

**STATE OF NORTH CAROLINA
MCDOWELL COUNTY
BOARD OF COMMISSIONERS
REGULAR SESSION – October 13, 2025**

Assembly

The McDowell County Board of Commissioners met in Regular Session on Monday, October 13, 2025, in the Arbor at the Historic Carson House at 1805 US-70, Marion, NC 28752.

Members Present

Chairman, Tony Brown; Vice-Chair, Lynn Greene; Patrick Ellis, and David Walker

Members Absent

Trisha Garner

Others Present

Ashley Wooten, County Manager; Madalyn Robinson, Clerk to the Board; Fred Coats, County Attorney; Jeff Hayton, Vision Government Solutions; Doug Swaim, America 250 McDowell County Committee; Teresa Shadoin, Historic Carson House Executive Director

Call to Order

Chairman Brown called the meeting to order at 4:00 pm. Commissioner Walker led the group in prayer. The Pledge of Allegiance was led by Vice-Chair Greene.

Approval of Minutes

Commissioner Walker made a motion to approve the September 8th, and September 15th Regular Session Minutes and the September 29th Special Session Minutes, with a second by Vice-chair Greene. By a vote of 4-0, the motion passed.

Approval of Agenda

Commissioner Walker made a motion to approve the agenda, with a second by Commissioner Ellis. By a vote of 4-0, the motion passed.

2027 Property Reappraisal Update

Tammy Wylie covered the 2027 Property reappraisal update. For the most part, the citizens have been understanding and receptive to these changes. As of October 13, 11,258 parcels have been visited so far, 6,000 have been photographed. Tammy introduced Jeff Hayton, who works for Pearson Reappraisal. Mr. Hayton gave a brief overview of the company's work and noted that the public has been receptive to their site visits.

Commissioner Walker asked about the County GIS website and if the most recent updates are displayed yet. Mr. Hayton said he was not aware and would need to check with the mapping and IT departments about this. Data entry will take place soon with the new revaluation files, and these changes will roll over into the County's files.

America 250 Committee Update and Request

Doug Swaim presented the America 250 update and request. Mr. Swaim began thanking the Commissioners for setting up the County's committee, thanked Chairman Brown for presenting the proclamations so far, thanked Vice-Chair Greene for sitting in on the committee, thanked County Manager Mr. Wooten for applying for the grant, thanked the Clerk to the Board for providing staff support to the committee, and thanked Ron Harmon for representing the County on the committee.

Mr. Swaim asked America 250 McDowell's Committee to stand and be recognized. Mr. Swaim presented the budget request from McDowell's 250 Committee for a variety of things, including honoraria for the Speaker Series, Poster Series, and commemorative items to celebrate the 250th. Mr. Swaim covered the McDowell 250 Committee's approach for commemoration and focused on the education aspect of the committee's plan. They have community events on the schedule and typically have a booth with information about the County committee. The McDowell 250 Committee also has a monthly Speaker Series leading up to July 4th, 2026, on the first Thursday of every month. Commissioner Walker made a motion to approve the budget as presented, based on staff identifying funding for these resources. This motion was seconded by Vice-chair Greene. By a motion of 4-0, the motion passed.

Historic Carson House Update

Teresa Shadoin presented the Carson House update. Teresa Shadoin recognized the Carson House's Board members. As a thank you, Teresa presented a painting from their resident artists depicting the Carson House and the William Moore Cabin. The museum and visitor center will be renamed as the Heritage Center and will have a grand opening April 16th. The Heritage Center will be fully completed by July/August. They've completed an inventory of the artifact collection and genealogy books. They worked with Overmountain Victory Trail Association to coordinate an event for the William Moore Cabin dedication. Roughly a dozen people provided historic interpretations and had close to 500 children in attendance. They've partnered with

Butch Shaw from McDowell High School to create a Junior Historian Program. The goal is to eventually provide teacher workshops and scholarships for students. Partnerships with the local schools are taking place and they're working to establish partnerships with local agencies. Ms. Shadoin has contacted every charter company within the western region to create partnerships with them as well. They would like to support the local community and hope that the community supports the Carson House in return.

Planning Updates

Mr. Wooten covered the Planning Updates. The draft RV Park Ordinance was presented at the previous month's board meeting. Because of community outreach, additional time was requested to review the draft ordinance. Staff recommends sending the ordinance back to the planning board to allow additional time for community input. Commissioner Walker made a motion to send the draft ordinance back to the Planning Board to hear input from the community, and Vice-Chair Greene seconded this motion. By a vote of 4-0, the motion passed.

Mr. Wooten moved on to the Jacktown Road nuisance property matter. No action to clean up the property was taken by property owners by the designated date of 9/30/25. Authorization was given to proceed with the lowest-priced bidder who will take on the project. Expected removal to begin within thirty days. The cost for cleanup will be added onto the property as a lien; the opening bid will be the cleanup cost and any other taxes owed to the County.

Water System Projects

Mr. Wooten covered the water system updates. Completion dates are based on communication with the engineers. Nebo (East End Project) scheduled completion date is April 2026. Nebo phase 2A and 2B are nearing the finishing stage. Staff has received 86 pending applications for service in this area. Commissioner Walker asked about current water users and Mr. Wooten stated that there were approximately 400 water users currently. When all work is done in the Nebo area, customers served will total approximately 550. Phase 3 (Randolph Road) has approval from NCDEQ. This project is paid for by state funding via the American Rescue Plan and the deadline for the money to be spent is December 2026th. The exit 90 project is waiting on the environmental study.

The 90% plans have been presented for the West Marion Elementary water project. Mr. Wooten spoke with the engineer on this and the environmental review will take about 3 months. The results of the grant will be notified at the end of February, and hopefully, the environmental review will be complete by then. After the environmental review is received and notification of grant funding, staff will submit the final plans to the Public Water Supply in Raleigh. If the grant funding is not received, they'll reapply for the next round and continue working on the extension of the waterline to West Marion Elementary.

The Asset Inventory, and Assessment project with McGill Associates has begun and this will mostly focus on the Nebo area where the current water system is. Staff is working on a small partnership grant with the City of Marion and the Town of Old Fort on post-Helene cooperation to identify how the three utility systems can work together after a disaster. Commissioner Walker discussed the benefits of jointly owning a water filtration plant with the city in the future.

Capital Projects

Mr. Wooten discussed ongoing projects that are in the construction stage and almost in the beginning stages. The Transfer Station has a new concrete pad and retaining wall. A temporary tipping floor is being built; once this is completed, this is where waste will be loaded. The existing shelter will be closed during that time and will need to be rehabilitated and remodeled. The temporary floor will be used for other purposes when the existing shelter is completed. This might be disruptive for the end user because of the smaller loading capacity, but staff will move as fast as they can to fix this. Information about closures will be relayed as they happen.

Mr. Wooten noted work has begun at the Universal property. At the Universal Technology Park, grading is being done, and burning of wood waste has taken place. This is the second building site being built, authorized months ago for industrial development paid for by the Golden Leaf Foundation. This will be rough graded and marketed to companies. State-funded restoration work on the creek that runs by the Universal property and repairs to the culvert nearby are underway. No impact is anticipated to tenants at Universal or McDowell Tech.

McDowell Trails Association partners have recently asked about the Greenway extension Project (EB-5916). This project has been in the works for approximately four years. This is federal funding going through the state and the County is providing some match dollars from grants received for that purpose. We have been in the design and permitting stage for about three years and Hurricane Helene did not help the project timeline. The goal is to build a greenway extension from Greenlee to Roby Conley Road.

Vice-chair Greene commended Mr. Wooten on his efforts to find funding at the state and federal levels as well as grant funding. Commissioner Walker expressed his appreciation to the Strategic Coordinator and the AmeriCorps Fellow who are both currently placed in McDowell County. Their efforts in grant writing help provide better resources and opportunities for the County.

Glenwood Christmas Parade Approval

Commissioner Walker made a motion to approve the ordinance declaring a road closure for the 2025 Glenwood Christmas Parade, seconded by Vice-Chairman Greene. By a vote of 4-0, the motion passed.

**AN ORDINANCE DECLARING A ROAD CLOSURE FOR THE 2025
GLENWOOD CHRISTMAS PARADE:**

WHEREAS, the McDowell County Board of Commissioners recognizes the tradition of the Glenwood Christmas Parade the Saturday after Thanksgiving; and

WHEREAS, the McDowell County Board of Commissioners acknowledge the importance of the Parade for residents of McDowell County and the region; and

WHEREAS, the McDowell County Board of Commissioners recognizes that this Parade requires approximately one and a half hours to install signing and traffic control, hold the Parade and for the removing of signs, traffic control, and litter;

NOW THEREFORE BE IT ORDAINED by the McDowell County Board of Commissioners pursuant to the authority granted by G.S. 20-169 that they do hereby declare a temporary road closure during the day and time set forth below on the following described portion of a State Highway System route:

Date: Saturday, November 29, 2025

Time: 3:00 p.m. to 5:00 p.m.

Route Description: 1.64 mi. SR 1786 (Old US 221) from SR 1168 (Ashworth Rd) southward to SR 1785 (Hunt Lane)

This ordinance to become effective when signs are erected giving notice of the limits and times of the event, and implementation of adequate traffic control to protect participants and to guide vehicles around the event route.

Adopted this 13th day of October, 2025.

Fiscal Year 2026 Budget Update

The sales tax report that is typically in the packet did not get included. This will be sent out via email. There are no amendments this month to the 2026 Budget.

Administrative Items

Mr. Wooten presented the EMS Write-offs for \$42,652.62 and Nebo Water Adjustment of \$77.94. Commissioner Walker made a motion as presented, seconded by Commissioner Ellis. By a vote of 4-0, the motion passed.

Mr. Wooten explained that a resolution needs to be presented when expenditure of Opioid Settlement Funds is authorized and should include the strategy they're meeting, funding amount, the recipient, and a few other items. The County works in partnership for this funding with the NC Department of Justice and the Department of Justice requests a resolution for these supplies to be authorized. Vice-Chairman

Greene made a motion to extend the opioid resolution authorization through 2027, seconded by Commissioner Ellis. By a vote of 4-0, the motion passed.

Opioid Settlement Fund – Unspent Funds Extension

NOW, THEREFORE, BE IT RESOLVED:

That the unspent balance of Narcan community funds (\$36,575.00) Strategy 7 of Exhibit A, and PORT funds (\$10,649.53) Strategy 8 of Exhibit A (total of \$47,224.53), previously authorized on June 12th , 2023, but not expended, is hereby reauthorized for obligation and expenditure, subject to all of the same constraints, definitions, and reporting obligations as the original authorization.

Extension for funds shall begin on July 1, 2024. The time period for obligation and expenditure of such reauthorized funds is extended through June 30th , 2027.

That the County's budget officer/finance director is hereby directed to include this reauthorized amount in the current fiscal year budget ordinance (or settlement project ordinance) so that the funds may lawfully be obligated and expended.

That this Addendum shall be submitted in the next Local Spending Authorization Report (or amendment filing) to NC-CORE / NC DOJ as required by MOA rules.

That all other terms of the original Resolution remain in full force and effect, except as expressly modified herein.

Mr. Wooten moved on to the impact of parking at the DSS facility. The facility runs out of parking many times during the day, and this is an issue with parking space for workers and clients. Staff requests approval to limit parking during the day to staff and clients of the DSS facility. Commissioner Greene discussed shifting DSS vehicles to the Red Cross parking lot. The board discussed parking limitations during the daylight business hours to only staff and clients, revisit parking permits at a later date, and notify residents and business owners nearby. Commissioner Ellis made a motion to approve staff's request to limit parking during business hours to staff and clients of the DSS building, seconded by Commissioner Walker. By a vote of 4-0, the motion passed.

Property Tax Matters

Mr. Wooten presented the property tax matters.

- Refunds: \$1022.35
- Discoveries: \$14,830.10
- Releases Over \$100: \$134.52
- Releases Under \$100: \$251.28
- Motor Vehicle Refund: \$921.90

Vice-Chairman Greene made a motion to approve the property tax matters as presented, seconded by Commissioner Ellis. By a vote of 4-0, the motion passed.

Citizen Comment

Carmen Piccolo spoke on the County rack card displays. Kenneth Wegman spoke on expenses and taxes.

Commissioner and Staff Reports:

Commissioner Walker made a motion to pay for the meal provided by the Carson House, seconded by Commissioner Ellis. By a vote of 4-0, the motion passed.

Adjournment

Commissioner Walker made a motion to adjourn at 5:14 p.m., with a second by Commissioner Ellis. By a vote of 4-0, the motion passed.

Attest:

Madalyn Robinson
Clerk to the Board

Tony Brown
Chairman