p.m.

Attest:

  
Elizabeth W. Corn, Clerk

  
Renee Kumor, Chairman

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