

**MACON COUNTY BOARD OF COMMISSIONERS
CONTINUED SESSION
MARCH 18, 2014
MINUTES**

Chairman Corbin reconvened the meeting at 6:04 p.m. in the conference room of the Cecil L. Groves Center on the Macon County campus of Southwestern Community College (SCC) at 44 Siler Farm Road in Franklin, NC as recessed from the March 11, 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 discuss the proposed master plan for SCC's Macon County campus with SCC officials, but that there were a few items of business before the board and those would be addressed first.

RESOLUTION HONORING ROBERT C. CARPENTER: Chairman Corbin recognized the County Attorney, who prepared the proposed resolution, and who in turn recognized Linda Herman, who read the resolution into the record. Upon a motion by Commissioner Haven, seconded by Commissioner Tate, the board voted unanimously to approve a "Resolution to Memorialize the Life of Robert C. Carpenter and to Name the Macon County Community Facilities Building for him." The board directed the County Manager and Parks and Recreation Director Seth Adams to acquire appropriate signage for the building. A copy of the resolution is attached **(Attachment 1)** and is hereby made a part of these minutes.

LEASE FOR HIGHLANDS ROAD CONVENIENCE CENTER SITE: The County Attorney explained that he had worked with Bonita Hamstra, the president of J&B Disposal, to prepare a new lease agreement for the county's convenience center site on the Highlands Road. He said that the new agreement calls for a two-year lease of the property at a rent of \$375 per month, with options to renew the agreement for two one-year terms. Upon a motion by Commissioner Beale, seconded by Commissioner Tate, the board voted unanimously to

approve the lease agreement as presented, a copy of which is attached (Attachment 2) and is hereby made a part of these minutes.

DIVISION OF WORKFORCE SOLUTIONS OFFICE: The County Manager requested that Dale West, the manager of the state Division of Workforce Solutions (DWS) office in Franklin, be added to the agenda to address the board regarding the agency's office situation, and the board agreed without objection. After some opening comments, Mrs. West introduced Jim McMahan, who is the DWS regional manager. Mr. McMahan described budget cuts at the state level that are affecting DWS offices across North Carolina, noting that the Macon office has been targeted for "realignment." When the lease for the current location at 427 Harrison Avenue in Franklin ends on June 30 of this year, there will be no funding to renew it, he told the board. The rent on the facility is \$4,000 per month, and DWS must give the owner 60 days notice that it will not be renewing the lease, meaning that DWS officials have until April 30th to find a new location. Following a brief discussion, the board directed the County Manager to investigate a new location for DWS and to report back to the board in April.

ENGINEERING PROPOSALS FOR PARKER MEADOWS RECREATIONAL PARK: The County Manager announced that two proposals for engineering services had been received for Phase Two and Phase Three of the Parker Meadows Recreational Complex, but before discussing those, he asked the board to consider a resolution that would exempt the engineering design on the project from the state statute provisions, as the value of those services is less than \$50,000. The County Manager said that a proposal had been received from Michael Lovoy, the engineer who did the work on Phase One of the park, in the amount of \$49,500, and one from Larry Lackey of CEtech Associates in Franklin in the amount of \$49,750. The County Manager pointed out that the Lovoy proposal did not cover certain costs, and asked the board for authorization to enter into an agreement with CEtech Associates. Commissioner Beale asked if this would conclude the county's relationship with Mr. Lovoy, and the County Manager confirmed that it would. Following a discussion of the timeline for the project, upon a motion by Commissioner Beale, seconded by Commissioner Tate, the board voted unanimously to adopt a "Resolution Exempting Engineering Design Project from the Provisions of North Carolina General Statutes 143-64.31," a copy of which is attached (Attachment 3) and is hereby made a part of these minutes. Upon a motion by Commissioner Beale, seconded by Commissioner Tate, the board voted unanimously to authorize the County Manager to enter into an agreement for professional engineering services with CEtech Associates in an amount not to exceed \$49,750 for Phases Two and Three of the Macon County Parker Meadows Recreational Complex. A copy of the proposal is attached (Attachment 4) and is hereby made a part of these minutes.

ARCHITECTURAL PROPOSALS FOR PARKER MEADOWS RECREATIONAL

PARK: The County Manager announced that two proposals for architectural services had been received for the Parker Meadows Recreational Complex, one for the Concession Stand/Scorer's Booth Building at a lump sum fee of \$10,000, and another for a Picnic Pavilion at a lump sum fee of \$6,000, both submitted by Ritter Architecture of Franklin. The County Manager noted the board would need to consider a similar resolution that would exempt the architectural design on the project from the state statute provisions, as the value of those services is less than \$50,000. He also noted that he would need to meet with Tom Ritter and request to have dugouts for the ball fields included in the first proposal. The County Attorney said this would involve some added expense, and recommended that the board authorize the County Manager to negotiate in a range up to \$25,000 for all of the services. Upon a motion by Commissioner Beale, seconded by Commissioner Haven, the board voted unanimously to adopt a "Resolution Exempting Architectural Design Project from the Provisions of North Carolina General Statutes 143-64.31," a copy of which is attached (Attachment 5) and is hereby made a part of these minutes. Upon a motion by Commissioner Tate, seconded by Commissioner Haven, the board voted unanimously to authorize the County Manager to enter into an agreement for professional architectural services with Ritter Architecture in an amount not to exceed \$25,000 for the concession stand/scorer's booth building, dugouts and the picnic pavilion for the Parker Meadows Recreational Complex, pending final approval of an agreement by the County Attorney.

Prior to the presentation by SCC officials, the County Manager told the board there would be a need for a closed session at the end of the meeting for the purpose of consulting with the attorney.

MASTER PLAN FOR SCC MACON COUNTY CAMPUS: Dr. Don Tomas, the President of SCC, began by introducing members of the college's board of trustees and staff members who were in attendance. He then presented a video entitled "Success in the New Economy" before reviewing a PowerPoint presentation that outlined the college's plans to develop the Macon County campus in three phases over the next 30 years, ultimately creating a full-fledged campus here. Curtis Dowdle, the dean of public safety training, and Cheryl Davids, the dean of the Macon campus, offered additional comments about the various programs offered and the need and desire to expand in the county. Dr. Tomas stated that SCC officials were seeking a Memorandum of Understanding between the college and the county giving SCC the right of first refusal regarding approximately 19 acres of county-owned property located adjacent to the Cecil L. Groves Center. A lengthy discussion followed, with Chairman Corbin stating that he had no problem with the idea and that expansion of the college would be the highest and best use of the property. Chairman Corbin then polled the board members individually, and the consensus was to move forward with the expansion as outlined. The

discussion then turned to the effort of documenting such an agreement, and Jerry Sutton, one of the members of the SCC Board of Trustees, told the commissioners, "We're looking for another gift." Commissioner Beale suggested language in the proposed document that would bind the county to the agreement so that it could not be invalidated by another board. The board agreed, by consensus, to authorize the County Attorney to meet with Dr. Tomas to brainstorm and to structure an agreement outlining the county's commitment of the property to SCC. No formal action was taken.

Chairman Corbin declared a recess at 7:45 p.m.

Chairman Corbin called the meeting back to order at 7:58 p.m.

CLOSED SESSION: At 8 p.m., upon a motion by Commissioner Tate, seconded by Commissioner Beale, the board voted unanimously to go into closed session for the purpose of consulting with the attorney under NCGS 143-318.11(a)(3). Upon a motion by Commissioner Beale, seconded by Commissioner Tate, the board voted to come out of closed session and returned to open session at 8:18 p.m.

ADJOURN: With no other business, at 8:20 p.m., upon a motion by Commissioner Higdon, seconded by Commissioner Haven, the board voted unanimously to adjourn.

Derek Roland
Ex Officio Clerk to the Board

Kevin Corbin
Board Chairman