

Board of Commissioners

Mark Jones, Chair
Benita Finney, Vice Chair
Richard Poindexter
Terry Renegar
M Brent Shoaf



Brian Barnett
County Manager
Commissioners Room
123 S. Main Street
Mocksville, NC 27028
November 21, 2024
9:00 AM

MINUTES

**Davie County - Board of Commissioners
Work Session**

1. Meeting Called to Order - Chair Jones

The meeting was called to order at 9:00 AM.

2. Invocation - Jamon Gaddy

Jamon Gaddy offered invocation.

3. Pledge of Allegiance - Meagan Tomlin

The Pledge of Allegiance was led by Meagan Tomlin.

4. Adopt Agenda - Chair Jones

Commissioner Renegar made a motion to adopt the agenda. Commissioner Finney seconded the motion. All were in favor, and the motion passed 5-0 (Mark Jones, Benita Finney, Richard Poindexter, Terry Renegar, M Brent Shoaf)

5. Report to Board

a. Financial Presentation - Robin West

Robin West spoke about the October 2024 financial summary report.

b. Lead Pipe Project - Johnny Lambert

Johnny Lambert presented the lead pipe presentation. 76 units in Davie County need replacement pipes.

c. Subdivision Ordinance Changes - Johnny Easter

Johnny Easter presented proposed subdivision ordinance changes. He also presented the proposed solar energy generating facility changes.

6. Pending Action Items

County Manager, Brian Barnett let the board know the pending action items that will be presented at the December 2nd Commissioners' Meeting.

a. Approval of Minutes -

- Regular Scheduled Meeting November 4, 2024
- Closed Session Meeting November 4, 2024

b. 2025 Board of Commissioners Meeting Schedule

c. Board Appointments:

- Re-Appoint Barbara Martin - Aging Services Community Advisory Committee
- Board Appointment - Ag Center Advisory Board - Mike Dowd & Leslie Bergman

d. Budget Transfers / Amendments - Finance

e. Fire Relief Fund

f. Fixed Asset Deletion Form - Sheriff's Office (Cars)

7. Discussion Items

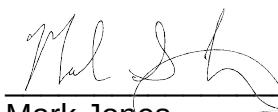
Commissioner Shoaf stated that he would like to discuss the decision that will be made regarding a (Health Savings Account) HSA. He wanted to ensure the same type of deductibles would be available. County Manager, Brian Barnett stated that the insurance numbers would be presented in February or March 2025. Barnett asked if there would be a county contribution and stated that education would need to be started sooner rather than later.

8. Commissioners' Comments

The Commissioners thanked everyone for coming and for voting. They wished everyone a Happy Thanksgiving.

9. Adjourn - Chair Jones

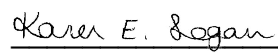
At 10:24 AM, Commissioner Finney made the motion to adjourn. Commissioner Poindexter seconded the motion. All were in favor, and the motion passed 5-0 (Jones, Finney, Poindexter, Renegar, Shoaf)



Mark Jones
Chairman
Board of Commissioners



Attest:



Karen Logan
Clerk
Board of Commissioners



Proposed Subdivision Changes



Proposed Subdivision Changes

- (C) Lots shall comply with the following requirements.
- (1) Lots served by both public water and public sewer shall have an area not less than 8,000 square feet, a width at the building line of not less than 70, nor be less than 100 feet deep. Planned unit developments are exempt.
- **(2) Lots served by public or private water but not by public sewer shall have an area not less than 40,000 sq. ft. , 100' minimum width or a lot width at the building line of not less than 125 feet (no case less than 50' wide), nor be less than 150 feet deep. Planned unit developments are exempt**
- (3) Lots in a Major Subdivision that are accessed by a publicly-dedicated or maintained street shall be a minimum of 150' wide.

- Major Subdivision
approval process

Proposed Subdivision Changes



Class I Major Subdivisions with 10 or less lots

TRC and Staff approval of site plan



Proposed Subdivision Changes



Class II Major Subdivisions with 11 to 25 lots**

- TRC and Staff approval of site plan
- Common open space shall not be less than 15% of the total development area. Open space shall be held in common ownership by a homeowner's association or accepted by Davie County as public open space*
- Pedestrian access. Sidewalks shall be provided on at least one side of all street. Sidewalks shall be constructed of concrete, brick, or stone paving materials on a case- by-case basis. Sidewalks shall be a minimum width of five (5) feet. Vertical clearance along all sidewalks shall be at least eight (8) feet.
- Final Site plan and design Approval by the Davie County Planning Board



Proposed Subdivision Changes

Class III Major Subdivisions with 26-40 lots**

- TRC and Staff approval of site plan
- Common open space shall not be less than 18% of the total development area. Open space shall be held in common ownership by a homeowner's association or accepted by Davie County as public open space*
- Pedestrian access. Sidewalks shall be provided on at least one side of all street. Sidewalks shall be constructed of concrete, brick, or stone paving materials on a case-by-case basis. Sidewalks shall be a minimum width of five (5) feet. Vertical clearance along all sidewalks shall be at least eight (8) feet.
- Sidewalk lighting shall be required along all sidewalks, all lighting shall be 15' or less in height, all light fixtures shall be located, aimed or shielded so as to minimize stray light trespassing across property boundaries and be directed in a way so as not to jeopardize traffic safety. Sidewalk lighting shall have a character compatible with the nature of the area and complementary to the building architecture and shall be provided at pedestrian intersections, public spaces and along paths to parking lots and other destinations.
- Final Site plan and design Approval by the Davie County Planning Board and the Davie County Board of County Commissioners.

Proposed Subdivision Changes

■ **Class IV Major Subdivisions with 41-60 lots****

- TRC and Staff approval of site plan
- Common open space shall not be less than 20% of the total development area. Open space shall be held in common ownership by a homeowner's association or accepted by Davie County as public open space*
- Pedestrian access. Sidewalks shall be provided on at least one side of all street. Sidewalks shall be constructed of concrete, brick, or stone paving materials on a case- by-case basis. Sidewalks shall be a minimum width of five (5) feet. Vertical clearance along all sidewalks shall be at least eight (8) feet.
- Sidewalk lighting shall be required along all sidewalks, all lighting shall be 15' or less in height, all light fixtures shall be located, aimed or shielded so as to minimize stray light trespassing across property boundaries and be directed in a way so as not to jeopardize traffic safety. Sidewalk lighting shall have a character compatible with the nature of the area and complementary to the building architecture and shall be provided at pedestrian intersections, public spaces and along paths to parking lots and other destinations.
- Street trees shall be planted along both sides of all public streets.
- Shall have at least 2 NC DOT approved entries/exists that connect or are accessed by a publicly-dedicated or maintained street/road.
- Final Site plan and design Approval by the Davie County Planning Board and the Davie County Board of County Commissioners

Proposed Subdivision Changes

■ **Class V Major Subdivisions with 61plus lots****

- TRC and Staff approval of site plan
- Common open space shall not be less than 22% of the total development area. Open space shall be held in common ownership by a homeowner's association or accepted by Davie County as public open space*
- Pedestrian access. Sidewalks shall be provided on at least one side of all street. Sidewalks shall be constructed of concrete, brick, or stone paving materials on a case- by-case basis. Sidewalks shall be a minimum width of five (5) feet. Vertical clearance along all sidewalks shall be at least eight (8) feet.
- Sidewalk lighting shall be required along all sidewalks, all lighting shall be 15' or less in height, all light fixtures shall be located, aimed or shielded so as to minimize stray light trespassing across property boundaries and be directed in a way so as not to jeopardize traffic safety. Sidewalk lighting shall have a character compatible with the nature of the area and complementary to the building architecture and shall be provided at pedestrian intersections, public spaces and along paths to parking lots and other destinations.
- Street trees shall be planted along both sides of all public streets.
- Shall have at least 2 NC DOT approved entries/exists that connect or are accessed by a publicly-dedicated or maintained street/road.
- Curb and gutter shall be required along all streets/roadways.
- Final Site plan and design Approval by the Davie County Planning Board and the Davie County Board of County Commissioners

Proposed Subdivision Changes



- Major Subdivisions where each lot within the subdivision is at least five acres.
- TRC and Staff approval of site plan



Proposed Subdivision Changes

- *To qualify as common open space, land shall be usable for recreation purposes or shall provide visual, aesthetic or environmental amenities and may not be occupied by streets, drives, parking areas, or structures other than recreational structures. At least 30% of the gross area (unless otherwise allowed by the Davie County Board of Commissioners dedicated (for open space) must be suitable for and designed to be used as active recreation space (for example, walking trails, ball fields, community swimming pools, playgrounds and the like).

Proposed Subdivision Changes

- **Alternative compliance measures may be proposed which vary from the strict application of the above requirements in order to accommodate the unique character of the site or to utilize innovative design. Alternative compliance may be granted by the Davie County Board of Commissioners upon a finding that the proposed alternative fulfills the intent of this chapter as well as, or better than would strict compliance with the requirements of this subchapter.



Proposed Solar Energy Generating Facility Changes



Proposed Solar Energy Generating Facility Changes



- All Solar Panels shall be located at a minimum distance of 100 feet, measured in a straight line in any direction from any property line.

Proposed Solar Energy Generating Facility Changes



- All Solar Energy Generating Facilities (SGF) shall be located on contiguous property of no less than 100 acres.

Proposed Solar Energy Generating Facility Changes

- All Solar Panels shall be located at a minimum distance of 500 feet, measured in a straight line in any direction from the structure of the proposed solar farm to the structure of any of the following: (a) A place of worship or other religious institution; (b) A day care center or facility; (c) A public or private school; (d) A public park, playground, library, community pool or any area where large numbers of minors regularly travel or congregate including, but not limited to, public swimming pools; (e) A fire station, police station or other public safety facility; (f) A nursing home or assisted living facility or medical facility; (g) A funeral home; (h) Any dwelling Unit(single family or multi-family).

October 2024 Financial Summary

November 21, 2024

General Fund

Fiscal Year Ending June 30, 2025

Reporting Period: October 31, 2024



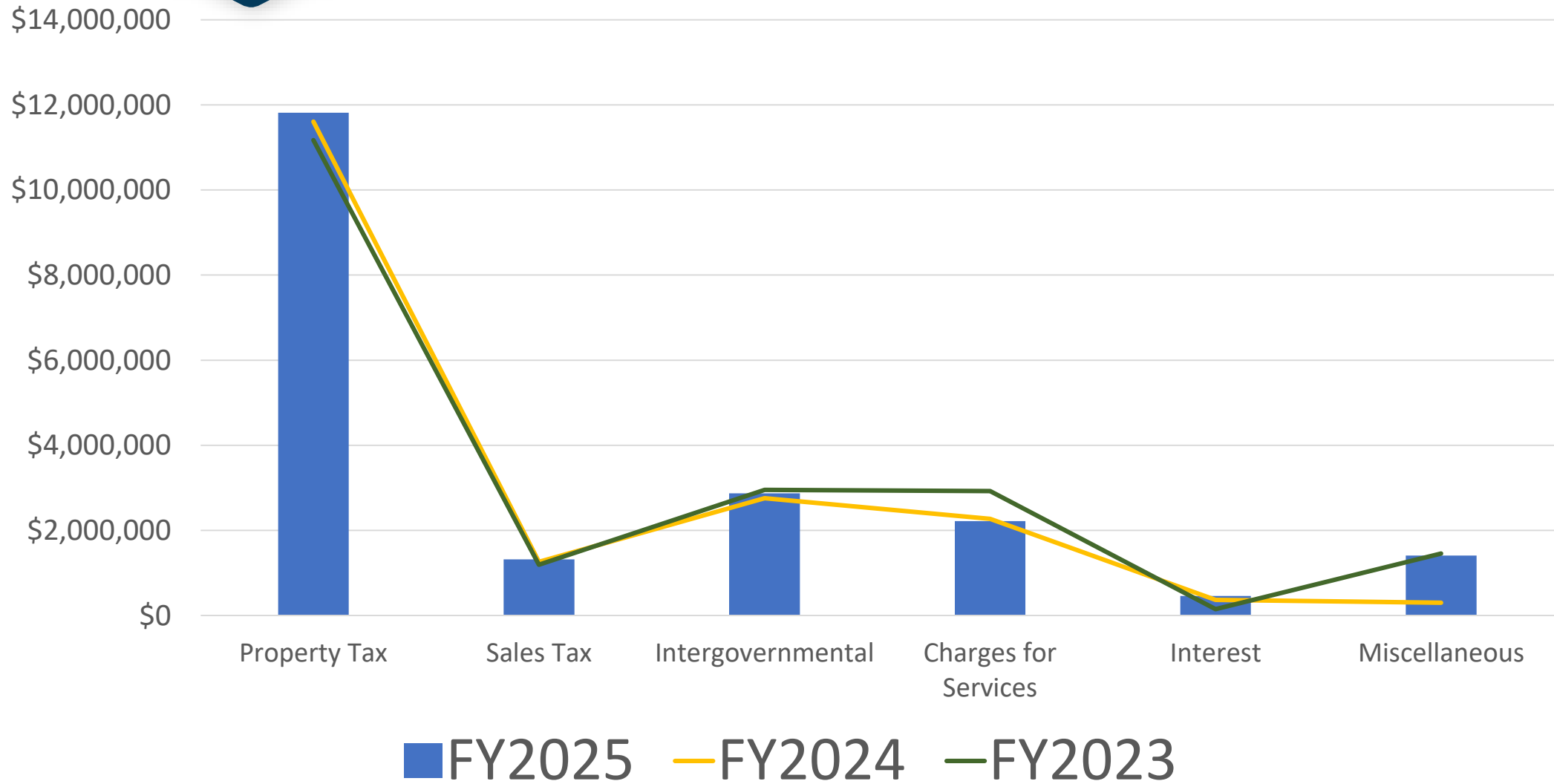
Comparison of Monthly Revenues & Expenditures (YTD)

	<u>Revised 2025 Budget</u>	<u>FY2025</u>	<u>FY2024</u>	<u>Over/(Under) 2024</u>
<i>Revenues</i>				
Property Tax	\$45,317,273	\$11,814,687	\$11,604,542	\$210,145
Sales Tax	14,760,000	1,321,256	1,258,114	63,142
Intergovernmental	9,204,216	2,868,948	2,758,318	110,630
Charges for Services	7,620,579	2,219,284	2,272,371	(53,087)
Interest	1,025,000	461,416	367,201	94,215
Miscellaneous	2,213,659	1,409,309	298,610	1,110,699
Fund Balance Appropriated	6,839,328	-	-	-
<i>Total Revenues</i>	<u>\$86,980,055</u>	<u>\$20,094,899</u>	<u>\$18,559,156</u>	<u>\$1,535,743</u>
<i>Expenditures</i>				
General Government	\$17,675,810	\$5,511,243	\$7,565,010	(\$2,053,768)
Public Safety	25,726,343	7,647,761	7,457,752	190,008
Environmental Protection	307,152	134,062	78,362	55,699
Economic Development	445,655	116,525	104,051	12,474
Human Services	13,686,824	3,541,773	2,979,316	562,457
Cultural & Recreational	2,353,046	703,674	605,442	98,232
Educational	18,404,512	5,268,062	5,121,049	147,014
Debt Service	8,380,713	1,068,366	1,159,625	(91,259)
<i>Total Expenditures</i>	<u>\$86,980,055</u>	<u>\$23,991,465</u>	<u>\$25,070,607</u>	<u>(\$1,079,142)</u>
<i>Revenue Over/(Under) Expense</i>	<u>\$0</u>	<u>(\$3,896,566)</u>	<u>(\$6,511,451)</u>	<u>\$2,614,885</u>

General Fund Revenues

Fiscal Year Ending June 30, 2025

Reporting Period: October 31, 2024





Davie County Public Utilities: Lead And Copper Rule Revision Update

November 21, 2024
BOC Work Session



Lead and Copper Rule Revisions Update



Lead Service Line Inventory

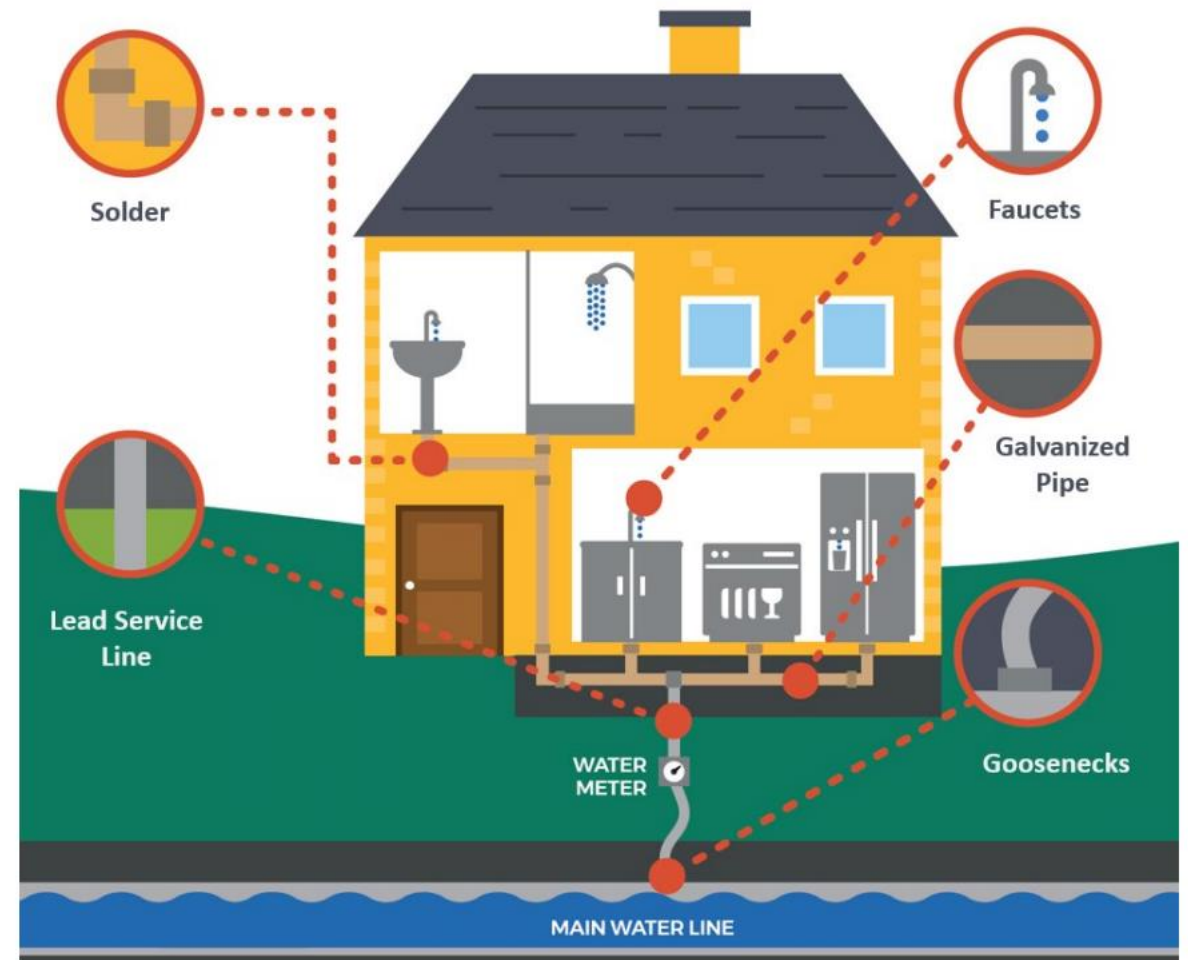
Identify all service lines both public and private in our distribution system and create a inventory

Public – County owned from Water Main to Water Meter

Private – Water meter to customers home

Staff with assistance of Hazen compiled GIS databases for the required inventory

Compiled records from various aspects to assist in the identification of all service lines tax records, various permitting, work orders, as well as performed visual Inspections of service lines.



Lead and Copper Rule Revisions



Introduction and Timeline

EPA proposed Lead and Copper Rule Revision in November of 2019

- Final rule published in January of 2021 with revisions to the rule into early 2024
- The compliance period for LSL Inventory due October 16, 2024
- Required by rule notifications to all customers with known Lead, Galvanized Requiring Replacement or Unknown service line must be distributed by November 15, 2024
- Davie County has a 10 year window to remove all public Galvanized Service Lines at a minimum of 10% replacement per year
- Sampling of schools and daycares by rule are to begin in 2025
- Per rule sampling of locations with galvanized service line must begin in 2027 due to the persistent work of staff Davie County has been approved for reduced monitoring.

Lead and Copper Rule Revisions Update



Lead Service Line Inventory

- Davie County Water System compiled of 12,220 service connections
- The Water System contains 0 complete lead service lines
- 76 Galvanized Requiring Replacement this includes private and public; to include 76 customer/private side and 45 utility side service lines
- Vast majority of public and private service lines the Davie County system are Plastic/Pex
- Inventory will be available for public viewing at the Public Utilities main office
- County is utilizing ArcGIS / Esri applications to create a service line layer to our mapping system



Lead



Copper



Galvanized Steel



Plastic

Lead and Copper Rule Revisions



Next compliance steps required by the new rule

Schools and Daycare per the created Sampling Plan

- Rule requires 20% of school and daycares be sampled annually during the 5 year compliance until all have been tested.
- Rule requires 5 samples per school at points of consumption and must include:
 - Two Drinking Water Fountains
 - One Kitchen faucet used for drink or food preparation
 - One Classroom faucet or other outlet used for drinking
 - One nurse's office room faucet
 - If a faucet as described above is not available, then water system may use another outlet typically used for consumption as identified by the facility
- Rule requires 2 samples per childcare facility, sample locations must include
 - One Drinking Water Fountain
 - One Kitchen faucet used for preparation of food and drink, classroom faucet, or other outlet used for drinking

Questions?