

Macon County



MACON COUNTY BOARD OF COMMISSIONERS JANUARY 8, 2019 AGENDA

1. Call to order and welcome by Chairman Tate
2. Announcements
3. Moment of Silence
4. Pledge of Allegiance
5. Public Hearing(s) – **NONE**
6. Public Comment Period
7. Additions to agenda
8. Adjustments to and approval of the agenda
9. Reports/Presentations
 - A. Fiscal Year 2017-18 audit presentation – Kari Dunlap with Martin Starnes & Associates, CPAs
10. Old Business
11. New Business
 - A. Updated comprehensive plan – Joe Deal, Chairman, Macon County Planning Board
 - B. School Resource Officer (SRO) grant – County Manager and Sheriff Robert Holland
 - C. Discussion concerning Industrial Park soccer field concession stand – County Manager
 - D. Resolution and lease agreement with Gem & Mineral Society – County Attorney
 - E. Occupancy tax penalty waiver request from Franklin Home Store – County Attorney
 - F. Schedule budget “kick off” meeting – County Manager

12. Consent Agenda – Attachment #12

All items below are considered routine and will be enacted by one motion. No separate discussion will be held except on request of a member of the Board of Commissioners.

- A. Minutes of the December 11, 2018 regular meeting
- B. Budget Amendments #112-114
- C. Tax Releases for December 2018 in the amount of \$947.65
- D. Monthly ad valorem tax report (no action necessary)

13. Appointments

- A. Community Advisory Committee for Long Term Care (CAC-LTC)
(seven seats)

14. Closed session (if necessary)

15. Adjourn/Recess

MACON COUNTY BOARD OF COMMISSIONERS

AGENDA ITEM

MEETING DATE: January 8, 2019

DEPARTMENT/AGENCY: Finance

SUBJECT MATTER: Audit Presentation

COMMENTS/RECOMMENDATION:

Kari Dunlap with Martin Starnes & Associates, CPAs will travel from Hickory, NC to present the findings from the county's Fiscal Year 2017-18 audit. Ms. Dunlap will have a PowerPoint presentation for the board, and hard copies of the audit reports will be handed out at the meeting.

Attachments _____ Yes No

Agenda Item 9A

MACON COUNTY BOARD OF COMMISSIONERS

AGENDA ITEM

MEETING DATE: January 8, 2019

DEPARTMENT/AGENCY: Planning, Permitting & Development

SUBJECT MATTER: Updated Comprehensive Plan

COMMENTS/RECOMMENDATION:

Joe Deal, the chairman of the Macon County Planning Board, will present the updated Macon County Comprehensive Plan for the board's consideration. A copy of the plan, which is 101 pages in length, will be sent via a separate e-mail.

Attachments Separate Yes _____ No

Agenda Item 11A

MACON COUNTY BOARD OF COMMISSIONERS

AGENDA ITEM

MEETING DATE: January 8, 2019

DEPARTMENT/AGENCY: Sheriff's Department

SUBJECT MATTER: School Resource Officer grant

COMMENTS/RECOMMENDATION:

The County Manager and/or Sheriff Holland will provide more information on this item at the meeting.

Attachments _____ Yes X No

Agenda Item 11B

MACON COUNTY BOARD OF COMMISSIONERS

AGENDA ITEM

MEETING DATE: January 8, 2019

DEPARTMENT/AGENCY: Administration

SUBJECT MATTER: Industrial Park soccer field concession stand property

COMMENTS/RECOMMENDATION:

The County Manager desires to have discussion concerning the county's potential leasing of the Industrial Park soccer field concession stand property from Southwestern Community College.

Attachments _____ Yes X No

Agenda Item 11C

MACON COUNTY BOARD OF COMMISSIONERS

AGENDA ITEM

MEETING DATE: January 8, 2019

DEPARTMENT/AGENCY: Gem & Mineral Society

SUBJECT MATTER: Lease

COMMENTS/RECOMMENDATION:

Please see the attached "Resolution Leasing Property for a Term of One Year" along with a lease agreement regarding the Gem & Mineral Society of Franklin, NC, as prepared by the County Attorney. The agreement calls for an annual rent payment of \$10. The County Attorney can provide additional details at the meeting, including the possibility of a future five-year lease for the facility.

Attachments 2 Yes No

Agenda Item 11D

RESOLUTION LEASING PROPERTY FOR A TERM OF ONE YEAR

WHEREAS, the County of Macon is the owner of a tract or parcel of land, in the Town of Franklin, Macon County, North Carolina, on the west side of Phillips Street, upon which is located the old Macon County Jail Building, including the Sheriff's living quarters, which the Board of Commissioners finds is currently surplus to the County's needs; and

WHEREAS, the GEM & MINERAL SOCIETY OF FRANKLIN, N.C., (GEM & MINERAL SOCIETY OF FRANKLIN, N.C.) has previously rented the property for a term of five (5) years, during which major improvements to the building including an expenditures of over \$25,000 in 2006 for three mini-split air conditioning and heating units and re-carpeting, painting and installation of a new burglar alarm system at a cost of \$5,000 in 2007 were made; and

WHEREAS, the County and the GEM & MINERAL SOCIETY OF FRANKLIN, N.C., have agreed upon a lease, under which the GEM & MINERAL SOCIETY OF FRANKLIN, N.C., will lease the County's property for a term of one (1) year, beginning January 9, 2019; and

WHEREAS, in consideration of leasing the county's property, the GEM & MINERAL SOCIETY OF FRANKLIN, N.C., has agreed to maintain the premises in good condition and provide to the public, free of charge, gem and mineral and Indian artifact displays and will pay the county an annual rent of \$10.00 and other good and valuable considerations; and

WHEREAS, Macon County will not have a need for the real property described in the Lease to the GEM & MINERAL SOCIETY OF FRANKLIN, N.C., a copy of which is attached hereto and incorporated herein by reference for and during the term of such lease and does hereby declare the same to be surplus property.

NOW, THEREFORE, the Board of Commissioners of the County of Macon doth resolve as follows:

1. That the Board of Commissioners hereby approves the lease of the county property described above to the GEM & MINERAL SOCIETY OF FRANKLIN, N.C., for one (1) year, a copy of which is attached hereto.
2. That Macon County will not have a need for the real property described in the Lease to the GEM & MINERAL SOCIETY OF FRANKLIN, N.C., a copy of which is attached hereto and incorporated herein by reference for and during the term of such lease and does hereby declare the same to be surplus property; and
3. That the Board of Commissioners hereby directs the appropriate County employees to execute any instruments necessary to the lease.

ADOPTED this the 8th day of January, 2019.

COUNTY OF MACON

James Tate, Chairman
Board of Commissioners

ATTEST:

Derek Roland, Clerk to the Board

**STATE OF NORTH CAROLINA
COUNTY OF MACON**

LEASE AGREEMENT

THIS LEASE AGREEMENT, made and entered into as of the ___ day of January, 2019, by and between **COUNTY of MACON**, and political subdivision of the State of North Carolina, (“**COUNTY**”), and **GEM & MINERAL SOCIETY OF FRANKLIN, N.C.**, a North Carolina non-profit corporation with its principal place of business being in the Town of Franklin, Macon County, North Carolina, (“**GEM & MINERAL SOCIETY OF FRANKLIN, N.C.,**”).

WITNESSETH:

WHEREAS, the **COUNTY** is the owner of the hereinafter described tract or parcel of land, upon which is located the old Macon County Jail Building, including the Sheriff’s living quarters, located at 25 Phillips Street, in the Town of Franklin, Macon County, North Carolina (“**the Premises**”); and

WHEREAS, the **GEM & MINERAL SOCIETY OF FRANKLIN, N.C.**, has previously rented the Premises for a term of one (1) year, during which major improvements to the building were made, and has agreed to maintain the Premises in a good condition and to provide for the public, free of charge, gem and mineral and Indian artifact displays; and

WHEREAS, in the opinion of the duly elected Board of Commissioners of the County of Macon, it has been determined that said property, in its present condition, is not necessary for any public purpose of the County, and that there is no presently foreseen need for the use of said property for public purposes of the County during the term of this Lease; and

WHEREAS, the Board of Commissioners of the county of Macon has found said property to be currently surplus to the **COUNTY**’s needs; and

WHEREAS, upon Resolution duly approved by the Board of Commissioners of the County of Macon, the execution of this Agreement has been approved; and

WHEREAS, the GEM & MINERAL SOCIETY OF FRANKLIN, N.C., desires to lease the hereinafter described real estate, and improvements thereupon, and has agreed to maintain the same and keep it open as a museum, available to the public, pursuant to the terms hereof;

NOW, THEREFORE, for and in consideration of the premises, and the further sum of Ten Dollars (\$10.00) this day paid by the GEM & MINERAL SOCIETY OF FRANKLIN, N.C., unto the COUNTY, the receipt of which is hereby acknowledged, and the further consideration of the matters and things to be performed by the GEM & MINERAL SOCIETY OF FRANKLIN, N.C., hereinafter enumerated, the COUNTY does hereby let and lease unto the GEM & MINERAL SOCIETY OF FRANKLIN, N.C., and the GEM & MINERAL SOCIETY OF FRANKLIN, N.C., does hereby rent and take from the COUNTY, the following described property, to-wit:

All that certain tract of parcel of land, lying and being in the Town of Franklin, Macon County, North Carolina, on the west side of Phillips Street, and being more particularly described as follows:

BEGINNING at a concrete monument near the northwest corner of The Macon County Jailhouse, as the same is shown on the survey and Plat entitled Rankin Square, as surveyed by Gardner v. Holden, Registered Land Surveyor, under date of August 5, 1976, which plat is recorded in the office of the Register of Deeds for Macon County, North Carolina, in Plat Book 4 at page 128; runs thence from said Point of Beginning, South 18 degrees 55 minutes East 63.40 feet to the northwest corner of the old Library building; thence with the north wall of the same, North 71 degrees 05 minutes East approximately 48 feet to the west margin of the sidewalk along Phillips Street; thence with the west margin of said sidewalk, North 19 degrees 37 minutes 05 seconds East 63.32 feet to a point near the northeast corner of the old Jailhouse building; thence South 71 degrees 09 minutes West approximately 48 feet to the point of BEGINNING.

The terms and conditions of this Agreement are as follows:

1. The term of this Lease shall begin as of the 9th day of January, 2019, and unless sooner terminated as hereinafter provided, shall continue through and including the 8th day of January, 2020.

2. As rental for the Premises, the GEM & MINERAL SOCIETY OF FRANKLIN, N.C. shall pay unto the COUNTY an annual rental of Ten Dollars (\$10.00), the same to be payable in advance upon the execution hereof.

3. The GEM & MINERAL SOCIETY OF FRANKLIN, N.C., shall have the right and shall be obligated to perform at its sole cost, all repairs to the interior of said building, and the roof thereof, as shall be required to keep the same in a safe and usable condition.

4. The GEM & MINERAL SOCIETY OF FRANKLIN, N.C., shall, at its sole cost and expense, provide all maintenance necessary to maintain the leased Premises and all portions thereof in good, same and attractive condition.

5. The GEM & MINERAL SOCIETY OF FRANKLIN, N.C., shall make no structural changes or alterations to exterior of the improvements upon the Premises without the prior written approval of the COUNTY.

6. The GEM & MINERAL SOCIETY OF FRANKLIN, N.C., shall, at its sole cost and expense, further make all improvements which may be required to insure that the Premises comply with all governmental requirements, including but not limited to the Americans with Disabilities Act.

7. Neither all nor any portion of the leased Premises shall be sub-leased without the prior written approval of the COUNTY.

8. The GEM & MINERAL SOCIETY OF FRANKLIN, N.C., as a part of the consideration hereof, expressly agrees to maintain its present level of services to the citizens of Macon County and the Public, in general, all without charge or fee, unless prior written approval to a change thereof shall first have been obtained from the COUNTY.

9. The GEM & MINERAL SOCIETY OF FRANKLIN, N.C., shall pay all charges for the furnishings of utilities to the leased Premises, the charges therefor to be billed to the GEM & MINERAL SOCIETY OF FRANKLIN, N.C., and in no way billed or charged to the COUNTY.

10. The COUNTY shall not be liable for any damage to property of the GEM & MINERAL SOCIETY OF FRANKLIN, N.C., or property of other parties, or for damage to persons, whether employees or customers, having property upon or being upon the leased Premises, nor for the loss of or damage to any property or person, by theft or otherwise. The COUNTY shall not be liable for any injury or damage to the demised Premises, persons or property resulting from fire, explosion, deficiency in the structure or any other cause of whatsoever nature; and the GEM & MINERAL SOCIETY OF FRANKLIN, N.C., agrees to save the COUNTY harmless from all claims for damages to person or property occurring in or on the leased Premises; nor shall the COUNTY be liable for any such damage caused by other persons in or upon the leased Premises or caused by operation in construction of any private, public or quasi-public works; nor shall the COUNTY be liable for any latent defects in the demised Premises. During the term of this Lease, the respective parties may carry such fire, liability and extended coverage for the benefit of both parties, with minimum limits of \$100,000.00 - \$300,000.00, and shall carry landlord-tenant standard fire and extended coverage insurance, in the maximum insurable value of the improvements upon the Premises. All proceeds from the respective insurance policies other than those required to be carried

by the GEM & MINERAL SOCIETY OF FRANKLIN, N.C., (in the event of loss) shall be payable to the owner thereof, without claim of or by the other party or its insurer.

11. Should the GEM & MINERAL SOCIETY OF FRANKLIN, N.C., fail to pay the rent, as herein specified, or otherwise default in its obligation under this Agreement, then and in that event, the COUNTY shall have the right to take immediate possession of the Premises, without prejudice to any and all other rights it may have to collect rent, or otherwise enforce the terms and provisions hereof.

12. At the end of the term, the GEM & MINERAL SOCIETY OF FRANKLIN, N.C., shall return the Premises to the COUNTY, in as good a condition as when the GEM & MINERAL SOCIETY OF FRANKLIN, N.C., took possession of the same, as improved and repaired pursuant to the prior provisions hereof, ordinary wear and tear expected.

13. This Agreement shall be terminable at will by either part, by the giving of written notice of the intention to terminate, at least sixty (60) days prior to the date of termination.

14. All notices required hereby shall be given by mail as follows:

As to the COUNTY:

County of Macon
Attn: County Manager
5 West Main Street, Courthouse Annex
Franklin, NC 28734

As to the GEM & MINERAL SOCIETY OF FRANKLIN, N.C.,:

Gem & Mineral Society of Franklin, N.C.,
25 Phillips Street
Franklin, NC 28734

IN TESTIMONY WHEREOF, the COUNTY has caused these presents to be signed in its name by its Chairman, attested by its County Manager, Ex-Officio Clerk to the Board, and its corporate seal to be hereunto affixed, all pursuant to action authorized by its governing Board, and the GEM & MINERAL SOCIETY OF FRANKLIN, N.C., has caused these presents to be signed in its corporate name by its President, attested by its Secretary, and its corporation seal to be hereunto

affixed, all pursuant to action of its Board of Directors, in duplicate originals, one of which is retained by each of the parties, the date and year first above written.

COUNTY OF MACON

By: _____
James Tate
Chairman, Board of Commissioners

ATTEST:

(CORPORATE SEAL)

Derek Roland,
Clerk to the Board, Ex Officio

GEM & MINERAL SOCIETY OF FRANKLIN, N.C.,

By: _____
President

ATTEST:

(CORPORATE SEAL)

Secretary

NORTH CAROLINA
MACON COUNTY

I, _____, Notary Public for Macon County, North Carolina, certify that Derek Roland, personally came before me this day and acknowledged that he is the Clerk of the Board of Commissioners of Macon County and that by authority duly given and as the act of Macon County, the foregoing instrument was signed in its name by the Chairman of its Board of Commissioners, sealed with its seal and attested by himself its Clerk to the Board of Commissioners.

Witness my hand and official seal, this the ____ day of January, 2019.

(OFFICIAL SEAL)

_____, Notary Public
Printed Name of Notary
My Commission Expires: _____

NORTH CAROLINA
MACON COUNTY

I, _____, Notary Public for Macon County, North Carolina, certify that _____, personally came before me this day and acknowledged that he (or she) is secretary of GEM AND MINERAL SOCIETY OF FRANKLIN, N.C., a North Carolina non-profit corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its president, sealed with its corporate seal, and attested by himself (or herself) as its secretary foregoing on behalf of the corporation.

Witness my hand and official seal, this the ____ day of January, 2019.

(OFFICIAL SEAL)

_____, Notary Public
Printed Name of Notary
My Commission Expires: _____

MACON COUNTY BOARD OF COMMISSIONERS

AGENDA ITEM

MEETING DATE: January 8, 2019

DEPARTMENT/AGENCY: Finance/County Attorney

SUBJECT MATTER: Occupancy tax penalty waiver request

COMMENTS/RECOMMENDATION:

Franklin Home Store has sent a request to the Board of Commissioners, via Kim Camp in the Finance Department, seeking a partial waiver of occupancy tax penalties. The County Attorney will have more information on this matter at the meeting.

Attachments _____ Yes No

Agenda Item 11E

MACON COUNTY BOARD OF COMMISSIONERS

AGENDA ITEM

MEETING DATE: January 8, 2019

DEPARTMENT/AGENCY: Governing Board

SUBJECT MATTER: Budget “kick off” meeting

COMMENTS/RECOMMENDATION:

The County Manager will be discussing possible dates later this month or in early February to hold the board’s annual budget “kick off” meeting and he can provide more details on Tuesday.

Attachments _____ Yes No

Agenda Item 11F

MACON COUNTY BOARD OF COMMISSIONERS

AGENDA ITEM

MEETING DATE: January 8, 2019

DEPARTMENT/AGENCY: Governing Board

SUBJECT MATTER: Consent Agenda

DEPARTMENT HEAD COMMENTS/RECOMMENDATION:

- A. **Minutes** – Consideration of the minutes from the December 11, 2018 regular meeting, per Attachment 12A.
- B. **Finance** – Consideration of budget amendments #112 through #114, per Attachment 12B.
- C. **Tax releases** – Consideration of tax releases for December 2018 in the amount of \$947.65, per Attachment 12C.
- D. **Ad valorem tax collection report** – Attachment 12D (this item does not require board approval).

COUNTY MANAGER'S COMMENTS/RECOMMENDATION:

Attachments X Yes No

Agenda Item 12 (A) (B) (C) and (D)

**MACON COUNTY BOARD OF COMMISSIONERS
DECEMBER 11, 2018
MINUTES**

Chairman Tate called the meeting to order at 6:00 p.m. and welcomed those in attendance. All Board Members, the County Manager, Deputy Clerk, Finance Director, County Attorney, members of the news media and interested citizens were present.

ANNOUNCEMENTS: There were no announcements.

MOMENT OF SILENCE: Chairman Tate asked those in attendance to observe a moment of silence.

PLEDGE TO THE FLAG: Led by Commissioner Shields, the pledge to the flag was recited.

PUBLIC COMMENT PERIOD: **Narelle Kirkland** addressed the board on the need to “preserve our ambiance.” She showed the board and audience a number of photographs and spoke of a number of items which she said she was grateful that the commissioners had accomplished. However, she told the board she was “distressed” that they had allowed older trees within the Town of Franklin along the Georgia Road to be cut down. She told them the ambiance of town needs to be preserved.

ADDITIONS, ADJUSTMENTS TO AND APPROVAL OF THE AGENDA: Upon a motion by Commissioner Beale, seconded by Commissioner Shields, the board voted unanimously to approve the agenda as adjusted, as follows:

- To remove Item 9A, “Fiscal Year 2017-18 audit presentation,” per the County Manager.
- To remove Item 11C, “Approval of 2018 Fire Prevention Code,” per Chairman Tate.
- To replace Item 9A with an update on statistics from the recent inclement weather, per the County Manager.
- To add a report on the county’s economic tier designation change as the new Item 9C, per Commissioner Beale.

INCLEMENT WEATHER UPDATE: Emergency Services Director Warren Cabe provided the board with a status report following the inclement weather that

occurred over the weekend prior to the meeting. He began by pointing out that “it could have been much worse” compared to counties east of Macon, and the “impacts could have been way worse” regarding recovery. He detailed the total number of power outages throughout the county, noting there were approximately 8,000 on Sunday morning. He said EMS personnel conducted 13 welfare checks and coordinated any sheltering needs with Macon New Beginnings, explaining that seven individuals were housed over the course of the weather event. He said the biggest problem was fallen trees, and noted that the county 911 dispatch office had a 450 percent increase in the number of telephone calls that came into the system on Sunday. Mr. Cabe addressed questions about opening shelters, and said that Buncombe and Henderson counties, which were hit far harder than Macon, had 23 people in their shelters combined. Following further discussion that included school delays, potential guidelines for severe weather events and the number of homeless persons in the county, no action was taken.

REVALUATION UPDATE: Tax Administrator Richard Lightner presented a PowerPoint presentation on the 2019 reassessment of real property in Macon County. He began by explaining the state statutes that require counties to establish market values that must be at or near 100 percent of current market value. He then provided a detailed outline of the appraisal process. He described the three approaches to value, and noted that market value is “the most probable selling price that a property will bring in a competitive and open market with both the buyer and seller being motivated and well informed.” He explained what market value is not, and what affects it. Mr. Lightner said the county’s growth rate has slowed since the early 2000’s, and that real estate growth here lags behind some other counties in the region. Population growth has slowed as well, he said. After discussing parcel growth, as well as real estate and home sales, he shifted his comments to the revenue neutral tax rate. He went through a series of calculations that projected a “revenue neutral” tax rate of 37 cents per \$100 valuation following the upcoming reassessment, up from the current rate of 34.9 cents. He followed this with a number of examples of different homes and compared the 2015 values and taxes to the projected 2019 values and taxes for those properties. He told the board to remember: (1) Reassessments are volatile and established procedures must be followed. (2) The established appeal process outlined by the Machinery Act must be adhered to. (3) Equality between similar properties must be one of the top priorities. (4) Properties will not increase at the same percentage countywide. (5) Location is still very much a factor. In summary, he said values will be finalized in December 2018 with notices mailed in January 2019. Appeal information will accompany the notice of value, and informal appeals must be in writing and supported by documentation of the value. The Board of Equalization and Review will begin to meet in April of 2019. In closing, he presented a chart that showed the valuation of property by township, and

pointed out that the Town of Highlands and the Highlands Township together account for 45.77 percent of the county's total property value. He also noted that by doing "in-house" reappraisals, the county has saved more than \$5-million since 1999. Following questions from the board members and further discussion, no action was taken. Mr. Lightner pointed out that his presentation would be available to the public on the county's website.

COUNTY TIER DESIGNATION: Commissioner Beale reported that the county's "tier" designation had been changed from a "1" to a "2" for the next two years. The North Carolina Department of Commerce ranks the state's 100 counties based on economic well-being and assigns each a Tier designation. The Tier system is then incorporated into various state programs to encourage economic activity in the less prosperous areas of the state. The 40 most distressed counties are designated as Tier 1, the next 40 as Tier 2 and the 20 least distressed as Tier 3, based on four factors: average unemployment rate, median household income, percentage growth in population and adjusted property tax base per capita. Commissioner Beale noted that some of Macon's neighboring counties, including Jackson, Clay and Cherokee, also went from being a "1" to a "2." He noted the county will never have a Tier 3 designation because it applies to those counties with a population of 50,000 or more. No action was necessary.

TAX REFUND REQUEST: Mr. Lightner explained that Edward Hasler of Highlands is requesting a refund for taxes paid on an airplane that has never been in Macon County. A copy of Mr. Hasler's request is attached (Attachment 1) and is hereby made a part of these minutes. Mr. Hasler is requesting a refund of \$4,798.75 that he paid in August of 2018. The County Attorney said there had been attempts to contact Mr. Hasler but there has been "little conversation with the owner." Mr. Lightner explained the concept of "situs" under the state's Machinery Act, and told the board that if the county doesn't have jurisdiction, it can't tax the aircraft. "This man has never landed his plane here," he said, and told the board the refund would be allowable. Upon a motion by Commissioner Higdon, seconded by Commissioner Shields, the board voted unanimously to grant Mr. Hasler's request and to refund him in the amount of \$4,798,75.

CAPITAL PROJECT ORDINANCE AMENDMENT: The Finance Director told the board she was seeking approval of a Capital Project Ordinance Amendment for the Radio Communications Upgrade, which includes an additional \$200,000 to bring the total amount to \$1,145,360. Upon a motion by Commissioner Beale, seconded by Commissioner Shields, the board voted unanimously to approve the amendment as presented, a copy of which is attached (Attachment 2) and is hereby made a part of these minutes.

COWEE SCHOOL ARTS AND HERITAGE CENTER LEASE: Prior to remarks from Bob McCollum and Stacy Guffey with the Cowee School Arts and Heritage Center, the County Attorney explained that he had been asked by Commissioner Beale to work on a lease agreement between the center and the county as well as some sublease forms for the center's tenants. Mr. McCollum said the center was looking to formalize agreements in both areas, and he presented the board with copies of center's income and expense statement for Fiscal Year 2017-18. He then shared some stories about some the events that took place at the center in the past year, and said that work on a strategic plan for the facility is in progress. He told the board that the money invested by the county in the center "shows county involvement to others" and has others coming to Cowee "to learn how we did it." The County Attorney then asked the board to consider a "Resolution of the Macon County Board of County Commissioners Declaring Property to be Surplus and Approving a One Year Lease of the Same by Macon County to Macon County Heritage Center D/B/A Cowee School Arts and Heritage Center." The lease would commence on January 1, 2019 and end on December 31, 2019. He explained that the sublease form is for the center's use and does not require board approval. Commissioner Beale made a motion to approve the resolution and lease as presented, and it was seconded by Commissioner Gillespie, who said the county's citizens are very fortunate to have this facility. Following further discussion, the board voted unanimously to approve the resolution, a copy of which is attached (Attachment 3) and is hereby made a part of these minutes. Also attached (Attachment 4) is the "Lease to Macon County Heritage Center D/B/A Cowee School Arts and Heritage Center from Macon County," which is hereby made a part of these minutes. Mr. McCollum then asked the board to provide the remaining half of the funds, a total of \$18,000, to help fund the center's director's position for the remaining half of the fiscal year, as Mr. Guffey's position is funded only through December. Mr. McCollum said that while some grant money is anticipated, it may not come through. The County Manager suggested taking the money from the contingency line item, and the Finance Director said that line item currently held \$84,355. Commissioner Beale said, "I think it's a no-brainer," and made a motion to take the \$18,000 from contingency, and the motion was seconded by Commissioner Gillespie. Chairman Tate told Mr. McCollum that he was not picking on him, but there are lots of arts programs in Macon County wanting money from the county, especially in Highlands, and that action such as this is tough to defend. The board voted unanimously to approve the motion.

CONTRACT WITH SAVANNAH VOLUNTEER FIRE DEPARTMENT: Emergency Services Director Warren Cabe told the board that there is a very small area of Macon County called Turkey Knob that is accessible only through Jackson County. There are nine parcels of land in this area, owned by eight different owners. The area is accessible only through Pumpkintown Road in

Jackson County, although technically it is in the Cullasaja Gorge Fire and Rescue District. He said the Savannah Volunteer Fire Department has been responding to calls in this area. He went on to say that the solution he and the County Attorney looked at was to move the residents in this area under the Savannah department, thus improving their home insurance rating from a 10 to a 6. Meanwhile, this area would be “carved out” of the Cullasaja district and \$357 in service fees would be paid to Savannah. The County Attorney advised the board to amend the county’s contract for fire protection with Cullasaja, then approve a separate contract for fire protection with Savannah. The service fee money would then go to Savannah in the upcoming budget year. The County Attorney said the documents could be approved simultaneously, and upon a motion by Commissioner Beale, seconded by Commissioner Shields, the board voted unanimously to (1) approve an “Amendment to Contract for Fire Protection” between the county and Cullasaja Gorge Fire and Rescue, Inc. and (2) to approve a “Contract for Fire Protection” with Savannah Volunteer Fire Department. Copies of both documents are attached (Attachments 5 and 6, respectively) and are hereby made a part of these minutes.

TRANSIT ADVERTISING PROPOSAL: Transit Director Kim Angel and the County Attorney presented a proposed “Macon County Policy on Transit Advertising” for the board’s consideration. Ms. Angel introduced two of her staff members, Ryan Dunn and Tommy Gilbert, and credited the two with having done the work on gathering the necessary information for the project. She told the board she was not asking for money, but that providing public transportation services is not cheap. Since the agency’s success plan is always looking for new revenue sources, she said the department’s peers across the state do advertising on their vehicles. She went on explain that her staff researched using vinyl adhesive to place the ads on the vehicles, adding that they will do the ad installation at a cost of \$125 per vehicle window along with a monthly cost associated with the space. She provided the board with a five-year revenue projection for the project, and said advertisers will have either a six-month or one-year contract. The County Attorney then briefly reviewed the proposed policy and its attached exhibits. Chairman Tate asked Ms. Angel if advertising would cause any problems with her grant funding and she replied no. She said that all revenue must be reported and funds from advertising would be handled like all other county money and tracked accordingly. The County Manager told the board that “this is a department thinking outside the box” in order to supplement revenue. “This is how we help fund Transit,” Ms. Angel said. The County Attorney addressed potential First Amendment issues, noting that “strictly commercial advertising” would be sold and the ads on the vehicles would not be a forum for free speech. Following further discussion regarding pricing and managing the program with current staff, Commissioner Gillespie made a motion to approve the policy as presented, and it was

Minutes

12.11.18

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seconded by Commissioner Shields and passed unanimously. A copy of the policy is attached (Attachment 7) and is hereby made a part of these minutes.

SURPLUS PROPERTY PURCHASE OFFERS: The County Manager explained that he had received three offers to purchase tracts of surplus property owned by the county. He said the bidder was Coast2Coast Group, LLC, and Commissioner Beale immediately made a motion to reject all three bids. Before moving to a vote, the County Manager explained that one offer was to purchase property at 388 Bethel Church Road for \$500 when the tax value of the property was \$47,380. The second offer was to purchase a parcel on Barnard Road for \$250 which has a tax value of \$41,150. The third offer was for property on the Old Murphy Road for \$1,000 which has a tax value of \$277,170. The County Manager noted that he was obligated to bring the offers to the board's attention, and upon a motion by Commissioner Beale, seconded by Commissioner Gillespie, the board voted unanimously to reject all three offers as presented.

CONSENT AGENDA: Upon a motion by Commissioner Gillespie, seconded by Commissioner Beale, the board voted unanimously to approve the items on the consent agenda as follows: the minutes of the November 13, 2018 regular meeting and the December 3, 2018 continued session; the following budget amendments: #96 for the Sheriff's Department to allocate \$7,517 from an insurance settlement for vehicle repairs; #97 for the Sheriff's Department to appropriate funds from donations and calendar sales for "Shop With A Cop," the departmental Christmas dinner, Operation Think Twice, Prime for Life and calendars in the total amount of \$43,900; #98 for the Department of Social Services to allocate an additional \$29,454 in LIEAP funds; #99 for Emergency Management to appropriate \$50,000 received from the Homeland Security Grant Program for the purchase of event support trailers; and #100 for the Housing Department to move \$103,489 in budgeted funds into various line items; (copies of the amendments are attached); tax releases for the month of November in the amount of \$1,966.20; proposed fee changes and additions for Macon County Public Health, as approved by the Macon County Board of Health on November 27, 2018 (list attached); and the monthly ad valorem tax collections report (no action necessary).

APPOINTMENTS: Board of Health: Upon a motion by Commissioner Beale, seconded by Commissioner Shields, the board voted unanimously to appoint Ellen Shope to the vacant nurse "slot" on the Macon County Board of Health.

Economic Development Commission: Upon a motion by Commissioner Beale, seconded by Commissioner Gillespie, the board voted unanimously to reappoint Cory McCall, Roger Plemens and Mark West to the Macon County Economic Development Commission (EDC). Terms of appointment are for three years.

CLOSED SESSION: Upon a motion by Commissioner Beale, seconded by Commissioner Gillespie, the board voted unanimously to go into closed session at 7:59 p.m. for the purpose of discussing potential property acquisition under NCGS 143-318.11(a)(5). At 8:07 p.m., upon a motion by Commissioner Higdon, seconded by Commissioner Beale, the board voted unanimously to come out of closed session and return to open session.

ADJOURN: With no other business, at 8:08 p.m., upon a motion by Commissioner Higdon, seconded by Commissioner Shields, the board voted unanimously to adjourn.

Derek Roland
Ex Officio Clerk to the Board

Jim Tate
Board Chairman

Seq Nbr	Date	Account Number	Taxbill Number	Tax Code	Transaction Amount	Levy Amount	Penalty Amount	Addl Chgs	Interest Amount	Discnt Amount	Trn Cde	Check Number	Trans Rev
5	12/18/18	138143	18A7523003715	G01 F04	118.19- 18.18-	118.19- 18.18-	0.00 0.00		0.00 0.00				
***		DUNHAM ASSETS, LLC			136.37-	136.37-	0.00	0.00	0.00	0.00	R	CLERICA	
3	12/12/18	62444	18A6582561191	L02	95.00-		0.00	95.00-	0.00				
***		HAMPTON, BENNY			95.00-	0.00	0.00	95.00-	0.00	0.00	R	CLERICA	
7	12/31/18	52943	18A6595528653	L01	90.00-		0.00	90.00-	0.00				
***		HOLLAND, THELMA BAILEY			90.00-	0.00	0.00	90.00-	0.00	0.00	R	CLERICA	
1	12/04/18	65653	18A6595800246	G01 F01	87.25- 13.62-	87.25- 13.62-	0.00 0.00		0.00 0.00				
***		ROBERG, CHARLENE			100.87-	100.87-	0.00	0.00	0.00	0.00	R	CLERICA	
4	12/13/18	129492	18A6596885424	G01 F01	52.35- 8.17-	52.35- 8.17-	0.00 0.00		0.00 0.00				
***		SANDERS, JAMI G.			60.52-	60.52-	0.00	0.00	0.00	0.00	R	CLERICA	
2	12/11/18	17984	18A7504648531	G01 F04	320.57- 49.32-	320.57- 49.32-	0.00 0.00		0.00 0.00				
***		THOMAS, SHIRLEY DIANE			369.89-	369.89-	0.00	0.00	0.00	0.00	R	CLERICA	
6	12/21/18	90207	18A90207.01	L01	95.00-		0.00	95.00-	0.00				
***		WILHELM, ROBERT A			95.00-	0.00	0.00	95.00-	0.00	0.00	R	CLERICA	
Tax Code Totals F01*18- FR FIRE 21.79- F04*18- CULL FR 67.50- G01*18- GEN TAX 578.36- L01*18- RES FEE 185.00- L02*18- COM FEE 95.00-													
Total for Group REL*18*12 947.65- 667.65- 0.00 280.00- 0.00 0.00													

***** Totals By Tax Cycle *****
 Cycle Current Delinquent
 A 947.65- 0.00

MACON COUNTY MONTHLY
AD VALOREM TAX COLLECTIONS REPORT

Dec-18

Month to Date	Beginning Balance	Levy Added	Less Releases	Less Write-Offs	Equals Adj Levy	Gross Payments	Less Refunds	Misc Dr/Cr Net Payments	Outstanding Balance
General Tax	9635241.93	3121.24	-880.66	-12.29	9637470.22	-5288068.5	32759.6	1252.38	4383413.72
Fire Districts	1206829.95	886.92	-43.78	-1.43	1207671.66	-633026.67	0	322.95	574967.94
Landfill User Fee	871034.58	809	0	-0.22	871843.36	-462207.82	0	190	409825.54
Totals	11713106.5	4817.16	-924.44	-13.94	11716985.24	-6383302.99	32759.6	1765.33	5368207.2

Year to Date	Beginning Balance	Levy Added	Less Releases	Less Write-Offs	Equals Adj Levy	Gross Payments	Less Refunds	Misc Dr/Cr Net Payments	Outstanding Balance	Collection Percentage
General Tax	0	27128797.25	-27511.98	-1199.64	27100085.63	-22810325.04	85806.2	7846.94	4383413.72	83.83
Fire Districts	0	3261222.47	-3812.92	-181.62	3257227.93	-2683532.64	0	1272.65	574967.94	82.35
Landfill User Fee	0	2554219	-1425	-8.69	2552785.31	-2143909.77	0	950	409825.54	83.95
Totals	0	32944238.72	-32749.9	-1389.95	32910098.87	-27637767.45	85806.2	10069.59	5368207.2	83.69

The collection rate is 83.83% collected on 2018 County general taxes, late listing penalties, discoveries and deferred taxes as of 12/31/2018 as compared to 81.7% on 2017 taxes as of 12/31/2017

MACON COUNTY BOARD OF COMMISSIONERS

AGENDA ITEM

MEETING DATE: January 8, 2019

DEPARTMENT/AGENCY: Governing Board

SUBJECT MATTER: Appointments

COMMENTS/RECOMMENDATION:

A. Community Advisory Committee for Long Term Care (CAC-LTC):

Please see the attached e-mail to the County Manager from Larry Reeves, the Long Term Care Ombudsman for the Southwestern Commission, regarding the reappointment of seven members from Macon County to the CAC-LTC, including:

- Helen Burnette
- Dorothy Crawford
- Pam Goldsmith
- the Rev. Gene Hawkins
- June Hawkins
- Lisa Henry
- George Taylor

Attachments 1 Yes No

Agenda Item 13 (A)

Mike Decker

From: Derek Roland <droland@maconnc.org>
Sent: Wednesday, January 02, 2019 10:50 AM
To: Mike Decker
Subject: FW: CAC-LTC

From: Larry Reeves [<mailto:larry@regiona.org>]
Sent: Wednesday, January 02, 2019 10:36 AM
To: droland@maconnc.org
Subject: CAC-LTC

Mr. Roland-

I hope 2019 will be a good year for you.

As I audit my records for the members of the Community Advisory Committee for Long Term Care (CAC-LTC) for Macon County I find that the following member's terms have expired and need to be reappointed by the Macon County Board of Commissioners:

- Helen Burnette
- Dorothy Crawford
- Pam Goldsmith
- Rev. Gene Hawkins
- June Hawkins
- Lisa Henry
- George Taylor

Therefore, I respectfully request the Macon County Board of Commissioners reappoint the aforementioned individuals to full 3-year terms as members of the CAC-LTC for Macon County. This action is needed in order to be in compliance with the GS requirements for CAC-LTCs.

Once the Macon County Board of Commissioners has taken action on this request, please notify me in writing in order for my records to be complete.

Thank you for your prompt attention to this important matter.

If you have questions, or need additional information, do not hesitate to let me know.

Onward!

Larry Reeves

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Larry Reeves
Long Term Care Ombudsman
Region A, Southwestern Commission

125 Bonnie Lane
Sylva, North Carolina 28779
(828)586-1962, ext. 223
FAX (828)586-1968
www.regiona.org
larry@regiona.org

"I love the unimproved works of God." (Horace Kephart, 1906)

All email correspondence to and from this address is subject to public review under the NC Public Records Law.