

**MINUTES OF A PUBLIC HEARING
OF THE JACKSON COUNTY
BOARD OF COMMISSIONERS
HELD ON
JANUARY 05, 2021**

The Jackson County Board of Commissioners held a Public Hearing on January 05, 2021, at 5:50 p.m., Justice & Administration Building, Room A201, 401 Grindstaff Cove Road, Sylva, North Carolina.

Present: Brian McMahan, Chairman
Boyce Deitz, Vice Chair
Mark Jones, Commissioner
Tom Stribling, Commissioner
Gayle Woody, Commissioner

Don Adams, County Manager
Heather C. Baker, County Attorney
Angela M. Winchester, Clerk to the Board

Chairman McMahan called the public hearing to order and stated the purpose of the public hearing was to receive public input concerning the CDBG Project for improvements for the Blue Ridge School Water and Wastewater Systems.

Michael Poston, Planning Director, stated that this public hearing on January 5, 2021, will provide an explanation and description of the FY 2011 and FY 2013 North Carolina Department of Environmental Quality (DEQ) Community Development Block – Infrastructure Grant (CDBG-I).

We are present to discuss the purpose of the public hearing for the County’s CDBG-I funding application. The purpose of the public hearing is to obtain citizen’s views and to allow response from the public to funding proposals and answer any questions posed by citizens.

This public hearing will cover the County’s community development needs, development of the proposed activities, and a review of program compliance before the submission of the County’s CDBG-I funding application to the state of the North Carolina.

The County proposes to request funding from NCDEQ’S CDBG-I program for Blue Ridge School Water and Wastewater system. The proposed project will meet the following community and housing needs of County by providing a new water and wastewater system at Blue Ridge School, a K-12 school that serves the community and those that live in Southern Jackson County.

The purpose of the CDBG-I grant program is to improve the quality of life for low to moderate income people by providing a safe, clean environment and clean drinking water through water and sewer infrastructure improvements and extensions of service.

- To benefit a residential area where at least 51% of the beneficiaries are low to moderate income as defined by the United States Department of Housing and Urban Development.
- To perform eligible activities.
- To minimize displacement, and
- Provide displacement assistance as necessary.

For the fiscal year of 2011 the CDBG-I funding available is expected to be \$94,942. For fiscal year 2013 the CDBG-I funding available is expected to be \$193,765. The maximum available grant is \$2.0 million over a 3-year period. Applications for funding will be received by January 31, 2021. The CDBG program is able to fund a wide variety of community development activities. The State of North Carolina has chosen to fund several activities: water and sewer infrastructure, neighborhood revitalization, COVID-19 related projects, and economic development projects that lead to job creation or retention.

The infrastructure program, or CDBG-I program can fund a range of water and sewer infrastructure activities, including, but not limited to the, following:

Water:

- Projects that resolve water loss in distribution systems.
- Projects that extend public water to areas with contaminated wells.
- Projects that extend water lines to areas with dry wells.
- Projects that assist with low water pressure in public water systems.
- Projects that regionalize two or more water systems.
- Project that rehabilitate or replace a water treatment plant.

Wastewater:

- Projects that resolve inflow and infiltration to collection systems and surcharges from pumps stations and manholes.
- Projects that extent public sewer to areas with failed septic tanks.
- Projects that rehabilitate a wastewater treatment plant to allow for greater efficiency/compliance with regulations.

The County is seeking an amount in CDBG-I funds not to exceed \$94, 942 for FY 2011 and \$193, 765 for FY 2013 together with the \$ 1,000,000 from FY 2018 for a total project budget of \$1, 288,707 for the Blue Ridge Water and Wastewater project. School Water System project. The purpose of the County's request is to replace aging water and wastewater infrastructure at Blue Ridge School. The water and wastewater systems were installed over 40 years ago and have exceeded their lifespans. The project scope has been divided between funds from FY 2011 (\$94, 942), FY 2013 (\$ 194, 765) and CDBG-I grant 09-D-2945 (\$1,000,000). The tasks included in each FY are highlighted below.

FY 2011

Water related expenses include

- Demolition of the Elevated Tank
- Final Gravel Drive and Walkway surfaces and concrete stoops

FY 2013

Wastewater related expenses include

- Demolition of sewer plant
- Plant fencing
- Grease trap
- Generator and slab
- Finished gravel surfaces
- Portable building

Water related expenses include:

- Water system generator and slab
- Tie-ins fittings, valves, etc.
- Fencing for the water system

09-D-2945 updated scope includes:

Wastewater related expenses include

- Package sewer plant
- Grading
- Electrical
- Primary trash tank
- Manhole covers
- 2” and 4” sewer lines
- Stone and fabric drain
- All valves, fittings, etc.
- Seeding and erosion control measures

Water related expenses include

- Mobilization
- Erosion control
- Site grading and access road
- Building
- 3,000 gallon tanks and blatter tanks
- Slab and footings
- Piping and Pumps
- Electrical

The project proposed by the County was identified in School Board’s 5- year Capital Improvement Plan 2017. Informal community meetings were held in the project area to inform citizens of the potential project, and get feedback from the residents.

A total of 100% of the CDBG- I funding will be used to benefit Low to Moderate Income (LMI) people. The project area in the County has been determined to have an Income Survey area of 70%. The project area includes Blue Ridge School located at 95 Bobcat Drive, Cashiers NC, 28717

The range of activities covered by the CDBG-I funds for the Blue Ridge School Water and Wastewater project includes:

- Construction.
- Engineering Design
- Construction Administration and observation.
- Legal activities.
- Surveying.

If the County is awarded a CDBG-I grant, the County is required to adhere to federal procurement requirements and other federal regulations which include:

- American with Disabilities Act/Section 504 Survey
- Davis-Bacon & Related Labor Acts
- Adoption/Submittal of a Citizen’s Participation Plan
- Adoption/Submittal of an Equal Opportunity Plan
- Adoption/Submittal of a Fair Housing Plan
- Adoption/Submittal of a Language Access Plan

- Adoption/Submittal of a Relocation Assistance Plan
- Adoption/Submittal of a Section 3 Plan
- Excess Force Provision

The State of North Carolina requires that the if the County receives CDBG grant funding that the County will certify that they will comply with the requirements of the general displacement and relocation policy for CDBG grant funding. This policy assists low to moderate income people with costs associated with relocation or displacement, should such relocation become necessary due to the project activities. CDBG funds can be used for those costs, if necessary. If no displacement and relocation will occur as a result of the proposed CDBG grant activity, then the County confirms that during this public hearing.

In the past, the County has applied for and received for the following completed CDBG project:

- List Name of Projects and Outcomes/outputs of the projects:
 - CDBG 10-C- 2232 Reach Village 10 unit rental project acquisition \$ 600,000.
 - CDBG 10-C-2144 Home Rehabilitation 8 units \$500,000.
 - CDBG 11-C-2267 NC Tomorrow Preparation of a 5 year Regional Economic Development Plan \$ 50,000.
 - CDBG 12-C-2421 Scattered Site Housing Rehabilitation 6 units \$ 225,000.

The County will submit its CDBG-I application for the Blue Ridge Water and Wastewater project by January 31, 2021. The CDBG-I application will be available for review during normal business hours at 401 Grindstaff Cove Road Sylva, NC 28779. Additional information is available from the Jackson County Manager located at 401 Grindstaff Cove Road, Suite A-207, Sylva NC 28779. Should you have any complaints or grievances regarding the subject public hearing, they should be addressed to the addressee mentioned above within 10 business days or by January 15, 2021 and a written response to the written complaints and/or grievances will be sent by the County within 10 business days, where practicable.

He requested that the Chairman open the floor for comments and questions about the CDBG program, and about the proposed project.

PUBLIC COMMENTS: None.

There being no public comment, Commissioner Deitz moved to adjourn the public hearing. Commissioner Woody seconded the Motion. Motion carried and the meeting adjourned at 6:06 p.m.

Attest:

Approved:

Angela M. Winchester, Clerk

Brian Thomas McMahan, Chairman