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Time Posted: _____
Posted By: Pat Parris
Witnessed By: _____

**MINUTES OF A
REGULAR MEETING
OF THE JACKSON COUNTY
BOARD OF COMMISSIONERS
HELD ON
SEPTEMBER 17, 2012**

The Jackson County Board of Commissioners met in a Regular Session on September 17, 2012, 6:00 pm, Cullowhee Recreation Center, 88 Cullowhee Mountain Road, Cullowhee, North Carolina.

Present: Jack Debnam, Chairman
Doug Cody, Vice Chair
Mark Jones, Commissioner
Charles Elders, Commissioner

Chuck Wooten, County Manager
J. K. Coward, Jr., Co. Attorney
Pat Parris, Clerk to Board

Absent: Joe Cowan, Commissioner

Chairman Debnam called the meeting to order.

AGENDA: Chairman Debnam added DOT Secondary Roads Program Resolution and Ray Houston Estate Property Resolution. Commissioner Elders moved to approve the amended Agenda. Commissioner Jones seconded the Motion. Motion carried.

MINUTES: Commissioner Elders moved to approve the Minutes of the Public Hearing and Regular Meeting of September 4, 2012. Commissioner Jones seconded the Motion. Motion carried.

(1) COUNTY MANAGER REPORT: Mr. Wooten reported:

(a) **Approval of Honorary Designation by NCDOT:** NCDOT has approved the County's request to designate a portion of NC 107 from Shook Cove Road to Trout Creek Road in honor of Orville and Kent Coward. He will be working with NCDOT staff to have the appropriate signs erected.

(b) **Whittier Sanitary District:** He met with representatives from Region A, TWSA, and Martin-McGill Engineering about the possible extension of a sewer line in the Whittier Sanitary District to add 20+ residential customers to the system. If added, this would increase the overall sewer customer count to approximately 50 sewer customers. The possible extension would be primarily funded from a Rural Center grant of \$307,620 with a local match requirement of \$34,180. A preliminary engineering report has been completed and the utility easements have been approved and the engineer is confirming the commitment of the potential new customers to hook onto the system. If customers commit to using the system, then local funding will be requested to provide the necessary matching funds. The area under consideration for extension was part of the original plan and was removed from the project because the bids exceeded the available funding. In order for this system be successful long term, additional customers are needed to provide additional revenues to close the gap between revenues and expenditures.

(c) **County Salaries in North Carolina 2012-2013:** Work is underway to provide information about Jackson County salaries and fringe benefits to the UNC School of Government to be included in the next issue of this statewide document in February 2013. Jackson County has not participated in this survey for the past several years. The document provides excellent information to benchmark Jackson County as a whole with similarly sized counties in North Carolina in comparing fringe benefit programs but most importantly it provides specific position information in order to remain salary competitive when recruiting new employees and retaining existing employees.

(d) **Bid Opening for School Projects:** Bids will be received and opened at 3:00 pm on Thursday, September 20, 2012 in the Commissioners Boardroom for the proposed capital projects at Smoky Mountain High School and Blue Ridge High School. Seven general contractors are expected to submit bids.

(e) **Non-Emergency Medical Transport Programs**: The 2012 State Appropriation Act included a special provision which directs NC-DHHS to issue an RFP to solicit a proposal for a statewide broker for non-emergency Medicaid transports. Presently Jackson County and most other counties utilize the local transportation authority to provide this service by coordinating the requests through their local social services departments. The NCACC is working with counties to identify the potential impact on revenues to the local transportation authority and to solicit comments about potential service deficiencies this change might introduce. In Jackson County 11% of riders are Medicaid eligible and losing this revenue stream could negatively impact the county's transportation system and would introduce another level of bureaucracy.

(f) **Well @ Work**: The county is fortunate to have a dedicated group of employees who volunteer their time to facilitate a wellness program to employees. A recent open enrollment health screening identified some areas of improvement for employees and this program is designed to offer employees the opportunity to become more active which will have a positive impact on their overall wellness. Surveys conducted during the open enrollment period also indicated that employees have already begun to change individual habits that will improve their health or have indicated they are willing to begin making those changes so this program is very timely. In addition to Well@Work, the county's third party administrator is offering educational classes to employees and their dependents on a variety of topics such as diabetes, hypertension, weight loss, etc.

(g) **Jackson Neighbors in Need**: This program provides support to residents of Jackson County to assure they have a warm place to live during the winter months. A copy of their annual report was delivered to my office by Charles McConnell a member of the Neighbors in Need program. Jackson County provides an annual allocation of \$10,000. Their annual fund raising dinner will be held on October 23rd at the Senior Center.

(2) **CONSENT AGENDA**: Darlene Fox, Finance Director, presented the finance and tax collector reports for August 2012, August tax refunds in the amount of \$4,164.00 and two budget amendments.

Motion: *Commissioner Jones moved to approve the consent agenda. Commissioner Cody seconded the motion. Motion carried by unanimous vote.*

(3) **GREENWAY/GRANT APPLICATION UPDATE**: Gerald Green, Planning Director, stated that during discussion of construction of Phase 1 of the Tuckaseegee River Greenway at the September 4 meeting about the submittal of an application for a PARTF (Parks and Recreation Trust Fund) grant, a concern was raised as to whether construction could start prior to submission of an application. He checked with the Division of Parks staff and was informed that the grant is a reimbursement process and that any monies spent prior to the approval of the grant would not be eligible for reimbursement. The grant application is due by the end of January, grants are awarded in mid spring, and construction would likely not start until early summer.

(4) **CULLOWHEE COMMUNITY PLANNING UPDATE**: Gerald Green, Planning Director, stated that as a result of requests from the Cullowhee community, three community meetings were held in last spring to discuss community based planning for the Cullowhee community. Attendees at the meetings expressed support for exploring community based planning for Cullowhee. Following the third meeting, a planning committee was formed to identify a potential geographic area to be included in the planning effort and to identify potential members for a steering committee. A draft area has been identified and some potential steering committee members have been identified. Following the committee's agreement on the draft planning area and potential steering committee members, recommendations will be presented to the Board of Commissioners for consideration.

Planning Department staff recommends that the Cullowhee planning committee complete its review of the planning area and potential steering committee members and that these recommendations be forwarded to the Board of Commissioners.

(5) 441 DEVELOPMENT ORDINANCE: Gerald Green, Planning Director, stated the ordinance was adopted in 2009. Subsequently, a number of concerns have been expressed regarding the applicability of the standards to the corridor. In response to those concerns, the 441 Corridor Council began a review of the ordinance earlier this year. The Council identified a number of potential revisions designed to encourage appropriate development along the corridor. These potential revisions, as well as the overall ordinance, were presented to the community at three community meetings. Comments were varied, with some supporting the ordinance, some opposed to any standards, and some desiring revisions to the standards. The majority of those attending wanted the ordinance revised. The next steps and timeline in the process of revising the ordinance are:

- Add members to the 441 Council to better represent the property and business owners along the corridor (October);
- Provide a summary of community comments to the Council members (October);
- Draft revisions to the ordinance to reflect the comments of the community members (October – November);
- Present draft revisions to the Council based on Council directions (November - December);
- Present draft revisions to the community (January);
- Revise standards based on community comments and present to the Council (February);
- Present recommended standards to the Jackson County Planning Board (March);
- Present recommended revised standards to Board of Commissioners for adoption (April).

Based on the desire of community members as expressed at the community meetings, Planning Department staff recommends that the revision of the ordinance proceed with direction from the 441 Corridor Council that represents the business and property owners in the planning area.

Chairman Debnam requested a list of community residents who are interested in serving on the Council so appointments can be considered at the next Board meeting.

(6) CERTIFIED ENTREPRENEURIAL COMMUNITY PROGRAM RESOLUTION (R12-26): The Resolution is for the County to participate in the Certified Entrepreneurial Community Program process which is under the guidance of and in partnership with the AdvantageWest Economic Development Group.

***Motion:** Commissioner Cody moved to adopt the Resolution. Commissioner Elders seconded the Motion. Motion carried by unanimous vote.*

(7) GOVERNOR'S HIGHWAY SAFETY PROGRAM RESOLUTION (R12-27): The Resolution is an annual application through the Governor's Highway Safety Program for federal funding in the amount of \$20,000, an increase of \$10,000, and does not require a local match.

***Motion:** Commissioner Jones moved to adopt the Resolution. Commissioner Cody seconded the Motion. Motion carried by unanimous vote.*

(8) DOT SECONDARY ROADS PROGRAM (R12-28): A public hearing was held prior to this meeting and no public comments were made.

***Motion:** Commissioner Elders moved to adopt the Resolution. Commissioner Cody seconded the Motion. Motion carried by unanimous vote.*

(9) RAY HOUSTON ESTATE PROPERTY RESOLUTION (R12-29): The County and Mountain Projects, Inc. were given an undivided interest in 7.66 acres located on 2505 Yellow Mountain Road, Cullowhee North Carolina, and described in the Office of the Register of Deeds in Book 1108 at page 629 (PIN 7553-14-5206). A prospective purchaser has offered \$61,300 in cash for the property. The property was appraised by Rick Roberson for \$60,000. The County and Mountain Projects, Inc. propose to accept the offer and sell the property to the offeror or to the highest bidder in fee simple absolute. Since this is a negotiated offer, a notice of the offer will be published along with a description of the property, amount and terms of the offer for a period of 10 days for any upset bids, and if no upset bid is submitted, the County and Mountain Projects, Inc. can proceed and close the transaction. The notice will be published in the *Cashiers Crossroads Chronicle* and *The Sylva Herald*. Pursuant to G. S. 160A-265 et. seq., the County is required to adopt a resolution concerning disposition of public property.

Motion: *Commissioner Cody moved to adopt the Resolution. Commissioner Jones seconded the Motion. Motion carried by unanimous vote.*

(10) HISTORIC PRESERVATION COMMISSION:

Motion: *Commissioner Cody moved to appoint Audrey Ward to a 3-year term on the Historic Preservation Commission. Commissioner Elders seconded the motion. Motion carried by unanimous vote.*

(11) INDUSTRIAL FACILITIES & POLLUTION CONTROL FINANCING

AUTHORITY:

Motion: *Commissioner Jones moved to reappoint Dean Coward to a 6-year term on the Industrial Facilities & Pollution Control Financing Authority. Commissioner Elders seconded the motion. Motion carried by unanimous vote.*

Informal Comments by Public

Bill Gross of the East LaPorte community stated there is an increase of litter on Hwy 107 and requested the Board to ascertain if inmates can assist with the cleanup. He requested a more in-depth comprehensive land use plan be developed. He encouraged the Board to seriously consider building an indoor pool. Surrounding counties have indoor pools and there is a great medical need for one in Jackson County

Press Conference

There being no further business, Commissioner Elders moved to adjourn the meeting. Commissioner Jones seconded the Motion. Motion carried and the meeting adjourned at 7:00 p.m.

Attest:

Approved:

Patsy C. Parris, Clerk to Board

W. J. Debnam, Chairman