

**Minutes of the 11 September 2017
Special Meeting of the Yancey County Board of Commissioners
Held at 5:00 o'clock p.m. in the Commissioners Meeting Room
Yancey County Courthouse, Burnsville, North Carolina**

Present at the 11 September 2017 meeting of the Yancey County Board of Commissioners were Chairman Johnny Riddle, Commissioner Jill Austin, Commissioner Mark Ledford, Commissioner John Stallings, Commissioner Jeff Whitson, County Manager Nathan Bennett, Clerk to the Board Jason Robinson, County Attorney Donny Laws, County Planner Jamie McMahan, Finance Officer Brandi Burleson, Superintendent of Yancey County School Dr. Tony Tipton, Mike Cox with Architectural Design Services, Yancey County Economic Development Commission Executive Director Wanda Proffitt, Yancey County Economic Development Commission members: Jon Ray, Erica Deaton, Judy Buchanan, Jim Ashton, Warren Bare, Cynthia Deyton, and Schell McCall.

Call to Order and Approval of the Agenda

Chairman Riddle called the meeting to order and welcomed everyone to the meeting. He then asked for a motion to approve the agenda. Commissioner Whitson made a motion to approve the agenda and it was seconded by Commissioner Austin. The vote to approve was unanimous (Attachment A).

Lease Authorization for Blue Ridge Elementary School

The Board first heard from County Attorney Donny Laws. Mr. Laws stated that in order for the County to obtain the loan from BB&T that the County would have to have title to the land and to lease the land back to the Yancey County Board of Education. Mr. Laws stated that the Board needs to pass the resolution allowing for the lease. Commissioners Stallings asked about liability and time line. Mr. Laws explained the liability insurance and said it would have nothing to do with the timeline. County Planner Jaime McMahan stated that the conference call with the Local Government Commission (LGC) was scheduled for 2:30 pm on Tuesday, September 12th. After that the plan is to close on the loan on the 19th and then to start construction on the 20th of September. Upon hearing from Mr. McMahan, Commissioner Stallings made a motion to approve the resolution to authorize the lease of Blue Ridge Elementary School to the Yancey County Board of Education. The motion was seconded by Commissioner Whitson and the vote to approve was unanimous (Attachment B).

Economic Development Structure

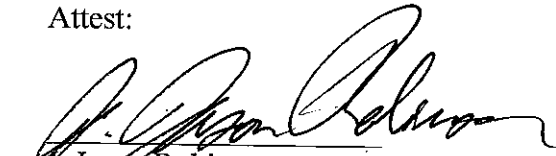
The Board next heard from Warren Bare with the Yancey County Economic Development Commission (EDC). Mr. Bare introduced himself and offered everyone on the EDC board to do the same. Mr. Bare stated that the EDC board had reviewed its previous proposal and thanks to the county attorney discovered that an independent board could not oversee a county employee without legislative approval. Mr. Bare further stated that it was the EDC board's belief that economic development is best handled by an independent board that would be apolitical. This is the model over much of the Northwest Prosperity Zone. According to Mr. Bare it is essential to get a EDC Director who is familiar with the county and is an "A" player. According to Mr. Bare, the EDC would like to employ County Planner, Jamie McMahan in some fashion. Mr. Bare asked that the Board give the EDC board time to come up with some kind of solution. Commissioner Stallings asked how much time the EDC was wanting and would you hire someone part-time now? Mr. Bare stated that the EDC would have to hire part-time for now and pursue an independent entity for economic development. Commissioner Whitson stated that he would like for the county to have more say if the County is going to fund 60% of the budget but not to micromanage. Discussion followed about quarterly meetings between the Board and the EDC board. Commissioner Ledford inquired as to whether the Town of Burnsville would be willing to make more of a commitment. Town Councilor Judy Buchanan responded that she could not speak for the whole town council but that funds were tight. Mr. Bare inquired as to the status of funding for this year. The Board agreed that they had made a commitment and would stand by that commitment.

Adjournment

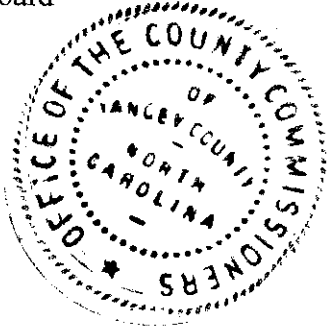
Having no further business Commissioner Austin made a motion to adjourn and it was seconded by Commissioner Whitson. The vote to adjourn was unanimous.

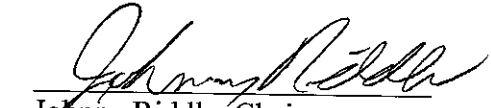
Approved and authenticated on this the 9th day of October 2017.

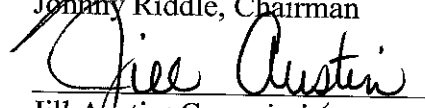
Attest:



J. Jason Robinson
Clerk to the Board

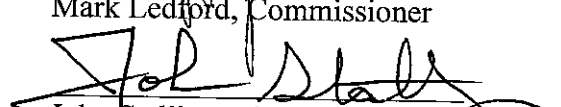
(county seal)

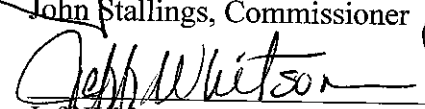


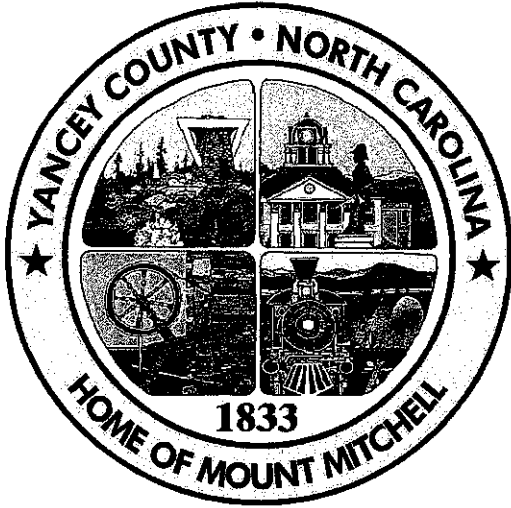

Johnny Riddle, Chairman


Jill Austin, Commissioner


Mark Ledford, Commissioner


John Stallings, Commissioner

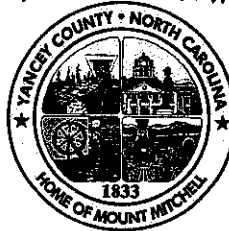

Jeff Whitson, Commissioner



**AGENDA
YANCEY COUNTY COMMISSIONERS
SPECIAL MEETING
September 11, 2017**

- I. Call to Order - Chairman Riddle
- II. Approval of Agenda
- III. Lease Authorization for Blue Ridge Elementary School
- IV. Discussion of Economic Development Structure
- V. Adjourn

Attachment B



Board of Commissioners

Johnny Riddle, Chair
Jill Austin, Vice-Chair
Mark Ledford
John Stallings
Jeff Whitson

Nathan R. Bennett
County Manager

Donny J. Laws
County Attorney

J. Jason Robinson
Clerk to the Board

110 Town Square
Courthouse Room 11
Burnsville, NC 28714
828-682-3971
828-682-4301 Fax

RESOLUTION

Authorizing the Lease of Blue Ridge Elementary School to the Yancey County Board of Education

WHEREAS, the Yancey County Board of Education and the Yancey County Board of County Commissioners have jointly made plans for the construction of a new elementary school to be named Blue Ridge Elementary School upon certain lands presently owned by the Yancey County Board of Education containing 30.52 acres, more or less lying and being situated in Cane River Township, Yancey County; and

WHEREAS, in accordance with the laws of the State of North Carolina, Yancey County has undertaken to secure financing for a portion of the construction costs of the new Blue Ridge Elementary School; and

WHEREAS, in order to secure such financing Yancey County is required to hold title to the lands upon which Blue Ridge Elementary School is to be built and to convey a security interest in the same to Branch Banking & Trust Company (BB&T) who is providing the aforementioned financing; and

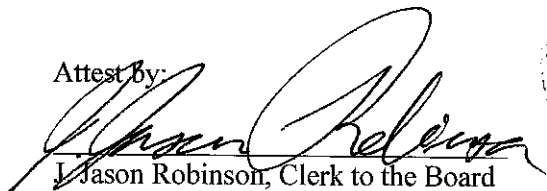
WHEREAS, as a consideration for the conveyance of the aforementioned real property to Yancey County by the Yancey County Board of Education, Yancey County has agreed to lease the said property together with improvements to the Yancey County Board of Education who shall operate Blue Ridge Elementary School thereon, in accordance with the terms and provisions of a proposed lease agreement, a copy of which is attached hereto and incorporated herein by reference; and

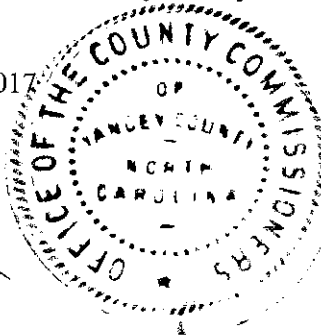
WHEREAS, the proposed lease of the real property to the Yancey County Board of Education is allowable upon the terms and conditions proposed pursuant to the authorization contained in NC Gen. Stat. 160A-274.

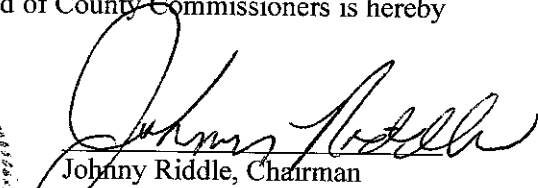
NOW THEREFORE, be it hereby RESOLVED by the Yancey County Board of County Commissioners that, pursuant to the term and provisions of NC Gen. Stat. 160A-274 Yancey County does hereby agree that upon the conveyance by the Yancey County Board of Education to Yancey County of title to the 30.52 acre tract of land upon which the new Blue Ridge Elementary School is to be constructed, Yancey County does hereby agree to lease said property back to the Yancey County Board of Education upon terms set forth in the lease agreement appended hereto and incorporated herein by reference and further that the Chairman of the Yancey County Board of County Commissioners is hereby authorized to execute such lease.

ADOPTED this 11th day of September 2017

Attest By:


J. Jason Robinson, Clerk to the Board




Johnny Riddle, Chairman