

MINUTES
LINCOLN COUNTY BOARD OF COMMISSIONERS
MONDAY, MAY 1, 2017

The Lincoln County Board of County Commissioners and the Planning Board met in a joint session on May 1, 2017, at the Citizens Center, Commissioners' Room, 115 West Main Street, Lincolnton, North Carolina, the regular place of meeting at 6:30 PM.

Commissioners Present:

Bill Beam, Chair
Martin Oakes, Vice Chair
Richard Permenter
Anita McCall
Carrol Mitchem

Planning Board Members Present:

Christine Poinsette, Chairman
Dr. Crystal Mitchem, Secretary
Jamie Houser
Floyd Dean
Keith Johnson
Todd Burgin
Greg Smith

Others Present:

Kelly G. Atkins, County Manager
Wesley Deaton, County Attorney
Amy S. Atkins, Clerk to the Board

Call to Order: Chairman Beam called the meeting to order. He led in a Moment of Silence and the Pledge of Allegiance.

Adoption of Agenda: Chairman Beam presented the agenda for the Board's approval.

AGENDA
Lincoln County Board of Commissioners Meeting
Monday, May 1, 2017
6:30 PM

James W. Warren Citizens Center
115 West Main Street
Lincolnton, North Carolina

Call to Order - Chairman Beam

Moment of Silence

Pledge of Allegiance

1. Adoption of Agenda
2. Approval of Minutes
3. Zoning Public Hearings - Randy Hawkins

PD #2017-1 Meritage Homes of the Carolinas, Inc., applicant (Parcel ID# 02357, 02364, 51875 and 31823) A request to rezone 58.5 acres from R-T (Transitional Residential) to PD-R (Planned Development Residential) to permit a subdivision with up to 152 single-family detached homes. The property is located on the west side of Saint James Church Road and north side of Verdict Ridge Drive in Catawba Springs Township.

ZMA #634 Robert McLaughlin, applicant (Parcel ID# 71967) A request to rezone a 2.5-acre lot from R-T (Transitional Residential) to I-G (General Industrial). The property is located at 6899 Glover Lane, about 1,200 feet west of N.C. 16 Business and 3,000 feet north of Old Plank Road, in Catawba Springs Township.

ZMA #635 Rick Earnhardt, applicant (Parcel ID# 32322 and 31062) A request to rezone 0.9 acre from R-SF (Residential Single-Family) to R-S (Residential Suburban). The property is located at 3348 Saint James Church Road, on the east side of Saint James Church Road at James Plantation Drive, in Catawba Springs Township.

UDO Proposed Amendment #2017-1 Red Apple Development, LLC, applicant. A proposal to amend Section 2.2 of the Lincoln County Unified Development to make elementary and secondary schools a permitted use in the B-N (Neighborhood Business) and B-G (General Business) districts.

LUP Proposed Amendment #2017-1 Lincoln County Planning and Inspections Department, applicant. A proposal to amend the Lincoln County Land Use Plan to state that in areas designated Suburban Residential where public water and sewer are available, densities of up to 3.0 dwelling units per buildable acre are appropriate, and that in other so designated areas with no or one such utility, densities will range from 1-2 units per buildable acre, with buildable area defined as excluding land in the 100-year floodplain, streamside buffers, utility rights-of-ways and slopes above 25% of at least 20,000 square feet of contiguous area.

4. Discussion of Density UDO Changes - Andrew Bryant
5. Public Hearing - Fire Department Tax Increase (Denver, East Lincoln, Union)
6. Public Comments (15 minutes allowed per Rules of Procedure – 3 minutes per person)
7. Surplus Property - John Henry
8. Resolution #2017-3: Resolution to Accept Agreement as presented by Gaston County for Lincoln County to participate in North Carolina Housing Finance Agency Repair Program for 2017 - Josh Grant

9. Approval for Sole Source purchase of four Makey Makey STEM Classroom packs from JoyLabz for the total amount of \$2399.80 - Jennifer Sackett
10. Sewer Allocation Policy - Don Chamblee
11. East Lincoln Traffic Study Discussion - Commissioner Oakes
12. Other Business
13. Closed Session - Economic Development concerning the Lincoln County Airport
Adjourn

UPON MOTION by Commissioner Mitchem, the Board voted unanimously to adopt the agenda as presented.

Approval of Minutes: **UPON MOTION** by Commissioner Mitchem, the Board voted unanimously to approve the April 17, 2017 minutes as presented.

New Business/Advertised Public Hearings: Mr. Wesley Deaton gave information on the zoning cases.

Mr. Hawkins informed the Board that Dollar General has withdrawn both cases for the property on Hwy 73/Amity Church Road and have submitted a site plan to locate the store on the site that was already zoned.

PD #2017-1 Meritage Homes of the Carolinas, Inc., applicant: Randy Hawkins presented the following information:

The applicant is requesting the rezoning of 58.5 acres from R-T (Transitional Residential) to PD-R (Planned Development-Residential) to permit a subdivision with up to 152 lots for single-family detached homes. Under the Lincoln County Unified Development Ordinance, any proposed subdivision with 50 or more lots is subject to approval through the planned development process. The applicant is also proposing lots smaller in size than the minimum area permitted in the R-T district. A concept plan and guidelines for the proposed development, Canopy Creek, have been submitted as part of the rezoning application and would serve as the master plan for the development if the rezoning request is approved. A traffic impact analysis has also been submitted. In addition, the applicant has provided minutes from a community involvement meeting that was held on April 6, 2017.

SITE AREA AND DESCRIPTION

The property is located on the west side of Saint James Church Road and north side of Verdict Ridge Drive. It is adjoined by property zoned R-T and PD-R. The Verdict Ridge subdivision borders the western side of this property. The site of the planned Killian Creek development is located to the south on the opposite side of Verdict Ridge Drive. Water and sewer lines are located in this area. Land uses in the area are primarily

residential. This property is not located in a water-supply watershed. No portion of the property is located in a 100-year floodplain.

PLAN CONFORMANCE

This property is part of an area designated by the Lincoln County Land Use Plan as Suburban Residential, primarily single-family in character with projected densities of upwards of 1-2 units per acre depending on the provision of utilities. The proposed subdivision would be served by county water and sewer. The proposed density is 2.6 homes per acre.

UDO COMPLIANCE

The UDO requires that a planned development include a minimum of 12.5% recreation and open space. Approximately 20% of the acreage in Canopy Creek would be reserved as recreation and open space. The proposed plan also complies with the UDO's subdivision standards for external access, internal connectivity, block length and cul-de-sac length.

Christine Poinsette asked if the subdivision is age restricted. Mr. Hawkins stated that it is age targeted, so there is nothing restricting it to that age.

Chairman Beam opened the public hearing concerning PD #2017-1 Meritage Homes of the Carolinas, Inc., applicant.

Robert Davis, 8065 Bay Pointe Drive, Denver, introduced his development team. Mr. Davis said the entire development is age targeted 45 and over, there are soft amenities, all yards are maintained with a HOA and they are cottage type, one story homes.

Peter Tatge, 3475 Lakemont Blvd, Ft. Mill, SC, gave a Powerpoint Presentation. Meritage Homes will be the developer/builder on the project. The site has significant frontage on St. James Church Road, challenging topography, and some marginal environmental features. The site is roughly 58 acres and there has been a reduction in lots from the original plan, down to 152 lots. This will be cluster type development, maintained HOA represented common areas. Twenty to 25% open space will be in the final plan. Lincoln County's stormwater regulations do not require stormwater BMPs for this site, however the developer is voluntarily providing 4 stormwater pond facilities within their neighborhood to insure that project drainage does not adversely impact neighboring properties.

Mr. Tatge said they will construct a primary access to provide 1 westbound ingress lane and 1 eastbound combination lane for left-turns, through movements and right turns. They will restripe northbound St. James Church Road and provide an exclusive left turn lane to serve Primary Access to neighborhood. Southbound right turns will be permitted from the southbound thru lane to Primary Access to neighborhood.

The improvements along Verdict Ridge Drive and secondary project access are:

- Construct secondary entrance to provide 1 northbound ingress lane and 1 southbound combination lane for left-turns, through movements and right turns
- Westbound right turns will be permitted from the westbound thru lane
- Allow eastbound left turns from the eastbound through lane
- Restripe entrance to Killian Creek to allow northbound through movements to Secondary Entrance.

Mr. Tatge said there will be \$100,000 partnership funding for additional road improvements:

St. James Church Road – Little Egypt Road and Optimist Club Road

- Construction of a westbound right-turn slip lane on Optimist Club Road to access northbound St. James Church Road

NC Bypass 17 & Optimist Club Road

- Improvements to be determined by Lincoln County and NCDOT

Robert Davis said that they have met with the Verdict Ridge HOA Board members and have met an agreement to meet or exceed the architectural standards, to address stormwater runoff, to make sure they address the berm on Verdict Ridge Drive, and the other things they have asked for.

Commissioner Oakes said that since the neighborhood is age targeted, DOT does not recognize this and the traffic study was done for normal traffic generation.

Commissioner McCall said there are 7 different potentials that are on the lot detail drawing document. She asked what is for sure versus what is potential. Mr. Tatge said the reason they use potential is that it's not design grade, they are diagrammatic and may shift some. She asked about different aspects of the proposal, such as the soft surface trail, the potential amenity area, which Mr. Tatge said are outlined in the PDR agreement

Commissioner Mitchem asked about the targeted age and what will happen if they do not hit the target. Mr. Davis said they say age targeted because sometimes people will marry younger spouses. He said the amenities are meant for older people, there won't be big clubhouses and swimming pools.

Christine Poissette asked if this was figured as a regular development with impact to schools since it is age targeted and not restricted. Mr. Davis said that they met with staff about school attendance and to make sure there was no overcrowding.

Chairman Beam opened the Public Hearing concerning PD #2017-1 Meritage Homes of the Carolinas, Inc., applicant.

Stanley Roseboro, 1931 St. James Church Road, voiced concerns about this project because of traffic and said when traffic is detoured it comes this way. He spoke about auto accidents on St. James Road where people have died.

Linda Cook, 1991 St. James Church Road, spoke about young man killed in front of property she owns and the speed on St. James Church Road. She said you cannot get through the area when school starts and ends.

Scott Knox with Verdict Ridge Development and Golf Course said a lot has changed since they came here for a planned development in 1997. He said their concern as a golf course owner is the water run-off. He said he wants to make sure that on the plan it contemplates specific storm events and that will be part of the approval.

Bruce Muir, 1753 Verdict Ridge Dr, spoke representing Verdict Ridge Homeowners Association. He said they have engaged with Meritage Homes and an agreement is agreed on in principle but not finalized.

Being no additional speakers, Chairman Beam declared the public hearing closed.

ZMA #634 Robert McLaughlin, applicant: Randy Hawkins presented the following information:

The applicant is requesting the rezoning of a 2.5-acre parcel from R-T (Transitional Residential) to I-G (General Industrial). The applicant's residence is located on this property.

Site Area & Description

The property is located at 6899 Glover Lane, about 1,200 feet west of N.C. 16 Business and 3,000 feet north of Old Plank Road. It is adjoined by property zoned I-G and R-T. Land uses in this area include industrial and residential. This property is located partially in an area designated by the Lincoln County Land Use Plan as industrial and partially in an area designated as residential.

Additional Information

Permitted uses

Under current R-T zoning: manufactured home, modular home, site-built house.

Under proposed I-G zoning: machine shop, woodworking shop, vehicle service and repair, etc.

Adjoining zoning and uses

East: zoned I-G, portion of Lake Norman Quarry property.

South: zoned R-T, undeveloped tract.

West: zoned I-G, portion of quarry property.

North: zoned I-G, quarry.

Chairman Beam opened the public hearing concerning ZMA #634 – Robert McLaughlin, applicant.

Robert McLaughlin, applicant, 6899 Glover Lane, said he is asking to go from Residential to Industrial. He said he was approached last year about selling his property so he would like it rezoned prior to selling.

Being no additional speakers, Chairman Beam closed the public hearing.

ZMA #635 – Rick Earnhardt, applicant:

The applicant is requesting the rezoning of 0.9 acres from R-SF (Residential Single Family) to R-S. The request involves two parcels, one of them a legally nonconforming (grandfathered) 0.27-acre lot. The minimum lot size in the R-SF and R-S districts is 22,500 square feet (0.52 acre) with public water and sewer.

Site Area & Description

The property is located at 3348 Saint James Church Road, on the east side of Saint James Church Road at its intersection with James Plantation Drive. Two singlewide manufactured homes are currently located on this property. The property is adjoined by property zoned R-SF and I-G (General Industrial). Land uses in this area are primarily residential. Water and sewer lines are located along Saint James Church Road. This property is part of an area designated by the Lincoln County Land Use Plan as Suburban Residential, primarily single-family in character, with projected densities of upwards of 1-2 dwelling units per acre depending on the provision of utilities.

Additional Information

Permitted uses

Under current R-SF zoning: modular home, site-built house, replacement of existing singlewide homes.

Under proposed R-S zoning: duplex, modular home, site-built house, replacement of existing singlewide homes.

Adjoining zoning and uses

East: zoned I-G, site of wireless telecommunications tower.

South: zoned R-SF, residential use.

West (opposite side of Saint James Church Road): zoned R-SF, common open space area of James Plantation subdivision, site of Denver Masonic Lodge, and residence.

North: zoned R-SF, residences.

Commissioner Oakes asked if this would be considered spot zoning since it is different than the Land Use Plan. Mr. Hawkins said he would not consider it spot zoning because of the property that is zoned R-S that just up the road.

Commissioner Permenter asked about the duplexes up the street. Mr. Hawkins stated that these duplexes were existing when zoning went in, the property owner applied for a conditional use rezoning in 1995, which was approved, to build 4 additional duplexes.

These additional units were never built and the conditional use rezoning has now expired so those units could not be built without the applicant coming back before the Board.

Mr. Hawkins said that if this request was approved, one duplex could be built per lot, assuming he could meet setbacks and obtain water and sewer. There is enough land with the lot in front that the property line could be shifted to add some to the property in the back.

Commissioner Permenter said the majority of the homes in that area are single family residences.

Mr. Hawkins said the mobile homes currently on the property could be replaced if done within 6 months of removal.

Chairman Beam opened the public hearing concerning ZMA #635 – Rick Earnhardt, applicant.

Rick Earnhardt, 3294 St. James Church Road, stated that he lives in the community and his whole family lives in the community. He said the neighbors gave him their ok to build duplexes before he bought the property.

Being no additional speakers, Chairman Beam closed the public hearing.

UDO Proposed Amendment #2017-1 – Red Apple Development, LLC, applicant:

The applicant is proposing an amendment to Section 2.2 of the Lincoln County Unified Development Ordinance to make elementary and secondary schools a permitted use in the B-N (Neighborhood Business) and B-G (General Business) districts.

BACKGROUND INFORMATION

Currently, elementary and secondary schools are permitted only in the county's main residential districts: R-R (Rural Residential), R-T (Transitional Residential), R-S (Residential Suburban) R-SF (Residential Single-Family) and R-CR (Residential and Commercial Recreational).

Other civic facilities that serve children – namely day care centers, including preschool academies – are permitted in the B-N and B-G districts. Technical, trade and business schools are permitted in the B-G district.

In the B-N district, facilities are limited to maximum floor area of 10,000 square feet. In the B-G district, the maximum floor area is 50,000 square feet.

The Board discussed making this conditional use instead of making it a permitted use.

Chairman Beam opened the Public hearing concerning UDO Proposed Amendment #2017-1 – Red Apple Development, LLC, applicant.

Nick Diamond said his company is searching for property for a new charter school in Lincoln County. He said the biggest challenge of building charter schools is roads. He said they are looking to build a 40,000 to 60,000 square foot building.

Being no additional speakers, Chairman Beam declared the public hearing closed.

LUP Proposed Amendment #2017-1 Lincoln County Planning and Inspections, applicant:

The planning staff is proposing an amendment to the Lincoln County Land Use Plan to state that in areas designated Suburban Residential where public water and sewer are available, densities of up to 3.0 dwelling units per buildable acre are appropriate, and that in other so designated areas with no or one such utility, densities will range from 1-2 units per buildable acre, with buildable area defined as excluding land in the 100- year floodplain, streamside buffers, utility rights-of-way and slopes above 25% of at least 20,000 square feet of contiguous area.

BACKGROUND INFORMATION

The Land Use Plan is a policy document that serves as a guide in rezoning decisions. In the past two years, the Planning Board and Board of Commissioners have dealt with several Planned Development rezoning applications involving areas designated Suburban Residential where county water and sewer are available. The current text for the Suburban Residential designation states: “These planning areas are primarily single family in character, with options for a limited amount of town home or patio home development. Such areas largely do not have public water or sewer utilities at this time but are projected to have one such utility by 2023. Projected densities, accordingly, will vary to upwards of 1-2 units per acre, depending on the provision of utilities.” Under the proposed amendment, density would be calculated based on the buildable area of a site instead of total acreage as has been the practice. The proposal would also replace the indefinite “upwards of 1-2 units per acre” with a maximum of 3.0 units per buildable acre for areas with public water and sewer, and call for 1-2 units per buildable acre in areas with no or one utility.

If the proposed amendment is adopted, staff would draft a proposal to codify the policy in Lincoln County Unified Development Ordinance under the Planned Development section.

Land Use Plan Proposed Amendment #2017-1

Suburban Residential

~~These planning areas are primarily single family in character, with options for a limited amount of town home or patio home development. Such areas largely do not have public water or sewer utilities at present but are projected to have one such utility by 2023. Projected densities, accordingly, will vary to upwards of 1-2 units per acre, depending on the provision of utilities. In areas with public water and public sewer, densities of up to 3.0 dwelling units per buildable acre are appropriate, with buildable area defined as excluding land in the 100-year floodplain, streamside buffers, utility rights-of-way and slopes above 25% of at least 20,000 square feet of contiguous area. In areas with no or one such utility, densities will range from 1-2 units per buildable acre.~~

Christine Poinsette, Planning Board Chair, read a statement concerning density and growth.

The Board discussed the proposal with the Planning Board. Buildable acreage, units per acre and growth were discussed. Commissioner McCall said that we need to stay with the standards that everyone else has.

A MOTION by Commissioner Mitchem to delay the public hearing until the Planning Board can go over the recommendations. Commissioner Mitchem withdrew his motion.

Chairman Beam opened the Public hearing concerning LUP Proposed Amendment #2017-1 Lincoln County Planning and Inspections, applicant.

Robert Brown said he was planning to speak in opposition of the proposal that was online. He said he does not oppose the current proposal. He said he does not particularly like the 2.5 units per acre.

Being no additional speakers, Chairman Beam declared the public hearing closed.

Discussion of Density UDO Changes: Andrew Bryant and Commissioner Oakes presented a formula Commissioner Oakes drafted concerning density.

Residential Density:

1.33 units/acre based on buildable area.

Density Bonuses: calculated on base (1.33 units/acre). All are pro-rated.

Sewer:	+ 0.5 units / acre
Internal Open Space	Percentage increase in density equal to open space exceeding 12.5%
	e.g 25% open space gets 12.5% increase in density; Ex to 1.33 units/acre ADD 0.16625 units / acre -> 1.4925 units / acre
Off-site Land Donation:	Land Donation 0.2 units/acre density increase (pro-rated) for land area donated equal to 5% of the project's buildable area. e.g. 120a site donates 9a of land (outside the development) for recreation, conservation, or other public uses. then $9/120 = .3$ units / acre added to 1.33 -> 1.63 units/acre
Off-site Road Improvements	For each \$1,000 / unit (using base # of units) donated to voluntary DoT road improvements: 0.2 units /acre increase in density. Ex: 100 units (based on 1.33 /a) contributes \$250,000 to road improvements (excl turn lanes at development entrance) gets a 0.5 unit/acre density increase – from 1.33 to 1.83 unit/acre
Bonuses Add	Using the three examples above, final density would be $1.33+0.16625+0.3+0.5 = 2.29625$ unit / acre
Maximum Density	Maximum density after all bonuses: 2.5 units/acre

Multi-Use Developments:

Each 1,000 sq ft of commercial and/or 2,500 sq ft of office space qualifies for 0.25 residential units. 25% of non-residential must be under construction before any non-residential building permits will be issued. County water and sewer are required.

Internal Open Space (entire development)	Percentage increase in total number of units equal to open space exceeding 12.5%
	e.g 25% open space gets 12.5% increase in units; Ex to 100 units ADD 12.5 units -> 112.5 units
Land Donation: (entire development)	Land Donation 0.2 units increase (pro-rated) for land area donated equal to 5% of the project's buildable area. e.g. 120a site donates 9a of land (outside the development) for recreation, conservation, or other public uses. then $9/120 = 3$ units added to 100 -> 103 units/acre
Off-site Road Improvements	For each \$4,000 / unit (using base # of units) donated to voluntary DoT road improvements: 1 unit increase. Ex: A Mixed Use development with 100 residential units contributes \$240,000 to road improvements (excl turn lanes at development entrance) gets a 60 unit increase – from 100 to 160 unit/acre
Bonuses Add	Using the three examples above, final unit count would be $100+12.5+3+60 = 176$ units (rounded up)
Maximum Units	None

Wesley Deaton advised the Board to proceed with caution on this proposal since it needs more time and more attention. He expressed concerns about off-site land donation specifically.

The Planning Board recessed their meeting to the 2nd floor balcony.
Chairman Beam called for a brief recess and then called the meeting back to order.

Public Hearing – Fire Department Tax Increase:

Chairman Beam opened the Public Hearing concerning the increase in fire tax in the Denver, East Lincoln and Union Fire Department Districts.

Jay Flynn gave an overview of Denver Fire Department's budget.

Tim Tench gave an overview of East Lincoln Fire Department's budget.

Jeremy Gilbert gave an overview of Union Fire Department's budget.

George Sain, 2742 Trinity Church Road, Vale, said he was the only no vote on the Union Fire Department Board's tax increase.

Dale Devine, 4591 Reepsville, Road, said he is also on Board of Directors and is not crazy about increasing taxes, but the station is way outdated. He said there is a need for a new station to bring the fire departments closer to homes for fire ratings.

Bruce Yount, 2827 Cat Square Road, with Union Fire Department, said they have been working for over 5 years to try and bring people closer to fire department. He said they don't like to raise taxes and don't have a large tax base. He said they cannot make payments and build new stations without the tax increase.

Rodney Emmett, Fire Marshal, said all three budget requests are justified and he recommended approval.

Being no additional speakers, Chairman Beam closed the public hearing.

Public Comments: Chairman Beam opened Public Comments.

Rudy Bauer, 8252 Blades Trail, spoke in response to Rick McSwain's presentation at the last meeting. He said he did take some dirt, but was told by workers on the site that they had plenty of dirt and did not mind.

Being no additional speakers, Chairman Beam closed Public Comments.

Surplus Property: John Henry presented the surplus property for the Board's approval.

Asset ID	Description
1641	Office Equipment
1642	Office Equipment
1643	2002 Dodge Durango Sport 4WD
1644	Office Equipment
1645	Dog box
1646	Dog Box

UPON MOTION by Commissioner McCall, the Board voted unanimously to approve the Surplus Property as presented.

Resolution #2017-3: Resolution to Accept Agreement as presented by Gaston County for Lincoln County to participate in North Carolina Housing Finance Agency Repair Program for 2017: Josh Grant presented the following:

This agenda item is for a Resolution to accept an agreement as presented by Gaston County for Lincoln County to participate in NC Housing Finance Agency Urgent Repair Program for 2017. NC Housing Finance Agency Urgent Repair Program allows up to \$8,000 to be spent per home on any home that is need of repair and that qualifies for the program. Generally the funds are used to address emergency situations and prevent displacement of citizens from their homes.

UPON MOTION by Commissioner McCall, the Board voted unanimously to approve the Resolution as presented.

Approval for Sole Source Purchase of four Makey Makey STEM Classroom Packs from JoyLabz for the total amount of \$2,399.80: Stephanie Green presented the following:

The Lincoln County Public Library is requesting permission to make a sole source purchase of four Makey Makey STEM Classroom Packs from JoyLabz with funds from the regular library budget. The purchase will enrich and expand the current STEAM (Science, Technology, Engineering, Arts, and Math) education programs which are gaining in popularity.

UPON MOTION by Commissioner Permenter, the Board voted unanimously to approve the Sole Source Purchase of four Makey Makey STEM Classroom packs from JoyLabz for the total amount of \$2,399.80.

Sewer Allocation Policy: **UPON MOTION** by Commissioner Oakes, the Board voted 4 – 1 (Mitchem against) to table until the next meeting.

East Lincoln Traffic Study: Commissioner Oakes said money is available in the budget to do an East Lincoln Traffic Study. He said that he has heard from Andrew Bryant that there has been a recent traffic study and asked for more information. Andrew Bryant said that a study was done from NC 27 all the way through Cabarrus County on Hwy 73. Mr. Bryant said he would provide copies of this to the Board.

Closed Session: **UPON MOTION** by Commissioner Oakes, the Board voted unanimously to enter Closed Session to discuss economic development at the Lincoln County Airport.

Adjourn: **UPON MOTION** by Commissioner McCall, the Board voted unanimously to adjourn.