

## HAYWOOD COUNTY COMMISSIONERS

SPECIAL MEETING – JULY 6, 2020

CALL TO ORDER

Chairman L. Kevin Ensley convened the special meeting of the Haywood County Board of Commissioners at 9:03 a.m. in the Historic Courtroom at the Haywood County Historic Courthouse, Waynesville, North Carolina, with Chairman L. Kevin Ensley, Vice-Chairman Brandon C. Rogers, Commissioners Tommy Long and Mark Pless present. Staff members present were County Attorney Frank Queen and Clerk to the Board Tracy Wells.

Commissioner J.W. "Kirk" Kirkpatrick, III was not present.

CALL FOR PUBLIC HEARINGS

Chairman Ensley recognized Program Administrator David Francis and Don McGowan. Mr. Francis informed the Board the North Carolina Department of Commerce which administers the Community Development Block Grants (CDBG) is willing to look at the proposed workforce housing development to be located in the proposed Mountain Meadows development off of Woodlawn Circle, Clyde, NC on behalf of Mountain Projects. The North Carolina Department of Commerce will administer \$28.52 million in Community Development Block Grant Coronavirus (CDBG-CV) funds awarded to the State by the U.S. Department of Housing and Urban Development (HUD). Mr. Francis stated McGill Associates is working with Mountain Projects on the proposed development and will be able to tailor the information for this grant. The application is due on July 27, 2020. Therefore, the reason for this Special Meeting is to request two (2) public hearings to be held before the application deadline for the CDBG and the project application.

1. Chairman Ensley stated the first request for public hearing is to be held on July 20, 2020 at 5:30 p.m. in the Historic Courtroom of the County Historic Courthouse located at 215 N. Main Street, Waynesville, NC to receive citizen input regarding submittal of a Community Development Block Grant (CDBG) application to the North Carolina Department of Commerce.

Vice-Chairman Rogers motioned to suspend the rules. Commissioner Pless seconded, and the motion passed by quorum present.

Vice-Chairman Rogers motioned to approve the request for public hearing to be held on July 20, 2020 at 5:30 p.m. in the Historic Courtroom of the County Historic Courthouse located at 215 N. Main Street, Waynesville, NC to receive citizen input regarding submittal of a Community Development Block Grant (CDBG) application to the North Carolina Department of Commerce. Commissioner Long seconded, and the motion passed by quorum present.

2. Chairman Ensley stated the second request for a public hearing is to be held on July 20, 2020 at 5:30 p.m. in the Historic Courtroom of the County Historic Courthouse located at 215 N. Main Street, Waynesville, NC for Haywood County's application for a \$750,000 Community Development Block Grant as part of the Neighborhood Revitalization Grant Program from the North Carolina Department of Commerce on behalf of Mountain Projects for a workforce housing development to be located in the proposed Mountain Meadows development off of Woodlawn Circle in Clyde, North Carolina being a 7.4 +/- acre parcel (#8627-84-4537). Chairman Ensley then recognized Program Administrator David Francis and Don McGowan.

Mr. McGowan stated the proposed Mountain Meadows development is located on 7.4 +/- acres off of Woodlawn Circle in Clyde. The initial engineering report states approximately 25 units could be built on this parcel. The units will be single family detached homes with approximately 1200 square feet. The financing will be through USDA. The development will have sewer/water lines, a road and broadband. The road will need to be developed and built according to NC Department of Transportation standards. The Junaluska Sanitary District controls the water and sewer lines. The application amount of \$750,000 will be utilized for infrastructure cost(s) for the proposed development. Mr. McGowan further stated each unit would be listed for a purchase price of approximately \$175,000. These units will not be rented.

Commissioner Pless asked if the units are town homes or will they be sold as real property. Mr. McGowan explained the units will be built on approximately .25 acre lots and sold as real property.

Mr. Francis informed the Board that McGill Associates found this grant and will be helping Mountain Projects with the application process. If the grant is awarded, the funds will come through the County and then disbursed to Mountain Projects. The County will be the grant applicant and serve as a pass through for the disbursed funds. The grant is for water, sewer, road and broadband cost(s) and no match of funds is required.

Commissioner Pless stated he would like to look at a draft of the grant application or other documentation before the public hearing.

Commissioner Long motioned to hold a public hearing on July 20, 2020 at 5:30 p.m. in the Historic Courtroom of the County Historic Courthouse located at 215 N. Main Street, Waynesville, NC regarding Haywood County's application for a \$750,000 Community Development Block Grant as part of the Neighborhood Revitalization Grant Program from the North Carolina Department of Commerce on behalf of Mountain Projects for a workforce housing development to be located in the proposed Mountain Meadows development off of Woodlawn Circle in Clyde, North Carolina being a 7.4 +/- acre parcel (#8627-84-4537). Commissioner Pless seconded and the motion passed by quorum present.

**ADJOURNMENT**

With no further business, Vice-Chairman Rogers made a motion to adjourn the Special Meeting. Commissioner Long seconded; the motion passed by quorum present.

The time of adjournment was 9:21 a.m.

  
CLERK

  
CHAIRMAN