

**STATE OF NORTH CAROLINA
COUNTY OF MCDOWELL COUNTY
BOARD OF COMMISSIONERS
RECESSED SESSION –JUNE 30, 2021**

Assembly

The McDowell County Board of Commissioners met in Recessed Session on Wednesday, June 30, 2021, at 11:30a.m., at the Universal Conference Room.

Members Present

Tony Brown, Chair; David N. Walker, Vice-Chair; Brenda Vaughn; Chris Allison; Patrick Ellis

Members Absent

None

Others Present

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

Call to Order

Chairman Brown called the meeting to order at 11:32a.m.

Energy Assistance Program

Mr. Wooten presented a request from DSS for approval of the Energy Program Outreach Plan. A copy of the plan is with the agenda materials.

Vice Chairman Walker made a motion to approve the Energy Program Outreach Plan, second by Commissioner Allison. By a vote of 5-0 the motion passed.

Resolution in Support of Hotel Project

Mr. Wooten noted a developer was interested in purchasing and renovating the Hotel Marianna/James on the corner of Main and Court Streets. The developer needed historic tax credits for the project. The City of Marion, McDowell Economic Development Association, and the Marion Business Association presented a joint resolution for the Board's approval to show local support for the project.

A Joint Resolution of Support by the City of Marion City Council, McDowell County Board of Commissioners, McDowell Economic Development Association Board of Directors, and Marion Business Association Board of Directors for the Approval of State and Federal Tax Credits for the Rehabilitation of the Historic Marianna Hotel

Whereas, the National Historic Preservation Act was signed into law on October 15, 1966, and established the nation's legal framework for the protection and preservation of historic buildings, landscapes, and archaeological discoveries;

Whereas, the Federal Preservation Tax Incentives Program created by the National Historic Preservation Act is the largest federal program supporting historic preservation;

Whereas, in 1988 North Carolina established the State Historic Preservation Rehabilitation Program enhancing the federal program and spurring additional private investment in historic resources across the State;

Whereas, a Historic Preservation Certification Part 1—Evaluation of Significance Application has been submitted to the North Carolina Department of Natural and Cultural Resources for the purpose of obtaining state and federal historic tax credits to rehabilitate the Hotel Marianna as an income-producing property.

Whereas, the Hotel Marianna (ca.1909), located at 14 North Main Street in Marion, North Carolina, was specifically included as a contributing structure in the Main Street District at the time of listing;

Whereas, the Main Street Historic District in Marion, North Carolina was listed on the National Register of Historic Places in 1991;

Whereas, the Hotel Marianna was designed by renowned North Carolina architect James McMichael, and served as a central focus for the town for both visitors and local businessman;

Whereas, the Hotel Marianna is situated in the heart of downtown, and is considered a significant local historic resource and of great cultural and economic value to the community;

Whereas, the loss of this structure would erode the historic integrity of the Main Street Historic District and have a negative economic impact on the community;

Whereas, an application for Historic Preservation Certification Part 1 –Evaluation of Significance is being submitted in order to obtain state and federal tax credit as an income-producing property;

Whereas, without state and federal historic tax credits the rehabilitation of the Hotel Marianna will not be possible; and

Whereas, the City of Marion, McDowell County Government, McDowell Economic Development Association, and Marion Business Association encourage the NC Department of Natural and Cultural Resources give favorable consideration to the evaluation of the historic Marianna Hotel.

Now Therefore Be It So Resolved that the City of Marion, McDowell County Government, McDowell Economic Development Association, and Marion Business Association do hereby fully endorse the application for evaluation of the historic Hotel Marianna, and request that the North Carolina Department of Natural and Cultural Resources give favorable consideration to the rehabilitation of the Marianna Hotel and preservation of the Historic Main Street District.

Read, approved, and adopted by the City of Marion this 21st day of June, 2021

Landdis A Hollifield
City Clerk/Public Information Officer

Stephen R. Little
Mayor

Read, approved, and adopted by the McDowell County Board of Commissioners this 30th day of June, 2021.

Cheryl L. Mitchell
Clerk to the Board

Tony Brown
Chairman

Read, approved, and adopted by the McDowell Economic Development Association this 22nd day of June, 2021.

Chuck Abernathy
Executive Director

Jeffrey Judd
Chairperson

Read, approved, and adopted by the Marion Business Association this 21st day of June, 2021.

Freddie Killough
Executive Director

Emily Causey
President

Vice Chairman Walker made a motion to approve the Resolution, second by Commissioner Allison. By a vote of 5-0 the motion passed.

Budget Amendments

GF-84 transfers below \$3,000 in various departments

GF-85 transfers between line items in Emergency Services

GF-86 transfers between line items at the Sheriff's Office

GF-87 transfers between line items to provide additional funding for the Medical Examiner

GF-88 Appropriates funds for the Teen Court program

GF-89 Transfers between line items in the Parks and Recreation budget

GF-90 transfers funds from the general Fund to the Universal Fund for repairs

GF-91 transfers between line items in various departments

GF-92 transfers funds between line items in department salary and benefits

GF-93 transfers between line items in various departments under \$3,000

SP6- Amends the School Project Fund for various capital projects

ENT3 transfers between line items in the Waste Enterprise Fund

ENT4 transfers between line items in the Waste Enterprise Fund

911F5 transfers between line items in the 911 Fund

UENT3 Recognizes the transfer from GF 90

Transit4 transfers between line items in the Transit Fund

SI4 allocates revenue and appropriates fund balance for Self-Insurance Claims

Vice Chairman Walker made a motion to approve as presented all amendments, second by Commissioner Ellis. By a vote of 5-0 the motion passed.

Tax Matters

Mr. Wooten noted at the June 14th meeting there was a question raised about one of the releases, and a motion to table the item for more information. The one item in question (Hwy 55) had been removed from the releases.

Releases over \$100	\$1,831.24
Discoveries	\$1,033.49
Releases under \$100	\$ 183.04
MV tax refunds	\$ 842.74

Vice Chairman Walker made a motion to approve as presented all tax matters, second by Commissioner Allison. By a vote of 5-0 the motion passed.

Mineral Rights Item

Mr. Wooten noted several years ago, a resident passed away and named the Old Fort Library as a beneficiary in her will. Her estate provided a small sum for the purchase of equipment.

Recently a mineral rights agent working for a company called EQT contacted the County to advise that the lady referenced above was an heir to mineral rights on a tract in West Virginia. The County would therefore be an heir or beneficiary due to her will. The County's share would be 1/13,824th of a percent.

The agent has offered to buy out the share for \$100 for a five (5) year lease. Should a well be drilled on or pooled with the tract and found to be productive, the County would receive their proportionate share of a one-eighth (1/8) royalty and will have the potential to receive a monthly income from a well(s) for many years to come.

Following discussion, Vice Chairman Walker made a motion to reject the offer, second by Commissioner Vaughn. Mr. Wooten noted 1/8th of royalties based on percentage would be \$5 a quarter. Discussion was held regarding leasing the property.

Vice Chairman Walker withdrew the motion.

Chairman Brown made a motion to keep the property and investigate the lease option, second by Commissioner Vaughn. By a vote of 5-0 the motion passed.

Response letter to LGC

The letter in response to the Local Government Commission was passed to all Board members for their signature.

Mr. Wooten also noted the Health Dept audit had been turned in late. He would send the Board copies of the budget and audit findings for the Health Dept.

Commissioner Allison asked Mr. Wooten how many finance reports from recreation leagues had been received. He answered only Glenwood had turned in a report.

Approval of Closed Session Minutes

Vice Chairman Walker made a motion to approve the May 17, 2021 Closed Session minutes, second by Commissioner Allison. By a vote of 5-0 the motion passed.

Adjourn

Commissioner Ellis made a motion to adjourn at 12:02pm, second by Commissioner Allison. By a vote of 5-0 the motion passed.

Attest:

Cheryl L. Mitchell
Clerk to the Board

Tony G. Brown
Chairman