

Macon County



MACON COUNTY BOARD OF COMMISSIONERS DECEMBER 9, 2025 6 P.M. AGENDA

NOTE: Years of Service awards will be presented to county employees beginning at 5:00 p.m. in the Commission Board Room. A reception for those employees will be held in the hallway of the third floor of the Macon County Courthouse immediately following the presentations.

1. Call to order and welcome by Chairman Young
2. Announcements
 - (A) Based on the Distressed County Tier Ranking System, Macon County will move from a Tier 2 County to a Tier 3 County in 2026. The 40 most distressed counties are designated as Tier 1, the next 40 as Tier 2, and the 20 least distressed as Tier 3. Macon County's shift in 2026 is due to improvement in the county's economic distress rank to #81 (from #73 in 2025), improvement of 12 positions in the county median household income, and population growth improving by 8 positions.
3. Election of Board Chairman – Mr. Cabe
4. Election of Board Vice Chairman
5. Affirmation of the 2026 Regular Meeting Schedule
6. Moment of Silence
7. Pledge of Allegiance
8. Public Hearing(s) – None
9. Additions to agenda
10. Public Comment Period
11. Adjustments to and approval of the agenda

12. Reports/Presentations

- (A) Hudson Library Foundation – Hudson Library Foundation Board Member Andrew Chmar
- (B) Update from the Macon County Fair Association and request for funding - Macon County Fair Association Co-Chairman Dennis Conley

13. Old Business

- (A) Update on the Local Government Commissions' Approval of the Landfill Construction – Solid Waste Interim Director Jaime Picou and Mr. Cabe
- (B) Update on Opioid Grant Request – County Manager Warren Cabe

14. New Business

- (A) Discussion on the Macon County Planning Board ordinance – Attorney Eric Ridenour and Planning, Permitting, and Development Director Joe Allen
- (B) Approval of Resolution Giving Notice to all Candidates for the Sheriff and Register of Deeds Positions in Macon County – Attorney Ridenour
- (C) NC Office of State Budget Management Capital Grant Application - Mr. Cabe

15. Consent Agenda – Attachment #12

All items below are considered routine and will be enacted by one motion. No separate discussion will be held except on request of a member of the Board of Commissioners.

- (A) Minutes of the November 13, 2025, Regular Meeting
- (B) Budget Amendments #142-147 and #150-151
- (C) Approval of Macon County 2026 Holiday Schedule
- (D) Resolution Examination of Official Bonds for Public Officials of Macon County
- (E) Tax releases for the month of November 2025 in the amount of \$5.30
- (F) Monthly ad valorem tax collection report – no action necessary

16. Appointments

- (A) Consolidated Human Services Board (15 Seats) - Appointment of current Board of Health members to the Consolidated Human Services Board
- (B) Planning Board (1 Seat)

17. Closed session as allowed under NCGS 143-318.11

18. Adjourn/Recess



Macon County Board of Commissioners 2026 Regular Meeting Schedule

Unless otherwise noticed, the members of the Macon County Board of Commissioners will hold their regular meeting on the second Tuesday of each month beginning at 6 p.m. in the Commission Boardroom, on the third floor of the Macon County Courthouse, located at 5 West Main Street, Franklin, NC 28734. Those dates are as follows:

| 2026 Meeting Date | Agenda Item Due Date (Deadline 5 p.m.) |
|---|---|
| Tuesday, January 13, 2026 | Tuesday, January 6, 2026 |
| Tuesday, February 10, 2026 | Tuesday, February 3, 2026 |
| Tuesday, March 10, 2026 | Tuesday, March 3, 2026 |
| Tuesday, April 14, 2026 | Tuesday, April 7, 2026 |
| Tuesday, May 12, 2026 | Tuesday, May 5, 2026 |
| Tuesday, June 9, 2026 | Tuesday, June 2, 2026 |
| Tuesday, July 14, 2026 | Tuesday, July 7, 2026 |
| Tuesday, August 11, 2025 | Tuesday, August 4, 2025 |
| Tuesday, September 8, 2026 (Day after Labor Day) | Tuesday, September 1, 2026 |
| Tuesday, October 13, 2026 | Tuesday, October 6, 2026 |
| Tuesday, November 10, 2026 | Tuesday, November 3, 2026 |
| Tuesday, December 8, 2026 | Tuesday, December 1, 2026 |

MACON COUNTY BOARD OF COMMISSIONERS

AGENDA ITEM

CATEGORY – REPORTS/PRESENTATIONS

MEETING DATE: DECEMBER 9, 2025

12(A). Included in your packet is a copy of the slides that will be presented by Mr. Chmar. Mr. Chmar will also be requesting funding for this capital project.

12(B). Mr. Conley will provide an update on the fairgrounds, also with request for funding. Included in your packet is an estimate for a new security system for the horse arena.



HUDSON LIBRARY
FOUNDATION

A New Chapter Begins

CAPITAL CAMPAIGN





Second Oldest Public Library in North Carolina



1884

What started as an enclosed bookcase later moved in 1894 to a small annexed room with over 1,000 books.



1915

The whole town carried books from the schoolhouse to the library's new building on Main Street.



1930's - 1960's

Library-sponsored fundraisers allowed for extensive book purchases, the library's membership doubled, and summer hours increased.



1985

The current building owes its existence to a very large bequest from the estate of George Watson Barratt, who sought a gallery for local artists as a wing of a brand new library.



HUDSON LIBRARY
FOUNDATION
A NEW CHAPTER BEGINS

Serving the Community



Within One Year:

30,768 Distinct Visitors

6,076 Card Holders

304 Library Programs

866 Meeting & Study Room Uses

17,135 Internet Sessions



HUDSON LIBRARY
FOUNDATION
A NEW CHAPTER BEGINS

Programs & Services



After School Programs



Tech & Computer Support



Family Storytime



Community Coffee with Mayor



Author Talks



Telehealth & Monitoring



Arts

- The Bascom Center for the Visual Arts
- Highlands Cashiers Chamber Music Festival
- Macon County Arts Council

Community

- Highlands Chamber of Commerce
- Mountaintop Rotary
- Rotary Club of Highlands
- Town of Highlands

Education

- Gordon Center for Children
- Highlands Community Child Dev. Center
- Highlands School
- Literacy & Learning Center of Highlands
- The Mountain Retreat & Learning Center
- Sonshine School

Environment

- Bearwise
- Highlands Biological Station
- Highlands-Cashiers Land Trust
- Highlands Nature Center

Health & Services

- American Red Cross
- The Counseling Center
- Highlands Emergency Council
- Highlands Food Bank
- International Friendship Center
- Peggy Crosby Center
- Pisgah Legal
- VAYA Health



HUDSON LIBRARY
FOUNDATION
A NEW CHAPTER BEGINS

Community Partnerships

Current Meeting Space Commitments





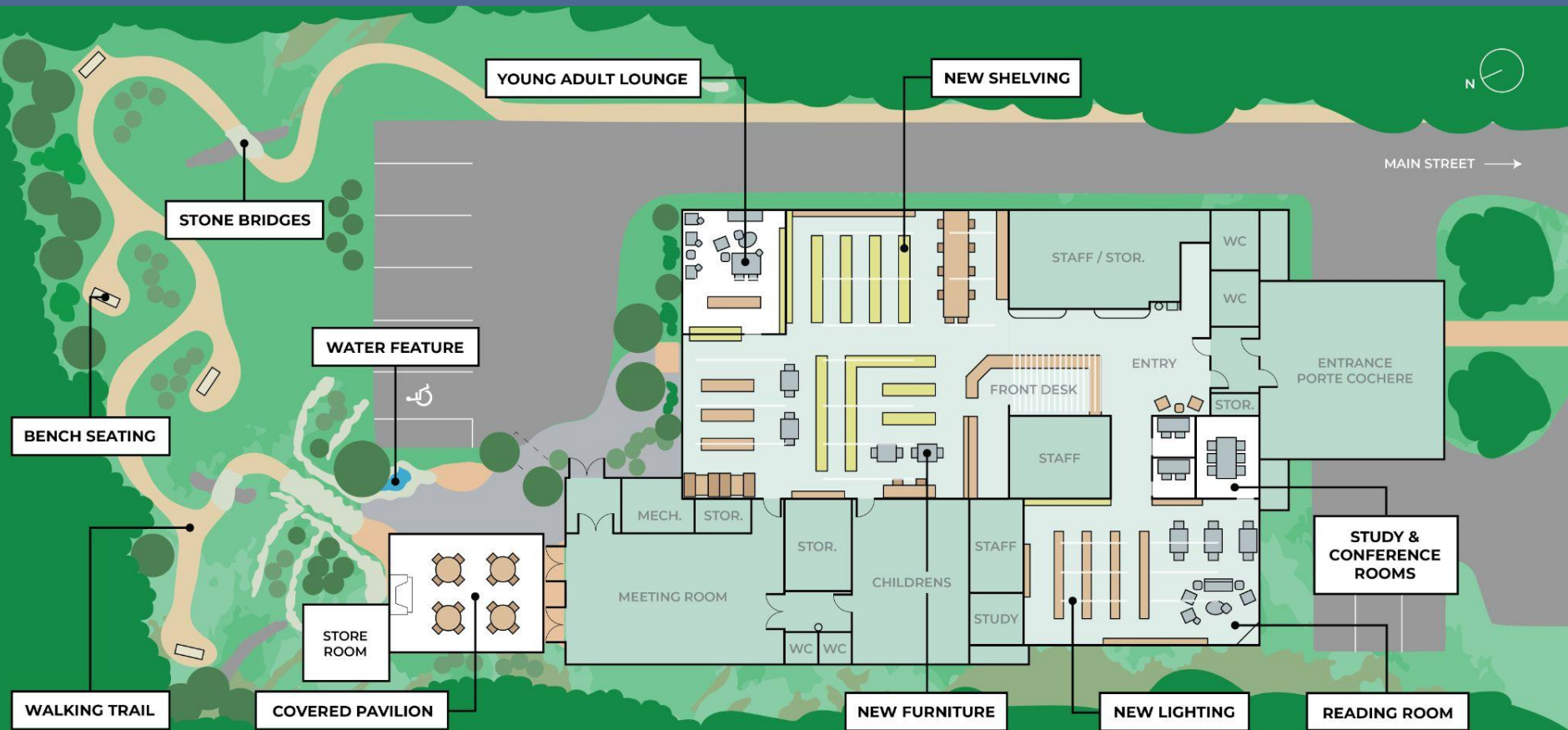
Community Needs Assessment Survey Results

Work & Study Spaces

Furniture & Shelving

Young Adult Spaces

Outdoor Spaces





HUDSON LIBRARY
FOUNDATION
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Design Partners





HUDSON LIBRARY
FOUNDATION
A NEW CHAPTER BEGINS

Young Adult Room



Before



After



HUDSON LIBRARY
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Young Adult Room





HUDSON LIBRARY
FOUNDATION
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Quiet Reading Area



Before



After



HUDSON LIBRARY
FOUNDATION
A NEW CHAPTER BEGINS

Conference & Study Rooms



Before



After



HUDSON LIBRARY
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A NEW CHAPTER BEGINS

Outdoor Pavilion



Before



HUDSON LIBRARY
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A NEW CHAPTER BEGINS

Outdoor Pavilion



After



HUDSON LIBRARY
FOUNDATION

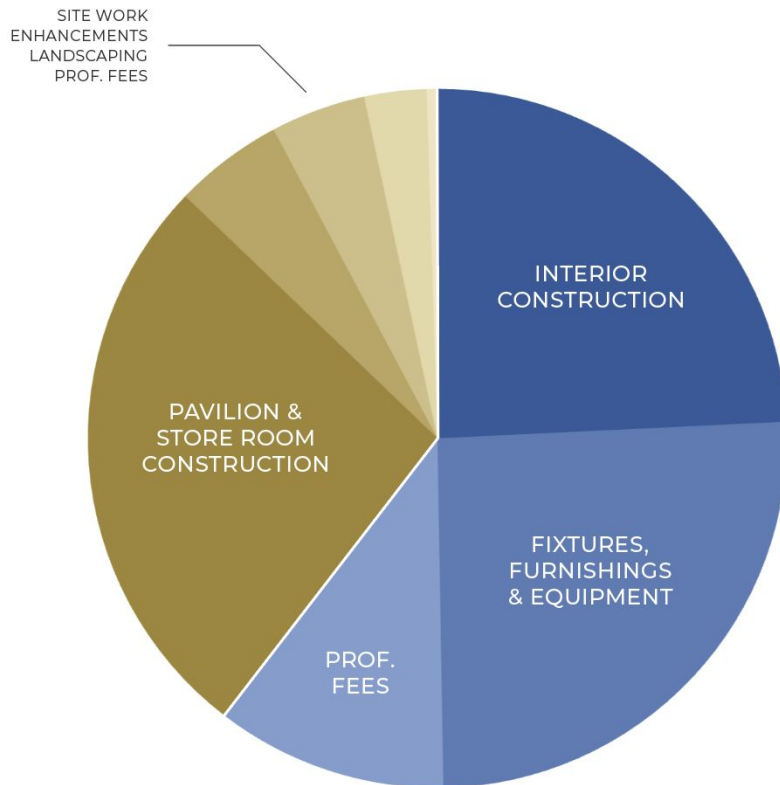
A NEW CHAPTER BEGINS

Estimated Project Costs

TOTAL COSTS: \$1,500,000

CHAPTER 1: EXTERIOR ENHANCEMENTS: \$590,000

CHAPTER 2: INTERIOR RENOVATION: \$910,000





HUDSON LIBRARY
FOUNDATION
A NEW CHAPTER BEGINS

Join Us!

For 141 years, the Hudson Library has been a cornerstone of Highlands, and with your continued support, we can build upon this rich legacy.

Together, let's continue the legacy of learning and community that the Hudson Library has fostered for over a century.

Thank You!



234 Lake Emory Road
Franklin, NC 28734

Phone: (828) 369-1807 or (828) 369-9134
Email: integratedinst@gmail.com

Estimate

| | |
|-----------|------------|
| | Estimate # |
| 5/12/2025 | 1706 |

| Name/Billing Address |
|--------------------------|
| Macon County Fairgrounds |

| Name/Physical Location |
|--------------------------|
| Macon County Fairgrounds |

| |
|---------------------------|
| Estimate Good For 30 Days |
|---------------------------|

| Project | TERMS |
|---------|-------|
| | |

| Qty | Item | Description | Price | Total | Tax |
|-----|----------------|--|-----------|------------|-----|
| 1 | LABMISC | *****SURVEILLANCE SYSTEM FOR ARENA AREA, VENDOR AREA AND LIVESTOCK BARN LABOR TO INSTALL 10 SURVEILLANCE CAMERAS IN AREAS AS DISCUSSED AROUND THE ARENA AREA, INSTALL FIBER FROM ALUMNI BUILDING TO SHOW BARN, INSTALL POE NETWORK SWITCHES, WI-FI IN BUILDING A,B,C AND D, PROGRAM AND TEST | 12,000.00 | 12,000.00T | |
| 1 | MISC | 500' WATERPROOF DUAL MODE FIBER WITH LC-LC CONNECTORS AND PLUG EYE | 300.00 | 300.00T | |
| 2 | MISC | CAT-6 WATERPROOF CABLE | 850.00 | 1,700.00T | |
| 1 | MISC | LC-LC DUAL MODE FIBER CONVERTERS | 99.95 | 99.95T | |
| 1 | TL-SG1210MP | 8 PORT GIGABIT POE SWITCH FOR ACCESS POINTS | 199.95 | 199.95T | |
| 1 | TL-SG1218MP | TP LINK 16 PORT POE SWITCH W/250 WATT POWER | 249.95 | 249.95T | |
| 1 | WB-200-10HTS | WATTBOX HOME THEATER SURGE PROTECTOR 10 SPACED OUTLETS - 3.0GHZ DSS COAS PR - 1 RJ45 PAIR | 89.95 | 89.95T | |
| 10 | LUM-520-IP-BFB | LUMA 5MP x20 IP CAMERA BULLET FIXED LENS. BLACK | 249.95 | 2,499.50T | |
| 10 | MISC | CAMERA MOUNTING BOXES | 49.95 | 499.50T | |
| 1 | LUM-310-NVR... | LUMA 16 CHANNEL NETWORKABLE NVR W/BUILT IN OVRC & POE | 1,299.95 | 1,299.95T | |
| 1 | WD-43PURZ | WESTERN DIGITAL 4TB HARDDRIVE (PURPLE) | 149.95 | 149.95T | |
| 4 | T011111 | EERO T011111 POE 6 WIFI 6 ACCESS POINT/ROUTER | 219.95 | 879.80T | |

| | |
|-------------------------------------|-------------------|
| Signature: _____ Date: _____ | Subtotal |
| | Sales Tax (6.75%) |
| | Total |



234 Lake Emory Road
Franklin, NC 28734

Phone: (828) 369-1807 or (828) 369-9134
Email: integratedinst@gmail.com

Estimate

| | |
|-----------|------------|
| | Estimate # |
| 5/12/2025 | 1706 |

| |
|--------------------------|
| Name/Billing Address |
| Macon County Fairgrounds |

| |
|--------------------------|
| Name/Physical Location |
| Macon County Fairgrounds |

| |
|---------------------------|
| Estimate Good For 30 Days |
|---------------------------|

| | |
|---------|-------|
| Project | TERMS |
| | |

| Qty | Item | Description | Price | Total | Tax |
|-----|------|--|--------|---------|-----|
| 1 | MISC | ALL WEATHER NETWORK ENCLOSURE | 450.00 | 450.00T | |
| 1 | MISC | CABLES, CONNECTORS, WEATHER PROOF JUNCTION BOXES | 375.00 | 375.00T | |
| | | *****THIS IS AN ESTIMATE ONLY | | | |
| | | *****PRICES AND MODEL NUMBERS ARE SUBJECT TO CHANGE | | | |
| | | *****FAIR GROUNDS WILL BE RESPONSIBLE FOR CONDUIT AND CONDUIT INSTALLATION | | | |

| | | |
|-------------------------------------|--------------------------|-------------|
| Signature: _____ Date: _____ | Subtotal | \$20,793.50 |
| | Sales Tax (6.75%) | \$1,403.56 |
| | Total | \$22,197.06 |

MACON COUNTY BOARD OF COMMISSIONERS

AGENDA ITEM

CATEGORY – OLD BUSINESS

MEETING DATE: DECEMBER 9, 2025

13(A). The Local Government Commission has approved proposed financing for new landfill cell construction. Discussion on approval of financing package and consideration of bids.

The County Manager recommends approval of the financing package from Webster Bank and to adopt the Bond Order authorizing the issuance of the special obligation bonds, in the form presented.

The County Manager also recommends consideration of the bid from F. M. Kitchens Construction Services for construction of solid waste cells 2A and 2B, authorization for the County Manager to execute such contract if a bid is approved, and approval of the attached budget amendment and capital project ordinance for the project.

13(B). An update will be provided on the grant request submitted in July to the Dogwood Health Trust and the next steps for developing a strategic plan for National Opioid Settlement expenditures..

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Mark A. Cargo
Managing Director
Webster Bank
Concord, NC 28027
704-287-4493
Email: mcargo@websterbank.com
Website: www.websterbank.com

November 10, 2025

Macon County, NC
C/O Davenport & Company LLC
Independence Center
101 N. Tryon Street
Suite 1220
Charlotte, NC 28246

Project: A Tax-Exempt Special Obligation Bond, Series 2025

Webster Bank, formerly Sterling National Bank, is pleased to present this financing proposal (the "Term Sheet") to Macon County, North Carolina subject to final credit approval, in connection with the above-referenced project. Working with Webster Bank has several major advantages, including:

- **Experience and Expertise:** Each member of the Webster Bank Public Finance team has significant experience regarding the financing of essential governmental equipment and projects and can help you document your financing in a manner that complies with applicable local laws.
- **Financial Capability:** The Webster Bank Public Finance team is part of Webster Bank, a publicly traded commercial bank, which has the capability of funding tax-exempt and taxable financing on a nationwide basis.
- **Reliability:** The Webster Public Finance team prides itself on excellent customer service and the prompt closing of awarded transactions.
- **Simplified Financing Structure:** Webster Bank is proposing to finance the expansion as noted in the RFP, via a Tax-Exempt Special Obligation Bond, Series 2025.

We look forward to working with you and your team on this assignment, and please do not hesitate to contact us with any questions, comments, or concerns. We are positive that you'll enjoy working with Webster Bank.

Very truly yours,

A handwritten signature in black ink, appearing to be 'M. Cargo'.

Mark A. Cargo
Managing Director
mcargo@websterbank.com
www.websterbank.com



Mark A. Cargo
Managing Director
Webster Bank
Concord, NC 28027
704-287-4493
Email: mcargo@websterbank.com
Website: www.websterbank.com

TERM SHEET

| | |
|----------------------------------|---|
| TYPE OF FINANCING: | A Tax-Exempt Special Obligation Bond, Series 2025 (the “2025 Revenue SOB” or “Bond”), with repayment from the pledged funds as detailed in the RFP. Lender will fund the Bond on a private-placement basis. |
| BORROWER: | Macon County, North Carolina (the “County”) |
| LENDER: | Webster Bank, or its designee or assignee |
| ESCROW OPTION: | The “Bond” proceeds may be funded into an escrow account (the “Escrow Fund”), with disbursements made as needed. The Escrow may be set up with a bank of the Borrower’s choice and will be collateralized as required by the State of North Carolina. |
| AMOUNT FINANCED: | Approximately A: \$5,405,000.00 or B: \$9,200,000.00 or C: \$10,500,000.00 |
| PURPOSE/USE: | The proceeds from the Bond will fund the expansion of the County’s existing landfill and pay related costs of issuance. |
| TERM: | Approximately Five (5) years, Five (5) months or Ten (10) years, Five (5) months (Exhibits A, B, & C). |
| PAYMENT STRUCTURE: | Borrower shall make Bond payments as set forth in the RFP and in Exhibits A, B, & C |
| ANTICIPATED CLOSING DATE: | On or before December 16, 2025 |
| INTEREST RATE: | A. 3.61% B. 3.96% C. 3.96% |

INTEREST RATE LOCK:

The Interest Rates quoted above are valid through December 19, 2025.

SECURITY:

The Bond shall be a special obligation of the County and the principal and interest on the Bond shall be payable solely from Pledged Funds to be defined under the Master Trust Agreement and described in sections of the RFP.

PREPAYMENT:

Borrower shall have the right to pre-pay the Bond in whole (or in part subject to mutually agreed upon parameters), on any payment date by paying the Principal Balance plus any outstanding interest due, provided the Borrower gives Lender at least thirty (30) days prior written notice of its intent to do so. The Redemption Price, as a percentage of the then-outstanding Bond balance, shall be equal to:

Exhibit A:

| Year: | Percentage: |
|--------------------|-------------|
| Closing-3/31/27 | No Call |
| 4/1/27-3/31/28 | 102% |
| On or after 4/1/28 | 100% |

Exhibit B & C:

| Year: | Percentage: |
|--------------------|-------------|
| Closing-3/31/27 | No Call |
| 4/1/27-3/31/28 | 102% |
| 4/1/28-3/31/29 | 101% |
| On or after 4/1/29 | 100% |

FEES OF LENDER:

Not to exceed \$4,500. The costs of issuance incurred by Borrower, such as Bond counsel fees, are payable by Borrower and may be capitalized into the Bond upon request.

DOCUMENTATION:

Borrower shall provide the documentation for the Bond, subject to review & approval by Lender. If needed, Borrower shall provide a tax opinion and an opinion of legal counsel attesting to the legal, valid, binding, and enforceable nature of the Bond. The Lender will use Gilmore & Bell as counsel to review the documents. The County will be required to send the Lender financial statements on an annual basis by agreed upon dates.

ASSIGNMENT:

Webster Bank (the “Purchaser/Lender”) is purchasing the Loan Obligation as a vehicle for making a commercial loan for its own account with the present intent to hold the Loan Obligation to maturity or earlier prepayment, and without any present intent to distribute or sell any interest therein or portion, provided, however, the Purchaser/Lender reserves the right – without the consent of (but with notice to) the Borrower - to assign, transfer or convey the Loan in whole only, but no such assignment, transfer or conveyance shall be effective as against the Borrower, unless and until the Purchaser/Lender has delivered to the Borrower written notice thereof that discloses the name and address of the assignee and such assignment, transfer or conveyance shall be made only to (i) an affiliate of the registered owner of the Loan or (ii) banks, insurance companies or other financial institutions or their affiliates. The Loan shall limit the right of the Purchaser/Lender or its assignees to sell or assign in whole only, interest in the Loan to one of the entities listed in (i) or (ii). Webster Bank will sign an Investment Letter upon award.

IRS CIRCULAR 230 DISCLOSURE:

Lender and its affiliates do not provide tax advice. Accordingly, any discussion of U.S. tax matters contained herein (including any attachments) is not written or intended to be used, and cannot be used, in connection with the promotion, marketing or recommendation by anyone unaffiliated with Lender of any of the matters addressed herein or for the purpose of avoiding U.S. tax-related penalties.

ADVISORY DISCLOSURE:

Webster Bank is not a registered municipal advisor as defined under the Dodd-Frank Wall Street Reform and Consumer Protection Act and its related rules and regulations. In providing this Term Sheet, Webster Bank is not providing any advice, advisory services, or recommendations with respect to the structure, timing, terms, or similar matters concerning an issuance of municipal securities. This Term Sheet is a commercial, arms-length proposal that does not create a fiduciary duty by Webster Bank to the Borrower. The Borrower may engage, separately and at its own cost, an advisor to review this Term Sheet and the proposed transaction on the Borrower’s behalf.

CREDIT APPROVAL:

Although favorably prescreened, the Bond is subject to final approval by Webster Bank and the negotiation of mutually acceptable documentation. For due diligence, Lender will require Borrower’s three (3) most recent audited financial statements, its most recently adopted budget, and any other information that Lender may reasonably require.

PROPOSAL EXPIRATION:

Unless accepted by the Borrower or extended in writing by Webster Bank at its sole discretion, this Term Sheet shall expire on November 21, 2025, and the rate shall expire if the Bond is not funded by December 19, 2025.

Upon receipt of the signed Term Sheet, we will endeavor to provide you with a timely commitment, and we will use good faith efforts to negotiate and finance the Bond based on the terms herein. It is a pleasure to offer this financing proposal, and we look forward to your favorable review.

Very truly yours,



Mark A. Cargo
Managing Director
mcargo@websterbank.com
www.websterbank.com

Agreed to and Accepted by:
Macon County, North Carolina

_____ (Name)

_____ (Title)

_____ (Date)

Exhibit A---Amortization Schedule - Normal, 360 Day Year

| | Date | Payment | Interest | Principal | Balance |
|---------------------|------------|---------------------|-------------------|---------------------|--------------|
| Loan | 12/16/2025 | | | | 5,405,000.00 |
| 1 | 10/01/2026 | 631,049.41 | 156,049.41 | 475,000.00 | 4,930,000.00 |
| 2 | 04/01/2027 | 563,986.50 | 88,986.50 | 475,000.00 | 4,455,000.00 |
| 3 | 10/01/2027 | 604,412.75 | 80,412.75 | 524,000.00 | 3,931,000.00 |
| 4 | 04/01/2028 | 595,954.55 | 70,954.55 | 525,000.00 | 3,406,000.00 |
| 5 | 10/01/2028 | 606,478.30 | 61,478.30 | 545,000.00 | 2,861,000.00 |
| 6 | 04/01/2029 | 597,641.05 | 51,641.05 | 546,000.00 | 2,315,000.00 |
| 7 | 10/01/2029 | 609,785.75 | 41,785.75 | 568,000.00 | 1,747,000.00 |
| 8 | 04/01/2030 | 598,533.35 | 31,533.35 | 567,000.00 | 1,180,000.00 |
| 9 | 10/01/2030 | 611,299.00 | 21,299.00 | 590,000.00 | 590,000.00 |
| 10 | 04/01/2031 | <u>600,649.50</u> | <u>10,649.50</u> | <u>590,000.00</u> | |
| Grand Totals | | 6,019,790.16 | 614,790.16 | 5,405,000.00 | |

Exhibit B---Amortization Schedule - Normal, 360 Day Year

| | Date | Payment | Interest | Principal | Balance |
|---------------------|------------|----------------------|---------------------|---------------------|--------------|
| Loan | 12/16/2025 | | | | 9,200,000.00 |
| 1 | 10/01/2026 | 628,555.99 | 291,555.99 | 337,000.00 | 8,863,000.00 |
| 2 | 04/01/2027 | 512,487.40 | 175,487.40 | 337,000.00 | 8,526,000.00 |
| 3 | 10/01/2027 | 571,814.80 | 168,814.80 | 403,000.00 | 8,123,000.00 |
| 4 | 04/01/2028 | 563,835.40 | 160,835.40 | 403,000.00 | 7,720,000.00 |
| 5 | 10/01/2028 | 571,856.00 | 152,856.00 | 419,000.00 | 7,301,000.00 |
| 6 | 04/01/2029 | 563,559.80 | 144,559.80 | 419,000.00 | 6,882,000.00 |
| 7 | 10/01/2029 | 571,263.60 | 136,263.60 | 435,000.00 | 6,447,000.00 |
| 8 | 04/01/2030 | 563,650.60 | 127,650.60 | 436,000.00 | 6,011,000.00 |
| 9 | 10/01/2030 | 572,017.80 | 119,017.80 | 453,000.00 | 5,558,000.00 |
| 10 | 04/01/2031 | 563,048.40 | 110,048.40 | 453,000.00 | 5,105,000.00 |
| 11 | 10/01/2031 | 573,079.00 | 101,079.00 | 472,000.00 | 4,633,000.00 |
| 12 | 04/01/2032 | 562,733.40 | 91,733.40 | 471,000.00 | 4,162,000.00 |
| 13 | 10/01/2032 | 572,407.60 | 82,407.60 | 490,000.00 | 3,672,000.00 |
| 14 | 04/01/2033 | 562,705.60 | 72,705.60 | 490,000.00 | 3,182,000.00 |
| 15 | 10/01/2033 | 572,003.60 | 63,003.60 | 509,000.00 | 2,673,000.00 |
| 16 | 04/01/2034 | 562,925.40 | 52,925.40 | 510,000.00 | 2,163,000.00 |
| 17 | 10/01/2034 | 572,827.40 | 42,827.40 | 530,000.00 | 1,633,000.00 |
| 18 | 04/01/2035 | 562,333.40 | 32,333.40 | 530,000.00 | 1,103,000.00 |
| 19 | 10/01/2035 | 573,839.40 | 21,839.40 | 552,000.00 | 551,000.00 |
| 20 | 04/01/2036 | <u>561,909.80</u> | <u>10,909.80</u> | <u>551,000.00</u> | |
| Grand Totals | | 11,358,854.39 | 2,158,854.39 | 9,200,000.00 | |

Exhibit C---Amortization Schedule - Normal, 360 Day Year

| | Date | Payment | Interest | Principal | Balance |
|---------------------|-------------|----------------------|---------------------|----------------------|----------------|
| Loan | 12/16/2025 | | | | 10,500,000.00 |
| 1 | 10/01/2026 | 716,754.11 | 332,754.11 | 384,000.00 | 10,116,000.00 |
| 2 | 04/01/2027 | 585,296.80 | 200,296.80 | 385,000.00 | 9,731,000.00 |
| 3 | 10/01/2027 | 652,673.80 | 192,673.80 | 460,000.00 | 9,271,000.00 |
| 4 | 04/01/2028 | 643,565.80 | 183,565.80 | 460,000.00 | 8,811,000.00 |
| 5 | 10/01/2028 | 652,457.80 | 174,457.80 | 478,000.00 | 8,333,000.00 |
| 6 | 04/01/2029 | 642,993.40 | 164,993.40 | 478,000.00 | 7,855,000.00 |
| 7 | 10/01/2029 | 653,529.00 | 155,529.00 | 498,000.00 | 7,357,000.00 |
| 8 | 04/01/2030 | 642,668.60 | 145,668.60 | 497,000.00 | 6,860,000.00 |
| 9 | 10/01/2030 | 652,828.00 | 135,828.00 | 517,000.00 | 6,343,000.00 |
| 10 | 04/01/2031 | 642,591.40 | 125,591.40 | 517,000.00 | 5,826,000.00 |
| 11 | 10/01/2031 | 653,354.80 | 115,354.80 | 538,000.00 | 5,288,000.00 |
| 12 | 04/01/2032 | 642,702.40 | 104,702.40 | 538,000.00 | 4,750,000.00 |
| 13 | 10/01/2032 | 654,050.00 | 94,050.00 | 560,000.00 | 4,190,000.00 |
| 14 | 04/01/2033 | 641,962.00 | 82,962.00 | 559,000.00 | 3,631,000.00 |
| 15 | 10/01/2033 | 652,893.80 | 71,893.80 | 581,000.00 | 3,050,000.00 |
| 16 | 04/01/2034 | 642,390.00 | 60,390.00 | 582,000.00 | 2,468,000.00 |
| 17 | 10/01/2034 | 653,866.40 | 48,866.40 | 605,000.00 | 1,863,000.00 |
| 18 | 04/01/2035 | 641,887.40 | 36,887.40 | 605,000.00 | 1,258,000.00 |
| 19 | 10/01/2035 | 653,908.40 | 24,908.40 | 629,000.00 | 629,000.00 |
| 20 | 04/01/2036 | <u>641,454.20</u> | <u>12,454.20</u> | <u>629,000.00</u> | |
| Grand Totals | | 12,963,828.11 | 2,463,828.11 | 10,500,000.00 | |

ABOUT – Webster Bank

The public finance group of Webster Bank provides tax-exempt and taxable financing solutions on a nationwide basis for state & local governments, non-profit corporations, and the federal government. Projects financed include virtually all types of essential capital items, including equipment, vehicles, energy efficiency & renewable energy equipment, and real property. Financing terms are tied to the useful life of the capital improvements and range from 3 to 20 years. Each member of the public finance team has 25 or more years of lending experience and is committed to the timely closing of awarded transactions.

CONTACT INFORMATION

For more information about this financing opportunity, please contact:

Mark Cargo
Managing Director
Webster Bank
Phone: (704) 287-4493
Email: mcargo@websterbank.com

Bond Order and Series Resolution authorizing the issuance of County special obligation bonds, including initial bonds of up to \$10,500,000 for the Solid Waste System and Landfill Project

Introduction --

The Macon County Board of Commissioners, by resolution adopted on November 13, 2025, stated its proposal to issue special obligation bonds to provide funds to carry out a plan (the “Project”) to improve the Macon County solid waste system, and to pay related costs. These special obligation bonds will not be secured by the County’s taxing power or any physical collateral, but instead by a pledge of specified revenue sources that are not County-imposed taxes.

The Board now desires to adopt a bond order to authorize formally the issuance of County special obligation bonds from time to time, including an initial bond for constructing Phase 3, Cell 2 of the Macon County solid waste landfill, procuring solid waste equipment, and making other solid waste facility improvements. The Board also will now approve substantially final financing documents and other details of the financing.

The County has solicited competitive proposals from banks and other financial institutions to provide the desired financing, and staff recommends that the County accept the financing proposal from Webster Bank, National Association (the “Lender”).

BE IT ORDERED by the Board of Commissioners of Macon County, North Carolina, as follows:

1. There are hereby ordered to be issued from time to time Macon County special obligation bonds (the “Bonds”). The County will issue the Bonds under Article 7A, Chapter 159 of the North Carolina General Statutes (or any successor provision) (the “Act”) to pay capital costs of providing solid waste system improvements for the landfill, together with related financing and other necessary or incidental costs.

2. In particular, there are hereby ordered to be issued, pursuant to the Act, an initial series of Bonds (the “2025 Bonds”) in a principal amount not to exceed \$10,500,000. The County will use proceeds of the 2025 Bonds, together with other available funds, to pay costs of solid waste system improvements, and in particular to provide funds for the Project described above.

3. The Bonds will be special obligations of the County, secured by a pledge of the revenues specified in Exhibit A. The principal of, and interest and any premium on, the Bonds shall be payable solely from the sources pledged to the payment. Neither the faith and credit nor the taxing power of the County or any other governmental entity shall be pledged for the payment of the principal of, or interest or any premium on, the Bonds, and no owner of the Bonds shall have the right to compel the exercise of the taxing power of any governmental entity in connection with any default on the Bonds.

4. The County will issue the Bonds pursuant to a Master Trust Agreement (the “Master Agreement”) in substantially the form of the draft dated December 1, 2025 presented to this meeting. The Master Agreement sets the overall legal framework for County special obligation bonds, including both the 2025 Bonds and any future bonds. The County may secure its special obligation bonds in the future by additional specified revenue sources.

The Board of Commissioners authorizes the Board Chairman, County Manager, or Finance Director, or any of them, to execute and deliver the Master Agreement in its final form. The Master Agreement in its final form must be in substantially the form presented, with such changes as the Board Chairman, County Manager, or Finance Director may approve. The execution and delivery by an authorized County officer will be conclusive evidence of that officer’s approval of any changes.

BE IT FURTHER RESOLVED by the Board as follows:

A. *Lender’s Proposal Accepted* –The Board accepts the Lender’s proposal, and the County asks the LGC to sell the Bonds to the Lender at a private sale, substantially in accordance with this resolution and the Lender’s financing proposal dated November 10, 2025.

B. Approval of First Supplemental Agreement; Direction To Execute Agreement – The County will issue the 2025 Bonds to the Lender pursuant to a First Supplemental Trust Agreement (the “Supplemental Agreement”) in substantially the form of the draft dated December 1, 2025 presented to this meeting. The Supplemental Agreement sets the terms specifically applicable to the 2025 Bonds, including the interest rate and the payment and prepayment provisions.

The Board authorizes the Board Chairman, County Manager, and Finance Director, or any of them, to execute and deliver the Supplemental Agreement in its final form. The Supplemental Agreement in its final form must be in substantially the form presented, with such changes as the Board Chairman, County Manager, or Finance Director may approve. The execution and delivery by an authorized County officer will be conclusive evidence of that officer’s approval of any changes.

The Supplemental Agreement in its final form, however, must be consistent with the financing plan described in this resolution and must provide (a) for the principal amount of the 2025 Bonds not to exceed \$10,500,000, (b) for an annual interest rate not to exceed 3.96% (in the absence of a default or a change in tax status, substantially as described in the draft Supplemental Agreement), and (c) for a financing term not to extend beyond April 1, 2036.

C. Officers To Complete Closing – The Board authorizes the County Manager, the Finance Director and all other County officers and employees to take all proper steps to complete the financing in cooperation with the Lender and in accordance with this resolution.

The Board authorizes the County Manager to hold executed copies of all financing documents authorized or permitted by this resolution in escrow on the County's behalf until the conditions for their delivery have been completed to that officer's satisfaction, and then to release the executed copies of the documents for delivery to the appropriate persons or organizations.

Without limiting the generality of the foregoing, the Board specifically authorizes the County Manager to approve changes to any documents previously signed by County officers or employees, provided that the changes do not conflict with this resolution or substantially alter the intent from that expressed in the form originally signed. The County Manager’s authorization of the release of any document

for delivery will constitute conclusive evidence of that officer's approval of any changes.

In addition, the Board authorizes the County Manager and the Finance Director to take all appropriate steps for the efficient and convenient carrying out of the County's on-going responsibilities with respect to the financing. This authorization includes, without limitation, contracting with third parties for reports and calculations that may be required under this resolution or otherwise with respect to the Master Agreement or the Supplemental Agreement.

D. Resolutions as to Tax Matters -- The County will not take or omit to take any action the taking or omission of which will cause the 2025 Bonds to be "arbitrage bonds," within the meaning of Section 148 of the "Code" (as defined below), or "private activity bonds" within the meaning of Code Section 141, or otherwise cause interest on the 2025 Bonds to be includable in gross income for federal income tax purposes. Without limiting the generality of the foregoing, the County will comply with any Code provision that may require the County at any time to pay to the United States any part of the earnings derived from the investment of the financing proceeds. In this resolution, "Code" means the United States Internal Revenue Code of 1986, as amended, and includes applicable Treasury regulations.

E. Appointment of Trustee -- The County appoints U.S. Bank Trust Company, National Association to serve as the Trustee under the Master Agreement and the First Supplemental Agreement. The Trustee's role, as described in those agreements, is to process payments from the County to bondholders, to maintain certain official records of bond issues, and to represent the interests of the bondholders in the case of any default or any other need for collective action.

F. Additional Provisions -- The Board authorizes all County officers and employees to take all further action as they may consider necessary or desirable in furtherance of the purposes of this resolution. The Board ratifies all prior actions of County officers and employees to this end. Upon the absence, unavailability or refusal to act of the Board Chairman, County Manager or the Finance Director, any other of those officers may assume any responsibility or carry out any function assigned in this resolution. In addition, the Board Vice Chairman or any Deputy or Assistant Clerk may in any event assume any responsibility or carry out any function assigned in this resolution to the Board Chairman or Clerk, respectively. All other Board proceedings,

or parts thereof, in conflict with this resolution are repealed, to the extent of the conflict. This resolution takes effect immediately.

I certify as follows: that the foregoing resolution was properly adopted at a meeting of the Board of Commissioners of Macon County, North Carolina; that this meeting was properly called and held on December 9, 2025; that a quorum was present and acting throughout the meeting; and that this resolution has not been modified or amended, and remains in full effect as of today.

WITNESS my signature and the seal of Macon County, North Carolina, this ____ day of December, 2025.

[SEAL]

Tammy Keezer
Deputy Clerk, Board of Commissioners
Macon County, North Carolina

Exhibit A

The pledged revenues are Macon County Solid Waste “System Revenues,” as defined below.

“System” means all real and personal property used by the County in the conduct of the function of collecting and disposing of solid waste.

“System Revenues” means all payments, proceeds, rates, fees, charges, rents and all other income derived by or for the account of the County in connection with the ownership and operation of the System, including Solid Waste Household Assessments and Solid Waste Tipping Fees, but excluding all grants derived by the County in connection with the provision of or payment for capital improvements constituting part of the System and excluding the proceeds of any taxes levied by the County and the proceeds of any debt obligations.

“Solid Waste Household Assessments” means the fees collected by the County from households not less frequently than annually in connection with the collection and disposal of household waste, as imposed pursuant to N.C. Gen. Stat §153A-292(b) and any successor statutes.

“Solid Waste Tipping Fees” means the fees collected by the County for the use of solid waste disposal facilities, as imposed pursuant to N.C. Gen. Stat. §153A-292 and any successor statutes.

Macon County MSW Phase 3 Cell 2 Bids

| Company | Base Bid | Alternate Bid |
|---------------------------------------|----------------|-----------------|
| F M Kitchens Construction Services | \$4,615,240.21 | \$8,411,888.84 |
| Watson Contracting | \$6,058,660.00 | \$11,834,698.00 |
| Wright Brothers Construction | \$5,776,693.20 | \$9,966,851.45 |
| Shamrock Construction and Remediation | \$5,771,473.38 | \$9,885,761.37 |
| Morgan Corporation | \$6,943,033.00 | \$12,347,850.00 |

* The base bid is for cell 2A Only. The alternate bid is for cell 2A and 2B combined

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Solid Waste

Backup for capital project ordinance - MSWLF Phase 3 Cell 2

[illegible]

REQUESTED BY DEPARTMENT HEAD

RECOMMENDED BY FINANCE OFFICER

Lindsay Leopard

APPROVED BY COUNTY MANAGER

ACTION BY BOARD OF COMMISSIONERS

12/9/2025 meeting

APPROVED & ENTERED ON MINUTES DATED

CLERK

**MACON COUNTY, NORTH CAROLINA
CAPITAL PROJECT ORDINANCE
MSW LANDFILL PHASE 3 CELL 2 EXPANSION PROJECT**

BE IT ORDAINED by the Macon County Board of Commissioners, Macon County, North Carolina, that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted:

SECTION 1. The project authorized is the MSW Landfill, Phase 3 Cell 2, expansion project.

SECTION 2. The officers of this unit are hereby directed to proceed with the capital project within the budget contained herein.

SECTION 3. The following amounts are appropriated for the project:

| | |
|-----------------------------|----------------------|
| Construction | \$ 8,411,889 |
| Construction administration | 1,043,000 |
| Professional fees | 600,800 |
| Ground water monitoring | 209,000 |
| Issuance costs | 167,450 |
| Contingency | <u>32,861</u> |
| Total | <u>\$ 10,465,000</u> |

SECTION 4. The following revenues are anticipated to be available to complete the project:

| | |
|-------------------------|----------------------|
| Special Obligation Bond | \$ <u>10,465,000</u> |
| Total | \$ <u>10,465,000</u> |

SECTION 5. The Finance Director is hereby directed to maintain within the Capital Project Fund sufficient specific detailed accounting records to satisfy the requirements of the financing institution and the General Statutes of the North Carolina.

SECTION 6. The Finance Director is hereby authorized to transfer appropriations between line items within the capital projects fund.

SECTION 7. Copies of this capital project ordinance shall be furnished to the County Manager and the Finance Director for direction in carrying out this project.

ADOPTED this 9th day of December, 2025.

Joshua Young, Chairman
Macon County Board of Commissioners

EXHIBIT A

Grantee Legal Name: Macon County

Tax ID Number: 56-6000930

Type of Organization: Government Entity

Organization Contact: Warren Cabe, County Manager

Grant Contact: Warren Cabe, County Manager

Dogwood Strategic Priority: Behavioral Health & Substance Use Disorder (100%)

Project Title: Macon County Opioid Planning

Project:

Restricted support for planning activities in preparation for national opioid settlement expenditures in Macon County. All planning activities will align with the Memorandum of Agreement between The State of North Carolina and Local Governments on Proceeds Relating to the Settlement of Opioid Litigation.

Grant Amount: \$300,000.00

Payment Schedule:

The entire grant amount set forth above will be disbursed within 30 days of Grantor's receipt of this signed grant agreement.

| <i>Amount</i> | <i>Target Payment Month/Year</i> |
|---------------|----------------------------------|
| \$300,000.00 | November 2025 |

Budget:

\$300,000 – Costs associated with opioid planning activities

Reporting Requirements:

*Grantee will submit reports to Grantor according to the reporting schedule listed below. **Interim Reports** represent a check-in conversation initiated by Grantor to discuss highlights and difficulties faced in the interim six-month period. **Progress Reports** and the **Final Report** are written reports that must detail the grant progress and include a*

financial report and information on the following key activities and success indicators, including progress toward targets where listed.

Key Activities:

- *Consultant will plan meetings and educational events monthly or as needed on opioid use disorder and its root causes.*
- *Public sessions will provide space for citizens to express their opinions and experiences and their vision for dispersion of Macon County Opioid Settlement Funds.*
- *Stakeholder meetings will be held locally to produce a collaborative strategic plan, informed by the public sessions, to address opioid misuse, overdose or related issues in the county.*

Success Indicators:

- *Finalized strategic plan with potential timelines for implementation*
- *Completed needs assessment*
- *Other measurable indicators demonstrating progress toward planning goals*
- *Community-generated stories documenting lived experiences*
- *Interviews with community members or stakeholders*
- *Documentation of new learning or shifts in community perceptions*

Reporting Schedule:

| <i>Type</i> | <i>Due Date</i> |
|-----------------|-----------------|
| Progress Report | 10/30/2026 |
| Final Report | 11/30/2027 |

As part of the narrative final report, Grantee will report percent of grant funds spent by county, including the Qualla Boundary. This figure may be an estimate based on a good-faith approximation of the geographic breakdown of work completed.

MACON COUNTY BOARD OF COMMISSIONERS

AGENDA ITEM

CATEGORY – NEW BUSINESS

MEETING DATE: DECEMBER 9, 2025

14(A). Discussion concerning potential changes to the Macon County Planning Board ordinance, including reference statutes and the number of members

14(B). Included in your packet is a copy of the Resolution Giving Notice to all Candidates for the Sheriff and Register of Deeds Positions in Macon County. Attorney Ridenour will explain the resolution and request approval in accordance with North Carolina Statutes 153A-92.

14(C). The NC OSBM solicited grant applications from local governments affected by Hurricane Helene for grants to repair, renovate, or replace infrastructure ineligible for FEMA Public Assistance funds. The Southwestern Commission assisted in grant preparation. Four project locations were evaluated for consideration, including Cullasaja Park, the Boardwalk on the Greenway at Arthur Drake Rd, Parker Meadows, and Tasse Park. The total request for all four locations is \$1,276,768.55 with no local match required. Proposed scopes of work are attached. Request approval of the submissions.

**AN ORDINANCE AMENDING
THE MACON COUNTY PLANNING BOARD ORDINANCE**

Whereas, on March 27, 1972, the Board of Commissioners of Macon County established the Macon County Planning Board by ordinance entitled *An Ordinance To Establish A Planning Board For Macon County*; and

Whereas, the Board of Commissioners has determined that the citizens of Macon County will be better served by increasing the number of members serving on the Planning Board to promote broader citizen participation; and

Whereas, the Board of Commissioners also wishes to make technical amendments to the Macon County Planning Board Ordinance in order to clarify certain provisions and to more closely conform the ordinance to the language of Article 18, Chapter 153A of the *North Carolina General Statutes*.

Now therefore be it ordained that the Board of Commissioners of Macon County, pursuant to N.C.G.S. §153A-323, hereby amends the Macon County Planning Board Ordinance, entitled *An Ordinance To Establish A Planning Board For Macon County*, as follows:

First Amendment

Section 1. Membership is repealed in its entirety and replaced as follows:

Section 1. Membership

1.1 The Planning Board shall consist of eleven (11) members appointed by the Board of Commissioners and designated as Seats 1 through 11.

1.2 All appointees shall be residents of Macon County.

1.3 Seats 1 through 9 shall be for terms of three years and shall be staggered so that three seats expire each year; provided that initial terms of some seats may be less than three years to accomplish appropriate staggering.

1.4 The governing board of the Town of Highlands shall nominate the appointee for Seat 10 to the Board of Commissioners. The initial term for Seat 10 shall be for two years and thereafter for four years.

1.5 The governing board of the Town of Franklin shall nominate the appointee for Seat 11 to the Board of Commissioners. The term for Seat 11 shall be for four years.

1.6 Vacancies occurring before the expiration of any term shall be filled to the remainder of the term.

1.7 Appointees may be appointed for successive terms.

1.8 The service of members on the Planning Board is conditioned on their attendance of its meetings. The Planning Board Chair, or his or her designee, may excuse absences. The Planning Board Chair shall notify the Board of Commissioners when any member is absent from two consecutive meetings without excuse and the term of such member shall be vacated and a successor appointed.

Second Amendment

Section 2. Organization, Rules, Meetings, and Records is amended as follows:

The last sentence of Section 2 which reads, *There shall be a quorum of three (3) members for the purpose of taking any official action required by this ordinance.*, is repealed and is replaced as follows:

Meetings of the Planning Board are subject to and shall be conducted in accordance with the *North Carolina Open Meetings Law (G.S. §143, Article 33C)*. A schedule of regular meetings shall be maintained with the Clerk to the Board of Commissioners of Macon County and with any other persons or entities entitled to notice under the *Open Meetings Law*. Notice of all special meetings shall be provided to the Clerk to the Board of Commissioners of Macon County and to all appropriate persons and entities entitled to notice under the *Open Meetings Law*. The business of the Planning Board shall only be conducted at a duly scheduled or called meeting in accordance with the *Open Meetings Law* and at which at least seven members are present.

Third Amendment

Section 3. General Powers and Duties is repealed in its entirety and replaced as follows:

Section 3. General Powers and Duties

The Planning Board shall perform the following general duties:

- 3.1 Make studies of the County and surrounding areas;
- 3.2 Determine objectives to be sought in the development of the study area;
- 3.3 Prepare and adopt plans for achieving these objectives;

- 3.4 Develop and recommend policies, ordinances, administrative procedures, and other means for carrying out plans in a coordinated and efficient manner;
- 3.5 Advise the Board of Commissioners concerning the use and amendment of means for carrying out plans;
- 3.6 Exercise any functions in the administration and enforcement of various means for carrying out plans that the Board of Commissioners may direct;
- 3.7 Perform any other related duties that the Board of Commissioners may direct.

Fourth Amendment

Section 12. Repeal and Date of Effect is repealed in its entirety and replaced as follows:

Section 12. Repeal and Date of Effect

Any ordinances or parts of ordinances in conflict with this ordinance and the amendments thereto are hereby repealed. Any other action by the Board of Commissioners in conflict with or inconsistent with this ordinance and the amendments thereto is hereby vacated. This ordinance and the amendments thereto shall be in full force and effect as an ordinance of Macon County from and after the date of adoption by the Board of Commissioners.

These amendments to *An Ordinance To Establish A Planning Board For Macon County* (the Macon County Planning Board Ordinance) are adopted by the Board of Commissioners pursuant to N.C.G.S. §153A-323 on the 5th day of January, 2004.

Board of Commissioners of Macon

County

Mark B. West

by

Mark West, Chairman

Attest:

[Signature]
Clerk to the Board

NORTH CAROLINA MACON COUNTY

Presented for registration and recorded in the office of the Register of Deeds for Macon County, North Carolina, in Book 527, Page(s) 1606 - 1608 this 14th day of Jan, 2004 at 11:29 o'clock A.M.
Adelade R. Green, Reg. of Deeds
by: Deborah R. Stoddard - Deputy

001608

Macon County Planning Board

Rules of Procedure Version 2.0

ARTICLE I: GENERAL RULES

The Macon County Planning Board shall be governed by the North Carolina General Statutes, having been established under Chapter 153A, Section 321 of said statutes, and other general and specific state laws relating to planning in Macon County, as well by the Macon County Ordinance through which this Board was created, signed by the Macon County Board of Commissioners on March 27, 1972 and amended on January 5, 2004.

ARTICLE II: POWERS AND DUTIES OF PLANNING BOARD

Section 1: General Powers and Duties

It shall be the duty of the Planning Board, in general:

- a) Make studies of the County and surrounding areas;
- b) Determine objectives to be sought in the development of the study areas;
- c) Prepare and adopt plans for achieving these objectives;
- d) Develop and recommend policies, ordinances, administrative procedures, and other means for carrying out plans in a coordinated and efficient manner;
- e) Advise the Board of Commissioners concerning the use and amendment of means for carrying out plans;
- f) Exercise any functions in the administration and enforcement of various means for carrying out plans that the Board of Commissioners may direct;
- g) Perform any other related duties that the Board of Commissioners may direct.

Section 2. Miscellaneous Powers and Duties

- a) The Planning Board may conduct such public hearings as may be required to gather information necessary for the drafting, establishment, and maintenance of a land use plan.
- b) The Planning Board shall have power to promote public interest in an understanding of its recommendations, and to that end it may publish and distribute copies of its recommendations and may employ such other means of publicity and education as it may determine.
- c) Members of the Planning Board, when duly authorized by the Planning Board, may attend planning conferences or meetings of planning institutes or hearings upon pending planning legislation, and the Planning Board may, by formal and affirmative vote, pay, within the budget, the reasonable travel expenses incident to such attendance.
- d) The Macon County Planning Board may enter into cooperative planning and studies with the duly appointed Town Planning Boards in Macon County for the purposes of furthering a coordinated, county-wide planning program or other endeavors. In addition, the Macon County

Planning Board may enter into cooperative planning endeavors with Planning Boards in surrounding counties.

ARTICLE III: MEMBERSHIP ROLES AND TERMS OF OFFICE

Section 1.

The Macon County Planning Board shall consist of eleven (11) members as appointed by the Macon County Board of Commissioners. All members of the Planning Board shall be residents of Macon County.

Section 2.

- a) Seats on the Board will be designated as seats one (1) through eleven (11).
- b) Appointees for Seats 1 through 9 shall, insofar as is practical, be from varying areas of the county, and from various occupations and/or professions. The seats will be appointed for terms of three years and shall be staggered so that three seats expire each year; provided that initial terms of some seats may be less than three years to accomplish appropriate staggering.
- c) The governing board for the Town of Highlands shall nominate the appointee for Seat 10 to the Board of Commissioners. The initial term for Seat 10 shall be for two years and thereafter four years.
- d) The governing board for the Town of Franklin shall nominate the appointee for Seat 11 to the Board of Commissioners. The initial term for Seat 11 shall be for four years and thereafter for four years.
- e) Members may be appointed for consecutive years.

Section 3.

The Macon County Planning Director shall serve as a non-voting “ex-officio” member of the Board. He/she shall serve in an advisory capacity and shall be called upon to provide general technical assistance.

Section 4.

The Macon County Commission may also appoint a liaison from within its membership to serve as a non-voting member of the Planning Board.

Section 5.

All citizen members should attend planned Board meetings regularly. The Planning Board Chairperson, or their designee, may excuse absences. The Planning Board Chair shall notify the Board of Commissioners when any member is absent from two consecutive meetings without excuse and the term of such member shall be vacated and a successor appointed.

Section 6.

In the event of a vacancy on the Planning Board, the Board of Commissioners shall appoint a new member to fill the unexpired term of the vacated position.

ARTICLE IV: OFFICERS AND DUTIES

Section 1. Offices of the Planning Board.

The officers of the Planning Board shall consist of a Chairman, Vice-Chairman and Clerk.

Section 2. Chairman.

The Chairman shall be elected by the voting members of the Planning Board and shall have the duties normally conferred by parliamentary usage of such officers, which includes the appointment of committees, and shall decide all points of order and procedure, subject to these rules, unless directed otherwise by a majority of the Board in session at the time. The term of the Chairman shall be for one year and he or she will be eligible for re-election. The Chairman may serve consecutive terms for the length of their board appointment.

Section 3. Vice-Chairman.

A Vice-Chairman shall be elected by the Board from among its members at the same time and for the same term as the Chair. He or she shall serve as acting Chair in the absence of the Chair, and at such times he or she will have the same powers and duties as the Chair.

Section 4. Clerk.

The Macon County Planning Director shall supervise the clerical duties of the Macon County Planning Board. If necessary, the Planning Director may appoint a member from outside the membership to handle the clerical duties of the Board. The Clerk shall keep records, conduct all correspondence of the Board, prepare agendas of regular and special meetings with the Chairman, provide notice of meetings to Board members, and shall generally supervise the clerical work of the Board. The Clerk shall keep the minutes of every meeting of the Board, which minutes shall be a public record. If a Clerk is appointed from outside the membership of the Board or is from the Planning Staff, he or she shall not be eligible to vote upon any matter.

Section 5. Election of Officers.

Nomination of officers shall be made from the floor at the annual organizational meeting, which shall be held in January each year. After all nominations are noted, elections shall follow immediately thereafter. A candidate receiving a majority of the members present (providing there is a quorum) shall be declared elected and shall serve in that office for one year or until his/her successor shall take office. Vacancies in office shall be filled immediately by regular election procedure.

ARTICLE V: MEETINGS

Section 1. Regular Meetings.

The Planning Board shall schedule a regular monthly meeting. The Board will establish a meeting date, time and place for its regular monthly meeting at its annual organizational meeting in order to conform meeting times to the convenience of members. All members shall be notified of a change in the monthly meeting schedule. Meetings of the planning Board are subject to and shall be conducted in accordance with the Open Meetings Law. A schedule of regular meetings shall be maintained with the Clerk of the Board of County Commissioners and to all appropriate persons and entities entitled to notice under the Open Meeting Law.

Section 2. Special Meetings.

Special meetings may be called by the chairman at any time. In addition, it shall be the duty of the Chairman to call such a meeting when requested to do so in writing by at least three members of the Planning Board. Notice of such a meeting shall be forwarded to the Clerk of the Board of County Commissioners and to all appropriate persons and entities entitled to notice under the Open Meetings Law. The meeting notice shall specify the purpose of said meeting and no other business might be considered except by unanimous consent of the full membership of the Board, or, if the Board decides in good faith that an item must be acted on immediately.

Section 3. Cancellation of Meetings

Whenever there is no business for the Board, or whenever so many members notify the Secretary of inability to attend that a quorum will not be available, the Chairman may dispense with a regular meeting by giving proper notice prior to the meeting.

Section 4. Open Meetings.

The business of the Planning Board shall only be conducted at a duly scheduled or called meeting in accordance with the Open Meeting Law and at which a quorum is present.

Section 5. Voting / Quorum

Seven (7) members of the voting membership of the Board present shall constitute a quorum and shall be sufficient to decide matters before the Board. No Board member shall participate in the decision of any matter in which he or she has a personal or financial interest. Voting shall be by a show of hands upon a duly presented and seconded motion by a Board member.

ARTICLE VI: ORDER OF BUSINESS

Section 1. The order of business at regular meetings shall be as follows:

1. Call to order – Review of agenda; revision if necessary
2. Approval of minutes
3. Public Hearings
4. Administrative Reports
5. Committee/Project reports
6. Unfinished Business
7. New Business
8. Adjournment

Section 2. The order of business at special meetings shall be as follows:

1. Business as announced in special meeting notice
2. Adjournment

ARTICLE VII: HEARINGS

Section 1.

In addition to those required by law, the Board may, at its discretion hold public hearings when it decides that such hearings will be in the public interest.

Section 2.

Notice of the time and place of such hearings shall be published in the official newspaper of the county or in a newspaper of general circulation at least fifteen (15) days before the time of public hearing or be posted on public bulletin boards at conspicuous places throughout the county or on radio announcements.

Section 3.

The case before the Board shall be presented in summary by the Secretary or a designated member of the Board and parties in interest shall have privileges of the floor. The Secretary shall keep a record of those speaking before the Board.

Section 4.

The Chairman shall establish a decorum to hear those who will discuss points of conflict and concern. In the event that multiple interests approach the Board for a hearing, the chairperson will recognize only one speaker to represent each opposing side. Each speaker will be allotted an equal number of minutes to speak on behalf of his interest. After hearing the presentation, the Board reserves the right to discuss and deliberate at their leisure. The parties involved will be notified at a later date.

ARTICLE VIII: AMMENDMENTS

These by-laws may, within limits allowed by law and governing board, be amended by a majority vote of the membership of the Planning Board, providing that such amendment shall have first been presented to the membership in writing at a regular or special meeting preceding the meeting at which the vote is taken.

Article 3.

Boards and Organizational Arrangements.

§ 160D-301. Planning boards.

(a) **Composition.** – A local government may by ordinance provide for the appointment and compensation of a planning board or may designate one or more boards or commissions to perform the duties of a planning board. A planning board established pursuant to this section may include, but shall not be limited to, one or more of the following:

- (1) A planning board of any size or composition deemed appropriate, organized in any manner deemed appropriate; provided, however, the board shall have at least three members.
- (2) A joint planning board created by two or more local governments pursuant to Part 1 of Article 20 of Chapter 160A of the General Statutes.

(b) **Duties.** – A planning board may be assigned the following powers and duties:

- (1) To prepare, review, maintain, monitor, and periodically update and recommend to the governing board a comprehensive plan, and such other plans as deemed appropriate, and conduct ongoing related research, data collection, mapping, and analysis.
 - (2) To facilitate and coordinate citizen engagement and participation in the planning process.
 - (3) To develop and recommend policies, ordinances, development regulations, administrative procedures, and other means for carrying out plans in a coordinated and efficient manner.
 - (4) To advise the governing board concerning the implementation of plans, including, but not limited to, review and comment on all zoning text and map amendments as required by G.S. 160D-604.
 - (5) To exercise any functions in the administration and enforcement of various means for carrying out plans that the governing board may direct.
 - (6) To provide a preliminary forum for review of quasi-judicial decisions, provided that no part of the forum or recommendation may be used as a basis for the deciding board.
 - (7) To perform any other related duties that the governing board may direct.
- (2019-111, s. 2.4; 2020-3, s. 4.33(a); 2020-25, s. 51(a), (b), (d).)

Article 6.

Development Regulation.

§ 160D-601. Procedure for adopting, amending, or repealing development regulations.

(a) Hearing with Published Notice. – Before adopting, amending, or repealing any ordinance or development regulation authorized by this Chapter, the governing board shall hold a legislative hearing. A notice of the hearing shall be given once a week for two successive calendar weeks in a newspaper having general circulation in the area. The notice shall be published the first time not less than 10 days nor more than 25 days before the date scheduled for the hearing. In computing such period, the day of publication is not to be included but the day of the hearing shall be included.

(b) Notice to Military Bases. – If the adoption or modification would result in changes to the zoning map or would change or affect the permitted uses of land located five miles or less from the perimeter boundary of a military base, the local government shall provide written notice of the proposed changes by certified mail, return receipt requested, to the commander of the military base not less than 10 days nor more than 25 days before the date fixed for the hearing. If the commander of the military base provides comments or analysis regarding the compatibility of the proposed development regulation or amendment with military operations at the base, the governing board of the local government shall take the comments and analysis into consideration before making a final determination on the ordinance.

(c) Ordinance Required. – A development regulation adopted pursuant to this Chapter shall be adopted by ordinance.

(d) Down-Zoning. – No amendment to zoning regulations or a zoning map that down-zones property shall be initiated, enacted, or enforced without the written consent of all property owners whose property is the subject of the down-zoning amendment. For purposes of this section, "down-zoning" means a zoning ordinance that affects an area of land in one of the following ways:

- (1) By decreasing the development density of the land to be less dense than was allowed under its previous usage.
- (2) By reducing the permitted uses of the land that are specified in a zoning ordinance or land development regulation to fewer uses than were allowed under its previous usage.
- (3) By creating any type of nonconformity on land not in a residential zoning district, including a nonconforming use, nonconforming lot, nonconforming structure, nonconforming improvement, or nonconforming site element. (2019-111, s. 2.4; 2020-3, s. 4.33(a); 2020-25, ss. 12, 50(a), 51(a), (b), (d); 2024-57, s. 3K.1(a).)

§ 160D-604. Planning board review and comment.

(a) Initial Zoning. – In order to exercise zoning powers conferred by this Chapter for the first time, a local government shall create or designate a planning board under the provisions of this Article or a local act of the General Assembly. The planning board shall prepare or shall review and comment upon a proposed zoning regulation, including the full text of the regulation and maps showing proposed district boundaries. The planning board may hold public meetings and legislative hearings in the course of preparing the regulation. Upon completion, the planning board shall make a written recommendation regarding adoption of the regulation to the governing board. The governing board shall not hold its required hearing or take action until it has received a recommendation regarding the regulation from the planning board. Following its required hearing, the governing board may refer the regulation back to the planning board for any further recommendations that the board may wish to make prior to final action by the governing board in adopting, modifying and adopting, or rejecting the regulation.

(b) Zoning Amendments. – Subsequent to initial adoption of a zoning regulation, all proposed amendments to the zoning regulation or zoning map shall be submitted to the planning board for review and comment. If no written report is received from the planning board within 30 days of referral of the amendment to that board, the governing board may act on the amendment without the planning board report. The governing board is not bound by the recommendations, if any, of the planning board.

(c) Review of Other Ordinances and Actions. – Any development regulation other than a zoning regulation that is proposed to be adopted pursuant to this Chapter may be referred to the planning board for review and comment. Any development regulation other than a zoning regulation may provide that future proposed amendments of that ordinance be submitted to the planning board for review and comment. Any other action proposed to be taken pursuant to this Chapter may be referred to the planning board for review and comment.

(d) Plan Consistency. – When conducting a review of proposed zoning text or map amendments pursuant to this section, the planning board shall advise and comment on whether the proposed action is consistent with any comprehensive or land-use plan that has been adopted and any other officially adopted plan that is applicable. The planning board shall provide a written recommendation to the governing board that addresses plan consistency and other matters as deemed appropriate by the planning board, but a comment by the planning board that a proposed amendment is inconsistent with the comprehensive or land-use plan shall not preclude consideration or approval of the proposed amendment by the governing board. If a zoning map amendment qualifies as a "large-scale rezoning" under G.S. 160D-602(b), the planning board statement describing plan consistency may address the overall rezoning and describe how the analysis and policies in the relevant adopted plans were considered in the recommendation made.

(e) Separate Board Required. – Notwithstanding the authority to assign duties of the planning board to the governing board as provided by this Chapter, the review and comment required by this section shall not be assigned to the governing board and shall be performed by a separate board. (2019-111, s. 2.4; 2020-3, s. 4.33(a); 2020-25, s. 51(a), (b), (d); 2021-88, s. 1(c).)

NORTH CAROLINA

COUNTY OF MACON

A Resolution
Of the Macon County Board of Commissioners
Giving Notice to all Candidates for the
Sheriff and Register of Deeds Positions in Macon County

WHEREAS, the Board of Commissioners is authorized pursuant to North Carolina Statutes 153A-92 to set the starting salaries for a non-incumbent Sheriff of Macon County and for a non-incumbent Register of Deeds of Macon County, which affect the individuals elected to these offices when they take office; and

WHEREAS, the starting salary for the Sheriff position will be the minimum of Salary Grade 40 of the Macon County Classification Pay Plan. The minimum of Salary Grade 40 is \$80,109.42.

WHEREAS, the starting salary for the Register of Deeds position will be the minimum of Salary Grade 32 of the Macon County Classification Pay Plan. The minimum of Salary Grade 32 is \$54,220.39.

NOW THEREFORE, BE IT RESOLVED, by the Macon County Board of Commissioners that this Resolution will not be altered or amended until after the persons elected Sheriff and Register of Deeds in the 2026 elections and will become effective once those persons take office.

BE IT FURTHER RESOLVED, that the Macon County Board of Commissioners may adjust the starting salary of the candidate elected considering the years of service and performance in related experience of the person elected.

BE IT STILL FURTHER RESOLVED, that a certified copy of this Resolution shall be delivered by Clerk to the Board of Commissioners to the Director of the Macon County Board of Elections.

ADOPTED, this ____ day of December, 2025.

Attest:

Approved:

Warren Cabe, Clerk to Board

Josh Young, Chairman

Authur Drake Boardwalk Replacement

1. Scope of Work

A. Demolition & Removal

- Remove the existing boardwalk and observation deck (approximately 230’ in length).

B. Construction & Replacement

- Replace the boardwalk and observation deck using weather-resistant materials.
- Ensure that the workmanship maintains the original intended design and quality.
- Construct/finish all walking surfaces to be as slip-proof and skid-proof as possible for safety.

C. Paving and Resurfacing

- Prepare base for new road 150’ x 11’ and apply asphalt.
- Fill holes, remove debris, spray tack, and install asphalt .

D. Site Cleanup & Disposal

- Properly dispose of all debris and construction materials at the completion of the project.

2. Estimated Timeline (in Months)

| Work Component | Estimated Duration |
|----------------------------|--------------------|
| Demolition & Removal | 1 month |
| Construction & Replacement | 2 months |
| Site Cleanup & Disposal | 0.5 month |

| | |
|---|--------------------|
| Work Component | Estimated Duration |
| Total Estimated Project Duration | 3.5 months |

Project start and stop dates are tentative on application, but will be completed before the project deadline in 2030.

3. Budget Breakdown

| Scope Item | Budget Estimate |
|---|---|
| Demolition & Removal of Existing Boardwalk & Deck | Included HSI Estimate |
| Replacement with Weather-Resistant Materials | Included HSI Estimate |
| Construction of Slip/Skid-Proof Walking Surfaces | Included HSI Estimate |
| Site Cleanup & Disposal of Debris | Included HSI Estimate |
| New Road and Resurfacing | \$20,750.00 Included in Paving Estimate |
| Total Project Budget | \$351,710.00 |

Parker Meadows Drainage Remediation

1. Scope of Work

A. Permitting

- Secure all necessary permits from NC state agencies.

B. Drainage and Infrastructure Repairs

- Repair the "wetland" drainage ditch and restore it to its original function.
- Remove and replace the culvert near the creek at the area of washout with a properly sized culvert.
- Repair piping and drainage basin at the bathroom pavilion.

C. Site Restoration and Paving

- Resurface, prepare, and pave a 3,900' x 9' walkway.

2. Estimated Timeline (in Months)

| Work Component | Estimated Duration |
|---|--------------------|
| Permitting | 1 month |
| Drainage Ditch & Culvert Repairs | 1.5 months |
| Piping & Basin Repairs | 1 month |
| Walkway Paving | 1.5 months |
| Total Estimated Project Duration | 5 months |

Start and stop dates are tentative, but the project will be completed before the deadline in 2030.

3. Budget Breakdown

| Scope Item | Budget Estimate |
|--------------------------------|---|
| Permitting (est. within total) | Included in HSI Estimate |
| Drainage ditch & culvert work | Included in HSI Estimate |
| Piping & basin repairs | Included in HSI Estimate |
| Walkway paving (3,900' x 9') | \$78,000.00 Included in Paving Estimate |
| Total Budget | \$518,000.00 |

Tassee Park Shelter Creek Bank Erosion & Stream Redirecting

1. Scope of Work

A. Permitting

- Secure all necessary permits from NC state agencies.

B. Bridge Structural Repairs

- Repair necessary piers and footings under the “bridge” span.
- Restore the bridge to a level position.

C. Stream Bank Restoration

- Restore the stream bank to divert water away from the eroded area of the pier.
- Prevent future erosion at the bridge location.

2. Estimated Timeline (in Months)

| Work Component | Estimated Duration |
|---------------------------------|--------------------|
| Permitting | 1 month |
| Bridge Structural Repairs | 1 month |
| Stream Bank Restoration | 1 month |
| Total Estimated Duration | 3 months |

3. Budget Breakdown

| Scope Item | Budget Estimate |
|-------------------------------|-----------------------|
| Permits and Regulatory Fees | Included HSI Estimate |
| Bridge Pier & Footing Repairs | Included HIS Estimate |
| Leveling of Bridge | Included HIS Estimate |
| Stream Bank Restoration | Included HIS Estimate |
| Total Budget | \$156,000 |

Cullasaja Park Infrastructure Site Recovery & Flood Resilience Improvement Project

1. Scope of Work

A. Electrical Improvements

- Remove existing electrical rack and construct a new rack at least 2' above BFE.
- Construct a secured working platform and steps in front of the new rack according to NC Building and Electrical Code.
- Trenching: Dig approximately 275' of trench from the rack to the existing building; install new underground wire and restore the area.
- Poles Maintenance: Move panels on poles into a PVC box, replace fittings, and ground each pole.
- Service Reconfiguration: Raise the main service and re-feed storage and bathroom buildings; eliminate one meter.

B. Site and Infrastructure Upgrades

- Parking Lot: Prepare, pave, and gravel the 225' x 55' parking lot.
- Culvert Replacement: Remove and replace the culvert near the lower parking area.

C. Building and Equipment Upgrades

- New Slab Construction: Pour new slab for portable storage building (for football equipment).
- Replace Flood-Damaged Equipment: Replace all football equipment damaged or lost in the storage building, restroom, and storage room.

2. Estimated Timeline (in Months)

| Work Component | Estimated Duration |
|---|--------------------|
| Electrical Improvements | 2 months |
| Site & Infrastructure Upgrades | 1.5 months |
| Building & Equipment Upgrades | 1.5 months |
| Total Estimated Project Duration | 5 months |

The start and stop dates of the project are tentative; however, the project is expected to be completed before the 2030 deadline.

3. Detailed Budget- see attached estimates

| Scope Item | Budget Estimate |
|--|--------------------------------------|
| Electrical Improvements | \$63,500.00 HIS Estimate |
| Poles Maintenance (PVC, fittings, grounding) | \$8,400.00 Electrical Estimate |
| Service Reconfiguration | \$16,000.00 Electrical Estimate |
| Parking Lot Preparation, Paving, Gravel | \$71,000.00 Paving Estimate |
| Culvert Replacement | Included HSI Estimate |
| New Slab & Equipment Replacement | \$92,158.55 – See Macon Cost Summary |
| Total Budget Estimate | \$251,058.55 |

MACON COUNTY BOARD OF COMMISSIONERS

AGENDA ITEM

CATEGORY – CONSENT AGENDA

MEETING DATE: DECEMBER 9, 2025

15(A). Draft minutes from the November 13, 2025, regular meeting are attached for the board's review and approval. (Tammy Keezer)

15(B). Budget Amendments #142-147, and 150 are attached for your review and approval. (Lindsay Leopard)

15(C). Proposed Macon County 2026 Holiday Schedule.
(Tammy Keezer)

15(D). Resolution Examination of Official Bonds for Public Officials of Macon County. (Lindsay Leopard)

15(E). Tax releases for the month of November 2025 in the amount of \$5.30, per the attached memorandum from Tax Collections Supervisor Delena Raby.

15(F). A copy of the ad valorem tax collection report as of November 30, 2025. Report only. No action is necessary. (Delena Raby)



**MACON COUNTY BOARD OF COMMISSIONERS
NOVEMBER 13, 2025
REGULAR MEETING MINUTES**

Chairman Young called the meeting to order at 6:00 p.m. All Board Members, County Manager Warren Cabe, Deputy Clerk Tammy Keezer, Interim Finance Director Lindsay Leopard, and County Attorney Eric Ridenour were present, as were a number of county employees, media, and citizens.

ANNOUNCEMENTS:

(A) Mr. Cabe announced that in accordance with N.C.G.C. §153A-39 in even-numbered years, the board was required to meet on the first Monday in December to elect a chair and vice chair; however, since this was an odd-numbered year, the board was not required to meet on the first Monday and could handle their elections at the regular December meeting.

(B) Mr. Cabe reported that the Board of Health approved the early retirement of Health Director Kathy McGaha at their October 28, 2025, regular meeting and shared that HR and Safety Director Tammy Keezer has been appointed as the Interim Health Director.

(C) Mr. Cabe stated that since the federal government shutdown was over, some of the funding concerns from the housing department, DSS, and Health were no longer valid.

(D) Mr. Cabe reported that Parks and Recreation are working on the final details on pickleball courts, and they are still on track for a summer completion date. He said Parks and Recreation is also working on some upgrades to the Nantahala multi-use court.

(E) Mr. Cabe welcomed Lindsay Leopard to her first meeting as Interim Finance Director.

(F) Commissioner Shields expressed thanks to all who participated in the Green Light for Veterans appreciation event.

(G) Commissioner Shearl read a statement declaring his intentions to seek re-election and serve for an additional four years.

MOMENT OF SILENCE: Chairman Young requested all in attendance rise and a moment of silence was observed.

PLEDGE OF ALLEGIANCE: Led by Commissioner Shields, the pledge to the flag was recited.

PUBLIC HEARING(S): None

ADDITIONS, ADJUSTMENTS TO AND APPROVAL OF THE AGENDA: Upon a motion by Commissioner Breeden, seconded by Commissioner Antoine, the board voted unanimously to approve the agenda, as adjusted, as follows:

- To remove Item 13B under Planning Board Appointments, under Appointments, per Mr. Cabe.

PUBLIC COMMENT PERIOD: **Mary Ann Ingram** spoke about Animal Control assisting with horses that could not be taken care of and stated, “Great job” to the staff. **Betsy Baste** spoke about Fontana Regional Library (FRL) and he board's commitment to stay with the FRL. She also spoke about the quarter-cent sales tax and offered to help educate people on how that will help the county financially.

REPORTS/PRESENTATIONS: None.

OLD BUSINESS:

UPDATE AND CONTINUED DISCUSSION REGARDING CONSOLIDATION OF MACON COUNTY PUBLIC HEALTH – Board of Health Chair Garrett Higdon reported that the Board of Health recommended consolidation at their October 28, 2025, meeting, with the consolidation to include Macon County Public Health and Macon County Animal Services. Mr. Cabe explained the resolution in the packet, and Ms. Keezer talked about the resolution timeline with the recommended date of January 13, 2026, for the effective date of the consolidation. Commissioner Breeden made a motion, seconded by Commissioner Shearl, to approve the resolution as presented. The vote was unanimous.

CONTINUED DISCUSSION REGARDING SOLID WASTE OPTIONS AND BID REVIEW – Mr. Cabe stated that Interim Solid Waste Director Jaime Picou had put together a presentation with three options. In her presentation, Ms. Picou explained the bidding process of a new and/or expanded cell, options for hauling and incineration, land values, and options for use of the property. She provided estimates of the cost to operate a new cell, transfer station, closure of Cell 2, post-closure costs, environmental monitoring, and other considerations. Mr. Cabe reviewed the bank loan Request for Proposals (RFP) with the recommendation to move forward with the construction of the cell as planned and in process. He said he was surprised by some of the quotes on the hauling and indicated that consideration of a hybrid option might be a possibility. Mr. Cabe said the urgency in taking action on this item is that the existing cell is going to be full soon, and we need to be ready when that happens. He reported that in June 2025, the RFP was released for financing options, and Webster Bank provided the best terms and has discussed payment plans, etc. with us. Mr. Cabe explained the process to get approval from the Local Government Commission (LGC) and shared two options: (1) a short-term five-year and longer-term ten-year. and recommended approving the request in the packet tonight to go to the LGC to see if they will approve the financing at their December meeting for the ten-year option. He indicated that if the board did not approve the request tonight, the earliest to get approval from the LGC would be May. Commissioner Shields made a motion, seconded by Commissioner Shearl, to approve the finding resolution to submit to the LGC not to exceed 10.5 million dollars over ten years. The vote was unanimous.

NEW BUSINESS:

DISCUSSION AND CONSIDERATION OF RESOLUTION FOR A REFERENDUM CONCERNING A QUARTER-CENT SALES TAX - Mr. Cabe indicated that the draft resolution was provided at the request of the board and that the board needs to decide on which 2026 ballot the referendum needs to go on and whether to specify what the funds will be used for. Commissioner Shearl made a motion,

seconded by Commissioner Shields, to place the referendum on the November 2026 general election ballot with no earmark of funds. The vote was unanimous.

DISCUSSION AND APPROVAL OF RESOLUTION CONCERNING

POTENTIALLY DANGEROUS DOGS – Mr. Cabe explained the purpose of the Dangerous Dog Board to hear appeals when a dog has been deemed dangerous. He said the resolution regarding potentially dangerous dogs required revisions to eliminate the listing of specific members of the Dangerous Dog Board by name and to define other member designations more appropriately. Commissioner Shields made a motion, seconded by Commissioner Breeden to approve the resolution as presented. The vote was unanimous.

DISCUSSION AND CONSIDERATION OF CONTRACT FOR THE RECRUITMENT OF SOCIAL SERVICES DIRECTOR –

DSS Director Patrick Betancourt said he wanted to speak about succession planning for the department as he plans to retire in May 2026. He indicated that the DSS Board voted to utilize Development Associates in the recruitment of a new director, although the previous budget request for the contract was not approved, he would like to go ahead and begin that process with lapse salary funds. Mr. Betancourt stated that he would like to have an overlap with the new director from February 2026 through his retirement in May. He reviewed the major points of the proposal and the recruitment process that Developmental Associates would use. Commissioner Shearl spoke about the process used for the recruitment of a new health director and stated that the health board members and county staff did a phenomenal job in the recruitment process, and he would like the DSS board to go through the same process that the health board did. He stated that he believes that we, as a county, have fantastic staff to go through the recruitment and interview process and can do a great job; therefore, he cannot support the cost of this firm. He further stated that the individuals involved in the recruitment of the health director would have liked to have been paid the amount of money that this firm requires. Commissioner Young suggested we open up this process for 60 days internally and see what we can accomplish. After further discussion, Mr. Betancourt said that ultimately, the DSS Board makes the decision on who is hired. No action was taken.

FONTANA REGIONAL LIBRARY INTER-LOCAL AGREEMENT -

Mr. Cabe reported that he was presented with an amendment to the agreement from the Jackson County Board of Commissioners. He reviewed the proposed changes in regard to the Board of Trustees, the Regional Director not serving a dual role, and any remaining funds at year-end be returned to the counties. Mr. Cabe said that Jackson County will have their meeting next week for consideration of those amendments, and the earliest this board can vote on this would be the December meeting. Commissioner Antoine mentioned the meeting dates and times for the Fontana Regional Library Board meetings and requested a change so the meetings do not conflict with this board's meetings. Mr. Cabe said he will follow up with Jackson County and let them know the feedback from tonight. No action was taken.

CONSENT AGENDA: Upon a motion by Commissioner Breeden, seconded by Commissioner Antoine, the board voted unanimously to approve the consent agenda as presented which includes: (A) Minutes of the October 14, 2025, regular meeting, and the October 21, 2025, joint meeting, (B) Budget Amendments #125-134, (C) Resolution Declaring Certain Property Surplus and Authorizing Donation, (D) Resolution Making Donation of Stream Table to Macon County Schools, (E) Tax releases for the month of October 2025 in the amount of \$4,881.72, (F) Monthly ad valorem tax collection report for which no action is necessary.

APPOINTMENTS:

(A) JURY COMMISSION (1 SEAT) – Clerk of Superior Court Shauna Lamb recommended the appointment of Pam Ledford. Commissioner Breeden made a motion, seconded by Commissioner Shearl, to approve the appointment as requested. The vote was unanimous.

(B) PLANNING BOARD (1 SEAT) – Removed.

(C) COMMUNITY ADVISORY COMMITTEE (2 SEATS) - Regional Long-term Care Ombudsman for Region A Anna Franklin recommended the appointment of Sandra Hooper and Richard Brady. Commissioner Breeden made a motion, seconded by Commissioner Antoine, to approve the appointments as requested. The vote was unanimous.

CLOSED SESSION: At 7:48 p.m., upon a motion by Commissioner Breeden, seconded by Commissioner Shearl, the board voted unanimously to go into closed session as allowed under NCGS 143-318.11(a)(5) to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating the amount of compensation and other material terms of an employment contract or proposed employment contract.. At 7:57 p.m., upon a motion by Commissioner Breeden, seconded by Commissioner Antoine, the board voted unanimously to come out of closed session and return to open session.

ADJOURN: With no other business, at 8:00 p.m., upon a motion from Commissioner Breeden, seconded by Commissioner Antoine, the board voted unanimously to adjourn.

Warren Cabe
Ex Officio Clerk to the Board

Josh Young
Board Chair

AMENDMENT

142

114370

INSURANCE SETTLEMENT

[illegible]

REQUESTED BY DEPARTMENT HEAD

RECOMMENDED BY FINANCE OFFICER

APPROVED BY COUNTY MANAGER

ACTION BY BOARD OF COMMISSIONERS

APPROVED & ENTERED ON MINUTES DATED

CLERK

Lindsay Leopold

12/9/2025 meeting

AMENDMENT # 143

FROM: J. Phillips

DEPARTMENT: Sheriff

EXPLANATION: Insurance settlement

[illegible]

REQUESTED BY DEPARTMENT HEAD

RECOMMENDED BY FINANCE OFFICER _____

APPROVED BY COUNTY MANAGER

ACTION BY BOARD OF COMMISSIONERS

APPROVED AND ENTERED ON MINUTES DATED

CLERK

AMENDMENT # 144

FROM: J. Phillips

DEPARTMENT: Sheriff

EXPLANATION: Insurance settlement

[illegible]

REQUESTED BY DEPARTMENT HEAD

RECOMMENDED BY FINANCE OFFICER

APPROVED BY COUNTY MANAGER

ACTION BY BOARD OF COMMISSIONERS

APPROVED AND ENTERED ON MINUTES DATED

CLERK

AMENDMENT # 145

FROM: Lindsay Leopard

DEPARTMENT: Garage

EXPLANATION: Appropriate a portion of surplus property sales revenue from sale of rollback on GovDeals.

[illegible]

REQUESTED BY DEPARTMENT HEAD _____

RECOMMENDED BY FINANCE OFFICER Kendray Leland

APPROVED BY COUNTY MANAGER

ACTION BY BOARD OF COMMISSIONERS 12/9/2025 meeting

APPROVED AND ENTERED ON MINUTES DATED _____

CLERK

AMENDMENT # 146

| | |
|-------------|--|
| EXPLANATION | Appropriate funds received from FEMA for damages to Cullasaja Park shed and contents |
|-------------|--|

[illegible]

12. 10

RECOMMENDED BY FINANCE OFFICER Lindsay Leopard

APPROVED BY COUNTY MANAGER

ACTION BY BOARD OF COMMISSIONERS 12/9/2025 meeting

APPROVED & ENTERED ON MINUTES DATED _____

CLERK

MACON COUNTY BUDGET AMENDMENT
AMENDMENT # 147

Date: 10/28/2025

DEPARTMENT: HEALTH

Explanation: Moving funds from Medicaid Cost Settlement to Adult Health Non-Capital line for the purchase of two new patient beds.

[illegible]

PREPARED BY Melissa Gutzy

REQUESTED BY DEPARTMENT HEAD Kathleen M. Hale Keegan

RECOMMENDED BY FINANCE OFFICER Kindray Leopard

APPROVED BY COUNTY MANAGER

ACTION BY BOARD OF COMMISSIONERS 12/9/2025 meeting

APPROVED AND ENTERED ON MINUTES DATED

CLERK _____

AMENDMENT

150

| | |
|-------------|--|
| EXPLANATION | HVAC units for jail and Courthouse Annex |
|-------------|--|

[illegible]

REQUESTED BY DEPARTMENT HEAD

RECOMMENDED BY FINANCE OFFICER

Lindsay Leopard

APPROVED BY COUNTY MANAGER

ACTION BY BOARD OF COMMISSIONERS

12/9/2025 meeting

APPROVED & ENTERED ON MINUTES DATED

CLERK

2026 Holiday Schedule

| Holiday | Observance Date | Day of Week |
|----------------------------------|----------------------------|---------------------------|
| New Year's Day | January 1, 2026 | Thursday |
| Martin Luther King, Jr. Birthday | January 19, 2026 | Monday |
| Good Friday | April 3, 2026 | Friday |
| Memorial Day | May 25, 2026 | Monday |
| Independence Day | July 3, 2026 | Friday |
| Labor Day | September 7, 2026 | Monday |
| Veterans Day | November 11, 2026 | Wednesday |
| Thanksgiving | November 26 & 27, 2026 | Thursday & Friday |
| Christmas | December 24, 25 & 28, 2026 | Thursday, Friday & Monday |

**RESOLUTION
EXAMINATION OF OFFICIAL BONDS
FOR PUBLIC OFFICIALS OF MACON COUNTY**

WHEREAS, pursuant to North Carolina General Statutes §58-72, the Macon County Board of Commissioners is required each year to examine carefully the bonds of the public officers listed in North Carolina General Statute §58-72-10 and must give bonds with sufficient surety in order for them to qualify for office. The bonds shall be in accordance with varying General Statutes as related to the following positions:

1. **County Finance Officer** – Bond in an amount not less than the greater of the following: (1) \$50,000 or (2) An amount equal to 10% of the unit's annually budgeted funds, up to \$1,000,000 [N.C.G.S. §159-29(a)]. Current surety is Ohio Casualty Insurance Company, Bond No. 018235979, in the amount of \$1,000,000.
2. **Tax Collector** – Bond must be given for satisfactory collection of taxes; amount at discretion of Board of Commissioners [N.C.G.S. §105-349(c)]. Current surety is Ohio Casualty Insurance Company, Bond No. 3792517, in the amount of \$250,000.
3. **Register of Deeds** – Bond of not less than \$10,000 nor more than \$50,000, approved by the Board of Commissioners, and payable to the State (N.C.G.S §161-4). Current surety is Ohio Casualty Insurance Company, Bond No. 3792517, in the amount of \$50,000.
4. **Sheriff** – Bond shall be in an amount not more than \$25,000 (N.C.G.S §162-8). Current surety is Western Surety Company, Bond No. 72512420, in the amount of \$25,000.

WHEREAS, the Macon County Finance Office has secured official bonds from Ohio Casualty Insurance Company and Western Surety Company for the above referenced public officials for the Macon County Board of Commissioners' consideration and approval;

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Macon County Board of Commissioners that official bonds for the public officials referenced above in the recommended amounts from Ohio Casualty Insurance Company and Western Surety Company are hereby approved.

Adopted this the 9th day of December, 2025.

Chairman, Macon County Board of Commissioners

ATTEST:

(Seal)

Ex Officio Clerk to the Board

COLLECTIONS MONTHLY TOTALS REPORT
Macon County - Year To Date November 2025 Tax Year 2025

| Macon County Advalorem Tax Collections Report Year To Date November 2025 Tax Year 2025 | | | | | | | | | | |
|--|-------------------|---------------|---------------|-----------------------------|-----------------|----------------------|----------------|---------------------|--|--|
| TAX YEAR 2025 Month To Date November 2025 Tax Year 2025 | | | | | | | | | | |
| Month to Date | Beginning Balance | Levy Added | Less Releases | Less Administrative Refunds | Less Write Offs | Equals Adjusted Levy | Less Payments | Outstanding Balance | | |
| General Tax | 18,685,468.14 | 3,161.89 | -2,846.12 | 0.00 | -6.48 | 18,685,777.43 | -6,659,393.28 | 12,026,384.15 | | |
| Fire Districts | 3,124,709.26 | 560.45 | -872.67 | 0.00 | -0.68 | 3,124,396.36 | -1,192,891.61 | 1,931,504.75 | | |
| Landfill User Fee | 1,946,417.94 | 0.00 | -240.00 | 0.00 | -0.54 | 1,946,177.40 | -818,650.38 | 1,127,527.02 | | |
| TOTAL: | 23,756,595.34 | 3,722.34 | -3,958.79 | 0.00 | -7.70 | 23,756,351.19 | -8,670,935.27 | 15,085,415.92 | | |
| TAX YEAR 2025 Year To Date November 2025 Tax Year 2025 | | | | | | | | | | |
| Year to Date | Beginning Balance | Levy Added | Less Releases | Less Administrative Refunds | Less Write Offs | Equals Adjusted Levy | Less Payments | Outstanding Balance | This Year Collection Percentage Tax Year 2025 As of 11/30/2025 | Last Year Collection Percentage Tax Year 2024 As of 11/30/2024 |
| General Tax | 0.00 | 35,014,539.64 | -16,619.16 | 0.00 | -998.00 | 34,996,922.48 | -22,970,538.33 | 12,026,384.15 | 65.64% | 65.70 |
| Fire Districts | 0.00 | 5,466,459.71 | -3,108.25 | 0.00 | -184.75 | 5,463,166.71 | -3,531,661.96 | 1,931,504.75 | 64.64% | 64.27 |
| Landfill User Fee | 0.00 | 3,390,120.00 | -16,262.44 | 0.00 | -7.28 | 3,373,850.28 | -2,246,323.26 | 1,127,527.02 | 66.58% | 66.34 |
| TOTAL: | 0.00 | 43,871,119.35 | -35,989.85 | 0.00 | -1190.03 | 43,833,939.47 | -28,748,523.55 | 15,085,415.92 | 65.59% | 65.57 |

Macon County Tax Office
5 West Main Street
Franklin, NC 28734



Phone: (828) 349-2149
draby@maconnc.org

TO: MACON COUNTY COMMISSIONERS

FROM: Macon County Tax Collector's Office
Delena Raby, Tax Collections Supervisor

DATE: December 2, 2025

RE: Releases for November, 2025

Attached please find the report of property tax releases for real estate and personal property that require your approval in order to continue with the process of releasing these amounts from the tax accounts. Please feel free to contact me if you should have any questions. The report of releases in alphabetical order is attached.

Amount of Releases for November, 2025: \$ 5.30

| NAME | BILL NUMBER | Release Reason | OPER | DATE/TIME | DISTRICT | VALUE | AMOUNT |
|--------------------------------------|-------------|---|------|-----------------------|--------------|-----------------|--------|
| 56446 ROBLES, GILBERTO JR TRUSTEE | 2019-204588 | DY: PERSONAL PROPERTY CLERICAL ERROR | LAS | 12/31/9999 2:59:43 PM | | | |
| | | | | | F01 PEN FEE | 1,123.00 | 0.06 |
| | | | | | G01 ADVL TAX | 1,123.00 | 4.21 |
| | | | | | G01 PEN FEE | 1,123.00 | 0.42 |
| | | | | | F01 ADVL TAX | 1,123.00 | 0.61 |
| 12 FRANKLIN CITY | | CLOSED JULY 2017 | | | | Total Releases: | 5.30 |
| Total Taxes - Release: | | | | | | | 5.30 |

MACON COUNTY BOARD OF COMMISSIONERS

AGENDA ITEM

CATEGORY – APPOINTMENTS

MEETING DATE: DECEMBER 9, 2025

16(A). **Consolidated Human Services Board (15 seats)** – The current 11 Board of Health members will be reappointed to serve on the Consolidated Human Services 15-member Board.

16(B). **Planning Board (1 seat)** – Included in your packet are applications for Kirk Everette Binning, Liliana Vitale, James Ryan St Laurent, and Benjamin Robert Laseter. A ballot will be provided for the selection process.



Thursday, November 20, 2025

Application for Appointment to Macon County Authorities, Boards, Commissions and Committees

The Macon County Board of Commissioners (Board) believes all citizens should have the opportunity to participate in governmental decisions. The Board wants to appoint qualified, knowledgeable, and dedicated people to serve on authorities, boards, commissions, and committees. If you are interested in being considered for an appointment to any advertised vacancy, please thoroughly complete the form below before the advertised deadline and choose from the following options.

Approval Status

COMPLETED

If you have any questions, please contact the Office of the Deputy Clerk to the Board at 828-349-2020

Name of Authority, Board, Commission, or Committee for which you are applying to serve on

Planning Board

Contact Information

| | |
|---------------------|--|
| Name | Kirk Everette Binning |
| Preferred Name | Kirk |
| Physical Address | 391 Carolina Village Circle Franklin, North Carolina, 28734 |
| Mailing Address | 391 Carolina Village Circle Franklin, North Carolina, 28734 |
| Email | kebinning@icloud.com |
| Mobile Phone Number | (910) 650-0770 |
| Preferred Number | Mobile Phone Number |

Education

| | |
|------------------|-----------|
| High School Name | Del Norte |
| Graduated | Yes |

Year Graduated 1968

College Name University of NM

Year Graduated 1985

Graduated Yes

Degree AAS

Employment Status

Please provide your current employment status Retired

Previous employment or experience

US Navy -Retired
Los Alamos National Laboratory-Retired

Membership in professional, civic organization or government boards or commissions American Legion Post 553 Otto, 828 Vets

Community Service/Volunteer Activities 4 Seasons Hospice, Angel Hospital, Alliance of Therapy Dogs

Could you or your family be affected financially by decisions made by the board or commission for which you are applying? No

Why do you want to serve on this Authority, Board, Commission, or Committee ?

I'm looking for ways to serve and improve my community.

Please list any special skills, interest or qualifications which you feel would be an asset to said board or commission

Between the Navy, the Laboratory and twenty years of volunteering I have had a lot of jobs which has given me a diversified background.

How did you learn of the opening on the Authority, Board, Commission, or Committee for which you are applying? Facebook announcement

Are you registered to vote in the state of North Carolina Yes

Are you a full time resident of Macon County Yes

Are you a Macon County property owner

Yes

If you are applying for the Nursing Home Adult Care Advisory Committee

References

| | |
|------------------|------------------------------|
| First Reference | Doreen Castle |
| Title | Commander |
| Organization | America Legion Post 553 Otto |
| Phone Number | (828) 371-7434 |
| Email | 1castle4christ@gmail.com |
| Relationship | Member |
| Second Reference | Stephine Thompson |
| Title | Pastor |
| Organization | Hickory Knolls Methodist |
| Phone Number | (814) 657-1960 |
| Email | stefflee563@gmail.com |
| Relationship | Church member |
| Third Reference | Cheryl Conner |
| Title | Trainer |
| Organization | Franklin Health and Fitness |
| Phone Number | (828) 421-1380 |
| Email | cherylconner28@yahoo.com |
| Relationship | Trainer |

Conflict of Interest Disclosure

| | |
|----------------------------------|--------------------------|
| Full Name of Spouse (if married) | Jeanette Clayann Binning |
| Spouse's Place of Employment | Retired |
| Spouse's Position/Title | Wife |

Please list all entities of which you or your spouse are an officer, director, trustee, partner or employee, or have at least a five percent (5%) ownership interest, and describe your affiliation with such entity (if there are none, please state "none")

None

By submitting this Application for Appointment, I pledge that, if appointed, I agree by my signature below that all of the information above is complete and accurate to the best of my knowledge and I pledge to comply with the following ethics guidelines as fully set forth in the Code of Ethics.

I. Declaration of Policy

The proper operation of democratic government requires that public officials and employees be independent, impartial and responsible to the people; that governmental decisions and policy be made in proper channels of the governmental structure; that public office not be used for personal gain; and that the public have confidence in the integrity of its government.

In recognition of these goals, a Code of Ethics for county officials was adopted. The purpose of this policy is to establish guidelines for ethical standards of conduct for all officials and to set forth actions that are compatible with the best interests of the County.

II. Applicability of Ethics Policy

The provisions of this policy shall apply to all elected and appointed county officials, members of County Boards and Committees appointed by the County Commissioners and other County employees.

III. Financial and Personal Disclosure

Any County official or employee who must officially consider any public matter involving his financial or personal interests or those of his immediate family, shall first publicly disclose the nature and extent of such interest and shall abstain from acting thereon unless provisions of state law require otherwise.

IV. Gifts and Favors

No official or employee shall knowingly accept any gift, whether in the form of money, thing, favor, loan or promise, when it could reasonably be inferred that the gift was intended to influence or reward an official action on his part. Gifts, meals, other favors of an incidental nature and of minor value (less than \$100), or legitimate political contributions shall not be included in this policy.

V. Appointment, Employment, or Contract Award of Relatives or Business Partners

Public officials of the appointing authority must disclose on the public record any person of their immediate family related by blood or marriage or business interest who is being considered for appointment, employment, or contract award by that authority.


I would like to be considered for appointment to serve, without compensation, on a county Authority, Board, Commission, or Committee and I hereby certify by signing that all of my Macon County property taxes are paid in full. I realize that, because I have volunteered, it in no way guarantees that I will be appointed to a Authority, Board, Commission, or Committee by the Macon County Board of Commissioners.

Upon appointment to a Board/Committee, the information contained herein becomes a matter of public record per North Carolina Statute 132-1

Signature



Approval Activity History

| Actor | Actions | Date |
|--|---|-----------------------------|
|  Notification | Email sent. (Email) nparrott@maconnnc.org,tkeeze r@maconnnc.org,wcabe@maco nnc.org | Thursday, November 20, 2025 |



Thursday, November 20, 2025

Application for Appointment to Macon County Authorities, Boards, Commissions and Committees

The Macon County Board of Commissioners (Board) believes all citizens should have the opportunity to participate in governmental decisions. The Board wants to appoint qualified, knowledgeable, and dedicated people to serve on authorities, boards, commissions, and committees. If you are interested in being considered for an appointment to any advertised vacancy, please thoroughly complete the form below before the advertised deadline and choose from the following options.

Approval Status

COMPLETED

If you have any questions, please contact the Office of the Deputy Clerk to the Board at 828-349-2020

Name of Authority, Board, Commission, or Committee for which you are applying to serve on

Planning Board

Contact Information

| | |
|---------------------|---|
| Name | Ms. Liliana Vitale |
| Preferred Name | Liliana Vitale |
| Physical Address | 243 Country Bend Rd. Franklin, North Carolina, 28734 |
| Mailing Address | PO Box 1177 Franklin, North Carolina, 27844 |
| Email | lilianarvitale@gmail.com |
| Mobile Phone Number | (828) 371-8146 |
| Preferred Number | Mobile Phone Number |

Education

| | |
|------------------|----------------------|
| High School Name | Franklin High School |
| Graduated | Yes |

Year Graduated

2017

College Name

University of North Carolina at Greensboro

Year Graduated

2021

Graduated

Yes

Degree

Anthropology, B.A.

Post Grad College Name

University of North Carolina at Chapel Hill

Degree

MPA Candidate (UNC School of Government)

Employment Status

Please provide your current employment status

Full-Time

Employer

Communities in Schools of North Carolina

Job Title

College & Career Specialist

Address

222 N Person St. UNIT 203
Raleigh, North Carolina, 27601

Contact Person

Mrs. Virginia Haynes

Phone Number

(828) 702-2269

Email

vhaynes@cisnc.org

Employment Date

Monday, March 24, 2025

Previous employment or experience

Lead CTE Teacher- Family & Consumer Sciences Franklin High School (2022-2025)
Franklin, NC

Assistant Director of Programming -Ramapo for Children (Summer 2022) Rhinebeck, NY

Undergraduate Researcher Anthropology Department UNC-Greensboro
Greensboro, NC/Angers, France (June 2019-Spring 2021)

The Sixth District Office of Congressman Mark Walker (Guilford County)
Nonpartisan US Congressional Intern for local office during Undergraduate degree program. (August 2018)

Membership in professional, civic organization or government boards or commissions

Society for Applied Anthropology (Fall 2020-Spring 2023),
UNC MPA ICMA (Fall 2025-)

Community Service/Volunteer Activities

Franklin High School Interact Club Teacher Sponsor (Fall

Could you or your family be affected financially by decisions made by the board or commission for which you are applying?

No

Why do you want to serve on this Authority, Board, Commission, or Committee ?

I want to serve on the Macon County Planning Board as I find this to be an ideal position to work with the larger community to find adequate solutions relating to the preservation and development of Macon County. This is a community-centered position, it is important to me to approach this board with empathy and an understanding that the work we do can help benefit our entire community. I prefer a bottom-up approach to local government—the people are connected to the decisions that impact our day-to-day lives. I have been interested in local Macon County Government since a young age—I have volunteered and interned at various capacities and am always willing to be of public service. I am currently a candidate in the UNC- Chapel Hill Master of Public Administration program—at this capacity I am learning more about public service. I currently work for an educational nonprofit which aims to connect necessary resources to students that are facing barriers. I am interested in improving my understanding of local government by actively being engaged with policy and procedure that impacts everyone in our community.

Please list any special skills, interest or qualifications which you feel would be an asset to said board or commission

I am a trained and published Cultural Anthropologist and teacher. I have conducted fieldwork in rural France and throughout southern Appalachia and have taught in alternative and traditional environments for several years. I have a strong ability to listen to others in my community with a genuine interest and passion for service as it relates to providing an equitable environment for all Maconians. Macon County is my home– I have taught at Franklin High School and currently work for an educational nonprofit that provides resources to students throughout North Carolina. I have worked in both the private and public sectors and aim to connect individuals to necessary resources. I am currently an MPA candidate at the UNC School of Government—my coursework directly relates to the policies and procedures we will be analyzing each meeting. Additionally, I have successfully applied for academic grants directly connected to my research and possess strong written and verbal communication skills. I grew up in Macon County and cherish our community and the people that make this place feel like home—I have traveled and worked throughout the United States and abroad, yet I always return to Macon County. I want to give back to the community that has given me so much opportunity and to encourage other young Maconians to be involved with local government processes. I am willing to meet people where they are and to hear a variety of perspectives as it applies to the work we will conduct—I take this privilege with the utmost respect and responsibility.

How did you learn of the opening on the Authority, Board, Commission, or Committee for which you are applying?

Online

Are you registered to vote in the state of North Carolina

Yes

Are you a full time resident of Macon County

Yes

Are you a Macon County property owner

No

If you are applying for the Nursing Home Adult Care Advisory Committee

References

| | |
|------------------|---------------------------|
| First Reference | Mr. Gary Shields |
| Title | Macon County Commissioner |
| Organization | Macon County |
| Phone Number | (828) 421-2900 |
| Email | gshields@maconnc.org |
| Relationship | Mentor, Friend |
| Second Reference | Mrs. Jennifer Turner Lynn |
| Title | Assistant Director |
| Organization | REACH of Macon County |
| Phone Number | (828) 318-7241 |
| Email | jtlives4jc@hotmail.com |
| Relationship | Former Coach, Friend |
| Third Reference | Mrs. Virginia Haynes |
| Title | State Director |
| Organization | Jobs for NC Graduates |
| Phone Number | (828) 702-2269 |
| Email | vhaynes@cisnc.org |
| Relationship | Direct Supervisor, Mentor |

Conflict of Interest Disclosure

By submitting this Application for Appointment, I pledge that, if appointed, I agree by my signature below that all of the information above is complete and accurate to the best of my knowledge and I pledge to comply with the following ethics guidelines as fully set forth in the Code of Ethics.

I. Declaration of Policy

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gain; and that the public have confidence in the integrity of its government.

In recognition of these goals, a Code of Ethics for county officials was adopted. The purpose of this policy is to establish guidelines for ethical standards of conduct for all officials and to set forth actions that are compatible with the best interests of the County.

II. Applicability of Ethics Policy

The provisions of this policy shall apply to all elected and appointed county officials, members of County Boards and Committees appointed by the County Commissioners and other County employees.

III. Financial and Personal Disclosure

Any County official or employee who must officially consider any public matter involving his financial or personal interests or those of his immediate family, shall first publicly disclose the nature and extent of such interest and shall abstain from acting thereon unless provisions of state law require otherwise.

IV. Gifts and Favors

No official or employee shall knowingly accept any gift, whether in the form of money, thing, favor, loan or promise, when it could reasonably be inferred that the gift was intended to influence or reward an official action on his part. Gifts, meals, other favors of an incidental nature and of minor value (less than \$100), or legitimate political contributions shall not be included in this policy.

V. Appointment, Employment, or Contract Award of Relatives or Business Partners

Public officials of the appointing authority must disclose on the public record any person of their immediate family related by blood or marriage or business interest who is being considered for appointment, employment, or contract award by that authority.


I would like to be considered for appointment to serve, without compensation, on a county Authority, Board, Commission, or Committee and I hereby certify by signing that all of my Macon County property taxes are paid in full. I realize that, because I have volunteered, it in no way guarantees that I will be appointed to a Authority, Board, Commission, or Committee by the Macon County Board of Commissioners.

Upon appointment to a Board/Committee, the information contained herein becomes a matter of public record per North Carolina Statute 132-1

Signature

A handwritten signature in black ink, appearing to be "L. H. H.", is written over a horizontal line.

Approval Activity History

| Actor | Actions | Date |
|---|--|-----------------------------|
| <div> Notification</div> | Email sent. (Email) nparrott@maconnnc.org,tkeez r@maconnnc.org,wcabe@maco nnc.org | Thursday, November 20, 2025 |



Tuesday, November 11, 2025

Application for Appointment to Macon County Authorities, Boards, Commissions and Committees

The Macon County Board of Commissioners (Board) believes all citizens should have the opportunity to participate in governmental decisions. The Board wants to appoint qualified, knowledgeable, and dedicated people to serve on authorities, boards, commissions, and committees. If you are interested in being considered for an appointment to any advertised vacancy, please thoroughly complete the form below before the advertised deadline and choose from the following options.

Approval Status

COMPLETED

If you have any questions, please contact the Office of the Deputy Clerk to the Board at 828-349-2020

Name of Authority, Board, Commission, or Committee for which you are applying to serve on

Planning Board

Contact Information

| | |
|---------------------|---|
| Name | James Ryan St Laurent |
| Preferred Name | James |
| Physical Address | 1529 n Blaine branch rd, Us-64 Franklin, North Carolina, 28734 |
| Mailing Address | 1529 n Blaine branch rd, Us-64 Franklin, North Carolina, 28734 |
| Email | jamesryanstlaurent@gmail.com |
| Work Phone Number | (615) 879-7061 |
| Mobile Phone Number | (615) 879-7061 |
| Preferred Number | Mobile Phone Number |

Education

| | |
|------------------|-------------------------------|
| High School Name | Monadnock Regional Highschool |
|------------------|-------------------------------|

| | |
|------------------------|-----------------------------------|
| Graduated | Yes |
| Year Graduated | 2014 |
| College Name | Capella university |
| Graduated | No |
| Degree | Business Management and Marketing |
| Post Grad College Name | Cashiers |

Employment Status

| | |
|---|---|
| Please provide your current employment status | Full-Time |
| Employer | Keller Williams Great Smokies Cashiers |
| Job Title | Real estate agent |
| Address | 93, Us-64 Franklin, North Carolina, 28734 |
| Contact Person | Adam Koonts |
| Phone Number | (828) 399-1564 |
| Email | JamesStLaurent@kw.com |
| Employment Date | Monday, January 1, 2024 |
| Professional Licenses held (if applicable) | Real estate license non provisional full broker |

Previous employment or experience

I did four years in the Air Force, during my time in Service I packed parachutes and managed inspections, build ups and maintenance of F-16 fighter pilot equipment. Managed large scale logistical mission coordinations ranging from 6-10 million dollars worth of stock and materials for mission readiness and led many missions.

Additionally I worked for multiple nonprofits such as the Alamogordo Mainstreet organization which is apart of Mainstreet America, a federally backed and subsidized nonprofit for community development. Alamogordo New Mexico benefited greatly during my time on the board as I assisted in providing feedback to ways to help improve the community and during my term we received a 1.6 million dollar “Great Blocks” grant for mainstreet revitalization.

I have also worked with the Fallen Wings Foundation to help them fundraise millions of dollars for the surviving spouses of fighter pilots and their families.

I currently am a part time volunteer with 828 vets in Macon County and help veterans with home buying and selling but also with doing work on their houses or any volunteer need that the nonprofit calls for.

During Hurricane Helene I worked with Wilmington Response another 501c3 to setup a satellite checkpoint in Dillsboro at the innovation station and the Franklin fairgrounds. This was a drop off point for supply chains of donations to help limit the traffic flow into Asheville and much needed areas by allowing the product to be in a location outside of high traffic areas, and allowed our local volunteers to get the product out to the organizations that needed the products we carried. It resulted in hundreds of thousands of dollars in product donations to reach many survivors in need from Hurricane Helene

Membership in professional, civic organization or government boards or commissions

Alamogordo Mainstreet of New Mexico Mainstreet

Community Service/Volunteer Activities

828 vets 501c3,

Could you or your family be affected financially by decisions made by the board or commission for which you are applying?

No

Why do you want to serve on this Authority, Board, Commission, or Committee ?

I think that community involvement is very important, I'm a firm believer that we have a duty to serve our country and our community especially if you have skillsets that meet a need. I noticed there were 3 vacancies and I love this area and want it to remain naturally beautiful and succeed while also helping achieve the goals that bring economic vitality to the area.
As a real estate agent I think it will also be a great experience that will only be more beneficial to my professional development as a subject matter expert in the area.

Please list any special skills, interest or qualifications which you feel would be an asset to said board or commission

Marketing, public speaking, professional appearance and a reasonable mind that is not quick to anger, I am thoughtful, and I take preparedness seriously. I value fairness and maintaining protection of people's property rights. I also have a background in business development as I have worked with multiple businesses to help develop long term plans for growth. As a real estate agent I know what kind of complications can arise from real estate disagreements or poor planning but humbly know that there is always room to learn more.

How did you learn of the opening on the Authority, Board, Commission, or Committee for which you are applying?

I saw it on Facebook, I also talked to my god friend Stacey Guffey about it, Who is now the Mayor elect of Franklin NC

Are you registered to vote in the state of North Carolina

Yes

Are you a full time resident of Macon County

Yes

Are you a Macon County property owner

No

If you are applying for the Nursing Home Adult Care Advisory Committee

Do you or someone in your immediate family have a Financial interest in a nursing home located in Macon County?

No

Is someone in your immediate family a resident in a nursing home located in Macon County?

No

References

| | |
|------------------|---------------------------------|
| First Reference | Nolan Ojeda |
| Title | Director |
| Organization | Alamogordo Mainstreet |
| Phone Number | (575) 295-8804 |
| Relationship | We worked on the board together |
| Second Reference | STARLETT Henderson |
| Title | board member |
| Organization | 828 Vets |
| Phone Number | (912) 531-9932 |
| Relationship | Local volunteer at 828 vets |
| Third Reference | Nick Hiteshew |
| Title | Owner |
| Organization | Wilmington Response 501c3 |
| Phone Number | (910) 274-2523 |
| Relationship | Worked With him |

Conflict of Interest Disclosure

Please list all entities of which you or your spouse are an officer, director, trustee, partner or employee, or have at least a five percent (5%) ownership interest, and describe your affiliation with such entity (if there are none, please state "none")

NC

By submitting this Application for Appointment, I pledge that, if appointed, I agree by my signature below that all of the information above is complete and accurate to the best of my knowledge and I pledge to comply with the following ethics guidelines as fully set forth in the Code of Ethics.

I. Declaration of Policy

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I would like to be considered for appointment to serve, without compensation, on a county Authority, Board, Commission, or Committee and I hereby certify by signing that all of my Macon County property taxes are paid in full. I realize that, because I have volunteered, it in no way guarantees that I will be appointed to a Authority, Board, Commission, or Committee by the Macon County Board of Commissioners.

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Signature



Approval Activity History

| Actor | Actions | Date |
|---|---|----------------------------|
| <div> Notification</div> | Email sent. (Email) nparrott@maconnnc.org,tkeeze r@maconnnc.org,wcabe@maco nnc.org | Tuesday, November 11, 2025 |



Monday, November 3, 2025

Application for Appointment to Macon County Authorities, Boards, Commissions and Committees

The Macon County Board of Commissioners (Board) believes all citizens should have the opportunity to participate in governmental decisions. The Board wants to appoint qualified, knowledgeable, and dedicated people to serve on authorities, boards, commissions, and committees. If you are interested in being considered for an appointment to any advertised vacancy, please thoroughly complete the form below before the advertised deadline and choose from the following options.

Approval Status

COMPLETED

If you have any questions, please contact the Office of the Deputy Clerk to the Board at 828-349-2020

Name of Authority, Board, Commission, or Committee for which you are applying to serve on

Planning Board

Contact Information

Name

Benjamin Robert Laseter

Preferred Name

Ben Laseter

Physical Address

557 E Main St
Franklin, North Carolina, 28734

Mailing Address

PO Box 1148
Franklin, North Carolina, 28744

Email

blaseter@mainspringconserves.org

Work Phone Number

(828) 524-2711

Preferred Number

Work Phone Number

Education

High School Name

Monroe High School, Monroe GA

Graduated

Yes

| | |
|---|---|
| Year Graduated | 1991 |
| College Name | University of Georgia |
| Year Graduated | 1995 |
| Graduated | Yes |
| Degree | BS Forest Resources |
| Post Grad College Name | University of Georgia |
| Graduated | Yes |
| Year Graduated | 2003 |
| Degree | PhD Forest Resources |
| Employment Status | |
| Please provide your current employment status | Full-Time |
| Employer | Mainspring Conservation Trust |
| Job Title | Deputy Director |
| Address | PO Box 1148 Franklin, North Carolina, 28744 |
| Contact Person | Sharon Burdette |
| Phone Number | (828) 524-2711 |
| Email | sburdette@mainspringconserves.org |
| Employment Date | Sunday, April 1, 2012 |
| Membership in professional, civic organization or government boards or commissions | Currently on Macon Planning Board until 11/8/25 |
| Could you or your family be affected financially by decisions made by the board or commission for which you are applying? | No |
| Why do you want to serve on this Authority, Board, Commission, or Committee ? | |
| I have served several terms on the Macon County Planning Board over the years; my current term expires | |

11/8/25 and I wish to be considered for another term.

Please list any special skills, interest or qualifications which you feel would be an asset to said board or commission

I serve as Deputy Director at Mainspring Conservation Trust and have training/experience in natural resource management including wildlife habitats, watersheds, stream/wetland restoration, and associated disciplines.

How did you learn of the opening on the Authority, Board, Commission, or Committee for which you are applying?

I currently serve on the Macon County Planning Board; my current term expires 11/8/25.

Are you registered to vote in the state of North Carolina

Yes

Are you a full time resident of Macon County

Yes

Are you a Macon County property owner

Yes

If you are applying for the Nursing Home Adult Care Advisory Committee

References

| | |
|-------------------------|---|
| First Reference | Joe Allen |
| Title | Director, Permitting Planning & Development |
| Organization | Macon County |
| Phone Number | (828) 371-4422 |
| Email | jallen@maconnc.org |
| Relationship | Colleague |
| Second Reference | Russ Harris |
| Title | Executive Director |
| Organization | Southwestern Commission COG |
| Phone Number | (828) 586-1962 |
| Email | russ@regiona.org |
| Relationship | Colleague |
| Third Reference | Justin Setser |

| | |
|---------------------|------------------------|
| Title | Town Planner |
| Organization | Town of Franklin NC |
| Phone Number | (828) 524-2516 |
| Email | jsetser@franklinnc.com |
| Relationship | Colleague |

Conflict of Interest Disclosure

| | |
|---|-------------------------|
| Full Name of Spouse (if married) | Stephanie Hyder Laseter |
| Spouse's Place of Employment | USDA Forest Service |
| Spouse's Position/Title | Biological Scientist |

Please list all entities of which you or your spouse are an officer, director, trustee, partner or employee, or have at least a five percent (5%) ownership interest, and describe your affiliation with such entity (if there are none, please state "none")

Spouse - member, Macon County Schools Board of Education
 Self - member, Franklin First United Methodist Church, Staff-Parrish Relations Committee
 Self - member, National & NC Trail of Tears Association Board
 Self - member, Nikwasi Initiative Board

By submitting this Application for Appointment, I pledge that, if appointed, I agree by my signature below that all of the information above is complete and accurate to the best of my knowledge and I pledge to comply with the following ethics guidelines as fully set forth in the Code of Ethics.

I. Declaration of Policy

The proper operation of democratic government requires that public officials and employees be independent, impartial and responsible to the people; that governmental decisions and policy be made in proper channels of the governmental structure; that public office not be used for personal gain; and that the public have confidence in the integrity of its government.

In recognition of these goals, a Code of Ethics for county officials was adopted. The purpose of this policy is to establish guidelines for ethical standards of conduct for all officials and to set forth actions that are compatible with the best interests of the County.

II. Applicability of Ethics Policy

The provisions of this policy shall apply to all elected and appointed county officials, members of County Boards and Committees appointed by the County Commissioners and other County employees.

III. Financial and Personal Disclosure

Any County official or employee who must officially consider any public matter involving his financial or personal interests or those of his immediate family, shall first publicly disclose the nature and extent of such interest and shall abstain from acting thereon unless provisions of state law require

otherwise.

IV. Gifts and Favors

No official or employee shall knowingly accept any gift, whether in the form of money, thing, favor, loan or promise, when it could reasonably be inferred that the gift was intended to influence or reward an official action on his part. Gifts, meals, other favors of an incidental nature and of minor value (less than \$100), or legitimate political contributions shall not be included in this policy.

V. Appointment, Employment, or Contract Award of Relatives or Business Partners

Public officials of the appointing authority must disclose on the public record any person of their immediate family related by blood or marriage or business interest who is being considered for appointment, employment, or contract award by that authority.


I would like to be considered for appointment to serve, without compensation, on a county Authority, Board, Commission, or Committee and I hereby certify by signing that all of my Macon County property taxes are paid in full. I realize that, because I have volunteered, it in no way guarantees that I will be appointed to a Authority, Board, Commission, or Committee by the Macon County Board of Commissioners.

Upon appointment to a Board/Committe, the information contained herein becomes a matter of public record per North Carolina Statute 132-1

Signature



Approval Activity History

| Actor | Actions | Date |
|--|--|--------------------------|
|  Notification | Email sent. (Email) nparrott@maconnc.org,tkeez r@maconnc.org,wcabe@maco nnc.org | Monday, November 3, 2025 |