

Regular Meeting – June 5, 2018

The Graham County Board of Commissioners met Tuesday, June 5, 2018 in the Graham County Community Building located at 196 Knight Street Robbinsville, NC for their regular monthly meeting. All board was present.

1. Chairman Eller called the meeting to order.
2. Chairman Eller asks Commissioner Williams to give the Invocation.
3. Chairman Eller asks Commissioner Orr to lead the Pledge of Allegiance.
4. Chairman Eller asks for changes to the agenda. Manager Garland stated that we needed to delete Item 6 – Kevin King he was unable to attend and add Sanitation Director Gavin Colvard to closed session for personnel. Commissioner Williams made the motion to approve the agenda with the changes as stated. Commissioner Orr seconded this motion. Vote unanimous.
5. Chairman Eller asks for approval of the May 15th Workshop and Regular Meeting Minutes; the May 1st Regular Meeting Minutes and the May 21st, 22nd and 23rd Budget Meeting Minutes. Commissioner Orr made the motion to approve the minutes as stated. Commissioner Williams seconded this motion. Vote unanimous.
6. Chairman Eller asks Erma Phillips, Tax Assessor to speak. Ms. Phillips stated that she was here today to present the 2019 Schedule of Values. Ms. Phillips stated that Brandy Cook, Tax Assessor Trainee was present to get the understanding on presenting the schedule to the board and Ron McCarthy our business property appraiser is present as well. Ms. Phillips stated that we will be holding a public hearing on the schedule of values on June 19th and will need to continue that meeting to June 26th for the adoption.
7. Chairman Eller asks for the manager's report. Manager Garland stated that she would like to present the 2018-2019 Proposed Budget. Manager Garland stated that the Ad Valorem Tax Rate is \$.585 per \$100.00 at full valuation and is established as the official tax for the County of Graham for the Fiscal Year 2018-2019. Manager Garland stated that the rate is based on the total valuation of \$1,041,269,674.00 at 96.64 percent collection. The revenue neutral rate is \$.5293 per \$100.00 at full valuation at the last valuation. The full \$.585 per \$100.00 tax rate will be used to fund general fund appropriations. Manager Garland stated that the recommended budget for all Graham County Funds has an annual operating budget of \$17,020,116.00. The funds will be paired into the following group totals: General Fund - \$15,913,116.00 which is 93.50% of the budget and is the general operating fund of the county. It is used to account for all of the financial resources except for those required to be accounted for in another fund. The primary revenue sources are ad valorem taxes, sales taxes, federal and state grants, and various other taxes and user fees. The primary expenditures are for general government services, public safety, human services, education and debt service; Special Revenue Funds – Revaluation \$30,000.00 which is .18% of the budget; 911 Fund \$320,000.00 which is 1.88% of the budget; Economic Development Fund \$757,000.00 which is 4.45% of the budget for a total of special revenue funds of \$1,107,000.00 which is a total of 6.50% of the budget. The Special Revenue Funds are used to account for specific sources that are legally restricted to expenditures for specific purposes. The County will maintain three (3) Special Revenue Funds for Fiscal Year 2018-2019, Revaluation Fund, 911 Fund and Economic Development Fund. Manager Garland stated that the Capital Projects Fund – 911 Call Center Capital Grant is \$1,500,000.00. The Capital Project Funds are used to account for the financial resources to be used for acquisition and construction of major capital facilities. These funds have a project budget as opposed to an annual budget. Construction of the 911 Call Center will be completed in the fiscal year 2018-2019. The amounts presented represent the funds to be expended in the 2018-2019 budget year. Capital Projects are presented for information purposes only. A capital project ordinance is in place for the 2018-2019 budget year. Manager Garland stated that the board was able to give a 3% COLA for departments that did not see an increase in this year's budget; added a personal IT position that will be utilized daily; added a 911 Addresser which will be supported by 911 Revenues; allow the purchase of a new truck for the cemetery; will not purchase a new ambulance this budget year due to the low mileage of our current fleet; gave \$1,000,000.00 to the school for current expense and \$100,000.00 for capital outlay; put aside \$166,000.00 for the capital reserve fund as recommended by the debt consultants; place \$1.5 million in a NC Trust Fund which will accumulate up to \$2,000.00 per month in interest. Manager Garland stated that

she would need permission from the board to place the \$1.5 million in the NC Trust Fund. Commissioner Orr made the motion to place the surplus funds of \$1.5 million dollars in a NC Trust Fund. Commissioner Williams seconded this motion. Vote unanimous. Manager Garland stated that we will be having a public hearing for the budget on June 19th and thanked the board for their hard work and due diligence.

8. Manager Garland stated that she was presenting a resolution for board consideration to withdraw the Stanley Park project as a PARTF Grant and stated that we will have a public hearing on June 19th for public input. Manager Garland stated that the reasons for the withdrawal are as follows:
 - a. Graham County was approved for the PARTF Grant in 2014 in the amount of \$500,000.00 to take property donated by Stanley and convert it to a park;
 - b. Because it was a former industrial site, we felt that it was in the best interest of the potential users of the park, many of them children with their families to make sure that the area is safe from contaminants that could be detrimental to their health and welfare;
 - c. Following a two phased survey, Anchor QEA discovered substances which qualified a 6-7 acre area as a brownfield and under their guidelines, assisted us in reaching out to DEQ for their assessment;
 - d. They did find that there is no contamination of the groundwater at the site and on property adjacent to the site and that no contaminant has traveled into surface water. They tested residential wells in the area and found no contamination;
 - e. Following DEQ's reading of the reports, they placed Graham County under the Brownfield's program and are requiring that a full assessment of the acreage before Graham County could proceed with the PARTIF program grant activities;
 - f. Graham County applied for an EPA assessment grant, was turned down but were encouraged to reapply and this process will begin August 2018;
 - g. In addition, we were required to have an appraisal done on the property due to the fact that the discovery of the Brownfield devalued the property. This had an adverse effect on the grant because the land was standing as a dollar for dollar match;
 - h. During the course of this process, the three year window for use of the monies lapsed. We obtained an extension in September 2017 but will expire September 2018 and under PARTF guidelines there are no more extensions;
 - i. Graham County met with PARTF officials on several occasions and they recommend that because of the uncertainties surrounding the material buried causing the contamination, the timing for remediation, and the ability to use the land as match, they encouraged us to return the grant. They will assist us in finding other suitable sites for future grants and have encouraged us to reapply in the coming grant cycle ending next May and will provide technical assistance in the process;
 - j. Manager Garland stated emphatically that the \$500,000.00 has not been drawn down. We have drawn down \$44,000.00 which will have to be returned at some point. PARTF will work with us to make the payback as easy on the county as possible because we have done our due diligence;
 - k. Manager Garland stated that she hoped that as things progress we will be able to remediate the issue without cost to the taxpayers of the county and there will be a public hearing coming on this issue. The public hearing is set for June 19th.

Manager Garland read the resolution and asked approval of the resolution. Commissioner Orr made the motion to approve the resolution as read. Commissioner Williams seconded this motion. Vote unanimous.

9. Manager Garland stated that the courthouse assessment was last Thursday and Friday and we will have a full report in the early to mid-July. Manager Garland stated that they did find that the structure of the courthouse is solid (only a small crack in the foundation), however, the systems within the courthouse are outdated as we were aware of already.
10. Manager Garland stated that the Stecoah Valley Center will be asking to be placed on the agenda for July 19th and would also like to invite the commissioners to hold their monthly meeting at the Center sometime in the near future, possibly July as they would like to host the meeting and provide dinner for the board.
11. Manager Garland stated that the Cross Creek Property Owners Association has done research into the method to follow with the state regarding having their channel designated as a No Wake Zone and she provided the information in their packets. Manager Garland stated that the

local government unit must contact the state to start the process, as shown on the flow chart provided.

12. Manager Garland stated that the County Auction was pretty successful and the county raised \$4,800.00 and further stated that we will be having another auction soon.
13. Manager Garland stated that on June 14th the A-0009 meeting will be in Andrews.
14. Chairman Eller asks for public comment. Deena Collins, Community Relations with Erlanger was asked to speak. Ms. Collins stated that we have a new CEO Mark Kimball who will be bringing great changes to our community and stated that they would like for Graham County to consider Murphy Medical a three county region hospital for Graham, Clay and Cherokee Counties and they are very excited to look out for the people who live here and they are very excited to be here. Commissioner Orr stated that we are excited with the changes. The board all agreed.
15. Chairman Eller asks for the discussion items. Manager Garland stated that we have Releases of \$30.31 and Discoveries of \$804.62. Commissioner Williams made the motion to approve the releases and discoveries as stated. Commissioner Nelms seconded this motion. Vote unanimous.
16. Manager Garland stated that the board had a poll for Sophia Paulos to travel to Denver to attend an EXPO and the trip will be funded by Mountain West Partnership and the vote was four to one. Commissioner Orr stated that after consideration was given she would like to change her vote to yes due to this being a world-wide trade show and Ms. Paulos with Josh Carpenter will be representing all (7) Western Counties. Commissioner Williams made the motion to approve the poll as stated. Commissioner Wiggins seconded this motion. Vote unanimous.
17. Manager Garland stated that she needed to know which commissioners would be attending the Azalea Festival reception at Stecoah Valley Center June 15th at 6:00 p.m. Commissioner Nelms and spouse; Commissioner Wiggins and spouse and Commissioner Orr would attend the reception.
18. Manager Garland stated that Commissioner Orr had given a pamphlet of Graham County to Kevin Leonard with the NCACC. Commissioner Orr stated that he seemed pleased and she was proud to hand out the pamphlets to everyone.
19. Manager Garland asks if the board wanted to set guidelines for campaign signs on county property. Attorney Coward stated that the board would need to do an ordinance and a public hearing on this issue. Chairman Eller asks that we include the election board in on the conversations. Manager Garland did research and there is a general statute that sets out guidelines.
20. Chairman Eller asks for new or old business. No new or old business was discussed.
21. Chairman Eller stated that the board would need to go into closed session under G.S. 143-318.11(a) (1) (3) (5) (6) for privileged or confidential information, attorney-client privilege, personnel and contracts. Commissioner Wiggins made the motion to go into closed session as stated. Commissioner Orr seconded this motion. Vote unanimous.
22. Commissioner Nelms made the motion to go back into open session. Commissioner Williams seconded this motion. Vote unanimous.
23. Chairman Eller asks for a motion to refuse the purchase of the property that the Graham County Schools wishes to sell on Highway 28. Commissioner Williams made the motion to refuse the purchase of the property as stated. Commissioner Wiggins seconded this motion. Vote unanimous.
24. Chairman Eller asks for a motion to appoint Manager Garland as the Public Information Officer for the county. Commissioner Orr made the motion to appoint Manager Garland as the Public Information Officer for the county. Commissioner Wiggins seconded this motion. Vote unanimous.
25. Commissioner Wiggins made the motion to adjourn. Commissioner Nelms seconded this motion. Vote unanimous.

Signature page for the June 5, 2018 Regular Meeting Minutes is attached.

Signature page for the June 5, 2018 Regular Meeting Minutes

Keith Eller, Chairman, Graham County Board of Commissioners

Connie Orr, Vice-Chairman, Graham County Board of Commissioners

Jacob Nelms, Member, Graham County Board of Commissioners

Dale Wiggins, Member, Graham County Board of Commissioners

Raymond Williams, Member, Graham County Board of Commissioners

ATTEST:

Kim Crisp, Clerk to the Board