

**STATE OF NORTH CAROLINA  
COUNTY OF MCDOWELL COUNTY  
BOARD OF COMMISSIONERS  
ADJOURNED SESSION – NOVEMBER 29, 2018**

**Assembly**

The McDowell County Board of Commissioners met in Adjourned Session on Thursday, November 29, 2018, at 5:00pm, at the County Administration Building, 60 E Court Street, Marion, North Carolina.

**Members Present**

David N. Walker, Chair; Tony Brown; Lynn Greene and Brenda Vaughn

**Members Absent**

Barry McPeters, Vice-Chair

**Others Present**

Ashley Wooten, County Manager; Cheryl Mitchell, Clerk to the Board; Alison Bell, Finance Director

**Public Hearing for Financing of Old Fort Elementary School**

Chairman Walker declared the Board in public hearing to receive comments from the public.

There were no comments.

Commissioner Brown made a motion to go out of public hearing, second by Commissioner Greene. By unanimous vote, the motion carried.

Mr. Wooten presented the loan package for the new construction loan of the Old Fort Elementary School. He noted staff had received financing bids from First Bank and BB&T for \$5 million over 15 years. First Bank's bid of 3.65% was lower but had a caveat; the bank would reserve the right to amend the rate once they receive the county's FY2018 audit. Staff requested the Board approve First Bank's bid, but authorize BB&T's bid of 3.74% to be selected if First Bank increased their bid above BB&T.

Commissioner Brown made a motion to approve *Resolution Authorizing the Filing of an Application for Approval of a Financing Agreement Authorized by NCGS 160A-20; Resolution Approving Financing Terms with First Bank at rate of 3.65% for \$5,000,000.00 not to exceed 15 years; in the event First Bank increases their financing bid after receiving the county's FY 2018 audit approve BB&T's bid of 3.74%; County of McDowell, NC Declaration of Official Intent to Reimburse pursuant to US Treasury Regulations Section 1.150-2; Budget Amendment SP1*, second by Commissioner Vaughn. By unanimous vote, the motion carried.

### **Phone Lease Agreement**

TSA Choice requested approval for their equipment lease. The annual cost is \$35,590.20, which is lower than the prior cost once you factor in reduced phone line charges.

Commissioner Brown made a motion to approve the TSA agreement, second by Commissioner Greene. By unanimous vote, the motion carried.

### **Sheriff's Bond**

Mr. Wooten requested approval of a surety bond for newly elected Sheriff Ricky Buchanan through Western Surety Company in the amount of \$25,000.

Commissioner Brown made a motion to approve the surety bond for Sheriff Ricky Buchanan, second by Commissioner Greene. By unanimous vote, the motion carried.

### **Request to Endorse Mission/HCA Transaction**

The Attorney General's office is currently reviewing the agreement of the Mission/HCA transaction. The City of Marion requested a letter of endorsement be sent to the NC Attorney General.

Commissioner Brown made a motion to send a letter of support, second by Commissioner Greene. By unanimous vote, the motion carried.

Chair Walker called for a recess at 5:20pm. The Board was back in session at 6:00pm.

### **Public Hearing for Schedule of Values**

Chairman Walker recognized and expressed his appreciation to Tax Assessor, Tammy Wylie; staff-Lisa Sparks and Lucrica Reinhardt; and Tim Cain, Revaluation Director.

Mr. Cain gave a presentation on the specifics of tax revaluation. He noted the parcels have been divided into 214 neighborhoods, compared to 40 parcels last revaluation.

Chair Walker declared the Board in public hearing to receive comments on the Schedule of Values.

David Oetjen-ask when the tax rate would be set  
explain market value vs asset value  
will there be a revaluation website to look at the value assessed  
what if there is new construction, and the house is not completed

Wendy Oetjen-the market value of a larger home in a smaller neighborhood-- would it be assessed lower  
what is the goal of revaluation  
how is the tax rate set

Discussion was held on the value to the county of a revaluation and meaning of revenue neutral.

Commissioner Greene made a motion to go out of public hearing, second by Commissioner Brown. By unanimous vote, the motion carried.

There was no action taken.

Mr. Wooten encouraged the public to call, look at the website, attend public meetings and ask questions, so as to understand the revaluation process.

Commissioner Brown made a motion to adjourn to Monday, December 3<sup>rd</sup> Regular Session, second by Commissioner Greene. By unanimous vote, the motion carried.

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David N. Walker  
Chairman

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Cheryl L. Mitchell  
Clerk to the Board