

HAYWOOD COUNTY BOARD OF COMMISSIONERS
CLOSED SESSION MINUTES
September 3, 2019

MEMBERS PRESENT: Chairman L. Kevin Ensley, Vice-Chairman Brandon C. Rogers, Commissioners J.W. "Kirk" Kirkpatrick III, Tommy Long and Mark Pless

MEMBERS ABSENT:

STAFF PRESENT: County Manager Bryant Morehead, County Attorney Frank Queen, and Executive Assistant/Clerk to the Board, Candace Way

OTHERS PRESENT:

GENERAL STATUTE: Closed Session Minutes §143-318.11(a)(1)

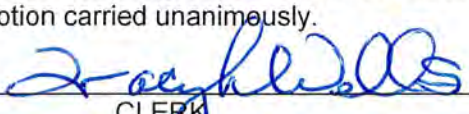
SUBJECT: Closed Session Minutes

DISCUSSION

The Board reviewed closed session minutes and agreed on minutes to release, minutes to review for release at a later date, and minutes not to release.

OPEN SESSION:

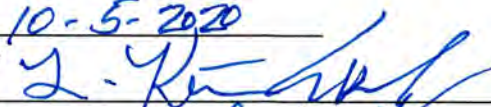

Commissioner Long made a motion to return to open session. Commissioner Pless seconded and the motion carried unanimously.



CLERK



CHAIRMAN

RELEASED	
Date	<u>10-5-2020</u>
Chairman	
Clerk	

HAYWOOD COUNTY BOARD OF COMMISSIONERS
CLOSED SESSION MINUTES
September 3, 2019

MEMBERS PRESENT: Chairman L. Kevin Ensley, Vice Chairman Brandon C. Rogers, Commissioners J.W. "Kirk" Kirkpatrick, III, Tommy Long and Mark Pless

MEMBERS ABSENT: none

STAFF PRESENT: County Manager Bryant Morehead, County Attorney Frank Queen and Human Resources Director Kathi McClure.

OTHERS PRESENT: none

GENERAL STATUTE: Personnel §143-318.11(a)(6)

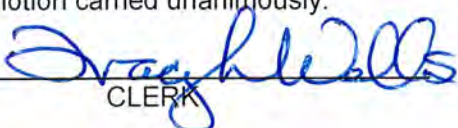
SUBJECT: County Manager's evaluation.


DISCUSSION

The annual evaluation of County Manager Bryant Morehead was completed by the Board and discussed with him.

OPEN SESSION:

Commissioner Long made a motion to return to open session. Commissioner Pless seconded and the motion carried unanimously.


CLERK


CHAIRMAN

RELEASED	
Date	<u>10-5-2020</u>
Chairman	<u>L. Kevin Ensley</u>
Clerk	<u>Tracy Williams</u>

HAYWOOD COUNTY BOARD OF COMMISSIONERS
CLOSED SESSION MINUTES
August 17, 2020

MEMBERS PRESENT: Chairman L. Kevin Ensley, Vice-Chairman Brandon C. Rogers, Commissioners J.W. "Kirk" Kirkpatrick, III, Tommy Long and Mark Pless

MEMBERS ABSENT: none

STAFF PRESENT: County Manager Bryant Morehead, County Attorney Frank Queen, Human Resources Director Kathi McClure, Chief Deputy Jeff Haynes and Clerk to the Board Tracy Wells.

OTHERS PRESENT: none

GENERAL STATUTE: Personnel §143-318.11(a)(6)

SUBJECT: Approval of Sheriff Greg Christopher to hire a family member as a Detention Officer at the Detention Center.


DISCUSSION: Human Resource Director Kathi McClure informed the Board Sheriff Christopher has requested the Board's approval to hire his Brother-in-Law John Green as a Detention Officer at the Detention Center. She stated per the Haywood County Personnel Policy, the employment of relatives by an elected official (i.e. Sheriff or Registrar of Deeds) requires the approval of the Board of County Commissioners. She then referred the conversation to Chief Deputy Jeff Haynes.

Chief Deputy Haynes stated John Green is the Sheriff's Brother-in-Law and has begun the vetting process with both the County and State. He informed the Board due to the COVID-19 pandemic, Mr. Green's previous employment was terminated. Chief Deputy Haynes stated Mr. Green's starting pay would be the same as anyone else qualified for this position and no special privileges are being given to Mr. Greene.

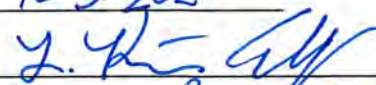
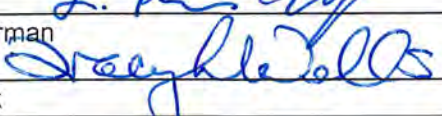
Commissioner Kirkpatrick made a motion to approve the hire of John Green as a Detention Officer at the Detention Center. Vice-Chairman Rogers seconded and the motion carried unanimously.

OPEN SESSION:

Commissioner Kirkpatrick made a motion to return to open session. Commissioner Long seconded and the motion carried unanimously.


CLERK


CHAIR

RELEASED	
Date	10-5-2020
Chairman	
Clerk	

HAYWOOD COUNTY BOARD OF COMMISSIONERS
CLOSED SESSION MINUTES
September 8, 2020

MEMBERS PRESENT: Chairman L. Kevin Ensley, Vice-Chairman Brandon C. Rogers, Commissioners J.W. "Kirk" Kirkpatrick, III, Tommy Long and Mark Pless

MEMBERS ABSENT: None

STAFF PRESENT: County Manager Bryant Morehead and Human Resources Director Kathi McClure.

OTHERS PRESENT: None

GENERAL STATUTE: Personnel §143-318.11(a)(6)

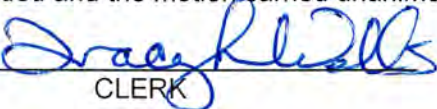
SUBJECT: County Manager's evaluation.


DISCUSSION

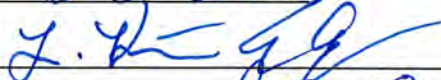
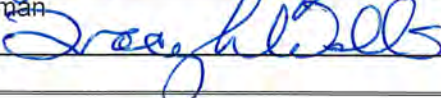
The annual evaluation of County Manager Bryant Morehead was completed by the Board and discussed with him.

OPEN SESSION:

Commissioner Kirkpatrick made a motion to return to open session. Vice-Chairman Rogers seconded and the motion carried unanimously.


CLERK


CHAIRMAN

RELEASED	
Date	10-5-2020
Chairman	
Clerk	

HAYWOOD COUNTY BOARD OF COMMISSIONERS
CLOSED SESSION MINUTES
OCTOBER 17, 2011

MEMBERS PRESENT: Chairman Mark S. Swanger, Vice-Chairman J.W. "Kirk" Kirkpatrik, Commissioners Bill L. Upton, L. Kevin Ensley and Michael T. Sorrells.

MEMBERS ABSENT: None

STAFF PRESENT: County Manager/Clerk to the Board Marty Stamey, County Attorney Leon "Chip" Killian, III, Finance Director Julie Davis, Administrative Assistant Rebecca Morgan and Economic Director Mark Clasby.

OTHERS PRESENT: None

GENERAL STATUTE: Economic Development §143-318.11(a)(4)

SUBJECT: County Incentives for Project Staples

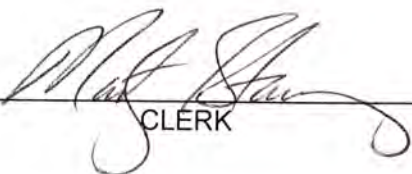
DISCUSSION:

Mark Clasby, EDC Director provided an overview of the economic development impact of Project Staples. A discussion was held regarding the County incentives for Project Staples, which included the addition of 35 new employees and \$11.7 million in capital improvements. The Town of Waynesville will also be asked for incentives for the project to be located within the town limits of Waynesville, along with state incentives.

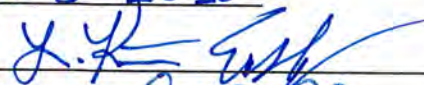

Board is in agreement with the recommendation of EDC Director to move forward with the proposal to follow the established county incentive guidelines.

OPEN SESSION:

Vice-Chairman Kirkpatrick made a motion to return to open session. Commissioner Upton seconded and the motion carried unanimously.


CLERK


CHAIRMAN

RELEASED	
Date	10-5-2020
Chairman	
Clerk	

HAYWOOD COUNTY BOARD OF COMMISSIONERS
CLOSED SESSION MINUTES
JUNE 17, 2013

MEMBERS PRESENT: Chairman Mark S. Swanger, Vice-Chairman J.W. "Kirk" Kirkpatrick, Commissioners L. Kevin Ensley and Michael T. Sorrells, Bill L. Upton

MEMBERS ABSENT:

STAFF PRESENT: County Manager/Clerk to the Board Marty Stamey, Finance Director Julie Davis, County Attorney Leon M. "Chip" Killian, III and Executive Assistant/Deputy Clerk Amie Owens

OTHERS PRESENT: Mark Clasby, Executive Director, Economic Development Commission

GENERAL STATUTE: Economic Development §143-318.11(a)(4)

SUBJECT: ConMet - Proposed Expansion

DISCUSSION:


Mr. Clasby explained that Con-Met wished to purchase the 8 acre county-owned parcel adjacent to their existing location. Con-Met would like to utilize the acreage and provide the additional building expansion. Mr. Killian suggested that a Memorandum of Understanding, including the process of deed, be developed to include a clawback agreement and performance requirements. Discussion was held.

Mr. Killian will work with Mr. Clasby related to draft of a Memorandum of Understanding for review by the board at a later session.

OPEN SESSION:

Commissioner Ensley made a motion to return to open session. Vice Chairman Kirkpatrick seconded and the motion carried unanimously.


CLERK


CHAIRMAN

RELEASED	
Date	<u>D-5-2020</u>
Chairman	<u>L. Kevin Ensley</u>
Clerk	<u>Amie Owens</u>

**HAYWOOD COUNTY BOARD OF COMMISSIONERS
CLOSED SESSION MINUTES
DECEMBER 21, 2015**

MEMBERS PRESENT: Chairman Mark S. Swanger, Vice-Chairman J.W. "Kirk" Kirkpatrick III, Commissioners Bill L. Upton, L. Kevin Ensley and Michael T. Sorrells

MEMBERS ABSENT: None

STAFF PRESENT: County Manager/Clerk to the Board Ira Dove, Finance Director Julie Davis, Assistant County Manager/HHSA Director Stoney Blevins, and Executive Assistant/Deputy Clerk Candace Way

OTHERS PRESENT: David Francis, Solid Waste/Tax Administrator; Facilities & Maintenance Director Dale Burris

GENERAL STATUTE: Economic Development §143-318.11(a)(4)

SUBJECT: Old Hospital

DISCUSSION:

Mr. Francis explained that new legislation has made it easier for developers to purchase and renovate property for affordable housing through tax credits. He said that Historic Preservation Foundation of NC is working with Landmark Group on the possibility of repurposing the old hospital into affordable housing. The Landmark Group propose to repurpose the hospital into 50-55 units of 1 and 2 bedroom units for seniors, veterans, and persons with disabilities. It will cost close to \$7 million dollars to complete. The cost of upkeep is approximately \$177,000 a year.

Mr. Burris said that he thinks this project could hold a lot of potential and Landmark appears to have an impressive background with construction management. A second developer, represented by Rob Roland and including Mr. Daugherty and Southland Development, also looked at the project. Their proposal was not as complete as Landmark. Paul Fitch, of Fitch Designs, also met with Mr. Dove, Mr. Francis and Mr. Burris. He indicated that it would take \$1.7 million dollars to cover the gap on the development.

Mr. Francis said that the next step is to present the option to proceed with the application to the BOCC at the January 4th meeting. On January 19th have a call for a public hearing, everything needs to be in place by May. The County will pledge a \$450,000 forgivable loan for 30 years. Half will be due in March of 2017 and balance due within 90 days of completion. The County will receive \$200,000 at the closing, which should be by March of 2017.

Chairman Swanger asked that he and Mr. Dove work on a calendar and keep the Board informed.

A discussion was held on the location of Meridian into the old Health Department building. Mr. Dove will contact the director of Meridian.

It was agreed to move forward with the option sell the former Haywood Hospital.

HAYWOOD COUNTY BOARD OF COMMISSIONERS
CLOSED SESSION MINUTES
NOVEMBER 16, 2015

MEMBERS PRESENT: Chairman Mark S. Swanger, Vice-Chairman J.W. "Kirk" Kirkpatrick III, Commissioners Bill L. Upton, L. Kevin Ensley and Michael T. Sorrells

MEMBERS ABSENT: None

STAFF PRESENT: County Manager/Clerk to the Board Ira Dove, Finance Director Julie Davis, HHSA Director/Asst. County Manager, Stoney Blevins and Executive Assistant/Deputy Clerk Candace Way

OTHERS PRESENT: David Francis, Solid Waste/Tax Administrator

GENERAL STATUTE: Economic Development §143-318.11(a)(4)

SUBJECT: Old Hospital

DISCUSSION:

Mr. Dove advised the Board that there is a group that is interested in the old hospital building. He said that it is a private entity that may be interested in turning it into affordable housing.

Mr. Francis explained that Ted Alexander with Preservation, N.C., has told him that there is a developer that he is working with. He has sent documents to them and they have asked if the County would be willing to gift the hospital to them. One potential issue that has to be looked into is if it is a taxable entity, or does it receive any exemptions from the federal government through Section 42.

Issues with moving Haywood County School's Central Office and potential buildings where the school board could move were discussed.

After discussion, it was decided that Mr. Dove will set up a meeting with Dr. Garrett, Chuck Francis, Julie Davis and Chairman Swanger. Mr. Dove will send information on school enrollment numbers to the Board. Mr. Francis will continue with conversations about the hospital and will find out about the tax status.

OPEN SESSION:

Commissioner Ensley made a motion to return to open session. Vice-Chairman Kirkpatrick seconded and the motion carried unanimously.


CLERK


CHAIRMAN

HAYWOOD COUNTY BOARD OF COMMISSIONERS
CLOSED SESSION MINUTES
JULY 18, 2016

MEMBERS PRESENT: Chairman Mark S. Swanger, Vice-Chairman J.W. "Kirk" Kirkpatrick III, Commissioners Bill L. Upton, L. Kevin Ensley and Michael T. Sorrells

MEMBERS ABSENT: None

STAFF PRESENT: County Manager/Clerk to the Board Ira Dove, Finance Director Julie Davis, HHS Director/Asst. County Manager, Stoney Blevins, County Attorney, Leon "Chip" Killian III and Executive Assistant/Deputy Clerk Candace Way

OTHERS PRESENT: David Francis, Solid Waste/Tax Administrator

GENERAL STATUTE: Economic Development §143-318.11(a)(4)

SUBJECT: Preferred Pump relocation

DISCUSSION:

Mr. Francis reported that Preferred Pump hopes to get in operation by mid September. They are currently looking at their job structure and how many employees they need. They hope to grow their employee base and increase the tax base to the county. The owner is currently talking to their corporate staff about a performance based incentive agreement.

OPEN SESSION:

Commissioner Upton made a motion to return to open session. Commissioner Sorrells seconded and the motion carried unanimously.

CLERK

CHAIRMAN

RELEASED	
Date	10-5-2020
Chairman	J. H. [Signature]
Clerk	[Signature]

HAYWOOD COUNTY BOARD OF COMMISSIONERS
CLOSED SESSION MINUTES
JUNE 20, 2016

MEMBERS PRESENT: Chairman Mark S. Swanger, Vice-Chairman J.W. "Kirk" Kirkpatrick III, Commissioners Bill L. Upton, L. Kevin Ensley and Michael T. Sorrells

MEMBERS ABSENT: None

STAFF PRESENT: County Manager/Clerk to the Board Ira Dove, Finance Director Julie Davis, HHSA Director/Asst. County Manager, Stoney Blevins, County Attorney, Leon "Chip" Killian III and Executive Assistant/Deputy Clerk Candace Way

OTHERS PRESENT: David Francis, Solid Waste/Tax Administrator

GENERAL STATUTE: Economic Development §143-318.11(a)(4)

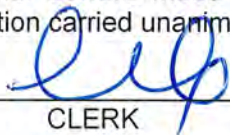
SUBJECT: Preferred Pump relocation

DISCUSSION:


Mr. Francis reported that everything is going well, the closing on the property is scheduled for June 22nd. He said that he will be meeting with the general manager soon and will keep the Board informed of the progress.

OPEN SESSION:

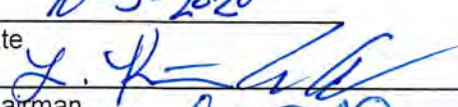
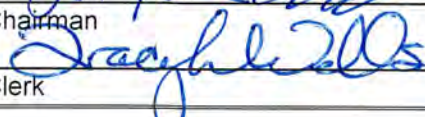
Commissioner Sorrells made a motion to return to open session. Commissioner Upton seconded and the motion carried unanimously.



CLERK



CHAIRMAN

RELEASED	
Date	<u>10-5-2020</u>
Chairman	<u></u>
Clerk	<u></u>

HAYWOOD COUNTY BOARD OF COMMISSIONERS
CLOSED SESSION MINUTES
MAY 16, 2016

MEMBERS PRESENT: Chairman Mark S. Swanger, Vice-Chairman J.W. "Kirk" Kirkpatrick III, Commissioners Bill L. Upton, L. Kevin Ensley and Michael T. Sorrells

MEMBERS ABSENT: None

STAFF PRESENT: County Manager/Clerk to the Board Ira Dove, Finance Director Julie Davis, HHSA Director/Asst. County Manager, Stoney Blevins, County Attorney, Leon "Chip" Killian III and Executive Assistant/Deputy Clerk Candace Way

OTHERS PRESENT: David Francis, Solid Waste/Tax Administrator

GENERAL STATUTE: Economic Development §143-318.11(a)(4)

SUBJECT: Preferred Pump relocation

DISCUSSION:

Mr. Francis reported that everything is going well, they are currently waiting on Phase II. The end of the due diligence is May 28th. He stated that the senior vice president of the company was at the site and was very pleased.

He will keep the Board up to date as the project progresses.

OPEN SESSION:

Commissioner Upton made a motion to return to open session. Commissioner Sorrells seconded and the motion carried unanimously.

CLERK

Mark Swanger
CHAIRMAN

RELEASED	
Date	10-5-2020 10-5-2020
Chairman	<i>[Signature]</i>
Clerk	<i>[Signature]</i>

**HAYWOOD COUNTY BOARD OF COMMISSIONERS
CLOSED SESSION MINUTES
APRIL 4, 2016**

MEMBERS PRESENT: Chairman Mark S. Swanger, Vice-Chairman J.W. "Kirk" Kirkpatrick III, Commissioners Bill L. Upton, L. Kevin Ensley and Michael T. Sorrells

MEMBERS ABSENT: None

STAFF PRESENT: County Manager/Clerk to the Board Ira Dove, Finance Director Julie Davis, HHSA Director/Asst. County Manager, Stoney Blevins, County Attorney, Leon "Chip" Killian III and Executive Assistant/Deputy Clerk Candace Way

OTHERS PRESENT: David Francis, Solid Waste/Tax Administrator; EDC Director, Mark Clasby

GENERAL STATUTE: Economic Development §143-318.11(a)(4)

SUBJECT: Preferred Pump relocation

DISCUSSION:

Mr. Francis reported that the property on Beaverdam Road is under contract. Kris Boyd met with the developers concerning the permitting for land distribution. There are 10 employees moving here. He reported that they will be receiving numbers from their headquarters concerning the tax revenues. They will be having water lines run from Canton at no cost. He said everything should be completed within 60 days from April 28th. They may be looking for incentives later.

OPEN SESSION:

Commissioner Upton made a motion to return to open session. Vice-Chairman Kirkpatrick seconded and the motion carried unanimously.

CLERK

CHAIRMAN

RELEASED	
Date	10-5-2020
Chairman	J. W. Kirkpatrick III
Clerk	Ira Dove

HAYWOOD COUNTY BOARD OF COMMISSIONERS
CLOSED SESSION MINUTES
MARCH 7, 2016

MEMBERS PRESENT: Chairman Mark S. Swanger, Vice-Chairman J.W. "Kirk" Kirkpatrick III, Commissioners Bill L. Upton, L. Kevin Ensley and Michael T. Sorrells

MEMBERS ABSENT: None

STAFF PRESENT: County Manager/Clerk to the Board Ira Dove, Finance Director Julie Davis, HHS Director/Asst. County Manager, Stoney Blevins, County Attorney, Leon "Chip" Killian III and Executive Assistant/Deputy Clerk Candace Way

OTHERS PRESENT: David Francis, Solid Waste/Tax Administrator

GENERAL STATUTE: Economic Development §143-318.11(a)(4)

SUBJECT: Preferred Pump relocation


DISCUSSION:

Mr. Francis reported that a company out of Houston with offices in Asheville is looking to move their operations to property on Beaverdam Road in Canton. They sell well heads and pipes commercially. They would like to do a lay down yard for their stock, and need to know about the restricted covenants.

Mr. Killian stated that there is no expiration date on the provision that we retain the right of declaring. He said that we have no real interest in it, but can continue to force compliance with the restrictions.

OPEN SESSION:

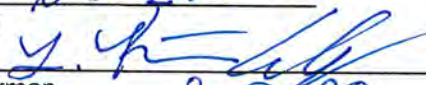
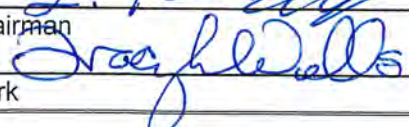
Commissioner Sorrells made a motion to return to open session. Vice-Chairman Kirkpatrick seconded and the motion carried unanimously.



CLERK



CHAIRMAN

RELEASED	
Date	<u>10-5-2020</u>
Chairman	<u></u>
Clerk	<u></u>