



LEE COUNTY BOARD OF COMMISSIONERS
DENNIS WICKER CIVIC CENTER
1801 NASH STREET
SANFORD, NC 27330

February 20, 2023

MINUTES

Roll Call

Present: Dr. Andre Knecht, Robert Reives, Cameron Sharpe, Kirk Smith, Bill Carver, Mark Lovick, Taylor Vorbeck

CALL TO ORDER

Chairman Kirk Smith called the meeting to order at 6:00 p.m.

INVOCATION

Commissioner Mark Lovick provided an invocation and led the Board in the Pledge of Allegiance.

PLEDGE OF ALLEGIANCE

I. ADDITIONAL AGENDA

Commissioner Robert Reives requested to add a discussion item (VI.A) to the agenda asking Tax Administrator Michael Brown to discuss Lee County's current reappraisal.

Motion: Motion to approve the Agenda as amended.

Mover: Robert Reives

For: 7 - Dr. Andre Knecht, Robert Reives, Cameron Sharpe, Kirk Smith, Bill Carver, Mark Lovick, Taylor Vorbeck

Motion Result: Passed

II. APPROVAL OF CONSENT AGENDA

Motion: Motion to approve the Consent Agenda.

Mover: Robert Reives

For: 7 - Dr. Andre Knecht, Robert Reives, Cameron Sharpe, Kirk Smith, Bill Carver, Mark Lovick, Taylor Vorbeck

Motion Result: Passed

II.A Reclassify part time Information and Referral Assistant to full time Social Work Information Specialist

Social Worker Information Specialist 123.docx

II.B Refund and Release Report for January 2023

Gen Statute 105.docx

January Real Property Abatement Report.pdf

January Personal Property Abatement Report.pdf

RELEASE CODES SPREADSHEET.xls

II.C Records Retention and Disposition Schedule and Amendment for Lee County Board of Elections

Signed Retention Schedule 02.08.23.pdf

Signed Amendment for Retention Schedule 02.08.23.pdf

II.D Approval of Budget Amendment #02/20/23/10

BA 2-20-23-10

II.E Minutes from the January 26 and 27, 2023 Board Retreat

Final BOC Board Retreat Minutes_1-26-23.docx

BOC_Board_Retreat_Minutes__1.27.23 (1).pdf

II.F Minutes from the February 6, 2023 Regular Meeting

BOC Minutes 2.6.23 .pdf

II.G Resolution Designating Depositories, Establishing Accounts, and Designating Signatories for Accounts of Lee County

BANK SIGNATOR RESOLUTION(3-1-2023).pdf

III. PRESENTATION OF PROCLAMATION

III.A Proclamation Honoring County Manager Dr. John Crumpton and His Years of Service to Lee County

Chairman Kirk Smith presented and read aloud a proclamation honoring Dr. John Crumpton and his years of service to Lee County. Dr. Crumpton will retire on Tuesday, February 28, 2023.

Motion: Motion to approve the proclamation honoring Dr. John Crumpton and his years of service to Lee County.

Mover: Robert Reives

For: 7 - Dr. Andre Knecht, Robert Reives, Cameron Sharpe, Kirk Smith, Bill Carver, Mark Lovick, Taylor Vorbeck

Motion Result: Passed

IV. PUBLIC HEARINGS

IV.A Zoning Map Amendment (Rezoning) Application and Staff Report

Planner II Thomas Mierisch presented an application by Thomas Beck to rezone one parcel of land totaling 2.27 acres from Residential Restricted (RR) to Residential Agricultural (RA) to allow for the placement of a double wide on the subject property. A copy of Mr. Mierisch's presentation on all three public hearings is attached and incorporated into these minutes.

Chairman Smith opened the public hearing at 6:16 p.m.

Mr. Beck of 1418 Carthage St., Sanford spoke in favor of the rezoning.

No one spoke in opposition.

Chairman Smith closed the public hearing at 6:19 p.m.

01-REZ@VALLEY RD.pdf

IV.B Zoning Map Amendment (Rezoning) Application and Staff Report

Planner II Thomas Mierisch presented an application by Sally Nobling to rezone two parcels of land totaling 2.86 acres from Residential Agricultural (RA) to Light Industrial (LI) to allow for the expansion of an existing construction equipment sales and leasing business on the subject property. The parcels are owned by Taproot Holdings LLC, at 2721 Tramway Road. Commissioner Taylor Vorbeck asked if the business plans to add more equipment or buildings to the property. Mr. Mierisch advised that the company want to expand their outdoor storage, but technically anything identified within the LI zoning would be able to go on that property if the rezoning is approved.

Chairman Smith opened the public hearing at 6:23 p.m.

- Eddie Winsted, 1410 Elm St, spoke on behalf of applicant and in favor of the rezoning.

- William Griffin, 2801 Tramway Road (neutral on the rezoning/had questions)

- No one spoke in opposition.

02-REZ@TRAMWAY RD.pdf

IV.C Zoning Map Amendment (Rezoning) Application and Staff Report

Planner I Curtis Lee presented an application by Michael Blakley of Drafting and Design Services, Inc. to rezone three parcels of land totaling 57.17 acres from Residential Agricultural (RA) to the Swanny Lake RV Resort Conditional Zoning District to allow for a campground development on the subject property. The property is owned by Frederick Krueger and Karen Truelove-Krueger, at 4191 Swanns Station Road. Commissioner Vorbeck asked if testing had been conducted on Morris Pond and Mr. Blakley responded that testing could be added as a conditional request. Commissioner Bill Carver asked, under uses permitted in Section 5-29, how broad the definition of camp ground was. Mr. Lee said this application is a conditional rezoning request and the conditions that apply are specific to this one zoning district as proposed by the applicant and as depicted on the site plan. There are additional rules and conditions the developer added after a neighborhood meeting with some residents.

Chairman Smith opened the public hearing at 6:32 p.m.

Those who spoke in favor:

- Michael Blakely of Drafting and Design Services, Inc., 6728 Carbonton Road,

spoke in favor of the project and said the design met all the requirements of Section 5-29. Mr. Blakely also gave a presentation to the Board with the proposed design, a copy of which is attached and incorporated into these minutes. Commissioner Reives asked if the existing home on the property will be removed, and Mr. Blakely advised that it would be removed and two new homes added. Commissioner Sharpe asked if Mr. Blakely and the applicant have done this type of development before and Mr. Blakely advised that he and his client have developed campgrounds before.

- Vaughn King, 716 New Elam Church Road, spoke in favor of the rezoning. He is the developer and has similar projects which were marinas, at Barefoot Landing Marina and Carolina Beach Marina, and he has sold all his developments. Commissioner Vorbeck asked if Mr. King will be living at the site and Mr. King said he intended to live there. Commissioner Vorbeck questioned the provision allowing people to stay at the park based on their demeanor. Mr. King said that it will be up to the owner or himself to ask people to leave if needed. Mr. Blakely said background checks are not performed for rentals, but that could be made a condition.

Others who spoke in favor of the project:

- Scott McAllister, 2008 N. Plank Road

The following spoke in opposition to the project:

- John Kirkman, 4465 Swann Station Road

- Heather Moore, 4029 Swann Station Road

- Ed Washburn, 4080 Swann Station Road

- Dennis Kay, 4188 Swann Station Road, and provided a signed petition against the proposal to the Board

- Brian Richards, 12 The Point, spoke neither in favor nor against

- Kathy Tobias, 3926 Swann Station Road

- Julie Williams, 3942 Swann Station Road

Mr. Blakely said NCDOT was consulted about the proposed roadways in the RV park and noted that this use is allowed under the RA zoning with a special use or conditional use. There will be a septic area on the property as RV parks are required to do pretreatment prior to wastewater flowing to the pumping station and the park will use county water. Mr. Blakely advised that the park impacts 30% of the site to keep the country feel. Commissioner Reives asked if a person who stays 10-11 months is allowed to come back after a certain amount of time. Mr. Blakely suggested linking the registration of the vehicle to the reservations or the requiring a lease if an individual is leasing a vehicle. Vegetation as a buffer has been included beyond what is required on the proposal.

Chairman Smith closed the public hearing at 7:24 p.m. and allowed the Planning Board to convene, as well as asked for a 10-minute break.

03-REZ-CZ@SWANNY LAKE RV RESORT.pdf

V. PUBLIC COMMENTS

The Board reconvened at 7:34 p.m.

The following individuals provided public comments.

- John Pascal, Board member for Bread of Life Ministries, 219 Maple Ave (seeking non-profit grant funding)

- Ruth Price, 2714 Bellaire Drive, Vice-Chair of S3 Housing Connect (seeking non-profit grant funding; S3)

- Cindy Hall, 1202 Wilkins Drive, H3 Medical Program, PIT Count, S3; (seeking non-profit grant funding)
- Gabriella Saunders, 223 Wicker St, Veteran Nation; (seeking non-profit grant funding; S3)
- Hamer Carter, 831 S. Frankin Drive, President of the OMI Board (Outreach Mission; S3) (seeking non-profit grant funding)
- Dr. William Hall, 1202 Wilkins Drive (S3; H3 (Health, Healing, Hope) seeking non-profit grant funding)
- Laura Spivey, 1708 Pendergrass Road, OMI Executive Director (seeking non-profit grant funding)

Commissioner Sharpe asked to make a point of privilege, and wanted to know what the County's process is for non-profit funding. County Manager Dr. Crumpton said the County included non-profit funding annually in the budget process which was capped last year \$73,500. Last year, the Board discussed giving non-profits ARP funding as the requests came in. The first two proposals were from OMI and Brick Capital Community Development Corporation and the third was the Life Springs Dream Center. Dr. Crumpton said non-profits can still appear before the Board with requests.

VI. OLD BUSINESS

VI.A Update from Tax Administrator Regarding the Current Reappraisal

Commissioner Reives asked the Tax Administrator, Michael Brown, to provide an update on the current reappraisal. Mr. Brown said the reappraisal notices went out on Friday. There is an elderly and disabled exemption for homeowners 65 or older with income below \$33,800 and an exemption with no income requirement for Disabled Veterans whose doctors certify that they are 100% permanently disabled. Forms are available online and through Veterans Services. Values in Lee County have increased approximately 45%. Mr. Brown believes a bill has been filed at the General Assembly for changes to the elderly and disabled exemption. Commissioner Reives asked the County Manager to contact our legislators concerning any tax legislation that may impact us. The Board gave consensus on this. Commissioner Carver asked about the exemptions and Mr. Brown explained exempt homeowners exclude a certain portion of the appraised value from being taxed. Commissioner Lovick asked how often residents need to apply for exemption status and Mr. Brown advised that homeowners apply once and then the Tax Office conducts annual reviews thereafter.

VII. NEW BUSINESS

VII.A. Lee County, NC Watershed Management Initiative Presentation - Created by the Environmental Affairs Board

Planning Director Marshall Downey introduced the Environmental Affairs Board and Conner Jarvis, a past Board member who prepared the presentation, a copy of which is attached and incorporated into these minutes. Commissioner Carver asked how the Board can use this information and Dr. Crumpton said this presentation has a lot of good ideas for conservation and planning that can be used when updating the Plan SanLee Land Use Plan Mr. Downey said his office can look to other counties to see what's been done and what we could do here. Commissioner Smith asked how the

revenue shed is funded in Durham. Mr. Jarvis said other counties call it a watershed tax, but both Durham and Raleigh have this revenue shed model and add a fee to each water bill. For every 1000 gallons, 15 cents of that usage is used to fund stormwater management and different tiers can be set for residential and commercial users. Mr. Downey said some of these issues are more regional and need to be discussed with regional partners as both the City of Sanford and the County are dealing with these issues.

Lee County, NC Watershed Management Initiative.2.pdf

Copy of Stakeholder Survey.1.xlsx EAB Watershed Management.docx

VII.B. Amendment to Financial Advisory Agreement with Davenport Public Finance
Assistant County Manager Lisa Minter presented a proposed addendum to our Financial Advisory Agreement with Davenport Public Finance as the County prepares for upcoming financings for the Moore Center (CCCC) project, the multi-sports complex project, and the library project. Additional information is available within this item's abstract.

KS Lee County NC Davenport Fee Arrangement Letter 1.30.23 (002).pdf

Lee County NC 2015.11.18.pdf

Motion: Motion to approve the addendum to Financial Advisory Agreement and authorize the Chairman to sign the agreement.

Mover: Robert Reives

For: 7 - Dr. Andre Knecht, Robert Reives, Cameron Sharpe, Kirk Smith, Bill Carver, Mark Lovick, Taylor Vorbeck

Motion Result: Passed

VII.C. Consider Resolution Supporting Lee County Schools

Commissioner Carver read aloud a resolution in support of Lee County Schools seeking calendar flexibility. Commissioner Reives asked County Attorney Whitney Parrish if this resolution would support the school district's decision to move forward with their calendar, which does not adhere to school calendar law. She said the resolution gives support for the school district to seek legislation changing the school calendar law and does not support the school district's decision to violate the law.

Final_Resolution_Supporting_Lee_County_Schools_2.20.23.docx

Motion: motion to approve the resolution supporting Lee County Schools.

Mover: Bill Carver

For: 7 - Dr. Andre Knecht, Robert Reives, Cameron Sharpe, Kirk Smith, Bill Carver, Mark Lovick, Taylor Vorbeck

Motion Result: Passed

VIII. MANAGERS REPORTS

VIII.A. Strategic Plan Report Out

Clerk to the Board/Communications Specialist Hailey Hall presented the quarterly Lee County Strategic Plan report to the Board, a copy of which is attached and incorporated into these minutes.

VIII.B. Monthly Financial & Sales Tax Reports

Candace Iceman presented the monthly financial and sales tax reports to the Board. Tax collections as a percentage of the budget are at 95.54%, almost identical to the same period last fiscal year. In reviewing expenditures, the targeted percentage used is 58.33%. Several departments are over this target due to the inclusion of encumbrances. If encumbrances are excluded, the following departments remain over the target: Finance, Strategic Services and IT due to payment of annual agreements. Juvenile Detention is over due to the number and duration time of juveniles in detention and EMS is over due to the purchase of CPR machines, Planning is over due to the third quarter payment for services to the City, and Human Services Non-profits are over due to the lump sum payment to the NC Veterans Memorial. Per the November sales tax report, the County is 11.03% above the same period last fiscal year.

JANUARY 2023 Monthly Financial Report.pdf

November 2022 Sales Tax Collections.pdf

VIII.C. Manager's Report

County Manager Dr. John Crumpton presented his last report as manager to the Board, a copy of which is attached and incorporated into these minutes.

County_Managers_Monthly_Report_February_20_2023.docx

Permit Issuance Summary Jan. 2023.pdf

PERMITS_MONTHLY REPORT JANUARY 2023.pdf

Tax Office_Monthly Managers Report January

2023.docx February TRC Agenda [02.02.23].pdf

2.8.23 Lee County Library Board Agenda.pdf

Library_2022_January_Director_Report.pdf

County_Managers_Monthly_Report_February_20_2023.docx

Parks and Recreation Board_1.23.23 Agenda.pdf

IX. COMMISSIONERS' COMMENTS

ADJOURN

Motion: Motion to adjourn. The Board adjourned at 9:05 p.m.

Mover: Robert Reives

For: 7 - Dr. Andre Knecht, Robert Reives, Cameron Sharpe, Kirk Smith, Bill Carver, Mark Lovick, Taylor Vorbeck

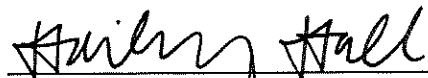
Motion Result: Passed



Kirk Smith, Chairman

Lee County Board of Commissioners

ATTEST:



Hailey Hall, Clerk to the Board



MEMO TO: LEE COUNTY BOARD OF COMMISSIONERS
 FROM: JOHN A CRUMPTON, LEE COUNTY MANAGER
 SUBJECT: BUDGET AMENDMENT:# 2/20/23/10
 DATE: February 20, 2023

SECTION I. THE FOLLOWING GENERAL FUND (1100) REVENUE INCREASES ARE HEREBY APPROVED:


DEPARTMENT	ACCOUNT #	DESCRIPTION	CURRENT BUDGET	CHANGE	NEW BUDGET
Other Revenues	1100-3930-38330	Insurance Refund	42,872	262	43,134
				262	
TOTAL CHANGES					

SECTION II. THE FOLLOWING GENERAL FUND (1100) EXPENSE INCREASES ARE HEREBY APPROVED:

DEPARTMENT	ACCOUNT #	DESCRIPTION	CURRENT BUDGET	CHANGE	NEW BUDGET
Fire Marshall	1100-4372-43310	Maintenance to Vehicle	4,500	262	4,762
				262	
TOTAL CHANGES					


 KIRW SMITH, CHAIR




 HAILEY HALL, CLERK TO THE BOARD

**RESOLUTION DESIGNATING DEPOSITORIES, ESTABLISHING ACCOUNTS, AND
DESIGNATING SIGNATORIES FOR ACCOUNTS OF LEE COUNTY**

NOW, THEREFORE, BE IT RESOLVED:

1. That the following depository is hereby authorized and requested to honor and to charge to the County of Lee, checks, drafts, and other orders for the payment of money drawn in the name of the County of Lee against funds of the County of Lee on deposit at the following depository of the County of Lee:

First National Bank (FNB)

2. That the County Manager, Finance Officer, and Assistant Finance Officer are each authorized to open deposit, savings, checking, and investment accounts in the name of the County of Lee and to endorse checks and orders for the payment of money and withdraw funds from the County of Lee accounts on deposit with each of the banks designated below, all for the benefit and use of the County of Lee.

Truist Bank
PNC Bank
Carter Bank & Trust
Capital Bank
First Bank
Wells Fargo Bank
First Citizens Bank
First National Bank

3. That Candace Iceman is designated as Finance Officer, that Jen Waterhouse is hereby designated as Deputy Finance Officer, all for the purposes and in accordance with the provisions of G.S. 159-25(a).

4. That the following persons are designated as officials of the County of Lee to countersign checks on behalf of the County of Lee where two signatures are required pursuant to G.S. 159-25(b), to wit: Lisa G. Minter, Candace Iceman, Jen Waterhouse.

5. That the Sheriff, Chief Deputy, Jail Detention Captain and Jail Detention Lieutenants are designated as deputy finance officers in order to provide dual signatures on checks, drafts or other orders issued specifically from the Inmate Trust Fund in accordance with the provisions of G.S 159-25(b).

6. That the following positions in DSS are designated as deputy finance officers in order to provide dual signatures on checks, drafts or other orders issued specifically from the DSS Trust Fund in accordance with the provisions of G.S. 159-25(b): DSS Director, Accounting Specialist II, Processing Assistant V and Accounting Technician III.

7. That Lisa G. Minter, Candace Iceman and Jen Waterhouse are authorized and empowered to execute signature cards and such other documents as may be required by the depositories to implement this resolution.

8. That in accordance with G.S. 159-25(b), two signatures shall be required on all checks except payroll drafts and transfers between accounts.

9. That the Clerk to the Board be, and hereby is, directed to furnish to the various depositories of the County of Lee such number of copies of this resolution as the depositories may require.

10. That all resolutions heretofore adopted designating depositories for funds of the County of Lee and/or persons authorized to sign on the County of Lee's accounts are repealed effective March 1, 2023.

Adopted this 20th day of February, 2023.


Kirk Smith, Chair

ATTEST:


Hailey Hall
Clerk to the Board





**PROCLAMATION HONORING RETIRING DR. JOHN CRUMPTON
AND HIS YEARS OF SERVICE TO LEE COUNTY**

WHEREAS, Dr. John Crumpton has worked Lee County Government for more than 15 years, which began with his role as Finance Director from January 1992 – July 1993, and continued when he returned to the County as County Manager in July of 2007, and as County Manager, he serves on the Airport Authority Board, the NCACC Risk Management Pool Board of Trustees, the State Employees Credit Union Local Board – Spring Lane branch, and on the Sanford Area Growth Alliance Board, which he also helped to establish the organization; and

WHEREAS, during his tenure, Dr. Crumpton led Lee County Government and the County itself through a massive tornado that came through the community in 2011; and

WHEREAS, Dr. Crumpton and his team have been instrumental in a number of capital projects, including the construction of W.B. Wicker Elementary School, upgrading Lee County High School, coordinated the startup process for the new Library, Emergency Training Center expansion, developing the workspace under the Courthouse for the EOC and back-up PSAP, Raleigh Executive Jetport expansion, as well as the procurement of several properties including the Buggy Building, Summit Building, Douglas Drive Building for IT and COLTS, Magneti Marelli property for CCCC, and the Transmatic Building for Caterpillar; and

WHEREAS, there are several Parks and Recreation projects Dr. Crumpton oversaw during his Lee County management career, including rebuilding the San-Lee Park Dam and spillway, the construction of the new Nature Center at San-Lee Park after a fire burned down the old facility, the renovation of the San-Lee Gravity Park mountain bike trails and hiking trails, procuring land for the O.T. Sloan and San-Lee Park expansions, and the Parks and Recreation Phase I Master Plan; and

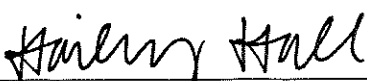
WHEREAS, Dr. Crumpton also highly valued Lee County Government's employees and implemented a number of programs to increase positivity in the workplace, including the creation of the Employee Wellness Clinic, introducing many employee appreciation programs to recognize County employees, the employee evaluation program and Employee Satisfaction Survey, the Learning Lee Program to educate employees and citizens regarding Lee County's mission, and succession planning with the introduction of the need for Assistant County Managers; and

WHEREAS, it is the desire of the Lee County Board of Commissioners to congratulate the achievements of Dr. Crumpton and to express appreciation to him for his dedicated service and many contributions to Lee County; and

NOW, THEREFORE, BE IT PROCLAIMED by the Lee County Board of Commissioners that it recognizes and honors the more than 15 years Dr. John Crumpton has invested in furthering the mission and purpose of the Lee County Government and it wishes for Dr. Crumpton continued success in all his future endeavors.

Presented this 20th day of February, 2023.

ATTEST:


Hailey Hall, Clerk to the Board




Kirk D. Smith, Chair
Lee County Board of Commissioners

January 30, 2023

Ms. Lisa Minter
Assistant County Manager of Governmental Support
Lee County, NC
PO Box 1968
Sanford, NC 27331

Dear Ms. Minter:

Pursuant to our Financial Advisory Agreement dated November 18, 2015, please find attached Davenport's Scope of Work outlining some or all of the services Davenport will provide related to the capital planning / non-transaction services and issuance of the County's proposed General Obligation Bonds and Limited Obligation Bonds for the Multi-Sports Complex, Community College and other County Facilities, as requested by the County. For financial advisory services related to the General Obligation Bonds and Limited Obligation Bonds, Davenport would propose the following schedule of fees:

- Direct Bank Loan Financing: NTE \$55,000
- Public Sale Financing: NTE \$85,000

Capital Planning and Non-Transaction work since the last billing in June 2021 will be based on the schedule of Hourly Rates shown below, not to exceed \$60,000 for work completed through December 31, 2023, unless otherwise agreed upon.

<u>Professional</u>	<u>Hourly Rate</u>
Senior Vice President	\$300
First Vice President	\$275
Vice President	\$250
Associate Vice President / Analyst	\$225

Davenport will charge an additional fee equal to four percent (4%) of the advisory fee. Customary direct out-of-pocket expenses (meals, lodging, and mileage) will be billed at cost. Please let us know if you have any questions or would like to discuss.

Sincerely,



Ted Cole

Senior Vice President

Davenport Public Finance

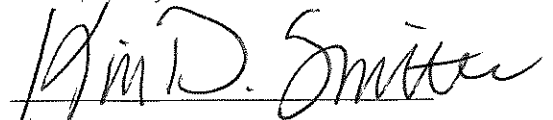


Mitch Brigulio

Senior Vice President

Davenport Public Finance

Accepted By:



Kirk Smith, Chairman

Board of Commissioners

Lee County, North Carolina

Scope of Work: Non-Transaction / Capital Planning

1. Provide pertinent advice and counsel concerning developments in the financial community in general and municipal finance in particular.
2. Develop financial analysis programs, computer models and presentations to be used in conjunction with the capital planning and financing program(s).
3. Review and advise on special projects as requested by Staff.
4. Provide such other financial advisory services deemed appropriate by the Client.
5. Present Reports to the Governing Body on the status of the Client's debt, capital planning, and credit profile as requested.
6. Meet with Staff and the Governing Body on an as-needed basis to discuss, review, revise any Capital Plans.

Scope of Work: Direct Bank Loan

1. Prepare a detailed financing calendar which will include all required notices, governing board actions and other financing milestones.
2. Coordinate the due diligence and issuance process with working group participants and assist in obtaining any necessary approvals.
3. In cooperation with staff, local attorney, bond counsel and/or other professionals, assist in reviewing/preparing the necessary documentation.
4. Conduct an RFP process to obtain financing proposals from local, regional and national financial institutions:
 - a. Establish terms and conditions for the Request for Proposal.
 - b. Prepare the Request for Proposals and distribute to the active local, regional and national banks.
 - c. Contact all potential bidders to discuss the RFP requirements and assist potentials bidders with the due diligence process, as applicable, to maximize the number of bidders.
 - d. Prepare a summary analysis of each proposal such that issuance costs, interest rates and terms and conditions of each proposal can be easily compared to support staff / elected officials in making their selection of the winning proposal.
 - e. Negotiate terms and conditions of the proposals, including call provisions, closing requirements and other terms and conditions, as applicable.
5. Coordinate interactions with the Local Government Commission (the "LGC") Staff to facilitate approval of the Direct Bank Loan, if necessary.
 - a. Develop a strategy for addressing LGC requirements (statutory and traditional practices) while also meeting the locality's goals and objectives.
 - b. Conduct pre-application and due diligence meetings/calls with the LGC and prepare discussion materials to serve as a guide for the conversation including construction timing, proposed financing schedule, financing structure, repayment plan and method of sale.
 - c. Assist in the preparation of the LGC application.
 - d. Coordinate with LGC staff to ensure all necessary information is available in a timely fashion and assist in preparing the LGC Agenda item.
 - e. Attend LGC Meeting (if necessary).
6. Present the Summary of Results to local officials and/or the LGC as needed/requested.
7. Model the proposed financing and produce schedules outlining sources and uses of funds, debt service, bond statistics, and other schedules necessary for bond counsel.
8. Prepare a detailed closing memorandum to facilitate the efficient closing of the financing and memorialize the key aspects of the financing.
9. Review final offering and closing documents with specific focus on final financing numbers and details.
10. Coordinate the closing process.
11. Attend and present at all conference calls and meetings as requested by Staff.

Scope of Work: Negotiated Public Sale

1. Prepare a detailed financing calendar which will include all required notices, governing board actions and other financing milestones.
2. Coordinate the due diligence and issuance process with working group participants and assist in obtaining any necessary approvals.
3. Coordinate interactions with the Local Government Commission (the "LGC") Staff to facilitate approval of the Negotiated Public Sale, if necessary.
 - a. Develop a strategy for addressing LGC requirements (statutory and traditional practices) while also meeting the locality's goals and objectives.
 - b. Conduct pre-application and due diligence meetings/calls with the LGC and prepare discussion materials to serve as a guide for the conversation including construction timing, proposed financing schedule, financing structure, repayment plan and method of sale.
 - c. Assist in the preparation of the LGC application.
 - d. Coordinate with LGC staff to ensure all necessary information is available in a timely fashion and assist in preparing the LGC Agenda item.
 - e. Attend LGC Meeting (if necessary).
4. Assist in developing and providing information required for disclosure in the Official Statement, as requested.
5. Assist in examining past compliance with continuing disclosure requirements.
6. Coordinate all aspects of the rating agency interactions, including:
 - a. Schedule the rating agency meetings / calls.
 - b. Provide each rating agency with the required background information on the proposed bond issuance, finances and other items of interest in preparation for the rating agency interactions.
 - c. Prepare a comprehensive rating agency presentation to be used as the basis for discussion with the rating agencies. This presentation will incorporate financial, economic, demographic and economic development-related information.
 - d. Assist with the preparation for the rating agency meetings / calls, including working to prepare those individuals directly and indirectly involved with the ratings process to help ensure a positive interaction that maximizes the opportunity to benefit from the rating agency interaction.
 - e. Coordinate any required follow-up correspondence with the rating agencies to help ensure a complete ratings process.
 - f. Interface with the rating agencies on the drafting and publication of the official rating reports.
7. In cooperation with staff and bond counsel, assist in reviewing/preparing the necessary documentation.
8. Assist in the engagement of other professionals as needed, including bond trustee and underwriting team. Specific to the underwriting team, tasks may include:
 - a. Structure the underwriting syndicate.
 - b. Analyze/review proposed underwriter takedowns and expenses.
9. Manage the Bond Pricing Process and assist with the preparation, review and negotiations with the Underwriter(s).

- a. Coordinate on proposed pricing schedule and review marketing plan for the bonds.
 - b. Monitor pricing progressions provided by Underwriter(s) during the weeks leading up to the actual pricing.
 - c. Develop a Pre-Pricing Book that includes key market trends, preliminary pricing indications, and comparative pricings to assist in pricing discussions.
 - d. Analyze the proposed pricing structure and discuss with the Underwriter.
 - e. Monitor orders received on the day of pricing and assist with negotiating pricing adjustments with Underwriter.
10. Model the proposed financing and produce schedules outlining sources and uses of funds, debt service, bond statistics, and other schedules necessary for bond counsel.
11. Coordinate the closing process.
12. Attend and/or present at all conference calls and meetings as requested by Staff.

Scope of Work: Competitive Public Sale

1. Prepare a detailed financing calendar which will include all required notices, governing board actions and other financing milestones.
2. Coordinate the due diligence and issuance process with working group participants and assist in obtaining any necessary approvals.
3. Assist in developing and providing information required for disclosure in the Official Statement, as requested.
4. Assist in examining past compliance with continuing disclosure requirements.
5. Assist in developing information to be presented to bond rating agencies in order to achieve the highest bond rating realistically achievable. Accompany staff on all presentations to the rating agencies.
6. In cooperation with staff, local attorney, bond counsel and/or other professionals, assist in reviewing/preparing the necessary documentation.
7. Coordinate with the Davenport Fixed Income Sales and Trading Desk to structure the bid parameters in the Notice of Sale.
8. Run sensitivity analyses on all bid parameters to ensure the client's goals and objectives are met.
9. Monitor bidder registration and reach out to potential bidders to maximize bidder participation.
10. Analyze bids received to ensure accuracy and compliance with bid parameters.
11. Coordinate with winning bidder to ensure timely receipt of bid details, good faith wire, and confirmation of final amortization amounts. Model the proposed financing and produce schedules outlining sources and uses of funds, debt service, bond statistics, and other schedules necessary for bond counsel.
12. Review final offering and closing documents with specific focus on final financing numbers and details.
13. Coordinate the closing process.
14. Attend and or present at all conference calls and meetings as requested by Staff.



Resolution Supporting the Lee County Board of Education's Efforts in Seeking Change of School Calendar Law

WHEREAS, Lee County Board of Education is elected to provide guidance and make decisions that are in the best interests of the students in Lee County Schools; and,

WHEREAS, the Lee County Board of Education is subject to the school calendar law, adopted by the General Assembly, which sets the start date of traditional public schools; and,

WHEREAS, the Lee County Board of Education is seeking legislation giving schools flexibility in setting traditional school calendar dates; and,

WHEREAS, the Lee County Board of Education Chairperson appeared before the County Commissioners on February 6, 2023 seeking support for State Legislation to allow flexibility in setting the school's annual calendar; and,

NOW, THEREFORE, BE IT RESOLVED, that the Lee County Board of Commissioners supports the Lee County Board of Education in its efforts to make decisions it feels is in the best interest of the students of Lee County public schools and seek changes to State Law authorizing school calendar flexibility in setting the annual calendar. Further, the Commissioners authorize the Clerk to the Board to forward copies of this resolution to State Senator Jim Burgin and State House Representative John Sauls.

Adopted this the 20th day of February, 2023.

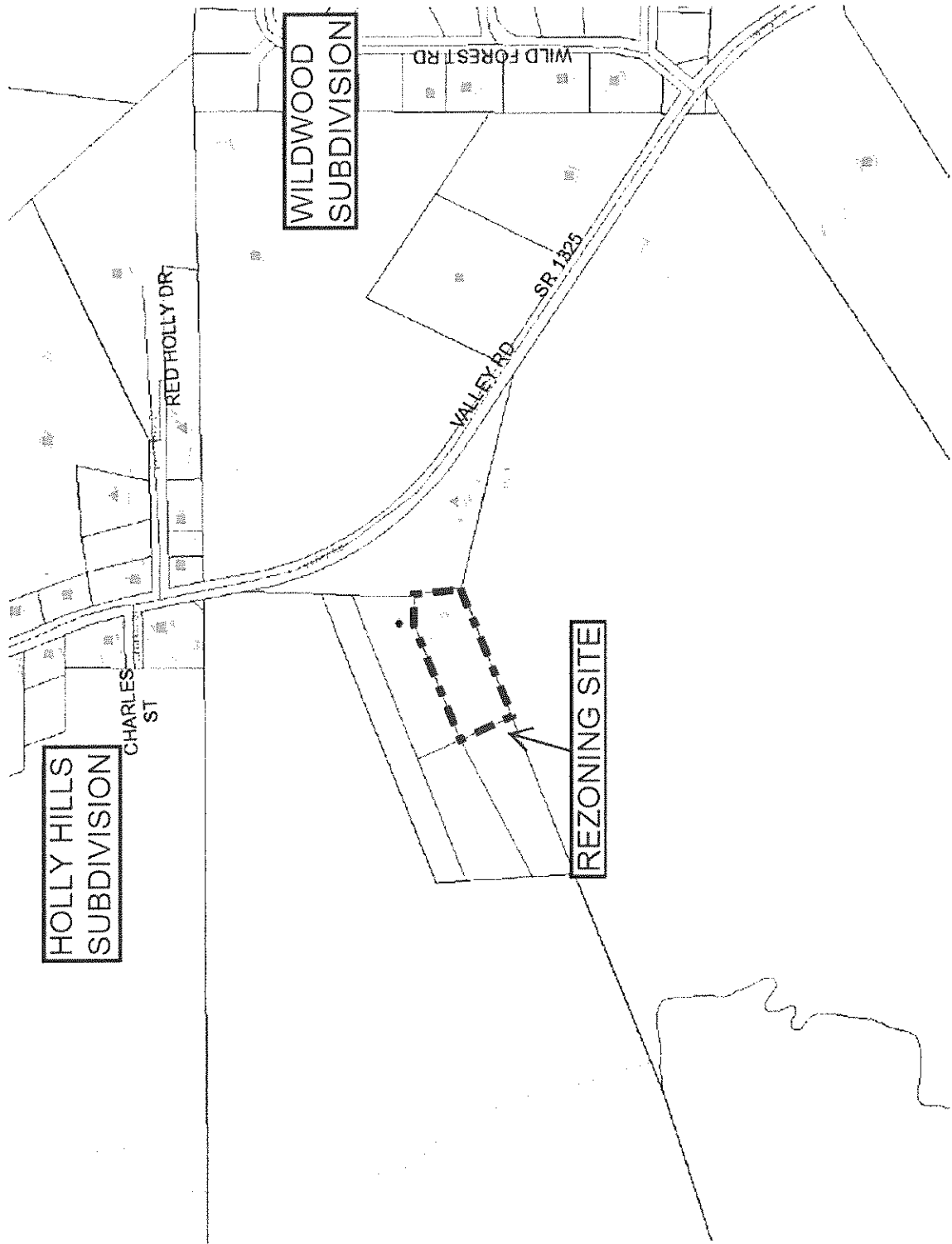
Kirk D. Smith
Chair, Lee County Board of Commissioners

ATTEST:

Hailey Hall, Clerk to the Board

ZONING MAP AMENDMENT / REZONING APPLICATION CASE 2023-0201

Application by Thomas Beck to rezone one (1) parcel of land totaling 2.27 +/- acres, owned by Thomas Beck, with access to Valley Road, located between Red Holly Drive and Wildwood Drive, identified as Lee County Tax Parcel 9624-73-6079-00, as depicted on Tax Map 9624.04, from Residential Restricted (RR) to Residential Agricultural (RA) to allow for the placement of a double wide on the subject property.



HOLLY HILLS
SUBDIVISION

CHARLES
ST

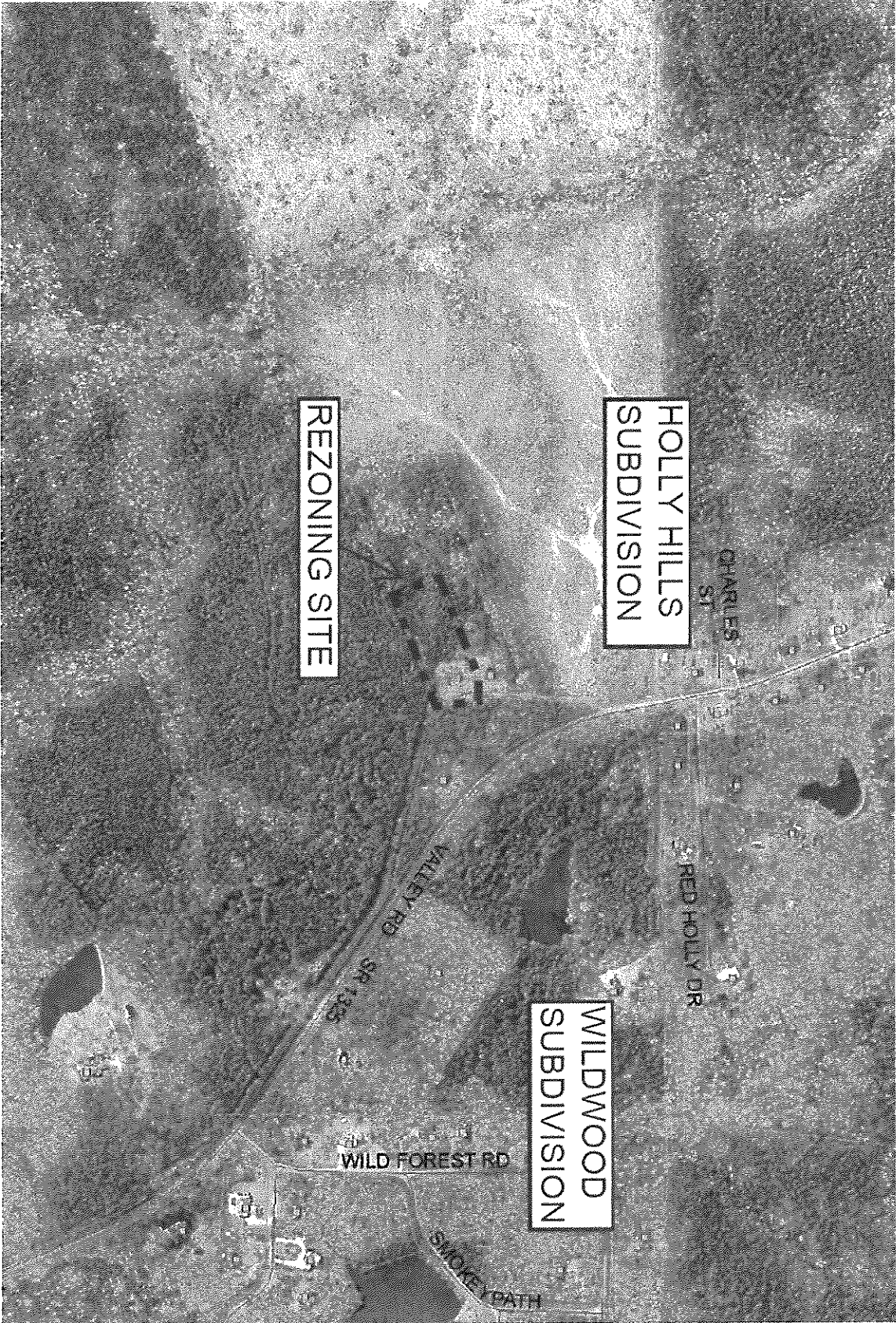
RED HOLLY DR

WILDWOOD
SUBDIVISION

WILD FOREST RD

VALLEY RD
SR 1325

REZONING SITE



REZONING SITE

HOLLY HILLS
SUBDIVISION

WILDWOOD
SUBDIVISION

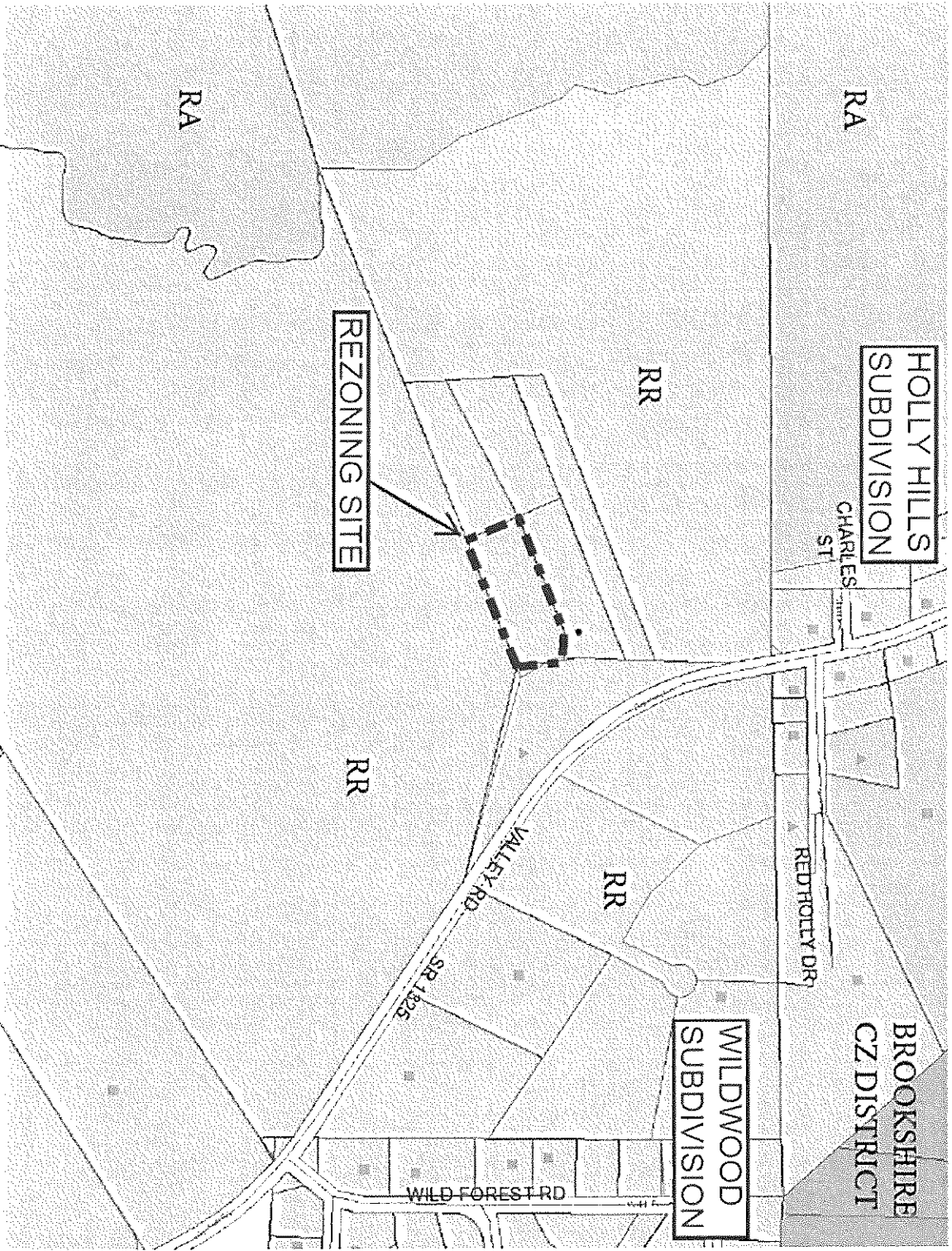
WILD FOREST RD

SMOKE PATH

RED HOLLY DR

CHARLES ST

VALLEY RD



RA

RA

REZONING SITE

HOLLY HILLS
SUBDIVISION

RR

CHARLES
ST

RR

RR

RED HOLLY DR

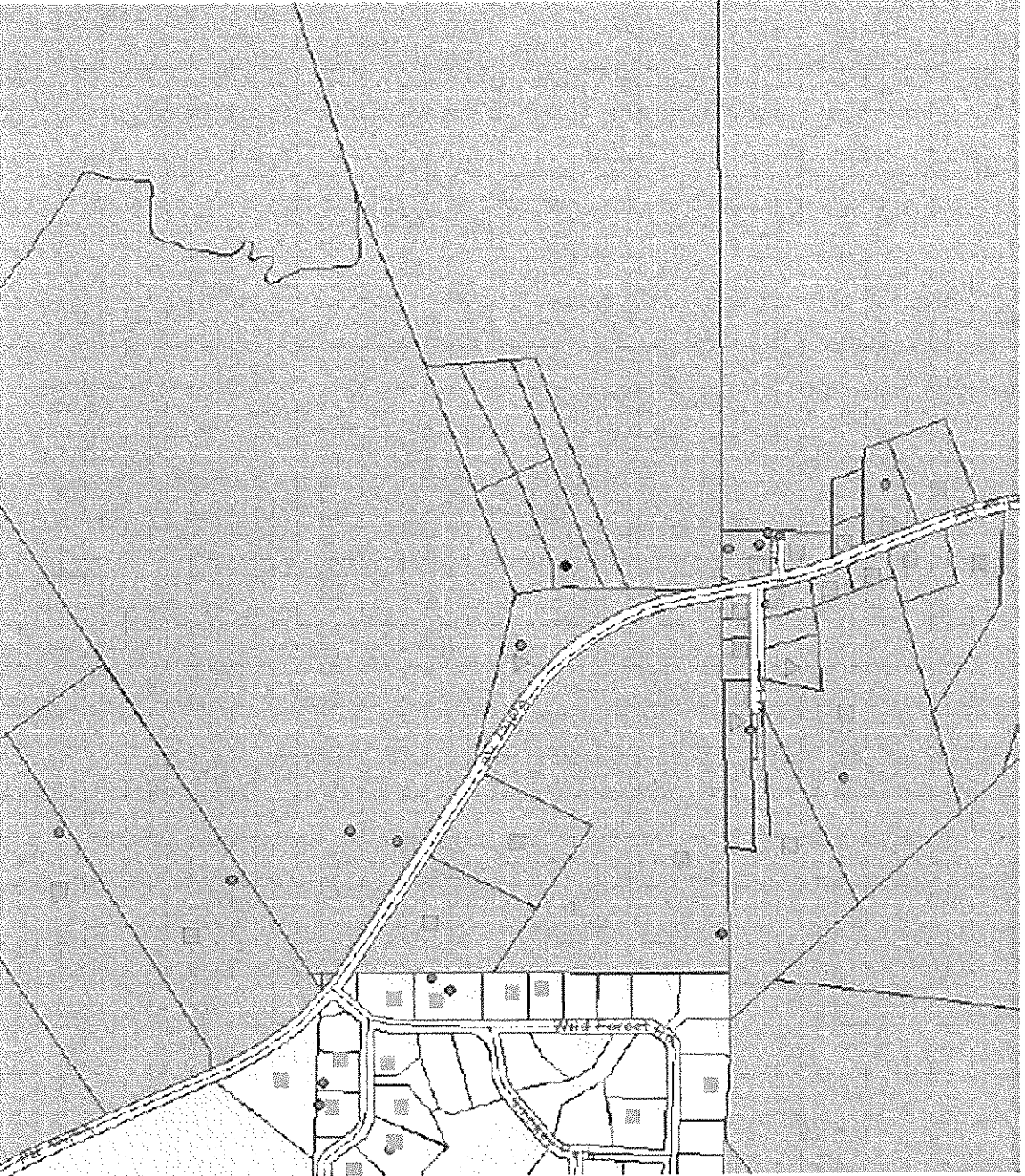
VALLEY RD

SR 1925

WILDWOOD
SUBDIVISION

BROOKSHIRE
CZ DISTRICT

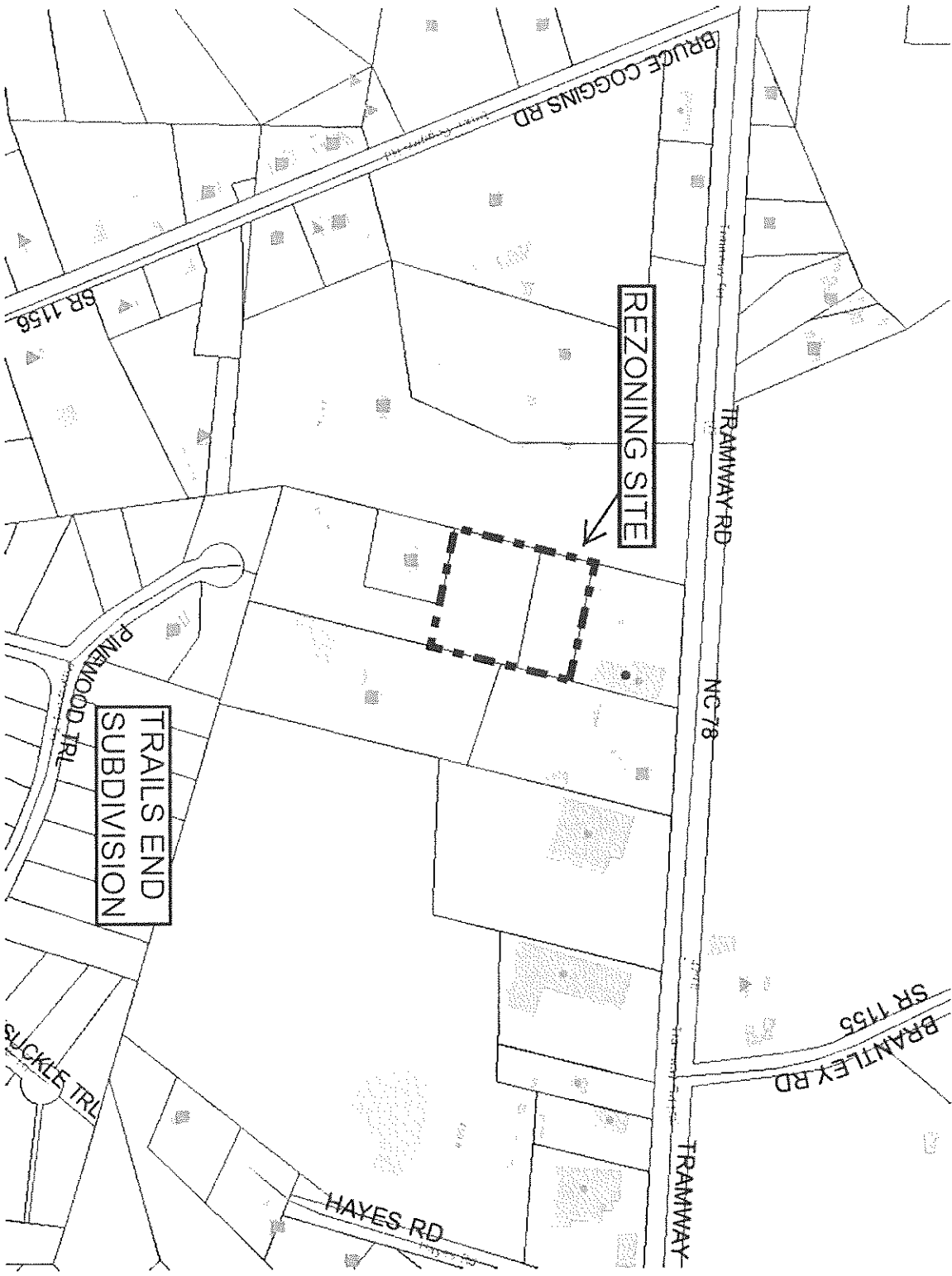
WILD FOREST RD



- Place Type
- Commercial Corridor
 - Countryside
 - Crossroads
 - Downtown
 - Industrial Center
 - Maker District
 - Mixed Use Activity Center
 - Neighborhood Center
 - Neighborhood Transition
 - Professional and Institutional Campus
 - Suburban Neighborhood
 - Urban Neighborhood
 - Village Center
 - Village Neighborhood

ZONING MAP AMENDMENT / REZONING APPLICATION CASE 2023-0102

Application by Sally Nobling to rezone two (2) parcels of land totaling 2.86 +/- acres, owned by Taproot Holdings LLC, addressed as 2721 Tramway Road, identified as Lee County Tax Parcels 9631-93-2918-00 and a portion of 9631-93-1348-00, as depicted on Tax Map 9631.04, from Residential Agricultural (RA) to Light Industrial (LI) to allow for the expansion of an existing construction equipment sales and leasing business on the subject property.



REZONING SITE

TRAILS END
SUBDIVISION

BRUCE COGGINS RD

SR 1155

TRAMWAY RD

NC-78

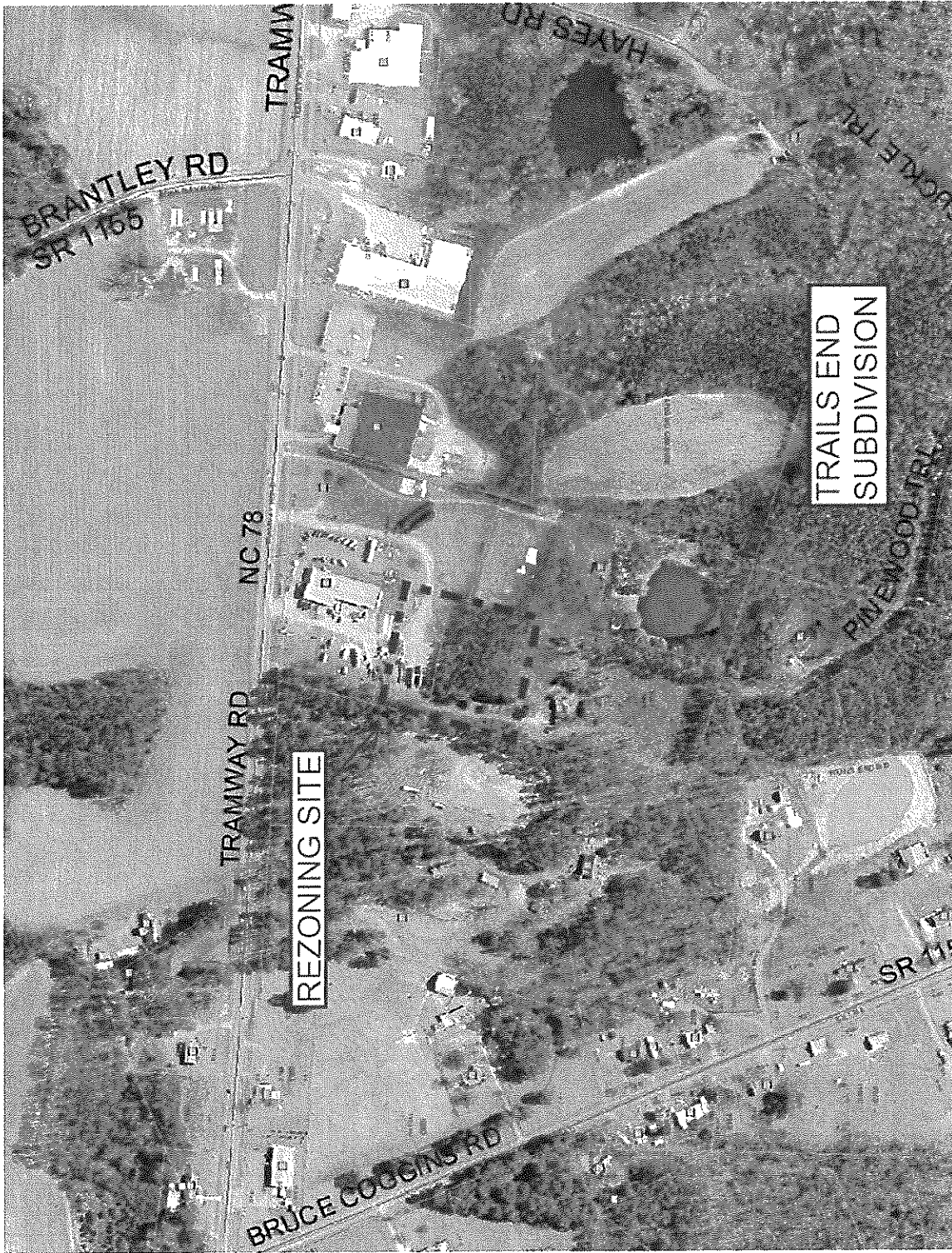
BRANTLEY RD
SR 1155

TRAMWAY

HAYES RD

PINWOOD TRL

SUCKLE TRL



BRANTLEY RD
SR 1165

TRAMWAY

HAYES RD

TRAILS END
SUBDIVISION

NC 78

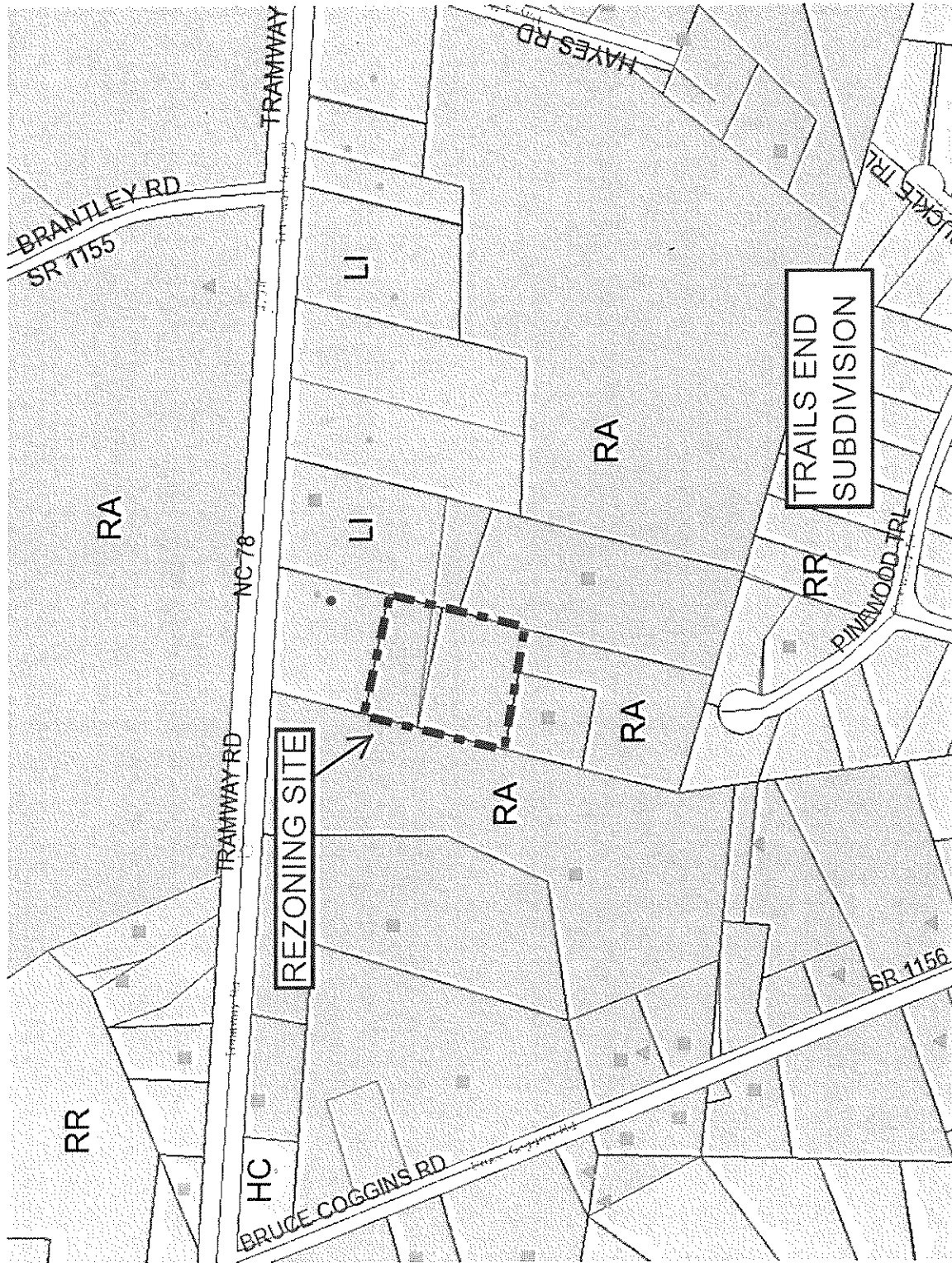
TRAMWAY RD

REZONING SITE

PINEWOOD TRL

BRUCE COGGINS RD

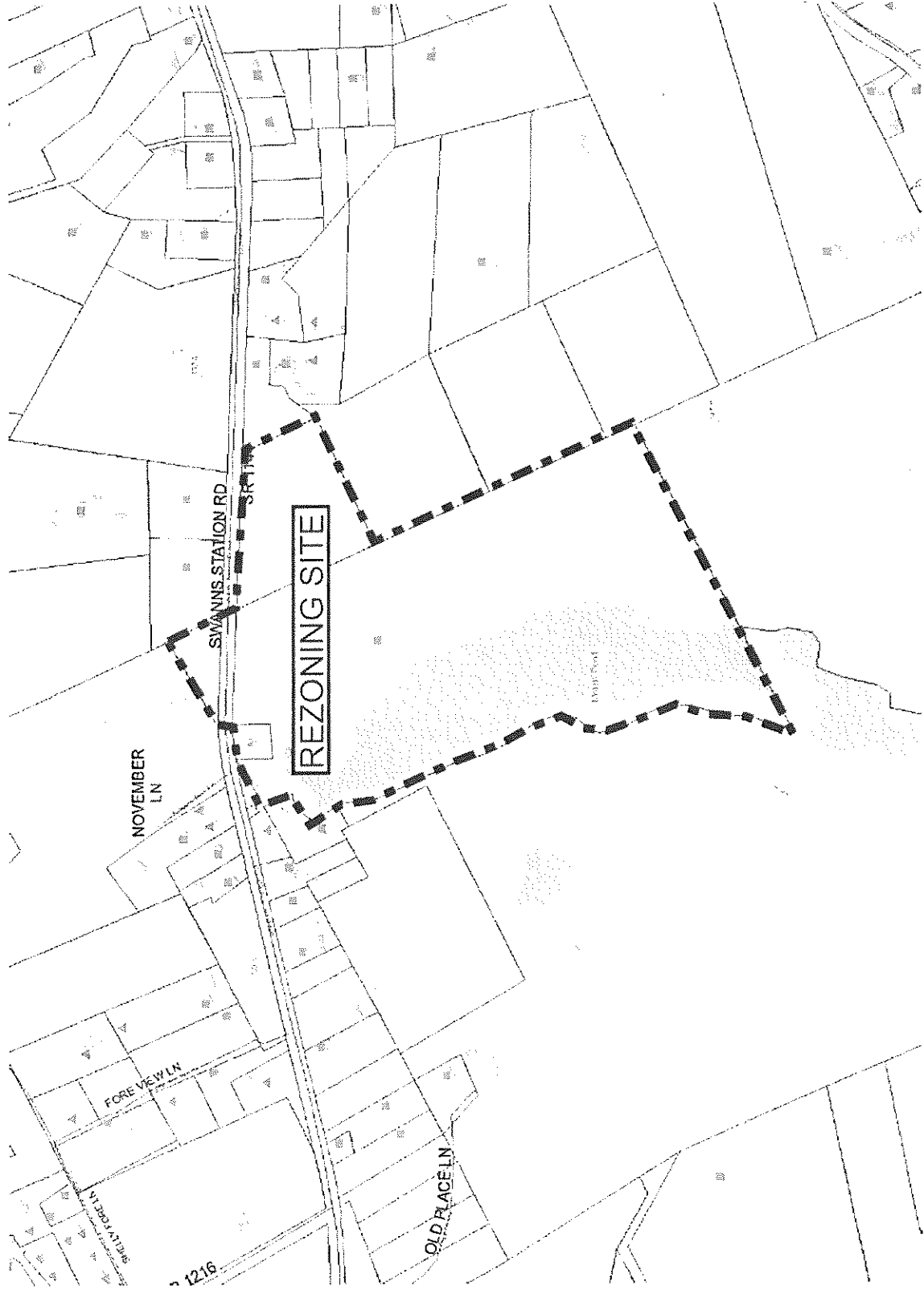
SR 116





ZONING MAP AMENDMENT / REZONING APPLICATION CASE 2023-0202

Application by Michael Blakley of Drafting and Design Services, Inc. to rezone three (3) parcels of land totaling 57.17 +/- acres, owned by Frederick Krueger and Karen Truelove-Krueger, addressed as 4191 Swanns Station Road, identified as Lee County Tax Parcels 9569-02-8182-00, 9569-03-5035-00, & 9569-12-5805-00, as depicted on Tax Map 9569.03, from Residential Agricultural (RA) to the Swanny Lake RV Resort Conditional Zoning District to allow for a campground development on the subject property.



REZONING SITE

NOVEMBER LN

FORE VIEW LN

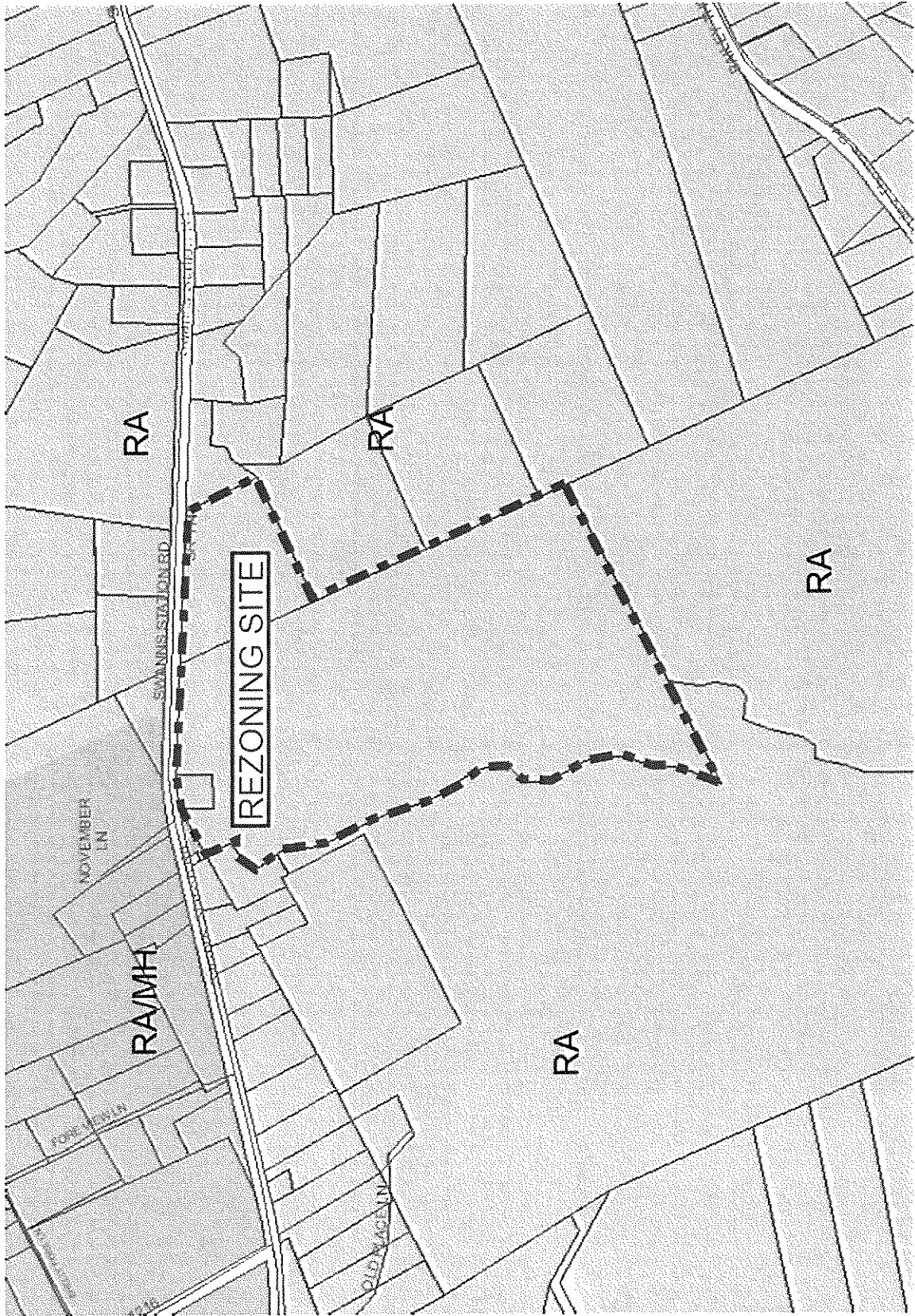
OLD PLACE LN

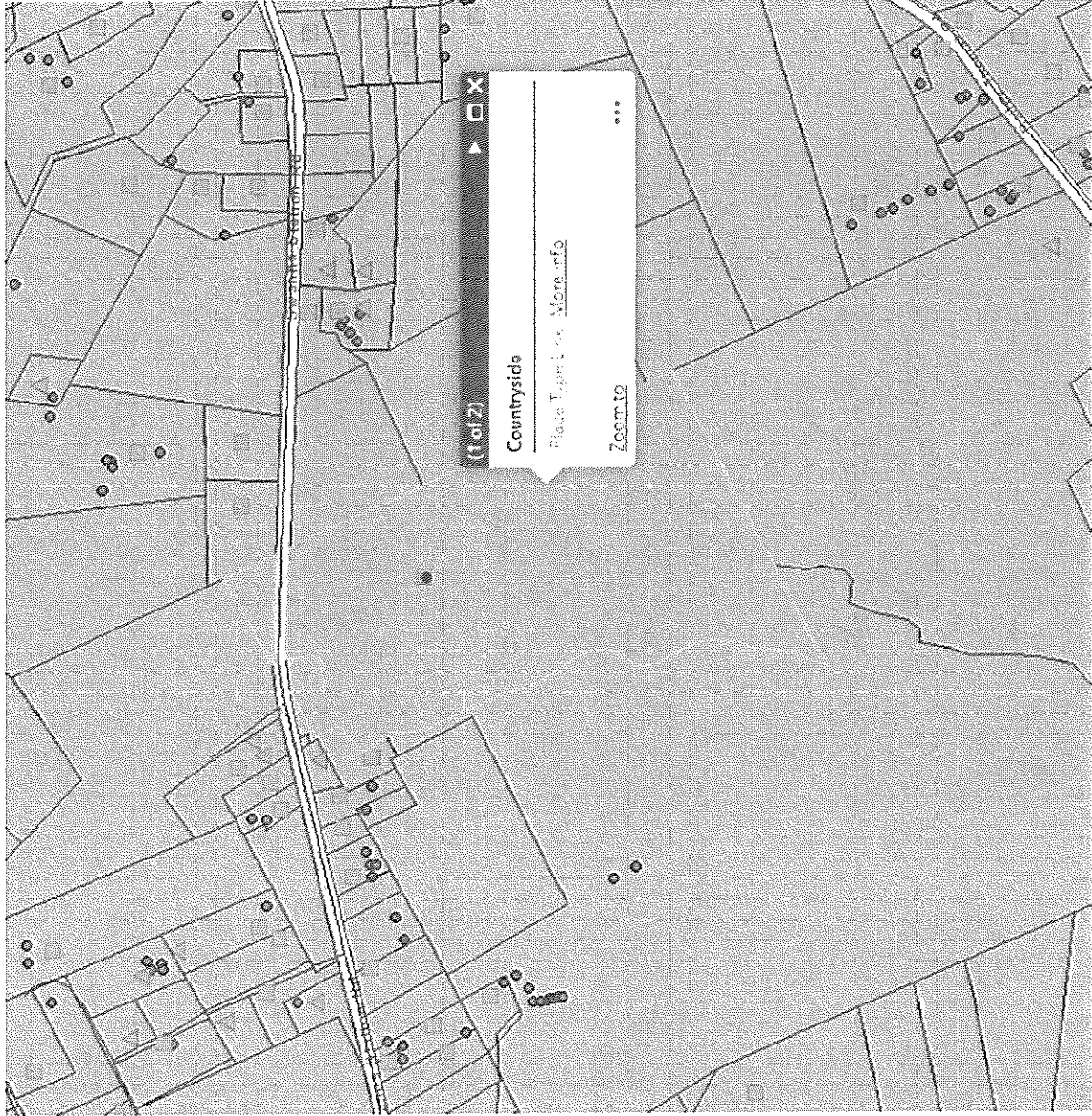
1216

SIMANNS STATION RD

Wooded







Place Types

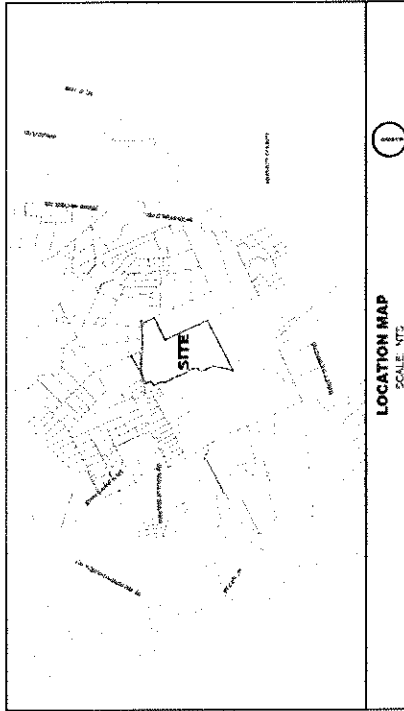
- Commercial Corridor
- Countryside
- Crossroads
- Downtown
- Industrial Center
- Maker District
- Mixed Use Activity Center
- Neighborhood Center
- Neighborhood Transition
- Professional and Institutional Campus
- Suburban Neighborhood
- Urban Neighborhood
- Village Center
- Village Neighborhood

SWANNY LAKE RV RESORT

4191 SWANNS STATION ROAD
LEE COUNTY, NORTH CAROLINA

SHEET INDEX

- C1 COVER
- A1 BUILDING ELEVATIONS
- C2 SITE EXISTING CONDITIONS PLAN
- C3 SITE PLAN
- C4 SITE PLAN W/ TOPO
- C5 UTILITY PLAN
- C6 LANDSCAPING PLAN
- C7 CONSTRUCTION DETAILS

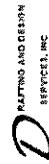


LOCATION MAP
SCALE: 1" = 1 MILE

PROVIDED FOR:
VALJOHN KING
341 KILWAYNE DR
CARY, NC 27507
PHONE (919) 376-5923
EMAIL: VALJHRKING@GMAIL.COM

JANUARY 2022

PLANS BY:



6723 CARBOWTON HOLLOW
Spartanburg, North Carolina 29330
(815) 498-8733 phone
(815) 498-8733 fax
www.draftinganddesignservices.com

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT NO. 2022-33

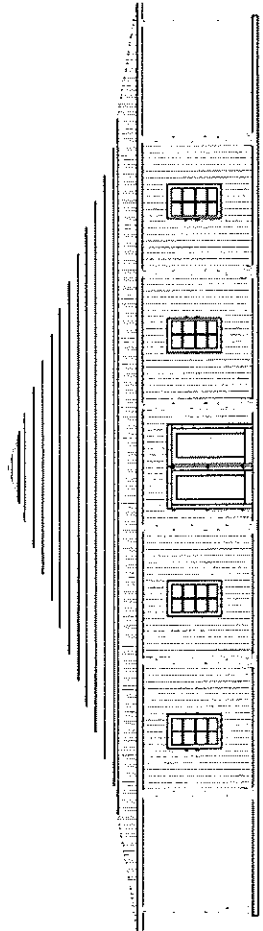
D DRAFTING AND DESIGN SERVICES, INC.
 525 LENOXDALE ROAD
 WAYNE, NORTH CAROLINA 27159
 PHONE: 704.288.4400
 FAX: 704.288.4401

**SWANNY LAKE
 RV RESORT
 4191 SWANN'S STATION ROAD
 LEE COUNTY, NORTH CAROLINA**

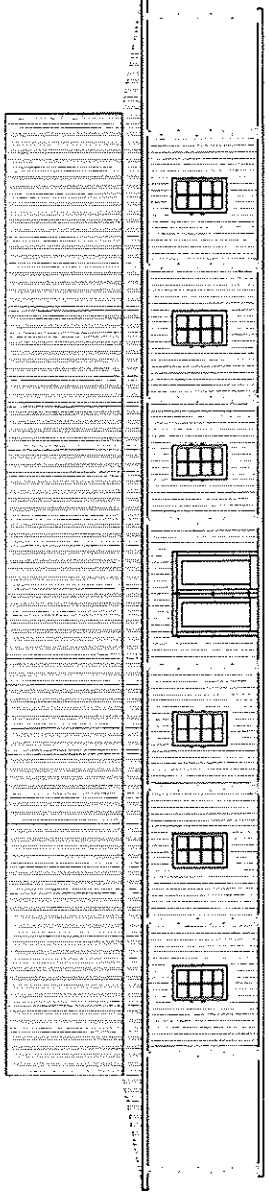
ARCHITECTURAL ELEVATIONS

PRELIMINARY NOT FOR CONSTRUCTION	
Drawn By DVS	Checked By DVS
Designed By DVS	Reviewed By DVS
Project Number 2008010	Date JAN 2008


NOTES
 1. ALL DIMENSIONS UNLESS OTHERWISE NOTED.
 2. FINISHES TO BE DETERMINED BY THE ARCHITECT.
 3. REFER TO THE GENERAL NOTES FOR A COMPLETE LIST OF FINISHES AND MATERIALS.
 4. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.

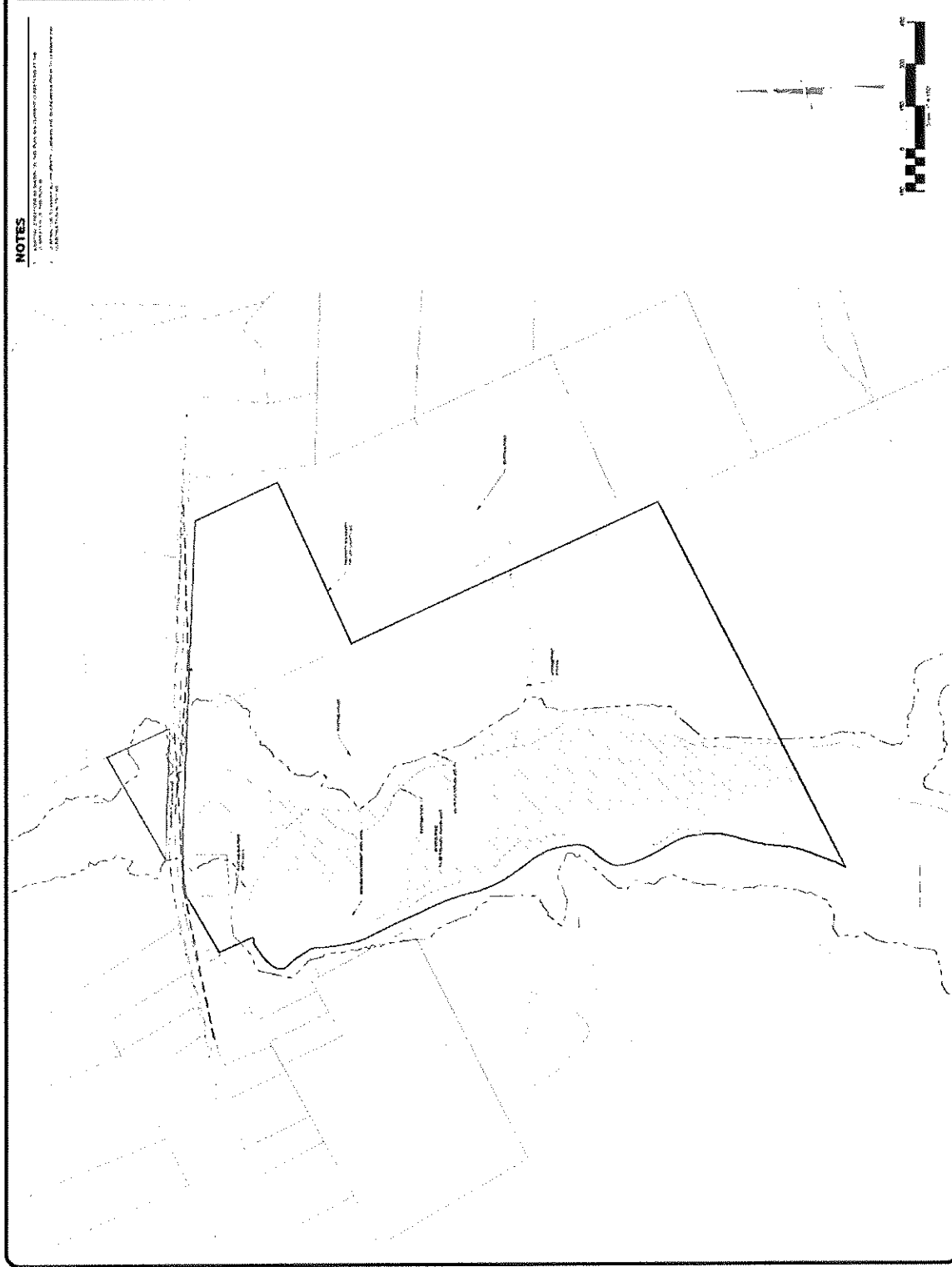


**FRONT ELEVATION
 OFFICE/SHIP STORE**

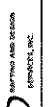


**SIDE ELEVATION
 OFFICE/SHIP STORE**

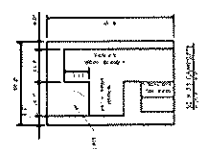
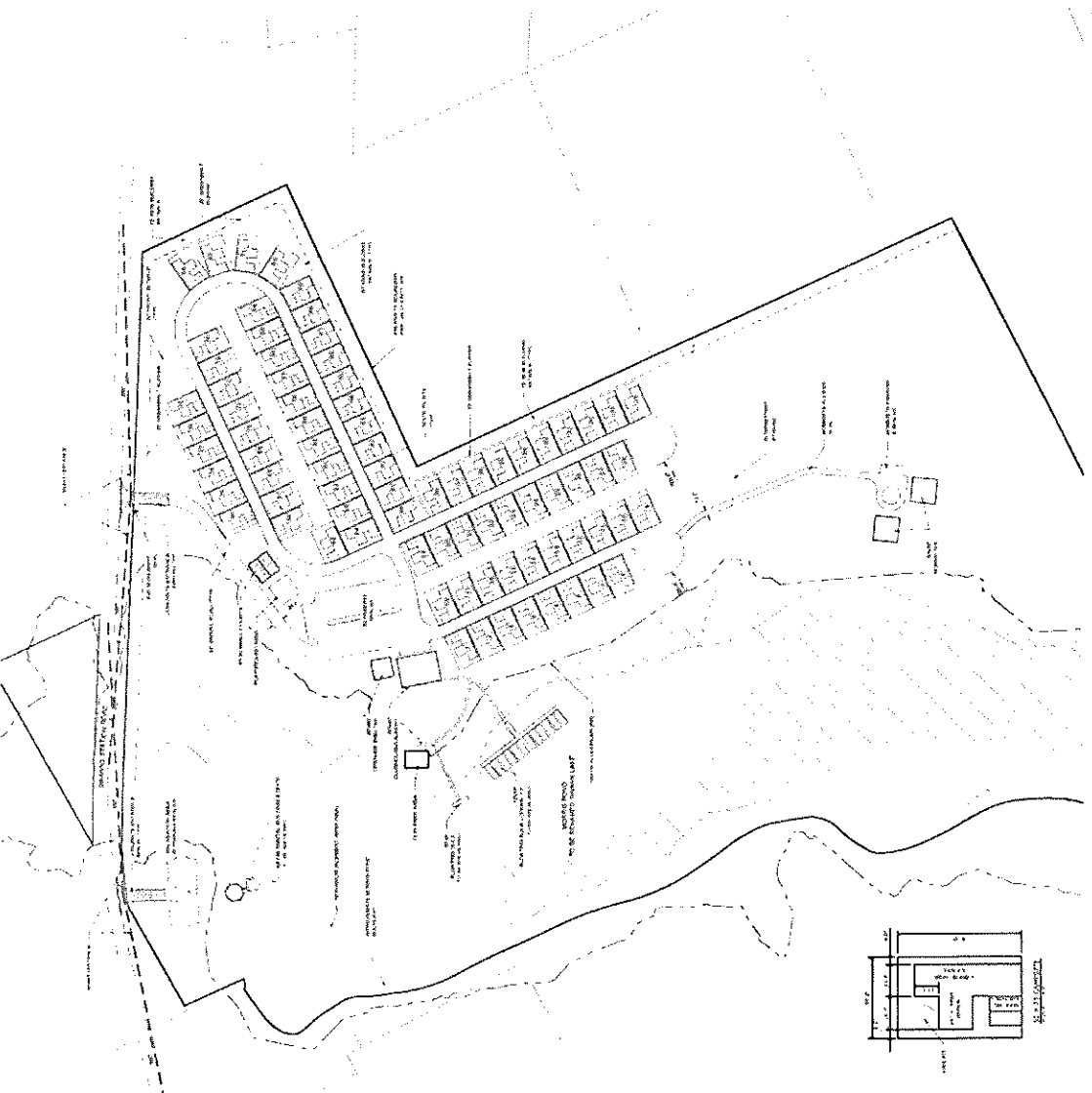
 DAWSON ENGINEERING, INC. 4192 / ARDENWOOD ROAD FLEMING ROAD / FLEMING GREENSBORO, NC 27405 WWW.DAWSONENGINEERING.COM	SWANNY LAKE RV RESORT 4191 SWANN'S STATION ROAD LEE COUNTY, NORTH CAROLINA	SHEET NO. _____ TOTAL SHEETS _____ DATE _____
	SITE EXISTING CONDITIONS PLAN	




PRELIMINARY NOT FOR CONSTRUCTION	
Project No.: C2-7	Date: 04/11/2012
Project Name: SWANNY LAKE RV RESORT	Client: DAWSON ENGINEERING, INC.

 DRAFTING AND DESIGN CONSULTING, INC. 1271 CARRINGTON ROAD SUITE 100 FORT WORTH, TEXAS 76104 TEL: 817-335-1111 FAX: 817-335-1112 WWW.DDCONCONSULTING.COM	SWANNY LAKE RV RESORT 4191 SWANNS STATION ROAD LEE COUNTY, NORTH CAROLINA PRELIMINARY SITE PLAN		Project No: C3 7 Date: 2023-05-05 Scale: 1" = 100'-0"
	PRELIMINARY NOT FOR CONSTRUCTION		

NO.	DESCRIPTION
1	EXISTING PROPERTY LINES
2	EXISTING UTILITIES
3	EXISTING ROADS
4	EXISTING BUILDINGS
5	EXISTING TREES
6	EXISTING TOPOGRAPHY
7	EXISTING ELEVATIONS
8	EXISTING SURVEY DATA
9	EXISTING ADJACENT PROPERTIES
10	EXISTING ZONING REGULATIONS
11	EXISTING ENVIRONMENTAL CONSTRAINTS
12	EXISTING REGULATORY AGENCIES
13	EXISTING RECORD DRAWINGS
14	EXISTING AS-BUILT RECORDS
15	EXISTING SURVEY MONUMENTS
16	EXISTING EASEMENTS
17	EXISTING RIGHTS-OF-WAY
18	EXISTING PUBLIC UTILITIES
19	EXISTING PRIVATE UTILITIES
20	EXISTING RECORDS
21	EXISTING SURVEY DATA
22	EXISTING ADJACENT PROPERTIES
23	EXISTING ZONING REGULATIONS
24	EXISTING ENVIRONMENTAL CONSTRAINTS
25	EXISTING REGULATORY AGENCIES
26	EXISTING RECORD DRAWINGS
27	EXISTING AS-BUILT RECORDS
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94	EXISTING EASEMENTS
95	EXISTING RIGHTS-OF-WAY
96	EXISTING PUBLIC UTILITIES
97	EXISTING PRIVATE UTILITIES
98	EXISTING RECORDS
99	EXISTING SURVEY DATA
100	EXISTING ADJACENT PROPERTIES

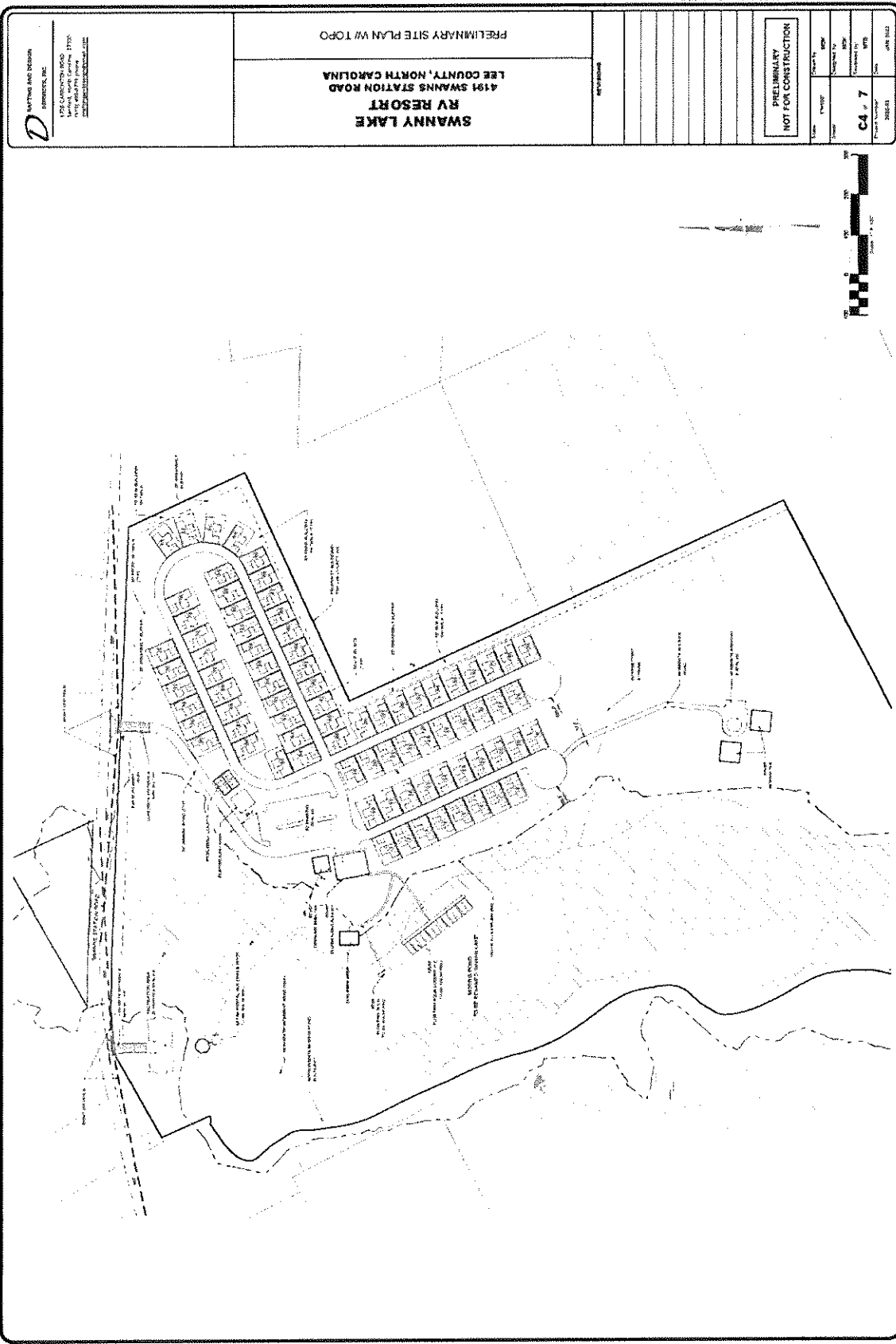


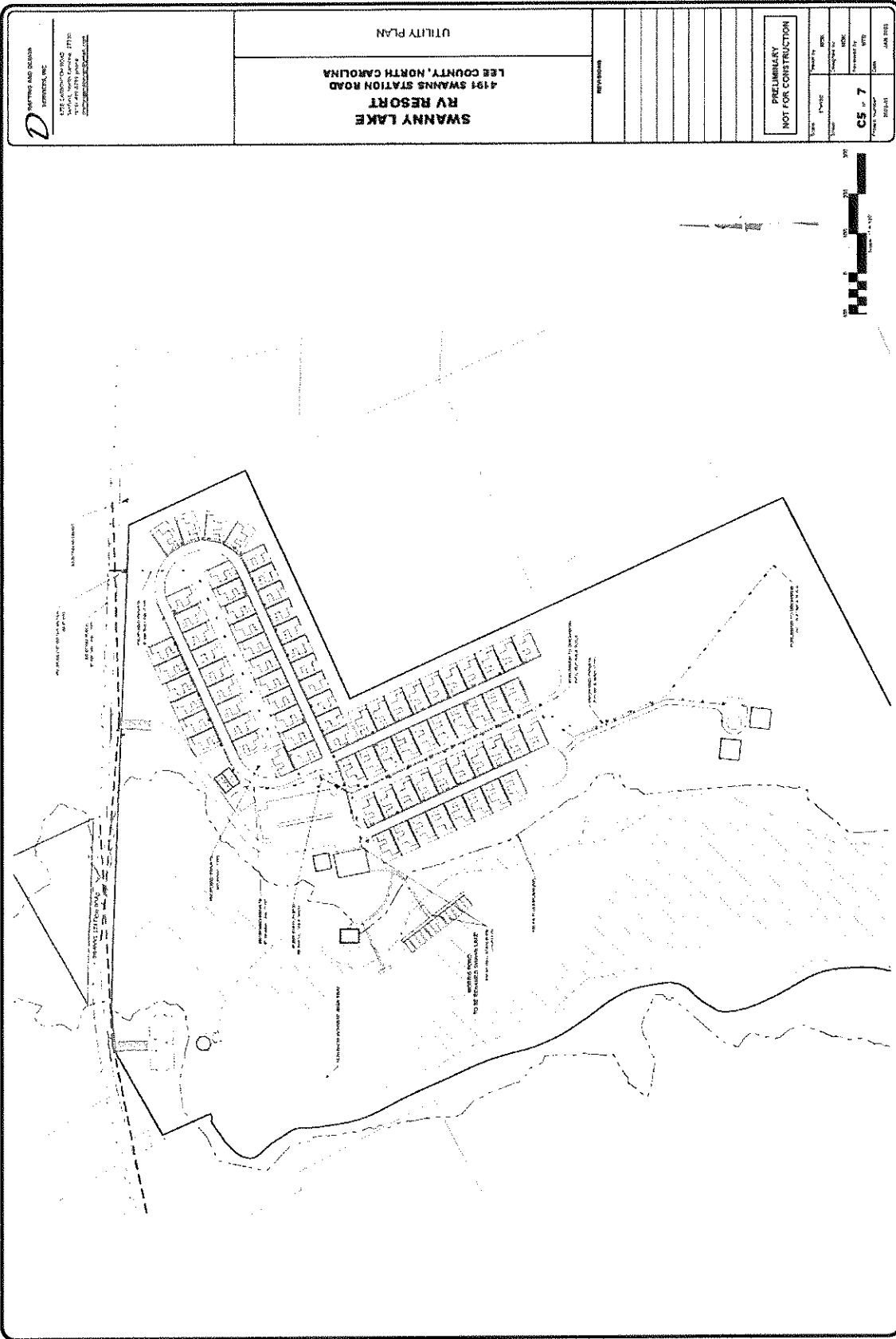

PLANNING AND DESIGN ASSOCIATES, INC.
 1705 CALVERTON ROAD
 FARMINGTON, CT 06030
 TEL: 860.274.0000 FAX: 860.274.0001
www.plandesign.com

**SWANNY LAKE
 RV RESORT**
 4191 SWANNS STATION ROAD
 LEE COUNTY, NORTH CAROLINA
 PRELIMINARY SITE PLAN W/ TOPO

PRELIMINARY
 NOT FOR CONSTRUCTION

Date:	08/08/2011
Drawn By:	WJE
Checked By:	WJE
Project No.:	11101
Client:	Swanny Lake
Project Name:	Swanny Lake RV Resort
Site No.:	C4 - 7
Scale:	AS SHOWN
Drawn:	JAN 10, 2012





D DENTONS AND DESIGN
 ARCHITECTS
 1725 CASHWORTH ROAD
 FARMINGTON, NC 27720
 PHONE: (919) 583-5700
 FAX: (919) 583-5701
www.dentonsanddesign.com

UTILITY PLAN
 SWANNY LAKE
 RV RESORT
 4191 SWANN'S STATION ROAD
 LEE COUNTY, NORTH CAROLINA

REVISED SHEETS		
NO.	DATE	DESCRIPTION

PRELIMINARY NOT FOR CONSTRUCTION	
DATE	JAN 2015
PROJECT	CS 7
DESIGNER	DENTONS AND DESIGN
CHECKED BY	
APPROVED BY	
DATE	

D DARTING AND DESIGN ARCHITECTURE, INC. 4275 CANTON ROAD SUITE 200 COLUMBIANA, NORTH CAROLINA 27820 PHONE: 704.785.0100 FAX: 704.785.0101	SWANNY LAKE RV RESORT 4191 SWANN'S STATION ROAD LEE COUNTY, NORTH CAROLINA LANDSCAPING PLAN	PRELIMINARY NOT FOR CONSTRUCTION	
		Project No.: 2023-01 Date: JAN 2023 Scale: 1" = 40' Sheet: C6 of 7	Client: SWANNY LAKE Designer: DARTING AND DESIGN

LANDSCAPE REQUIREMENTS

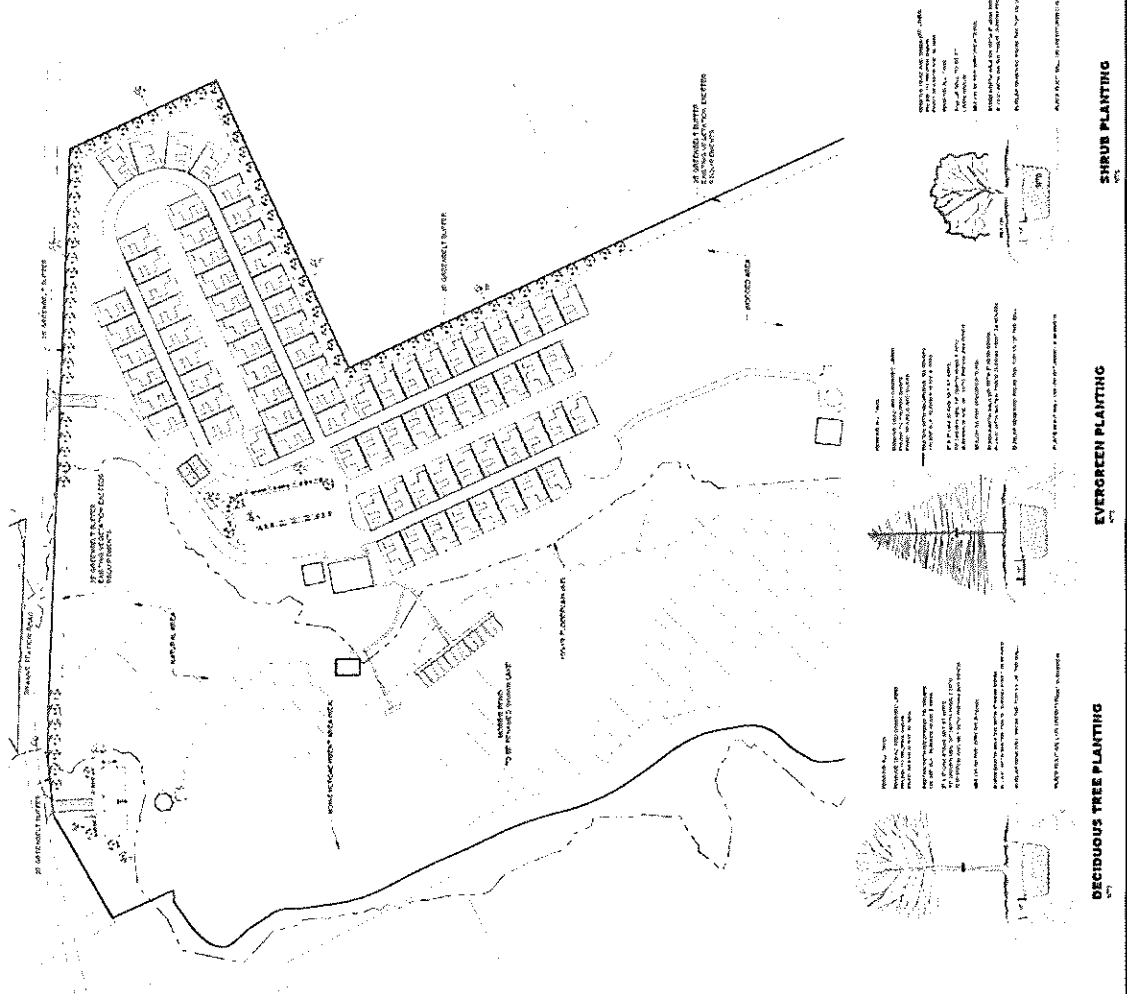
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- 2. PLANTINGS SHALL BE INSTALLED AT THE TIME OF CONSTRUCTION.
- 3. PLANTINGS SHALL BE INSTALLED AT THE TIME OF CONSTRUCTION.
- 4. PLANTINGS SHALL BE INSTALLED AT THE TIME OF CONSTRUCTION.
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- 6. PLANTINGS SHALL BE INSTALLED AT THE TIME OF CONSTRUCTION.
- 7. PLANTINGS SHALL BE INSTALLED AT THE TIME OF CONSTRUCTION.
- 8. PLANTINGS SHALL BE INSTALLED AT THE TIME OF CONSTRUCTION.
- 9. PLANTINGS SHALL BE INSTALLED AT THE TIME OF CONSTRUCTION.
- 10. PLANTINGS SHALL BE INSTALLED AT THE TIME OF CONSTRUCTION.

NOTES

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- 9. PLANTINGS SHALL BE INSTALLED AT THE TIME OF CONSTRUCTION.
- 10. PLANTINGS SHALL BE INSTALLED AT THE TIME OF CONSTRUCTION.

PLANT LIST

PLANT	QUANTITY	LOCATION
...
...
...
...



- DECIDUOUS TREE PLANTING**
- ...
 - ...
- EVERGREEN PLANTING**
- ...
 - ...
- SHRUB PLANTING**
- ...
 - ...



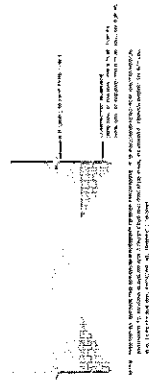
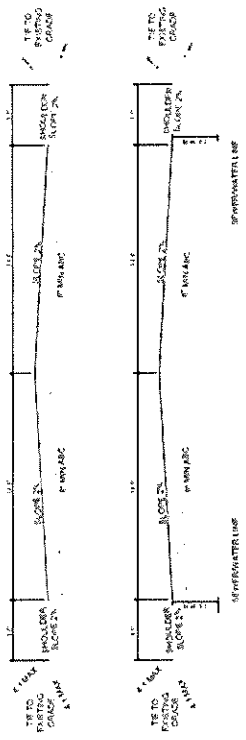
D PLANNING AND DESIGN
 EXPONENTS, INC.
 1425 LANTANA ROAD SUITE 100
 WEST PALM BEACH, FLORIDA 33411
 WWW.EXPOINC.COM

**SWANNY LAKE
 RV RESORT
 4191 SWANNS STATION ROAD
 LEE COUNTY, NORTH CAROLINA**

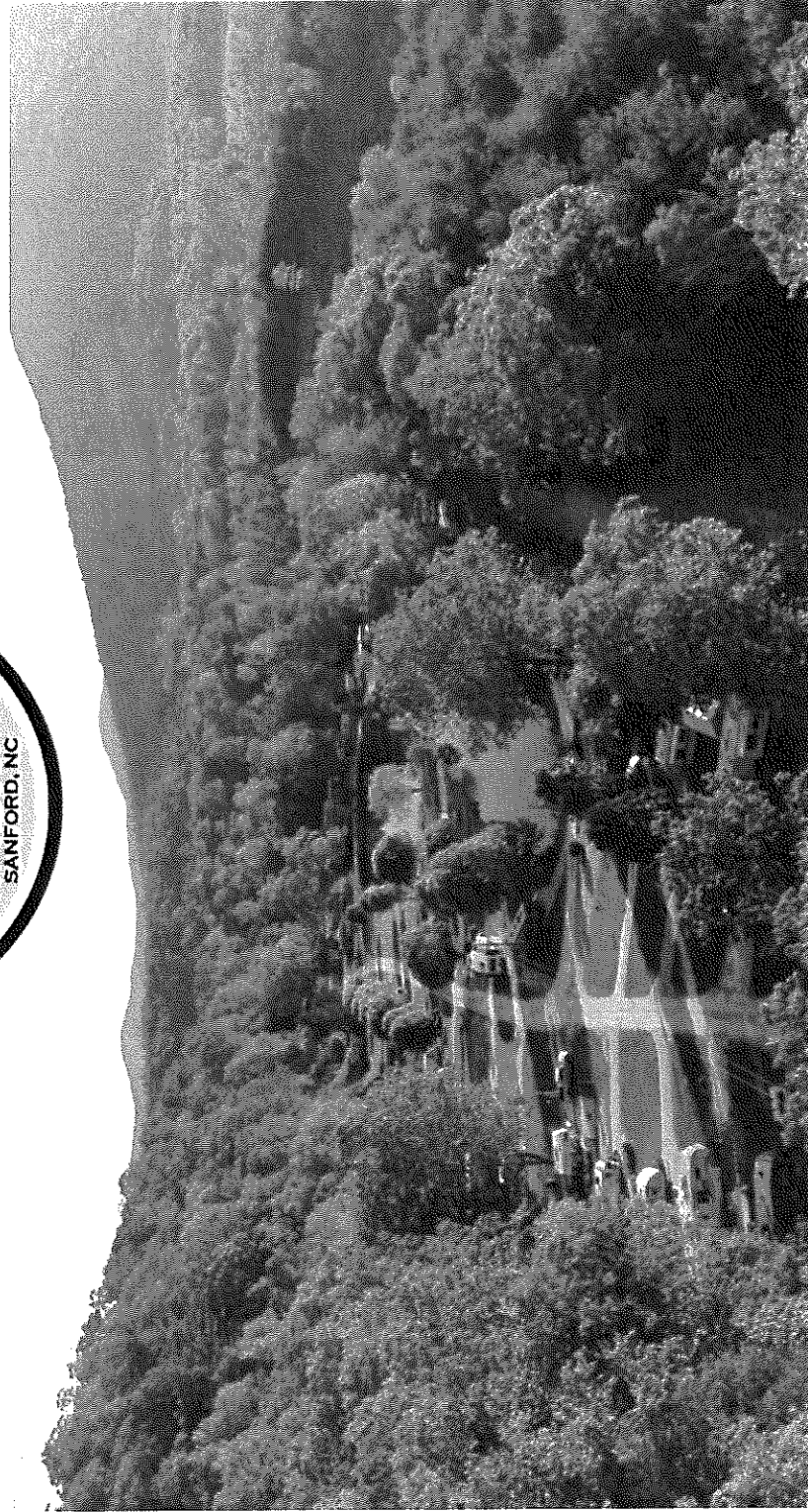
CONSTRUCTION DETAILS

PRELIMINARY
 NOT FOR CONSTRUCTION

DATE	BY	CHECKED BY	DATE
C7 of 7		PROJECT NO.	DATE
		ISSUED FOR	JAN 2012



TYPICAL ROAD SECTION



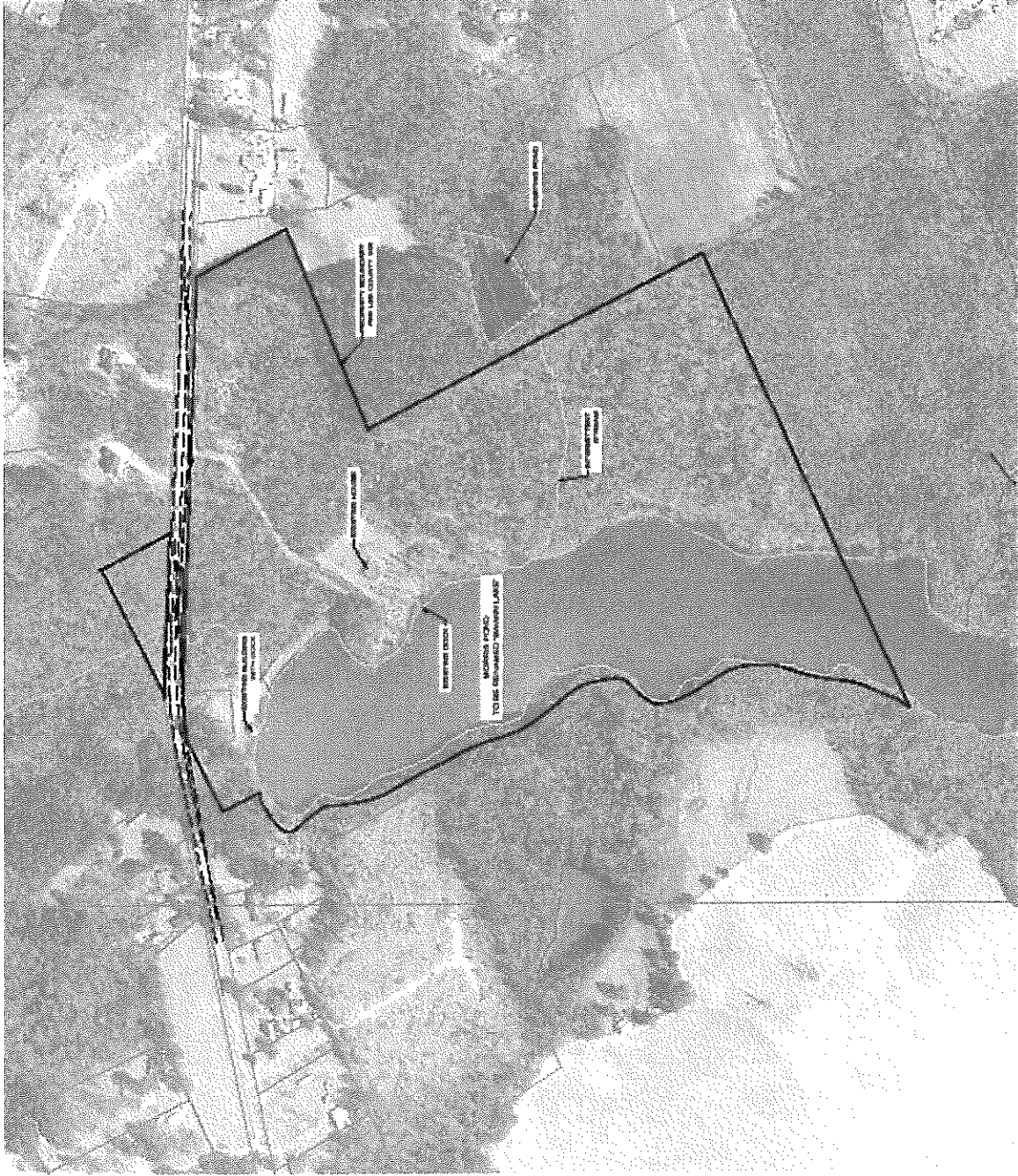
DDS, INC.

LOCATION MAP



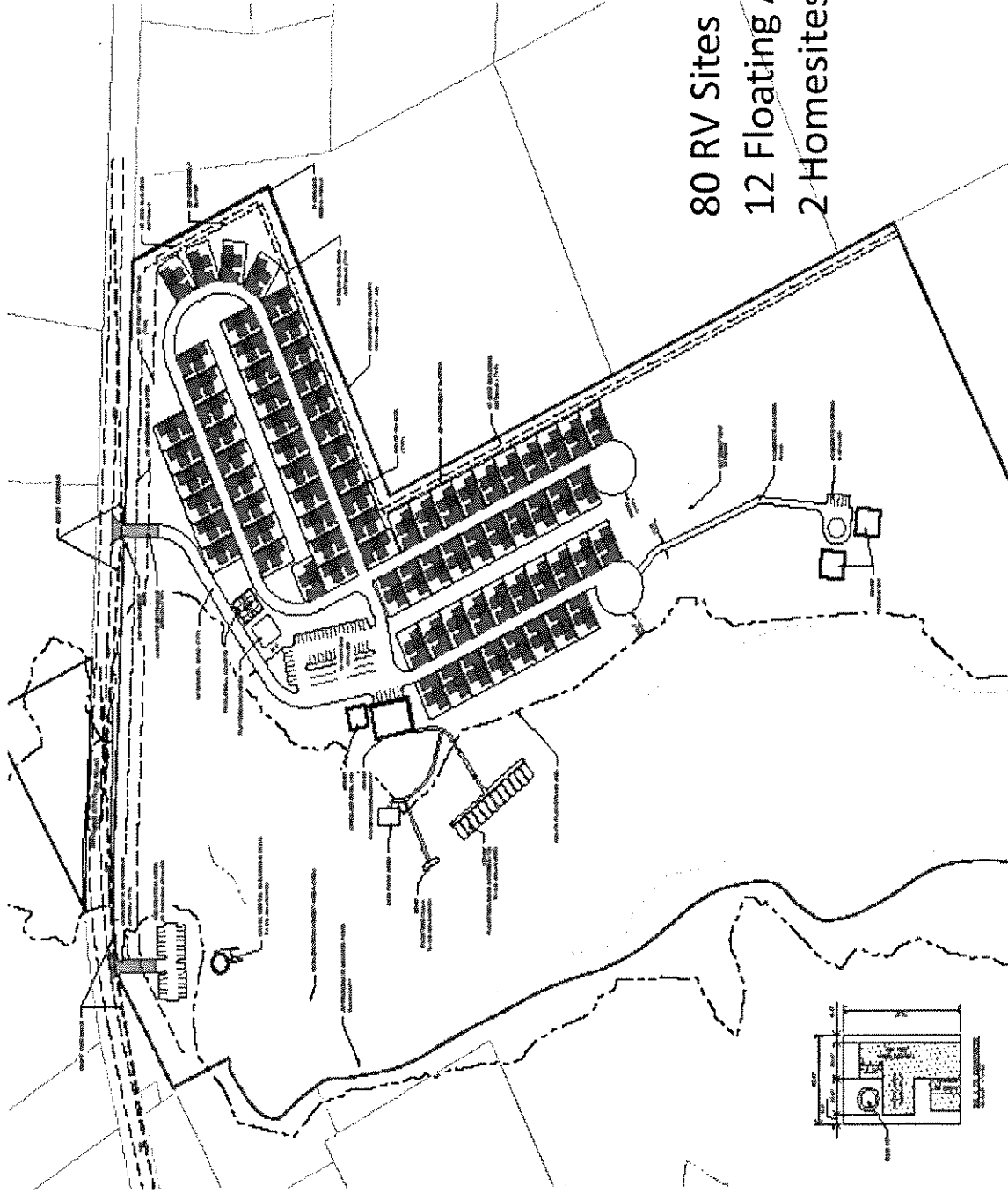
DDS, Inc.

EXISTING SITE CONDITIONS



DDS, INC.

CONDITIONAL ZONING SITE PLAN



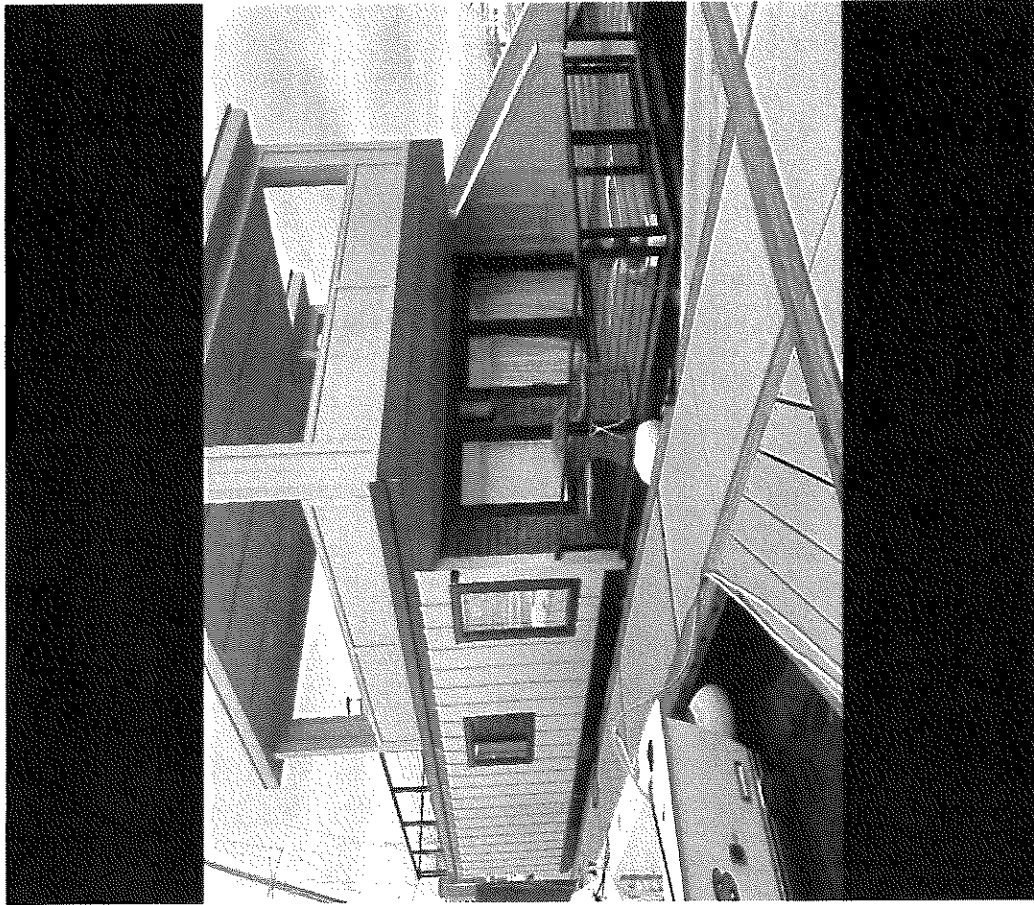
- 80 RV Sites
- 12 Floating Aqualodges
- 2 Homesites

**TYPICAL CAMPSITE
(CONCEPTUAL)**



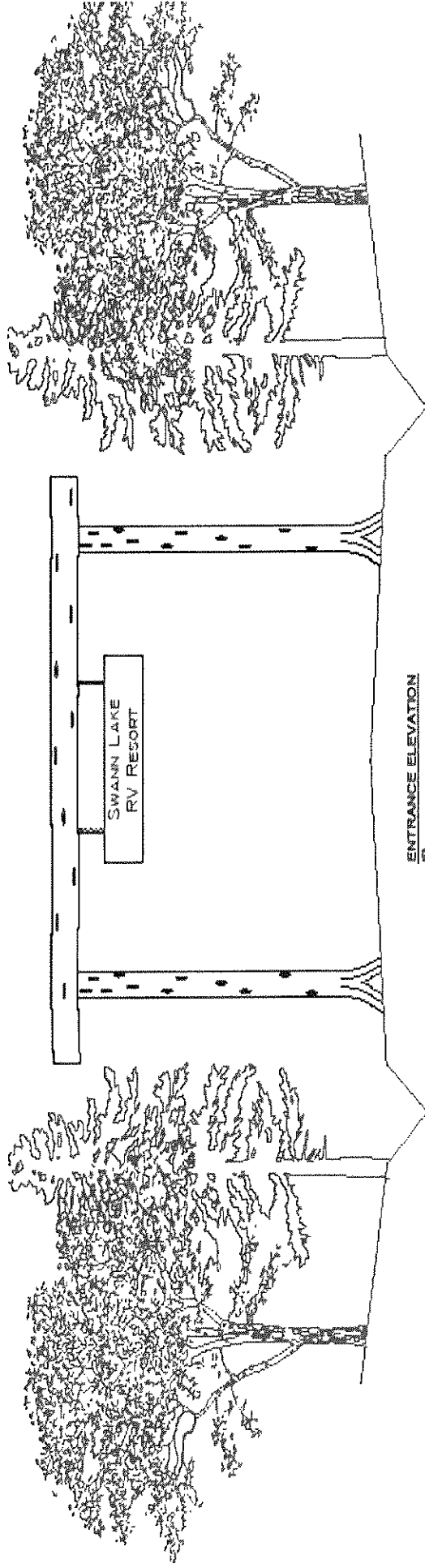
DDS, INC.

**Aqualodge
(CONCEPTUAL)**



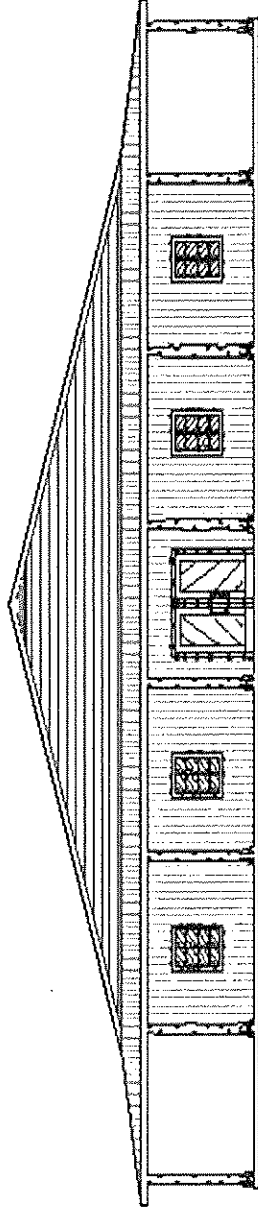
DDS, Inc.

**Entrance Sign
(CONCEPTUAL)**

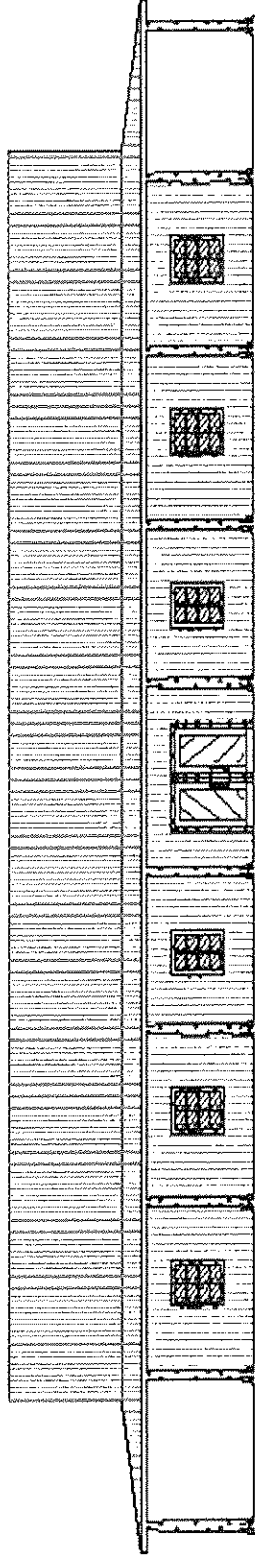


DDS, INC.

**Building/Office
(CONCEPTUAL)**



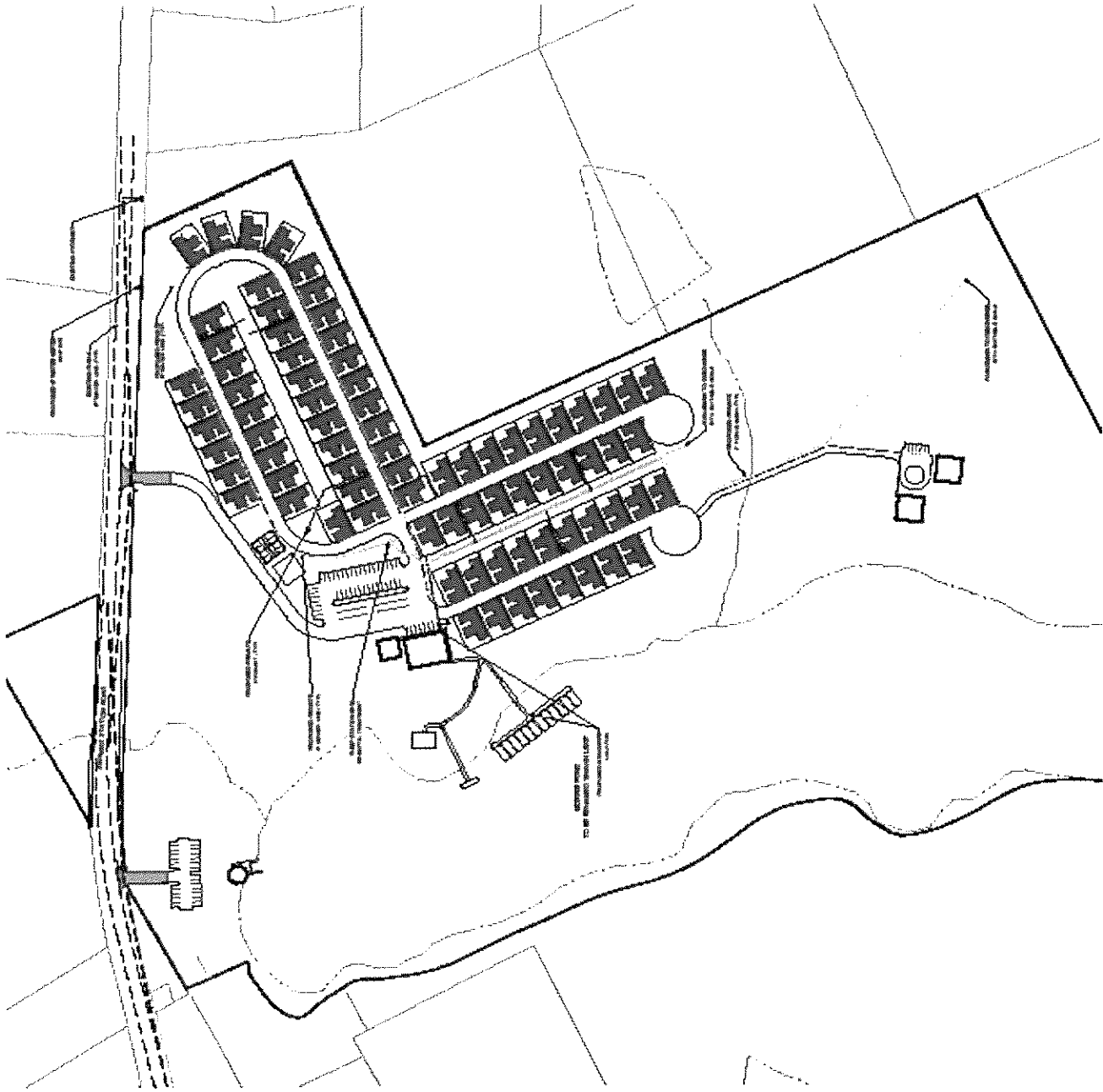
FRONT ELEVATION
OFFICE/SHIP STORE



SIDE ELEVATION
OFFICE/SHIP STORE

DDS, Inc.

UTILITIES



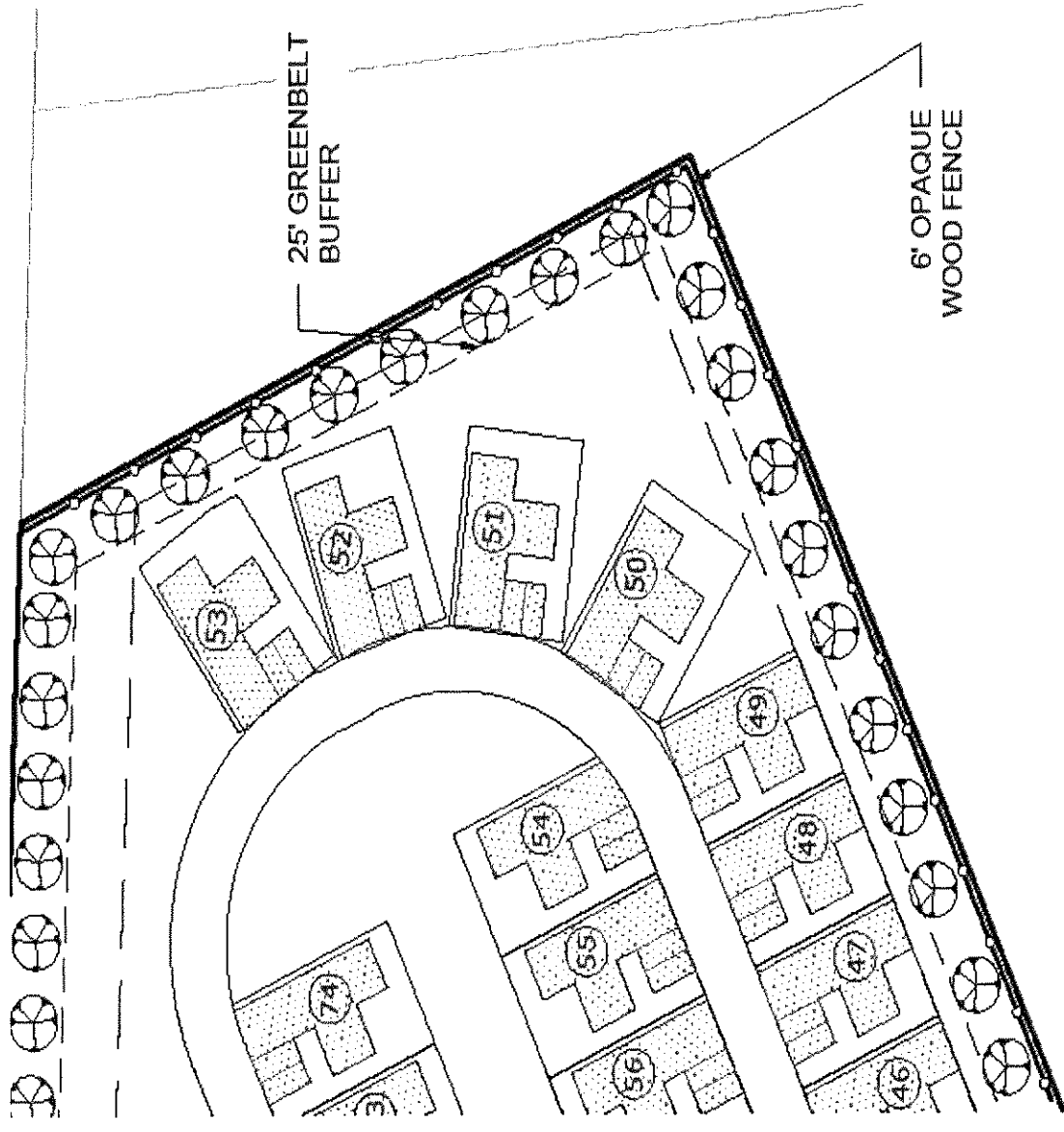
DDS, INC.

CONDITIONS

1. Gas motors prohibited on the Lake.
2. No permanent structures attached or detached to any RV/Camper.
3. 700' of 6' high Wooden privacy fence along the Eastern Boundary, starting at the Swann Station Road R/W.
Fence will be immediately repaired if any damages occur.
4. RVs and Campers must have the ability to be mobile at all times and maintain a current Registration.
5. Entire adjacent property line will be posted with "Posted Property Line: No Swann Lake Guests beyond this point".
6. All campsite leases will be less than a year long.
7. Opaque vegetative buffer along property lines shall be maintained to Lee County Ordinance standards at all times.

DDS, Inc.

CONDITIONS (Cont.)



DDS, INC.

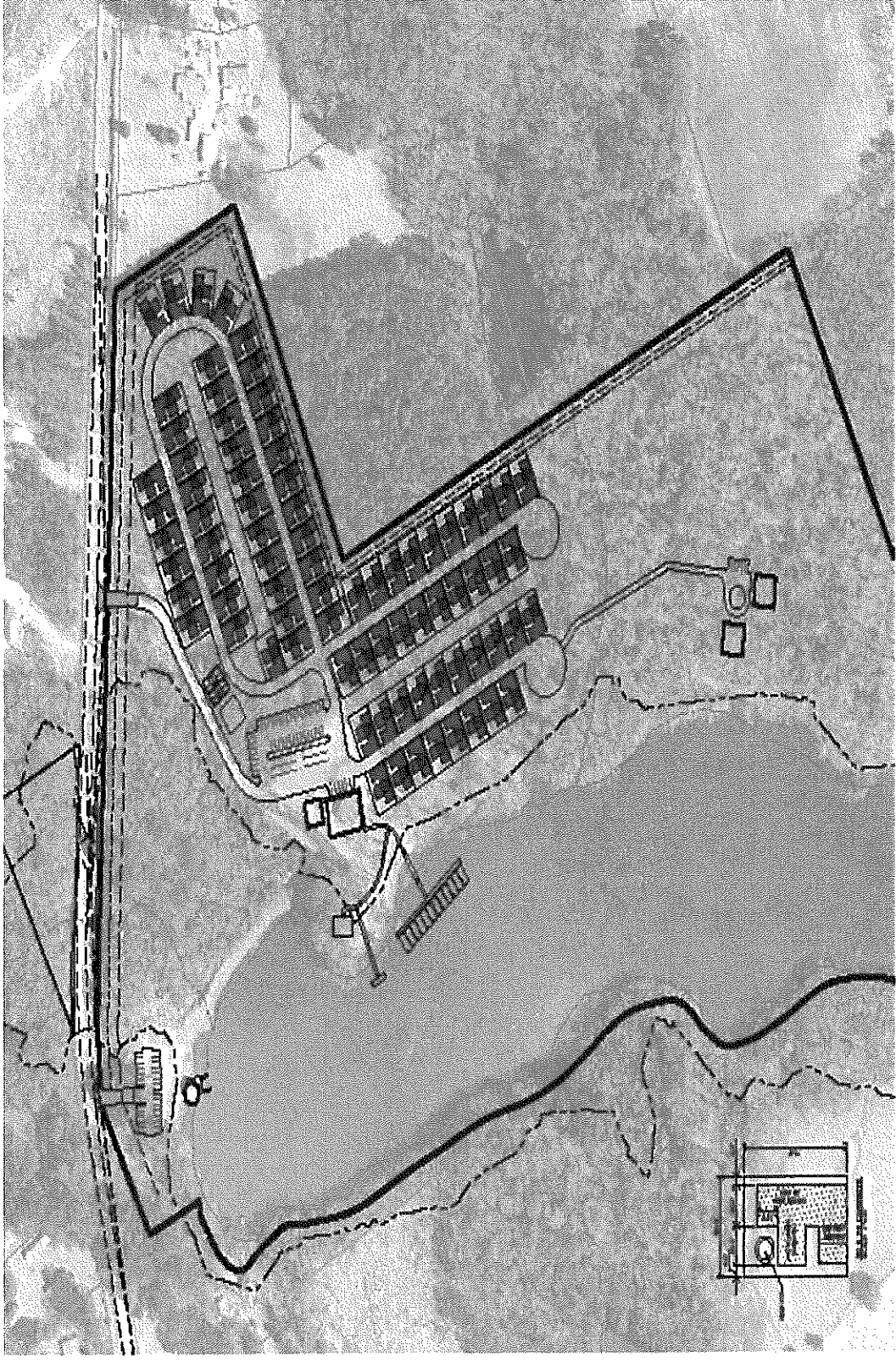
Campground Rules

- Quiet Time is 10 PM to 7 AM
- Signage posted at property lines, any guests trespassing on adjacent properties will be removed from their RV Site.
- All RVs and Campers older than 10 years old will not be allowed to rent a site within the park.
- All RVs and Campers must be Road-worthy and meet all State Standards at all times.
- Excessive clutter from personal belongings will result in removal and/or fines.

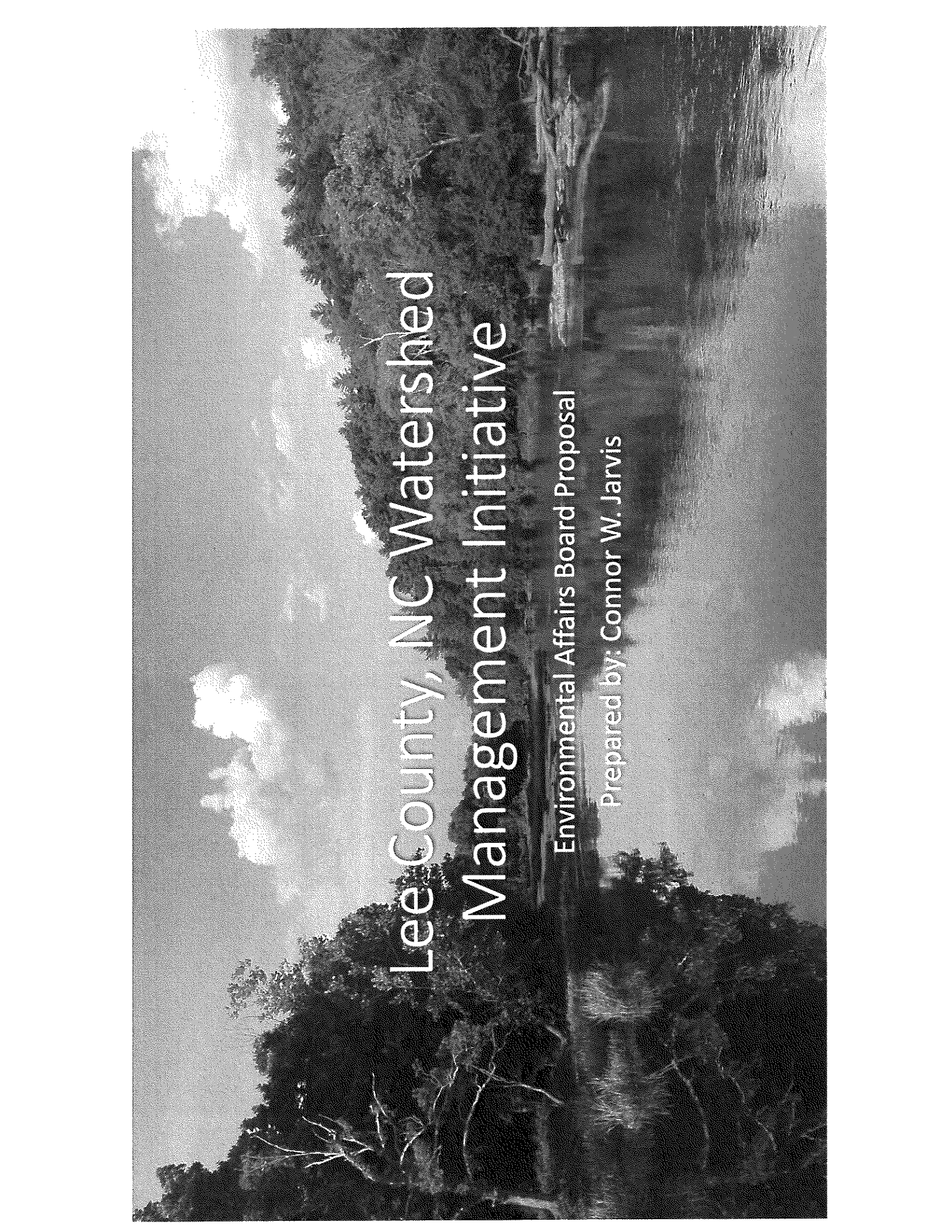
Entire Rule set will be posted on site and there will be a waiver, stating guests will abide by the rules.

DDS, Inc.

Questions?



DDS, Inc.



Lee County, NC Watershed Management Initiative

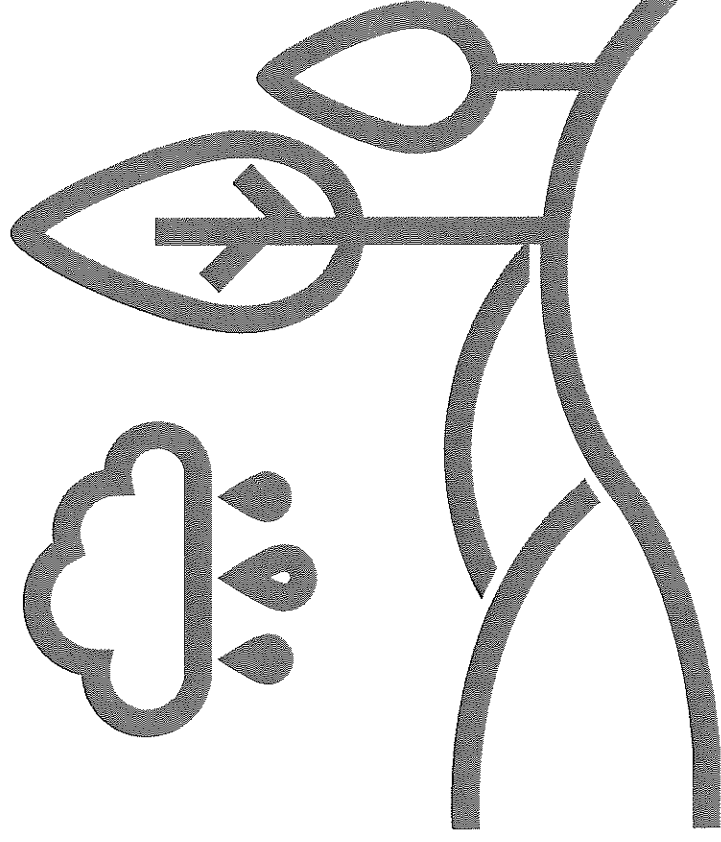
Environmental Affairs Board Proposal

Prepared by: Connor W. Jarvis

Initiative Objective:

Develop a holistic watershed management plan that:

- Identifies current **water quality** issues
- Provides recommendations for the **shared primary concerns** across a diverse group of key stakeholders,
- Enables **sustained** economic growth, water quality & quantity, and public health of Lee County



Context: Sanford and Lee County

- Since 1990, Sanford's population has doubled from 15,000 to over 30,000 residents (World Population Review, 2022).
- As of April 2022, nearly 6,000 single-family home lots have either begun construction or been submitted for review by developers (Liggett et. al., 2022).

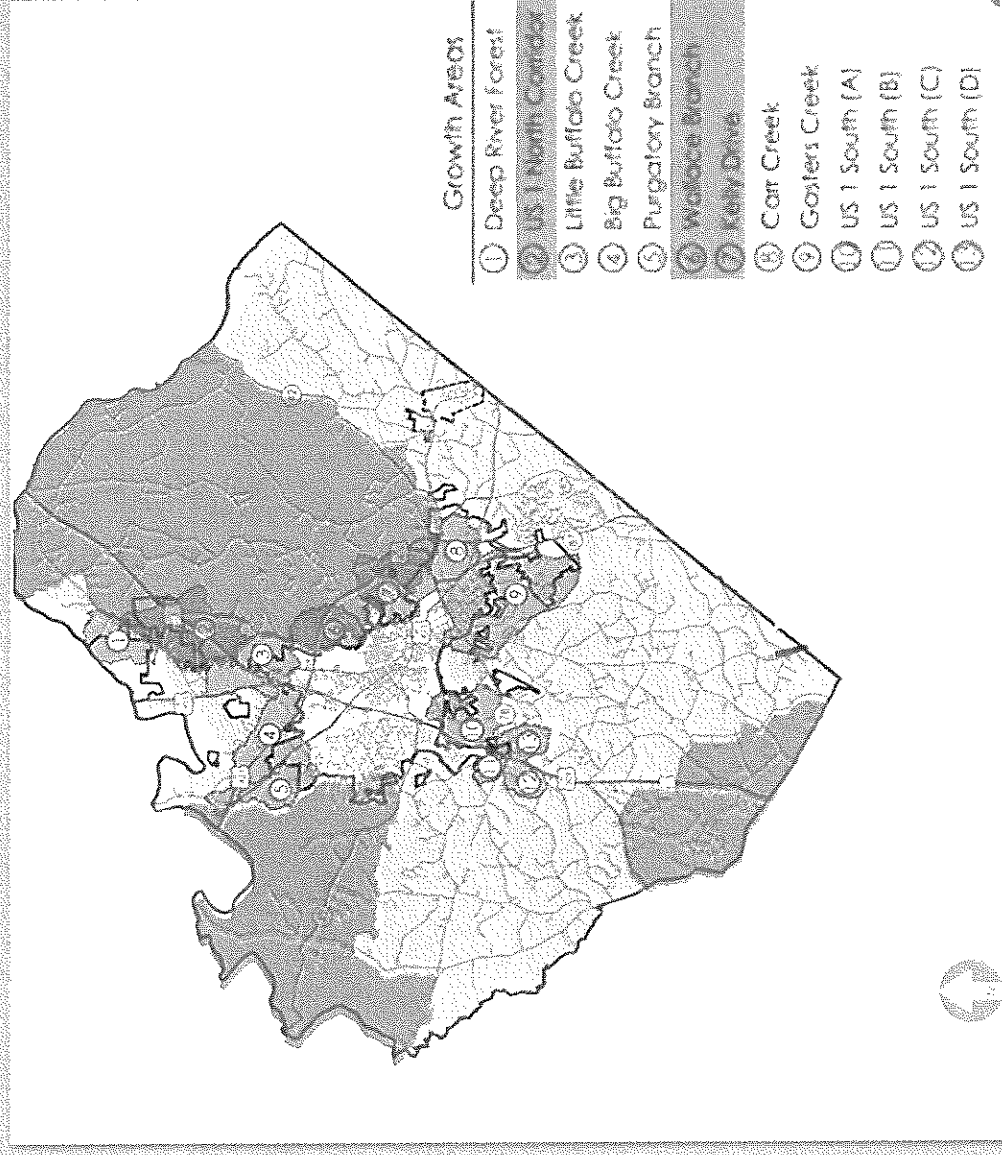
Sanford, North Carolina Population 2022

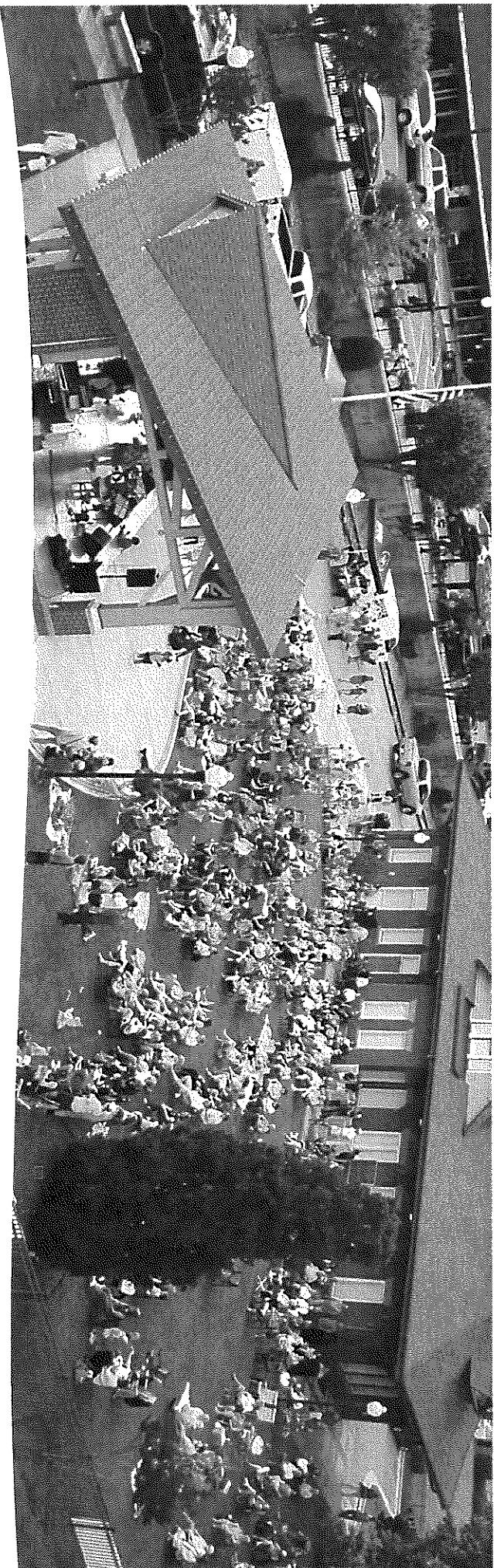
30,847



Ancipated Growth

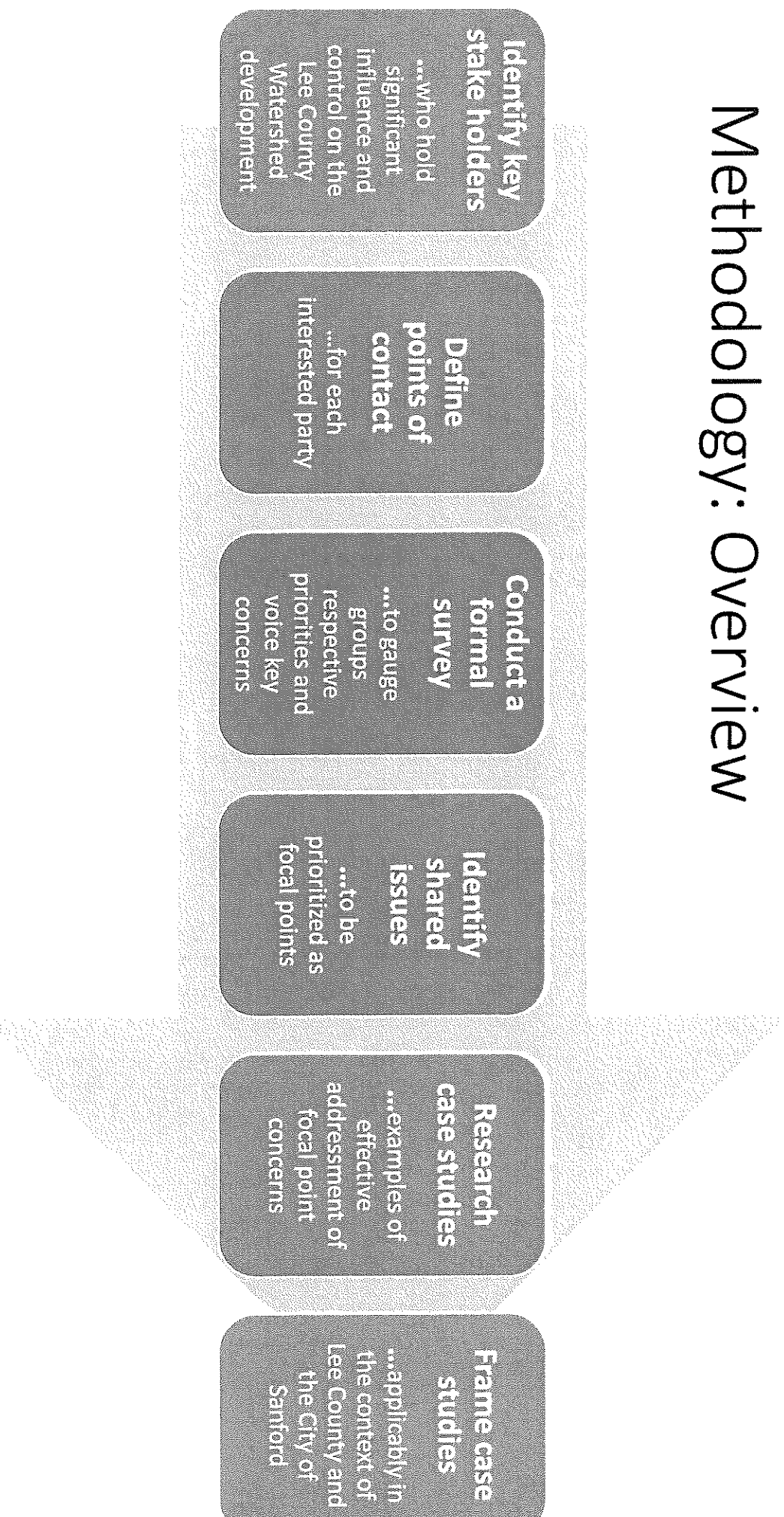
- Lee County is proximal to the Triangle Region which is experiencing record growth; as a result, Sanford is also benefiting
- Projected land use change and increase in population density and economic activity will have an impact on the region's watershed, natural environment
- The image to the right shows illustrated anticipated areas of development (blue) in delineated watershed boundaries (purple)



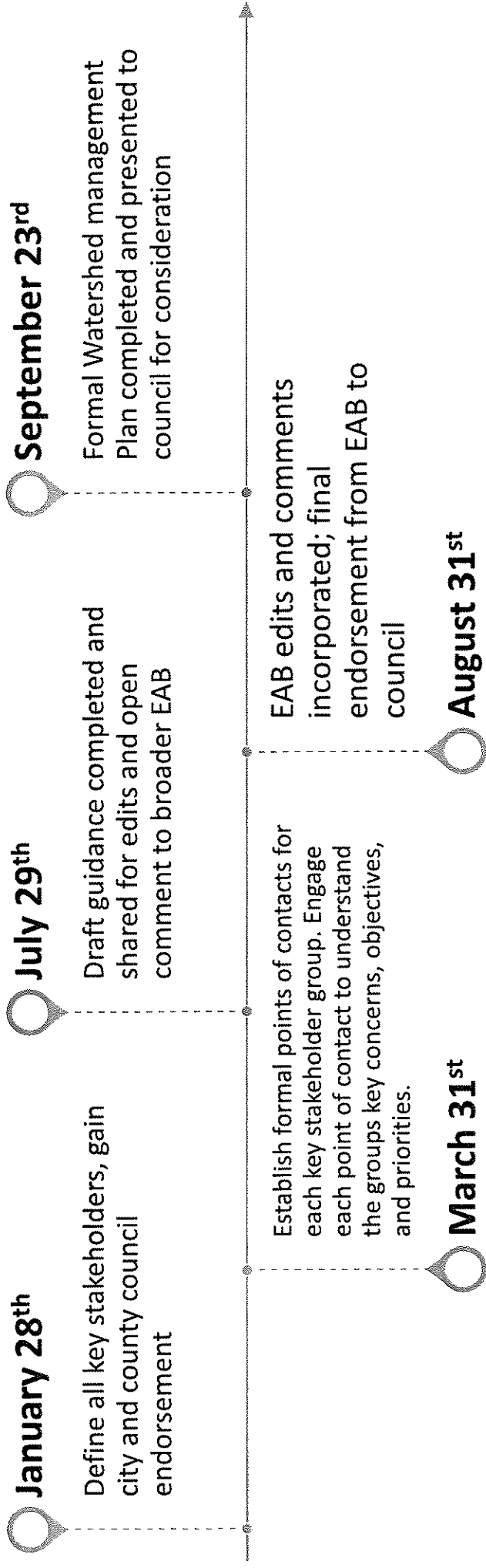


- Why:
- Community
- Priority
- The EAB desires for the future growth to be sustainable:
 - Preserving Environmental resources
 - Maintaining local character & sense of place
 - Investing in public greenspaces
 - Enabling social equity
 - If development is not formally directed, then the county could face urban sprawl and a decline in watershed integrity .

Methodology: Overview



Watershed Initiative: Timeline



Method of Stakeholder Engagement

1) Qualitative Interview

- Free form replies to predefined and distributed questions regarding watershed management

2) Quantitative Watershed aspect prioritization

- Ranking of 8 various watershed aspects per the importance to the respective interested party
- 1 “top priority”
- 8 “lowest priority”

Stakeholder Survey

- Formal predefined survey to collect feedback on watershed issues from diverse stakeholder groups
- Categorical ranking of various watershed aspects to identify each key stakeholder's individual priorities
- Watershed aspects and their respective importance to watershed are detailed in paper's section 1.3 – *Watershed Aspects*

Prioritization (1-8)	Watershed Aspect
	Stormwater Management (i.e. flooding, drought, erosion)
	Traditional pollutants (N,P, COD, BOD, DO, metals, etc.)
	Nontraditional pollutants (PFAS/PFOS, 1,4, dioxane, etc)
	Land use change and planning
	Natural habitat/ wetland conservation
	Farmland Preservation
	Water Quantity
	Parks and Recreation

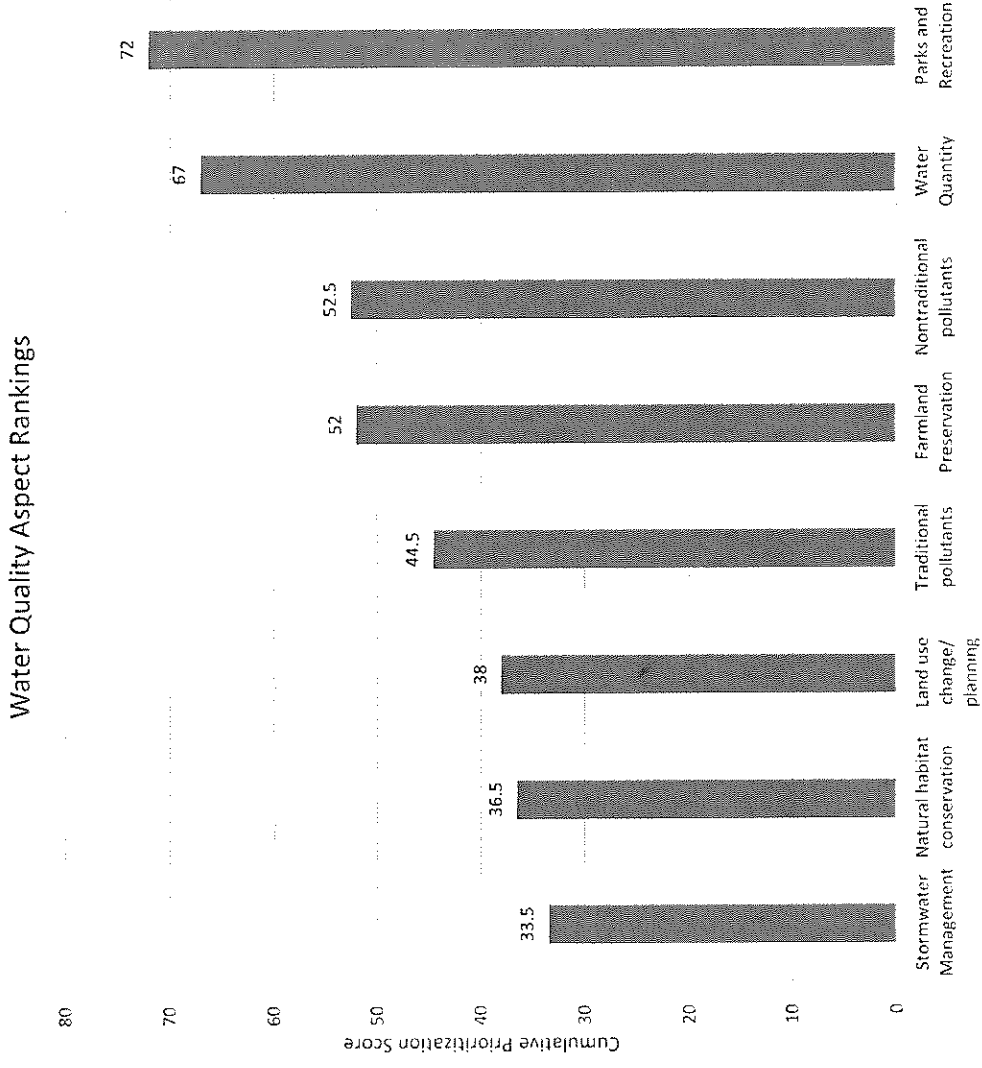
Stakeholder Rankings

Key Stakeholder	Lee County Soil & Water Commission	Planning Department	Sanford Area Growth Alliance (SAGA)	Drinking water plant	Public Health Department	Wastewater plant	Triangle Land Conservancy (TLC)	Parks and Recreation	City of Sanford	Builders and Developers	Farming Associations	Stakeholder Totals
Stormwater Management	3	2	4.5	2	2	3	8	1	3	1	4	33.5
Natural habitat conservation	2	4	4.5	3	5	5	3	3	2	2	3	36.5
Land use change/ planning	5	1	1	4	4	4	6	2	6	3	2	38
Traditional pollutants	6	5	2	6	3	1	1.5	4	4	5	7	44.5
Farmland Preservation	1	3	3	7	6	6	4	7	7	7	1	52
Nontraditional pollutants	7	6	6	5	1	2	1.5	5	5	6	8	52.5
Water Quantity	4	8	7	1	8	7	7	8	8	4	5	67
Parks and Recreation	8	7	8	8	7	8	5	6	1	8	6	72

Interview Results

Top Shared Stakeholder Aspects:

1. Stormwater Management
2. Natural Habitat and Wetland Conservation
3. Land Use Change/ Planning



Qualitative Interviews



All formal replies from qualitative interview sections were captured in the attached spreadsheet “Stakeholder Survey”



A summary of key stakeholders’ feedback concerns and emphasized points is featured in the main body of the initiative report in section 4.1 – *Qualitative Responses*

Exemplary Management Methods for Identified Priorities

Stormwater Management

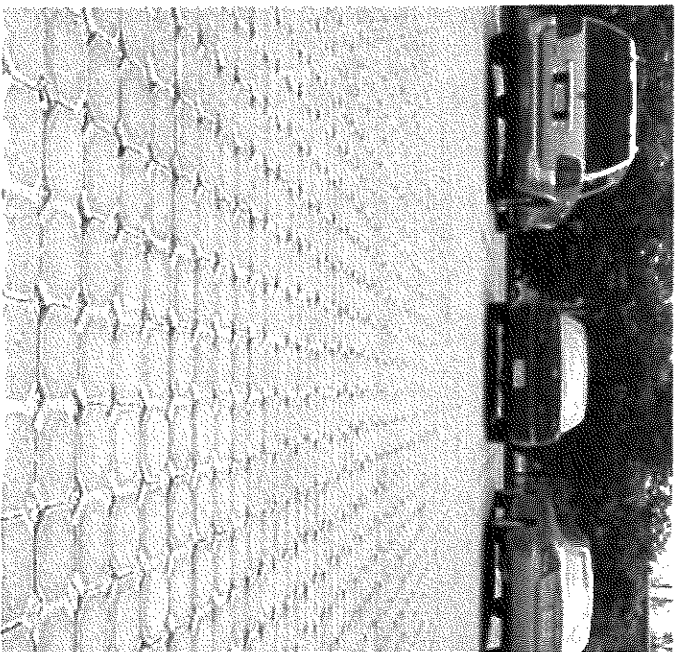
- Infiltration Basins
- Pervious Surfaces

Natural Habitat and Wetland Conservation

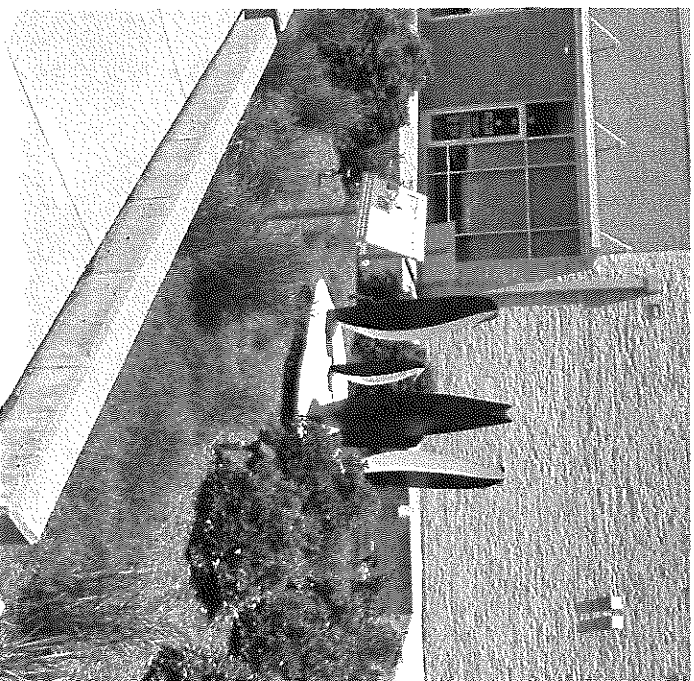
- Critical Area Identification
- “Revenueshed” Funding Model

Land Use Change/ Planning

- Slope Ordinance
- Greenways and Riparian Buffer



Stormwater Management- *Pittsboro, NC | Raleigh, NC | Middletown, NJ*

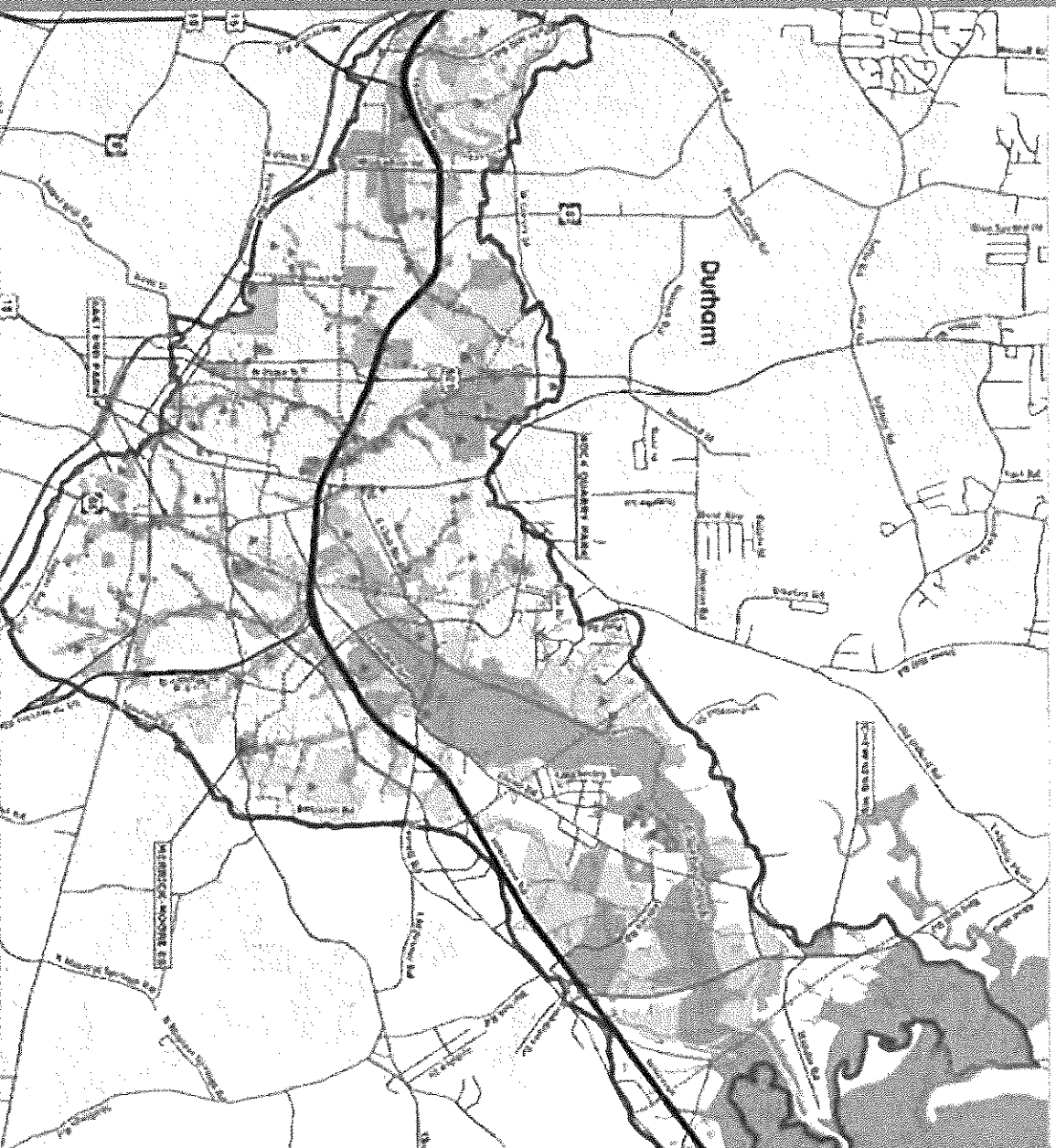


- **Opposed to traditional stormwater retention ponds to retain and slow runoff rates to waterbodies, best practices should be implemented to enable more pervious surfaces onsite enabling expedited percolation into groundwater.**



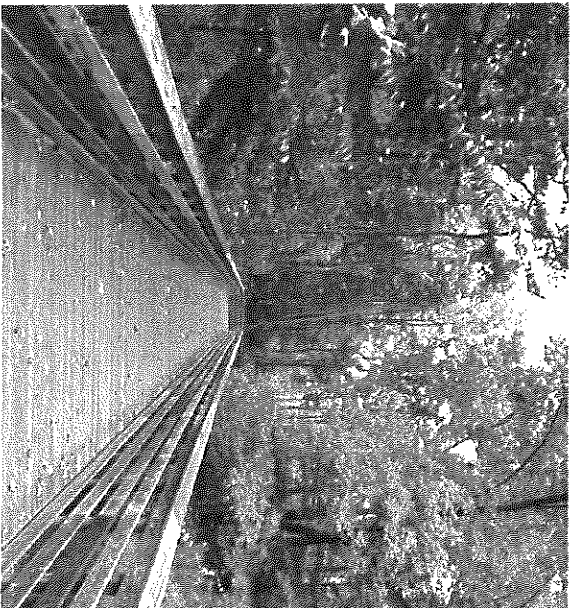
Natural Habitat and Wetland Conservation- Durham, NC | Raleigh, NC

- Critical Area Identification
 - City of Durham used defined criteria to select key tracts of waterways holding significant ecological value for water quality and implement additional protective policy governing proximal development activities. (pictured right)
- “Revenushed” Funding
 - City of Raleigh and Durham both implemented in a usage tax per water consumption unit that is reallocated to watershed management fund



Land Use Change and Planning-

Durham, NC | Raleigh, NC



- **Slope Ordinance**
 - City of Durham has instituted development considerations if a tract of land is within a watershed, contains surface waters, and of a denoted grade.
 - Development limitations are implemented to reduce erosion, sedimentation, and conserve wetland habitat integrity.
- **Greenways and Riparian Buffers**
 - City of Raleigh has constructed an expansive greenway system along its urban waterways to conserve a water quality aiding riparian buffer zone for its watershed.
 - Trail network also has contributed incalculable social and economic value to the regional economy.

Lee County: Proposed Path Forward

1. Revise the existing Plan SanLee to include a “Natural Environment/Wetland” Place type
2. Review Unified Development Ordinance to include a watershed specific slope ordinance
3. Emplace a preference on infiltrative stormwater management verses traditional methods
4. Implement a rejuvenated plan for Lee County
5. Utilize existing and potential funding for watershed priority areas prior to development



Next Steps

- Details outlining each recommendation are featured in section 6- *Recommendations* of the formal paper
- This initiative proposal is intended to serve as a reference document for future city and county ordinances, development and council action.





LEE COUNTY
NORTH CAROLINA

Lee County Government Strategic Plan Report

Arts and Culture



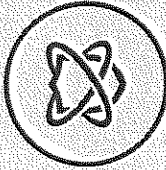
Continue to create and support a vibrant and diverse cultural community in Lee County through the support of facilities, programs, and regional partnerships.

GOAL: Create intentional opportunities and grow spaces for affordable entertainment to be known throughout North Carolina.

GOAL: Increase awareness of cultural activities throughout the community.

- The Enrichment Center just hung a new art exhibit by the "WRAG Group", which is the Wicker Renegade Art Group that meets at the Center on a weekly basis.
- The Library has created a showcase of celebrated holidays based on the diverse cultures and traditions of the Lee County community, one of the most recent of which being the Lee County Libraries Annual Parade of Trees on the Brick highlighted nine holidays celebrated in December.

Community Safety



Support a safe community through programs, partnerships and trust.

GOAL: Increase opportunities and activities for youth of all ages.

- Temple Park Phase II is underway and will include a new shelter and playground for children ages 2-12 to expand our opportunities for our younger residents.

GOAL: Increase opportunities to grow public trust.

- The county hired a new position-Judicial Services Caseworker that is performing case management and resource coordination to help with providing resources to justice involved individuals.
- Transparency of the reappraisal process.— Multiple information sessions, news articles, and communications with the public.

GOAL: Ensure Lee County is a safe environment for community interactions.

- The hazardous waste at the Moore Center is almost cleared, and the Central Carolina Community College has begun design work. Parks and Recreation also outfitted a building on this property to house gymnastics, which started up in January at the new facility.

Economic Development



Continue the upward trend of industrial recruitment, small business support, and workforce development through education partnerships.

GOAL: Become a world-class center for the biotech industry.

GOAL: Create the environment for community-based Economic Development.

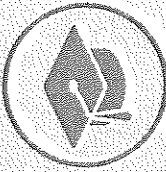
- Updated the County's Pictometry photos, which allows for developers and interested industry to easily see visible land availability in Lee County.
- Joined the Capital Area Workforce Board, which opens up additional resources and opportunities to the County.
- Agribusiness – Provide Small Farms "Boot Camp" course, food entrepreneurship workshops, and business and technical training for agricultural businesses.
- The Agricultural Marketplace project is currently in the design phase with project groundbreaking scheduled for late 2023.
- The Register of Deeds is now accepting passport applications on behalf of the U.S. Department of State and has seen high demand since day 1. In less than 120 days, revenues for this service have exceeded \$5,100 and open appointments slots are two weeks out.

GOAL: Increase sustainable opportunities for economic growth.

VISION

Lee County Government is a celebrated community at the center of economic achievement and diverse cultural heritage, connected to all people.

Education



Focus on supporting all levels and aspects of community education to contribute to the knowledge base of the entire community.

GOAL: Lee County Government will define the role and intention of County government as it relates to community education and knowledge base.

GOAL: Lee County Government will have solid, clear, and mutually beneficial relationships with all sectors of education in the region.

GOAL: Increase public education regarding local government resources and services.

- The Enrichment Center has a Scam Jam and Shred-a-thon scheduled for next month to educate our older populations on these topics.
- Parks and Recreation is going to Physical Education classes to educate students throughout the County about sport registrations and to also teach sport skills.

Health and Well-Being



Promote and maintain the health and well-being of Lee County through parks, recreation, activities, and programs that improve quality of life for our community members.

GOAL: Lee County Government's community health programs and services will be well known and accessible.

GOAL: Create opportunities that promote physical and mental well-being in the community.

- The Community Health Assessment is now complete and available to the public on the Health Department's webpage on the County's website. Great information was gathered from the assessment, and this was also an opportunity to partner with Central Carolina Hospital and LeeCAN.
- Brought back the Employee Awards and Recognition and Employee Appreciation programs back after the pandemic, which has boosted morale in the organization.
- Leadership succession planning to ensure the organization is set up to manage upcoming retirements and position transitions, which provides stability for the organization and employees.

Partnerships



Maintain partnerships within and beyond Lee County in business, education, community, and partner governments.

GOAL: Foster and grow long-established foundational partnerships within all sectors of the community.

- Board of Education — working to strengthen the relationship between the two boards.
- The Library partnered with Tourism Development Board on the POPI-con event and received a sponsorship from the TDA.
- Emergency Services responded to the power incident in Moore County by deploying and delivering a generator, light tower, and fuel trailer, as well as offering shelter support staff to assist in incident recovery.

GOAL: Expand partnerships in the region.

- Strengthening state and federal partnerships — Commissioners and staff have advocated for County and community partner projects (Board Retreat and NA Co Legislative Conference in D.C.)
- CORE program — Lee County was selected by the NC Department of Commerce to participate.
- Lee County Libraries are partnering with the NC Museum of Art to send take-home crafts for our community members every other month.

County Manager's Report – February 20, 2023

Ongoing Projects

Moore Training Facility - CCCC – Terraquest continues to work at the facility. The total expended is nearing the authorized amount the Commissioners gave to the County Manger. Vacuuming events continue around the tank area. When cleanup is complete, the final SWMU's can be closed with "no further action" letters from DEQ. When this occurs, the facility can be designated for residential use under DEQ rules and the College can occupy all areas. Right now, they can occupy many areas, just not the areas near the tank. There is no timeline as to when the final "no further action" will be given. We have communicated to the College that they can begin design and work at the facility with their proposed upgrades. The note on the College comes due June 30, 2023. Along with the financing of the Multi-Sports Complex, staff will be reviewing financing options to pay off the original note on this facility.

Multi-Sports Complex – We received nine total prequalification packets from potential contractors. Eight packets passed initial prequalification. One was disqualified because it exceeded the page limit exponentially. On Friday the 17th of February, staff is scheduled to head to Raleigh to HH Architecture to review the final finish selections and final renderings for buildings on the site. IT has been looped into the conversation regarding the DD phase of electrical and IT to ensure the infrastructure is where it needs to be. We have also informed McAdams of, and given them contacts to, the preferred vendors for Security, Fire, and Smoke. Contracts are expected to go out to bid by Memorial Day, with a bid date before July 4th. The prequalification meeting is scheduled for 2/28. We are waiting on the DOT notification for requirements of the connection to Hwy 42. Staff is also working with Davenport & Associates and the Bond Council to develop a meeting and financing timeline with the Local Government Commission.

Horton Pool – All doors and windows have been installed. Bathhouse painting commenced last week. Footings for the shelter were installed on 2/7. As soon as painting has been completed, JMT will work to install the ceiling grid. Painting started on 2/9. Inspection on the shelter is expected to be between 1-2 weeks out. Front grading and sidewalks are expected to be completed later this week/early next week. Chris Davis (Site Superintendent) anticipates an early March completion for the bathhouse. Pool construction is still on track for a May completion. Nothing has changed from the intent to open Memorial Day weekend.

Phase I & II Parks Projects – Kiwanis Children's Park and Temple Park - DEQ findings have been submitted and Withers Ravenel has contracted JMT to get them to remedy some of the report's findings in a good faith effort. However, due to the time that has passed since phase one closeouts, some of that work may fall on the County if JMT does not remedy. We are waiting to close out DEQ for phase 1 before beginning phase 2 on the parks. Temple's playground delivery is six months out; the shelter/restroom is 8 weeks out. As soon as shelter/restroom in in place, Duke Energy will be out to connect the service. That will need to be put out to bid. Jeremy Thomas has located lines and is

now drawing sewer and water connections to bathroom. Work on these projects will pick up in 2 to 3 months.

Library Building Project – The site borings were completed last week. Staff and engineers continue to review stormwater control and sewer location plans. Easements may be needed to address both services. Vines is working with Samet/Sanford Contractors on cost estimates. Vines received the cost estimates from Samet/Sanford Contractors over the weekend and will get with their internal team to review the numbers that came in. We should expect to receive those numbers after Vines' review.

Historic Courthouse – This project continues to move along at a very slow pace. We are still waiting on the final contract with Hobbs Architect. Estimates on what can be completed on the building continue to change. The State has asked for some additional information. Once this is provided, we are hopeful the final contract can be presented to the Commissioners in March.

Reports

Tax – The Tax Department Collections report for January.

Community Development – The Technical Review Committee Agenda for February is attached.

Building Inspections – Attached are the monthly inspection reports for January.

Library Board of Trustees – The Library Director's January report and February's Board of Trustees agenda is attached.

Parks and Recreation – The agenda from the P & R Advisory Board Meeting in January is attached.

Upcoming Meetings/Events:

February 23, 2023 – Manager's Retirement Reception – Gordon Wicker Room 1:00 pm to 4:00 pm.

March 6 – Commissioners Regular Monthly Meeting – McSwain Center - 6:00 pm.

March 20 – Commissioners Regular Monthly Meeting – Civic Center – 6:00 pm.

NORTH CAROLINA, LEE COUNTY
Presented for registration on this 20th day
of March 20, 23 at 9:15 AM PM
recorded in Book 35 Page 44
Pamela G. Britt, Register of Deeds