MOORE COUNTY BOARD OF COMMISSIONERS
SPECIAL MEETING
WEDNESDAY, MARCH 10, 2021, 10:00 A.M.
MOORE COUNTY SENIOR ENRICHMENT CENTER
8040 US HWY 15/501

The Moore County Board of Commissioners convened for a special meeting (work session) at 10:00am, Wednesday, March 10, 2021, in the Grand Hall of the Moore County Senior Enrichment Center.

Commissioners Present:

Chairman Frank Quis, Vice Chairman Louis Gregory, Jerry Daeke, Catherine Graham

Commissioners Absent:

Otis Ritter

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hairman Quis called the meeting to order. County Manager Wayne Vest offered the invocation and Vice Chairman Louis Gregory led the Pledge of Allegiance.

At the request of Chairman Quis Assistant County Manager Janet Parris provided a brief update on COVID-19 vaccine status.

Additionally, Mr. Vest mentioned an invitation from Sheriff Ronnie Fields for the commissioners to tour the old detention center, recently renovated.

<u>Unified Development Ordinance – Highway Corridor Overlay District Standards</u>

Planning/Transportation Director Debra Ensminger introduced staff present with her: Assistant Planning Director Joel Strickland and Senior Planner Betty Lynd. Staff distributed maps and handouts to the commissioners. Ms. Ensminger provided information and recommendations regarding amendments to the Highway Corridor Overlay District standards in the County's Unified Development Ordinance (UDO). Discussion was as follows:

- Corridor standards have not been updated in 21 years.
- Proposed changes are from the Planning Department, not any of the municipalities.
- Staff considered what would be the best use. These are recommendations and the decision is the Board's.

- Ms. Ensminger reviewed the map (hereby incorporated as a part of these minutes by attachment as Appendix A.
- One side of Highway 211 is impacted by the railroad right-of-way.
- The Planning Board recommended the addition of Highway 690 to the standards.
- Recommendations are for the widths to be standardized, whereas they currently differ.
- The number one goal is to protect the rural character of Moore County.
- The allowance of mobile homes was a topic during the public hearing. They are now proposed to be allowed in the rural but not in the urban areas.
- Highway 24/27 has been removed from the standards.
- Ms. Ensminger explained conditional rezonings.
- Design standards would only apply in the urban areas and for commercial properties only.
- Prohibited uses in both the urban and rural areas would be grandfathered in upon approval of the standards, if approved.
- The industrial area along Highway 211 would be impacted.
- NCDOT planned widenings of Highways 211 and 15/501 were considered.
- Commercial development is anticipated to occur north of Pinehurst (Taylortown area) and along 15/501 to Carthage (Little River area).
- Staff needs input from the commissioners regarding whether to include Highway 15/501 from Carthage to the Lee County line. (Commissioner Graham's main concern with that area was to preserve the rural atmosphere for the farmers, etc.)
- Staff has brought forth the recommendations because of the need to upgrade due to development pressures.
- Mr. Vest offered for the Board to take as many work sessions and discussions as needed to make a decision and said the public hearing could be continued again if needed.

The Board recessed for a fifteen minute break and reconvened at approximately 11:20am.

Court Facility Timeline for Bidding and Financing

County Manager Wayne Vest welcomed and introduced Mitch Brigulio with the County's financial advisors, Davenport & Co., as well as Dan Mace with Moseley Architects and Moore County Capital Projects Manager Rich Smith, to provide information regarding the new court facility. Mr. Brigulio reviewed in depth the bidding and financing timeline and emphasized the necessity of some quick decisions. Documents reviewed are hereby incorporated as a part of these minutes by attachment as Appendix B. Financing would be via limited obligation bonds. Mr. Vest discussed the tight turnarounds and noted staff would need input from the commissioners in order to prepare a required public notice for the paper by an April 30 publishing deadline. Mr. Mace discussed the bidding process, certification of the bid tabulation, etc. and explained that bids would include the base bid as well as alternate bids for additional options the County could consider. Mr. Vest requested the Board's input regarding participation from the Courthouse Facilities Advisory Committee. Mr. Mace further commented regarding the high profile nature of courthouse projects and anticipated competitiveness among contractors to be awarded the bid for the project.

At 12:01pm, the Board recessed for lunch, and reconvened at 12:34pm.

Mr. Smith discussed the history of the courthouse project, space needs studies, programming, etc. and noted that whatever amount the price was determined to be when bids were received, it would be substantially less than it would have been without the leadership of the commissioners, and particularly Commissioners Graham and Daeke who served on the Courthouse Facilities Advisory Committee. Commissioners Graham and Daeke offered comments regarding their work and decisions and Commissioner Graham noted that the current courthouse was built at a time when the County's population was only 45,000.

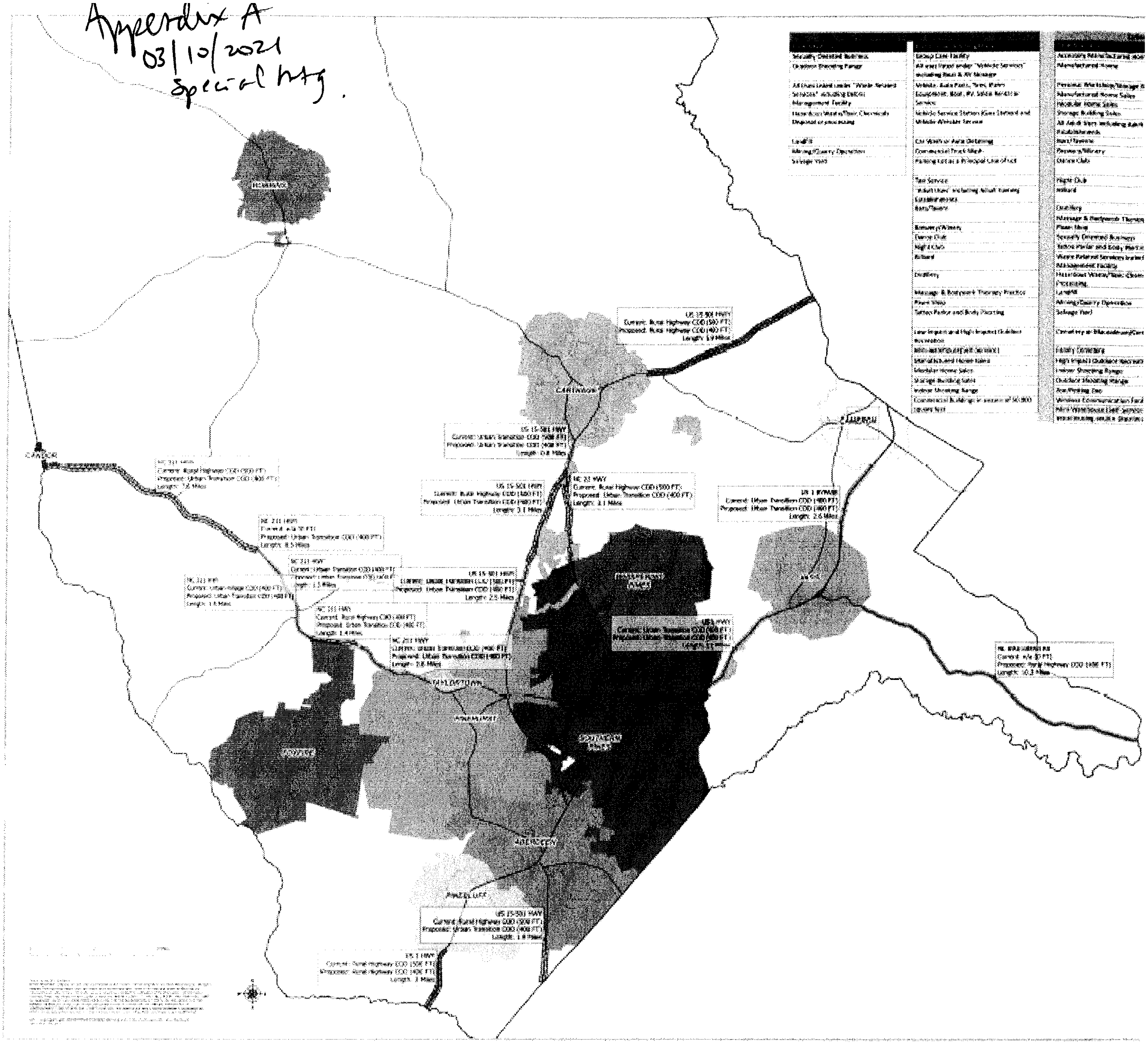
Adjournment

There being no further business, Chairman Quis adjourned the March 10, 2021, special meeting of the Moore County Board of Commissioners at 12:54pm.

Francis R. Quis, Jr., Chairman

Laura M. Williams, Clerk to the Board

Appendix A
03/10/2021
Special Mtg.



...ir	Group Care Facility
	All uses listed under "Vehicle Services" including Boat & RV Storage
...aining	Car Wash or Auto Detailing
	Commercial Truck Wash
Gaming	
	Parking Lot as a Principal Use of Lot
	Taxi Service
	Vehicle Auto Parts, Tires, Farm Equipment, Boat, RV Sales Rental or Service
	Vehicle Service Station (Gas Station)
	Vehicle Wrecker Service
	Commercial Buildings in excess of 10,000 square feet
	Contractors Storage Yard and Office
...ng Debris	
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...mercial	
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Highway Corridor Current vs Proposed

Appendix B
03/10/2021
Special Mtg.

Courthouse Financing Overview and Schedule

Moore County, North Carolina

March 10, 2021

DAVENPORT & COMPANY
Member NYSE | FINRA | SIPC

Courthouse Financing

Project / Financing Overview and Schedule

Courthouse Project / Financing Overview

- The County is considering construction of a new Courthouse Facility. In conjunction with the new Facility, the County may consider additional Courthouse related projects as bid alternates:
  - Parking Lot Development
  - Alternate Access Road
  - Existing Courthouse Renovations
- The County is considering financing the project through the issuance of Limited Obligation Bonds, Series 2021 ("2021 LOBs"):
  - The 2021 LOBs will be secured by a Deed of Trust on the Courthouse Facility being financed.
  - The 2021 LOBs are anticipated to be issued through a Negotiated Public Sale.
  - In order to facilitate the issuance of the 2021 LOBs, the County is considering utilizing the following financing team:
    - Bond Counsel: Womble Bond Dickinson (US) LLP
    - Real Estate Counsel: Robbins May & Rich LLP
    - Financial Advisor: Davenport & Company LLC
    - Sr. Underwriter: Robert W. Baird & Co.
    - Underwriter's Counsel: Parker Poe Adams & Bernstein LLP
    - Trustee: US Bank NA

Date	Task
3/12	Project Bids Advertised
4/22	Project Bids Received
By 4/30	▪ BOCC reviews project bids to determine project scope / amount ▪ Notice of Public Hearing submitted (subject to BOCC approval)
5/4	BOCC Meeting ▪ Consider Awarding Construction Bid, contingent on financing ▪ Consider Calling for a Public Hearing and adopting a Findings Resolution
5/5	Publish Notice of Public Hearing
May Timeframe	▪ LGC application Submitted ▪ Bond Documents Drafted/Finalized ▪ Credit Rating Updates ▪ Finalize Real Estate Title Work
5/18	BOCC Meeting ▪ Public Hearing ▪ Consider adopting an Issuance Resolution
Week of 5/24	▪ Receive Credit Ratings and Mail Offering Document
6/1	LGC Meeting to approve Financing
6/7	Bond Pricing (Interest Rate Locked)
6/17	Bond Closing (Project Funds Available)
By 6/21	Execute Construction Contract and Issue Notice to Proceed

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Moore County, NC

Limited Obligation Bonds, Series 2021

Financing Calendar

March 9, 2021 – DRAFT

June 1st – LGC Approval

June 7th – Pricing

By June 17th – Closing

Mar-21

Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
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28	29	30	31			

Apr-21

Su	Mo	Tu	We	Th	Fr	Sa
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May-21

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Jun-21

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27	28	29	30			

The County Board meets on the 1st and 3rd Tuesday of each month at 10:30am and 5:30pm, respectively.

The County Board meeting agenda deadline is two Mondays prior to the meeting.

Working Group

Role	Entity	Defined
Issuer	Moore County, NC	Town
	Local Government Commission	LGC
Financial Advisor	Davenport & Company LLC	DAV
Bond Counsel	Womble Bond Dickinson LLP	WBD
Real Estate Counsel	Robbins May & Rich LLP	RMR
Underwriter	Robert W. Baird & Co.	UW
Underwriter's Counsel	Parker Poe Adams & Bernstein LLP	UC
Trustee	US Bank	TR
Trustee Counsel	TBD	TC

Date	Task	Responsibility
March 12th	Courthouse Project bids Advertised	County/RMR
Late March	LGC Pre-Application Update Call	County/DAV/LGC
Mid April	▪ First drafts of financing documents distributed ▪ Complete preliminary Title Research	WBD RMR
April 22nd	Courthouse Project Bid Opening	County
April 26th	Agenda deadline for May 4th County Board Meeting	County
Late April	▪ LGC Documents Review Call – Dial In: TBD – Code: TBD	Working Group

Moore County, NC

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The County Board meeting agenda deadline is two Mondays prior to the meeting.

By April 30th	Submit LGC Application and Preliminary Official Statement Early Release Letter ▪ County Board reviews project bids to determine project scope / amount ▪ Notice of Public Hearing submitted (subject to County Board approval)	County/DAV
May 4th	▪ Board of County Commissioners Meeting – County Board considers awarding Construction Bid, contingent on financing – County Board considers calling for Public Hearing – County Board considers adopting a Preliminary Findings Resolution	County/DAV/WBD
May 5th	Publish Notice of Public Hearing	County/WBD
Early May	Second draft of financing documents distributed Credit Rating Update Call (if necessary)	WBD
May 10th	Agenda deadline for May 18th County Board Meeting	County
Week of May 17th	▪ Underwriter Due Diligence Call – Dial In: TBD – Code: TBD	Working Group
May 18th	▪ Board of County Commissioners Meeting – County Board considers holding Public Hearing (confirm with LGC) – County Board considers adopting an Issuance Resolution	County/DAV/WBD

Moore County, NC

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Mid/Late May	Finalize Real Estate and Title Work	RMR
May 24th	Credit Ratings Received	DAV
By May 28th	Finalize and Mail Preliminary Official Statement	UW/UC
June 1st	LGC considers approving the financing	LGC
June 4th	▪ Pre-Pricing Call – Dial In: TBD – Code: TBD	Working Group
June 7th	Bond Pricing	Working Group
By June 17th	Bond Closing Execute Courthouse Construction Contract / Issue Notice to Proceed	Working Group
June 21st	Courthouse Project Bid Expiration	Working Group