

**STATE OF NORTH CAROLINA
COUNTY OF MCDOWELL COUNTY
BOARD OF COMMISSIONERS
RECESSED SESSION –SEPTEMBER 28, 2020**

Assembly

The McDowell County Board of Commissioners met in Recessed Session on Monday, September 28, 2020, at 4:30 p.m., at the Universal Conference Room.

Members Present

David N. Walker, Chair; Tony Brown, Vice-Chair; Barry McPeters; Lynn Greene; Brenda Vaughn

Members Absent

None

Others Present

Ashley Wooten, County Manager; Cheryl Mitchell, Clerk to the Board

Call to Order

Chairman Walker called the meeting to order at 4:30pm.

Water System

Mr. David Patenaude and Mr. Wayne McLaughlin are developing a housing subdivision off of Hwy 70 East and requested water lines for the new subdivision before the homes are built. The subdivision would have 25 homes located on approximately 41 acres.

West Consultants from Morganton estimated the cost for design and construction costs at \$200,000 for the project.

Mr. Wooten explained the water system operator constructs the infrastructure first and then assesses each parcel that benefits. At an estimated cost of \$200,000 for 25 lots each parcel would have an \$8,000 lien. The system operator can set up a payment plan over time and charge interest, spreading the payments over time, such as five years. If the lot sold by the developer, the balance of the assessment would be payable at the time of the closing.

Commissioner Greene asked Mr. Patenaude how the developers could guarantee the county would get their money back. Mr. Patenaude noted the first two properties to be built already have access to water due to being beside of Hwy. 70, and as the other lots would have a lien on them they would be paid as the lots were sold. He added the homes would be approximately 1200sf, and sell for under \$200,000 and construction would begin on the first six homes approximately February, 2021.

Commissioner Greene asked if the county could require a performance bond from the developers. Mr. Wooten said he had spoken with Mr. Marsh Dark, the county's insurance broker

and he said yes there were performance bonds available for developers, and it would cost approximately \$4,000. The bond would cover the county's investment.

Vice Chairman Brown asked Mr. Wooten to have Ms. Wylie, Tax Assessor, look at the 41 acres and to do an assessment with the lots separated out.

Vice Chairman Brown made a motion to table this item to the next Regular Session to allow Mr. Wooten to get more information on the lot assessments, second by Commissioner Greene. Discussion followed.

Commissioner Vaughn—doesn't see how the county could lose by building the water lines.

Commissioner McPeters—as long as the construction goes as planned, county would not lose; he would encourage the builders to get a performance bond.

Chairman Walker—county has been working for years on water lines in the Nebo area. Any debt taken on has to come out of water system funds, so the system has to be grown. Houses are already being built, which helps to sell the other lots. He added he does want the construction to happen, with or without the bond.

Vice Chairman Brown—thinks it would be a good investment for the county, with or without the bond.

Commissioner Greene—appreciates what the developers are doing and does not think it is too much of the county to ask for a bond.

By a vote of 5-0 the item was tabled.

Commissioner McPeters made a motion to adjourn at 5:07pm, second by Commissioner Greene. By a vote of 5-0 the motion passed.

Attest:

Cheryl L. Mitchell
Clerk to the Board

David Walker
Chairman