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Posted By: Evelyn Baker
Witnessed by: _____

**MINUTES OF A
RECONVENED BUDGET WORK SESSION
OF THE
JACKSON COUNTY
BOARD OF COMMISSIONERS
HELD ON
FEBRUARY 12, 2009**

The Jackson County Board of Commissioners met in a reconvened Budget Work Session on February 12, 2009 at 5:00 pm, Room A227, Justice & Administration Building, 401 Grindstaff Cove Road, Sylva, North Carolina.

Present: Brian T. McMahan, Chairman	Ken Westmoreland, County Manager
Tom Massie, Vice Chair	Evelyn B. Baker, Clerk to the Board
Joe Cowan, Commissioner	Darlene Fox, Finance Director
William Shelton, Commissioner	
Mark Jones, Commissioner	

Chairman McMahan called the reconvened capital projects budget work session to order.

(1) SOUTHWESTERN REGIONAL PLANNING COMMISSION: Bill Gibson, Director, requested that the county enter into a lease/purchase agreement for its facility located on Bonnie Lane, Sylva. The advantages to Southwestern are lower front-end administrative and legal costs, lower cost of financing, and probable ease of revising principal payment amounts. The amount of financing requested is approximately \$781,000.

(2) SOCO AREA FIRE SUBSTATION: Alan Farmer, Fire Marshal, stated that because the Soco area is located fourteen miles from the Qualla Fire Station prevents its qualification as a Qualla substation. The county currently contracts with Maggie Valley and Cherokee Fire Departments for protection. A substation in the area would result in substantial homeowner insurance savings for property owners. The preliminary proposal is for the county to construct the building and the Cherokee Fire Dept. supply vehicles, equipment and staff. He estimated the cost, including land acquisition, to be \$306,700.

(3) CULLOWHEE FIRE STATION: Richard Frady, Chief, presented a conceptual site plan for a new fire station. The proposal includes a land swap with WCU and relocating the Cullowhee SRC. The entire concept will take several years to finalize; however, the first step in the process is for the county to submit a letter to WCU requesting a land swap and stating its intention to move the SRC pending approval of the land swap. The fire department would need a long-term lease for the new property so it will be eligible for grants. The new fire station would consist of seven bays at a total cost

estimate of \$8.5 million. He has located a potential SRC site south of Cullowhee on the NCDOT right-of-way; however, there would be no necessity for moving the SRC until the State approves the land swap (which could take as long as a year). He requested an appropriation in the FY2009-10 budget for moving the SRC. Staff will ascertain cost of site work for the SRC and moving the equipment.

(4) **SAVANNAH/GREENS CREEK PARK**: Ira Jones, Grounds Supervisor, stated the greenhouses at the Green Energy Park have reached full capacity and there is a need for additional greenhouse/cold frames to store dormant deciduous plants during the winter months. Some part-time personnel may be required during the growing season for maintenance. The cost estimate is \$24,370.

(5) **ANDREWS PARK WATER SYSTEM**: Jeff Carpenter, Recreation & Parks Director, stated that the water system has deteriorated over the last couple of years. There are two wells in the park. Well #2 must be tested quarterly at a cost of \$15,000 per annum. Altamont Environmental (engineering and hydrogeology) submitted water upgrade estimates as follows: **Phase I**: purchase and installation of aboveground storage tank with fire suppression - \$122,430, or without fire suppression - \$26,330. **Phase II**: purchase and installation/construction of a uranium removal/treatment system - \$88,230. **Phase III**: construction of new flow line from Well #3 to Well #2 - \$11,330. Carpenter stated he has funds in his current budget for Phase I (without fire suppression) in the amount of \$26,330. It was recommended that the 78-acre park be included in a 10-year capital improvement plan.

(6) **CASHIERS RECREATION CENTER**: Mr. Westmoreland recommended that the project be deferred because the sitework is not scheduled to be completed until October or later, depending on the weather, and in view of the current economic situation.

(7) **SMOKY MOUNTAIN HIGH "A" BUILDING RENOVATIONS**: The project will be discussed in a joint budget work session with the school board.

(8) **CONSOLIDATED COUNTY/SCHOOL DISTRICT VEHICLE MAINTENANCE FACILITY**: It was recommended that this project be deferred to FY2010-11 based on representations from SCC and DOT that the connector road from Hwy. 116 to Hwy. 107 has been delayed until late 2010 or 2011, thus the urgency of moving the school bus garage is removed.

(9) **SMH/FAIRVIEW SCHOOL ROADWORK**: The project will be discussed in a joint budget work session with the school board.

(10) BOARD COMMENTS: A 10-year capital improvement plan, including estimates and other related costs, should be considered and included in the budget.

A capital improvement application process should be considered for implementation commencing with the FY2010-11 budget.

A request for funding application process for agencies, non-profits, etc., should be considered for implementation commencing with the FY2010-11 budget.

Commissioner Cowan suggested that a park in the Webster area be placed on a long-term capital improvement plan.

Commissioner Shelton suggested that a park in the Qualla area be placed on a long-term capital improvement plan.

Mr. Westmoreland suggested that the Board draft long-term policy goals. After discussion, it was the consensus that a budget planning session be scheduled during the summer to draft goals and finalize capital improvement/funding application forms.

There being no further business, Commissioner Massie moved to adjourn the work session. Commissioner Shelton seconded the Motion. Motion carried and the meeting adjourned at 8:00 p.m.

Attested By:

Approved:

Evelyn B. Baker, Clerk to the Board

Brian Thomas McMahan, Chairman