

**MINUTES OF A
BOARD RETREAT
OF THE JACKSON COUNTY
BOARD OF COMMISSIONERS
HELD ON
FEBRUARY 20, 2024**

The Jackson County Board of Commissioners met in a Board Retreat on February 20, 2024, 10:00 a.m., Room 102, Burrell Building, Southwestern Community College, 447 College Drive, Sylva, North Carolina.

Present:	Mark A. Letson, Chairman	Darlene Fox, Interim County Manager
	Todd Bryson, Vice Chair (Via Zoom)	John Kubis, Interim County Attorney
	Mark Jones, Commissioner	Angela M. Winchester, Clerk to the Board
	John W. Smith, Commissioner	
	Tom Stribling, Commissioner (Via Zoom)	

Chairman Letson called the meeting to order.

(1) INTRODUCTIONS AND PURPOSE OF THE MEETING: Ms. Fox presented:

(a) Mandated County Service Areas:

- General Government:
 - Election Administration
 - Deed Registration
 - Tax Assessment and Collections
 - Courts Maintenance
 - Medical Examiner
- Community and Environmental Services:
 - Code Enforcement / Inspections
 - Solid Waste Management
 - Water Quality
 - Environmental Health and Safety Inspections
- Human Services:
 - Social Services
 - Public Health
 - Child Welfare
 - Behavioral Health
- Public Safety:
 - Emergency Management
 - Fire Protection
 - Ambulance Service
 - Law Enforcement
 - Detention

(b) Discretionary County Services:

- Community and Environmental Services:
 - Parks
 - Open space
 - GIS
 - Libraries
 - Animal Control, Shelter

- Human Services:
 - Cooperative Extension
 - Housing Affordability
 - Homeless Prevention
 - Veterans Services
- (c) Role of the Public:
- Elect Board of Commissioners as its representative for leading the county.
 - Gain an understanding of the County Manager’s Budget recommendations presented in the annual budget.
 - Attend public hearings or submit public comments to voice support or disagreement with recommendations contained within the proposed budget.
- (d) Role of Board of Commissioners:
- Represent their constituents.
 - Establish county policy and set the property tax rate.
 - Evaluate the budget recommendation of the County Manager.
 - Hold a public hearing to provide residents an opportunity to speak on the proposed budget.
 - Hold budget work sessions to discuss the recommendations contained within the budget proposal and may request the County Manager make modifications.
 - Approve modifications to the budget through the year.
- (e) Role of County Departments:
- Complete operational plans to communicate service needs and priorities.
 - Request funding for the upcoming fiscal year to support delivery of services to the community for specific program areas.
- (f) Role of the County Manager:
- Establish countywide priorities for budget development.
 - Understand Board of Commissioner priorities and actions required to accomplish them.
 - Outline major new initiatives.
 - Evaluate requests from departments; prepare evaluations and analysis to finalize the budget recommendation.
 - Make formal budget recommendation to the Board of Commissioners.
 - Communicate the impact of any major tax or fee increase on residents and businesses.

Informational item.

(2) FINANCIAL REVIEW: Ms. Fox presented:

(a) Analysis of Revenue: Revenues Per Capita in 2023:

- Property tax: 1108
- Other tax: 24
- Sales tax: 539
- Sales and services: 194
- Intergovernmental: 399
- Debt proceeds: 0
- Other miscellaneous: 271

(b) Expenditures by function for Fiscal Year 2023:

- Education 25.68%
- Debt Service 4.94%
- Human Services 19.96%
- General Government 14.47%
- Public Safety 16.72%
- Other 18.23%

(c) Analysis of Available Fund Balance: General Fund:

	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
Jackson County	29.67	33.83	37.93	37.37	48.86
Group	24.49	34.97	42.37	44.93	55.15
State	29.06	34.45	43.40	44.56	47.51

(d) Analysis of Property Tax: Collection Rate percentage:

	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
Jackson County	97.88	98.13	98.83	98.98	99.26
Group	98.02	97.94	98.29	98.36	98.57
State	99.02	98.78	99.09	99.18	99.32

(e) Outstanding Debt as of July 1, 2024:

<u>Date Incurred</u>	<u>DOLP</u>	<u>Interest Rate</u>	<u>Purpose</u>	<u>Amount</u>
12/11/2008	12/11/2023	2.27%	Aging Facility	\$139,033.43
7/15/2008	7/16/2024	2.49%	Jackson Library, SCC	\$1,029,544.69
10/25/2012	10/25/2027	2.79%	SMH Gym, Fine Arts, BR Locker Room	\$3,000,000.07
3/22/2017	3/30/2032	0%	School Improvements-QZAB	\$5,400,000.00
01/30/2019	02/01/2039	3.81%	SCC Health Sciences Building	\$8,000,000.00
06/16/2022	06/01/2037	3.228%	Indoor Pool Facility	\$18,666,000.00
				\$36,234,578.19

General discussions were held.

Informational item.

(3) EDUCATION CAPITAL PLANNING: Ms. Fox presented:

(a) Major Capital Improvement Projects Public Schools Prioritized:

- Single entry points and egress courtyards. Project approved, under construction \$7,686,047
- 1. New cafeteria and classrooms at Fairview \$24,100,000 - \$30,125,000
- 2. Blue Ridge Kitchen + Serving \$6,000,000 - \$7,500,000
- 3. Jackson County Middle School \$143,134,776 - \$157,448,254
- 4. Smoky Mountain High School \$18,160,000 - \$22,700,000
- 5. Bus Garage \$7,789,937 - \$9,737,421
- Range of \$199,184,713 - \$227,510,675 estimates by Clark Nexsen

Chairman Letson stated he would put Smoky Mountain High School fields over the middle school. He would put the two biggest needs first then move down.

Ms. Fox continued:

(b) Facility Assessment Recommendations by Clark Nexsen:

- Highest priority was Fairview. Add new kitchen, cafeteria and minimum of six classrooms. Study existing building to determine optimal classroom configuration. Address ADA throughout the school and site.
- Study possible sites for future middle school.
- Address Smoky Mountain High Athletics.
- Develop plan for backfilling existing schools
- Address Blue Ridge Kitchen and Serving Line.

(c) Preliminary Budgets:

Project	2024	2025	2026	2027	2028	2029	Total project cost range
Fairview	\$1,500,000	\$10,250,000	\$12,350,000				\$24,100 - \$30,125,000
Blue Ridge Kitchen/Serve	\$375,000	\$2,562,500	\$3,062,500				\$6,000,000 - \$7,500,000
Middle Sch Due Diligence	\$120,000	\$80,000					\$200,000 - \$250,000
Middle School	\$251,942	\$6,046,618	\$13,856,832	\$76,842,432	\$46,136,952		\$143,134,776 - \$157,448,254
SMHS		\$936,000	\$8,034,000	\$9,190,000			\$18,160,000 - \$22,700,000
Bus Garage				\$374,678	\$3,840,456	\$3,574,801	\$7,789,937 - \$9,737,421
Total per year	\$2,248,966	\$19,877,143	\$37,305,358	\$86,409,138	\$49,979,436	\$3,576,831	

(d) Additional Funding Opportunities Public Schools:

- Statewide Funding Opportunities:
 - Need based public school capital funding
 - Public School Repair and Renovation Fund
 - K-12 Public Schools Athletic Fields
- The Board of Education previously applied for grants for the following capital projects:
 - Fairview: New cafeteria with additional classrooms:
 - Cost \$15,064,713
 - NBPSCF Grant \$12,805,006
 - Match \$2,259,707
 - SMHS: Stadium ADA upgrades and track on Jones Street:
 - Cost \$10,177,401
 - NBPSCF Grant \$8,650,791
 - Match \$1,526,610
 - Blue Ridge gym/performance space and classrooms:
 - Cost \$12,657,514
 - NBPSCF Grant \$10,758,888
 - Match \$1,898,627
 - Notified on February 15, 2024 – did not receive a grant.

General discussions were held.

Informational item.

(4) **SOUTHWESTERN COMMUNITY COLLEGE CAPITAL PLANNING:** Ms. Fox presented:

(a) Southwestern Community College Master Plan Priorities:

- 1. Oaks Renovation \$3,762,372
- 2. Library Addition \$9,755,828
- 3. Faculty Office Expansion \$2,067,148
- 4. Holt Renovation \$2,054,819
- 5. Balsam Center \$1,031,700
- 6. Founders Renovations for Dental Hygiene/Assisting \$2,450,000
- Total projected costs \$21,121,867 (All costs without furniture/equipment)

(b) State SCIF funding was available in the amount of \$5,020,226

(c) State Capital Improvement Funding \$10,000,000

(d) Remaining balance of \$6,101,641 required to complete the entire plan

Commissioner Jones stated it would be great for the county to get involved with these projects. Out of the 58 community colleges in the state, none had fulfilled a capital list prioritized.

Chairman Letson stated this would complete SCC's master plan.

General discussions were held.

Informational item.

(5) ARTICLE 40 AND 42 SALES TAX: Ms. Fox stated a portion of the Articles 40 and 42 sales tax was mandated to go to K-12 Public Schools for capital needs. In order for the schools to access these funds, both the Board of Commissioners and the Board of Education must agree on the priorities.

She presented Article 40 and 42 Sales Tax:

	FY 2019-2020	FY 2020-2021	FY 2021-2022	FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026
Articles 40 & 42 Total:	\$3,417,313.65	\$4,073,484.13	\$4,591,973.53	\$4,790,788.34	\$5,306,599.00	\$5,518,862.96	\$5,739,617.48
		19.20%	12.73%	4.33%	7.50%	4.00%	4.00%
School Capital Expenditures:	\$3,417,313.65	\$4,073,484.47	\$4,591,973.53	\$4,790,788.34	\$5,306,599.00	\$5,518,862.96	\$5,739,617.48
Capital Improvements transfers out							
ADA upgrade SMH							
Baseball	(\$463,800.00)						
BRS water/sewer	(\$68,400.00)						
School safety projects			(\$4,009,447.00)				
	(\$532,200.00)		(\$4,009,447.00)				
Capital Reserve Projected amounts available after commitments:							
School Capital Reserve 06/30/21							
Balance		\$2,982,697.48					
New Year Addition				\$1,970,271.34	\$2,374,682.00	\$2,735,545.96	\$2,974,900.48
Balance Available		\$2,982,697.48	\$696,048.34	\$2,666,319.68	\$5,041,001.68	\$7,776,547.64	\$10,751,448.12

Informational item.

(6) ARTICLE 46 SALES TAX: Ms. Fox presented:

(a) Article 46 Sales Tax Projections:

	FY18-19	FY19-20	FY20-21	FY21-22	FY22-23	FY23-24	FY24-25	FY25-26
Projection Amount	\$1,457,471.62	\$1,632,001.60	\$2,057,618.49	\$2,311,340.57	\$2,401,704.48	\$2,671,043.00	\$2,777,884.72	\$2,889,000.11
Cumulative total	\$3,710,463.35	\$5,342,464.95	\$7,400,083.44	\$9,711,424.01	\$12,113,128.49			
		11.97%	26.08%	12.33%	3.91%	7.5%	4.00%	4.00%
SCC Health Sciences Bldg. Debt Payment		(\$878,364.94)	(\$857,187.50)	(\$838,137.50)	(\$819,087.50)	(\$800,037.50)	(\$780,987.50)	(\$761,937.50)
Transfer to School Improvement Projects			(\$182,293.00)	(\$3,400,000.00)				
Transfer to SCC HS Bldg. Project		(\$3,220,163.00)						
New year additional after debt payment			\$1,018,137.99	(\$1,926,796.93)	\$1,582,616.98	\$1,871,005.50	\$1,996,897.22	\$2,127,062.61
Cumulative Total	\$3,710,463.35	\$1,243,937.01	\$2,262,075.00	\$335,278.07	\$1,917,895.05	\$3,788,900.55	\$5,785,797.77	\$7,912,860.38

(b) Funds available for K-12 Public Schools and/or Southwestern Community College.

Informational item.

(7) FIVE-YEAR PROJECTION OF UNDESIGNATED EDUCATION REVENUES:

Ms. Fox presented:

	<u>FY 2022-2023</u>	<u>FY 2023-2024</u>	<u>FY 2024-2025</u>	<u>FY 2025-2026</u>
Article 40 and 42	\$2,666,319.68	\$2,374,682.00	\$2,735,545.96	\$2,974,900.48
Lottery Funds	\$120,018.83	\$230,000.00	\$230,000.00	\$230,000.00
Repair & Renovation Lottery	<u>\$232,527.27</u>			
Totals	\$3,018,865.78	\$2,604,682.00	\$2,965,545.96	\$3,204,900.48
Cumulative Total	\$3,018,865.78	\$5,623,547.78	\$8,589,093.74	\$11,793,994.22
Article 46	<u>\$1,917,895.05</u>	<u>\$1,871,005.50</u>	<u>\$1,996,897.20</u>	<u>\$2,127,062.61</u>
Cumulative Total	\$4,936,760.83	\$9,412,448.33	\$14,374,891.49	\$19,706,854.58

General discussions were held.

Informational item.

(8) PRIORITIZATION DISCUSSIONS:

Chairman Letson stated out of the \$19 million revenue projection, they could use \$6 million for SCC. Most of the repairs within SCC's ask were for sprinklers, fire and electrical. There were some big-ticket items with the library addition. Many of the renovations would be for updates to the site. He thought all was important. For public schools, grants excluded, the total was \$227 million. The biggest needs were at Fairview, Blue Ridge and the Bus Garage. Then, they could move to the high school and middle school.

Commissioner Smith stated he had heard comments both ways with people wanting a middle school and people wanting to leave it alone. \$157 million was a big lift.

Commissioner Jones stated he wanted to see them move forward with the Fairview project immediately. He also wanted to see the Blue Ridge kitchen project move forward.

Commissioner Bryson stated he agreed with Commissioner Jones. The new cafeteria and classrooms at Fairview and the Blue Ridge School kitchen serving were his two top priorities. He was in favor of adding the bus garage and SCC also.

Commissioner Smith stated he thought they could go ahead with some of the due diligence for the middle school to look at potential sites.

Ms. Fox noted if they went out for a debt issue borrowing \$200 million, it would be almost 13 cents on the tax rate.

Commissioner Stribling stated he agreed with Commissioner Jones. He asked when funds would be available for the Smoky Mountain High School project.

Ms. Fox stated if they proceeded with Fairview, Blue Ridge and the Bus Garage, it would probably be 3-4 years before funds would be available for the Smoky Mountain High School project.

General discussions were held.

Consensus: *Move forward with the Fairview project, the Blue Ridge kitchen project, the Bus Garage and SCC's master plan completion.*

(9) CAPITAL IMPROVEMENT PROJECTS: Ms. Fox presented:

(a) Major Capital Improvement Projects Approved:

- Dillsboro Complex Project: \$5,661,023 (cash) final retainage paid February 2024
- Indoor Pool Facility Project: \$24,181,308 (GO Bonds with associated tax increase)
- Domestic Violence Shelter: \$4,649,779 (50% ARPA Revenue Replacement, 50% Dogwood)

(b) Major Recreation Projects Approved:

- Cashiers-Glenville Recreation Master Plan: partial implementation – Funded \$1,111,691
- Webster Park: Total \$105,000 (Town of Webster grant of \$90,000)
 - Option One: Playground, Merry-go-round, wheelchair swing: Additional cost \$152,694
 - Option Two: All-Inclusive Playground: Additional cost \$330,376
- Whittier-Qualla Park: Land purchase \$400,000; Construction \$2,013,525 (PARTF Grant \$500,000)

Ms. Fox stated if they chose to move forward with Option Two at Webster Park, it would be the only total handicapped accessible, all-inclusive park west of Buncombe County.

Commissioner Smith stated this was definitely needed and it would serve more people.

Chairman Letson stated it would be money well spent. He thought it would be located in a good central location in the county.

General discussions were held.

Informational item.

(10) POTENTIAL CAPITAL IMPROVEMENTS PROJECTS: Ms. Fox presented:

- 1. Cashiers Recreation Master Plan – Phase II additional cost \$855,717. Phase II included pickle ball courts, water play and additional sidewalks throughout the park.
- 2. Dillsboro Park – TBD
- 3. Drexel property – Evaluation of the berm in order to have it recognized as a certified levee according to CFR Part 65-10 of the National Flood Insurance Program regulations, thereby providing flood protection to the site. Cost \$355,000.

Ms. Fox stated the county did not receive the EDA Grant they applied for to evaluate the berms at the Drexel property. In order to know what they could do with the property, the \$355,000 would be well worth it.

Commissioner Jones stated they had previously discussed a fairground in the county. The Drexel property could be a potential site for something of that nature.

Commissioner Bryson stated they discussed this last year and hoped they would receive the grant. They did need to figure out what they were going to do with that property. He would still like to see a fairground in the county.

Commissioner Smith stated the study would be to evaluate the berms to see if they could be upgraded to be sufficient to get out of the flood plain.

Chairman Letson stated he was in favor of it because at that point, they could not do anything with the property since it was in the flood plain.

Commissioner Bryson stated he was fine with moving forward with the evaluation.

Commissioner Jones stated the footprint of the building was exempt from the flood plain component and it was a large building.

- 4. Justice Center Renovations Planning and Architect - \$250,000.

Commissioner Bryson asked about moving forward the renovations at the Justice Center.

Chairman Letson stated he thought they should. He thought Probation and others were tight on space and he thought they needed a third courtroom. There needed to be a solution and planning for it was the best way to go.

Ms. Fox noted this would be an expensive, multi-year project.

- 5. Storage Building – Emergency Management, DSS, Public Works, Sheriff – TBD.

Ms. Fox stated the fenced area site Emergency Management had been evaluated and a 48x90 three bay building could be placed there.

- 6. Webster Park expand to a Hybrid Park with All-Inclusive Elements – \$152,694-\$330,376.

General discussions were held.

Consensus: Move forward with Phase II of the Cashiers Recreation Master Plan; Move forward with the Drexel Property study to evaluate the berms; and Move forward with Option Two to install an All-Inclusive Playground at Webster Park.

(11) CAPITAL IMPROVEMENT PROJECTS FUNDING PROJECTIONS: Ms. Fox presented:

(a) Funding Projections FY2024-2028:

Revenue Type	FY23-24	FY24-25	FY25-26	FY26-27	FY27-28
CPR	\$2,016,890	\$500,000	\$500,000	\$500,000	\$500,000
Capital Reserve	<u>\$2,886,086</u>	<u>\$1,000,000</u>	<u>\$1,000,000</u>	<u>\$1,000,000</u>	<u>\$1,000,000</u>
Totals	<u>\$4,902,976</u>	<u>\$1,500,000</u>	<u>\$1,500,000</u>	<u>\$1,500,000</u>	<u>\$1,500,000</u>
Cumulative Totals	\$4,902,976	\$6,402,976	\$7,902,976	\$9,402,976	\$10,902,976

(b) Additional Funding Sources Fund Balance:

	Amount
FY 2023 Total Fund Balance	\$49,994,142
Reserved by FBP 25%	\$12,498,536
Stabilization by State	\$6,432,253
Other Assigned/Committed	\$4,184,977
Available for Funding	\$26,878,376

(c) American Rescue Plan Act:

Purpose-Committed	Amount
Public Safety and Health Wages	\$8,534,441.00
Total Committed and Expended	\$8,534,441.00
Current unspent ARPA Funding	\$0.00

(d) Revenue Replacement:

Purpose-Committed	Amount
Public Safety Equipment	\$1,210,450.90
Homeless Planning	\$62,500.00
Domestic Violence Center	\$2,111,997.50
Cashiers-Glenville Recreation Project	\$1,111,691.00
Whittier-Qualla Recreation Project	\$756,763.00
AWAKE Renovations on Building	\$64,711.57
Broadband Great Grant Match	<u>\$600,000</u>
Total Committed	\$5,918,113.97
Remaining Uncommitted Funds	\$2,616,327.03

Commissioner Smith stated there was another Broadband GREAT Grant award coming up. What would the match be?

Ms. Fox stated she was unsure what the match would be, but it could be extensive.

(e) Local Assistance and Tribal Consistency Fund:

- The American Rescue Plan appropriated \$2 billion to Treasury across fiscal years 2022 and 2023 to provide payments to eligible revenue sharing counties and Tribal governments for use on any governmental purpose except for a lobbying activity.
- Jackson County received \$246,897.40 for each fiscal year for a total of \$493,794.80.
- No deadline until expended. Required a March 31 reporting until expended.
- No funds had been committed to date.
- Available balance \$493,794.80

General discussions were held.

Informational item.

The Board took at lunch break.

Chairman Letson called the meeting back to order.

(12) FY24-25 BUDGET DRIVERS: Ms. Fox presented:

(a) Real Property Assessed Value Projections:

- Recorded deeds 15.03% decrease over 2023 of 3,201
- Recorded plats 1.02% increase over 2023 of 595
- Average vacant residential sale \$224,569
- Average improved residential sale \$769,966
- 40,778 parcels for tax year 2024
- \$27,470,530 value loss from property tax relief as of January 31, 2024

(b) Assessed Values:

- Total 2023 value \$11,216,202,715
- Total 2024 value \$11,484,159,725
- Difference \$267,957,010, 19.35% increase

(c) Ad valorem tax:

Source	Value
Ad Valorem Tax Value TR-1	\$11,745,698,664
New Construction	\$267,957,010
Motor Vehicle	<u>\$528,680,347</u>
Total Value	\$12,542,336,021

- Total ad valorem tax @ \$0.38 per \$100 = \$47,660,877
- Collection rate @ 99.26% = \$47,308,186
- 1 cent on tax rate = \$1,244,952

(d) Ad Valorem and Sales Tax Projections:

Source of Revenue	Projected Increase	Amount
Ad Valorem Taxes	\$267,957,010 New Construction Value	\$1,483,036
Motor Vehicle Taxes	\$20,000,000 Increase in Value	\$99,398
Sales Tax	4% Increase (does not include Article 46)	<u>\$952,495</u>
	Total New Capacity Projected	\$2,534,929

(e) Payroll projections for FY 2024-2025:

- The Career Path Salary Program was currently up to date
- Projection for a one step increase for the career path: \$587,305
- Steps 1-9 = 3.15%; Step 10 = 3.00%; and Steps 11-30 = 1.50%
- 2% Cost of Living Increase: \$530,074
- Total increase for salary and benefits: \$1,117,379
- Overall averages: Step increase 2.27%; Step increase with 3% COLA 3.50%
- Cost of living last year 7%; mid-year 3.7%; estimated at year end 2%

(f) Health Insurance:

- Mark III Brokerage did a cost analysis and recommendation on the Health Insurance Coverage for the new year renewal effective July 1, 2024.
- Rate action projection 2%
- Current monthly rate \$1,220 / annual cost: \$14,640
- New monthly rate \$1,244 / annual cost \$14,932
- New year projected cost \$125,611

(g) Funding Capacity and Budget Driver Summary:

<u>Source</u>	<u>Amount</u>
Ad Valorem Taxes	\$1,483,036
Motor Vehicle Taxes	\$99,398
Sales Tax	\$1,316,640
Total	\$2,534,929

<u>Driver</u>	<u>Amount</u>
Payroll	\$1,117,379
Health Insurance	\$125,611
Total	\$1,348,906

(h) Additional capacity available: \$1,291,939

General discussions were held.

Informational item.

(13) **PUBLIC SAFETY ISSUES:** Ms. Fox presented:

(a) Public Safety Issues for fiscal year 2024-2025 Request to add personnel/wages:

<u>Request to Add Personnel/Wages</u>	<u>Current</u>	<u>Requested</u>	<u>Additional</u>
Town of Sylva Fire Department – Add 3 FTE	\$1,070,308	\$1,245,308	\$175,000
Cullowhee Fire Department – Add 3 FTE	\$1,103,480	\$1,376,001	\$272,521
Harris EMS – Add 3 FTE			\$239,983
– Salary Market Adjustment			\$239,537
Total Increase			\$927,041
<u>Emergency Services Substation in Dillsboro</u>	Cost to be determined		
Emergency Services			
Sheriff Substation and Storage			
<u>Emergency Management</u>			
Storage – 4 bay enclosed building 48x96	Estimated cost \$400,000		
<u>Request for Building Upgrades</u>			
Canada Volunteer Fire Department	Cost to be determined		

(b) Fire Department Call Volume Breakdown: Ms. Fox presented a report showing the breakdown of calls within the seven fire departments in the county between the years 2019 and 2023. The information was pulled from the Computer Aided Dispatch System and further broken down into calls related to fire, rescue, ems and other.

General discussions were held.

Consensus: Move forward with Cullowhee Fire Department - add 3 FTE and move forward with Harris EMS - Salary Market Adjustment. Hold further discussion regarding Sylva Fire Department.

(14) **OTHER GENERAL BUDGETARY DRIVERS:** Ms. Fox presented other issues to consider:

- Affordable Housing
- Fairgrounds
- Foster Care
- Greenway Expansion

General discussions were held.

Chairman Letson stated they would be receiving a price for Phase II for the Development Finance Initiative for Affordable Housing. An affordable housing project had been put out to bid in Cashiers.

Commissioner Smith stated they briefly discussed housing for transitional foster care. Also, Mountain Projects had some things going in the Webster area with affordable housing.

Ms. Fox stated Dogwood had indicated they would be interested in partnering with the county for foster care housing.

Commissioner Jones inquired about best uses for the old Animal Shelter building.

Chairman Letson stated there were some TDA dollars available that could possibly be used toward acquiring pieces along the Greenway.

Ms. Fox stated there were two pieces of property the county may have the opportunity to purchase for the Greenway or affordable housing.

Chairman Letson stated he thought they were on a path. Getting housing for children would be a major priority for the Board. They were at the point in terms of costs and a finalized budget, but a lot would hinge on the Canada Fire Department to determine what the discretionary spending would be.

Commissioner Stribling stated all sounded good to him.

Commissioner Bryson stated everything sounded good.

Informational item.

There being no further business, Commissioner Smith moved to adjourn the meeting. Commissioner Jones seconded the Motion. Motion carried and the meeting adjourned at 2:09 p.m.

Attest:

Approved:

Angela M. Winchester, Clerk to Board

Mark A. Letson, Chairman