

**MINUTES OF A
REGULAR MEETING
OF THE JACKSON COUNTY
BOARD OF COMMISSIONERS
HELD ON
JUNE 04, 2019**

The Jackson County Board of Commissioners met in a Regular Session on June 04, 2019, 6:00 p.m., Justice and Administration Building, Room A201, 401 Grindstaff Cove Road, Sylva, North Carolina.

Present: Brian McMahan, Chairman	Don Adams, County Manager
Boyce Deitz, Vice Chair	Heather C. Baker, County Attorney
Mickey Luker, Commissioner (via speakerphone)	Angela M. Winchester, Clerk to Board
Ron Mau, Commissioner	
Gayle Woody, Commissioner	

Chairman McMahan called the meeting to order.

(1) **AGENDA**: Commissioner Mau moved to approve the agenda. Commissioner Woody seconded the Motion. Motion carried.

(2) **MINUTES**: Commissioner Mau moved to approve the minutes of a Work Session of May 14, 2019 and of a Regular Meeting of May 21, 2019. Commissioner Woody seconded the Motion. Motion carried.

(3) **CHAIRMAN’S REPORT**: None.

(4) **COMMISSIONER REPORTS**:

(a) Commissioner Deitz reminded the Board of the Farmer’s Breakfast on June 14th at Skyland Services. Also, that week was the 75th anniversary of D-Day and his dad was there. It was a great thing that America did to push back the Nazis. He appreciated the men and women that were there that day.

(b) Commissioner Woody stated that she was privileged to attend the HOSA recognition dinner. The program had been in existence for many years and they recognized Mrs. Francis Hess for her long and stellar career with that program. Twelve students received their CNA license and five of those were working in the county. She thought that was a wonderful example of workforce development in the schools.

(c) Commissioner Mau stated that TWSA was working on their budget and a draft had been sent out to the board members. TDA was finishing their strategic plan. The biggest change they may see would be more targeted at what had traditionally been the “off season”. Also, there were five of them out on Saturday to work on the youth bike park along the Greenway. The next step would be approximately 100 tons of soil put down on top of the gravel that was out there. He understood that the Rotary Club had decided to contribute some funds towards the project.

(5) **COUNTY MANAGER REPORT**: None.

(6) **INFORMAL COMMENTS BY THE PUBLIC**: None.

(7) LITTER CAMPAIGN LOGO SELECTION: Commissioner Woody stated that they were very pleased with Southwestern Community College working with them on this project. They presented this as an opportunity for the Graphic Design students to submit ideas and design for the campaign. They selected Emma Varian as the contest winner. They would use this design as the starting point for an ongoing campaign. She presented a certificate and check to Ms. Varian.

(8) TOURISM DEVELOPMENT AUTHORITY REQUEST: Nick Breedlove, TDA Executive Director, stated that the TDA intern, Caleb Sullivan, completed his 150-hour internship and his service to the TDA greatly extended the work they could accomplish. They had greatly benefited from his dedication, professionalism and attention to detail in the work he produced over the last few months.

He requested of the Commissioners that Mr. Sullivan continue the part-time work beyond the 150 hours and be permitted to work the maximum allowed under part-time work this fiscal year and next until they would bring an additional staff member on board. There were funds available in the TDA budget to support the request.

Motion: Commissioner Mau moved to grant the TDA request for a part-time position, as presented. Commissioner Deitz seconded the Motion. Motion carried by unanimous vote.

(9) BLUE RIDGE SCHOOL CDBG PROCUREMENT PLAN: Caroline LaFrienier, Planner I, stated that due to the most recent transition of procurement regulations from 24 C.F.R. 85.36 to 2 C.F.R. Part 200, the North Carolina Department of Environmental Quality (NC DEQ) Community Development Block Grant- Infrastructure (CDBG-I) Unit adopted a new Procurement Policy that took effect January 1, 2019. A new Procurement Plan needed to be adopted by the Board of Commissioners for compliance with the new Procurement Policy.

She presented the Procurement Plan and requested that it be considered for adoption for compliance with CDBG-I's new Procurement Policy.

Motion: Commissioner Deitz moved to adopt the CDBG Procurement Plan, as presented. Commissioner Mau seconded the Motion. Motion carried by unanimous vote.

(10) OFFER TO PURCHASE FROM B&E MOUNTAIN HOLDINGS AND RESOLUTION R19-20: Ms. Baker stated there were changes to this item and requested that this item be tabled.

Carry over.

(11) OFFER TO PURCHASE – CHRIS MANNING DEVELOPERS, LLC AND RESOLUTION R19-19: Ms. Baker stated that the county received an Offer to Purchase for 26 Lots as follows:

- Lot 46, Phase 2, River Rock – PIN# 7556-84-2919
- Lot 52, Phase 2, River Rock – PIN# 7556-84-0417
- Lot 57, Phase 2, River Rock – PIN# 7556-75-9085
- Lot 58, Phase 2, River Rock – PIN# 7556-75-7053
- Lot 61, Phase 2, River Rock – PIN# 7556-74-5882
- Lot 63, Phase 2, River Rock – PIN# 7556-74-8860
- Lot 65, Phase 2, River Rock – PIN# 7556-74-6668
- Lot 70, Phase 2, River Rock – PIN# 7556-74-4722
- Lot 41, Phase 3, River Rock – PIN# 7556-83-2395
- Lot 77, Phase 4, River Rock – PIN# 7556-54-7333
- Lot 86, Phase 4, River Rock – PIN# 7556-55-5241
- Lot 92, Phase 5, River Rock – PIN# 7556-62-5384
- Lot 109, Phase 5, River Rock – PIN# 7556-52-6484
- Lot 125, Phase 8, River Rock – PIN# 7556-64-5589

Lot 155, Phase 8, River Rock – PIN# 7556-53-7351
Lot 3, The Glade – PIN# 7566-01-9393
Lot 10, The Glade – PIN# 7566-22-5457
Lot 11, The Glade – PIN# 7566-22-4416
Lot 14, The Glade – PIN# 7566-22-2420
Lot 15, The Glade – PIN# 7566-12-9411
Lot 16, The Glade – PIN# 7566-12-8643
Lot 18B, The Glade – PIN# 7566-22-4773
Lot 31, Upper Glade – PIN# 7566-01-8971
Lot 38, Upper Glade – PIN# 7566-02-8201
Lot 41, Upper Glade – PIN# 7566-02-3374
Lot 192, The Boulders – PIN# 7566-13-7520

The offer was from Chris Manning Developers, LLC in the amount of \$50,000.00. The county had \$255,000.00 in the property and the tax value was \$130,000. Of the 26 lots, there were three lots that the county had owned less than one year. Per the policy, they would have to give the full cost of \$31,438 for those three lots. That would leave \$18,562 for the remaining 23 lots.

She put those figures together, if the Board was interested. He was asking for 90 days on the offer. If the offer was accepted, it would be advertised in the newspaper to start the upset bid process. She presented Resolution R19-19 for consideration.

Mr. Adams asked how an individual would make an upset bid on one lot.

Ms. Baker stated they would probably have to make an offer for all of the properties.

Mr. Adams stated that a requirement could be to put a value on each lot to allow each one to be upset.

Chairman McMahan stated he would be more favorable to that approach. He thought at least the three lots owned for less than one year should be on a separate contract because the conditions were different.

Ms. Baker stated she could request that they keep the properties listed on an exhibit with an assigned value to each lot. Also, all of the adjoining property owners had been contacted through the foreclosure process.

Carry over.

(12) AGRICULTURAL ADVISORY BOARD: *Carry over.*

(13) COMMUNITY ADVISORY COMMITTEE FOR LONG TERM CARE:

Motion: *Commissioner Mau moved to reappoint Mary Ellen Moody and Sara Lee Hinnant to additional three year terms on the Community Advisory Committee for Long Term Care, terms to expire June 7, 2022. Commissioner Woody seconded the Motion. Motion carried by unanimous vote.*

(14) HEALTH BOARD: *Carry over.*

(15) SOCIAL SERVICES BOARD: Chairman McMahan recommended that Charles Wolfe and Dana Tucker be appointed to the Social Services Board. The board would not be constituted until the state made their two appointments.

Commissioner Mau stated that this went back to the MOU they had just went through and that had to go to the Board of Commissioners to sign off on, so should a Commissioner serve on the Social Services Board?

Commissioner Woody stated that as long as it had to be brought before the Board of Commissioners for ultimate approval, she did not know if a Commissioner would have to sit on the Social Services Board.

Commissioner Deitz stated that he really did not think there needed to be a Commissioner on that board.

Motion: *Commissioner Mau moved to appoint Charles Wolfe and Dana Tucker to three year terms on the Social Services Board, terms to expire on June 30, 2022. Commissioner Woody seconded the Motion. Motion passed by a vote of 4-1 with Commissioner Luker voting “nay”.*

(16) SOUTHWESTERN COMMUNITY COLLEGE BOARD OF TRUSTEES:

Macon County Board of Commissioners recommended reappointment of Terry Bell as Macon County representative to the Southwestern Community College Board of Trustees.

Motion: *Commissioner Woody moved to reappoint Terry Bell to serve another four year term on the Southwestern Community College Board of Trustees. Commissioner Mau seconded the Motion. Motion carried by unanimous vote.*

(17) SOUTHWESTERN COMMUNITY COLLEGE BOARD OF TRUSTEES:

Motion: *Commissioner Deitz moved to reappoint Jean Ellen Forrister to an additional four year term on the Southwestern Community College Board of Trustees, term to expire June 30, 2023. Commissioner Mau seconded the Motion. Motion carried by unanimous vote.*

(18) PRESS CONFERENCE: None.

There being no further business, Commissioner Luker moved to adjourn the meeting. Commissioner Woody seconded the Motion. Motion carried and the meeting adjourned at 6:57 p.m.

Attest:

Approved:

Angela M. Winchester, Clerk to Board

Brian Thomas McMahan, Chairman