

**MINUTES  
TRANSYLVANIA COUNTY BOARD OF COMMISSIONERS  
DECEMBER 8, 2025 – REGULAR MEETING**

The Board of Commissioners of Transylvania County met in a regular meeting on Monday, December 8, 2025, at 4:00 p.m. in the Multipurpose Chambers at the County Administration Building, located at 101 S. Broad Street, Brevard, North Carolina.

Commissioners present were Larry Chapman, Jason Chappell, Jake Dalton, Teresa McCall, and Chase McKelvey. County Manager Jaime Laughter, County Attorney Bill Bulfer, and Clerk to the Board Trisha Hogan were also present.

Media: David Bradley - *The Transylvania Times*

Approximately 60 people were in the audience.

**ORGANIZATIONAL MEETING**

Clerk to the Board Trisha Hogan called the organizational meeting to order at 4:00 p.m.

**APPROVAL OF MINUTES**

In accordance with standard procedure, the first order of business at the first regular meeting in December of each odd-numbered year is approval of minutes from prior meetings. The Board of Commissioners met in regular session on October 13, 2025, and November 10, 2025. The meetings on October 27 and November 24 were canceled.

**Commissioner Chapman moved to approve the minutes of the October 13, 2025, and November 10, 2025, regular meetings, seconded by Commissioner Dalton, and the motion was unanimously approved.**

**ELECTION OF OFFICERS**

Pursuant to N.C.G.S. § 153A-39, the second order of business was the election of officers for the ensuing year. The Clerk to the Board opened the floor for nominations for Chair.

**Commissioner Chappell nominated Commissioner McCall for Chair, seconded by Commissioner Chapman. There being no further nominations, the motion carried unanimously, electing Commissioner McCall as Chair.**

The Clerk then turned the remainder of the organizational meeting over to Chairwoman McCall.

Chairwoman McCall called for nominations for Vice-Chair. **She nominated Commissioner Chapman, seconded by Commissioner Chappell. With no further nominations, the motion carried unanimously, electing Commissioner Chapman as Vice-Chair.**

**INSPECTION AND APPROVAL OF PUBLIC OFFICIAL SURETY BONDS**

N.C.G.S. § 58-72 requires certain elected and appointed officials to maintain surety bonds to protect the County in the event of wrongdoing or malfeasance. The Finance Officer (renewed annually) and the Sheriff (renewed upon election) maintain individual bonds. A continuous blanket bond covers the County Manager, Tax Administrator, Register of Deeds, Accountant, and Finance Specialist.

**Commissioner Chappell moved to approve the public official surety bonds as presented, seconded by Commissioner Chapman, and unanimously approved.**

**RESOLUTION # 55 - 2025**  
**TO APPROVE THE BONDING OF COUNTY OFFICIALS**

WHEREAS, N.C.G.S. §105-349(c) requires a Tax Collector to provide a performance bond in such amount as the governing body may prescribe; and

WHEREAS, N.C.G.S. §159-29(a) requires the Finance Officer to provide a performance bond with sufficient sureties in an amount to be fixed by the governing board. The amount of the bond fixed by the governing board may not be less than the greater of the following: (1) Fifty thousand dollars (\$50,000) or (2) An amount equal to ten percent (10%) of the unit's annually budgeted funds, up to one million dollars (\$1,000,000); and

WHEREAS, N.C.G.S. §161-4 requires every Register of Deeds to provide a performance bond with sufficient surety to be approved by the Board of Commissioners, in the sum of not less than \$10,000 nor more than \$50,000; and

WHEREAS, N.C.G.S. §162-8 requires the Sheriff to provide a performance bond in an amount determined by the Board of Commissioners but that shall not exceed \$25,000; and

WHEREAS, N.C.G.S. §159-29(b) requires each officer, employee or agent of a local government who handles or has in his custody more than one hundred dollars (\$100) of the unit's funds at any one time to provide a performance bond in an amount to be determined by the governing board; and

WHEREAS, N.C.G.S. §58-72-55 requires the Clerk to the Board of Commissioners to record in the proceedings the names of those Commissioners who are present at the time of approval of the official bonds and who voted for such approval; and

WHEREAS, N.C.G.S. §58-72-55 further provides that any Commissioner may cause their written dissent to an official bond to be entered into the records of the Board;

NOW, THEREFORE, the Board of Commissioners of Transylvania County hereby resolves:

1. That the Board hereby accepts and approves bonds for public officials as follows:
  - a. Jessica McCall, Tax Administrator, \$200,000 with Liberty Mutual Insurance Company; and
  - b. Meagan O'Neal, Finance Director, \$1,000,000 with Liberty Mutual Insurance Company; and
  - c. Beth Landreth, Register of Deeds, \$50,000 with Liberty Mutual Insurance Company; and
  - d. Christopher Charles "Chuck" Owenby, Sheriff, \$25,000 with Liberty Mutual Insurance Company; and
  - e. Jaime Laughter, County Manager, \$200,000 with Liberty Mutual Insurance Company; and
  - f. Lissa Padgett, Accountant, \$50,000 with Liberty Mutual Insurance Company; and
  - g. Christy Stansel, Finance Specialist, \$50,000 with Liberty Mutual Insurance Company.
2. That pursuant to N.C.G.S. §58-72-55, the Clerk is hereby instructed to record the names of all Commissioners present at this meeting and who voted in favor of this resolution.
3. That pursuant to N.C.G.S. §58-72-55, any Commissioner who votes against this resolution may cause their written dissent to be entered into the record of the Board.
4. All acts and doings of officers, employees, and agents of the County, whether taken prior to, on, or after the date of this resolution that are in conformity with and in the furtherance of the purposes and intents of this resolution as described above shall be, and the same hereby are, in all respects ratified, approved

and confirmed.

5. Any prior resolutions or parts thereof of the Board in conflict with the provisions herein contained are, to the extent of such conflict, hereby superseded and repealed.
6. That this resolution is effective upon adoption.

Adopted this 8<sup>th</sup> day of December 2025.

S://Teresa K. McCall, Chair  
Transylvania County Board of Commissioners

#### ADOPTION OF CODE OF ETHICS

N.C.G.S. § 160A-86 requires local governing boards to adopt a Code of Ethics to guide board members in the performance of their official duties. The Code of Ethics must address, at a minimum:

- Compliance with all applicable laws related to official actions
- Upholding the integrity and independence of the office
- Avoiding impropriety in the exercise of official duties
- Faithfully performing the duties of the office
- Conducting the affairs of the board in an open and public manner, including compliance with open meetings and public records laws

The Board of Commissioners last approved its Code of Ethics on December 9, 2024. Staff requested annual reapproval.

**Commissioner Chapman moved to approve the Code of Ethics for the Board of Commissioners as presented, seconded by Commissioner Dalton, and unanimously approved.**

#### **CALL TO ORDER**

Chairwoman McCall declared a quorum was present and called the regular meeting to order at 4:13 p.m.

#### **WELCOME**

Chairwoman McCall welcomed those in attendance and introduced the members of the Board of Commissioners and county staff present at the meeting.

#### **PUBLIC COMMENT**

*Public comments reflect the opinions and points of view of the speakers.*

John Koury: Mr. Koury, speaking on behalf of the TC 250 Committee, provided an update on activities related to the upcoming 250th anniversary of the founding of the United States. He explained that the committee was formed in early 2024 as part of the America 250 and NC 250 initiatives and works closely with local organizations to highlight Transylvania County's and western North Carolina's role in early American history.

- The committee received a \$10,000 NC 250 grant to support events and programs, including commemorations tied to historic dates such as the Provincial Congress, the Edenton Tea Party, and the Mecklenburg Declaration of Independence.

- Additional initiatives have included a Revolutionary-era poetry contest, a historical garden at the Transylvania Heritage Museum, Constitution Week programs, and educational events.
- Planned activities for 2025 include expanded participation in the July 4<sup>th</sup> celebration, a revival of the Edenton Tea Party, a historical flower trail, and a “Patriot Pints” program in partnership with local breweries.

John Shoemaker: Mr. Shoemaker spoke about the Wreaths Across America program, which honors veterans by placing wreaths on graves nationwide. He announced that a ceremony will be held on December 13 at noon at Lake Toxaway Baptist Church, where 59 veterans will be recognized. He invited the Board and the public to attend and emphasized the program’s focus on honoring veterans and educating young people. He noted that Rosman ROTC cadets and students from T.C. Henderson Elementary School will participate.

Doug Powell: Mr. Powell shared remarks in recognition of the upcoming 250<sup>th</sup> anniversary of the nation and the approaching Christmas holiday. He reflected on the historical connection between the founding of the United States and Christian principles, referencing a speech by John Quincy Adams, the 6<sup>th</sup> President of the United States. He concluded by wishing the Board and attendees a Merry Christmas and expressing hope for peace and unity.

### **AGENDA MODIFICATIONS**

There were no agenda modifications from the Board or staff.

**Commissioner McKelvey moved to approve the agenda, seconded by Commissioner Dalton, and unanimously approved.**

### **CONSENT AGENDA**

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

The Board approved the following:

#### CANCELLATION OF DECEMBER 22, 2025, BOARD OF COMMISSIONERS MEETING

Staff recommended canceling the regular Board of Commissioners meeting scheduled for December 22, 2025. County offices will be closed for the Christmas holiday on December 24, 25, and 26 and there is no time-sensitive business requiring action before the Board’s next regular meeting on January 12, 2026, at 4:00 p.m. Staff also noted the desire to allow employees to utilize vacation time during the holiday period. The Board approved the cancellation of the December 22, 2025, meeting and directed the Clerk to the Board to post and publish the required public notice.

#### DISCOVERY, RELEASE & MONTHLY SETTLEMENT REPORT - NOVEMBER 2025

Pursuant to N.C.G.S. § 105-312(b), the Tax Administrator is required to ensure that any property not properly listed during the regular listing period is discovered, assessed, and taxed, and to report those discoveries to the Board of Commissioners. In addition, N.C.G.S. § 105-381(b) requires a monthly report of all approved tax releases and refunds. For November 2025, tax releases totaled \$1,636.32, and refunds totaled \$789.33. The Board approved the November 2025 Discovery, Release, and Monthly Settlement Report.

#### RESOLUTION ALLOWING RETIRING OFFICER TO PURCHASE SERVICE HANDGUN

Sheriff Owenby requested approval to allow Officer Trevor Queen, who will retire effective January 1, 2026, after 16 years of service with the Sheriff’s Office, to purchase his service handgun. N.C.G.S. § 17F-20 authorizes the governing board to allow a retiring law enforcement officer to purchase their service firearm.

The Board approved the request to allow Officer Queen to purchase his service handgun upon retirement for \$1.00, effective January 1, 2026.

**RESOLUTION # 54-2025**  
**ALLOWING RETIRING OFFICER TO PURCHASE SERVICE HANDGUN**

**WHEREAS**, North Carolina General Statute § 20-187.2 authorizes the governing body of a local law enforcement agency, in its discretion, to award a retiring member the service handgun assigned to that member; and

**WHEREAS**, Trevor Queen began his career with the Transylvania County Sheriff's Office on January 19, 2009, serving initially as a part-time detention officer, later as a court security officer and deputy, and ultimately earning promotions to sergeant and lieutenant; and

**WHEREAS**, Trevor Queen will retire from the Transylvania County Sheriff's Office effective January 1, 2026, after 16 years of dedicated service;

**NOW, THEREFORE, BE IT RESOLVED** that the Transylvania County Board of Commissioners hereby authorizes Trevor Queen to purchase his service handgun, in accordance with North Carolina General Statute § 20-187.2, for the purchase price of \$1.00.

Adopted this the 8<sup>th</sup> day of December 2025.

S://Teresa K. McCall, Chair  
Transylvania County Board of Commissioners

**PROCLAMATION - NATIONAL WREATHS ACROSS AMERICA DAY**

Wreaths Across America is a national nonprofit organization founded in 2007 to expand upon the annual wreath-laying ceremony at Arlington National Cemetery that began in 1992. The organization's mission is to remember the fallen, honor those who serve, and teach future generations about the cost of freedom. On December 13, 2025, Wreaths Across America will be observed at Lakeside Cemetery in Lake Toxaway with a ceremony honoring veterans through the placement of remembrance wreaths on their graves and the reading aloud of each veteran's name in recognition of their service and sacrifice. As of November 18, the local effort had exceeded its wreath sponsorship goal by more than 15 percent. Sponsorships and volunteers are still welcome through the Wreaths Across America website. The Board approved a proclamation declaring December 13, 2025, as National Wreaths Across America Day.

**PROCLAMATION # 51- 2025**  
**Designating December 13, 2025, as National Wreaths Across America Day**  
Wreath Laying Ceremony, 12:00 p.m., Lakeside Cemetery, Lake Toxaway, NC

**WHEREAS**, Wreaths Across America is a national nonprofit organization founded in 2007 to continue and expand the annual wreath-laying ceremony at Arlington National Cemetery begun by Maine businessman Morrill Worcester in 1992; and

**WHEREAS**, Wreaths Across America's mission is to REMEMBER the fallen, HONOR those who serve, and TEACH the next generation about the true cost of freedom; and

**WHEREAS**, Wreaths Across America is made up of more than 4,900 participating locations across the country run by dedicated volunteers looking to share the mission to Remember, Honor, and Teach,

through annual wreath-laying ceremonies each December and awareness and education events throughout the year;

**NOW, THEREFORE**, the Transylvania County Board of Commissioners does hereby proclaim December 13, 2025, as **NATIONAL WREATHS ACROSS AMERICA DAY** in Transylvania County.

**FURTHER**, The Transylvania County Board of Commissioners extends thanks and appreciation to our veterans and Gold Star Families for their service and sacrifice and to Wreaths Across America for bringing this honor to Lakeside Cemetery in the Lake Toxaway community.

This the 8<sup>th</sup> day of December 2025.

S://Teresa K. McCall, Chair  
Transylvania County Board of Commissioners

**RESOLUTION - APPROVING DONATION OF SURPLUS DISPLAY TABLE TO VETERAN'S HISTORY MUSEUM OF THE CAROLINAS**

Staff reported that an oak display table from the Register of Deeds office had been declared surplus and requested approval to donate it to the Veterans History Museum of the Carolinas. All statutory notice requirements have been met pursuant to N.C.G.S. § 160A-280. The Board approved a resolution authorizing the donation of the surplus table.

**RESOLUTION #52 - 2025  
APPROVING DONATION OF SURPLUS DISPLAY TABLE  
TO VETERANS' HISTORY MUSEUM OF THE CAROLINAS**

**WHEREAS**, The Transylvania County Manager has declared a display table in the Register of Deeds office as surplus and removed it from usage; and

**WHEREAS**, The Veterans' History Museum of the Carolinas has expressed interest in acquiring the surplus display table; and

**WHEREAS**, N.C.G.S. § 160A-280 allows a county to donate surplus personal property to a nonprofit incorporated in the United States, upon posting public notice at least five days prior to the adoption of a resolution approving the donation; and

**WHEREAS**, Transylvania County has met the posting requirements outlined in N.C.G.S. § 160A-280; and

**WHEREAS**, County staff recommend the conveyance of the surplus display table to the Veteran's History Museum of the Carolinas at no cost;

**NOW, THEREFORE**, the Transylvania County Board of Commissioners does hereby approve the donation of a surplus display table from the Register of Deeds to the Veterans' History Museum of the Carolinas at no cost.

This the 8<sup>th</sup> day of December 2025.

S://Teresa K. McCall, Chair  
Transylvania County Board of Commissioners

**RESOLUTION – REMOVAL OF REVIEW OFFICER FOR TRANSYLVANIA COUNTY**

Pursuant to N.C.G.S. § 47-30.2, the Board of Commissioners is required to designate one or more Review Officers to certify that maps and plats presented for recording comply with statutory requirements. Due to recent staffing changes in the Planning and Community Development Department, the list of designated Review Officers needed to be updated to remove former Planning and Community Development Director Jeffrey Adams, who is no longer employed with the County. The Board approved the resolution removing Jeffrey Adams as a Review Officer for Transylvania County. The Clerk to the Board will record the resolution with the Register of Deeds as required by statute.

**RESOLUTION #53-2025  
REMOVAL OF REVIEW OFFICER FOR TRANSYLVANIA COUNTY**

**WHEREAS**, Chapter 47-30.2 of the North Carolina General Statutes requires the Board of Commissioners of each county to designate by name one or more persons experienced in mapping or land records management to be appointed as a Review Officer to certify the maps or plats presented to the Register of Deeds as complying with all statutory requirements for recording; and

**WHEREAS**, Once a Review Officer leaves employment with Transylvania County, his or her name should be removed;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF TRANSYLVANIA COUNTY:**

The removal of the following person as a Review Officer for Transylvania County.

<u>NAME</u>	<u>POSITION/TITLE</u>
Jeffrey Adams	(Former) Director, Transylvania County Planning and Community Development

Adopted and approved this the 8<sup>th</sup> day of December 2025.

S://Teresa K. McCall, Chair  
Transylvania County Board of Commissioners

**VAYA HEALTH FISCAL MONITORING REPORT – FY 2026 Q1**

In accordance with N.C.G.S. § 122C-117(c), the Board received the quarterly Fiscal Monitoring Report for Vaya Health covering financial activity through September 2025. Key financial highlights included:

- Actual revenues of \$561,092,166 (124.19% of the annualized budget)
- Actual expenditures of \$553,870,545 (122.59% of the annualized budget)
- Net gain from operations totaling \$7,221,621
- Fund balances of \$83,117,534 restricted and \$100,974,076 unrestricted
- Cash on hand totaling \$294,499,432

Staff noted that the “total spendable cash” report is no longer included, as Vaya Health’s transition to a Tailored Plan allows previously restricted risk reserve funds to be used for operations.

The Board received the report and directed the Clerk to the Board to enter it into the minutes as required by law.

## **PRESENTATIONS/RECOGNITIONS**

### **END OF YEAR REVIEW**

The County Manager noted it was fitting to recognize advisory board members and county employees for their service, as the end-of-year review highlights the accomplishments of county government over the past year. She stated that 2025 was an especially active and productive year, reflected in the Board's full agendas and significant progress across multiple service areas.

The accomplishments align with the major focus areas typically highlighted in the County's budget and audit, including public safety, economic development, public education, public health and social services, water and sewer infrastructure, housing, and broadband. Department-level updates will be provided as part of the FY 2027 budget process, beginning with the mid-year review in February and March.

The Manager also highlighted the County's progress with grants and capital projects. Transylvania County currently has more than \$200 million in capital projects underway or in planning stages and has secured approximately \$100 million in grant funding between 2022 and 2025. These projects are expected to be completed by 2029 and represent the largest investment in public infrastructure and the highest level of grant success in the County's history.

### **Infrastructure & Public Safety**

- Completed an emergency water line connecting Rosman and Brevard, funded by state and federal grants and transferred to the City and Town, representing a \$1 million investment to support shared emergency water service.
- Completed the Hart Road Flood Elevation Project, restoring emergency access during flood events through a \$2 million grant-funded partnership with NCDOT.
- Established 24/7 paid firefighter coverage in all districts, adding four full-time personnel per department to improve response times and public safety.
- Replaced and upgraded Sheriff's Office radio equipment using a \$1 million federal grant to address ageing and obsolete systems.
- Secured a \$600,000 federal grant to purchase two new ambulances.
- Continued progress on courthouse design, with construction anticipated to begin in 2026.

### **Water & Sewer Improvements**

- Began negotiations with the Town of Rosman for \$3.8 million in grant-funded upgrades to the Rosman Sewer Plant, in addition to the \$4.6 million U.S. 64 water and sewer extension completed in 2024 and transferred to the Town under a separate agreement.
- Advanced plans with the City of Brevard for \$1.8 million in water and sewer upgrades to support housing projects in partnership with Habitat for Humanity and the Housing Assistance Corporation.

### **Education & School Facilities**

- Executed an interlocal agreement with the Board of Education covering four scopes of work totaling \$50 million in school bond projects, benefiting all nine Transylvania County schools.
- Completed renovations to the Brevard High School Old Gym and site drainage improvements in December 2025.
- Removed obsolete fuel storage tanks at multiple school sites, with replacement of tanks still in use planned for 2026.
- Continued renovation of the Brevard High School Exceptional Children wing, with completion anticipated in December 2025.
- Completed additional County-funded improvements in 2025, including:
  - Installation of a turf field at Rosman High School



- Construction of a new playground at Rosman Elementary
  - Playground improvements at Brevard Elementary
- Increased local teacher salary supplements to match Henderson County, positioning Transylvania County behind only the City of Asheville and Buncombe County in western North Carolina for locally supported teacher pay, supporting recruitment and retention efforts.

### **Economic Development**

- Delivered 40,000 square feet of new industrial space for the Transylvania Economic Alliance, supported by a \$5 million county and grant investment.
- Reported steady improvement in county wages, with Transylvania County rising from the bottom quartile statewide in 2014 to the 39<sup>th</sup> highest in 2025.
- Supported disaster recovery efforts, with the TCTDA distributing \$300,000 to 78 local businesses following Hurricane Helene.
- Noted that the TCTDA awarded more than \$450,000 to 30 organizations through its annual grant program in 2025.

### **Housing & Community Development**

- Completed the County's first Housing Plan with funding from Dogwood.
- Entered into an interlocal agreement with the City of Brevard to invest \$1.8 million in grant-funded housing-supporting infrastructure, supporting more than 60 planned homes.
- Joined the Land of Sky regional housing initiative and helped secure an NC IMPACT grant through the UNC School of Government.

### **Health & Human Services**

- CARE Coalition received a four-year federal STOP grant totaling \$260,000 to support youth alcohol prevention efforts.
- The Health Department led the Region 1 Workforce Development Project, securing a \$468,000 post-Helene grant aimed at improving collaborations and systems integration to support the public health needs that present in a disaster.
- DSS distributed disaster assistance funds totaling \$100,000 to support disabled adults, children, and households with essential needs, including housing repairs and basic necessities.
- Food and Nutrition Services exceeded state performance metrics, achieving high on-time processing rates for applications and recertifications.
- DSS established the Community Empowerment Assistance Unit, providing approximately \$125,000 in direct assistance for housing, utilities, and transportation needs.
- Began construction of a new five-year solid waste cell using \$7 million in state funds and \$2 million in local funding, with future solid waste planning to occur in 2026.

### **Broadband**

- NCDIT announced an additional broadband investment in Transylvania County through the Completing Access to Broadband (CAB) program, awarding Comporium a \$3.3 million state grant to extend fiber internet service to an additional 473 homes and businesses.
- Since 2021, Transylvania County has secured a total of \$14.1 million in state broadband grants, resulting in fiber expansion to 2,917 homes and businesses countywide.
- The County's required financial match for the \$14.1 million total broadband investment is \$3, leveraging significant state funding with minimal local contribution.
- As a result of these investments, Transylvania County will reach approximately 95.6% broadband coverage, leaving only 1,009 eligible addresses without high-speed internet access.

- This represents a significant improvement from approximately 1.5% broadband coverage in 2016, demonstrating substantial progress through coordinated efforts among county, regional, state, and private broadband providers.
- Transylvania County also received a \$20,000 grant from the Land of Sky Regional Council to upgrade network equipment at 11 community centers across the county.
- In addition, Land of Sky donated 11 Starlink satellite internet units to those community centers to strengthen community resiliency and emergency communications.
- Once installation is complete, each participating community center will have dual internet connections, consisting of primary Comporium cable or fiber service and secondary Starlink satellite backup, to ensure continued connectivity during emergencies or service disruptions.

### **Major New Grant Awards in 2025**

- \$62 million state grant to relocate Davidson River School to the Brevard High School campus, in addition to the \$50 million in bond-funded improvements underway at all nine school campuses. enabling access to modern CTE facilities.
- \$600,000 federal grant for ambulances.
- Additional public safety grant funding is pending announcement.

The County Manager stated that the purpose of the end-of-year review was to help residents better understand the scope of work performed by county government and the significant level of investment taking place in the community. She noted that when discussing long-range plans, it can be easy to overlook how much progress has already been made. By comparing current data to information from ten years ago, the County is able to show measurable progress in key priority areas such as economic development and broadband access. She emphasized the importance of taking time to recognize these accomplishments and the impact they have on the community.

Commissioner Chapman remarked that the report was impressive and noted that the amount of grant funding secured by county staff is remarkable for a county of approximately 36,000 residents. He expressed appreciation for the staff's efforts and specifically commended Superintendent Dr. Fletcher for her leadership in securing the \$62 million public-school grant, a funding opportunity the County and school system had pursued multiple times. He thanked all staff and partners involved in obtaining these grants.

Commissioner Chappell stated that the report could easily be mistaken for a four-year review of accomplishments but emphasized that these achievements occurred within a single year. He described the figures as extraordinary and encouraged residents to review the highlights to understand the long-term benefits these investments will provide for Transylvania County. He thanked the County Manager and the Board.

Chairwoman McCall agreed and noted that while some accomplishments reflect work spanning several years, the progress achieved is significant. She supported sharing the presentation on the County's website to better inform the public. She acknowledged that it can be frustrating to hear claims that little is being accomplished and stated that the presentation clearly demonstrates the substantial work being done by county staff. She expressed her appreciation for their efforts.

### **RECOGNITION OF CITIZEN ADVISORY COUNCIL MEMBERS**

The Board of Commissioners has a recognition program to thank residents who volunteer their time and expertise by serving on the County's citizen advisory councils. These volunteers are recognized twice each year. This recognition period covered service from July 1, 2025, through December 31, 2025.

Chairwoman McCall presented each citizen advisory council member in attendance with a certificate of appreciation and an insulated mug featuring the County logo. The Clerk to the Board invited citizen council members to attend this meeting or one of the January 2026 meetings to receive their recognition. Certificates will be mailed to those who were unable to attend.

The Board recognized the following individuals:

- ❖ Heather Stewart – Nursing and Adult Care Home Advisory Committee
- ❖ Stephanie Adams – Transylvania Natural Resources Council
- ❖ Owen Carson – Transylvania Natural Resources Council
- ❖ Michael Fulton – Transylvania Natural Resources Council
- ❖ Cynthiana Cain – Agricultural Advisory Board
- ❖ Kenneth Kinard – Transylvania Natural Resources Council
- ❖ John Schommer – Brevard Planning & Zoning Board
- ❖ Stephen Matadobra – Transylvania Natural Resources Council
- ❖ Chadwick Young – Transylvania Natural Resources Council
- ❖ Jill Chapman – Abandoned Cemeteries Board
- ❖ Dee Dee Perkins – Transylvania County Tourism Development Authority
- ❖ Ben Lamm – Board of Health
- ❖ PJ Boatwright – Board of Health

#### 2025 COUNTY EMPLOYEE SERVICE AWARDS

As part of the County’s end-of-year recognition efforts, staff shared the 2025 Service Award recipients with the Board of Commissioners. These awards recognize employees who have completed five or more years of service with Transylvania County.

The Board of Commissioners, County Administration, and Human Resources expressed their appreciation for all County employees who continue to provide essential services to residents and visitors. Special recognition was given to those employees who have chosen to build long-term careers with Transylvania County during a time when retaining qualified staff has become increasingly challenging. The Board noted that the County’s ability to deliver high-quality customer service depends on the dedication, experience, and commitment of its employees.

The following employees were recognized for their years of service:

<b>Years of Service</b>	<b>Employee</b>
35 Years	<ul style="list-style-type: none"> <li>• Charles “Dale” Griffin, Parks and Recreation</li> </ul>
25 Years	<ul style="list-style-type: none"> <li>• Kimberly “Kim” Bailey, Emergency Medical Services</li> <li>• Charles “Chad” Owenby, County Operations</li> <li>• Jonathan “Kris” McCall, Sheriff’s Office - Detention Center</li> <li>• Stacey Taylor, Department of Social Services</li> <li>• Jeffery “Jeff” Parker, Soil and Water Conservation</li> </ul>
20 Years	<ul style="list-style-type: none"> <li>• April Owenby, Department of Public Health</li> <li>• Johnathan “Chris” Foster, Sheriff’s Office - Investigations</li> </ul>
15 Years	<ul style="list-style-type: none"> <li>• Cynthia Owen, Sheriff’s Office - Detention Center</li> </ul>
10 Years	<ul style="list-style-type: none"> <li>• Judith “Elaine” Russell, Department of Public Health</li> <li>• Kelley Cook, Sheriff’s Office - School Resource Officer</li> <li>• Laura Owen, Board of Elections</li> <li>• Kenneth “Dwayne” Shipman, Solid Waste</li> <li>• Lisa Brittain, Housekeeping</li> </ul>

	<ul style="list-style-type: none"> <li>• Katherine “Katie” Smith, Housekeeping</li> <li>• Christopher “Chris” Owen, Tax Administration</li> <li>• Hope Hollingsworth, Sheriff’s Office - Detention Center</li> <li>• Heather Ready, Library</li> <li>• Clinton “Chip” Owen, Maintenance</li> <li>• Alicia Mahoney, Child Development</li> <li>• Ed Elzey, Solid Waste</li> <li>• Leann Norris, Sheriff’s Office - Administration</li> <li>• Michael “Mike” Gosnell, Animal Services</li> <li>• Robert Fleming, Library</li> <li>• William “Shawn” White, 911 Communications</li> </ul>
5 Years	<ul style="list-style-type: none"> <li>• Stacey Gash, Child Development</li> <li>• Krystal Raines, Department of Public Health</li> <li>• Bryce Foster, Sheriff’s Office</li> <li>• Katherine “Kathy” Kelley, Department of Public Health</li> <li>• Jason Whitley, Communications</li> </ul>

### RENEWNC SINGLE-FAMILY HOUSING PRESENTATION

The Manager introduced Mike Pesant, Grants Manager with the NC Department of Commerce, Division of Community Revitalization. Mr. Pesant provided an overview of the State’s post-Hurricane Helene disaster recovery programs, with a primary focus on the Renew NC Single-Family Housing Program.

Mr. Pesant explained that these recovery programs are funded through a federal appropriation approved in January 2025, which provided \$1.4 billion to North Carolina for Helene recovery. The State developed an action plan to distribute these funds across several recovery programs, with the largest share dedicated to repairing or rebuilding homes.

The Renew NC Single-Family Housing Program is currently the only program open for applications. It is designed to help homeowners whose primary residences were damaged by Hurricane Helene and still have unmet repair or replacement needs. Eligible homes include traditional single-family homes and mobile homes.

Mr. Pesant noted that the program is administered by the NC Department of Commerce under federal guidelines set by the U.S. Department of Housing and Urban Development (HUD). These guidelines require:

- At least 80% of the funding is to be spent in counties identified as most impacted by the storm, including Transylvania County; and
- At least 70% of the funds are to benefit low- to moderate-income households (based on county-specific data).

The program provides standard contract-grade finishes for homes. Additional program details and frequently asked questions are available on the Renew NC website.

### **Basic Eligibility Requirements**

To qualify for the Single-Family Housing Program, applicants must:

- Have owned and lived in the home at the time of Hurricane Helene;
- Have damage directly related to the storm;
- Live in an eligible structure type (single-family home);
- Be current on property taxes and mortgage payments; and

- Meet income requirements, generally up to 120% of the county's area median income, depending on household size.

Mr. Pesant emphasized that while the program uses federal funds and requires documentation, the State has worked to make the application process as accessible as possible. Case managers are available to assist applicants, including those who may be missing documentation. Required documents generally include identification, proof of ownership and residence, income information, and proof of storm damage.

Once an application is submitted, it is assigned to a case manager who guides the applicant through the review process. The State evaluates insurance and other assistance already received to avoid duplication of benefits. Environmental reviews are also required. If approved, the State will hire and manage contractors directly, meaning homeowners do not have to manage construction themselves.

### **Transylvania County Program Data**

As of the prior week:

- 116 applications have been submitted in Transylvania County, representing approximately 15% of damaged homes;
- 35 applications had been confirmed eligible; and
- 23 on-site damage assessments have been completed

The application deadline for the Single-Family Housing Program is December 31, 2025. Assistance is available through in-person case managers in Asheville, Clyde, and Hendersonville, as well as online, by mobile app, and by phone.

Mr. Pesant also provided a preview of additional disaster recovery programs expected to open in 2026, including programs for multi-family housing, workforce housing, commercial district revitalization, and community infrastructure repairs. Some programs will be open to private developers and nonprofits, while others will be limited to local governments.

Mr. Pesant thanked the Board for the opportunity to present and stated he would return in 2026 to provide more detailed information as additional programs become available.

### **EMERGENCY RESPONSE UPDATE TO HURRICANE/TROPICAL STORM HELENE**

The Manager provided an update on ongoing recovery efforts related to Hurricane/Tropical Storm Helene and shared current assistance resources and recovery data.

### **Available Recovery Resources**

- Renew NC Single-Family Housing Program
  - Information and applications are available at [renewnc.org](https://renewnc.org).
  - The program assists homeowners with repairing, rebuilding, or replacing homes damaged or destroyed by Hurricane Helene.
  - Applications must be submitted by December 31, 2025.
- Western North Carolina Economic Recovery Resources
  - Available at [wncrecovery.nc.gov/resources](https://wncrecovery.nc.gov/resources).
  - Includes information on funding opportunities for communities, mental health resources, repair assistance, and recovery resources organized by sector (local government, nonprofits, businesses, and residents).
- FEMA Assistance
  - Ongoing FEMA recovery information is available at [FEMA.gov](https://www.fema.gov) (Disaster 4827).

### **FEMA Individual Assistance – Transylvania County**

- More than \$10 million has been awarded to Transylvania County residents as of December 4, 2025.
- 4,837 valid FEMA registrations were received.
- 4,193 applications were referred for Individual Assistance.
- 3,062 applicants have been determined eligible for Housing Assistance and/or Other Needs Assistance to date.

### **Private Property Debris Removal**

- 149 parcels have been completed.
- 37 sites are currently in progress.
- 29 sites are pending FEMA eligibility determination.

### **Waterway Debris Removal**

- County staff are identifying damaged ingress and egress points and submitting them to FEMA for required EHP review.
- Waterway debris removal work is expected to begin within 7–10 days following approval.
- 346 additional waterway sites were assessed.
- Debris was identified at 77 of those sites.

### **Private Roads and Bridges**

- As of December 1, 2025, 2 of 52 private road and bridge projects have been completed.

### **Hazard Mitigation Grant Program (HMGP)**

- The application period closed on October 31, 2025.
- Applications submitted include:
  - Transylvania County
    - Acquisition: 7 parcels
    - Elevation: 6 parcels
    - Land stabilization: 3 parcels
  - City of Brevard
    - Acquisition: 2 parcels
    - Elevation: 7 parcels
    - Land stabilization: 0 parcels
  - Town of Rosman
    - Acquisition: 3 parcels
    - Elevation: 0 parcels
    - Land stabilization: 0 parcels
- Eleven acquisition applications (5 from Transylvania County, 3 from the City of Brevard, and 3 from the Town of Rosman) were grouped by NC Emergency Management and moved into the formal review phase.
  - One City of Brevard applicant later requested to change their project from acquisition to elevation. Required paperwork was submitted to the State, and the totals above reflect that change.
- A second group of elevation projects was formed, consisting of:
  - 4 applications from the City of Brevard
  - 4 applications from Transylvania County
- These projects have been assigned to a contractor for site assessments and cost estimates.
  - Updated Right of Entry forms were required.
  - All but two applicants have completed the updated forms.
  - County, State, and contractor staff continue efforts to obtain the remaining signatures so those projects may proceed.

## VETERANS SERVICE OFFICE ANNUAL REPORT

Veterans Service Officer Frank Pearsall presented the Veterans Service Office annual report, which included an overview of VA benefit expenditures distributed to veterans in Transylvania County.

Mr. Pearsall reviewed office hours and appointment availability:

- The Veterans Service Office is open Monday through Friday, 8:30 a.m. to 5:00 p.m.
- Appointments are scheduled on Mondays, Wednesdays, and Fridays, with walk-ins also accepted on those days.
- Tuesdays and Thursdays are designated for walk-in services.

The Board of Commissioners thanked Mr. Pearsall for his continued service and for his work assisting and advocating for veterans in Transylvania County.

FY	Veteran Population	Total Expenditure	Compensation/Pension	Medical
2024	Not shown	\$31,952,832	\$13,225,479	\$15,997,644
2023	2,779	\$28,273,000	\$14,461,000	\$12,982,000
2022	2,813	\$29,325,000	\$14,298,000	\$14,402,000
2021	3,126	\$25,969,000	\$12,774,000	\$12,348,000
2020	3,158	\$24,043,000	\$11,809,000	\$11,569,000
2019	3,073	\$21,370,000	\$11,068,000	\$ 9,410,000
2018	3,171	\$20,542,000	\$ 9,697,000	\$10,002,000
2017	3,266	\$20,840,000	\$10,053,000	\$10,049,000
2016	3,353	\$20,169,000	\$ 9,728,000	\$ 9,600,000
2015	3,419	\$18,736,000	\$ 9,047,000	\$ 8,925,000
2014	3,482	\$19,381,000	\$ 9,608,000	\$ 8,978,000
2013	3,399	\$16,576,000	\$ 8,205,000	\$ 7,614,000
2012	3,447	\$13,939,000	\$ 7,198,000	\$ 6,194,000
2011	3,631	\$13,305,000	\$ 7,516,000	\$ 4,985,000
2010	3,641	\$13,100,000	\$ 7,448,000	\$ 4,973,000
2009	3,678	\$12,396,000	\$ 6,814,000	\$ 5,053,000
2008	3,723	\$11,138,000	\$ 5,895,000	\$ 4,799,000
2007	3,778	\$ 9,824,000	\$ 5,289,000	\$ 3,982,000
2006	3,907	\$ 8,856,000	\$ 5,076,000	\$ 3,734,000
2005	3,953	\$ 5,266,000	\$ 4,892,000	No report

On the second page, below the VA information is what the CY 2024 U.S. Census Bureau reports about Transylvania County.

The VA report did not break down the number of Transylvania County veterans that used the VA hospital in FY 2024. In FY 2023, 849 veterans used the VA hospital in Asheville; FY 2022, 849; FY 2021, 910; FY 2020, 889; FY 2019, 891; FY 2018, 887; FY 2017, 872; FY 2016, 889; FY 2015, 874; FY 2014, 874; FY 2013, 846; FY 2012, 854; FY 2011, 814; FY 2010, 793; FY 2009, 769; FY 2008, 794 veterans.

## **Transylvania County VA FY 24 GDX Report**

Compensation/ Pension	Insurance	DIC/Widow Pension	Memorial Benefits	Education/ Voc Rehab	Home Loan Guaranty	Medical Care	SAH/ Auto Adapt	Grand Total
13,225,479	51,782	1,955,826	137,239	580,861	2,892,000	15,997,644	1,109,000	31,952,832

According to the U.S. Census Bureau, in CY 2024, we had:

3,122 veterans; 2,874 males, 248 females; that means 11.2% of the county population (33,243) are veterans.

### **Breakdown:**

WW II Veterans: 163

Korean War Veterans: 224

Vietnam Veterans: 1,567

Gulf War Veterans (1990s ): 545

Gulf War Veterans: (2001 - ): 296

Peacetime Veterans: 337

## MONTHLY CAPITAL UPDATE

The County Manager presented the monthly update on countywide capital projects. In accordance with the interlocal agreement between the Board of Commissioners and the Board of Education, the Project Manager also provided an update on school capital projects.

### **Key Highlights**

- More than \$200 million in capital projects are underway or planned countywide.
- Approximately \$100 million in grant funding has been secured to support these projects (excluding broadband grants awarded directly to providers).
- Monthly capital updates are typically provided at the Board's second meeting; however, the October and November meetings were cancelled, resulting in a combined update.
- Grant-funded education projects are not included in this update. Those projects are in addition to bond-funded work and will require action by the Board of Education regarding next steps.

### **Fixing Transylvania County Schools – Step One: Investment in Capital Projects at All Nine Schools**

The Manager reported anticipated completion of Brevard High School Scope #1 (Old Gym) and noted that the Construction Manager at Risk (CMAR) will provide draft pricing and timelines for future phases in December.

The Manager introduced Beecher Allison, Project Manager, who provided the school capital update as required by the interlocal agreement.

Mr. Allison noted that the monthly project updates for both Boards are posted on the County's Special Projects webpage and that the budget and expenditure reports are available through the Finance Department, including the Education Capital Fund Report.

- Underground Storage Tanks
  - Replacement scheduled for summer 2026 in coordination with Rosman area projects.
- Softball Field Lighting
  - The project was placed out for bid, with four responses received.
  - Light and pole replacements will proceed under budget with the lowest responsive bidder.
- Brevard Area Scope #1 (Old BHS Gym)
  - Final project cleanup and touch-up are ongoing.
  - Ribbon-cutting scheduled for December 10 at 12:30 p.m.
  - Gym available for use beginning Thursday; floor mats not allowed until the following week to allow full curing.
  - The roofing manufacturer provided clarification that decorative contour ribs were not included, as they are aesthetic only and do not affect roof performance or warranty.
- Larger Scope Projects (BHS Scope #2, Rosman Area, Brevard Area)
  - Design reviews ongoing; initial pricing expected by December 12.
  - Once pricing is confirmed, the Joint School Bond Project Committee will consider scope adjustments within the approved budget (January 2026).
  - CMAR is reviewing options based on geotechnical studies at Rosman Schools.
- Emergency Repairs – BHS EC Wing Roof
  - Emergency project authorized by statutes due to deteriorating roof conditions.
  - Interior work underway; final finishes under review.
  - Substantial completion expected by the end of December.
  - HVAC replacement proceeding under emergency statute provisions.
  - Project expected to be complete for student occupancy following winter break.
  - Safety coordination among contractors, County staff, and school personnel is ongoing



- **Conclusion and Next Steps**
  - Brevard Area Scope #1 and the EC Wing project are nearing completion and remain within or under budget.
  - Additional work will begin once schedules and pricing are finalized.
  - The goal remains to complete a majority of the construction during the summer months when school is not in session.
  - All projects remain within the approved budget.

**Board Discussion:**

**Bleachers at Old Gym:** The Manager clarified that bleachers were not included, as FF&E is not part of the capital project scope. The School System is reviewing future funding options.

**Grant Coordination:** The Manager confirmed that some planned work at Davidson River and Brevard High Schools may be removed from scope and applied toward the \$9.3 million grant match, while ensuring schools remain functional until new facilities are complete.

Commissioners emphasized the importance of communicating that several projects are coming in on or under budget, reflecting responsible management of taxpayer funds.

**Creating Jobs and a Safe Community: New Space for Growing Businesses and Upgrading Public Safety**

- Hart Road Emergency Access and Flood Mitigation Project: Complete; grant closeout underway.
- New Courthouse at the Public Safety Complex: Budget refinement ongoing; construction documents expected in spring 2026.
- Library Amphitheater Cover: Canopy ordered; site work underway.

**Protecting Transylvania Natural Resources: Clean Water, Sanitary Sewer, Solid Waste Disposal, and Streambank Restoration**

- Watershed Study: Scheduled for Board consideration later in the meeting.
- Boys and Girls Club/Gallimore Road Sewer Project: Preconstruction activities beginning this month.
- Landfill Leachate Pretreatment Project: Preliminary work underway
- Pisgah Labs Water and Sewer Extension: Agreement finalized; project moving forward.
- Landfill Expansion: Progress continues to extend landfill life by five years.

The Manager noted that staff are refining infrastructure reporting and improving public access to project documents on the County website.

**Chairwoman McCall called for a recess at 5:35 p.m. The Board reconvened at 5:43 p.m.**

**APPOINTMENTS**

**ABANDONED CEMETERIES BOARD**

Longtime Abandoned Cemeteries Board member and Chair Jill Chapman announced her resignation effective at the end of the year. There are no term limits for this board, and appointments are made as vacancies occur. The Abandoned Cemeteries Board recruited a replacement member. In accordance with the Board's Citizen Advisory Council Policy, the Clerk to the Board advertised the vacancy to solicit applications from interested individuals. The Abandoned Cemeteries Board recommended Vanessa Cole to fill the vacancy effective January 1, 2026. The Board's bylaws provide that the Board of Commissioners appoints the Chair, and the Abandoned Cemeteries Board also recommended Ms. Cole serve in that role.

**Commissioner Chappell moved to appoint Vanessa Cole to fill the vacancy created by Ms. Chapman's resignation, seconded by Commissioner Dalton. The motion passed unanimously.**

**Commissioner Chappell moved to appoint Ms. Cole as Chair of the Abandoned Cemeteries Board, seconded by Commissioner Dalton, and approved unanimously.**

#### BOARD OF HEALTH

The terms of the following Board of Health members expire on December 31, 2025: Thomas Fuller (Optometrist), Ben Lamm (Pharmacist), PJ Boatwright (Veterinarian), and Christina Mahoney (General Public). Public Health Director Elaine Russell recommended the reappointment of Thomas Fuller and Christina Mahoney.

Ben Lamm is not eligible for reappointment, having served the maximum number of allowable terms and having recently retired as a pharmacist. PJ Boatwright declined reappointment due to work commitments and travel. The Clerk to the Board will advertise the upcoming vacancies, along with an existing vacancy for a Physician position.

**Commissioner Chapman moved to reappoint Thomas Fuller and Christina Mahoney to the Board of Health, seconded by Commissioner Dalton. The motion passed unanimously.**

#### BREVARD BOARD OF ADJUSTMENT & APPEAL

The County appoints two members and one alternate to the City of Brevard's Board of Adjustment and Appeal due to the City's extraterritorial jurisdiction (ETJ). Currently, only one County-appointed position is filled. The Clerk to the Board advertised the vacancies and received one application.

**Commissioner Dalton moved to appoint Gilly Pearson to fill a vacancy on the Brevard Board of Adjustment and Appeal, seconded by Commissioner Chappell. The motion passed unanimously.**

#### BREVARD PLANNING AND ZONING BOARD

Alan Mercaldo's term on the Brevard Planning and Zoning Board expires at the end of the year. He is eligible and willing to serve another term. The City of Brevard Planning Department recommended Mr. Mercaldo's reappointment.

Information: On May 20, 2024, the City of Brevard amended Chapter 15 of its Unified Development Ordinance (UDO), reducing the number of ETJ members appointed by the County from three to two. Per N.C.G.S. § 160D-307(a), board membership must be proportional to the City and ETJ populations and reviewed following each decennial census.

**Commissioner Dalton moved to reappoint Alan Mercaldo to the Brevard Planning and Zoning Board, seconded by Commissioner Chappell. The motion passed unanimously.**

#### REVIEW OF COUNTY COMMISSIONER APPOINTMENTS

County Commissioners serve in various appointed roles on local, regional, and statewide boards and committees. The Board conducts an annual review of these appointments to determine whether Commissioners wish to continue serving in their current capacities. This item was presented for review only. The Clerk to the Board will place this item on a January agenda for formal action.

Board/Committee	County Commissioner Appointment	Board/Committee	County Commissioner Appointment
<b>Board of Health</b>	Teresa McCall	<b>Brevard/Transylvania County Chamber of Commerce</b>	Jaime Laughter
<b>Brevard/Transylvania County Ecusta Trail Advisory Board</b>	Larry Chapman Addison Bradley (Cooperative Extension)	<b>Foreign Trade Zone Advisory Team</b>	Jason Chappell Burton Hodges (Transylvania Economic Alliance)
<b>Joint School Bond Project Committee</b>	Jason Chappell Chase McKelvey	<b>Juvenile Crime Prevention Council</b>	Jake Dalton
<b>Land of Sky Regional Council – Primary and Secondary Members</b>	Primary Jason Chappell (Executive Committee Member) Secondary – Chase McKelvey	<b>Land of Sky Rural Planning Organization (RPO)</b>	Chase McKelvey
<b>NCACC Steering Committees</b>	Larry Chapman (Justice and Public Safety) Jake Dalton (Tax and Finance) Teresa McCall (Tax and Finance)	<b>NCACC – District 16 Director</b>	Larry Chapman
<b>Personnel Board</b>	Chase McKelvey	<b>Social Services Board</b>	Teresa McCall
<b>TC Tourism Development Authority</b>	Larry Chapman	<b>Transylvania Economic Alliance Board of Directors</b>	Jake Dalton Chase McKelvey (alternate)
<b>Transylvania Natural Resources Council</b>	To consider in 2026.	<b>Vaya Health County Commissioner Advisory Council</b>	Teresa McCall Amanda Vanderoef (DSS Director)
<b>Work First Planning Committee</b>	Jason Chappell		

## OLD BUSINESS

### NCDEQ GRANT-FUNDED PROJECT - WATERSHED STUDY

The County Manager invited Michael Goforth of High Country Engineering to co-present information on a proposed watershed study that would support future drinking water needs for Rosman and North Transylvania County.

The Manager explained that the County completed a countywide water needs study in 2014, which identified long-term water supply needs and recommended exploring future intakes and water sources that rely heavily on state and federal lands, helping protect developable property.

In 2021, the Town of Rosman announced plans to move from groundwater wells to a surface water supply, which requires a designated watershed approved by the State and local governments. Any watershed that includes municipal areas must also be adopted by that municipality. The proposed watershed would allow Rosman to develop a future water intake while having the County administer the ordinance, similar to the existing watershed that protects Brevard's water supply on Cathey's Creek. If the Town does not agree, the watershed would have to be shifted farther north. This would result in a smaller watershed, access to a reduced water supply, and require the Town to install additional piping to transport water from the watershed to the site identified for its future water treatment plant.

The Manager noted that from 2022–2024, Transylvania County secured \$20 million in grant funding for water and sewer infrastructure, benefiting both the City of Brevard and the Town of Rosman. Completed projects include:

#### **Rosman**

- US 64 Water and Sewer Line Extension - \$4.6 million
- Emergency Water Interconnect - \$435,461

#### **Brevard**

- Emergency Water Interconnect - \$435,461

Additional projects are underway. The watershed study would support Rosman's future water treatment plant and help ensure a safe and reliable drinking water supply for at least the next 40 years.

### **Watershed Overview**

Mr. Goforth explained that a watershed is the land area that drains water to a common point, such as a river or lake. Watershed protection includes rules that limit certain land uses upstream to protect drinking water quality.

### **Existing Watershed Protections – Cathey's Creek**

Mr. Goforth explained that Cathey's Creek currently serves as the City of Brevard's water supply and has been protected as a watershed for many years. The creek is classified as WS-II, which is one level below the highest classification (WS-I). WS-II waters are considered high-quality trout waters by the North Carolina Department of Environmental Quality (DEQ). The most restrictive protections apply within the Critical Area, defined as the first one-half mile upstream from the water intake. Most of the Cathey's Creek watershed is located within Pisgah National Forest and is federally owned, with a small number of private properties located near the lower portion of the watershed.

### **County Watershed Ordinance Requirements**

The County's existing watershed ordinance outlines land use limits within the watershed:

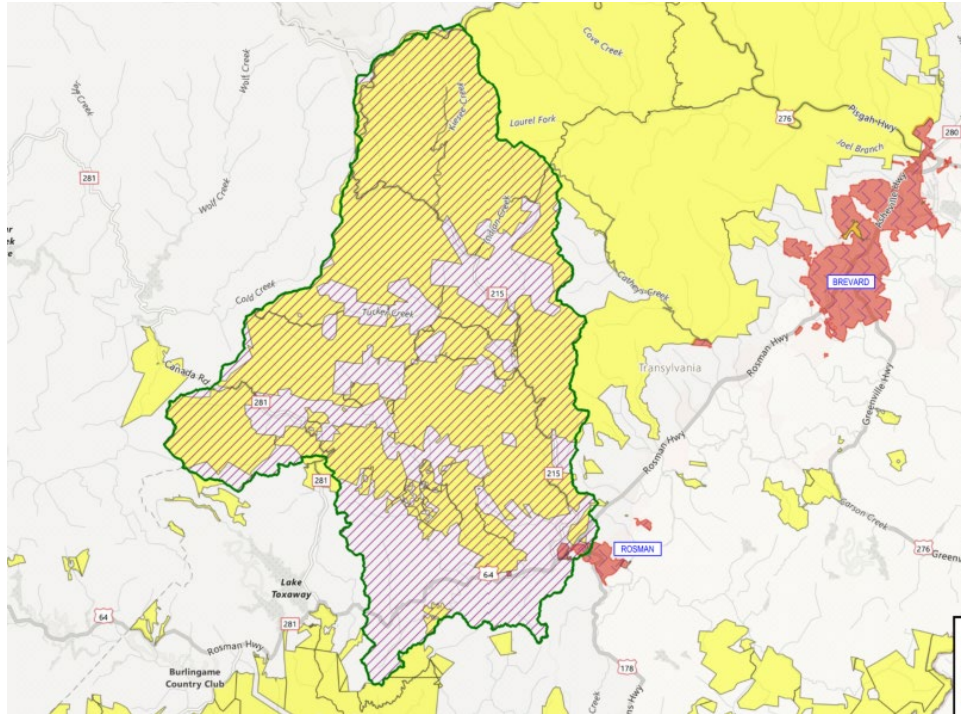
- Critical Area (Section 6):
  - Prohibits commercial uses, landfills, and the storage or manufacture of toxic or hazardous materials.
  - Prohibits land application of wastewater treatment byproducts (such as sludge or biosolids).
  - Limits residential development to one unit per two acres.
  - Limits built upon area to 6%, reviewed on a project-by-project basis.
- Remaining Watershed Area (Section 7):
  - Prohibits landfills.
  - Allows storage or manufacture of hazardous materials only with an approved spill containment plan.
  - Limits residential density to one unit per acre.
  - Limits built upon area to 17%, reviewed on a project-by-project basis.
  - Includes a grandfather provision allowing properties that existed at the time the ordinance was adopted to have up to 70% built-upon area.
- Buffer Requirements (Section 9)
  - Requires a 30-foot undisturbed buffer along all perennial streams.
  - This requirement is consistent with existing state trout water regulations and is not unique to this watershed.

### **Proposed French Broad Watershed**

The proposed watershed area would:

- Be located north of the Town of Rosman along the French Broad River (confluence of the North and West Forks)
- Cover approximately 43,500 acres
- Be made up of over 65% state and federally owned land, already largely protected from development
- Be classified as WS-IV, the least restrictive water supply classification, allowing reasonable development while protecting water quality
- Include protections that largely mirror existing state requirements already in place

Existing landowners would retain their current development rights through grandfathering provisions.



### Stream Flow and Water Withdrawal Limits

Mr. Goforth explained a state measurement called 7Q10, which is used to determine how much water can safely be taken from a river. 7Q10 represents the lowest average stream flow over any seven consecutive days during the past ten years. Based on current data, the 7Q10 flow for this section of the river is estimated at 6.5 to 7 million gallons per day. While the river often carries more water than this amount, the State would limit withdrawals to this level when issuing a permit for a water intake.

Commissioner Dalton asked how the proposed watershed protections would affect an existing business located upstream on the West Fork near the confluence of the North and West Forks of the French Broad River. He noted the business has operated at that location for many years and handles materials that could be considered potential contaminants. Mr. Goforth explained that the business would be grandfathered and allowed to continue operating. He clarified that the WS-II Critical Area restrictions apply only to the first one-half mile upstream of a water intake. Because the business is located approximately one mile upstream, it would fall within the balance of the watershed (Section 7) rather than the more restrictive critical area. This placement would allow the business to continue operations and pursue future changes or expansions, subject to standard requirements. Mr. Goforth noted that Section 7 allows certain activities provided a Spill Containment Plan is in place, which he stated the business likely already has on file with the State due to the nature of its operations. Commissioner Dalton emphasized that he did not want the proposed watershed designation to negatively impact a long-standing local employer.

### Process and Timeline

Mr. Goforth outlined the multi-year process required by the State, including:

- Scoping meeting with NCDEQ
  - First quarter 2026
  - Stakeholder acknowledgment
    - Transylvania County, Town of Rosman, National Forest Service, and landowners
- Rule-Making Process (18 months)

- Begin negotiation with DEQ and related parties to define acceptable watershed restrictions with all stakeholders
- Public comments are considered
- Resolutions from local governments that have land use jurisdiction within watershed boundaries
- A written record of the rule-making process is prepared and reviewed
- Final Watershed Reclassification Recommendations
- NC Environmental Management Commission Review
  - Public comment opportunities
- Rules Review Commission
- Legislative Review and Approval
- Final Approval by the US Environmental Protection Agency

The process is expected to take approximately three to four years, depending on reviews and public input.

### **Watershed Classification**

Mr. Goforth explained that while the County intends to pursue a WS-IV watershed classification, there is also a WS-V classification, which serves as a temporary or “placeholder” designation. A WS-V classification allows the County to reserve the watershed area without immediately adopting or enforcing watershed protection rules. Under this approach, the County would complete the state approval process and hold the WS-V designation until funding becomes available and plans move forward to construct a surface water intake and treatment facility. At that time, the Board of Commissioners would formally adopt the watershed and reclassify it to the appropriate level, such as WS-IV or WS-III, based on what was agreed to during the rulemaking process. Mr. Goforth concluded his presentation and invited questions and comments from the Board.

### **Board Discussion and Action**

Commissioner Chapman asked whether pursuing a Wild and Scenic River designation would impact the proposed watershed process. Mr. Goforth explained that the Wild and Scenic designation is primarily related to dam avoidance and would not affect the watershed classification process.

Commissioner Dalton noted that the river supports tourism, recreation, and agricultural activities, including cattle operations, and asked whether those uses would be affected. Mr. Goforth confirmed that existing recreational, tourism, and agricultural activities would not be impacted by the proposed watershed classification. He added that the goal is to select a classification that protects water quality without limiting current uses, noting that Cathey’s Creek currently allows recreation under its existing classification.

Commissioner Chappell asked whether, under the WS-V placeholder designation, the watershed would later be reclassified once funding becomes available. Mr. Goforth confirmed that once an intake and water treatment plant moves forward, the watershed would be reclassified to the agreed-upon level, such as WS-IV or WS-III, based on the outcome of the rulemaking process.

Chairwoman McCall asked whether the watershed designation or Wild and Scenic status would prevent construction of a dam if one were ever determined necessary in the future. Mr. Goforth stated that the watershed itself would not automatically prevent a dam, but other state and federal laws would likely restrict or prohibit such construction. He reiterated that the Wild and Scenic designation is specifically intended to discourage dams.

Chairwoman McCall summarized that once the study process is completed, the County would reach a point where the Board would consider formal watershed approval. Mr. Goforth confirmed that the next step is a

scoping meeting with NCDEQ, followed by multiple phases, with ongoing updates to the Board throughout the process.

**Commissioner Chappell moved to approve High Country Engineering and County staff moving forward with requesting an additional watershed to support future water intake capacity for the Town of Rosman and North Transylvania communities, and necessary for the Town's future plans for surface water intake, seconded by Commissioner Dalton.** Commissioner Chapman asked about the Town of Rosman's involvement. Mr. Goforth stated that the Town is aware of the effort and is interested in partnering, noting their long-term goal of transitioning from wells to a surface water system. The County Manager added that the watershed study represents a \$300,000 investment, and if the Town did not support it, the Town would eventually need to complete its own study and seek County approval to permit an intake. Commissioner Dalton asked how many people could be served by a 7 million gallons-per-day intake. The County Manager stated that the County's 2014 water study showed this capacity would meet projected demand for 40–50 years, especially when combined with Cathey's Creek. **The motion was approved unanimously.**

#### MEMORANDUM OF UNDERSTANDING WITH TOWN OF ROSMAN ON GRANT-FUNDED INFRASTRUCTURE PROJECTS

The Board revisited this item, which had been tabled at the previous meeting, to allow for additional information following the watershed presentation.

On September 22, the Board authorized the County Manager to prepare a draft Memorandum of Understanding (MOU) to guide the construction of grant-funded water and sewer infrastructure projects requested by the Town of Rosman. The purpose of the agreement is to ensure that public grant funds are used appropriately, and that completed infrastructure remains protected as a public asset. construction in support of requested infrastructure funding from the Town of Rosman with county funds.

#### Summary of Draft MOU Terms:

- Upon grantor approval, the County will fund the project using grant funds and manage the design and construction of the infrastructure.
- The Town of Rosman will participate in the design process, accept ownership of the completed facilities, and be responsible for operation and maintenance of the water and sewer systems.
- The Town will agree that if it ceases ownership or operation of the system, or if state authority changes, the County will have the first option to assume those responsibilities.

The Board approved the MOU terms on October 13. The Manager forwarded the MOU to the Town for consideration, as well as the grantor, for consideration of funding approval.

The Town Board of Aldermen considered the draft MOU terms at the October 14 meeting and offered the following negotiation points for the Board of Commissioners to consider:

- The Town agreed to the County having first option to assume the system if the Town ceases ownership or operations. However, the Town requested that if it receives an offer from a private entity to purchase the system, the County would not be involved.
- The Town also requested that if the State temporarily assumes control of the system due to an emergency, the system will return to Town ownership once the event concludes.

On November 10, the Board discussed adding a provision requiring the Town to adopt the watershed resolution and related documents once the State approves the watershed permit. If the Town does not adopt

the watershed protections, the Town would be required to repay the County-allocated wastewater funds. This provision is intended to ensure that the County's investment in the watershed study and permitting process results in the intended long-term water supply protection. The Manager noted that most watershed restrictions would apply to publicly owned land, minimizing impacts to private property.

Transylvania County is the official grant recipient for these projects. The grant funds must be used for public infrastructure, and failure to comply could result in grant "claw backs" from the state and federal agencies. While no local tax dollars have been used to date, any claw back would ultimately impact County taxpayers.

To address the Town's request to retain the option of selling the system to a private entity, the draft MOU includes a 20-year depreciation schedule for the grant-funded infrastructure. If the system is sold, the Town would be required to return any remaining depreciated value to the County to address potential claw backs. The Manager noted that infrastructure depreciation typically ranges from 15-40 years, making a 20-year schedule reasonable.

Infrastructure already completed and turned over to the Town includes the US 64 water and sewer extension (\$4.6 million) and the Emergency Water Interconnect (\$435,461). Wastewater infrastructure currently under discussion is estimated at approximately \$3.9 million. If approved, the County will have gifted nearly \$9 million in infrastructure improvements to the Town, excluding administrative and watershed study costs.

The Manager recommended that the Board consider the terms from the Town of Rosman. She pointed out that the Board has a copy of the draft language that allows them to agree to those provisions but does provide that level of protection for the taxpayers with the depreciation schedule.

Commissioner Chapman asked whether the Local Government Commission would be involved if the system were sold to a private entity. The Manager noted that while she was unsure, multiple state regulatory approvals would be required, and the agreement provides safeguards for public funds.

County Attorney Bill Bulfer stated that the proposed agreement adequately protects the County's interests.

**Commissioner Chappell moved to approve the Memorandum of Understanding as recommended by the County Manager, including the depreciation schedule and watershed approval provision, seconded by Commissioner McKelvey, and approved unanimously.**

The County Manager will follow up with the Town of Rosman Board of Aldermen.

#### ACCEPTANCE OF NEEDS-BASED PUBLIC SCHOOL CAPITAL FUND GRANT AND MATCH COMMITMENT

The Board considered acceptance of a Needs-Based Public School Capital Fund Grant and the associated county match commitment. Lottery funds are set aside for this competitive grant program, which requires endorsement by both the Board of Education and the Board of Commissioners. Counties serve as the fiduciary for grant administration.

In the fall, the Board of Education and Board of Commissioners jointly approved submission of a grant application requesting \$62 million. On November 18, the NC Department of Public Instruction awarded Transylvania County Schools the full \$62 million. This funding is in addition to the \$50 million school bond projects currently underway across all nine schools.

The grant will fund the replacement of the Career and Technical Education (CTE) wing at Brevard High School (constructed in 1959) and Exceptional Children (EC) classrooms (constructed in 1974) with ADA-compliant facilities capable of supporting modern CTE instruction. The project will also co-locate Davidson



River School on the Brevard High School campus, allowing students access to CTE programming while maintaining a separate school identity. Bond funds initially slated for Brevard High School and Davidson River School will be used toward the County's required match.

The \$18 million in planned bond-funded improvements at Rosman schools will continue without impact. The Manager noted that bond funds require continued public use of facilities during the repayment period, providing additional protections.

The Manager, Superintendent, and Finance Directors have been discussing potential implementation options for the project. The existing interlocal agreement governs renovation projects but does not automatically extend to new construction unless requested by the Board of Education. While the Board of Education may choose to manage construction directly, the County will remain the fiduciary as required by statute and the grant agreement.

The Board of Commissioners must commit to funding the required \$9.3 million match. The Manager reported that the County has sufficient capacity to meet this obligation through a combination of available Education Capital Fund balances, future bond issuances, and anticipated project savings. The match will be spent proportionally over the life of the project rather than as a lump sum.

The Manager recommended approval for the Chairman or Manager to execute the grant agreement, contingent upon no material changes from the prior year's agreement language and approval by the Board of Education.

The Manager acknowledged Superintendent Dr. Fletcher's attendance and recognized her work during this grant cycle in strengthening the application, which contributed to its success.

Commissioner Chapman asked whether the project plans must be approved by the State before funding is released. The Manager explained that the grant application already specifies how the \$62 million must be used, and the County must follow those approved purposes. She added that the project plans will still be submitted to the North Carolina Department of Public Instruction for review and approval once the architect's designs or bid documents are completed, which is standard practice for school construction projects.

Chairwoman McCall asked whether new construction would require a different set of rules than renovation projects. The Manager confirmed that it does. She explained that the CMAR delivery method is still allowed, but new construction follows a different process than renovations. Renovation projects are more limited and generally involve replacing existing facilities, while new construction allows for more flexibility in design. She noted that, as outlined in the interlocal agreement, new construction requires significant involvement and approval from the Board of Education, regardless of whether the County or the Board of Education manages the project, since the facilities are owned by and fall under the authority of the Board of Education.

Chairwoman McCall asked about the timeline for breaking ground on the project. The Manager explained that while the grant requires the project to begin within two years, several factors will influence the schedule. Planning assumes up to a four-year window before students transition out of existing facilities, allowing flexibility for architectural design, phasing, and construction on an active school campus. She noted that this timeframe helps manage expectations, with the goal of moving the project forward as efficiently as possible.

**Commissioner Dalton moved to authorize the Chairman or Manager to sign the Needs-Based Public School Capital Fund Grant Agreement, provided the agreement does not materially change from the 24-25 agreement language, and upon the Board of Education also approving the signature of the grant agreement. This commits the County to \$9.3 million of matching funds, of which \$138,169.51 has been**

**spent on preplanning for the grant. Commissioner Chapman seconded the motion, and it was approved unanimously.**

Commissioners expressed appreciation to the Board of Education, staff, and partners whose efforts resulted in the successful grant award.

## **NEW BUSINESS**

### LITTLE RIVER COMMUNITY CENTER GRANT AMENDMENT

The Manager explained that the County budgets \$80,000 each year to support community centers with capital grants and provide free Wi-Fi in their facilities. The Little River Community Center requested approval to change how it uses last year's Community Center Grant 2 funds. Instead of using the funds for playground clean-up, the Center asked to apply them toward an unexpected emergency expense.

A recent windstorm uprooted a large oak tree at the facility, damaging several parked vehicles and creating a safety hazard. The Community Center paid approximately \$3,000 for emergency tree removal, receiving a \$500 credit for not needing tree haul-off services. An invoice from the contractor was provided for County records.

Staff recommended approving the request to redirect the previously awarded grant funds to cover the emergency tree removal costs.

**Commissioner Dalton moved to approve the request, seconded by Commissioners Chappell and McKelvey. The motion passed unanimously.**

### RESOLUTION SUPPORTING ENHANCED ACCESS TO TREATMENT FOR OPIOID USE DISORDER AND SUBSTANCE USE DISORDER THROUGH MOBILE TREATMENT SERVICES

CARE Coalition Program Coordinator Kristen Gentry presented an update on Transylvania County's Opioid Strategic Plan, focusing on the development of a Mobile Opioid Treatment Program to expand access to substance use disorder (SUD) and opioid use disorder (OUD) treatment.

Ms. Gentry explained that the mobile treatment unit is a recommended intervention in the County's strategic plan and will be funded through state and regional partners, not County funds or opioid settlement dollars. Vaya Health received NCDHHS funding to purchase six mobile treatment units to serve rural areas in western North Carolina. These units may operate within a 75-mile radius of a central opioid treatment program.

Vaya contracted with Behavioral Health Group (BHG) to provide mobile SUD and OUD treatment services in Transylvania County for a two-year period. BHG operates accredited opioid treatment programs in Asheville and Clyde. The mobile unit, currently under construction, is expected to be deployed in spring 2026. It is anticipated to operate daily in Transylvania County, with overnight storage in Buncombe County.

Services offered will mirror those of a site-based opioid treatment program, including addiction counseling, medication-assisted treatment, lab testing, diversion prevention, physical assessments, and nursing support. The unit will be staffed by a driver/patient monitor, a nurse, a licensed counselor, and periodic in-person or telehealth support from a physician, nurse practitioner, or physician assistant.

Transylvania Public Health and the CARE Coalition are working with BHG to identify host sites, establish partnerships, and conduct community outreach. Host sites and the unit will require inspection and approval by the DEA and NCDHHS. BHG will provide performance data to Transylvania Public Health and CARE to monitor outcomes and program effectiveness.

The Board of Health previously adopted a resolution in support of the program.

Ms. Gentry concluded her formal presentation. Chairwoman McCall called for Board comments and questions.

Commissioner Chappell asked how individuals would learn about the mobile treatment service if it were approved. Ms. Gentry explained that staff are working in advance with local agencies and partners that serve individuals with substance use disorder and opioid use disorder, including medical providers, the jail, the Sharing House, DSS, and other community organizations. She noted that these partnerships will help ensure the service is well known and that referrals are made through trusted relationships.

Commissioner Chappell thanked the presenters for pursuing a nontraditional approach to addressing substance use and stated that the program represents an exciting opportunity to reach individuals who need services.

Commissioner Chapman asked whether the mobile treatment program is currently operating elsewhere. Ms. Garner explained that the program is new and based on a recently established NCDHHS definition for opioid treatment. Vaya Health received funding to develop six mobile units statewide, with one unit already operational and others approved for several western North Carolina and neighboring counties.

Commissioner Chapman asked whether opioid-related issues in Transylvania County are increasing, decreasing, or remaining steady. Health Director Elaine Russell reported that prevention efforts with youth through the CARE Coalition are showing progress, while individuals with long-standing substance use challenges continue to require significant support. She noted that opioid settlement funding is helping expand resources for individuals earlier in their recovery journey. Ms. Russell emphasized the importance of continued prevention work with children and expressed optimism about the mobile treatment model, noting that rural communities rarely have access to services typically found in urban areas. Ms. Gentry added that Behavioral Health Group's data collection will allow the County to evaluate the effectiveness of this urban-based model in a rural setting and make adjustments as needed. She expressed optimism that, alongside opioid settlement efforts, the County will continue to see improvements, including promising trends in overdose rates.

Commissioner Dalton asked whether the 75-mile service radius is measured "as the crow flies." Ms. Ross confirmed that it is measured as the crow flies and noted that while Vaya initially suggested operating the unit out of Clyde, actual travel distances require more strategic planning. She explained that service locations and routes will be planned carefully to account for real-world travel conditions.

Commissioner Dalton reiterated that no opioid settlement funds are being used for this program. Staff confirmed that the program is funded through a separate funding source and does not involve opioid settlement dollars.

Chairwoman McCall noted that the program does not involve County funding. She shared that, as the Board of Commissioners' representative on the Board of Health, discussions emphasized the importance of rotating locations throughout the county rather than remaining in a single fixed site. The intent is to identify predictable locations in areas of greatest need so residents know where and when the mobile unit will be available. Chairwoman McCall explained that the Board of Health required revisions to the initial resolution, including the addition of data collection requirements, which extended the approval timeline. She expressed support for the program, noting it will allow opioid settlement funds to be redirected to other priority initiatives.

**Commissioner Chappell moved to adopt the resolution to “Support Enhanced Access to Treatment for Opioid Use Disorder and Substance Use Disorder through Mobile Treatment Services” to demonstrate County support for this service, seconded by Commissioner Dalton, and unanimously approved.**

**Resolution # 56 - 2025  
Supporting Enhanced Access to Treatment for Opioid Use Disorder &  
Substance Use Disorder through Mobile Treatment Services**

WHEREAS, substance use disorder (SUD) and opioid use disorder (OUD) are detrimental to the health and safety of Transylvania County citizens; and

WHEREAS, many people with SUD/OUD have limited financial and social resources to access and comply with evidence-based treatment; and

WHEREAS, Transylvania County has limited clinical providers who have expertise in treating SUD/OUD; and

WHEREAS, Transylvania County does not have a clinic that offers methadone, an FDA-approved medication for severe, long-term OUD; and

WHEREAS, mobile treatment units provide evidence-based treatment through FDA-approved medications, counseling, and peer services; and

WHEREAS, enhancing access to medication for OUD and behavioral health services has been identified as a top priority for Transylvania County’s strategic plan to reduce SUD/OUD; and

WHEREAS, the implementation of a mobile treatment unit is a recommended intervention for Opioid Settlement funding, in order to fulfill this strategic priority; and

WHEREAS, VAYA Health has contracted with BHG XXXVI, LLC to provide a mobile treatment unit for Transylvania County; and

WHEREAS, VAYA Health and BHG XXXVI, LLC will provide Transylvania County with local statistical data on a quarterly basis to include, at a minimum, retention in treatment, medication adherence, reduction in illicit substance use, wait-time to start treatment, number of clients served, and client satisfaction; and

WHEREAS, this contract provides a recommended intervention and fulfills a strategic priority without the use of Transylvania County’s Opioid Settlement funds, which allows these funds to be used to support additional recommended interventions;

NOW, THEREFORE, BE IT RESOLVED, the Transylvania County Board of Health supports the delivery of mobile substance use treatment services to increase access to care, improve public health, and enhance public safety for people with SUD/OUD, their families, their neighbors, and the entire community.

Adopted and approved this the 8th day of December 2025.

S://Teresa K. McCall, Chair  
Transylvania County Board of Commissioners

**MANAGER'S REPORT**

The Manager provided the following updates:

- A ribbon-cutting ceremony for the Brevard High School Old Gym is scheduled for Tuesday, December 9, at 12:30 p.m., marking the first completed school bond project. Light refreshments and brief remarks will follow. This event will also serve as the quarterly meeting of the Joint School Bond Project Committee, including a project update and facility tour. The second bond project, the EC Wing, will be completed and ready for students when they return from winter break.
- New county tier designations were released in late November. Several western North Carolina counties were classified as more economically distressed due in part to impacts from Hurricane Helene. County tiers are determined using four equally weighted factors: average employment rate, median household income, population growth, and adjusted property tax base per capita. Tier designations are used by the State to allocate funding and grant opportunities. Transylvania County remains classified as a Tier 2 county. As an example, Tier 2 status allowed eligibility for the recent Needs-Based Public School Capital Fund grant.
- Congratulations were extended to Jason Massey, who assumed the role of Building Inspections Director on December 1, following the retirement of Mike Owen. Rick Mickewicz also transitioned into the role of Lead Inspector on December 1.
- Congratulations were shared with Finance Director Meagan O'Neal for successfully passing two exams toward her North Carolina Government Finance Officers Association certification.
- Land of Sky Planner Jacob Compher continues providing interim leadership in the Planning and Transportation Department three days per week. Transit office staff are maintaining daily operations, and County Planner Ashley Minery is expected to return in January. An operational study for transit services has been issued as a Request for Proposals through Land of Sky.
- County offices will close at noon next Monday, with solid waste sites closing at 11:30 a.m., to allow employees to attend a countywide Christmas lunch. The Manager thanked county staff for their dedicated service to residents throughout 2025.
- The next meeting of the Board of Commissioners is scheduled for January 12 at 4:00 p.m.

Commissioner Chapman asked how close Transylvania County is to returning to Tier 3 status. The Manager reported that the County remains several ranking positions away from Tier 3. She explained that the methodology used to calculate tier designations can negatively impact the County, particularly population growth figures that tend to fluctuate between census updates. Recent corrections reflected a negative population change, which affected the County's ranking. She also noted that higher property valuations and the County's desirability do not translate into higher tier rankings, and that property valuation does not necessarily reflect local economic wealth. While the County has invested in economic improvement and seen progress, Transylvania County's average weekly wage ranks 39<sup>th</sup> statewide as of 2025, which does not align with Tier 3 status.

Commissioner Chappell observed that Henderson and Buncombe counties are now classified as economically distressed as well. The Manager noted that Macon County has been elevated to Tier 3 status. She stated that Macon County shares many similarities with Transylvania County, including economic development efforts, and that these shifting classifications highlight flaws in the current tier ranking system.

### **PUBLIC COMMENT**

There were no public comments.

### **COMMISSIONERS' COMMENTS**

Commissioner Dalton extended Merry Christmas wishes to everyone.

Commissioner Chapman congratulated Chairwoman McCall on her election as Chair of the Board. He also encouraged Commissioners to share updates with one another about the various meetings they attend.

Commissioner Chappell expressed his gratitude to the Board for the opportunity to serve as Chair for many years. He said he hoped he served to the best of his ability and thanked all the Commissioners for their support. He also congratulated Chairwoman McCall and Vice-Chairman Chapman on their new leadership roles.

Chairwoman McCall shared her appreciation for Commissioner Chappell, describing him as both a friend and a role model. She noted that he has led the Board with integrity and wisdom, and that his respectful treatment of fellow Commissioners, the public, and anyone appearing before the Board sets an example for all in public service. She thanked him for his leadership and friendship and said she looks forward to seeking his guidance in her new role. She concluded by wishing everyone a Merry Christmas and a Happy New Year.

#### **ADJOURNMENT**

There being no further business to come before the Board, **Commissioner Chapman moved to adjourn the meeting at 7:05 p.m., seconded by Commissioner McKelvey and unanimously carried.**

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Teresa K. McCall, Chair  
Transylvania County Board of Commissioners

ATTEST:

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Trisha M. Hogan, Clerk to the Board