MINUTES OF A CLOSED SESSION OF THE JACKSON COUNTY BOARD OF COMMISSIONERS HELD ON NOVEMBER 07, 2023

The Jackson County Board of Commissioners met in a Closed Session on November 07, 2023, at 7:06 p.m., Justice and Administration Building, Room A201, 401 Grindstaff Cove Road, Sylva, North Carolina.

Present: Mark A. Letson, Chairman

Todd Bryson, Vice Chair Mark Jones, Commissioner

John W. Smith, Commissioner

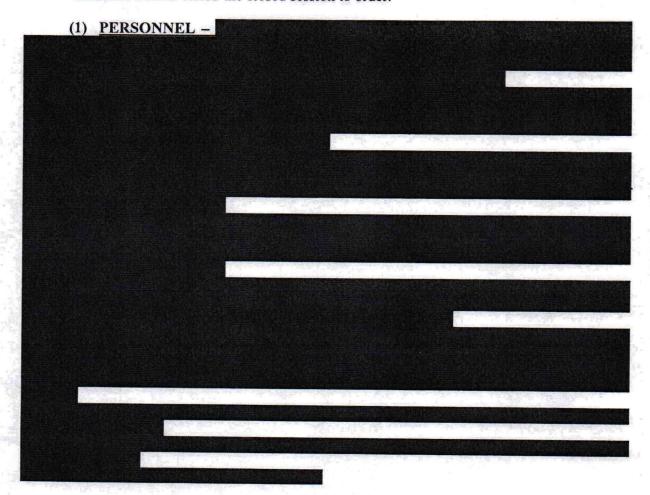
Tom Stribling, Commissioner (Via Zoom)

Don Adams, County Manager

Debra Bechtel, Interim County Attorney (Via Zoom)

Angela M. Winchester, Clerk to the Board

Chairman Letson called the closed session to order.



(2) <u>REAL PROPERTY – PAINTER</u>: Mr. Adams stated they were in the bidding process with the Center for Domestic Peace. He shared the site plan with the Board. It occurred to him the area of construction was a tight space. He looked at possible property the county could lease for a year to help with parking and material placement around the project. An adjoining property to the project was owned by Travis Painter, who worked for the Health Department.

He discussed the property with John Jeleniewski, Senior Planner, to see if they could work with a portion of the property. Mr. Painter had already talked with Mr. Jeleniewski about selling the lot to another person. He was willing to sell the property for \$50,000. The property contained about 1/3 of an acre.

General discussions were held.

Mr. Adams stated the long-term value for the county would be construction relief. Also, in the future, they could have additional parking and storage for the shelter. If the Board chose to move forward, they would tie the property up for three to four months for due diligence. Also, he had a geo company coming out for borings next week. He could include three holes on the Painter property for an additional \$2,500.

Chairman Letson stated he thought having the Painter piece would help secure that side of the property and it would give them extra space for the shelter.

Commissioner Smith stated they had previously discussed a lack of storage space at the shelter. He thought the property was well worth the money for additional storage.

Commissioner Jones stated he thought it was also. He asked where the funds would come from to purchase the property?

Mr. Adams stated they could decide where the funds would come from once they opened the bids.

<u>Consensus</u>: Proceed to tie up the Painter property for \$50,000 to allow the county time for due diligence. Also, Mr. Adams to move forward with the borings for \$2,500.

Mr. Adams stated he would bring an offer to purchase and contract back to the Board at a future meeting.

(3) PERSONNEL

There being no further business, Commissioner Jones moved to adjourn the closed session. Commissioner Smith seconded the Motion. Motion carried and the meeting adjourned at 8:17 p.m.

Attest:

Angela M. Wincheste

Approved

MINUTES OF A CLOSED SESSION OF THE JACKSON COUNTY BOARD OF COMMISSIONERS HELD ON NOVEMBER 21, 2023

The Jackson County Board of Commissioners met in a Closed Session on November 21, 2023, at 6:56 p.m., Justice and Administration Building, Room A201, 401 Grindstaff Cove Road, Sylva, North Carolina.

Present: Mark A. Letson, Chairman

Todd Bryson, Vice Chair Mark Jones, Commissioner

John W. Smith, Commissioner (Via Zoom)

Tom Stribling, Commissioner

Don Adams, County Manager John Kubis, Interim County Attorney

Representative (Via Zoom)

Angela M. Winchester, Clerk to the Board

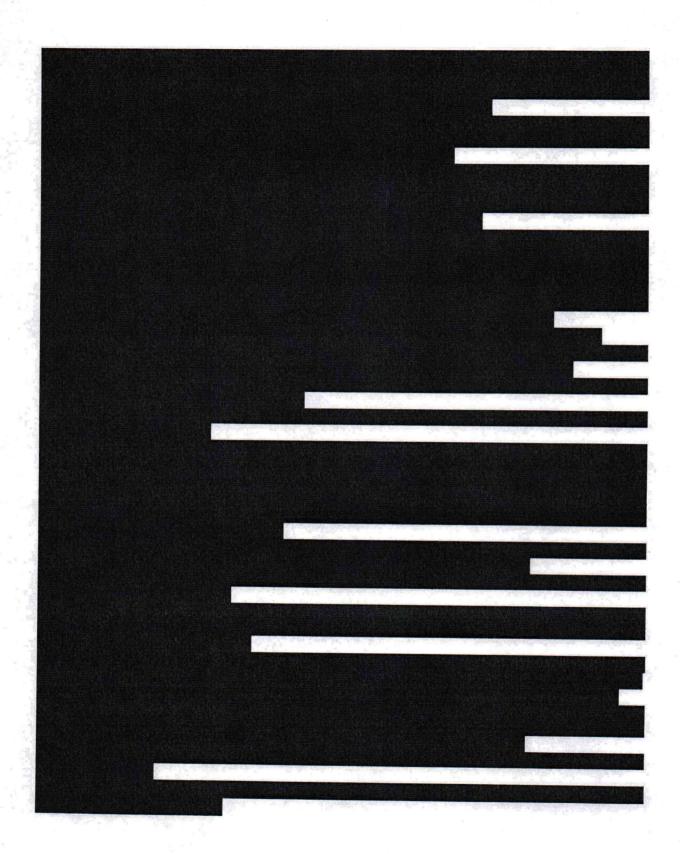
Chairman Letson called the closed session to order.

(1) <u>REAL PROPERTY - PAINTER</u>: Mr. Adams presented an Offer to Purchase and Contract to purchase the Painter property, for review. The offer was \$50,000 for 0.33 acres with a \$500 deposit for due diligence and a closing date of March 29, 2024.

General discussions were held.

Consensus: Amend the agenda in open session to add this item for consideration.

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There being no further business, Commissioner Stribling moved to adjourn the closed session. Commissioner Jones seconded the Motion. Motion carried and the meeting adjourned at 7:53 p.m.

Attest:

Angela M. Winchester, Clerk

Approved:

MINUTES OF A CLOSED SESSION OF THE JACKSON COUNTY BOARD OF COMMISSIONERS HELD ON MARCH 05, 2024

The Jackson County Board of Commissioners met in a Closed Session on March 05, 2024, at 6:18 p.m., Justice and Administration Building, Room A201, 401 Grindstaff Cove Road, Sylva, North Carolina.

Present:

Mark A. Letson, Chairman

Todd Bryson, Vice Chair Mark Jones, Commissioner John W. Smith, Commissioner

Tom Stribling, Commissioner (Via Zoom)

Darlene Fox, Interim County Manager John Kubis, Interim County Attorney (Via Zoom) Angela M. Winchester, Clerk to the Board

Chairman Letson called the closed session to order.

(1) REAL ESTATE - KELLER: Ms. Fox presented two parcels to consider for the Greenway. Parcel one was owned by William Harry Keller, Jr. (PIN #7559-36-8557), containing 3.9 acres. Mr. Keller agreed to accept the tax value of \$114,870. This parcel included two pieces of land with a portion in the flood plain. She presented a conceptual drawing prepared by the Planning Department, which included a parking area, recreational purposes on the island and the possibility of a bridge between the two pieces.

Parcel two was also owned by Mr. Keller, (PIN #7559-37-4133) containing 2.34 acres. This property could be used for a park, housing, restrooms or parking. There was a possibility of placing 12 housing units on the property. Mr. Keller had agreed to accept the tax value of \$92,660.

General discussions were held.

Chairman Letson stated he was in favor of moving forward to acquire both properties.

Ms. Fox stated the seller had requested a sign be placed on the property to memorialize their father on the Greenway.

Consensus: Amend the agenda in open session to add this item for consideration.

(2) REAL ESTATE - HOOPER: Ms. Fox presented a third parcel to consider for the Greenway owned by Mark V. Hooper, Trustee, Et al. (PIN #7650-41-6739), containing 3.3 acres. Mr. Hooper had agreed to sell this parcel for \$300,000. This property would be helpful for the Greenway in the future and it adjoined the Maturo properties.

Currently, there was no access to the Maturo properties. If the county acquired the Hooper property, there could be an opportunity to work out an easement for the Greenway with Maturo. The two Maturo properties totaled 17.45 acres and the Hooper piece could provide right-of-way to the Maturo properties.

Commissioner Bryson stated he knew the Maturo family and would be willing to contact them about purchasing the property or an easement for the Greenway.

Chairman Letson stated both Maturo parcels were listed for sale. There could be several possible uses for the property.

Commissioner Jones inquired where the funds would come from for all of these property purchases?

Ms. Fox proposed to use the Local Assistance Tribal Consistency Fund containing \$493,000, which could be used for any purpose. Any remaining funds could come from the Greenway Fund, which contained \$118,000.

Commissioner Smith stated if the Maturo property was available, he would want to move forward to purchase it if they could get it for a reasonable price.

Commissioner Jones stated unless they had needs to justify, he thought they should look to purchase an easement over the Maturo property.

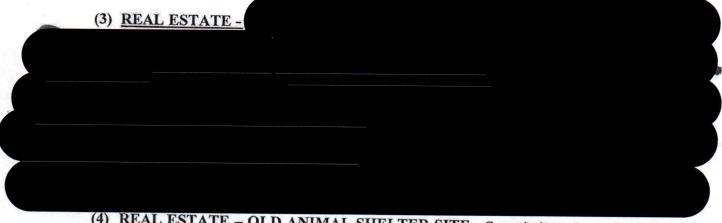
Commissioner Bryson stated they could possibly use the Maturo property for housing.

Chairman Letson stated if they could purchase the Maturo property, he thought it would be the county's best option.

Commissioner Jones stated if they moved forward with the purchase of the Maturo property, they could look to partner with Dogwood Trust and use the property for affordable housing.

General discussions were held.

<u>Consensus</u>: Commissioner Bryson would contact the Maturo family for further discussions about a purchase or an easement before the county moved forward with placing the Hooper property under contract. Ms. Fox to communicate the status with the Hoopers.



(4) <u>REAL ESTATE</u> - <u>OLD ANIMAL SHELTER SITE</u>: Commissioner Jones stated it was his understanding that the old animal shelter was being used as an emergency shelter in case of a natural disaster for pets to be stored. If the county had a better use for the building, they needed to reclaim the property. He thought there would be a better use for the property.
Ms. Fox stated she would take a look at the property.

General discussions were held.

Informational item.

There being no further business, Commissioner Smith moved to adjourn the closed session. Commissioner Jones seconded the Motion. Motion carried and the meeting adjourned at 6:50 p.m.

Attest:

Angela Wingh

Approved:

MINUTES OF A CLOSED SESSION OF THE JACKSON COUNTY BOARD OF COMMISSIONERS HELD ON MARCH 12, 2024

The Jackson County Board of Commissioners met in a Closed Session on March 12, 2024, at 2:21 p.m., Justice and Administration Building, Room A201, 401 Grindstaff Cove Road, Sylva, North Carolina.

Present:

Mark A. Letson, Chairman Todd Bryson, Vice Chair

Mark Jones, Commissioner John W. Smith, Commissioner Tom Stribling, Commissioner Darlene Fox, Interim County Manager

John Kubis, Interim County Attorney (Via Zoom)

Angela M. Winchester, Clerk to the Board

Chairman Letson called the closed session to order.

(1) <u>REAL ESTATE - MATURO</u>: Ms. Fox stated they reached out to the Maturo property broker and the asking price for both pieces was \$800,000, but they requested an offer be made. The tax value for both pieces was \$374,270. The property did not have a right-of-way. The Hooper property, discussed at the last closed session, would give access to the Maturo property. This property would increase the Greenway by almost 1.5 miles.

Commissioner Jones asked where the funds would come from if they purchased the Maturo property?

Ms. Fox stated they could use the Revenue Replacement ARPA funds, which contained had almost \$3 million.

General discussions were held.

Consensus: Make an offer of \$600,000 for the Maturo property.

(2) REAL ESTATE

There being no further business, Commissioner Stribling moved to adjourn the closed session. Commissioner Smith seconded the Motion. Motion carried and the meeting adjourned at 2:35 p.m.

Attest:

Angela M. Winche

Approved:

MINUTES OF A CLOSED SESSION OF THE JACKSON COUNTY BOARD OF COMMISSIONERS HELD ON MARCH 19, 2024

The Jackson County Board of Commissioners met in a Closed Session on March 19, 2024, at 6:53 p.m., Justice and Administration Building, Room A201, 401 Grindstaff Cove Road, Sylva, North Carolina.

Present: Mark A. Letson, Chairman

Todd Bryson, Vice Chair

Darlene Fox, Interim County Manager

Megan N. Silver, Interim County Attorney Rep. (Via Zoom) Angela M. Winchester, Clerk to the Board

Mark Jones, Commissioner Ang John W. Smith, Commissioner (Via Zoom)

Tom Stribling, Commissioner

Chairman Letson called the closed session to order.

(1) REAL ESTATE - MATURO: Ms. Fox stated the Maturo family did not accept the county's offer of \$600,000 for two properties totaling 17.45 acres (PIN #'s 7650-41-9030, 7650-51-2005). The counter was for the full purchase price of \$800,000.

General discussions were held. *Informational item.*



(3) <u>REAL ESTATE - HOOPER</u>: Ms. Fox stated the Board previously discussed making an offer on this property at the March 5th closed session. She recommended to move forward to make the offer of \$300,00 for the Hooper property containing 3.30 acres (PIN #7650-41-6739).

General discussions were held.

Consensus: Amend the agenda in open session to add this item for consideration.

(4) <u>REAL ESTATE - MOSS</u>: Ms. Fox stated another section to further the Greenway was the Moss property. She believed the county could negotiate an easement over this property for the Greenway as well.

General discussions were held.

Consensus: Contact Moss about a possible Greenway easement purchase.



There being no further business, Commissioner Jones moved to adjourn the closed Commissioner Stribling seconded the Motion. Motion carried and the meeting adjourned at 6:50 p.m.

Attest:

Angela M. Winchester, Clerk

Approved:



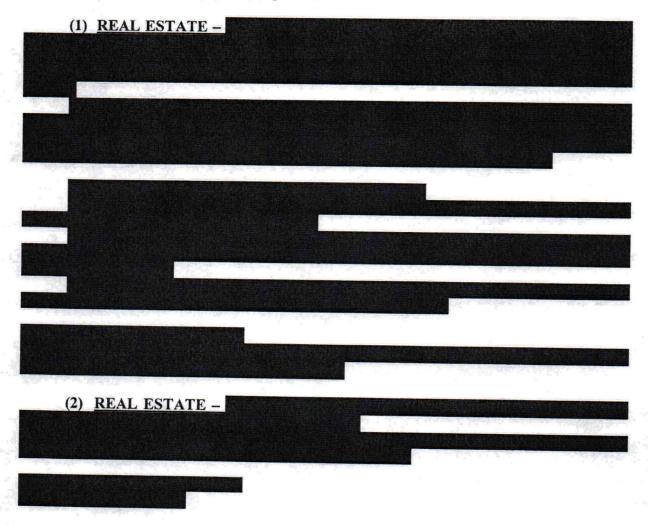
MINUTES OF A CLOSED SESSION OF THE JACKSON COUNTY BOARD OF COMMISSIONERS HELD ON MAY 07, 2024

The Jackson County Board of Commissioners met in a Closed Session on May 07, 2024, at 7:00 p.m., Justice and Administration Building, Room A201, 401 Grindstaff Cove Road, Sylva, North Carolina.

Present:

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

Chairman Letson called the meeting to order.



(4) REAL ESTATE - MATURO: Mr. King stated the Maturo's came back with an offer of \$850,000. They also stated in the letter they would like a right-of-way for a right-of-way. This could be a good opportunity to give a right-of-way for an easement for the Greenway. Staff would continue to work on this project.

Informational item.

(5) MINUTES: Commissioner Jones moved to approve the Closed Session Minutes for December 19, 2023; January 18, 2024; January 19, 2024; March 5, 2024; March 12, 2024; March 19, 2024; and April 2, 2024. Commissioner Bryson seconded the motion. Motion carried.

There being no further business, Commissioner Stribling moved to adjourn the closed session. Commissioner Smith seconded the Motion. Motion carried and the meeting adjourned at 7:12 p.m.

Attest:

Angel M. Winchester, Clerk

Approved: