

**MINUTES**  
**TRANSYLVANIA COUNTY BOARD OF COMMISSIONERS**  
**October 27, 2014 – REGULAR MEETING**

The Board of Commissioners of Transylvania County met in regular session on Monday, October 27, 2014 at 7:00 p.m. in the large courtroom of the Transylvania County Courthouse.

Commissioners present were Vice-Chairman Larry Chapman, Jason Chappell, Chairman Mike Hawkins, Daryle Hogsed and Page Lemel. Also present were County Manager Jaime Laughter and Clerk to the Board Trisha Hogan. County Attorney Tony Dalton was absent due to illness.

Media: *The Transylvania Times* – Jeremiah Reed

There were approximately 60 people in the audience.

**CALL TO ORDER**

Chairman Mike Hawkins presiding called the meeting to order at 7:05 p.m.

**WELCOME**

Chairman Hawkins welcomed everyone to the meeting and thanked the members of the audience for participating in their County government. He introduced the members of the Board of Commissioners and staff. Chairman Hawkins also announced this would be the last regular meeting of the Board of Commissioners to be held in the Courthouse. County Commission meetings will be held in Commissioners' Chambers at the new Administration Building beginning with the first meeting in November.

**PUBLIC COMMENT**

Frank Porter: Mr. Porter commented on the Board's economic development efforts. He stated that Transylvania County cannot continue the same efforts with regards to economic development and expect to make progress. He asked Commissioners to support the new economic development organization because he believes it is what is best for Transylvania County.

Karen Gleasman: Ms. Gleasman stated that economic development is very important to Transylvania County. She believes the new Board of Directors of the newly formed economic development organization is talented, diverse and makes up a broad representation. Ms. Gleasman commented that the organization is challenging the recommendations from the Task Force which is great and she asked Commissioners to support their efforts. Ms. Gleasman served as the chair of the Task Force.

John Weeks: Mr. Weeks said he served on economic development commissions in other states and counties. He is pleased with the efforts Transylvania County is making and offered his support and assistance where needed.

Mike Patterson: Mr. Patterson also served on economic development commissions in other states and counties. He offered his time and assistance where needed as well.

Clark Lovelace: Mr. Lovelace is the Executive Director of the Chamber of Commerce. He asked Commissioners to support the new economic development organization and provide the needed funding for them to be successful.

## **AGENDA MODIFICATIONS**

The Manager reported on the agenda modifications. She requested to add Item IV.F Letter of Support for Blue Ridge Community Health Services under the Consent Agenda and at the request of Commissioners to add Item VIII.E Reschedule First Board of Commissioners' Meeting in November under New Business and move Economic Development Workshop to Item VIII.F.

**Commissioner Hogsed moved to approve the agenda as modified, seconded by Commissioner Chapman and unanimously carried.**

## **CONSENT AGENDA**

### MINUTES

Commissioners met in regular session on September 22, 2014. The Clerk submitted these minutes for approval out of order. There are previous sets of minutes that are not yet approved; however these minutes are needed in order to amend and close out the SBEA grant. The public hearings and approval of the amendments and close out of the SBEA grant occurred at the September 22, 2014 Board of Commissioners' meeting. Commissioners approved the minutes of the September 22, 2014 regular meeting of the Board of Commissioners.

### APPROVAL OF DISCOVERY, RELEASE & MONTHLY SETTLEMENT REPORT

Each month the Tax Administrator has a listing of proposed releases for that month. The Board of Commissioners has the responsibility of approving the releases. Total tax dollars released was \$3,404.98. Total refunds equaled \$943.98. Commissioners approved the Discovery, Release & Monthly Settlement Report for the period September 1, 2014 through October 16, 2014.

### INTEREST WRITE OFF

Tax Administration reported that in 2009 and 2010 two taxpayers filed Chapter 13 Bankruptcy. The office filed a priority claim to protect the tax lien. Unfortunately, when the priority claim was filed, it did not include any interest accumulating on the tax bill. The original amount of the tax bill was paid through the bankruptcy court. However, accrued interest on the tax bills is uncollectible due to filing as priority claim instead of secured claim that allows for interest. With a priority claim the bankruptcy court will allow payment only in the amount of claim at the time of filing. Bankruptcies are complicated and the collections of these taxes are challenging. Staff learned through the pursuit of these delinquent taxes that they can improve the process by filing secured claims in the future allowing the County to collect interest rather than priority claims as has been done in the past. The financial impact to the County is \$562.75. Commissioners approved the write off of uncollectable interest due to bankruptcy protection.

### PROCLAMATION VETERANS DAY 2014

In 2009, the Board of Commissioners established a Veterans Day Committee that is responsible for developing a program to honor the veterans in the community on Veterans Day. Commissioner Hogsed serves as chair of that committee. For several years, Commissioners have approved a proclamation honoring Veterans Day. The proclamation will be presented and read at the Veterans Day Ceremony on Tuesday, November 11, 2014 at 11:00 a.m. at the Courthouse Gazebo. Commissioner Chapman read aloud the proclamation for the benefit of the public. Afterwards he encouraged everyone to attend the ceremony on Tuesday. Commissioners approved Proclamation 36-2014 Veterans Day 2014.

(Proclamation 36-2014 Veterans Day 2014 is hereby incorporated by reference and made a part of these minutes.)

### RESOLUTIONS CHANGING THE LOCATION OF THE BOARD OF COMMISSIONERS' MONTHLY MEETING

Commissioners renovated the old library for use by County Administration. The official move-in date was last Wednesday. The children's wing of the old library was renovated to become the new Commissioners' Chambers. Commissioners wish to begin holding their monthly meetings in the new location at 101 S. Broad St., Brevard at the first regular meeting in November. Commissioners may change the location of their monthly meetings provided a sufficient amount of advance notice is provided the media and the public and the change of location is publicized and posted in the appropriate County locations. Commissioners approved Resolution 37-2014 Changing the Location of the Board of Commissioners' Meetings and instructed the Clerk to advertise and post notice accordingly.

(Resolution 37-2014 Changing the Location of the Board of Commissioners' Meetings is hereby incorporated by reference and made a part of these minutes.)

### LETTER OF SUPPORT FOR BLUE RIDGE COMMUNITY HEALTH SERVICES

Blue Ridge Community Health Services (BRCHS), a non-profit community health center, has been providing accessible, affordable, high quality, patient focused primary health care to the residents of Western North Carolina since 1963. With federal grant support, BRCHS is able to provide comprehensive health care services for uninsured, low-income residents on a sliding fee scale. This federal investment provides a tremendous benefit to all residents in the regional service area. BRCHS appreciates those that have supported them over the years and joined them in their grant requests by providing letters of support. This year BRCHS faces a competitive process to continue its annual federal Section 330 funding and they again ask for the support of the County through a letter addressing the following points:

- The need for comprehensive primary care including oral health and behavioral health services in the County,
- The benefits the health center provides to the community, and
- An overall support for federal funding for their organization's services.

They have requested a letter of support no later than Friday, October 31. Commissioners approved the letter of support for Blue Ridge Community Health Services.

### **PRESENTATIONS/RECOGNITIONS**

#### RECOGNITION OF BEVERLY FOR NCARD CERTIFICATION

The NC Association of Registers of Deeds (NCARD) Certification program allows for learning experiences to not only further education but also keep abreast of changes in laws that govern the office. In order to attain certification Beverly McJunkin successfully completed the School for Registers of Deeds at the UNC School of Government which includes passing the comprehensive exam. She passed the exam with a 98%. She has also completed numerous other short courses and seminars relevant to the workings and functions of the Register of Deeds Office. This has allowed her to obtain her certification earlier than the usual four years of employment required in order to apply for certification. She has only been employed for two and half years. She began work in March 2012 working part-time for over a year, then full-time since July 2013. Having worked diligently to meet the requirements for certification, she has achieved this goal in record time. Commissioners recognized Beverly McJunkin for her dedication and accomplishment on obtaining the NCARD Certification.

#### RECOGNITION OF 2014 COUNTY RELAY FOR LIFE TEAMS

Transylvania County Government employees have participated in Relay for Life for over 20 years. In 2014, there were three County Relay Teams: the Sheriff's Office, DSS Walking Warriors and EMS. DSS Walking Warriors and EMS have been recognized as the top two highest fundraising teams. DSS

Walking Warriors raised \$13,200 and EMS raised \$9,175. Between the teams their contributions accounted for over one third of the overall contributions for the Transylvania Relay for Life event. The Sheriff's Office is a longtime supporter of Relay for Life and the department's honor guard participates in the opening ceremonies. EMS is a second year team contributing \$11,434 over those two years. DSS Walking Warriors have been a longer serving team and over the last five years they have contributed \$56,825 to the Transylvania County Relay for Life.

Human Resources Director Sheila Cozart showed a picture slide show of the teams during the main event and their fundraising events throughout the year. She, along with Commissioners recognized the team captains and team members (Sheriff's Office Team Captains were unavailable due to training).

Commissioners congratulated the Transylvania County Relay for Life Teams for their great success, for being great examples within their employer group and for representing Transylvania County in such a great fashion in the community.

## APPOINTMENTS

### TRANSYLVANIA COUNTY COUNCIL ON AGING

There are three vacancies on the Transylvania County Council on Aging. Chair Louise Koontz has been able to recruit for two of the positions that must be filled by someone representing mental health and someone representing long term care facilities. She continues to recruit a member to represent the area of affordable housing.

**Commissioner Lemel moved to appoint Patrick Payne to fill the position representing long term care facilities and to appoint John Winston to fill the position representing mental health. The motion was seconded by Commissioner Chappell and unanimously approved.**

## NEW BUSINESS

### ROCKY MOUNTAIN TOWER IMPROVEMENTS

The Rocky Mountain Communications Tower is located at the landfill site. The tower's primary purpose is to house Transylvania County emergency communications equipment. The tower also houses equipment for Verizon Wireless and US Cellular. Both Verizon Wireless and US Cellular have lease agreements with Transylvania County. The current lease agreement with US Cellular extends through December 31, 2018.

Due to changes in the regulatory requirements since the construction of the tower and re-classification from a class II to a class III structure, the tower as it currently sits is at 127.7% with five failing sections. The proposed changes to the US Cellular equipment would increase that to 148% with six failing sections. In return for allowing US Cellular to add proposed new equipment and extension of the current lease agreement for two additional five-year terms, US Cellular has agreed to contract with Tower Services Inc. to complete modifications as identified by GlenMartin Engineering. All modifications to the tower and contractors are required to comply with local, state and federal regulatory requirements.

The cost of the modifications is \$125,145.00. US Cellular will contract directly with Tower Services, Inc. and all work will be coordinated with Transylvania County to prevent any disruption in service.

Operations Manager David McNeill recommended Commissioners authorize US Cellular to contract with Tower Services, Inc. to complete modifications to the Rocky Mountain Tower and approve the extension of the current lease agreement with US Cellular for two additional five-year terms (expiring December

31, 2028) with the changes identified in the “First Amendment to Tower and Ground Space Lease” which was included in the Commissioners’ agenda packets.

Responding to questions from Commissioners, Mr. McNeill stated that the Rocky Mountain tower is held to higher standards than normal cell towers because it serves as the 911 tower. Modifying the tower as described will ensure its compliance. Mr. McNeill also noted that because the modifications do not qualify as a “substantial modification”, there is no need for a cell tower permit. He recommended Commissioners approve the recommendation.

**Commissioner Lemel moved to approve the recommendation for US Cellular to contract with Tower Services, Inc. to complete modifications to the Rocky Mountain Tower and to approve the extension of the current lease agreement with US Cellular for two additional five-year terms (expiring December 31, 2028) with the changes identified in the “First Amendment to Tower and Ground Space Lease”. The motion was seconded by Commissioner Chapman.** Commissioner Chappell asked for confirmation that the modifications will have no negative impact to the other lessees on the tower. Mr. McNeill stated there would be no negative impact. In response to Chairman Hawkins, Mr. McNeill believes the modifications will provide a continued service for that area of the County and may very well improve the service to that area. Chairman Hawkins noted that the County Attorney has reviewed the contract and his statements were incorporated into the final contract agreement. **The motion was approved unanimously.**

#### GRANT FUNDED POSITION REQUESTS-HEALTH DEPARTMENT

The Health Department received notice of award for a Drug Free Community (DFC) Grant totaling \$625,000. The grant will be disbursed in \$125,000 increments each year for five years. The CARE (Community Awareness Recovery Effort) is a coalition whose mission is substance abuse prevention. CARE’s previous funding by the North Carolina Coalition Initiative (NCCI) ended June 30, 2014. The five-year grant was awarded effective September 30, 2014.

With these monies the Health Department intends to hire two part-time and one full-time position to provide substance abuse education and prevention strategies. These positions will work within the school system and will work closely with the school resource officers. There is no local dollar impact. The required 50% match has been more than met by using local resources in the County.

**Commissioner Lemel moved to approve the Board of Health recommendation to accept the grant and approve two part-time positions classified as Substance Abuse Education Consultants at 18.75 hours per week and one full-time Substance Abuse Education Specialist at 37.5 hours per week. The motion was seconded by Commissioner Hogsed.** Commissioner Chappell reminded staff and Commissioners it has been the practice of this Board that when funding goes away for these positions, there is no guarantee the positions will remain. Commissioner Chapman agreed and asked that they reach out to the Juvenile Crime Prevention Council as another resource. Commissioner Lemel reported that she has attended CARE Coalition meetings and she believes strongly in their education efforts to prevent substance abuse. **The motion was approved unanimously.**

#### ENVIRONMENTAL HEALTH WATER SAMPLING FEES

The NC State Lab of Public Health has increased its fees for water sample analyses for existing wells, effective September 1, 2014. Their new fee schedule and the resultant increases are based on a loss of State subsidies during the last budget approval process. Transylvania County Environmental Health submitted a recommended fee scale for Commissioners to consider. It was noted that even with the proposed fee increase, the County would still provide a very cost effective option for residents who want to have their existing wells sampled. Local dollars could be impacted if the proposed fee increase is not approved.

**Commissioner Lemel moved to approve the Board of Health's recommendation to increase the water sampling fees. The motion was seconded by Commissioner Hogsed.** The new fee structure will become effective immediately and will not be retroactive. **The motion was approved unanimously.**

#### MANAGER'S REPORT

The Manager reported the following:

- The move into the new Administration Building has occurred. Staff and Commissioners are planning an open house which is tentatively set for November 13. The first Board of Commissioners' meeting will be held there on November 17.
- Has been attending local emergency planning meetings to receive updates on Ebola; noted that flu is a bigger issue for the community and encouraged everyone to get their flu shot
- Has been working with the City of Brevard and Transylvania Partnership for Economic Development and will continue this collaboration moving forward
- Planning Board is working on updating the Comprehensive Plan
- Early Voting is underway

#### RESCHEDULE FIRST BOARD OF COMMISSIONERS' MEETING IN NOVEMBER

Due to a number of conflicts on November 10, Commissioners requested to reschedule the first meeting in November to November 17.

**Chairman Hawkins moved to change the November 10 Board of Commissioners' meeting to November 17. The motion was seconded by Commissioner Chappell.** Commissioner Chapman commented that he is one of the reasons for the need to change the schedule. He has plans to attend an event celebrating the birthday of the Marine Corps, of which he is a retired colonel. He thanked Commissioners for this consideration. **The motion was approved unanimously.**

**Chairman Hawkins moved to take a 5-minute recess before moving into the workshop, seconded by Commissioner Chapman and unanimously approved.** The meeting reconvened at 8:10 p.m.

#### ECONOMIC DEVELOPMENT WORKSHOP

The Transylvania Partnership for Economic Development (TPED) is proposing a contract and funding agreement with the County. Following a presentation by TPED, the Manager recommended a discussion by Commissioners to determine the following:

- Contract and budget as proposed, consider whether they intend to fund the proposal, effective date of the contract,
- Expectations of deliverables if the contract is approved,
- Opportunities to explore a County Economic Development Incentive Policy,
- Key indicators to develop a benchmark report for future accountability countywide of the effectiveness of the process, and
- Next steps.

TPED has requested funding for the remainder of the year totaling \$362,361

TPED Chair Andy Von Canon and Vice-Chair Mark Tooley made their presentation to the Board in the form of PowerPoint. This is a summary of the presentation:

#### Where Have We Been?

- 2012-Visioning Task Force commissioned Goldsmith Report to assess economic development strategies for Transylvania County

- 2013-Goldsmith Report recommends combining economic development organizations and effort into a public/private partnership
- 2013-Commissioner form Independent Economic Development Task Force (IEDTF) to evaluate Goldsmith recommendations
- 2013-2014-IEDTF final presentation recommends transfer of economic development to public/private partnership and existing nonprofits playing a major role
- 2014-Partner organizations and IEDTF appoint 11-member Board of Directors for new public/private partnership

#### Who Are We?

Linda Coye	At-large member
Jake Dalton	Town of Rosman
Libby Freeman	Chamber of Commerce
Roger Frisbee	At-large member
Ruth Harris	Transylvania County
Jeremy Owen	Heart of Brevard
Dee Dee Perkins	Tourism Development Authority
Parker Platt	At-large member
Mark Tooley	At-large member
Andy Von Canon	Farm Bureau
David Watkins	City of Brevard

#### What Have We Accomplished So Far?

- Board established
  - ✓ Regular weekly meetings
  - ✓ Elected officers
  - ✓ Issued press release
  - ✓ Hired Creative EDC for planning
- Partnership transitioned
  - ✓ Developed governing documents (new bylaws, conflict of interest policy, and confidentiality agreement)
  - ✓ Transitioned Transylvania Partnership funds
- Initial planning
  - ✓ Explored best practices
  - ✓ Developed mission/vision
  - ✓ Defined program of work/initial organization
  - ✓ Developed funding proposal

#### Where Are We Going?

- Definition
  - ✓ Successful economic development is a process that unites a community to create, retain, and reinvest wealth and improves quality of life
- Our vision
  - ✓ To achieve a dynamic business climate resulting in stable, well-paying jobs and opportunities allowing residents to live fulfilling lives in a thriving place
- Our mission
  - ✓ To lead responsible economic development through engaging the private and public sectors to develop community assets that are needed to maximize opportunities for investment and quality job creation

What Level of Transparency Will We Provide?

- Biannual reports to the Board of Commissioners
- Annual program of work submitted to the County
- Annual audited financial statements to the County
- Transylvania Partnership funds of \$150,000 restricted for business plan liabilities and product development
- Communication via County's appointed representative to TPED Board of Directors

What Is Our Staffing Plan?

- Executive Director
  - ✓ Strategic thinker
  - ✓ Relationship manager internal/external
  - ✓ Business concierge
  - ✓ Business recruiter
  - ✓ Business retention and expansion
- Marketing and Research Manager
  - ✓ Marketing and media relations
  - ✓ Internal and external communications
  - ✓ Research-local and recruitment data
  - ✓ Branding
  - ✓ Metrics tracking
- Administrative Assistant
  - ✓ Website maintenance
  - ✓ Bookkeeping
  - ✓ Manage office
  - ✓ Manage product inventory
  - ✓ Meeting and TPED events coordinator

What Happens in the Next 4-6 Months?

- Hire Executive Director (4-5 months)
  - ✓ Contract with Creative EDC for executive search
  - ✓ Roundtable with partner organizations to get their input
  - ✓ Develop job descriptions and qualifications
  - ✓ Establish office
- Interim/Transition Period (4-5 months)
  - ✓ Crystal Morphis (Creative EDC) as interim director
  - ✓ Joe Wilbanks (former Senior Resource Network) to handle ongoing economic development tasks
  - ✓ Business concierge (Joe Wilbanks)
  - ✓ Data collection (business survey/listening tour)
  - ✓ Start infill development map
- Develop strategic plan (6 months)
  - ✓ Involve new executive director and partners in development plan
  - ✓ Begin plan implementation
  - ✓ Identify and grab "low hanging fruit"
  - ✓ Engage local businesses

How Much Time Has Been Invested by Board Members?

- Volunteer Board Member Time Invested is more than 500 hours
  - ✓ Board meetings



- ✓ Transition of New Partnership
- ✓ Planning for transition
- ✓ Development funding proposal

*Budget Request for FY 2015 (November-June)*

<b>Budgeted Line Items</b>	<b>Year 1 \$</b>	<b>Year 2 \$</b>
Staffing	131,995	259,992
Professional Services	82,000	28,000
Operating	45,700	60,000
Marketing	24,000	50,000
Business recruitment, retention and expansion	33,333	50,000
Contingency	33,333	20,000
Startup expenses	42,000	--
Ongoing capital	--	7,500
Total overall	392,361	475,492
Operating reserve fund	--	25,000
First payment (already received)	30,000	--
Net remainder	362,361	500,492

*What Are Possible Funding Sources?*

- Current funding sources
  - ✓ \$392,361 Transylvania County budget request (if approved)
  - ✓ \$150,000 from previous Partnership (for product development)
- Other potential funding sources
  - ✓ Grants
  - ✓ Private investment/memberships
  - ✓ Angel investors
  - ✓ Other local governments
  - ✓ Business partners
  - ✓ Fee for service
  - ✓ Other project financing-bonds, crowdfunding

*In Summary-TPED Is Ready to Go*

- Transition to new Partnership Board complete
- Planning complete for interim transition period of 4-6 months
- Mission/vision and high level program of work identified

Board discussion

Commissioner Chapman inquired about the level of involvement and function of the TPED Board of Directors. Mr. Von Canon said that is unknown at this time but noted this is a dedicated group and he expects they will continue to meet at least once a month.

Chairman Hawkins explained the contract proposal. The contract would be effective November 1 and ongoing through November 2017. Included is a 90-day termination clause. The funding plan is very specific. The Board of Commissioners will need to agree at the beginning of each fiscal year the amount of funding to be provided and that there would be no less than \$500,000 in reserves for the funding of TPED.

Commissioner Chapman asked if TPED had begun its search for an executive director. Mr. Von Canon reported that the search began last week. They had a meeting with the consultant who is conducting the search. The consultant's search will be statewide and in the southeast region. Mr. Von Canon believes the

timing is right because so many changes have occurred in economic development across the State. They hope to hire an executive director in March.

**Commissioner Lemel moved to fund TPED at the requested level of \$362,000 for the remainder of the fiscal year and to approve the proposed contract with TPED. The motion was seconded by Commissioner Chappell.**

Commissioner Chapman commented that this is a large sum of money, nearly 1 cent on the tax rate, but he feels it is needed to spur economic development in the County. He hopes TPED will also focus on bringing in money from other sources. Commissioner Chapman said he is excited and supports moving forward. He asked TPED to keep the County well-informed of issues and thanked them for their plans to be open and transparent. Commissioner Hogsed thanked Mr. Von Canon and Mr. Tooley for their presentation. He urged them to use all necessary resources at their disposal. He hopes this will be a historical moment for Transylvania County. Commissioner Chappell thanked the members of TPED for fielding his frank questions over the last few months because he and Commissioners want what is best for Transylvania County. He asked the presenters to announce what they intend to accomplish in the first year. Mr. Von Canon reviewed the list of items TPED intends to accomplish now through June as touched on briefly during their presentation. Commissioner Chapman encouraged TPED to look at Wake County's economic development website. He also noted there may be some furniture left over in the old Administration Building they could possibly use. He said the County will help them find space but he encouraged them to be frugal. Commissioner Lemel commented about the diversity of the group and how impressive their work has been so far. She believes the community is ready to move forward. Commissioner Chapman also encouraged TPED to make their presentation to the City of Brevard and Town of Rosman because it is important for them to be on board and involved as well. Chairman Hawkins thanked TPED for all the hard work they have done. He assured them that the Board of Commissioners' involvement does not end here. From here on out the Board intends to provide guidance and direction and measure the success of the organization. Oversight is very important so the Board of Commissioners will continue to be involved. Commissioner Chappell added that the Board of Commissioners must be engaged because some things will be required of them when it comes to incentives and grants. There was no further discussion on the motion **and the motion was unanimously approved.**

Commissioners next discussed performance measures. Chairman Hawkins stated the importance of creating an environment that fosters job creation. In terms of measuring success, quantitative measures are not always best. He said it is also important to take a long term prospective at measuring success, which may not pay off immediately. It is imperative that Commissioners look at broad categories and measure performance against the County's peers and over the long term. In his work, he created a spreadsheet of peer counties and he reviewed those in great detail.

<b>PEER COUNTIES</b>						
	2012	2014-15	FY 14	August 14	August 14	July 14
	Population	Tax Base (\$ billion)	Sales Tax (\$ million)	Total Employed	Unemploy Rate	Median HH Income
<b>TRANSYLVANIA</b>	<b>33,022</b>	<b>6.02</b>	<b>5.68</b>	<b>11,873</b>	<b>6.8</b>	<b>41,952</b>
Macon	33,985	9.36	7.53	14,310	6.7	36,423
Jackson	40,788	11.53	8.66	20,925	5.9	34,478
Dare	34,810	12.88	16.29	24,342	5.0	53,948
Montgomery	27,914	2.94	3.27	10,234	7.6	32,748
Scotland	36,366	5.24	2.06	10,623	12.7	29,657
Bladen	35,200	4.66	2.71	12,882	10.3	29,104
Sources:						
US Census, NC State Budget and Management, NC Department of Revenue, NC ESC, respective county web sites, Transylvania Finance Department						

<b>PEER COUNTIES</b>							
	2012	2014-15	FY 14	August 14	August 14	July 14	<b>AVERAGE</b>
	Population	Tax Base (\$ billion)	Sales Tax (\$ million)	Total Employed	Unemploy Rate	Median HH Income	
<b>TRANSYLVANIA</b>	<b>33,022</b>	<b>47</b>	<b>35</b>	<b>49</b>	<b>74</b>	<b>78</b>	<b>57</b>
Macon	33,985	73	46	59	75	68	<b>64</b>
Jackson	40,788	90	53	86	85	64	<b>76</b>
Dare	34,810	100	100	100	100	100	<b>100</b>
Montgomery	27,914	23	20	42	66	61	<b>42</b>
Scotland	36,366	41	13	44	39	55	<b>39</b>
Bladen	35,200	36	17	53	49	54	<b>42</b>
Sources:							
US Census, NC State Budget and Management, NC Department of Revenue, NC ESC, respective county web sites, Transylvania Finance Department							

Chairman Hawkins reviewed the list and discussed why these should be peer counties. Macon and Jackson Counties should be considered sister counties because they have many similarities to Transylvania County. Dare and Montgomery Counties are counties that are made up of mostly public lands, just like Transylvania County. Bladen and Scotland are struggling counties so these examples should be used to determine where Transylvania County does not want to be.

Chairman Hawkins also presented a sample incentive policy from Chatham County. Chatham County’s is much different than Transylvania’s. They assign points, essentially ranking businesses based on certain criteria. He asked staff to develop a proposal similar to Chatham County’s over the next month or so. This will help give clear direction to TPED. Commissioner Chappell added that it might be helpful for Commissioners to inform staff of their priorities to help develop a properly weighted system. Commissioner Lemel asked that TPED also have say in developing the incentive policy.

Commissioner Chapman reminded everyone that the revaluation is looming. He asked Commissioners to keep that in mind when comparing the County to others. Chairman Hawkins agreed and noted that the peer counties may change over time.

**PUBLIC COMMENT**

Edwin Jones: Mr. Jones commented about the transparency of TPED. He believes they should adopt a public input model like the Board of Commissioners has at their meetings. He encouraged synchronicity. Mr. Jones cautioned Commissioners about pieces of Chatham County’s incentive policy. He reminded Commissioners that Ecusta and Dupont brought in specialists from outside the County. Many of those people still live here today and still help Transylvania County today.

David Morrow: Mr. Morrow announced that as of today 2,795 people have voted during OneStop Voting. Several hundred mailed in absentee ballots as well. They were 15 people shy of their one-day record today. Mr. Morrow reminded everyone that OneStop Voting locations are at the library and Rosman Town Hall. There have been no problems.

Don Surette: Mr. Surette commended TPED for its work. He said he is looking forward to seeing results. He reminded them there are many resources in this County they should take advantage of.

Karen Gleasman: Mr. Gleasman spoke about the economic development in terms of metrics. She said it is also important to get the perspective of citizens, prospective businesses, etc.

### COMMISSIONERS' COMMENTS

Commissioner Lemel announced that she attended the Pisgah National Forest plan revision meeting along with Chairman Hawkins and Commissioner Chappell. The plan is available on their website and she encouraged everyone to visit it. She attended a meeting of the Parks and Recreation Strategic Planning Committee. She has also headed up a committee to review the process for citizen advisory councils, providing training to members, etc. The group plans to make a recommendation to the Board in the near future.

Commissioner Chapman informed TPED there are also resources available to them through the NC Association of County Commissioners and the UNC School of Government.

Chairman Hawkins commended the County Commission candidates for their hard work during this campaign season. He understands what they are going through and he wished them the best.

### ADJOURNMENT

There being no further business to come before the Board, **Commissioner Chapman moved to adjourn the meeting, seconded by Commissioner Lemel and unanimously carried.**

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Mike Hawkins, Chair  
Transylvania County Board of Commissioners

ATTEST:

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Trisha M. Hogan, Clerk to the Board