

**MINUTES
TRANSYLVANIA COUNTY BOARD OF COMMISSIONERS
APRIL 10, 2023 – REGULAR MEETING**

The Board of Commissioners of Transylvania County met in a regular meeting on Monday, April 10, 2023 at 4:00 p.m. in the Multipurpose Chambers at the County Administration Building, located at 101 S. Broad Street, Brevard, NC. Commissioners Present were Emmett Casciato, Larry Chapman, Chairman Jason Chappell, Vice-Chairman Jake Dalton, and Teresa McCall. Also present were County Manager Jaime Laughter, County Attorney Julie Hooten, and Clerk to the Board Trisha Hogan.

Media: *The Transylvania Times* – Jon Rich

There were approximately 25 people in the audience.

CALL TO ORDER

Chairman Jason Chappell presiding declared a quorum was present and called the meeting to order at 4:02 p.m.

WELCOME

Chairman Chappell welcomed everyone to the meeting and introduced the Commissioners and staff in attendance.

PUBLIC COMMENT

The comments made by the public represent the individual speaker's opinion or point of view.

Claudia Hawkins: Ms. Hawkins spoke to clarify comments made by Commissioner McCall at the previous meeting on Medicaid expansion. She acknowledged that Medicaid applicants seeking long-term care are required to provide information on their assets, but those simply seeking medical care would not be required to do so.

Steven Keate: Mr. Keate provided an observation of the last few Board meetings he has attended. He said he witnessed the Board behave with a decorum that is expected of elected officials. He also witnessed unfair professional and personal attacks against them. Mr. Keate encouraged the Board to continue acting in the professional manner which he has witnessed.

Tish Whiting: Ms. Whiting expressed her concern about a proposed commercial crypto-mining facility. She stated that the process uses a lot of energy, and she was concerned about the negative impacts this facility would have due to the County's lack of zoning and other regulations.

AGENDA MODIFICATIONS

The Manager requested to remove Item B Request to Apply for HRSA Rural Communities Opioid Response Program – Child and Adolescent Behavioral Health Grant under the Consent Agenda.

Commissioner Dalton moved to approve the revised agenda, seconded by Commissioner Chapman and unanimously approved.

CONSENT AGENDA

Commissioner McCall moved to approve the Consent Agenda as modified, seconded by Commissioner Dalton, and unanimously approved.

The following items were approved:

APPROVAL OF MINUTES

The Board of Commissioners met in a regular meeting on Monday, May 9, 2022. The Board of Commissioners met in a regular meeting on Monday, March 27, 2023 and following met in a closed session in which the minutes were sealed. The Board approved the minutes of the May 9, 2022 regular meeting and the March 27, 2023 regular meeting and sealed closed sessions (3) as submitted.

SHERIFF'S OFFICE OUT-OF-STATE TRAVEL REQUEST

The Sheriff's Office requested out-of-state travel for four narcotics officers to Gatlinburg, TN from May 1-4 to attend the Gatlinburg Training Law Enforcement Conference. The conference is co-sponsored by the US Attorney's Offices and Law Enforcement Coordinating Committees (LECCs) from 17 districts of the southern US region. The annual workshop includes multiple workshops and plenary sessions that will serve as vital educational opportunities for law enforcement officers. The Board requires all out-of-state travel requests to come before them for approval. The Board approved the out-of-state travel request for the Sheriff's Office.

FY 2023 Q3 BUDGET AMENDMENT REPORT

The Board of Commissioners must approve amendments that change the total amount of appropriations pursuant to N.C.G.S. § 159-15. A summary sheet, detailing and explaining each amendment, along with copies of amendments were included in the Board's packet for review.

There is no estimated net financial impact to the County. The net increase in funds is generated by changes in accounting standards, policies or actions previously approved by the Board of Commissioners. Based on pass-throughs and grants, the following funds increased their total revenues and expenses:

- The General Fund increased by \$19,216; driven by new grants for Public Health and Library
- The Self Insurance fund increased by \$326,400; driven by collections of insurance premiums and payments to vendors
- The Charitable Contribution Fund increased by \$5,500; donations received to be used to purchase items for employees
- The Task Force increased by \$89,000; fund balance used to purchase vehicles
- The Project Funds have increased in the third quarter according by the following amounts:
 - Education Capital Fund - \$2,639,601 for current and prior year projects moving from General Fund
 - Multi-Year Grant Fund - \$864,647 by adding Soil and Water grants and removing one public health grant
 - General Capital Project Fund - \$917,055 by adding additional state grants and revising the final project budget

All actual financial impacts have been otherwise discussed and approved by the Board at other meetings. The Board approved the budget amendments as submitted.

MODIFY THE BOARD OF COMMISSIONERS REGULAR MEETING SCHEDULE

The Commissioners intend to hold a capital workshop during their regular meeting on April 24. To allow for additional time for staff to present information and for the Board to discuss, the Commissioners decided to begin the meeting at 5:00 p.m. instead of 6:00 p.m. The Board approved changing its regular meeting schedule and instructed the Clerk to the Board to publish notice.

PRESENTATIONS/RECOGNITIONS

BLUE RIDGE COMMUNITY COLLEGE ANNUAL REPORT AND FY 24 BUDGET REQUEST

Dr. Leatherwood, President of Blue Ridge Community College presented the College's annual report and FY 2024 budget request. The report and budget request are attached for reference. There was no action taken. The Manager will include the College's budget with her overall FY 24 budget recommendation in May.

APPOINTMENTS

BOARD OF HEALTH

Several positions on the Board of Health require appointment due to resignation or completion of the three-year appointment. Ben Lamm, a pharmacist, is a current member at the end of term but has stated his willingness and interest to continue serving on the Board of Health to fulfill the role of the pharmacist. Christina Mahoney, RN, is an interested applicant with experience in local maternity and prenatal care clinical dynamics. She is recommended for the General Public vacancy. Elizabeth Privette is an interested applicant with experience in childhood education with a focus on special education. She is recommended to fill the Professional Engineer position as a deferral to member-at-large. The statute governing the makeup of the Board of Health allows for appointments outside of credentials if no applications are received and the likelihood of an applicant is minimal. Staff will continue to advertise and recruit for the positions of physician, veterinarian, and optometrist in the hope of securing the specialized knowledge and insight associated with each of the credentials.

Commissioner Chapman moved to reappoint Ben Lamm, Pharmacist, appoint Christina Mahoney (General Public) and Elizabeth Privette (Professional Engineer deferred to a member at large), and continue advertising for a physician, veterinarian, and optometrist for the Board of Health, seconded by Commissioner McCall and unanimously approved.

NEW BUSINESS

LETTER IN OPPOSITION TO CHILD & FAMILY SPECIALTY MEDICAID WAIVER

Angela Garner, Community Relations Regional Director of Vaya Health, reported that the NC Department of Health and Human Services (NCDHHS) has moved its proposal for a statewide Child and Family Specialty Medicaid Waiver for children and adults in the child welfare system. This waiver would place many kids in the DSS In-Home and Foster Care System, their caregivers, and siblings into a single statewide Medicaid Health Plan, instead of their assignments now with Vaya Health or other local management entity/managed care organization across the state. This would mean each DSS would lose its local relationship and connection with Vaya Health, along with Vaya staff embedded in DSS, and contacts with local Vaya staff who support them in troubleshooting and problem-solving on cases.

Ms. Garner provided the Commissioners with a list of key concerns on the proposed waiver and a draft letter opposing NCDHHS' proposed statewide Medicaid Child and Families Specialty Plan.

Commissioners acknowledged that statewide approaches to services many times hurt small rural counties like ours and noted that other counties have passed resolutions in opposition to the proposal. The County's DSS Board also submitted a letter in opposition.

Commissioner Chapman moved to approve a letter opposing NCDHHS's proposal for a statewide Child & Family Specialty Medicaid Waiver, seconded by Commissioner Dalton. Commissioners also directed staff to forward a modified version of the letter to the County's State delegation. **The motion was unanimously approved.**

REQUEST TO RECLASSIFY A MAINTENANCE TECH I/GROUNDS POSITION TO A MAINTENANCE TECH 2/GROUNDS POSITION

Operations Director Chad Owenby presented this item to the Board for consideration. He requested the Commissioners consider reclassifying a Maintenance Tech I/Grounds position to a Maintenance Tech II/Grounds position.

The Maintenance Tech I position requires a high school diploma and two years of experience. The Maintenance Tech II would require the same years of experience and further training in Ag Science, Horticulture, Ornamentals and Turf, etc. The reclassification would provide a unique opportunity to hire someone who could obtain, or maintain, a pesticide license and help the Operations Director with the herbicide schedule. This position would require experience in trail maintenance, athletic field preparation, general maintenance trades, and operating heavy equipment, forklifts, various mowers, and other handheld tools and equipment. With the addition of the new EMS facility, and the Courthouse soon to follow, this is an opportunity to find a great candidate to help with the new installation of the grounds at the EMS base and other maintenance items throughout the year. There is already a qualified applicant to fill the position.

Commissioner McCall moved to reclassify a Maintenance Tech I/Grounds position to a Maintenance Tech II/Grounds position, seconded by Commissioner Dalton and unanimously approved.

LETTER OF SUPPORT FOR LOCATING A PET SCANNER IN HENDERSON COUNTY

The Manager received this request from Graham Fields with Advent Health. There is currently one Positron Emission Tomography (PET) scanner in Western North Carolina, and it is located at Mission/HCA in Asheville. Another PET scanner has been approved for a physician practice in Asheville, but it is not yet operational. There are no PET scanners in Henderson County and the next closest location in the region is Hickory. Only AdventHealth in Hendersonville and HCA has applied for the PET scanner Certificate of Need. HCA proposes to locate the equipment in Asheville while AdventHealth proposes to locate the equipment in Henderson County. PET scanners are critical pieces of equipment for the treatment of patients with cancer. Having one in Henderson County will make it more easily available to our citizens. Mr. Fields asked for Transylvania County's support in locating the equipment in Henderson County by speaking on AdventHealth's behalf at a public hearing on April 20 at 9:30 a.m. at AB Technical Community College.

Commissioner McCall moved to approve a letter of support and asked the Chairman to present the letter during a public hearing on April 20 at 9:30 a.m. at AB Technical Community College, seconded by Commissioner Casciato and unanimously approved.

MANAGER'S REPORT

The Manager reported the following:

- Update on recruitment for a Parks and Recreation Director
 - Evaluating job descriptions and looking for ways to enhance camp offerings

- The first meeting of the Blue Ridge Community College Strategic Capital Planning Committee is scheduled for Monday, April 17 at 11:00 a.m. in Commissioners' Chambers. The meeting is open to the public.
- The next Board of Commissioners' meeting on Monday, April 24 will begin at 5:00 p.m. instead of 6:00 p.m.
- On April 3, the Board of Commissioners attended the Haywood County Board of Commissioners meeting to present them with a resolution of support and solidarity after learning the news about the closing of the Canton paper mill. The Haywood County Board of Commissioners was very grateful for Transylvania County's support and show of kindness.

PUBLIC COMMENT

Peter Mockridge: Mr. Mockridge commended the staff and public for speaking clearly into the microphones because he is severely hearing impaired. He asked the Commissioners to do the same because he has difficulty hearing them speak.

COMMISSIONERS' COMMENTS

Commissioner Chapman noted that Chairman Chappell was recently called out for comments made during a recent Board meeting. Commissioner Chapman clarified that the comments the writer referenced were made by him, not Chairman Chappell. He fully stood by his comments and did not want Chairman Chappell to take the blame. He also reported that he will be traveling to New Bern next Thursday to attend the NCACC Board of Directors meeting and he will report an update at the next Board meeting.

Commissioner Casciato thanked Operations Director Chad Owenby and his staff for the great job they do taking care of the Count's buildings and grounds. He was particularly grateful for their assistance at the Veterans History Museum. Commissioner Casciato also commented that Blue Ridge Community College is a valuable asset to Transylvania County.

Commissioner McCall was appreciative of serving on this Board and with staff who are all dedicated public servants.

Chairman Chappell shared that he received a call from a reporter in Haywood County asking him about how Transylvania County repositioned itself after the major plant closings. He shared the County's success story with the reporter and noted that we do not share our story enough.

Chairman Chappell moved to enter into a closed session per N.C.G.S. 143-318.11 (a) (3) To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged, following a 10-minute recess, seconded by Commissioner McCall and unanimously carried.

CLOSED SESSION

Per N.C.G.S. 143-318.11 (a) (3) To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged, a closed session was entered into at 5:25 p.m. Present were Chairman Chappell, Commissioners Casciato, Chapman, Dalton and McCall, County Manager Jaime Laughter, County Attorney Julie Hooten, and Clerk to the Board Trisha Hogan.

The Board consulted with the County Attorney and staff on a legal matter.

Chairman Chappell moved to leave the closed session, seconded by Commissioner Dalton and unanimously carried.

OPEN SESSION

Chairman Chappell moved to seal the minutes of the closed session until such time that opening the minutes does not frustrate the purpose of the closed session, seconded by Commissioner McCall and unanimously approved.

ADJOURNMENT

There being no further business to come before the Board, **Chairman Chappell moved to adjourn the meeting at 5:51 p.m., seconded by Commissioner McCall and unanimously carried.**

Jason R. Chappell, Chairman
Transylvania County Board of Commissioners

ATTEST:

Trisha M. Hogan, Clerk to the Board



Future P R O O F your investment in education for a stronger *Transylvania County*.

Operating & Capital Requests
Transylvania County Campus
2023-2024

Dr. Laura B. Leatherwood, *President*

**BlueRidge**
COMMUNITY COLLEGE

 blueridge.edu



Transylvania County Campus 2023-2024

Our Mission

Blue Ridge Community College empowers individuals with knowledge and skills to enrich our communities and build a competitive workforce.

Our Vision

Transforming lives through the power of learning.

Administration

Board of Trustees

Mr. John B. “Chip” Gould, Chairman
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Mr. Steven R. Dozier
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Ms. Betty A. Gash
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Mr. P. Kelly Leonard
Mr. Michael H. Pressley
Mr. James R. Rasmussen
Dr. Brian I. Weaver
Mr. Richard G. “Duke” Woodhull, Jr.

College President

Dr. Laura B. Leatherwood
leatherwood@blueridge.edu
(828) 694-1795



Transylvania County Campus 2023-2024

Table of Contents

College Mission, Vision and Administration	2
Operating Request	4
Capital Request.	5
Facilities Condition Assessment Program (FCAP)	6
Straus Building Information.	7
Straus Building Capital Improvements	8
Applied Technology Building Information	9
Applied Technology Building Capital Improvements.	10
Parking and Landscaping Plan	11
New Campus.	11



Transylvania County Campus Operating Request

Department/Cost Center	2022-23 Approved	2023-24 Request
Plant Operations	\$496,761	\$544,402
Property Insurance	\$16,653	\$16,653
Campus Security	\$94,266	\$94,266
Total	\$607,680	\$655,321

Expenditure Object Cost	2022-23 Approved	2023-24 Request	% of Total Budget
Salaries/Fringe Benefits	\$353,874	\$401,515	61%
Utilities	\$87,069	\$87,069	13%
Outside Services, Repairs, Supplies	\$55,818	\$55,818	9%
Property Insurance	\$16,653	\$16,653	3%
Campus Security	\$94,266	\$94,266	14%
Total	\$607,680	\$655,321	100%

**The total 2023-24 operating request
for the Transylvania County Campus is \$655,321.**
This is an increase of 7.84% over the previous year.



Transylvania County Campus Capital Request

Capital Improvements: Straus Building

Repair flat roof at east wing courtyard	\$11,000
Replacement of three HVAC closet units	\$45,000
Replacement of boiler, East Wing	\$32,000
TOTAL	\$88,000

Capital Improvements: Applied Technology Building

Install carpet (3 offices, 2 classrooms, and hallway)	\$20,000
Install metal / vinyl building for Automotive Dept.	\$12,500
TOTAL	\$32,500

Capital Improvements: Parking and Landscaping Plan

Purchase tractor	\$40,700
TOTAL	\$40,700

The total 2023-24 capital request for the
Transylvania County Campus is \$161,200.

Capital Improvements: New Construction

New facilities	\$35,000,000
TOTAL	\$35,000,000



Transylvania County Campus Facilities Condition Assessment Plan

Facilities Condition Assessment Program (FCAP)

The Facilities Condition Assessment Program (FCAP) for Blue Ridge Community College, in place since 2006, is a comprehensive survey of the present condition of all College buildings, facilities, and equipment and a plan of how to address the deficiencies based on accepted standards and College requirements.

The Facilities Condition Assessment Program process includes an annual room-by-room survey, an inspection of outdoor facilities and grounds, and a review of each major piece of equipment. Survey results are annotated and then summarized on the assessment forms. Estimated costs for new construction, repair, or replacement, typically for the following four years, are assigned. A preliminary report is provided to the College's Leadership Team and priorities are assigned. The costs are used to prepare the College's annual budget.

Items addressed in the study:

- ADA standards
- Air quality
- Community service needs
- Cost of maintenance
- Educational program requirements
- Emergency preparedness
- Energy savings
- Environmental conditions and aesthetics
- Facility maintenance needs
- Health and safety concerns
- New construction and renovation based on College growth
- Safety inspections (housekeeping, electrical, first aid)

As a matter of structure and evaluation, the assessment involved six categories:

- Primary Structure: Foundation systems, column and exterior walls, floor and roof systems
- Secondary Structure: Ceiling, interior walls, windows, door systems
- Service System: Cooling, heating, plumbing, electrical
- Safety Standards: ADA compliance and survey of other life and safety standards
- Function: Assignable space, furniture, adaptability, suitability to current and future needs
- Energy Efficiency: HVAC controls, lighting, windows and doors, shading devices

Operating & Capital Requests

Transylvania County Campus
2023-2024

Straus Building Information

General Information

Building No.	33
Building Function	Classroom
Audit Date	Aug. 19, 2020
Year Occupied: East and West Wings	1951
Year Occupied: Admin Wing	2005
Original Construction Cost: West Wing	\$630,000
Original Construction Cost: East Wing	\$370,000
Original Construction Cost: Admin Wing	\$266,125
Gross Square Feet: West Wing	16,263
Gross Square Feet: East Wing	9,723
Gross Square Feet: Admin Wing	2,129
Assignable Square Feet	20,024
Accessible Square Feet	20,024
Air Conditioning	Yes
Original Funding Source: East and West Wings	Unknown
Original Funding Source: Admin Wing	State Funds: 52%, County Funds: 48%
Estimated Replacement Cost	\$5,060,700

Building Overall Rating

	Possible	Actual
Primary Structure	38	22.5
Secondary Structure	9	6.91
Functional Standards	12	12
Service Systems	32	19.6
Safety Standards	9	5.9
Energy Efficiency	100	52

Survey Ranges

	Range	Survey Rating
Satisfactory	190-200	
Remodeling-A	150-189	
Remodeling-B	110-149	118.91
Remodeling-C	70-109	
Demolition	0-69	

Totals

200 118.91

Straus Building Capital Improvements

Primary Structures			
	2023-24	2024-25	2025-26
Repair flat roof at east wing courtyard	\$11,000		
Service Systems			
Replacement of three HVAC Closet Units	\$45,000		
Replacement of five HVAC Closet Units		\$75,000	
Replacement of boiler East Wing	\$32,000		
Replacement of boiler West Wing			\$113,360
Totals			
	2023-24	2024-25	2025-26
	\$88,000	\$75,000	\$113,360

Applied Technology Building Information

General Information	
Building No.	34
Building Function	Classroom
Audit Date	Aug. 18, 2020
Year Occupied	2008
Original Construction Cost	\$2,598,798
Gross Square Feet	14,682
Assignable Square Feet	10,131
Assignable Space Ratio	1
Accessible Square Feet	10,131
Air Conditioning	Yes
Original Funding Source	State Funds: 28%, County Funds: 56%, Institutional Funds: 16%
Estimated Replacement Cost	\$2,675,160

Building Overall Rating		
	Possible	Actual
Primary Structure	38	31.43
Secondary Structure	9	8.42
Functional Standards	12	12
Service Systems	32	27.86
Safety Standards	9	9
Energy Efficiency	100	53

Survey Ranges		
	Range	Survey Rating
Satisfactory	190-200	
Remodeling-A	150-189	
Remodeling-B	110-149	141.71
Remodeling-C	70-109	
Demolition	0-69	

Totals		
	200	141.71

Applied Technology Building Capital Improvements

Secondary Structures			
	2023-24	2024-25	2026-27
Installation of carpet in three offices, two classrooms, and hallway	\$20,000		
Other			
Install metal/vinal building for Automotive Department	\$12,500		
Totals			
	2023-24	2024-25	2026-27
Total	\$32,500		

Parking and Landscaping Plan

	2023-24	2024-25	2025-26
Purchase a truck with lift gate		\$60,000	
Purchase a tractor	\$40,700		
Pavement repair/sealant/restripe (Applied Tech)			\$35,109

Totals			
	2023-24	2024-25	2025-26
Total	\$40,700	\$60,000	\$35,109

New Campus Construction

	2023-24
New Facilities	\$35,000,000

Totals	
	2023-24
Total	\$35,000,000



EDUCATION ELEVATED