

**MACON COUNTY BOARD OF COMMISSIONERS
CONTINUED SESSION
APRIL 29, 2014
MINUTES**

Chairman Corbin reconvened the meeting at 6:02 p.m. in the commission boardroom as recessed from the April 8, 2014 regular meeting. All board members, the County Manager, Deputy Clerk, Finance Director, County Attorney, members of the news media and interested citizens were present. Chairman Corbin explained that the primary purpose of the meeting was to hold two public hearings and to consider other items of business.

PUBLIC HEARING ON FINANCING OF PARKER MEADOWS RECREATIONAL PARK: Chairman Corbin called the public hearing to order at 6:03 p.m. and asked the County Attorney to explain the need for it. The County Attorney said that the board is considering borrowing \$1.8-million over a 10-year period at an interest rate of 2.29 percent to finance improvements to the Parker Meadows Recreational Complex, with the debt to be repaid in semi-annual payments and with the county granting a lien on the 48 acres located at 1020 Maxwell Home Road in Franklin. Following a review of additional details regarding the installment purchase contract, he noted the county was required to hold the public hearing and Chairman Corbin opened the floor for comments. **Chuck Norton** told the board that he was very involved in Little League baseball and asked the commissioners to support the project. **Ryan Raby**, the varsity baseball coach at Franklin High School, said the new complex will be a huge asset to the school's baseball program. "We're investing in our children, how can that be wrong?" he asked the board. **Carl Barkman** said he has a grandson that plays baseball and cited the need for practice fields and the new recreational park. Chairman Corbin closed the public hearing at 6:09 p.m. and noted that no action on the part of the board was needed at this time.

PUBLIC HEARING ON PROPOSED SCHEDULE OF VALUES: Chairman Corbin called the public hearing to order at 6:11 p.m. He explained that no one from the public signed up to speak, and recognized Tax Administrator Richard Lightner to make comments. Mr. Lightner said the schedule of values contains every detail and “ranges of prices” that will be used to appraise real property in the county for the upcoming 2015 revaluation. Following the public hearing, Mr. Lightner said he would be back before the board at its May 13th regular meeting requesting the commission to accept the schedule of values. He then took the board through the remainder of the process, which ends on June 11th with the last day to appeal items in the schedule to the state’s Property Tax Commission. Mr. Lightner answered questions from the board members, and told them that a lot of property in the county is decreasing in value, and while there will be “winners and losers” following the revaluation, the county stands to lose more than \$2-billion in real property value. **Richard Melvin** then asked to make some comments, not particularly about the schedule itself but about the appeal process and the use of appraisals within it, saying that it should be more flexible based in part on the age of the property owner’s own appraisal. Mr. Lightner pointed out that this is illegal under the state Machinery Act, and a brief debate ensued. Following further comments, Chairman Corbin closed the hearing at 6:35 p.m. No action was necessary.

MACON MULTIPURPOSE JUVENILE HOME LEASE RENEWAL: The County Manager explained that the North Carolina Department of Public Safety was seeking a renewal of the lease for the Macon Multipurpose Juvenile Home located at 1950 Lakeside Drive in Franklin. The term of the lease is for one year, with the option of two additional one-year renewals, at a cost of \$1 per year, beginning on June 1, 2014 and ending May 31, 2015. The County Manager recommended renewal of the lease agreement, and the County Attorney noted a memo to the board from Chuck Mallonee, the area administrator for Adult Correction and Juvenile Justice for the state. Commissioner Beale encouraged the other board members to visit the facility, and noted that it is the only one of its kind west of Raleigh. Upon a motion by Commissioner Beale, seconded by Commissioner Haven, the board voted unanimously to approve the lease agreement as presented. A copy of the lease agreement (**Attachment 1**) and the memo from Mr. Mallonee (**Attachment 2**) are attached and are hereby made a part of these minutes.

DECLARATION OF RESTRICTIVE COVENANTS FOR PARKER MEADOWS DEED: Chairman Corbin said that the County Attorney has drafted a document regarding some necessary language that must be included in the deed for the Parker Meadows property in order to receive the \$500,000 in funding from the state Parks and Recreation Trust Fund (PARTF). The County Attorney explained that the county closed on the property before it was certain

it would receive a PARTF grant, and now a “Declaration of Restrictive Covenants” must be attached to the deed, as follows, “This property was acquired with State financial assistance from the North Carolina Parks and Recreation Trust Fund and, pursuant to a contractual requirement, the Property and/or any part thereof may not be converted to other than public recreation use (whether by transfer, sale or in any other manner) without approval of the North Carolina Department of Environment and Natural Resources.” The County Attorney recommended that the board approve the Declaration of Restrictive Covenants as presented, and to consult with Lou Ann Bryan with PARTF as to timing of the execution of the document. Upon a motion by Commissioner Beale, seconded by Commissioner Haven, the document was approved as presented, a copy of which is attached (Attachment 3) and is hereby made a part of these minutes.

RESOLUTION REGARDING INTERLOCAL CONTRACT FOR COOPERATIVE PURCHASING: The County Attorney explained the legal aspects of joining a purchasing group, in this case the Keystone Purchasing Network, noting that Parks and Recreation Director Seth Adams is looking to purchase a number of lights for the new ball fields at Parker Meadows. This network has the particular lights the county needs at a discounted price, and the County Attorney recommended that the board approve a “Resolution of the Macon County Board of Commissioners Authorizing Entry into Interlocal Contract for Cooperative Purchasing with Central Susquehanna Intermediate Unit” for this purpose, and to execute the membership application form as soon as possible. Upon a motion by Commissioner Tate, seconded by Commissioner Higdon, the board voted unanimously to adopt the resolution as presented, a copy of which is attached (Attachment 4) and is hereby made a part of these minutes.

CLOSED SESSION: At 6:48 p.m., upon a motion by Commissioner Beale, seconded by Commissioner Haven, the board voted unanimously to go into closed session for the purpose of consulting with the attorney under NCGS 143-318.11(a)(3). Just prior to entering the closed session, Chairman Corbin announced that the board would have a special meeting on Thursday, May 1, 2014 at the Macon County Heritage Center at the historic Cowee School beginning at 6:30 p.m. in order to hold a joint meeting with the Town of Franklin Board of Aldermen and the Town of Highlands Board of Commissioners. At 7:42 p.m., upon a motion by Commissioner Tate, seconded by Commissioner Haven, the board voted unanimously to come out of closed session and return to open session. No action was taken.

ADJOURN: With no other business, and upon a motion by Commissioner Tate, seconded by Commissioner Beale, the board voted unanimously to adjourn the meeting at 7:43 p.m.

Derek Roland
Ex Officio Clerk to the Board

Kevin Corbin
Board Chairman