

## HAYWOOD COUNTY COMMISSIONERS

### REGULAR MEETING – September 8, 2015

#### **CALL TO ORDER**

Chairman Mark S. Swanger convened the regular meeting of the Haywood County Board of Commissioners at 9:00 a.m. in the Historic Courtroom at the Haywood County Historic Courthouse, Waynesville, North Carolina, with Chairman Mark S. Swanger, Vice-Chairman J.W. “Kirk” Kirkpatrick III, Commissioners L. Kevin Ensley, Michael T. Sorrells and Bill L. Upton present. Staff members present were County Manager Ira Dove, County Attorney Leon M. “Chip” Killian, III, Finance Director Julie Davis and Peggy Cope.

#### **PLEDGE OF ALLEGIANCE**

Chairman Swanger led the Pledge of Allegiance.

#### **INVOCATION**

Commissioner Ensley offered the invocation.

#### **PUBLIC HEARING**

Chairman Swanger opened the Public Hearing on the consideration of the construction of a public services training facility at Haywood Community College, pursuant to an installment financing contract in a principal amount not to exceed \$4.1 million dollars and recognized Finance Director, Julie Davis.

Ms. Davis explained that one public hearing has already been held on this. She stated that bids had come in and were high. She read a statement noting the publish date and notice of public hearing. She said that the cost of the project is approximately \$5.3 million dollars with an anticipated loan amount not to exceed \$4.1 million dollars. She said that the estimated debt service to repay this is approximately \$450,000 per year and is to be paid from the sales tax proceeds that have been dedicated for community college projects.

Dr. Barbara Parker reiterated that this has been discussed before and the reason for this loan is to meet the higher budget for this project.

Fire Chief Joey Webb thanked the Board and the College for the efforts to make this happen.

Vice-Chairman Kirkpatrick noted that the Haywood Community College Board of Trustees approved this project.

Commissioner Sorrells asked Dr. Parker if there was a reason the HCC Board did not reopen the project for new bids and Dr. Parker responded that their concern was that the cost may go up more if they waited.

Brek Lanning explained that if the project was split, it would be a couple of months for rebidding to take place. It would have taken six to eight months to be ready if the plans had altered.

Commissioner Sorrells asked if it had gone back out for rebidding would it have been possible for smaller contractors to rebid and Mr. Lanning said possibly, but if it had been split, the burn building could be built this year and they may have had to wait a year or two to build the rest of the project.

Commissioner Ensley stated that he supports the project and promises had been made that this project would be done. He said that he is glad to see that the college is supporting the trade jobs.

Commissioner Upton stated that there is expertise required to build the burn building and Mr. Lanning agreed. He stated that the architects agreed to look at value engineering to help with savings during this project.

Vice-Chairman Kirkpatrick stated that historically there has not been any reduction with construction costs. He said that he feels that those costs would not have gone down and he is sure the HCC Board looked at this as well.

Commissioner Sorrells asked Dr. Parker if there are plans if the project goes into overruns, and Dr. Parker stated that there is contingency in the budget for that. Mr. Lanning said there is 5% in the budget. Commissioner Sorrells stated that he thinks it is a great project, however he does worry about the cost.



County Manager

- a. Premier Cab Company, Medicaid Medical Transportation -  
Mr. Dove explained that this is an annual contract for medical transportation. He noted that it is federally funded and is in the amount of \$70,000.
- b. Haywood Vocational Opportunities, Inc. contract for Work First participants –  
Mr. Dove explained that this is from federal funds and is for job readiness, development and training for eligible Work First participants and is necessary to meet the participant rate. It is in the amount of \$90,000.
- c. Mountain Projects, Medicaid Medical Transportation –  
Mr. Dove explained that Mountain Projects is one of the largest providers for Medicaid medical transportation in the County. He noted that they have lift vans that aid in the transportation of clients that need that type of assistance. It is federally funded and in the amount of \$120,000.

Mr. Killian has reviewed the contracts.

4. Approval of contract for HHS Board member, Amalia Huber to provide child and family team facilitation and Spanish interpretation services to HHS clients –  
Ira Dove, County Manager  
Mr. Dove explained that Ms. Huber has contracted with the department for several years prior to becoming a board member. She provides child and family team meetings and provides Spanish interpretation to HHS clients. He stated that the combination of both services with the required qualifications are rare, and he is not sure there is anyone in the County that could perform those services. There is a procedure if the services are provided by a HHS Board member to the agency according to NCGS 14-234, required to be approved by the HHS Board, approved by the BOCC, and posted at the courthouse. This is in the amount of \$8,500.

## **OLD BUSINESS**

### **NEW BUSINESS**

#### **Request approval of the contractor, Advanced Wireless Solutions, Inc., for the 911/EOC Radio Tower Project - \$125,502**

Chairman Swanger recognized Facilities and Maintenance Director, Dale Burris. Mr. Burris explained that Advanced Wireless Solution, Inc. was the lowest responsible, responsive bidder for the project. There are multiple stages for this project and this is the first step. Mission Critical Partners and the Tower Expert concurred after the examination of the bid proposals and using the scoring matrix, that Advanced Wireless Solutions, Inc. was the contractor with the lowest responsible bid. He will bring the contracts back to the next meeting for approval.

Commissioner Upton made a motion to approve Advanced Wireless Solutions, Inc. as the lowest responsible, responsive bidder for the 911/EOC Radio Tower Project in the amount of \$125,502 with State grant funds and Commissioner Ensley seconded. The motion passed unanimously.

#### **Request approval of the contract with Spatialest Appraisal and Comparison Software for real property re-evaluation - \$60,000**

Chairman Swanger recognized Solid Waste/Tax Administrator, David Francis. Mr. Francis stated that there are two contracts and explained both. He said that Spatialest is a company that has a helpful re-evaluation tool. The County has looked at purchasing new software for several years in the cost of \$780,000, which was re-negotiated down to \$400,000. Due to budget constraints, the County decided to make do with what it had. He stated that this contract will aid with re-evaluations and do comparables that will show how it works. He explained that the Spatialest program sits on top of the GIS mapping program and uses that data to compare sales and to compare neighborhoods. Neighborhood delineation will be done again for the next re-evaluation. This program helps the appraiser take the appraisal that is done in that neighborhood and review it. It will pinpoint houses that may be different, which will allow the appraiser to further investigate the difference. The County will get data analysis and analytical information that it has never seen before.

The second part will pull comparables which will be easier to read and easier to understand.

Vice-Chairman Kirkpatrick confirmed that this program will help the re-evaluation become more accurate, reiterating that the County has around 36,000 properties to appraise.

Commissioner Ensley asked how old the program is that the County currently uses, and Mr. Francis said that it is from 1978.

Commissioner Sorrells asked about the yearly maintenance fee and Mr. Francis responded that it will be \$21,000; \$15,000 for Comper and \$6,000 for maintenance. There is a current yearly maintenance fee with the program being used now in the amount of \$30,000.

Commissioner Upton confirmed that this program will help people understand why their property value increases or decreases.

Chairman Swanger noted that while serving on the BOER, he saw citizens that were upset because they could not understand the card that they receive from the current program.

Mr. Dove asked a clarifying question that the current system Keystone will still be required and Mr. Francis said yes.

Chairman Swanger commented that this is a Fiscal Year 2015-16 budgeted item.

Commissioner Ensley made a motion to approve the contract in the amount of \$60,000 with Spatialest Appraisal and Comparison Software for real property re-evaluation and Commissioner Upton seconded. The motion passed unanimously

**Request approval of water tap fees and plumbing/supply lines connections to supply city water to homes near the Francis Farm Landfill - \$16,669**

Chairman Swanger recognized Solid Waste/Tax Administrator, David Francis.

Mr. Francis explained that in 2009, it was discovered that some homes near the landfill did not have city water. He noted that demarcation done at the site showed where the contamination was. No water supplies have been contaminated. After listening to the concerns of the Board and citizens, it has been decided to connect residents to city water who live near the landfill. This is being done out of abundance of caution due to the contaminants identified at the landfill. The County will have to pay tap fees to the Town of Waynesville and connections to run up to the houses.

Chairman Swanger noted that this will relieve the County from any future responsibility from contaminants from the landfill.

Commissioner Upton made a motion to approve water tap fees and plumbing/supply lines connections to supply city water to homes near the Francis Farm Landfill in the amount of \$16,669 and Commissioner Sorrells seconded. The motion passed unanimously

**Budget Amendment – Capital Project Fund - \$16,669 – transfer to Solid Waste Special Revenue Fund for tap fees for residents at Francis Farm Landfill**

Chairman Swanger recognized Finance Director, Julie Davis.

Ms. Davis explained that there is a water and sewer capital project that has \$16,669 in the fund balance. She noted that it is the old West Canton water and sewer project, \$40,000 of which was given to the Town of Canton. She said that the remaining \$16,669 is not enough to do a capital project, so this will be moved out of the Capital Project Fund and transferred into the Solid Waste Special Revenue Fund.

Commissioner Sorrells made a motion to approve the budget amendment as described and Commissioner Ensley seconded. The motion passed unanimously.

HAYWOOD COUNTY  
BUDGET ORDINANCE AMENDMENT  
FISCAL YEAR 2015-2016

PER: \_\_\_\_\_  
JNL: \_\_\_\_\_

BE IT ORDAINED by the Board of Commissioners of Haywood County that the following amendment be made to the budget ordinance for the fiscal year ending June 30, 2016.

Section 1. To amend the Special Revenue Fund, the expenditures are to be charged as follows:

Department	Account Number	Current Budget	Increase (Decrease)	Amended Budget
S/R Fund-Solid Waste Mgt:				
Other contracts/contributions to others	244710-589800	-	16,669	16,669

which will result in a net increase of \$ 16,669 in the expenditures of the Special Revenue Fund.

To provide the additional revenue for the above, the following revenues will be increased as the money has been received:

Revenue	Acct. No.	Current Budget	Increase (Decrease)	Amended Budget
Other financing sources:				
Transfer from Capital Project Fund (41)	240110-468041	-	16,669	16,669

The effect on the Capital Project Fund is as follows:

Department	Current Budget	Increase (Decrease)	Amended Budget
REVENUES:			
C/P Fund - Water & Sewer Fund			
Sales & Services - Fees	410070-449205	-	16,669
EXPENSES:			
Transfer to Special Revenue Fund 24 (SW)	419840-596024	-	16,669
			16,669

Section 2. Copies of this budget amendment shall be delivered to the Budget Officer and the Finance Officer for their direction.

Adopted this 8<sup>th</sup> day of September, 2015.

ATTEST:   
Clerk to the Board

  
Chairman  
Haywood County Board of Commissioners

Explanation:
To transfer the balance left in the Water & Sewer CP Fund to cover the cost of tap fees for residents at F.F.P.

## CLOSED SESSION

Commissioner Sorrells made a motion to enter into Closed Session for:

Personnel – G.S. §143-318.11(a)(6)  
Economic Development - G.S. §143-318.11(a)(4)

Commissioner Upton seconded and the motion carried unanimously.

The Board returned from Closed Session.

## ADJOURNMENT

Chairman Swanger asked if there was any further business.

With no further business, Vice-Chairman Kirkpatrick made a motion to adjourn the regular Board meeting. Commissioner Sorrells seconded; the motion carried unanimously.

The time of adjournment was 12:13 p.m. The DVD is attached by reference to the minutes.

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CLERK

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CHAIRMAN

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