

State of North Carolina

Minutes

County of Madison

The Madison County Board of Commissioners met in special session on Tuesday, February 24, 2026, at 6:00 p.m. at the Madison County Courthouse Temporary Facility located at 232 Carolina Lane, Marshall, North Carolina.

In attendance were Vice-Chairman Jeremy Hensley, Commissioner Matt Wechtel, Commissioner Bill Briggs, Commissioner Alan Wyatt, County Manager Rod Honeycutt, and Clerk Mandy Bradley. Chairman Michael Garrison joined the meeting at 6:03 p.m. and County Attorney Donny Laws joined the meeting via telephone at 7:31 p.m.

The meeting was called to order at 6:02 p.m. by Vice-Chairman Hensley.

**Item 1: Designation of Applicant's Agent Resolution North Carolina Division of Emergency Management**

Rod Honeycutt, County Manager presented and discussed the designation of Applicants Agent Resolution with the North Carolina Division of Emergency Management for inclusion of the County's current Emergency Management Officer.

Chairman Michael Garrison joined the meeting at 6:03 p.m.

Emergency Management Officer Patrick Ward discussed the request with the Board.

Upon motion by Vice-Chairman Hensley and second by Commissioner Wechtel, with discussion being had by the Board and County Manager Honeycutt, the Board voted unanimously to approve.

Additional discussion was had by Mr. Ward.

**Item 2: Emergency Watershed Protection Program Grant Award**

County Manager Honeycutt discussed the Emergency Watershed Protection Program with the Board and Jess Hocz, Soil and Water Director, discussed the proposed agreement for Round I funding as well as potential Round II funding and answered questions from members of the Board.

Information discussed included funding, necessity, program specifications, procurement, and proposed projects for streambank restoration following the Hurricane Helene event.

Discussion was had by the Board, County Manager Honeycutt, Ms. Hocz, and Clerk Mandy Bradley.

**Item 3: County Owned Surplus Property**

County Manager Honeycutt presented and discussed a new bid for County owned surplus property, parcel identification number 8778-61-9041, with discussion being had by the Board regarding a previously declined bid and counteroffer of \$8,349.37 for the property by the Board.

Upon motion by Commissioner Wechtel and second by Commissioner Wyatt, the Board voted unanimously to make a counter offer the same as the previous offer. Discussion was had by the Board and Clerk Bradley regarding current properties contained in the County's surplus property inventory to date.

Upon motion by Commissioner Wyatt and second by Commissioner Wechtel, the Board voted unanimously to decline the bid in issuance of the counteroffer.

Additional discussion was had by the Board regarding establishment of bid minimums for County owned surplus properties. Upon motion by Commissioner Wechtel and second by Vice-Chairman Hensley, the Board voted unanimously to set the minimum for taxes and fees owed unless there are extenuating circumstances.

Discussion was had by the Board and unrecognized member of the audience.

**Item 4: County Facilities Update, Item 5: Acquisition of Real Property**

County Manager Honeycutt presented and discussed information as well as answered questions from members of the Board regarding County facilities including the covered arena at the County's fairgrounds facility with Manager Honeycutt and Parks and Recreation Director Chris Maney discussing specifications of the project including budgeting; and proposals for roof insulation, press box, restroom facilities, lighting, bleachers, concession stand, sidewalks, and Phase II construction.

Additional information provided regarding County facilities included the Madison County Public Safety complex and grant funding award received for an ambulance station as well as facility cost, location, design, project development, and messaging; and Highway 213 waterline with the Towns of Marshall and Mars Hill including project specifications and installation on Medical Park Drive.

County Manager Honeycutt requested consideration of the Board to enter into closed session for attorney-client privilege to discuss lease language for County owned facilities as well as acquisition of real property. Upon motion by Chairman Garrison and second by Vice-Chairman Hensley, the Board voted unanimously to enter into closed session to consult with our attorney under N.C.G.S. 143-318.11(a)(3) attorney-client privilege, and for N.C.G.S. 143-318.11(a)(5) land acquisition at 7:25 p.m. with County Attorney Donny Laws joining the meeting via telephone during closed session until 7:58 p.m.

Upon motion by Commissioner Wyatt and second by Vice-Chairman Hensley, the Board voted unanimously to come out of closed session at 8:18 p.m.

County Manager Honeycutt presented and discussed proposed facilities capital improvement projects for FY 26-27 and discussion was had by the Board and Mr. Honeycutt.

Upon motion by Vice-Chairman Hensley and second by Commissioner Wyatt, the Board voted unanimously in regard to the Houston road maintenance agreement, to approve the terms and provisions in the agreement and authorize the Chairman to execute.

Upon motion by Commissioner Wyatt and second by Vice-Chairman Hensley, with discussion being had by the Board, the Board voted unanimously in regard to the Houston property, to change the original payment price offer from \$4,000.00 to \$12,000.00, at \$4,000.00 per sibling.

**Item 6: Adjournment**

Upon motion by Commissioner Briggs and second by Commissioner Wyatt, the Board voted unanimously to adjourn at 8:28 p.m.

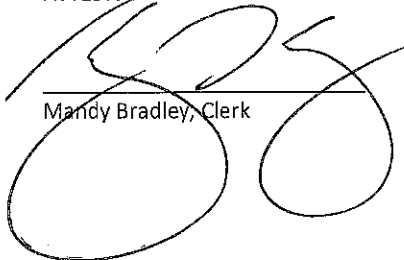
This the 24th day of February 2026.

MADISON COUNTY



Michael Garrison, Chairman  
Board of Commissioners

ATTEST:



Mandy Bradley, Clerk

**DESIGNATION OF APPLICANT'S AGENT  
AND APPLICANT ASSURANCES  
FOR PUBLIC ASSISTANCE**

Attachment **11**

ORGANIZATION NAME (HEREAFTER NAMED ORGANIZATION)

**Madison County**

PRIMARY AGENT		SECONDARY AGENT	
AGENT'S NAME	Rod Honeycutt	AGENT'S NAME	Patrick Ward
ORGANIZATION	Madison County	ORGANIZATION	Madison County
OFFICIAL POSITION	County Manager	OFFICIAL POSITION	Emergency Management Coordinator
MAILING ADDRESS	107 Elizabeth LN	MAILING ADDRESS	190 Elizabeth LN
CITY, STATE, ZIP	Marshall NC 28753	CITY, STATE, ZIP	Marshall NC 28753
DAYTIME TELEPHONE	828-649-2854	DAYTIME TELEPHONE	828-206-2445
FACSIMILE NUMBER	828-649-1021	FACSIMILE NUMBER	828-649-1021
PAGER OR CELLULAR NUMBER	N/A	PAGER OR CELLULAR NUMBER	N/A

THE ABOVE PRIMARY AND SECONDARY AGENTS ARE HEREBY AUTHORIZED TO EXECUTE AND FILE APPLICATION FOR PUBLIC ASSISTANCE ON BEHALF OF THE ORGANIZATION FOR THE PURPOSE OF OBTAINING CERTAIN STATE AND FEDERAL FINANCIAL ASSISTANCE UNDER THE ROBERT T. STAFFORD DISASTER RELIEF & EMERGENCY ASSISTANCE ACT, (PUBLIC LAW 93-288 AS AMENDED) OR OTHERWISE AVAILABLE. THIS AGENT IS AUTHORIZED TO REPRESENT AND ACT FOR THE ORGANIZATION IN ALL DEALINGS WITH THE STATE OF NORTH CAROLINA AND THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR MATTERS PERTAINING TO SUCH DISASTER ASSISTANCE REQUIRED BY THE AGREEMENTS AND ASSURANCES PRINTED ON THE SECOND ATTACHED PAGE.

CHIEF FINANCIAL OFFICER		CERTIFYING OFFICIAL	
NAME	Kary Ledford	OFFICIAL'S NAME	Michael Garrison
ORGANIZATION	Madison County	ORGANIZATION	Madison County Board of Commissioners
OFFICIAL POSITION	Finance Officer	OFFICIAL POSITION	Chairman, BOC
MAILING ADDRESS	P.O. Box 579	MAILING ADDRESS	P.O. BOX 579
CITY, STATE, ZIP	Marshall NC 28753	CITY, STATE, ZIP	Marshall NC 28753
DAYTIME TELEPHONE	828-649-2854	DAYTIME TELEPHONE	828-649-2854
FACSIMILE NUMBER	828-649-1021	FACSIMILE NUMBER	828-649-1021
PAGER OR CELLULAR NUMBER	N/A	PAGER OR CELLULAR NUMBER	N/A

APPLICANT'S STATE COGNIZANT AGENCY FOR SINGLE AUDIT PURPOSES (IF A COGNIZANT AGENCY IS NOT ASSIGNED, PLEASE INDICATE):

APPLICANT'S FISCAL YEAR (FY) START

MONTH: July DAY: 01

APPLICANT'S FEDERAL EMPLOYER'S IDENTIFICATION NUMBER

56-6000316

APPLICANT'S STATE PAYEE IDENTIFICATION NUMBER

9957953.

CERTIFYING OFFICIAL'S SIGNATURE




Prepared by and return after recording to: Gracie K. Paulson, Roberts & Stevens, P.A., P.O. Box 7647, Asheville, N.C., 28802

STATE OF NORTH CAROLINA

ROAD MAINTENANCE  
AGREEMENT

COUNTY OF MADISON

**THIS ROAD MAINTENANCE AGREEMENT** (the "Agreement") is made and entered into this the 24 day of February, 2026 by and between **Randy L. Houston, unmarried**, ("Houston"), **Penny Rice Bullman, and spouse Harvey Bullman** (collectively, "Bullman"), **Lynn Dymora, and spouse Eddie Dymora** (collectively, "Dymora", together with Houston and Bullman, the "Heirs") and **County of Madison** (hereinafter "County"), all of the above County and State. The County and Heirs hereinafter collectively referred to as the "Parties".

WITNESSETH:

**WHEREAS**, County is the owner of that certain land containing 0.117 acres, as more particularly shown as "Parcel to Be Recombined to Madison County D.B. 808 PG. 327" on the plat entitled "Recombination Plat For: Madison County" dated January 30, 2026, prepared by Karsten S. Sluder, PLS recorded in Plat Book 11, Page 15, Office of the Register of Deeds, Madison County, North Carolina (the "Houston Plat") and incorporated herein by reference and that certain land containing 0.050 acres, as more particularly described in Book 808, Page 327, Office of the Register of Deeds, Madison County, North Carolina; and

**WHEREAS**, Heirs are the owners of those lands described as Tract Three in Book 180, Page 119; and

**WHEREAS**, the Parties access their respective properties via driveways which intersect each other so as to allow common access to N.C. Highway 213 and that the area where said access driveways intersect and provide access to said highway is more particularly described as containing 0.083 acres (hereinafter, "Road Maintenance Area") as the same is shown and

delineated on the Houston Plat as "NCDOT Maintenance Agreement Area 3,634 SF 0.083 AC";  
and

**WHEREAS**, said Road Maintenance Area is situated on lands which are encumbered by  
an easement owned by the North Carolina Department of Transportation.

**NOW, THEREFORE** in consideration of the mutual benefits given and received by the  
Parties hereto, their heirs, successors, and assigns, the County hereby agrees to solely bear the  
expense of road maintenance for the roadways located within the Road Maintenance Area that  
provide access to the Parties' respective lands as referenced hereinabove.

**IN WITNESS WHEREOF**, the Parties have set their hand and seals this the day and year  
first written above.

**COUNTY OF MADISON:**

By: Michael Garrison (SEAL)  
Chairman

**State of North Carolina  
County of Madison**

I, Kary A Ledford, a Notary Public for the aforesaid County and State, do  
hereby certify that Michael Garrison, personally appeared before me this day and  
acknowledged that he/she is the Chairman/Vice Chairman of Madison County, a body politic and  
corporate, and that by authority duly given and as an act of such entity, he/she signed the foregoing  
instrument in its mane and on its behalf as its act and deed.

WITNESS my hand and official seal, this the 24 day of February, 2026.

Kary A Ledford  
Notary Public

Commission Expiration Date: 17 Dec 29

\_\_\_\_\_(SEAL)  
RANDY L. HOUSTON

SEAL-STAMP	<p>State of _____, _____ County</p> <p>I, a Notary Public, certify that Randy L. Houston, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this ___ day of _____, 2026.</p> <p>_____ Notary Public</p> <p>My commission expires: _____</p>
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\_\_\_\_\_(SEAL)  
PENNY RICE BULLMAN

\_\_\_\_\_(SEAL)  
HARVEY BULLMAN

SEAL-STAMP	<p>State of _____, _____ County</p> <p>I, a Notary Public, certify that Penny Rice Bullman and Harvey Bullman, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this ___ day of _____, 2026.</p> <p>_____ Notary Public</p> <p>My commission expires: _____</p>
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\_\_\_\_\_(SEAL)  
LYNN DYMORA

\_\_\_\_\_(SEAL)  
EDDIE DYMORA

SEAL-STAMP	<p>State of _____, _____ County</p> <p>I, a Notary Public, certify that Lynn Dymora and Eddie Dymora personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this ___ day of _____, 2026.</p> <p>_____ Notary Public</p> <p>My commission expires: _____</p>
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