

**MINUTES OF A WORK SESSION
OF THE
JACKSON COUNTY
BOARD OF COMMISSIONERS
HELD ON
MARCH 13, 2003**

The Jackson County Board of Commissioners held a Special Meeting on Thursday, March 13, 2003 at 4:00 p.m. in the Justice & Administration Building, 401 Grindstaff Cove Road, Room 203, Sylva, North Carolina.

Present: Stacy Buchanan, Chairman
Roberta Crawford, Vice Chairman
Joe Cowan, Commissioner
Eddie Madden, Commissioner
Brian McMahan, Commissioner
Kenneth L. Westmoreland, County Manager
Darlene Fox, Finance Director
Evelyn B. Baker, Clerk to the Board

Commissioner Crawford moved to approve the Agenda. Commissioner McMahan seconded the Motion. Motion carried by unanimous vote.

Chairman Buchanan called the meeting to order and stated the purpose of the special meeting is to plan for the upcoming FY2003-2004 Capital Budget.

Darlene Fox, Finance Director, gave a power point presentation entitled "Capital Improvement Planning" which was an overview of growth factors for the past 6 – 11 years. Detailed comparison figures included property valuations, property transfers, building permits, septic permits, tax collections, sales tax revenues, educational allowances, history of property tax revenue, history of general fund revenue other than property tax, general fund expenditures, projection of property tax revenue, projection of total general fund revenue, projection of general fund operating expenditures, projection of general fund obligated debt service, projection of new capital financing potential, and per capita debt in surrounding counties.

Commissioner Crawford moved that the Board go into Closed Session pursuant to G.S. 143-318.11(a)(5) Real Property Acquisition. Commissioner McMahan seconded the Motion. Motion carried by unanimous vote.

Chairman Buchanan called the Open Session back to order and reported no action or votes were taken in Closed Session.

Chairman Buchanan called for a brief recess for refreshments.

Arlin Middleton, on behalf of the Board of Education, gave a brief history of educational capital improvements from August 1997 – August 2003. He also reviewed the Phase II Construction Priorities that included property acquisition, Phase III Construction Projects and Additional Projects.

Mr. Westmoreland presented the following:

(1) County departments' capital needs projections for 5 years.

(2) Cost projections for completing Phase II at Smoky Mountain High School.

The previous Board of Commissioners approved the expenditure of \$5.6 million for SMHS Phase improvements to come from future debt obligations, \$1.2 million in project improvements to come from QZAB Funds, and \$65,000 for lobby and gym window replacements to come from current bond issue. No funds for site development and property acquisition have been authorized.

(3) Cashiers: library expansion, new SCC facility and Community Center expansion.

(4) SCC campus in Sylva: new library (joint facility with the county replacing the present Public Library on Main Street), various classroom & facilities improvements.

(5) DSS Facility: previously authorized; the county will recover 62% - 65% of construction costs, excluding land acquisition.

(6) Justice & Administration Bldg., Second Floor Offices: \$225,000 has already allocated in the current budget for this project; however, because of the need to provide an elevator and exterior stairwell, the cost of the project has increased.

(7) Other Future County Projects: Community Services Bldg. renovations (after DSS moves), Justice Center Renovations, Dept. on Aging Center, and Transit Facility.

(8) Fire Department Facilities: new Qualla VFD Station (approved by previous Board of Commissioners). Cullowhee VFD Substation on Caney Fork.

(9) Solid Waste Facilities & Landfill: modify C & D Transfer Station to accommodate recycling, outfit Transfer Station with truck scales, Dillsboro Landfill methane gas collection (mitigation), and landfill gas beneficial use project.

There being no further business, Commissioner Madden moved that the meeting be adjourned. Commissioner McMahan seconded the Motion. Motion carried by unanimous vote and the meeting adjourned at 8:00 p.m.

Attested By:

Approved:

Evelyn B. Baker, Clerk to the Board

Stacy Buchanan, Chairman