

Special Meeting – October 3, 2025

The Graham County Board of Commissioners met Friday, October 3, 2025, at 1:00 p.m. in the Graham County Community Building located at 196 Knight Street Robbinsville, NC for a special meeting to discuss the Justice Center Project: Sanitation Construction Project, Community Development Block Grant (CDBG) and Closed Session for Contracts. All board was present. Also, present Manager Brady Cody, Finance Director Stacy Carpenter, Project Manager Jason Marino and Clerk Kim Crisp.

1. Chair Smith called the meeting to order.
2. Chair Smith asks for approval of the agenda. Manager Cody asks that we strike Joint Meeting from the agenda and the discussion on the Justice Center will be for the site itself. Chair Smith asks for a motion to approve the agenda with the stated changes. Commissioner Williams made the motion to approve the agenda with the stated changes. Commissioner Orr seconded this motion. Vote unanimous.
3. Chair Smith asks Manager Cody to proceed with the discussions. Manager Cody stated that they received the survey quotes for the Justice Center property for the board's review. Manager Cody stated that the first order of business is to discuss the quote pricing and requests that the board adopt a Resolution Exempting Project from G.S. 143-64.31 Mini Brooks Act. Manager Cody stated that this resolution will exempt the requirement from the Mini Brooks Act for a sum of \$50,000.00 or less. PM Jason Marino stated that Aldridge Land Surveying submitted a quote for \$16,875.00 to survey the property known as the Justice Center Site with a deposit of \$5,000.00. PM Marino stated that they will establish the existing boundary lines associated with the project and move/create new lines for new boundaries and establish the lines around the existing county building. PM Marino stated that this will locate all data for a topographic survey and produce a new plate depicting the area the county would be purchasing.
4. PM Marino stated that Moseley Architecture is still awaiting the sizes for the proposed court rooms, how the facility will sit, alternate access including the county property so the county can have a complete survey for drainage and water runoff.
5. Manager Cody stated that the price for the Survey was very reasonable, and this company is local. Manager Cody stated that he did speak with Moseley for an analysis of expense of operations with cost estimates of comparable facilities . PM Marino stated that in the RFQ the citizens need to have an idea of what this facility will cost once it is staffed, operational and for continued maintenance. PM Marino stated that this will give the board an idea of the facility projection costs. Manager Cody stated that the estimate is still a higher number of beds, and our population is decreasing instead of increasing. PM Marino stated that the project is set for (62) beds based on the number of inmates that we average. PM Marino stated that the board has to have separate units for females, and the pods generally hold (8) units for a total of (16) people but some will have special needs, so his recommendation is to keep the pods at (8) units per pod. PM Marino stated that there is a lot of data on the information received and the county inmates are staying steady at (31). PM Marino stated that the board would need to keep in mind that the cost for (52) was around \$30,000,000.00 so the extra beds would be another (\$15M to \$25M). Chair Smith stated that she liked the idea of the pods and maybe the county can do those in phases, but she would like to see the cost analysis on how much it costs to run a facility of this size. Manager Cody stated that the price is around \$400-500,000.00 to send the inmates out and we do not have enough manpower to run the jail at the current capacity of two. Chair Smith stated that this board cannot afford to bite off more than they can pay for. PM Marino stated that if the board settled on a number, they would work on the expense side. PM Marino stated that a jail is the most expensive facility to build and maintain but he will gladly ask for comps to compare apples to apples on the costs to maintain and staff.
6. Manager Cody asks that the board adopt the resolution exempting the county from the Mini Brooks Act for costs under \$50,000.00 that way the county does not have to advertise, it keeps the market local and efficient. Commissioner Williams stated that we needed to get started soon on this project. Commissioner Orr asks if they are adopting the same resolution for both projects. Manager Cody stated that each project would require the resolution adoption.
7. Commissioner Orr made the motion to adopt the Resolution to exempt the County from the Mini Brooks Act for the Justice Center land surveying. Commissioner Williams seconded this motion. Vote unanimous.

8. Commissioner Orr made the motion to accept the quote from Aldridge Land Surveying for \$16,875.00 for the Justice Center Site. Commissioner Cody seconded this motion. Vote unanimous.
9. Finance Director Stacy Carpenter stated that she would have a capital project ordinance at the next meeting for the board's review and approval.
10. Commissioner Nelms made the motion to adopt the Resolution to exempt the County from the Mini Brooks Act for the Sanitation Project. Commissioner Nelms made the motion to adopt the resolution as stated. Commissioner Orr seconded this motion. Vote unanimous.
11. Commissioner Williams made the motion to approve the quote for marking a portion of the boundary line at the sanitation department along with providing elevations around the old recycle building to allow for the engineer/architect to design a new slab for a new building for \$1000.00. Commissioner Orr seconded this motion. Vote unanimous.
12. Manager Cody stated that he has spoken with Southwestern Commission, and they originally thought that they could postpone the evaluations but they cannot so the administrative staff will be busy for the next two weeks to start the paperwork process for the CDBG proposed names.
13. Manager Cody stated that the board needed to appoint a housing select committee and in the past the board of commissioners have served in this role. Commissioner Williams made the motion to appoint the Board of Commissioners as the Housing Select Committee for the CDBG. Commissioner Orr seconded this motion. Vote unanimous.
14. Manager Cody discussed the proposed Selection Committee Bylaws and stated that Southwestern Commission can be paid through the administration fees, but he would serve as the facilitator and present to the board the names for prioritization rank and decide what homes need the most attention.
15. Manager Cody stated that he did speak with NC Commerce, and the board could have two activities, which is a great idea if we had time for planning, but the acquisition timeline is now very limited. Manager Cody stated that Southwestern Commission did know of a local non-profit that owns and develops housing, and this is a possible activity for the boards review. Manager Cody stated that the budget would be around \$11 to \$13 million for the entire units but the county can only ask for \$5,000,000.00 which will include the Neighborhood Revitalization program as well. Manager Cody asks how much the board wanted to use for each activity; did they want to partner with a local non-profit company for family oriented, income-based housing. Commissioner Nelms stated that we do not have enough contractors to do those type units and the neighborhood revitalization. Manager Cody stated that the site would have to be shoveled ready as well. Commissioner Orr stated that she is pleased that we have found a contractor who is interested in projects in the country, especially a private developer, and this could work for workforce housing. Manager Cody stated that another option is for smaller single-family units. Chair Smith asks if the board received the grant would they be allowed to do an amendment if needed or should we just add more to the neighborhood revitalization. Commissioner Cody stated that he did worry about the town's sewer and water if these type units would put a strain on their system. Manager Cody stated that the board can apply for the total \$5M for the neighborhood revitalization. Manager Cody stated that a shelter is one project that qualifies but we are not shovel ready. Commissioner Orr stated that she is in favor of increasing the neighborhood revitalization and asks if we are using the original list. Manager Cody stated that no, the staff have started a new list. Commissioner Orr stated that she would like to see the list and work through them. Manager Cody stated that some on the list may not qualify but the list is still large. The board all discussed and wanted the money to be used for the neighborhood revitalization.
16. Chair Smith asks for a motion to adopt the Selection Committee Bylaws as presented. Commissioner Nelms made the motion as stated. Commissioner Williams seconded this motion. Vote unanimous.
17. Finance Director Carpenter stated that she did need the board to adopt the Capital Project Ordinance for the Graham County Capital Project for Sanitation. Commissioner Orr made the motion to adopt the Capital Project Ordinance as stated. Chair Smith seconded this motion. Vote unanimous.
18. Chair Smith asks for a motion to go into closed session under N.C.G.S. 143-318.11(a)(5) for contracts. Commissioner Orr made the motion to go into closed session as stated. Commissioner Williams seconded this motion. Vote unanimous.
19. Chair Smith asks for a motion to go back into open session. Commissioner Williams made the motion as stated. Commissioner Orr seconded this motion. Vote unanimous.
20. Chair Smith asks for a motion to adjourn. Commissioner Williams made the motion to adjourn. Commissioner Orr seconded this motion. Vote unanimous.

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Meggan Smith, Chair, Graham County Commissioner

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Lynn Cody, Vice-Chairman, Graham County Commissioner

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Jacob Nelms, Member, Graham County Commissioner

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Connie Orr, Member, Graham County Commissioner

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Natasha Williams, Member, Graham County Commissioner

ATTEST:

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Kim Crisp, Clerk to the Board