

***WARREN COUNTY
BOARD OF COMMISSIONERS***

August 17, 2016

5:45 pm – Public Hearing

***6:00 pm –SPECIAL MEETING &
WORK SESSION – Immediately Following***

***WARREN COUNTY
ARMORY CIVIC CENTER
COMMISSIONERS' MEETING ROOM
WARRENTON, NC***

August 17, 2016 - Public Hearing
For
Proposed Financing of the Warren County Buck Spring
Phase I Project

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1. Chairman or designee call Public Hearing to order at 5:45 pm
2. Clerk Read Notice of Public Hearing
3. Clerk Read Public Hearing Procedures
4. Overview of Buck Spring Phase I Project -
Linda T. Worth, County Manager
5. Citizen Comments
6. Comments from Board of County Commissioners
7. Adjourn Public Hearing

August 17, 2016
Public Hearing

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5:45 pm

**Chairman or designee call
Public Hearing to order**

August 17, 2016
Public Hearing

Item # 2

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Clerk Read Notice of
Public Hearing

Affidavit of Printer's Proof

NORTH CAROLINA
WARREN COUNTY

I, JANIE MILLER, Office Manager of
The Warren Record, a weekly newspaper
publication in the town of Warrenton,
Warren County, and state of North Car-
olina, do so solemnly swear that a legal
action entitled:

*Notice of public
hearing*

a true copy of which is made a part of
this affidavit, did appear in the said The
Warren Record in the following consecu-
tive issues:

8/3

, 2016.

Janie Miller
Office Manager

Sworn to and subscribed before me this

5 day of *August*, 20 *16*.

Lucille Lee Weldon

Notary Public

My commission expires: *12-6-19*.

Notice of Public Hearing

Notice is hereby served that the Warren County Board of Commissioners will hold a public hearing on Wednesday, August 17, 2016 at 5:45 PM in the Warren County Armory Civic Center, 501 US Hwy. 158 Business-East, Warrenton, NC 27589. The purpose of this hearing is to receive citizen comments regarding: **proposed financing of the Warren County Buck Spring - Phase I Project.** This public hearing will take place immediately before Board of Commissioner's 6:00 PM regular work session.

All questions or written comments should be directed to:
Linda T. Worth, Warren County Manager
Post Office Box 619
602 West Ridgeway Street
Warrenton, NC 27589
Telephone: (252) 257-3116
lindaworth@warrencountync.gov

All interested citizens are invited to attend this public hearing.

Barry Richardson, Chairman
Warren County Board of Commissioners



August 17, 2016
Public Hearing

Item 3

Clerk Read
Public Hearing Procedures

PUBLIC HEARING PROCEDURES

This public hearing is being held to hear citizens' comments regarding proposed Financing of the Warren County Buck Spring - Phase I Project.

RULES:

- Please sign up to speak.**
- The maximum time allotted to each speaker will be five (5) minutes. The Clerk to the Board will keep time.**
- Any group of people who support or oppose the same position should designate a spokesperson.**
- Please address only those items which might not have been addressed by a previous speaker**
- Order and decorum will be maintained during this hearing.**
- Two questions are permitted by each speaker.**
- Comments are being recorded.**

*Warren County
Board of Commissioners*

August 17, 2016
Public Hearing

Item # 4

**Overview of Buck Spring Phase I
Project**

Linda T. Worth, County Manager

Warren County Buck Spring Project Phase I - Buck Spring Cabin

Introduction

Buck Spring Plantation, the historical home site of Nathaniel Macon, a Warren County native who most notably served as Speaker of the U.S. House of Representatives in the early 1800's, is owned by Warren County. The 70+- acre property located in the northeastern quadrant of the County has boat access and a pier on Hubquarter Creek a tributary of picturesque Lake Gaston. Nathaniel Macon's burial site and historical home site consisting of a group of historically significant, reconstructed and new structures (homestead is listed on the National Register of Historic Places) are situated on the property.

In the last three years, Warren County has made several significant improvements on the property now known as Buck Spring Park with the assistance of a NC Parks and Recreation Trust Fund (PARTF) grant in the amount of \$49,828 that was matched dollar for dollar by the County for a total investment of \$99,656. Repairs were made to the picnic shelter, a new playground area was constructed; new picnic tables were installed at the picnic shelter and at the pier; a new trail head was constructed and the nature trail was upgraded; the pier was re-built and the access road to the pier was upgraded; new split-rail fencing was installed around the open green space and new signage has been installed throughout the park.

Overview of Buck Spring Project – Phase I

The Buck Spring Project – Phase I consists of the construction of a 2,176 sq. ft. multi-purpose use cabin on the Buck Spring property along with supporting infrastructure improvements. As part of this project the old 4-H building that was formerly located on the property has been demolished and the land cleared for the new construction. The project Architect is Solex Architecture, Inc. of Danville, VA.

The cabin will be used as a meeting/retreat facility for 4-H programming, county/state agencies, educational entities, and other public and private entities. The facility is designed with an open floor plan with office space for a Sheriff's Office satellite and a part-time caretaker. The facility will complement the recreational amenities currently located in Buck Spring Park.

The Phase I project budget for the construction of a multi-purpose use cabin and supporting infrastructure improvements (public water line extension/septic system/underground electric and site development), is estimated to cost \$485,878 per bid awarded to DanCo Builders, Inc. by the Board of County Commissioners at their May 2, 2016 regular meeting. Warren County has \$165,878 in local funds in the capital project, leaving a balance of \$320,000 to be financed.

On July 14, 2016, Warren County issued a Request for Proposals (RFP) for Installment Financing Agreement to several financial institutions. One proposal was received from Capital Bank with the following terms: 1.95% Interest Rate – Interest plus fees in the amount of \$18,359.71, for a 5-year term. Collateral shall be limited to the structure to be constructed.

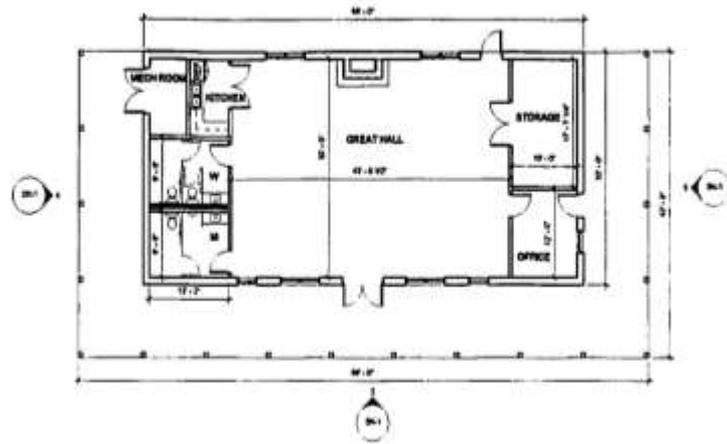
At their August 1, 2016 meeting the Board of County Commissioners awarded the bid for financing to Capital Bank pending approval of the Local Government Commission. The County expects to obtain Local Government Commission approval of the installment financing on September 6, 2016.

Warren County plans to sustain the Buck Spring Park facility with annual budget appropriations from the County General Fund for operations and maintenance. We will also charge reasonable rental fees for the use of the multi-purpose use cabin and grounds to help defray the cost of maintaining the facility. The County also plans to apply for additional loans/grants, host annual fundraisers and solicit philanthropic gifts and other private donations to help fund Phases II and III of the Buck Spring Project.

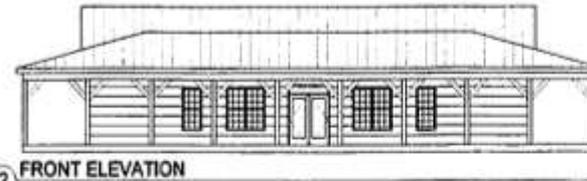
Conclusion

When the Buck Spring - Phase I Project is completed, citizens in our economically distressed region will have access to a fully usable, safe and accessible facility that will accommodate a multitude of educational, recreational, health and wellness activities. A safe and aesthetically pleasing facility will become a source of community pride that will bring all segments of the community together, including the four local units of government (Warren County, and the Towns of Warrenton, Norlina and Macon), the county's citizens, and the private sector resulting in a better quality of life for all. Buck Spring Park is a jewel in the rough that can potentially become the catalyst to stimulate the local economy through the creation and retention of jobs and investment in the county's tax base. Job creation and retention will be realized through the need for ancillary services and goods to support numerous meetings and events at the new facility, i.e. catering services, food, beverages, and other supplies provided by local grocery and department stores, vendors for outdoor activities, event planners, etc.

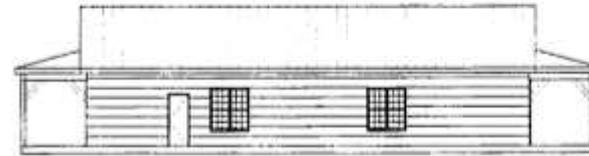
The proposed new multi-purpose use cabin is also anticipated to increase tourism appeal resulting from activities and programming at the Buck Spring Park making Warren County "a destination of choice" for individuals from surrounding locales and the State of Virginia which borders Warren County to the North. Increased tourism traffic will positively impact the County's economy through increased sales and use tax revenues resulting from dollars spent in Warren County by visitors attending events at Buck Spring who will also be encouraged to visit Warrenton's Historic Downtown District and the County's Historic District attractions.



1 FIRST FLOOR ANNOTATION PLAN
Scale: 1/8" = 1'-0"



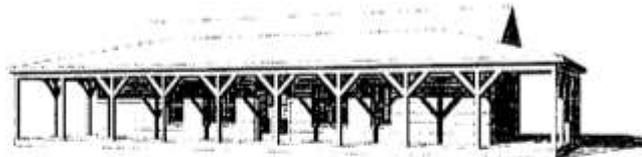
2 FRONT ELEVATION
Scale: 1/8" = 1'-0"



3 REAR ELEVATION
Scale: 1/8" = 1'-0"



4 LEFT SIDE ELEVATION
Scale: 1/8" = 1'-0"



6 CABIN 3D VIEW - FOR CONCEPTUAL VISUALIZATION ONLY
Scale:



5 RIGHT SIDE ELEVATION
Scale: 1/8" = 1'-0"

SOLEA
ARCHITECTURE
INC.
1000 W. 10TH STREET
DURHAM, NORTH CAROLINA 27701
TEL: 919.488.1111
WWW.SOLEAARCHITECTURE.COM

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

WARREN COUNTRY
BUCK SPRING PLANTATION
WARREN COUNTY, NORTH CAROLINA
SCHEMATIC DESIGNS

REVISIONS

NO.	DESCRIPTION	DATE

PROJECT NO. 2017002
 DRAWN BY: CMF
 CHECKED BY: AJH/KMM
 DATE: 05/11/18
 SCALE: 1/8" = 1'-0"

SHEET NAME
CABIN PLAN AND ELEVATIONS

SHEET NUMBER
SK-1

August 17, 2016
Public Hearing

Item # 5

Citizen Comments

August 17, 2016
Public Hearing

Item # 6

**Comments
by
Board of County Commissioners**

Item # 7

Adjourn

**August 17, 2016
Public Hearing**