

Meeting of the Hoke County Board of Commissioners at 7:00 pm on Monday, June 5, 2017, in the Commissioners Room in the Pratt Building.

**MEMBERS PRESENT:**

James Leach, Chairman  
 Harry Southerland, Vice Chairman  
 Tony Hunt  
 Robert Wright  
 Allen Thomas, Jr.

**OTHERS PRESENT:**

Letitia Edens, County Manager  
 Grady Hunt, County Attorney  
 Gwen McGougan, Clerk to the Board

Chairman Leach called the meeting to order with a quorum present and welcomed everyone.

Commissioner Tony Hunt led the Pledge of Allegiance and gave the invocation.

**ITEM 1. Adoption of Agenda**

Hoke County  
 Board of Commissioners

227 N. Main Street  
 Raeford, North Carolina  
 28376



June 5, 2017  
 7:00 P.M.

Commissioner's Room  
 Pratt Building

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**A G E N D A**

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**INVOCATION & PLEDGE: Commissioner Tony Hunt**

- ITEM 1. Adoption of Agenda
- ITEM 2. Public Comment
- ITEM 3. Consent Agenda
  - a. Approval of Minutes from the May 1, 2017 meeting
  - b. NC Vehicle Tax System Pending Refund Report - \$1,987.31
  - c. Finance:
    - 1. Budget Amendments
    - 2. Declare property as surplus
  - d. RFQ for water meter replacement project
- ITEM 4. Resolution Authorizing the Advertisement of an Offer to Purchase Surplus Property on John Brown Road (Parcel ID 584770001187) - Clerk
- ITEM 5. Resolution Accepting Offer of Bid for Surplus Property at 947 Reed Drive (Parcel ID 694251601158) - Clerk
- ITEM 6. City of Raeford request to appoint Tommy Wright as the ETJ member on the Raeford Planning Board
- ITEM 7. Board of Health Appointment of Dr. Mark Thompson - Melone Edwards
- ITEM 8. Parks & Recreation Code of Conduct - Kendric Maynor & Fred Clark
- ITEM 9. Tax Collector Daphne Dudley:
  - a. Military Spouses Residency Relief Act
  - b. Consideration of change in accounting for delinquent tax amounts on tax foreclosures
- ITEM 10. Introduction of Scott Warren as the Hoke County 4-H representative to the Commissioner's Summit in August, 2017 - Cathy Brown
- ITEM 11. Manager's Report

ITEM 12. Closed Session

ITEM 13. Adjourn

County Attorney Grady Hunt asked that **Item 8: Parks & Recreation Code of Conduct** be tabled until a future meeting.

**Motion:** Commissioner Hunt made a motion to adopt the amended Agenda, seconded by Vice Chairman Southerland.

**Action:** The motion was approved unanimously.

Vice Chairman Southerland asked why Item 8 was being tabled for the second time. The County Attorney replied that there had been two versions of the Code of Conduct and he wants to make sure all are in agreement as to what version to use.

**ITEM 2. Public Comment**

Judy M. Pittman  
303 W. Edinborough Avenue  
Raeford, NC 28376

Mrs. Pittman is concerned that the US flag was not displayed at the Hoke County Courthouse during the Veterans Day program in November. The flag needs to be illuminated and flown at all times.

Commissioner Hunt commented that an ROTC Officer at Hoke High School had approached him with the same concern. Someone needs to be responsible for flying and maintaining the flag.

**ITEM 3. Consent Agenda**

- a. Approval of Minutes from the May 1, 2017 meeting
- b. NC Vehicle Tax System Pending Refund Report - \$1,987.31
- c. Finance:
  1. Budget Amendments
  2. Declare property as surplus
- d. RFQ for water meter replacement project

Vice Chairman Southerland asked to pull Item 3d.

**Motion:** Commissioner Thomas made a motion to approve Consent Agenda Items a – c, seconded by Commissioner Hunt.

**Action:** The motion was approved unanimously.

Vice Chairman Southerland asked Utilities Director Hilton Villines to elaborate on Item 3d. Mr. Villines addressed the Board and told them that Utilities is considering automating the water meters

and the Request for Qualifications is intended to find a firm to conduct a feasibility study and advise Utilities whether to continue with AMR or change to AMI. Vice Chairman Southerland asked if there is something wrong with the meters in use. Mr. Villines said that the existing meters are getting old and the meter readings are less dependable with age. Mr. Villines continued by saying that the goal is to get more efficient. Commissioner Hunt added that some of the meters in the system are 8-10 years old. The age of the meter affects the accuracy. Replacing those meters could actually result in more revenue for the Utilities Department. Vice Chairman Southerland asked what would be the cost. Commissioner Hunt replied that there is no cost to advertise for RFQs.

**Motion:** Commissioner Hunt made a motion to approve Consent Item 3d, seconded by Commissioner Wright.

**Action:** The motion was approved unanimously.

**ITEM 4. Resolution Authorizing Advertisement of an Offer to Purchase Surplus Property**

Clerk Gwen McGougan presented a Resolution authorizing advertisement of an offer to purchase surplus property located on John Brown Road. The property was acquired by tax foreclosure on September 13, 2016 and declared surplus on February 20, 2017. Taxes and attorney fees total \$3,037.77. A bid has been submitted by Leslie Hammonds in the amount of \$3,100.00.

James Leach  
Chairman  
Harry Southerland  
Vice Chairman  
Tony Hunt  
Commissioner  
Allen Thomas, Jr.  
Commissioner



Robert Wright  
Commissioner  
Grady Hunt  
County Attorney  
Letitia Edens  
County Manager  
Gwen McGougan  
Clerk to the Board

HOKE COUNTY BOARD OF COMMISSIONERS

RESOLUTION

AUTHORIZING THE ADVERTISEMENT OF AN OFFER TO PURCHASE CERTAIN PROPERTY

WHEREAS, the Board of Commissioners of the County of Hoke desires to dispose of certain surplus property of the County;

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

1. Parcel #584770001107 - John Brown Road - Quewville Township. Property is hereby declared to be surplus to the needs of the County.
2. The Board of Commissioners has received an offer to purchase for the sum of \$3,100 for this piece of property.
3. The Board of Commissioners proposes to accept this offer unless an upset bid shall be made.
4. The person making the offer shall deposit with the Clerk to the Board of Commissioners a sum equal to five percent (5%) of the offer. Such deposit shall be forfeited if the bid is withdrawn and the successful bidder shall pay the purchase price.
5. The Clerk shall cause a notice of such offer to be published in accordance with North Carolina General Statute §160A-269.
6. The Clerk is directed, should a qualifying upset bid be received within ten (10) days from the publication of said notice in accordance with NCGS §160A-269, to re-advertise the offer at the increased upset bid amount.
7. The Board of Commissioners reserves the right to reject any and all offers at any time.

This 5th day of June, 2017.

*James A. Leach*  
James A. Leach, Chairman

*Gwen McGougan*  
Gwen McGougan, Clerk to Board

**Motion:** Commissioner Thomas made a motion to approve the Resolution Authorizing the Advertisement of an Offer to Purchase surplus property located on John Brown Road, seconded by Commissioner Wright.

**Action:** The motion was approved unanimously.

**ITEM 5. Resolution Accepting Offer of Bid for Surplus Property at 947 Reed Drive**

Clerk Gwen McGougan presented a Resolution for approval to accept a bid of \$1,820.00 for surplus property located at 947 Reed Drive. This property was acquired by tax foreclosure on September 13, 2016 and declared Surplus on February 20, 2017. Delinquent taxes and attorney fees total \$1,815.46.

James Leach  
Chairman  
Harry Southerland  
Vice Chairman  
Tony Hunt  
Commissioner  
Allen Thomas, Jr.  
Commissioner



Robert Wright  
Commissioner  
Grady Hunt  
County Attorney  
Letitia Edens  
County Manager  
Gwen McGougan  
Clerk to the Board

HOKE COUNTY BOARD OF COMMISSIONERS

**RESOLUTION**

**ACCEPTING OFFER OF BID FOR SURPLUS PROPERTY**

WHEREAS, the Hoke County Board of Commissioners declared the following property as surplus:

Parcel #894251601159 – 947 Reed Drive – Raeford Township; and

WHEREAS, the Hoke County Board of Commissioners has received and proposes to accept an offer to sell to Robert A. Wright, Jr. for \$1,820.00 for 947 Reed Drive – Raeford Township – Parcel ID Number 894251601159; and

WHEREAS, public notice of the intent to sell the above described property was published as required by law; and

WHEREAS, no upset bid has been received;

NOW, THEREFORE BE IT RESOLVED that the Hoke County Board of Commissioners hereby authorizes the execution of the necessary documents in order to sell the above described property to Robert A. Wright, Jr., 1500 Vass Road, Raeford, NC, for the purchase price of \$1,820.00 and to deliver and receive the appropriate documents.

Adopted this 5th day of June, 2017.

James A. Leach, Chairman

Gwen McGougan, Clerk of the Board

**Motion:** Commissioner Hunt made a motion to approve the Resolution Authorizing the Advertisement of an Offer to Purchase surplus property located on John Brown Road, seconded by Vice Chairman Southerland.

**Action:** The motion was approved unanimously.

**ITEM 6. City of Raeford Planning Board Appointment**

Chairman Leach advised the Board that he had received a letter from the City Clerk requesting that Tommy Wright be appointed to serve as the Extraterritorial Jurisdiction (ETJ) representative on the City of Raeford Planning Board. Chairman Leach asked for the wishes of the Board.

**Motion:** Vice Chairman Southerland made a motion to approve the appointment of Tommy Wright as the ETJ representative on the City of Raeford Planning Board, seconded by Commissioner Thomas.

**Action:** The motion was approved unanimously.

**ITEM 7. Hoke County Board of Health Appointment**

Health Director Helene Edwards told the Board of Commissioners that the Board of Health, at their last meeting, voted unanimously to appoint Dr. Mark Thompson, DDS as the Dentist member of the Board of Health.

**Motion:** Commissioner Wright made a motion to approve the appointment of Dr. Mark Thompson, DDS as the Dentist member of the Board of Health, seconded by Commissioner Thomas.

**Action:** The motion was approved unanimously.

**ITEM 8. Parks & Recreation Code of Conduct**

**Parks & Recreation Code of Conduct** was tabled until a future meeting.

**ITEM 9. Tax Collections**

Tax Collector Daphne Dudley presented the following to the Board:

- a. The **Military Spouses Residency Relief Act** authorizes tax relief for military spouses provided the spouse resides in the same domicile as the service member. The Tax Collections Department has heretofore exempted the tax bill 100% without verification of the spouse's residence. Tax Collections seeks approval to implement the provisions of the **Military Spouses Residency Relief Act** to comply with the law.

Chairman Leach commented that in all cases the law must be followed.

**Motion:** Vice Chairman Southerland made a motion to approve the implementation of the **Military Spouses Residency Relief Act** in the Tax Collections Department, seconded by Commissioner Wright.

**Action:** The motion was approved unanimously.

- b. The Tax Collector wishes to change the way delinquent taxes are accounted for when property is foreclosed upon. Until now the County, at the time of the foreclosure sale, has issued a check that includes delinquent taxes as well as foreclosure costs and attorney fees. The funds have been paid from Tax Collections' Professional Services line item. Spending, then paying back, the County's funds is inefficient and encumbers the budgeted funds. Mrs. Dudley requests that the taxes on County-purchased foreclosures be declared insolvent and deducted from the purchase price. County Attorney Grady Hunt has prepared a Resolution for the Board's consideration:

**PURCHASE OF PROPERTY BY HOKE COUNTY  
AT A TAX FORECLOSURE SALE**

WHEREAS, Hoke County conducts tax foreclosure sales to collect delinquent taxes;

WHEREAS, Hoke County sets a minimum price for the purchase of property at a tax foreclosure sale;

WHEREAS, Hoke County bids at least the minimum purchase price at any tax foreclosure sale if no other bidder bids on the property;

WHEREAS, at times, Hoke County becomes the purchaser of the property at a tax foreclosure sale;

WHEREAS, the Hoke County Tax Collector is budgeted funds on a yearly basis to purchase property at tax foreclosure sales;

WHEREAS, N.C.G.S. § 105-376(b) allows any taxing unit (Hoke County) that becomes the purchaser at a tax foreclosure sale to "pay only that part of the purchase price that would not be distributed to it and other taxing units on account of taxes, penalties, interest and such costs as accrued prior to the initiation of the foreclosure action under N.C.G.S. §105-374 or docketing of a judgment under N.C.G.S. §105-374....";

WHEREAS, the budgeted funds would be more sufficient and allow the County to purchase more property at tax foreclosure sales if the Hoke County Tax Collector was not required to pay all delinquent taxes at the time of purchase;

WHEREAS, Hoke County desires to "pay only that part of the purchase price that would not be distributed to it and other taxing units on account of taxes, penalties, interest and such costs as accrued prior to the initiation of the foreclosure action under N.C.G.S. §105-374 or docketing of a judgment under N.C.G.S. §105-374...." for any property that it purchases at a tax foreclosure sale that is not located in a municipality.

NOW, THEREFORE, BE IT RESOLVED by the Hoke County Board of Commissioners that Hoke County will only "pay only that part of the purchase price that would not be distributed to it and other taxing units on account of taxes, penalties, interest and such costs as accrued prior to the initiation of the foreclosure action under N.C.G.S. §105-374 or docketing of a judgment under N.C.G.S. §105-374...." for any property that it purchases at a tax foreclosure sale that is not located in a municipality.

This resolution has been PASSED upon motion by Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_ by vote of \_\_\_\_\_ to \_\_\_\_\_ and is effective this \_\_\_\_ day of \_\_\_\_\_, 2017.

**HOKE COUNTY BOARD OF COMMISSIONERS**

\_\_\_\_\_  
James Leach, Chairman

ATTEST:

\_\_\_\_\_  
Gwendolyn McGougan, Clerk

**Motion: Commissioner Wright made a motion to approve the Resolution changing the policy for accounting for delinquent taxes for County-purchased foreclosures, seconded by Commissioner Thomas.**

**Action: The motion was approved unanimously.**

**Item 10. Introduction of County 4-H representative to the Commissioners' Summit in August, 2017**

Cathy Brown, Hoke County 4-H Coordinator, introduced Scot Warren to the Board of Commissioners. Scot will be representing Hoke County as the County's 4-H representative at the Commissioners' Summit in August, 2017. Scot is in the 8<sup>th</sup> grade at West Hoke Middle School and he is preparing to attend Hoke County High School in the fall. The Commissioners welcomed Scot and posed with him for a picture.

**ITEM 11. Manager's Report**

County Manager Letitia Edens began by updating the Board on the Splash Pad. The Grand Opening, held on Saturday, May 20, 2017, was a success. The week of June 5-8 is Hoke County School System week. There have been several requests that the splash pad be open on Sundays and holidays. Mrs. Edens will meet with Parks & Recreation Director Kendric Maynor to formulate a plan to open on those extra days.

Vice Chairman Southerland commented that the splash pad needs more seating. Mrs. Edens said that three picnic tables are on site now and a fourth has been ordered.

Mr. Ellis Prevatte has been hired as the new Finance Officer. Mr. Prevatte is coming from the Lumber River Council of Governments, where he was Finance Director for four years. He is a CPA and retired from the State Auditor's office after 29 years.

Mr. Scottie Luckie is now the Animal Control Director.

The Board of Elections has selected Mrs. Towanna Jackson as the new Elections Director.

Candidates have been interviewed for the Human Resources Director position and an offer has been made.

Commissioner Hunt added that the DSS Board is also seeking a new DSS Director. Commissioner Thomas said that the DSS Board has interviewed candidates for the Director's job and plan to make an offer soon.

**ITEM 12. Closed Session**

No Closed Session was held.

Chairman Leach said that budget workshops will continue on Wednesday, June 7 and Thursday, June 8. The Board plans no tax increase this year. Funds are expected to be included in the Fiscal Year 2018 budget to begin work on a new Parks & Recreation/Senior Center at the 211 Sports Complex. The Board's priority is Hoke County's children and senior citizens.

Commissioner Wright added that there are also plans to construct an Agriculture Building. This building will house all of the County's Agriculture-related departments as well as the Cooperative Extension.

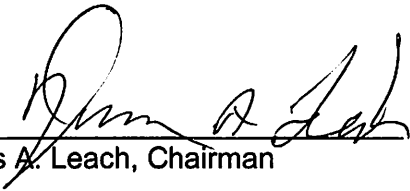
Mrs. Edens reminded the Board and others in attendance that the Grand Opening of the new Wastewater Treatment plant will be held on Tuesday morning, June 6, 2017 at 10:00 am at the facility on Ellis Road.

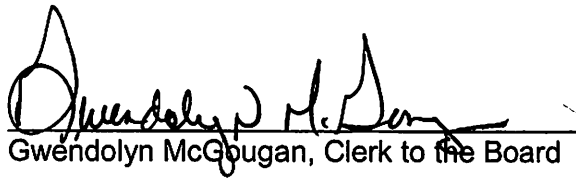
**ITEM 13. Adjourn**

**There being no further business to come before the Hoke County Board of Commissioners, Commissioner Thomas made a motion to adjourn, seconded by Commissioner Wright.**

**Action: The motion was approved unanimously.**

**The meeting adjourned at 7:25 pm.**

  
James A. Leach, Chairman

  
Gwendolyn McGougan, Clerk to the Board