

Regular Meeting – August 1, 2017

The Graham County Board of Commissioners met Tuesday, August 1, 2017 at 5:30 p.m. in the Graham County Community Building located at 196 Knight Street Robbinsville, NC for their regular monthly meeting. All board members 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 approval of the agenda. Manager Garland stated that we needed to add Misty Hembree as Item #5A and under new business we need to add the Poll that was taken for the Citrix Switches and Item #10 needs to be changed from adjourned to continue. Commissioner Williams made the motion to approve the agenda with the stated changes. Commissioner Nelms seconded this motion. Vote unanimous.
5. Chairman Eller asks for approval of the minutes for the Workshop and Regular Meeting for July 18th. Commissioner Wiggins made the motion to approve. Commissioner Williams seconded this motion. Vote unanimous.
6. Chairman Eller asks Misty Hembree to speak. Misty Hembree, 911 Director stated that she is requesting approval of two change orders for the new 911 Call Center. The first change order is to change the outdoor Manual Transfer Switch from the specified Tri-Star Docking Station to a standard Square D Manual Transfer Switch (DTU326R) for a total savings of \$32,000.00; and the second change order is to change the wiring in the framed-in walls from conduit with THHN wire to MC Cable. This would be for 120 Volt receptacles and switches only. Home-runs to the panels will still be in EMT conduit and the devices in outside walls will still be in conduit for a savings of \$6,500.00. The board was very pleased with these changes. Commissioner Orr made the motion to approve Change Order #1 and Change Order #2 for the 911 Call Center. Commissioner Williams seconded this motion. Vote unanimous.
7. Chairman Eller asks Becky Garland, County Manager to speak. Manager Garland stated that she had done some research on the Roy Stiles property valuation. Manager Garland stated that his vehicle was valued at \$22,020.00 and he claimed high mileage. Manager Garland stated that she spoke with NCDOR on Friday after doing some research and the statute states that vehicles are valued based upon a schedule of values determined by the NCDOR and the assessor can make adjustments based on general condition of the car. Manager Garland called NCDOR and asked them to walk her through the process of valuation and they stated that the assessor can make adjustments for high mileage in the VTS System. Manager Garland stated that NCDOR reduced the value based on Mr. Stile's mileage of 116,000 from \$22,020.00 to \$15,987.00, determined the value and will be issuing a refund of \$35.30.
8. Manager Garland stated that the next issue was the home valuation and presented the board with a spreadsheet of values. Manager Garland stated that Mr. Stiles stated in public comment that his tax bill had quadrupled from 2016 to 2017 and this was a true statement. Manager Garland reviewed the tax scroll between 2009 to present and his value had changed mostly during revaluations however in 2015 his home value went from \$13,170.00 to \$1570.00. The value in 2009 before the 2010 revaluation was \$40,480.00 and it appears that there are keypunch errors in the processing of the data in the reval years. Mr. Stiles had likewise brought pictures of the condition of the house which was supplied for the board's review. The foundation of the house is failing and this is causing separation in the walls and chimney. Manager Garland stated that according to the tax card he has 1765 square feet and an unfinished basement and the replacement value on the tax card is \$156,000.00. Under General Statutes 105-394 and according to Chris McLaughlin at the UNC School of Government this issue would fall under "immaterial irregularity". In addition, under G.S. 105-325, the Board of Commissioners can make changes to the tax records after the Board of Equalization and Review has closed to correct tax records due to clerical or mathematical errors. The question for the board will be what value to assign to this property. Commissioner Wiggins made the motion to take the value back to the 2015 appraisal of the home. Commissioner Orr seconded this motion. Vote unanimous.
9. Manager Garland stated that she received a letter from the Town of Lake Santeetlah and the Friends of Lake Santeetlah to FERC regarding the issue of Brookfield stating in May that they would withhold or withdraw dock permits from property owners whose did not specify

contiguous ownership of the 1817 contour line of Lake Santeetlah. The property owners and the Town strongly disagree with Brookfield's position and they state that a 2006 agreement with Brookfield and FERC stated that these property owners would be grandfathered in. The property owners plan to file a formal complaint and appeal to FERC and are asking that she sign off as a stakeholder. Manager Garland attached their letter for the board to review. One of the immediate potential negative impacts to this issue for the county will be that owners affected will become lake view as opposed to Lake Front and this will have a negative impact to our tax base. Manager Garland asks the board if she needs to sign off on this letter. Commissioner Williams made the motion to have Manager Garland sign off on this letter. Commissioner Orr seconded this motion. Vote unanimous.

10. Manager Garland stated that Patrick Woody, President of the NC Rural Center met with several from Graham County and Cherokee County last Wednesday at Tri-County Community College in Marble, NC and he will be coming to Graham County on Wednesday, August 23rd at the manager's office and asks that the commissioners attend. Commissioner Wiggins stated that the whole board needed to attend. All board agreed and will continue their August 15th meeting.
11. Manager Garland stated that she gave the board a copy of the Vaya Health 4th quarter financials for review.
12. Manager Garland stated that she received notification that Sophia Paulos has been offered a position in the Class of 2018 for Leadership North Carolina with a substantial scholarship of \$5,000.00 out of a \$5250.00 tuition. The program begins in October and ends in May 2018 with monthly meetings in Raleigh. Manager Garland stated that the Leadership North Carolina's mission is to inform, develop, and engage committed leaders by broadening their understanding of and involvement in issues and opportunities facing the state. Commissioner Williams made the motion to accept the offer and allow Sophia Paulos to attend the Class of 2018 Leadership North Carolina. Commissioner Nelms seconded this motion. Vote unanimous.
13. Manager Garland stated that the August 8th meeting with NCDOT has been changed to a Skype meeting and she has talked with Brian Burch and he will be coming over to our Transit Facility to join us for the meeting.
14. Manager Garland stated that Valley River Humane Society has already begun accepting animals at the shelter from Graham County and their first van run is this Friday at 8:00 a.m. in the Ingles parking lot. Manager Garland stated that this is a big step forward for the county to have this service back in the county.
15. Manager Garland stated that the P&J Construction began yesterday and they have 180 days to complete the project with an anticipated completion date of January 26th.
16. Manager Garland stated that she attached a workplace for children policy for the board to review and would have discussion at the next regular meeting.
17. Manager Garland stated that she would now go to the discussion items. Manager Garland stated that the first item is the approval of the Releases - \$545.52 and the Discoveries - \$45,811.29. Commissioner Williams made the motion to approve the Releases and Discoveries. Commissioner Orr seconded this motion. Vote unanimous.
18. Manager Garland stated that the Town of Robbinsville had asked if the county would be willing to apply for a CDBG Grant for sewer line extensions. The board had discussion and do not wish to apply for this grant. The county had paid a substantial amount of money on the last two applications that did not get funded.
19. Manager Garland stated that the USFS has requested to rent available dumpsters for the Skyway during the eclipse, August 21st and are willing to pay \$250.00 per dumpster. The board did not feel that we would have any available cans and denied this request. The board asks that Manager Garland inform them that Josh Stevens and Brandon Dill supply this service.
20. Manager Garland stated that Foundation Forward will be starting soon and she was not clear on the exact location at the library for the monuments and asks that the commissioners pick an exact location. Commissioner Nelms asks for the specifications and will pick a location.
21. Manager Garland stated that the board needed to be discussing who they wish to sit on the Health Advisory Board. The board asks that the current members be contacted and see if they wish to continue sitting on this board. The board discussed pay for these meetings. The board gave a directive to Manager Garland and Clerk Crisp to contact the board members and see if they would like to serve on the advisory board. Commissioner Wiggins stated that we needed to set the dates when the meetings are to be held.

22. Manager Garland stated that she needed approval of the poll for the Citrix Switches that was taken on July 27th. Commissioner Orr made the motion to approve the poll. Commissioner Williams seconded this poll. Vote unanimous.
23. Chairman Eller asks for public comment. No one was signed in for public comment.
24. Chairman Eller asks for a motion to go into closed session under G.S. 143-318.11(a)(1)(3)(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.
25. Commissioner Nelms made the motion to go back into open session. Commissioner Orr seconded this motion. Vote unanimous.
26. Commissioner Wiggins made the motion to eliminate the position of Special Projects Coordinator leaving Jacob Nelms as the full-time Building Inspector. Commissioner Orr seconded this motion. Vote unanimous.
27. Commissioner Orr made the motion to approve the 6 month contract with Valley River Humane Society which will run July 1, 2017 to December 31, 2017. Commissioner Williams seconded this motion. Vote unanimous.
28. Commissioner Orr made the motion to continue the meeting until Monday, August 7, 2017 at 5:00 p.m. Commissioner Nelms seconded this motion. Vote unanimous.

Keith Eller, Chairman, Graham County Commissioner

Connie Orr, Vice-Chairman, Graham County Commissioner

Jacob Nelms, Member, Graham County Commissioner

Dale E. Wiggins, Member, Graham County Commissioner

Raymond Williams, Member, Graham County Commissioner

ATTEST:

Kim Crisp, Clerk to the Board