

**MINUTES  
TRANSYLVANIA COUNTY BOARD OF COMMISSIONERS  
February 8, 2010 – REGULAR MEETING**

The Board of Commissioners of Transylvania County met in regular session on Monday, February 8, 2010 at 7:00 p.m. in the large courtroom of the Transylvania County Courthouse.

Commissioners present were Lynn Bullock, Chairman Jason Chappell, Mike Hawkins, Daryle Hogsed, and Vice-Chairman Kelvin Phillips. Also present were County Manager Artie Wilson, County Attorney Curtis Potter, and Clerk to the Board Trisha Hogan.

Media: *Transylvania Times* – Mark Todd

There were approximately 20 people in the audience.

**CALL TO ORDER**

Chairman Jason Chappell presiding called the meeting to order at 7:05 p.m.

**WELCOME**

Chairman Chappell welcomed everyone to the meeting and thanked the members of the audience for participating in their County government.

**PUBLIC HEARING**

2010-2012 ECONOMIC DEVELOPMENT STRATEGIC PLAN

The Economic Development Advisory Board (EDAB) has been working with staff to develop a new economic development strategic plan for Transylvania County. The strategic plan was developed based on five goals:

1. Support existing businesses
2. Attract and support new diversified businesses
3. Inform elected officials, other community leaders and the public about the County's economic development actions and opportunities
4. Enhance Transylvania County's exceptional quality of life
5. Promote education and workforce development opportunities

EDAB Chair Tony Morrow recognized members of the EDAB who were in attendance. Planning and Economic Development Director Mark Burrows recognized staffs who have worked hard putting together the information for the Board and the public. He showed a power point presentation discussing the goals and strategies for implementation and the process by which the plan was developed.

**GOAL 1: SUPPORT EXISTING BUSINESSES**

Key Elements

- A business receptive and friendly community
- Diversity of existing businesses
- Strong, collaborative relationships with service providers
- The Senior Resource Network

- Entrepreneurship
- Celebrate success and recognition of achievement

#### Strategies

- Identify existing business needs and make regular contacts
- Partner with Economic Development Allies
- Update existing County incentive policy and/or develop new policies that support business development
- Identify infrastructure improvement needs and track their implementation
- Help businesses identify and access financial tools and resources by partnering with financial institutions
- Promote and expand Senior Resource Network
- Celebrate success by recognizing businesses through partnering with the Chamber of Commerce and Blue Ridge Community College

### GOAL 2: ATTRACT AND SUPPORT NEW BUSINESSES

#### Key Elements

- Manufacturing and entrepreneurship and the “green” industry
- Incentives
- Target manufacturing sectors
- Industrial site development and building
- Distinguish between “strategic” (planned) and “opportunistic” (unplanned)

#### Strategies

- Market to selected business sectors/industries
- Help Renova Partners identify and market to potential businesses for the Davidson River Village property
- Implement strategies from the AdvantageWest Certified Entrepreneurial Community (CEC) program of work
- Encourage the construction of new manufacturing buildings and development of certified industrial sites (private or public). Budget \$200,000/year over the next three years

### GOAL 3: INFORM ELECTED OFFICIALS, OTHER COMMUNITY LEADERS AND THE PUBLIC ABOUT ECONOMIC DEVELOPMENT ACTIONS AND OPPORTUNITIES

#### Key Elements

- 150<sup>th</sup> Anniversary
- “The Natural Power of Success” branding
- External and internal marketing
- Electronic communication
- Business forums and conferences
- Certified Entrepreneurial Community
- Recognizing and publicizing accomplishments

#### Strategies

- Increase awareness, understanding and support of economic development strategies and actions
- Celebrate Transylvania County’s 150<sup>th</sup> Anniversary (Sesquicentennial)

- Utilize current marketing, public relations and communications materials and tools
- Identify new economic development best practices

#### GOAL 4: ENHANCE TRANSYLVANIA COUNTY'S EXCEPTIONAL QUALITY OF LIFE

##### Key Elements

- Natural environment
- Affordable housing
- Recreation
- Healthcare
- Educational systems
- Community appearance
- Arts and culture
- Impact on non-profit and faith-based organizations

##### Strategies

- Preserve and further improve the quality of life for Transylvania County citizens by focusing on the County's Comprehensive Plan and its goals
- Assist other local and regional organizations in their efforts to increase the availability of workforce/affordable housing and make recommendations for improvements to public and private sector lenders
- Communicate with and publicize the involvement of the non-profit and faith-based organizations collaborating to help disadvantaged citizens
- Promote and actively support arts/cultural non-profit organizations that contribute to Transylvania County's economic health such as TC Arts, Brevard Music Center and the Transylvania County Heritage Museum

#### GOAL 5: PROMOTE EDUCATION AND WORKFORCE DEVELOPMENT OPPORTUNITIES

##### Key Elements

- Educational organizations
- Job training
- Workforce readiness
- Financial literacy
- Entrepreneurship
- Youth programs
- The new BRCC business incubator

##### Strategies

- Match training/education programs more closely with existing and anticipated businesses and industry needs for job training and workplace readiness
- Promote and support entrepreneurship education and financial literacy programs
- Increase interactions between the business community and the Transylvania County Schools, BRCC and Brevard College through programs such as Junior Achievement, business plan competitions and internships
- Assist the Blue Ridge Innovation Network (BRIN) in promoting the business incubator

Mr. Burrows said the ultimate success of this plan will be in the creation of new investments and jobs. Based on past trends, the plan includes a goal of new commercial investment through 2012 of \$10,875,000 and residential investment of \$90,625,000. The plan also estimates a 1% increase in the labor force in 2011 and a 2% increase in 2012 above 2009.

Mr. Morrow noted the time and effort the EDAB and staff put into this plan.

**Chairman Chappell declared the public hearing open at 7:50 p.m.**

Larry Wilson: Mr. Wilson inquired about a location for a certified industrial site and stressed the importance of working quickly to find property for this purpose. Mr. Burrows agreed and noted that the Transylvania Partnership is working to identify parcels for this purpose. Commissioner Hawkins added that the Partnership has been working for a number of years trying to identify sites.

Commissioner Hawkins noted that education is not listed as a key element under Goal 1 and believes it should be an area of opportunity to focus on. Mr. Burrows stated that for purposes of the presentation the education was element was not included; however he noted that schools are identified as one of the strategies.

Commissioner Bullock thanked staff and the EDAB for the work they put into this plan. He agreed that it is imperative to move quickly on finding a location for a certified industrial site.

Commissioner Hogsd suggested that a strategy for implementing Goal 1 should be determining if the City's UDO and State policies are helping or harming economic development efforts in Transylvania County.

There being no further comments, **Chairman Chappell declared the public hearing closed at 8:02 p.m.**

**PUBLIC COMMENT**

Brenda Spillman: Ms. Spillman lives in Pisgah Forest. She said her property is about to be taken into the ETJ. Ms. Spillman believes Cherokee Indians may have lived and hunted on the property and therefore warrants an archaeological dig. She also said the property is sacred because it was purchased from a life insurance policy left by her brother who was killed in action in WWII. She expressed opposition to the ETJ and annexation and questioned the City of Brevard's intentions for moving forward.

Larry Wilson: Mr. Wilson is a resident of Pisgah Forest. He encouraged the Board to make looking for property for a certified industrial site a priority. He asked the Board to determine what areas of Pisgah Forest need to be zoned and added that it should be done in a way that does not discourage business from coming into the community.

**AGENDA MODIFICATIONS**

The Manager reported on the Agenda modifications. He requested to add Item IX-B Resolution 07-10 Providing Final Approval of the Terms and Documents for QSCB School Improvements Financing under New Business and remove Item X11-A Per NCGS 143-318.11 (a) (3) To consult with an attorney to protect attorney-client privilege under Closed Session.

**Commissioner Phillips moved to approve the revised Agenda, seconded by Commissioner Bullock and unanimously approved.**

#### CONSENT AGENDA

**Commissioner Bullock moved to approve the Consent Agenda as submitted, seconded by Commissioner Phillips and unanimously approved.**

The following items were approved:

##### MINUTES

The minutes of the December 28, 2009 Special Joint Meeting with the Board of Education and the January 11, 2010 regular meeting and two sealed closed sessions were approved.

##### FACILITIES USE REQUESTS

The use of the Recreation Center by the Center for Dialogue for a basketball tournament fundraiser on Saturday, March 27, 2010 from 8:00 a.m. to 5:00 p.m. was approved. All fees were waived per the Center for Dialogue's request.

#### APPOINTMENTS

##### SEXUAL VIOLENCE PREVENTION TASK FORCE WITH SAFE, INC.

At the previous meeting, Commissioners instructed the Manager to attend the first meeting of the Sexual Violence Prevention Task Force and bring back information about its purpose and the level of commitment required by the Board, etc. SAFE, Inc. has received a grant from the Center for Disease Control to reduce the incidence of rape and sexual assault. The Task Force has identified a number of key roles and plans to identify two primary intervention strategies by June 2010. The Manager reported that the Task Force requires a three year commitment. Several people from the community and different organizations serve on this Task Force. It was noted that Social Services Director Stoney Blevins already serves on this Task Force and can represent the County in this role.

**Chairman Chappell moved to appoint Stoney Blevins as the Commissioner designee, seconded by Commissioner Hawkins and unanimously approved.**

##### FRENCH BROAD WATER RESOURCES STUDY COMMITTEE

The Land-of-Sky Regional Council (LOSRC) has received a \$26,108 grant from the NC Division of Water Quality to study and identify key water resource issues and develop strategies to address these issues. The French Broad Water Resources Study Committee will be comprised of a combination of local elected officials and appointed officials and key water stakeholders/experts in the French Broad River Basin. There will be at least three representatives from each county in the LOSRC region: two appointed by the County Commissioners and one appointed by the largest municipality in each county. The City of Brevard, being the largest municipality in the County, will appoint the municipality representative.

The Manager recommended that the Board's appointments come from the following:

1. County Commissioners or Planning and Economic Development Director
2. Rosman Alderman or representative from Transylvania Regional Hospital or Brevard College

Commissioner Phillips said the better second appointee should come from the Town of Rosman and that they should be allowed to choose who they want to serve on the Committee. Commissioner Hogsed agreed to represent the Board of Commissioners on this Committee.

**Commissioner Phillips moved to appoint Commissioner Hogsed to represent the Board of Commissioners and allow the Town of Rosman to appoint an Alderman or designee. The motion was seconded by Commissioner Bullock and unanimously approved.**

#### RECREATION ADVISORY BOARD

**Commissioner Hogsed moved to reappoint Brad Renegar to an additional term and appoint Jeff Andersen to replace Mike Whitney, seconded by Commissioner Phillips and unanimously approved.**

#### ECONOMIC DEVELOPMENT ADVISORY BOARD

**Commissioner Hawkins moved to reappoint Roger Frisbee, Richard Grey, Lynda Hysong, and Bill Towler, seconded by Commissioner Bullock and unanimously approved.**

### NEW BUSINESS

#### CHANGE OF NAME REQUEST-CHILD AND FAMILY COALITION COMMISSION

The Child and Family Coalition Commission has submitted a request to the County to change its name to the Child and Family Coalition of Transylvania County. The agency's bylaws state that the membership can vote to change its name but it must be approved by the Board of Commissioners and Brevard City Council.

**Commissioner Bullock moved to approve the name change to Child and Family Coalition of Transylvania County, seconded by Commissioner Hogsed and unanimously approved.**

#### ADOPTION OF RESOLUTION PROVIDING FINAL APPROVAL OF TERMS AND DOCUMENTS FOR QSCB SCHOOL IMPROVEMENTS FINANCING

The Board of Commissioners and the Board of Education have jointly agreed to fund the construction of a new Career and Technical Education (CTE) Facility at Rosman High School. The Board of Commissioners must now pass a resolution confirming its determination to proceed with the financing of the CTE building, approving the forms of the agreement, and giving authority to the Chairman and the Manager to execute the required documents. The resolution also gives authority to the Manager, Finance Director and other County employees to take all the proper steps to complete the financing in cooperation with BB&T and authorizes all County officers and employees to take all such further action as they may consider necessary to further the purposes of the resolution.

The Manager noted that the property and the building will be deeded to the County during the 12 year loan period and will be conveyed back to the Board of Education at the end of that time. The property and the building will serve as the collateral on the loan. The Board of Education will manage the project and submit invoices for reimbursement. The Manager noted that staff plans to draft an agreement with the Board of Education to address project overruns and their responsibilities throughout the project.

**Commissioner Hawkins moved to approve Resolution 07-10 Providing Final Approval of Terms and Documents for QSCB School Improvements Financing, seconded by Commissioner Bullock and unanimously approved.**

(Resolution 07-10 Providing Final Approval of Terms and Documents for QSCB School Improvements Financing is hereby incorporated by reference and made a part of these minutes.)

#### MANAGER'S REPORT

The Manager reported the following:

- Staff continues to address space needs issues, specifically in the Courthouse. Staff is meeting with Architect Rich Worley to establish some possibilities to solve these issues. Staff will make a presentation to the Board in the near future.
- Staff continues to resolve change order issues with Moseley Architects.
- Staff continues to work on the budget.
- Gave a special thanks to Emergency Management staff, the Red Cross, volunteer fire and rescue departments, Brevard Rescue, law enforcement agencies and others for their hard work over the last couple of months with all the ice and snow and falling trees in the County.
- Reminded Commissioners of the special joint meeting with the Brevard City Council on Monday, February 22, 2010 at 7:00 p.m. in the Rogow Room at the Transylvania County Library to present the draft Pisgah Forest Zoning Ordinance. This meeting takes the place of the Board's regular meeting.

#### **PUBLIC COMMENT**

There were no comments from the public.

#### **COMMISSIONERS' COMMENTS**

Commissioner Hogsed suggested finding a way to formally recognize Emergency Management staff and all those people and agencies who worked so hard during the snow storms. Chairman Chappell concurred and also thanked the utility companies for their hard work as well.

Commissioner Phillips inquired about staff's progress on drafting an ordinance to deal with false alarm calls. The Manager reported that Operations Director David McNeill is working with the Emergency Management team on a draft ordinance and he hopes to have a draft available to present to the Board in March.

Chairman Chappell asked Elections Director Judy Mathews to report on the candidate filings for the 2010 election. Ms. Mathews reported that filing began today and that three incumbents have already filed: Sheriff David Mahoney, Clerk of Court Rita Ashe, and Representative David Guice. She said there has been a lot of interest in this election and her office has been inundated with phone calls.

**Chairman Chappell moved to enter into closed session per NCGS 143-318.11 (a) (5) To instruct staff on negotiating the price or terms for the acquisition of real property, seconded by Commissioner Phillips and unanimously carried.**

#### **CLOSED SESSION**

Pursuant to NCGS 143-318.11 (a) (5) To instruct staff on negotiating the price or terms for the acquisition of real property, closed session was entered into at 8:57 p.m. Present were Chairman Chappell, Commissioners Bullock, Hawkins, Hogsed and Phillips, County Manager Artie

Wilson, County Attorney Curtis Potter, County Project Manager Larry Reese, and Clerk to the Board Trisha Hogan.

Commissioners discussed the potential acquisition of real property and instructed staff on how to proceed.

**Chairman Chappell moved to leave closed session, seconded by Commissioner Bullock and unanimously carried.**

#### OPEN SESSION

**Chairman Chappell moved to seal the minutes of the closed session until such time that opening the minutes would not frustrate the purpose of the closed session. The motion was seconded by Commissioner Hogsed and unanimously approved.**

#### ADJOURNMENT

There being no further business to come before the Board, **Chairman Chappell moved to adjourn, seconded by Commissioner Bullock and unanimously carried.**

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Jason R. Chappell, Chairman  
Board of County Commissioners

ATTEST:

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Trisha M. Hogan  
Clerk to the Board