State of North Carolina

Minutes

County of Madison

The Madison County Board of Commissioners met in special session on Tuesday, October 28, 2025, at 6:00 p.m. at the Madison County Courthouse Temporary Facility located at 232 Carolina Lane, Marshall, North Carolina.

In attendance were Chairman Matt Wechtel, Vice-Chairman Jeremy Hensley, Commissioner Michael Garrison, Commissioner Bill Briggs, Commissioner Alan Wyatt, County Manager Rod Honeycutt, Attorney Sidney Laws, and Clerk Mandy Bradley. County Attorney Donny Laws was not in attendance.

The meeting was called to order at 6:00 p.m. by Chairman Wechtel.

Item 1: Public Hearing-Madison County Transportation Authority FY27 Unified Grant Funding Application

a. Presentation-Pat Hagerman, Transportation and Operations Director

Mr. Hagerman presented and discussed the FY27 Unified Grant Funding Application including funding requests for the 5310 and 5311 projects as well as answered questions from members of the Board. Information discussed included funding amounts, local share, application and program resolution, and vehicle propane conversion.

Discussion was had by the Board, County Manager Rod Honeycutt, and Mr. Hagerman.

b. Public Comment

With no public comment having previously been received, Chairman Wechtel called for those in attendance who wished to speak with none being received.

Upon motion by Commissioner Garrison and second by Commissioner Wyatt, the Board voted unanimously to close public comment.

c. Discussion

Discussion was had by members of the Board and Mr. Hagerman.

d. Consideration of Approval

Upon motion by Chairman Wechtel and second by Commissioner Garrison, with discussion being had regarding requirements for approval of the program resolution, the Board voted unanimously to approve. (Attachment 1.4)

Item 2: Tax Department Contracted Augmentation

County Manager Honeycutt discussed the potential for contracted augmentation of the Tax Department with members of the Board. Information discussed included the tax office employee structure and salary contributions vs. MAPS study salary recommendations, adjacent County employee salaries vs. state average, cost to augment the department in lieu of filling position vacancies, previous tax appeals, considerations for the future tax revaluation cycle, the contract with Vincent Valuations currently in place for augmentation of the department, and future cost considerations.

Tax Administrator April Plemmons joined the meeting to answer questions from members of the Board regarding operating procedures of the department including assessments, appeals, data collection, audits, exemptions, and how a continued contract with Vincent Valuations would serve the department.

Ryan Vincent with Vincent Valuations provided a presentation regarding real property appraisals and discussed information contained in the presentation as well as answered questions from members of the Board. Information included processes, revaluation cycles, planning and budgeting, and timeline for moving forward.

Discussion was had by the Board, Mr. Vincent, and Ms. Plemmons.

Item 3: County Owned Surplus Property

Chairman Wechtel requested that Item 3 be heard after the following, Item 4.

Item 4: Consideration of Potential Support for FEMA Midterm Temporary Housing Program

Roger Kumpf with RBX Solutions representing Artamis Emergency Communities discussed a pilot program initiative to address housing needs in Western North Carolina post Helene, as well as answered questions from members of the Board. Information discussed included the process of the program, type of dwellings created, housing needs, and requested support of the program.

Item 3: County Owned Surplus Property (cont.)

Attorney Sid Laws provided counsel regarding the County owned surplus property parcel located on Rector Branch, Marshall, and the absence of an existing right of way being recorded for the parcel. Discussion was had by the Board and County Manager Honeycutt with counsel being provided by Attorney Laws regarding the parcel, process for the current bid, and potential for establishing minimum bid requirements based on taxes and fees due.

Upon motion by Commissioner Garrison and second by Vice-Chairman Hensley, with additional discussion by the Board, the Board voted unanimously to issue a counteroffer of $8,349.37.

Item 5: County Fire Service Contracts Review

County Manager Honeycutt discussed County contracts currently held for fire service, response procedures, the process for determining and administering mutual aid, and potential for updating the contracts.

Discussion was had by the Board and Manager Honeycutt regarding mutual aid response in the future.

Item 6: Personnel

Upon motion by Chairman Wechtel and second by Commissioner Wyatt, the Board voted unanimously to go into closed session for personnel pursuant to N.C.G.S. 143-318.11 (a)(6) at 7:54 p.m.

Upon motion by Commissioner Garrison and second by Vice-Chairman Hensley, the Board voted unanimously to return to open session at 9:01 p.m.

Item 7: Adjournment

Upon motion by Commissioner Garrison and second by Vice-Chairman Hensley, the Board voted unanimously to adjourn at 9:02 p.m.

This the 28th day of October 2025.

MADISON COUNTY

Matt Wechtel, Chairman
Board of Commissioners

ATTEST:

Mandy Bradley, Clerk

PUBLIC TRANSPORTATION PROGRAM RESOLUTION

FY27 RESOLUTION

Section 5311 (including ADTAP), 5310, 5339, 5307 and applicable State funding, or combination thereof.

Applicant seeking permission to apply for Public Transportation Program funding, enter into agreement with the North Carolina Department of Transportation, provide the necessary assurances and the required local match.

A motion was made by Wechtel and seconded by Garrison for the adoption of the following resolution, and upon being put to a vote was duly adopted.

WHEREAS, Article 2B of Chapter 136 of the North Carolina General Statutes and the Governor of North Carolina have designated the North Carolina Department of Transportation (NCDOT) as the agency responsible for administering federal and state public transportation funds; and

WHEREAS, the North Carolina Department of Transportation will apply for a grant from the US Department of Transportation, Federal Transit Administration and receives funds from the North Carolina General Assembly to provide assistance for rural public transportation projects; and

WHEREAS, the purpose of these transportation funds is to provide grant monies to local agencies for the provision of rural, small urban, and urban public transportation services consistent with the policy requirements of each funding source for planning, community and agency involvement, service design, service alternatives, training and conference participation, reporting and other requirements (drug and alcohol testing policy and program, disadvantaged business enterprise program, and fully allocated costs analysis); and

WHEREAS, the funds applied for may be Administrative, Operating, Planning, or Capital funds and will have different percentages of federal; state, and local funds.

WHEREAS, non-Community Transportation applicants may apply for funding for "purchase-of-service" projects under the Capital Purchase of Service budget, Section 5310 program.

WHEREAS, Madison County Transportation Authority hereby assures and certifies that it will provide the required local matching funds; that its staff has the technical capacity to implement and manage the project(s), prepare required reports, obtain required training, attend meetings and conferences; and agrees to comply with the federal and state statutes, regulations, executive orders, Section 5333 (b) Warranty, and all administrative requirements related to the applications made to and grants received from the Federal Transit Administration, as well as the provisions of Section 1001 of Title 18, U. S. C.

WHEREAS, the Madison County Board of Commissioners pre-approve FY27 funds

applicant has or will provide all annual certifications and assurances to the State of North Carolina required for the project;

NOW, THEREFORE, be it resolved that the Rod Honeycutt of Madison County is hereby authorized to submit grant application(s) for federal and state funding in response to NCDOT's calls for projects, make the necessary assurances and certifications and be empowered to enter into an agreement with the NCDOT to provide rural, small urban, and urban public transportation services.

I Matt Wechtel, Chairman of the Madison County Board of Commissioners, do hereby certify that the above is a true and correct copy of an excerpt from the minutes of a meeting of the Madison County Board of Commissioners duly held on the 28 day of October, 2025.

Signature of Certifying Official

Note that the authorized official, certifying official, and notary public should be three separate individuals.

Seal Subscribed and sworn to me (date) 10/28/25

Jill Peek

*Notary Public **

Jill Peek Madison County NC

Printed Name and Address

My commission expires (date) 12/28/27

Affix Notary Seal Here

JILL PEEK NOTARY PUBLIC MADISON COUNTY, NC