

**MINUTES OF A
REGULAR MEETING
OF THE JACKSON COUNTY
BOARD OF COMMISSIONERS
HELD ON
FEBRUARY 20, 2017**

The Jackson County Board of Commissioners met in a Regular Session on February 20, 2017, 6:00 p.m., Justice & Administration Building, Room A201, 401 Grindstaff Cove Road, Sylva, North Carolina.

Present: Brian McMahan, Chairman
Charles Elders, Vice Chair
Boyce Deitz, Commissioner
Mickey Luker, Commissioner
Ron Mau, Commissioner

Don Adams, County Manager
Heather C. Baker, County Attorney
Angela M. Winchester, Clerk to Board

Chairman McMahan called the meeting to order.

(1) **AGENDA**: Commissioner Elders moved to approve the Agenda. Commissioner Deitz seconded the Motion. Motion carried.

(2) **MINUTES**: Commissioner Elders moved to approve the minutes of a Regular Meeting of February 06, 2017 and a Work Session of February 13, 2017. Commissioner Mau seconded the Motion. Motion carried.

(3) **CHAIRMAN'S REPORT**: None.

(4) **COMMISSIONER REPORTS**: Commissioner Luker stated he attended the Career Day at Blue Ridge School and it was a great event. It was well attended and staff did a fantastic job. Also, there was a Department on Aging meeting that week and they were looking for volunteers to run a new route in the Cullowhee – Webster area for the Meals on Wheels program.

(5) **COUNTY MANAGER REPORT**: Mr. Adams reported:

(a) **Freedom Park**: The maintenance crew was in the process of setting the precast stone caps. The project was projected to be complete within the next month, weather permitting. It was anticipated that the grand opening would be held in the spring when the project was complete.

(b) **Skyland Service Center Remodel**: Architectural/engineering construction documents were approximately 70% complete. Local code enforcement would give the project a final review at 90% completion. Depending on the final review, bid documents should be ready in early April. He would recommend a 30 day bid period, with potential award dates to occur in May.

(c) **Skyland Drive Property (PIN #7642-52-3270)**: An offer to purchase and contract was executed effective February 8th. The county had a 180 day due diligence period and an additional 45 days after the due diligence period ended to close on the property. He was scheduled to meet with an environmental firm that week. It was anticipated that the county would need to engage an environmental firm, a surveying firm (if not part of environmental) and potentially an architectural firm, to complete the assessment. It was anticipated to have these proposed contracts presented to the Board within the next month.

(d) **Speedwell Road:** At the request of the Planning Board, he formally requested that NCDOT conduct studies in the Cullowhee community. It had been requested that NCDOT conduct a traffic and speed study on Speedwell Road. It was also requested that NCDOT review the possibility of connecting the southern end of Speedwell Acres Road directly to NC 107.

(e) **R-5600 – NC 107 Improvements Public Meeting:** NCDOT would hold a meeting on Thursday, February 23rd at Southwestern Community College, Burrell Building, Room 102C. The purpose of this meeting was to discuss the proposed improvement to NC 107 (R-5600). There would be two separate meetings. A local officials briefing would be held from 2:00 – 3:30 pm and a drop-in style workshop would be held for the general public from 4:00 – 7:00 pm.

(f) **Upcoming Meetings:**

Monday, March 6, 2017 – Regular Commissioner Meeting at 3:00 pm

Tuesday, March 14, 2017 – Commissioner Work Session at 1:00 pm

Monday, March 20, 2017 – Regular Commissioner Meeting at 6:00 pm

(6) **PLANNING BOARD REPORT:** Scott Baker, Chairman, reported:

(a) Planning Board Update: They were continuing to discuss the Mountain and Hillside Development Ordinance, with elevations and maps. This would continue to be an ongoing discussion in the next couple of meetings. Appalachian Landslide Consultants gave the Planning Board an update on the work they had done so far this year in the county. That meeting was well-attended by the public and the presentation was very informative. Appalachian Landslide Consultants would also be presenting at the Cullowhee Planning Council's next meeting.

Under subdivision reviews, they heard preliminary reports from county planning staff for a proposed development on Walter Ashe Road, but the developer had to go back and make revisions. Also, there was a development going in on Speedwell Acres, which was part of the Cullowhee Planning Area. The new development would be located in an area that had already been established as commercial for multi-family units.

(b) Cullowhee Planning Council Update: Sandy Davis spoke at the Cullowhee Planning Council meeting as well as the Planning Board meeting, regarding safety on Speedwell Road. He appreciated the county manager sending a request to DOT for a traffic study on Speedwell Road. As the county manager mentioned, there was a request to possibly connect the southern end of Speedwell Acres Road directly to NC 107.

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

(8) **CONSENT AGENDA:**

(a) Darlene Fox, Finance Director, presented the Finance Report for January, 2017 for approval.

(b) Darlene Fox, Finance Director, presented four Budget Ordinance Amendments for fiscal year ending June 30, 2017, for approval.

(c) Brandi Henson, Tax Collector, was unable to attend the meeting. Darlene Fox, Finance Director, presented, Tax Collector and Refund Reports for January, 2017, for approval.

Motion: *Commissioner Luker moved to approve the Consent Agenda. Commissioner Elders seconded the Motion. Motion carried by unanimous vote.*

(9) **COLD WEATHER SHELTER FUNDING REQUEST:** Mr. Adams stated this was a request being made as a result of the Cold Weather Shelter being utilized at a higher rate than anticipated.

Marilyn Chamberlin, Director of Operations and Resource Development, Southwestern Child Development Commission, Inc., stated the Cold Weather Shelter, to date, had served 67 people, including 24 children. As of February 8th, an average of \$800 per night was spent to house people. The Cold Weather Shelter negotiated with Blue Ridge at the beginning of the season to pay \$70-75 per room. Based on the past two years of data, March usually has a decline (by half) of the number of rooms needed.

Currently, ten rooms were being used. If those rooms remained full from February 13th-28th, at an average of \$72.50 per night, the total would be \$10,500. If the rooms needed declined gradually throughout March, by an average of two rooms per week, funds needed for March would be \$12,900. Thus the total amount needed for the remaining month and a half of shelter costs, for the Cold Weather Shelter was \$23,400. If the weather was colder in April than normal, funds would be needed for the shelter, as it had been the policy of the Cold Weather Shelter to shelter people in below freezing temperatures. Funds would be administered by Southwestern Child Development Commission, Inc.

Motion: *Commissioner Deitz moved to grant the request for funding for the Cold Weather Shelter in the amount of \$23,400, from contingency, funds to be administered by Southwestern Child Development Commission, Inc. Commissioner Luker seconded the Motion. Motion carried by unanimous vote.*

(10) PERSONNEL REQUEST - HOUSEKEEPING: Danielle Wittekind, Human Resources Director, stated that currently, several employees were out of work in housekeeping for extended periods of time. Several employees were out without pay or benefits. A request had been made to add a temporary, full-time position in housekeeping in the interim. Within this time frame, this position could be filled without additional personnel funds.

Motion: *Commissioner Elders moved to grant the request for a temporary, full-time housekeeper position. Commissioner Luker seconded the Motion. Motion carried by unanimous vote.*

(11) SPECIAL MEETING REQUEST – CONSOLIDATED HUMAN SERVICES: Mr. Adams presented possible dates for the School of Government to come to the county to educate and facilitate discussions regarding potential consolidation of human services. Jill Moore, Associate Professor of Public Law and Government, would present to the Board, in a public forum, all the legal ins and outs and would be available for a question and answer session. Also, she recommends that her colleague Margaret Henderson attend to facilitate discussions. The cost would be \$2,000 plus travel cost.

This would not be a public hearing, rather an informational session. He would invite the Health Board, Department of Social Services Board and any employees that would wish to attend. The agreed upon date was Thursday, March 23rd beginning at 6:00 pm.

Informational item.

(12) RESOLUTION APPROVING FINANCING TERMS AND DOCUMENTS FOR 2017 QZAB SCHOOL FINANCING (R17-03): Darlene Fox, Finance Director, stated that the resolution would approve financing terms and documents for the 2017 QZAB school financing. There was \$9mil in QZAB financing for the school improvements. The BB&T financing proposals dated February 7, 2017, showed a net interest cost of zero. The interest savings, based on the rate of 3.25%, with a 15 year term, was \$2,442,803.

The proposed financing would be secured by a lien on Smoky Mountain High School in Sylva (and its associated land), as well as the county's promise to repay the financing, but there would be no recourse against the county or its property (other than the pledged school and the associated land) if there were a default on the financing. The Jackson County Board of Education transferred title to this school to the county so that the school may be used as collateral for related financings. The county entering into the financing was subject to obtaining approval from the North Carolina Local Government Commission.

Ms. Fox thanked the private partners on the QZAB match of \$900,000: Golden Leaf Foundation, Blue Ridge Education Foundation, Hennessee Foundation, Drake, Community Foundation of Western North Carolina and Cherokee Preservation Grant.

A public hearing was held prior to this meeting with public comment.

Commissioner Luker stated that Ms. Fox, Mr. Adams, Ms. Edwards and Dr. Murray worked very hard on this and he appreciated the cooperation of BB&T and especially the savings that were being brought to the taxpayers of the county.

Motion: *Commissioner Luker moved to approve Resolution R17-03 Approving Financing Terms and Documents for 2017 QZAB School Financing. Commissioner Mau seconded the Motion. Motion carried by unanimous vote.*

(13) SEDIMENT CONTROL BOARD:

Carry over.

(14) TOURISM DEVELOPMENT AUTHORITY:

Carry over.

(15) PRESS CONFERENCE: None.

(16) CLOSED SESSION:

Motion: *Commissioner Deitz moved that the Board go into closed session pursuant to one item for G.S.143-318.11(a)(4) Business Expansion. Commissioner Mau seconded the Motion. Motion carried.*

Chairman McMahan called the regular meeting back to order and stated no action was taken in closed session except the approval of the closed session minutes.

(17) AGENDA: Chairman McMahan amended the agenda by adding one item: Set a public hearing for an Economic Development Agreement with WNC Outdoor Development, LLC. Commissioner Elders moved to approve the amended Agenda. Commissioner Deitz seconded the Motion. Motion carried.

(18) SET PUBLIC HEARING FOR ECONOMIC DEVELOPMENT AGREEMENT WITH WNC OUTDOOR DEVELOPMENT, LLC:

Chairman McMahan stated they had received a potential agreement with a local company, WNC Outdoor Development, LLC, wishing to work in the Dillsboro area to establish a river park. A public hearing would need to be set for the public to have an opportunity to review the document and make comments to the Board. The Board would use the comments from the general public as guidance as to how they would proceed in considering approval of the agreement.

Commissioner Deitz requested that Rich Price, Economic Director, contact Mike Fitzgerald, Dillsboro Mayor, to make him aware of the potential agreement.

Motion: *Commissioner Luker moved to set a public hearing on March 20th at 5:30 p.m. to be held at the Justice & Administration Building, Room A201, 401 Grindstaff Cove Road, Sylva, North Carolina. Commissioner Elders seconded the Motion. Motion carried by unanimous vote.*

There being no further business, Commissioner Deitz moved to adjourn the meeting. Commissioner Elders seconded the Motion. Motion carried and the meeting adjourned at 7:23 p.m.

Attest:

Approved:

Angela M. Winchester, Clerk to Board

Brian Thomas McMahan, Chairman