

DRAFT

9/18/14
MINUTES

cc: BOC
Steve
Amy
Russ

**STATE OF NORTH CAROLINA
COUNTY OF HENDERSON**

**BOARD OF COMMISSIONERS
WEDNESDAY, SEPTEMBER 17, 2014**

The Henderson County Board of Commissioners met for a regularly scheduled meeting at 9:00 a.m. in the Commissioners' Meeting Room of the Historic Courthouse on Main Street, Hendersonville.

Those present were: Chairman Charlie Messer, Vice-Chairman Tommy Thompson, Commissioner Mike Edney, Commissioner Grady Hawkins, Commissioner Larry Young, County Manager Steve Wyatt, Assistant County Manager Amy Brantley, Attorney Russ Burrell and Clerk to the Board Teresa Wilson.

Also present were: PIO Kathryn Finotti (video-taping), Finance Director J. Carey McLelland, Planning Director Autumn Radcliff, Fire Marshal Rocky Hyder, Engineer Marcus Jones, Budget Analyst Megan Powell, Environmental Programs Coordinator Rachel Hodge, Director of Business and County Development John Mitchell, Assistant Engineer Natalie Berry, Property Addressing Coordinator Curtis Griffin, Assistant County Assessor Ed Parker, Capital Projects Manager David Berry, Delinquent Tax Collector Lee King, and Transportation Planner Matt Cable.

CALL TO ORDER/WELCOME

Chairman Messer called the meeting to order and welcomed all in attendance.

INVOCATION

County Manager Steve Wyatt provided the invocation.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance to the American Flag was led by Commissioner Young.

PUBLIC HEARINGS

Public Hearing for Assignment of New Road Name (Unnamed Right-of-Way to Old Baystone Drive)

Commissioner Hawkins made the motion to go into public hearing for Assignment of New Road Name (Unnamed Right-of-Way to Old Baystone Drive). All voted in favor and the motion carried.

Curtis Griffin stated staff received a petition (which met the required majority of at least 66% of affected property owners signatures) requesting the County consider an unnamed platted right-of-way (ROW) be named Old Baystone Drive.

Staff visited the site and verified that the ROW: (1) includes a primarily grass covered travelway which may only be accessible with a 4-wheel drive vehicle in certain conditions and (2) provides access to a single residence. Staff identified a number of concerns with the request including the following: (1) assigning a new road name would create confusion for emergency response personnel, (2) travelway access is blocked and impassable for certain vehicles, especially in certain conditions, and (3) naming the ROW would require the current resident using the ROW as access to change his/her address.

Based upon the existing Property Addressing Ordinance, site visit, and staff concerns, staff recommends the ROW remain unnamed until either: (1) a road surface is constructed that could convey use by a motor vehicle, or (2) the travelway within the ROW is used to access three (3) or more homes (as per the Property Addressing Ordinance).

North Carolina General Statute 153A-239.1 and the Property Addressing Ordinance require the Board to hold a public hearing prior to assigning a new road name. Staff posted signs in the affected area regarding the public hearing and advertised the public hearing in a local newspaper.

DATE APPROVED:

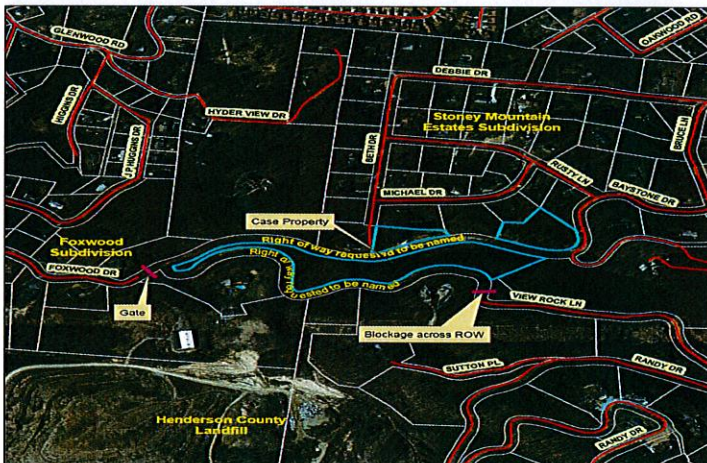
Aerial Photo Map – Area Overview



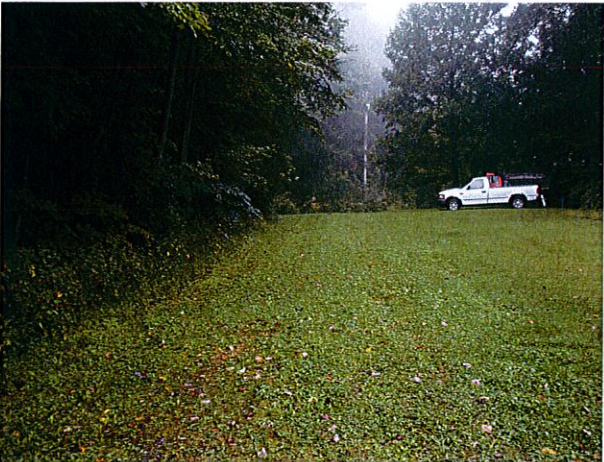
Aerial Photo Map – McClain Property



Aerial Photo Map – Case Property



View from Case Property toward Foxwood



View from McClain Property toward Case Property



Gate at Foxwood – End of ROW



Additional Photographs

Public Input

1. Mark Case – Mr. Case owns the property at 328 Baystone Drive. He is against the request and feels it only renames a driveway.
2. Sherna Brody – Ms. Brody lives at 345 Baystone Drive and owns property at 355 Baystone Drive. She is against the request and feels it would only cause confusion.
3. James McClain – Mr. McClain is the petitioner, and feels an addressing error has occurred and false assertions have been made. He has been told this is a driveway or right-of-way once again. He feels the County presentation is misleading and less than factual, and does not address deeds or documents. Mr. McClain requested the Board table this request until they and the County Attorney can take time to look at his documents.
4. George Bond – Mr. Bond had originally signed the request, but since that time has changed his mind since it will affect more of his property. He feels the right-of-way in question is no more than a logging road without maintenance. Mr. Bond stated “Mr. McClain gets his mail on Beth Drive, and this road serves no one but Mr. McClain.”

Commissioner Young made the motion to go out of public hearing. All voted in favor and the motion carried.

It is the opinion of the Board of Commissioners that this right-of-way is not developed or maintained at this time. EMS has investigated and renaming would only cause confusion.

Commissioner Hawkins made the motion that the Board denies the request to rename the road. All voted in favor and the motion carried.

Public Hearing for assignment of New Road Name

Chairman Messer made the motion to go into public hearing for assignment of new road name. All voted in favor and the motion carried.

Curtis Griffin stated the Planning Department staff requests the Board conduct a public hearing to consider assignment of a new road names. Staff received a petition from the affected property owners meeting the required majority (66%). The petition requests the following:

<u>New Road Name</u>	<u>Old Road Name</u>
Cherokee Springs Trail	Carousel Corner Drive

The road name assignment is required by Henderson County Property Addressing Ordinance (Chapter 41), North Carolina General Statute 153A-239.1 and the Property Addressing Ordinance require the Board to hold a public hearing prior to assigning a new road name. Assignment of the new road name, as presented, will avoid possible confusion when responding to emergency situations.

Staff posted signs in the affected area regarding the public hearing and advertised the public hearing in a local newspaper.

Public Input

There was none.

Commissioner Hawkins made the motion to go out of public hearing. All voted in favor and the motion carried.

Commissioner Hawkins made the motion that the Board approves the road name of Cherokee Springs Trail as indicated on the map provided in the agenda packet. All voted in favor and the motion carried.

INFORMAL PUBLIC COMMENTS

1. Berry McDonald – Mr. McDonald spoke in favor of more greenways and the Acusta Trail. He is the ride director of Tour de Apple, and advocates bicycling. There would be more people riding bicycles if there were more greenways, because a safer environment is provided.

DISCUSSION/ADJUSTMENT OF AGENDA

Commissioner Hawkins made the motion to adopt the agenda as presented. All voted in favor and the motion carried.

CONSENT AGENDA

Commissioner Hawkins made the motion to adopt the Consent Agenda as presented. All voted in favor and the motion carried.

CONSENT AGENDA consisted of the following:

Minutes

Draft minutes were presented for board review and approval of the following meeting(s):
September 2, 2014 – regularly scheduled meeting

Tax Collector's Report

Collections Specialist Luke Small had presented the Tax Collector's Report to the Commissioners dated September 4, 2014 for information only. No action was required.

Etowah – Horse Shoe Volunteer Fire and Rescue Department, Inc. Tax Exempt Loan Agreement

At the 2014/2015 Budget Meetings of the Fire and Rescue Advisory Committee, Etowah-Horse Shoe Volunteer Fire & Rescue Department presented a proposal to purchase a new Ladder Truck and consolidate

other outstanding loans. The total amount financed will be \$1,333,231.26 at a fixed interest rate of 2.43% with annual payments of \$286,395.82 for 5 years. Etowah-Horse Shoe Volunteer Fire & Rescue Department held a public hearing to discuss the loan agreement on August 15, 2014 at 7:00 p.m. at their department. No tax rate increase will be necessary for this purchase.

The Fire & Rescue Advisory Committee has unanimously recommended approval of the proposal.

Etowah-Horse Shoe Volunteer Fire & Rescue Department respectfully request the Chairman sign the letter provided in the agenda packet to United Financial of North Carolina.

Motion:

I move the Board authorizes the Chairman to sign the letter to United Financial of North Carolina on behalf of Etowah-Horse Shoe Volunteer Fire & Rescue Department.

Resolution Prescribing Procedures for Property Disposal

A resolution was provided, for the Board's consideration, authorizing the Purchasing Agent to dispose of any surplus personal property owned by the County of Henderson, whenever the Purchasing Agent and the Finance Director jointly determine, in their discretion, that: (a) the item or group of items has a fair market value of less than thirty thousand dollars (\$30,000), (b) the property is no longer necessary for the conduct of public business; and, (c) sound property management principles and financial considerations indicate that the interests of Henderson County would be best served by disposing of the property.

This resolution applies only to Fixed Assets considered to be Personal Property and specifically excludes any Real Property owned by the County that remains subject to legal bid procedures regardless of value.

Staff requests that the Board consider approving the resolution authorizing the Purchasing Agent and Finance Director to dispose of any surplus personal property owned by Henderson County with a fair market value of less than thirty thousand dollars (\$30,000) pursuant to N.C.G.S 160A-266(c).

Motion:

I move that the Board approves the resolution authorizing the Purchasing Agent and Finance Director to dispose of any surplus personal property owned by Henderson County with a fair market value of less than thirty thousand dollars (\$30,000) pursuant to N.C.G.S 160A-266(c).

Notification of Vacancies

Chairman Messer noted the following vacancies and opened the floor to nominations.

1. Juvenile Crime Prevention Council – 1 vac.

Nominations

1. EMS Peer Review Committee – 2 vac.

There were no nominations at this time and this item was rolled to the next meeting.

2. Henderson County Historic Courthouse Corporation dba/Heritage Museum – 1 vac.

There were no nominations at this time and this item was rolled to the next meeting.

3. Hendersonville City Zoning Board of Adjustment – 1 vac.

There were no nominations at this time and this item was rolled to the next meeting.

4. Hospital Corporation Board of Directors/UNCH – 1 vac.

There were no nominations at this time and this item was rolled to the next meeting.

5. Juvenile Crime Prevention Council – 6 vac.

There were no nominations at this time and this item was rolled to the next meeting.

6. Mountain Area Workforce Development Board – 3 vac.
There were no nominations at this time and this item was rolled to the next meeting.

7. Mountain Valleys Resource Conservation and Development Program – 1 vac.
There were no nominations at this time and this item was rolled to the next meeting.

8. Nursing/Adult Care Home Community Advisory Committee – 3 vac.
There were no nominations at this time and this item was rolled to the next meeting.

9. Senior Volunteer Services Advisory Council – 2 vac.
There were no nominations at this time and this item was rolled to the next meeting.

10. Social Services Board – 1 vac.
There were no nominations at this time and this item was rolled to the next meeting.

JOINT MEDICAL EDUCATION FACILITY UPDATE

County Manager Steve Wyatt stated representatives from Henderson County, Wingate University, Pardee Hospital and Blue Ridge Community College have been meeting for four months to develop a plan for the proposed Joint Medical Education Facility (JMEF). A package was received from the Architects for the new Health Services Center. This Center is unlike anything in the America, and a unique opportunity for Henderson County.

John Mitchell stated the project is on time and on target. The agreement between Wingate, Pardee, BRCC, the City of Hendersonville, and Henderson County began on April 4, 2014. At that time staff was directed to begin the programming phase and schematics. Several locations were visited and the programming stated was completed in July 2014. Dr. Molly Parkhill, President of BRCC was introduced.

BRCC president Dr. Molly Parkhill thanked the Board for their vision of the partnership. Dr. Parkhill feels today's presentation is the best design for all entities, and all needs have been addressed.

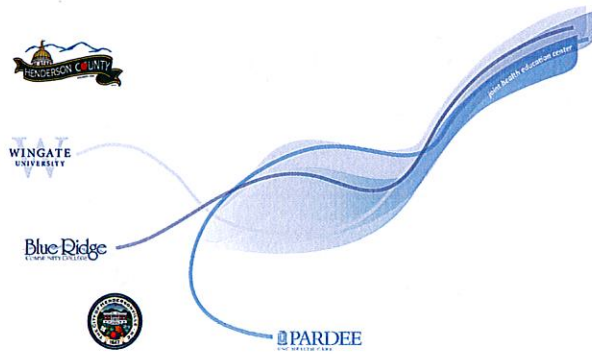
President and CEO of Pardee Hospital Jay Kirby thanked the Board for the giving Pardee Hospital the opportunity to be a part of the endeavor. Also in attendance with Mr. Kirby were: Chairman of the Hospital Corporation Board of Directors Bill Moyer, Dr. William Medina, and Hall Waddell of the Hospital Planning Committee.

The impact on the community is great. Pardee Hospital donated two (2) acres of the property which is a \$1.3 million investment for Pardee. Their capital budget includes \$700,000 to be used toward the parking traffic flow.

Mr. Kirby noted that UNC Healthcare's Cancer Center is ranked 38th in the United States.

Jerry R. McKee, Regional Dean and Associate Professor of Pharmacy for Wingate University's Hendersonville Campus stated this is an amazing opportunity and an economic engine for Henderson County. He noted that President Jerry McGee was extremely excited about the venture but could not be at the meeting today.

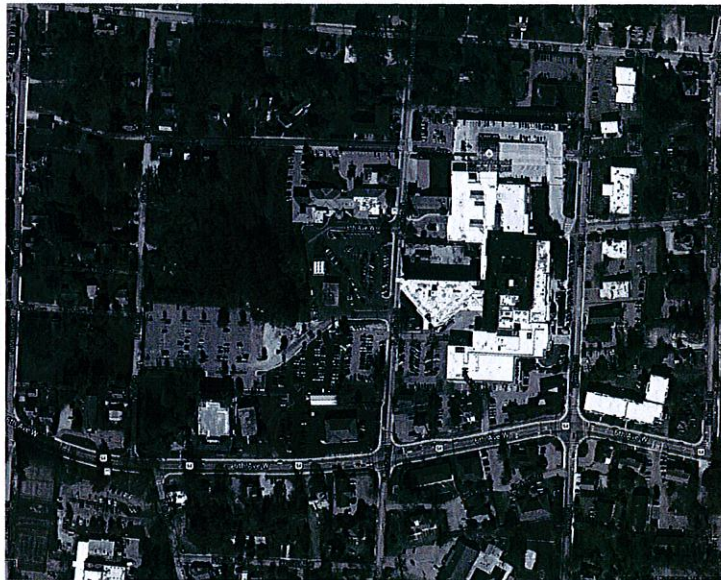
Staff introduced the County's Architect of Record, Chad Roberson and Sara Melanson of Clark Nexsen to give a presentation concerning the preliminary design of the Joint Medical Education Facility.



The past few months have been exercises in planning and organizing spaces in order for it to function properly as individuals. Simultaneously, their tasks have included looking at each of the groups and organizing the building as a whole, how it functions collectively and how it fits within the confines of Pardee’s campus.

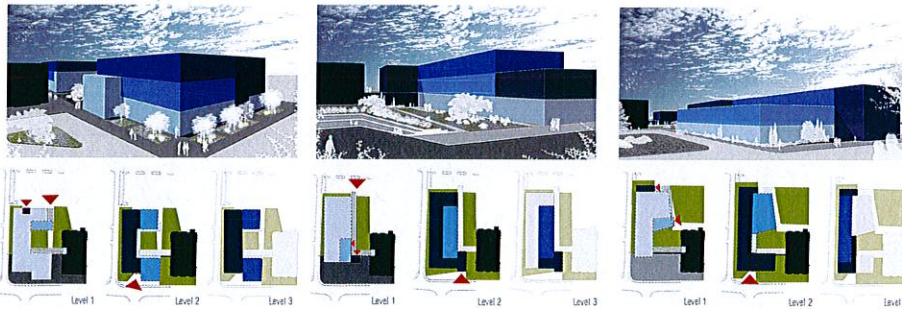
The final creation ultimately is a new entity that has transformative opportunities for your county and its residents.

Each individual entity functions wonderfully on their own, however, there is magic in the creation of this new entity. The confluence of these three differing groups is a unique opportunity to engage, ignite, and spark creativity making transformative discoveries in peoples lives as students, staff, patients, and residents of Henderson County.



HENDERSON COUNTY JHEC

Preliminary Site Massing Studies



Scheme 1:

- Courtyard amenity and MOB improvements
- Two-story along 6th Ave.
- Blue Ridge student entry from parking

Scheme 2:

- Openness of courtyard
- Regularity of footprint / Pardee
- Pardee not below grade
- Educational entrance from 6th street/ connection to campus
- Mass set back further from 6th Ave, opportunity for enhancing campus identity

Scheme 3:

- Roof garden / extension of interior to exterior / potential event space



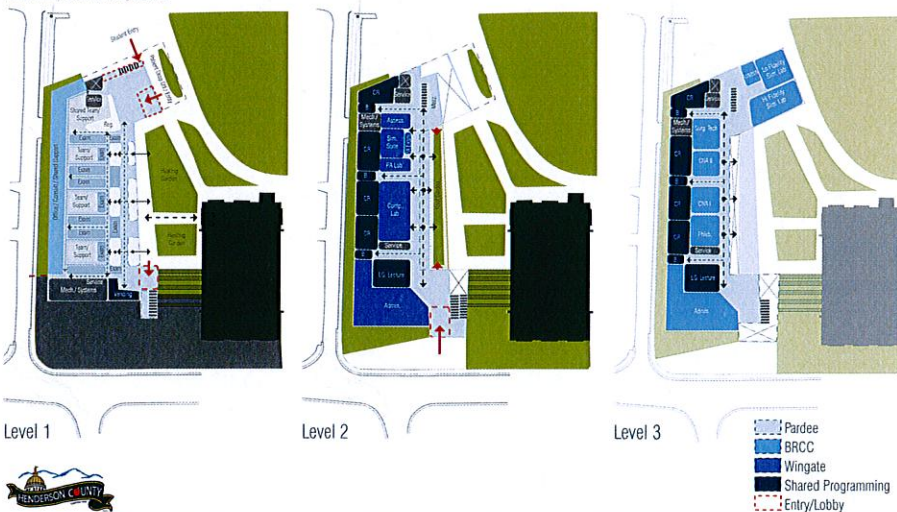
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As part of the design process, a number of options with pros and cons for each option are being presented. Working with teams from each of the institutions, we took their feedback and began to refine the design.

HENDERSON COUNTY JHEC

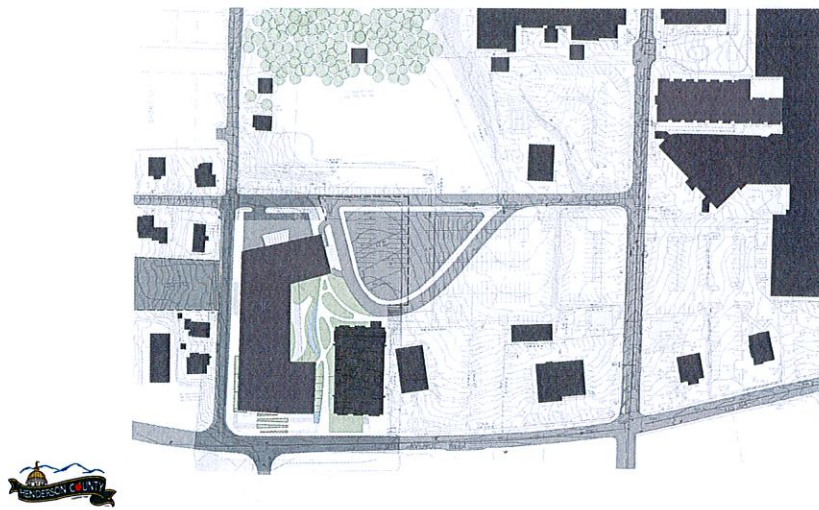
Preliminary Site Massing Studies



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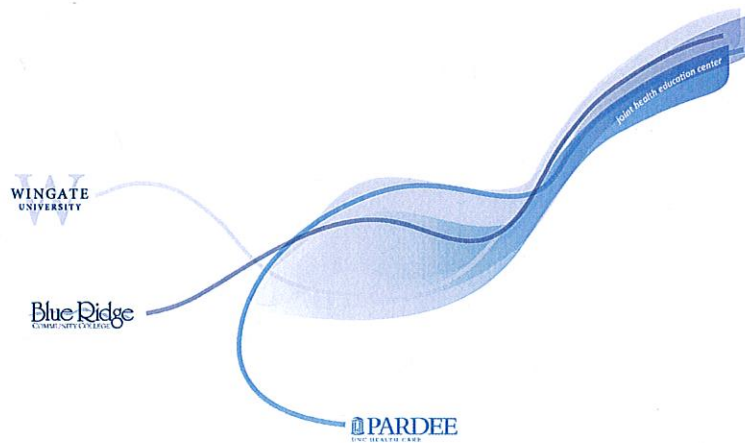


Adjacencies were studied and vetted by the groups. The goal of these exercises is to not only look at the individual floors but to look at how the groups will interact with one another and create opportunities. Opportunities for the young nursing students or pharmacy students to have chance encounters with professionals that could positively alter their education process, or an opportunity for the hospital to have the cream of the crop students at their finger tips.

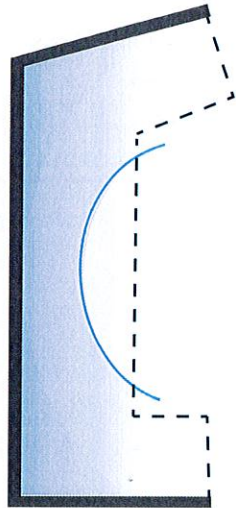


The form of the building is influenced by several key factors:

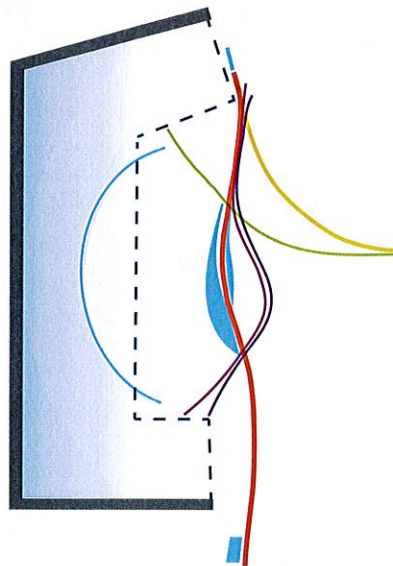
1. Creating a relationship with the hospital,
2. Sharing a common courtyard space with the Medical Office Building providing outdoor healing gardens, gathering spaces for students, and maximize daylight to both the buildings,
3. Fostering economic development along 6th Avenue. By providing a front door for the building, the south side of the building with outdoor gathering space along the street is activated.



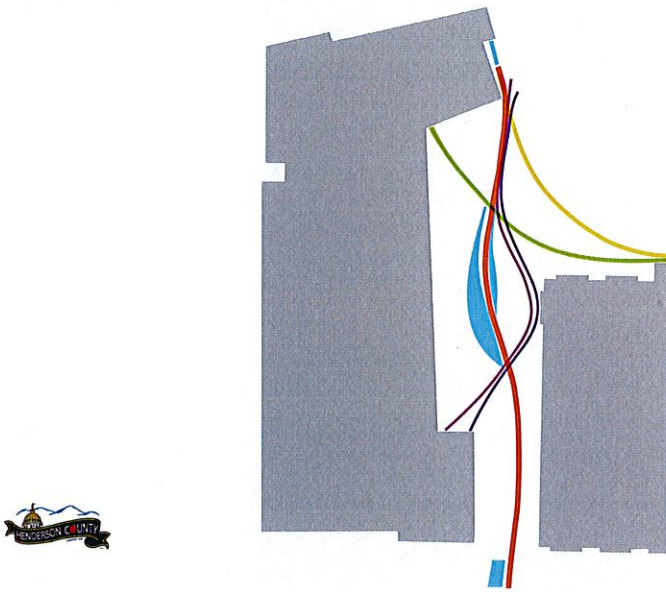
The form of the building is also inspired by the confluence of the individual entities and the natural flow and interactions between them, and the interaction between the interior and the exterior.



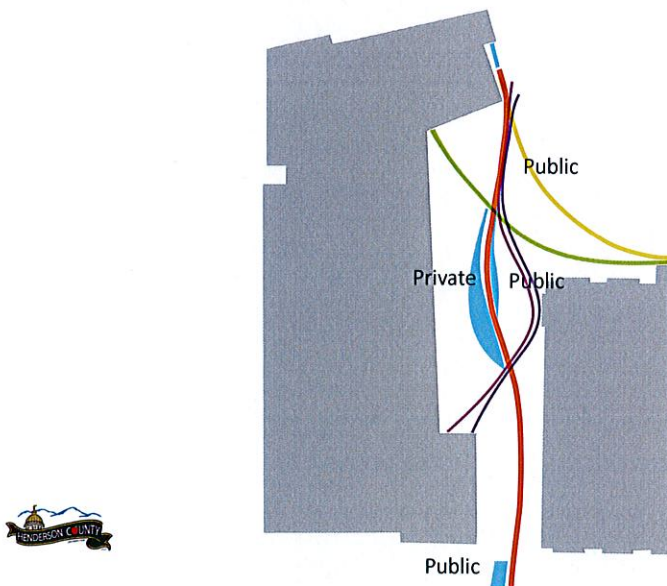
Looking at diagrams of the building concept, within the context of the campus, the building serves as an anchor or a backstop. The outer facade along 6th Avenue and Oak Street is more grounded, substantial and formal, while the inner facade is a transparent veil that opens up and engages the campus.



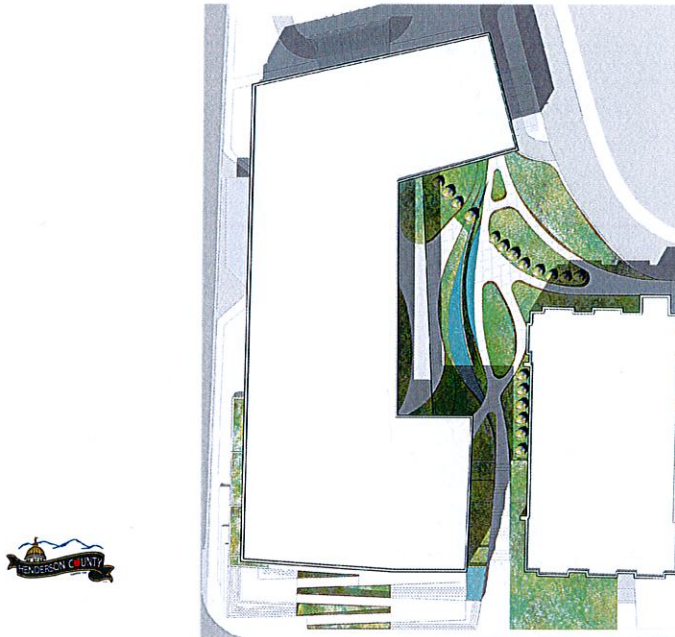
The transparency of the inner facade promotes interactions and the natural flow between the Wingate, Pardee and BRCC, allowing the exterior to flow into the interior. This synergy is the heart of the project.



Following these pathways that naturally occur through the site, they are able to lay the groundwork for the circulation, and simultaneously create unique and special moments along these paths and points of convergence. Due to the site configuration, they have a multitude of entry points into the building plus they have connections that need to be made to the MOB and 6th Avenue. The challenge is to choreograph these naturally occurring pathways whether it is from the main entry to MOB or the MOB to lobby or the parking area to 6th Avenue, or from Pardee to the pharmacy. These are not random paths.



The moments between these paths create spaces, which are reflective of their use. The space that is created between these two paths creates the opportunity for a public garden belonging to the campus. The paths can also establish a boundary between the public and private portions of the garden such as here.



Along the primary path, the garden is defined by a vegetated wall and vegetation from Western North Carolina. The vegetated wall provides privacy to the healing gardens, while maintaining moments of visual interaction/ engagement between the public and the private so that the gardens feel cohesive. Roof Garden above – Level 2 , becomes an elevated extension of the lower courtyard, it also provides outdoor space for community functions.

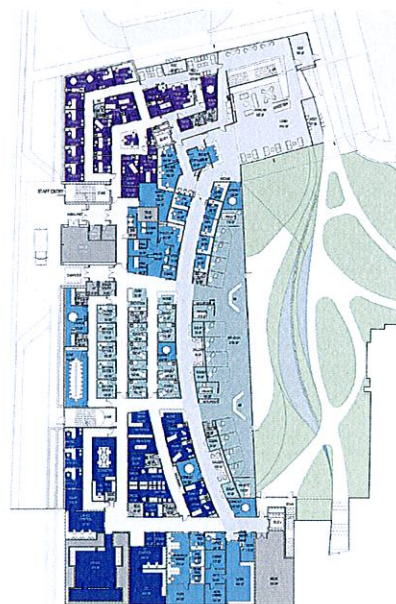
The water also acts as both a polarizing and engaging element. It provides a physical barrier between the healing gardens and the public zones defined by a vegetated wall and a water feature.



At the Main Entry to the Center, Solid masonry wraps the upper levels, tying into the more formal solid exterior facade along Oak Street. The entrance into the main lobby is transparent allowing natural light to fill the lobby space and engage the courtyard. Natural material and the translucent canopy lighten the upper volume creating welcoming extensions from the building. Public zones of courtyard address the drop off area and vegetation buffers the inner healing garden from the public flow of traffic. Transparency into the public space (main lobby) opens into courtyard.



Main Lobby - As you enter the main lobby, cancer center patients are welcomed and assisted by a greeter, led into an informal setting hosting a fire place and comfortable seating and research material housed in a series of book shelves. The Living room space is defined by a glass donor wall embossed with images from nature and names of donors. The wall provides a visual buffer and physical separation from the monumental stair accessing the Wingate and the BRCC floors. Just beyond the living room, the main registration desk for the cancer center is tucked under the second floor balcony. The balcony provides a connection to the roof garden off the main lobby. This space can be used for gathering and special events.



Pardee's space is organized off the main lobby including a Surgery Suite, Administrative areas, Medical Oncology, and Radiation Oncology. Critical to the organization of the cancer center is the infusion therapy space. It is centered on the courtyard providing the treatment area an intimate relationship with the healing gardens.



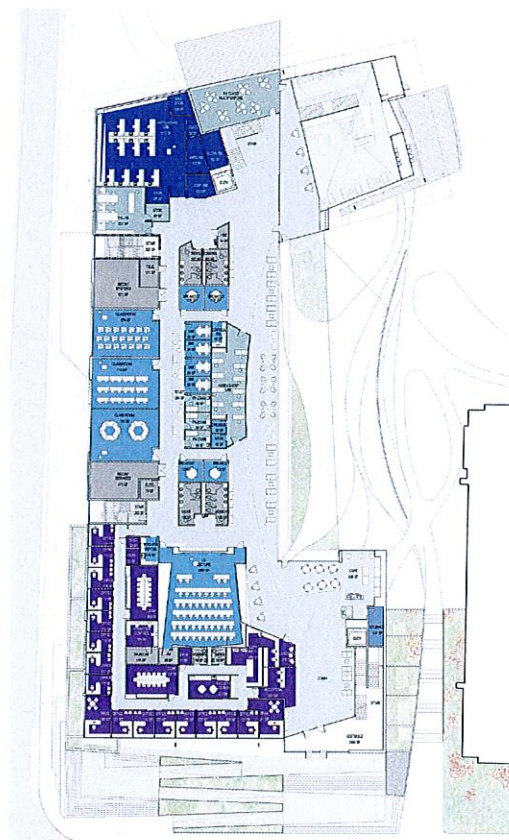
Clerestory glazing and openings allow natural light to flow deep within the building providing a relationship with the exterior and aiding in the healing process.



Moving to the 6th avenue facade the creation of an entry plaza and a series of sloping walkways invite guest to utilize this entry, and provide opportunities to activate the streetscape. A series of outdoor seating areas terrace down to street level creating spaces for students, staff and practitioners to take advantage of the southern light while enjoying their lunch purchased from the café located just beyond the main entry door. The building is anchored along 6th Avenue and Oak Street, communicating a sense of solidity and prominence.

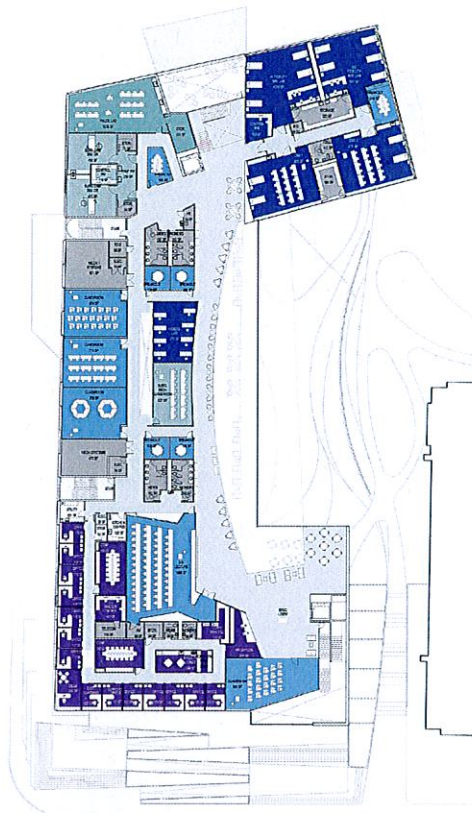


As you enter into the main lobby you are drawn toward the roof garden and the natural setting beyond. The café, located just off the roof garden activates the lobby space. The east side is flanked by the main stair access to upper level and the courtyard below. The reception area greets visitors and provides a security point.



Accessed off the entry plaza the second level is anchored by Wingate's administrative area, classrooms and labs along Oak Street. This is the solid foundation. The interactive spaces such as the café, the roof garden, study spaces and informal student gathering are positioned to take advantage of the transparency of the eastern elevation. This is the engaging interactive side of the building.

The same holds true for the 3rd floor of the building, anchored by BRCC's administrative area, classrooms and labs along Oak Street.



On this level the interactive spaces located along the courtyard are organized on a mezzanine connecting the 2nd and 3rd floor, reinforcing shared learning and the confluence of ideas between BRCC and Wingate. The arc of the Mezzanine area is reflective of the interior circulation of the infusion area below.



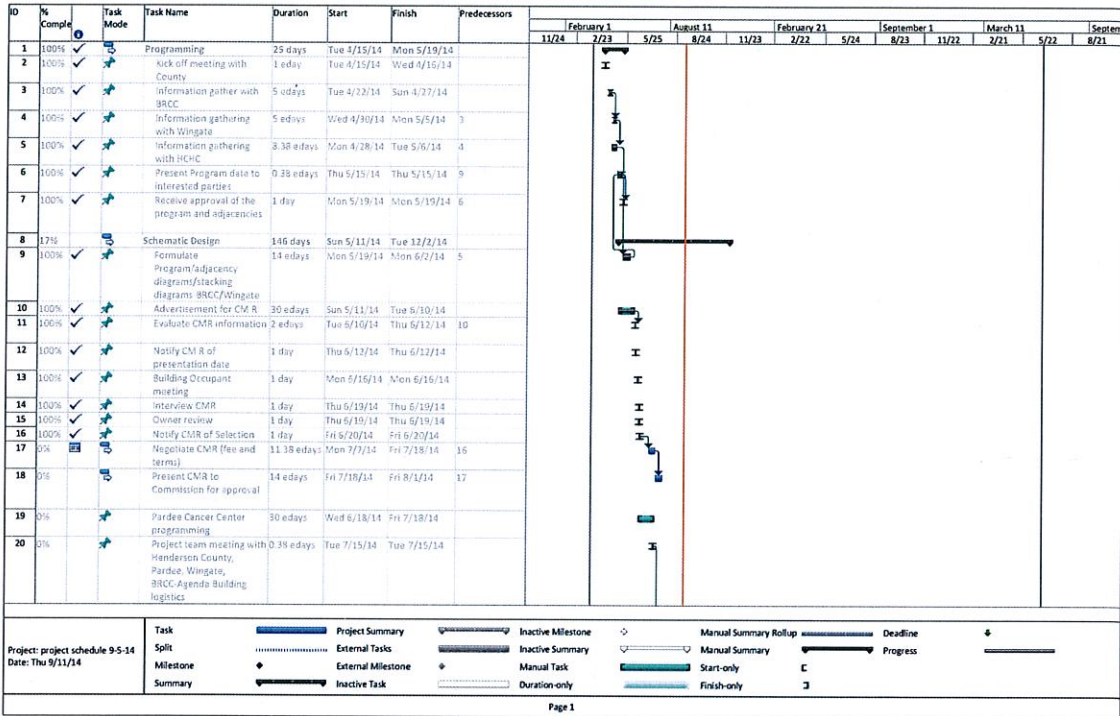
The confluence of all the notions discussed ultimately articulates where the partners converge at the main lobby, and the cohesive identity takes shape. Each entry is articulated by signage and retains an individual identity while coming together as a single unit.

9/11/2014

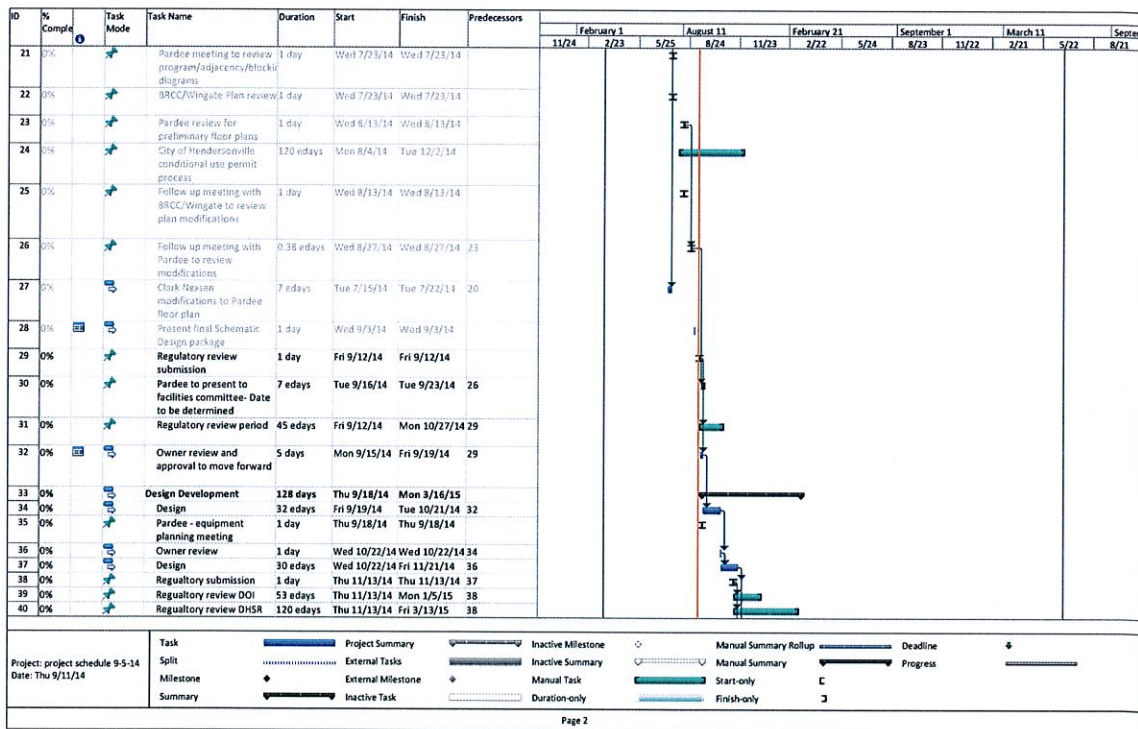
Hard Costs + Construction Contingency				
	Construction Costs	Contingency	FFE budget	Technology
Core and Shell base building	\$ 12,374,743.58	\$ 618,737.18	\$ 380,000.00	\$ 150,000.00
Tenant Improvements	\$ 14,045,573.25	\$ 702,278.66	\$ 432,000.00	\$ 150,000.00
Total Hard Costs	\$ 26,420,316.83	\$ 1,321,015.84	\$ 812,000.00	\$ 300,000.00
Soft Costs				
A/E fees	\$ 2,496,719.94			
Commissioning	\$ 264,203.17			
CM pre-con	\$ 138,706.66			
Geo Tech	\$ 30,000.00			
Survey	\$ 13,000.00			
Special inspections	\$ 138,706.66			
Material testing	\$ 138,706.66			
Permitting	\$ 124,836.00			
Total soft costs	\$ 3,344,879.10			
Grand Total Project Cost				\$ 32,198,211.77



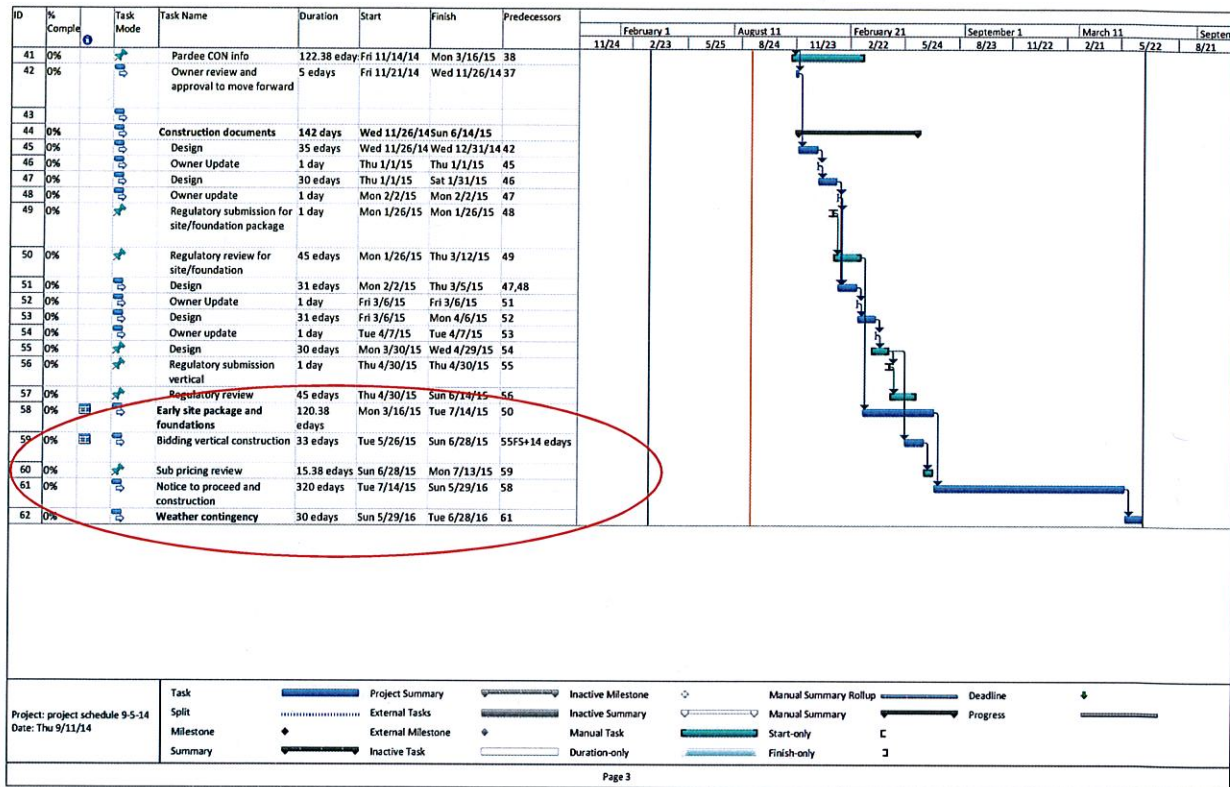
Total project costs are considered when looking at the costs associated with the project. A budget has been established working with historical data from similar projects. The Building costs are the bricks and mortar. Also included in the project is a contingency. Contingency accounts for market variations, unsuitable soils, modifications during construction. There is also a furniture and technology budget that will be needed for common areas within the building such as the main lobbies. There are soft costs as well, which include design fees, material testing, special inspections, and geotechnical investigations. All of these items together provide the total project budget.



The schedule is being tracked on a regular basis. Key dates are input as well as meeting dates with the individual tenants. The areas in grey have already been accomplished.



The project is well into the design development stage and working toward the ultimate goal of beginning the horizontal construction.



Commissioner Young made the motion that the Board of Commissioners accepts the preliminary design of the Joint Medical Education Facility and directs staff to continue development. All voted in favor and the motion carried.

PARDEE HOSPITAL BUDGET PRESENTATION

Vice President of Finance, CFO Alan House, from Margaret R. Pardee Memorial Hospital (Henderson County Hospital Corporation) had submitted the organization’s proposed budget for FY2015 as approved by the Board Finance Committee, to the Board of Commissioners as required by the Corporation’s bylaws.

Jay Kirby, CEO stated Pardee Hospital is in transition and prepared, while sustaining conditions.

FY15 Operating & Capital Budget Approval Request Summary:

- Consolidated Net Operating Margin of 1.5% (\$2.5M)
- Total Margin of 2.6% (\$4.2M)
- Average charge increase not to exceed an average of 5%, effective 10/1/2014
- Salary (merit) increase will not exceed an average of 2.0%. effective 4/1/15 contingent on market conditions and financial performance
- Cash flow of (\$781K) with borrowing of \$7.0M
- Capital will not exceed \$20.3M

Pardee is currently seventy-three (72) positions under budget. UNC has helped extremely over the last three (3) years as the cost of management fees has yielded a return of over four (4) million dollars.

BENT CREEK PROPERTY

County Manager Steve Wyatt stated at the April 16, 2014 meeting, the Board approved an Inter-Local Agreement with the City of Asheville, through legislation, related to the sale of the Bent Creek Property from previous water dealings. The sale of the property will be shared 50/50 and funds used toward a Law Enforcement shooting range.

A certified appraisal was completed with a \$6.815 million value reported. This is a unique property and staff feels the appraisal is fair. The County is now in the position to move forward with marketing. The Board was requested to consider the recent appraisal of that property, and direct staff accordingly.

Commissioner Edney made the motion that the Board directs staff to market the Bent Creek property, advising the public of the sale, and considering any offer at or above the appraised value, plus the cost of the appraisal. All voted in favor and the motion carried.

NCACC LEGISLATIVE GOALS

Chairman Messer stated at the Board's September 2, 2014 meeting, discussion was continued on Legislative Goals to be submitted to the NC Association of County Commissioners. The board directed staff to come back with three goals based on the discussion of the board. Those goals are as follows:

1. In order to adequately fund the education of our children, Henderson County requests that the General Assembly reinstate original distribution formula previously adopted by state law for School funding.
2. Protect the State of North Carolina and its Counties by investing in economic development to provide opportunities for growth and development.
3. Protect the State of North Carolina's Agriculture Industry by requesting the State to work with Congress to resolve our National immigration issues.

Chairman Messer made the motion that the Board approves the goals and requests they be submitted to the North Carolina Association of County Commissioners. All voted in favor and the motion carried.

COUNTY MANAGER'S REPORT

Commissioner Hawkins reported he would be attending the NCACC sub-committee meeting in October to assist with review of the legislative goals submitted by the one-hundred (100) counties in North Carolina.

IMPORTANT DATES**Set Public Hearing – Project Warm Products Economic Development Incentives**

The Board is requested to set a public hearing on whether to offer economic development incentives regarding Project Warm Products.

The requested date and time for the public hearing is October 6, 2014, at 5:30 o'clock p.m.

Chairman Messer made the motion that the Board sets a public hearing on October 6, 2014, at 5:30 o'clock p.m. to consider offering economic development incentives regarding Project Warm Products. All voted in favor and the motion carried.

Schedule a Public Hearing for the FY 2015 Rural Operating Assistance Program (ROAP) Application to the North Carolina Department of Transportation

Staff requests that the Board of Commissioners schedule a public hearing regarding a proposed grant application for the FY 2015 North Carolina Department of Transportation (NCDOT) Rural Operating

Assistance Program (ROAP). Staff anticipates an FY 2015 ROAP allocation to Henderson County totaling \$196,095 (decreased by \$34,924 from FY 2014). A draft application is being developed through a required community input process. Staff anticipates the availability of the application for public review beginning September 22, 2014 at the Henderson County Planning Department through the date of the public hearing.

Henderson County submits the application on behalf of the operator, Western Carolina Community Action (WCCA), in order to supplement demand response transit and special needs projects for rural areas of the County.

These grant funds provide for countywide senior and disabled transportation programs, transportation for a WorkFirst educational program, and continuation of public transit services to Edneyville. None of the programs require matching funds from Henderson County.

A public hearing is required as part of the ROAP application process.

Chairman Messer made the motion that the Board schedules a public hearing regarding the FY 2015 Rural Operating Assistance Program grant application for Monday, October 6, 2014 at 5:30 p.m. All voted in favor and the motion carried.

Set Public Hearing for YMCA of Western North Carolina

The Board is requested to set a public hearing for the YMCA of Western North Carolina.

YMCA of Western NC is a tax exempt entity under Internal Revenue Code section 501(c)(3), and is seeking to issue tax exempt financing. Before any 501(c)(3) entity can issue tax exempt financing, they are required to have a “TEFRA” public hearing in each county in which a project subject to the financing is located. (“TEFRA” is the Tax Equity and Fiscal Responsibility Act of 1982.) A TEFRA hearing gives the public an opportunity to comment on the use of the tax-exempt funds by the borrowing institution to finance its capital needs.

The requested date and time for the public hearing is October 6, 2014, at 5:30 o'clock p.m.

Chairman Messer made the motion that the Board sets a public hearing on October 6, 2014, at 5:30 o'clock p.m. regarding a Public Hearing for YMCA of Western North Carolina. All voted in favor and the motion carried.

Library Centennial Celebration

Commissioner Young reminded everyone of the upcoming 100 year library celebration on Sunday, September 21, 2014 from 1:00 p.m. to 4:00 p.m. at the Main Library’s Kaplan Auditorium.

ADJOURN

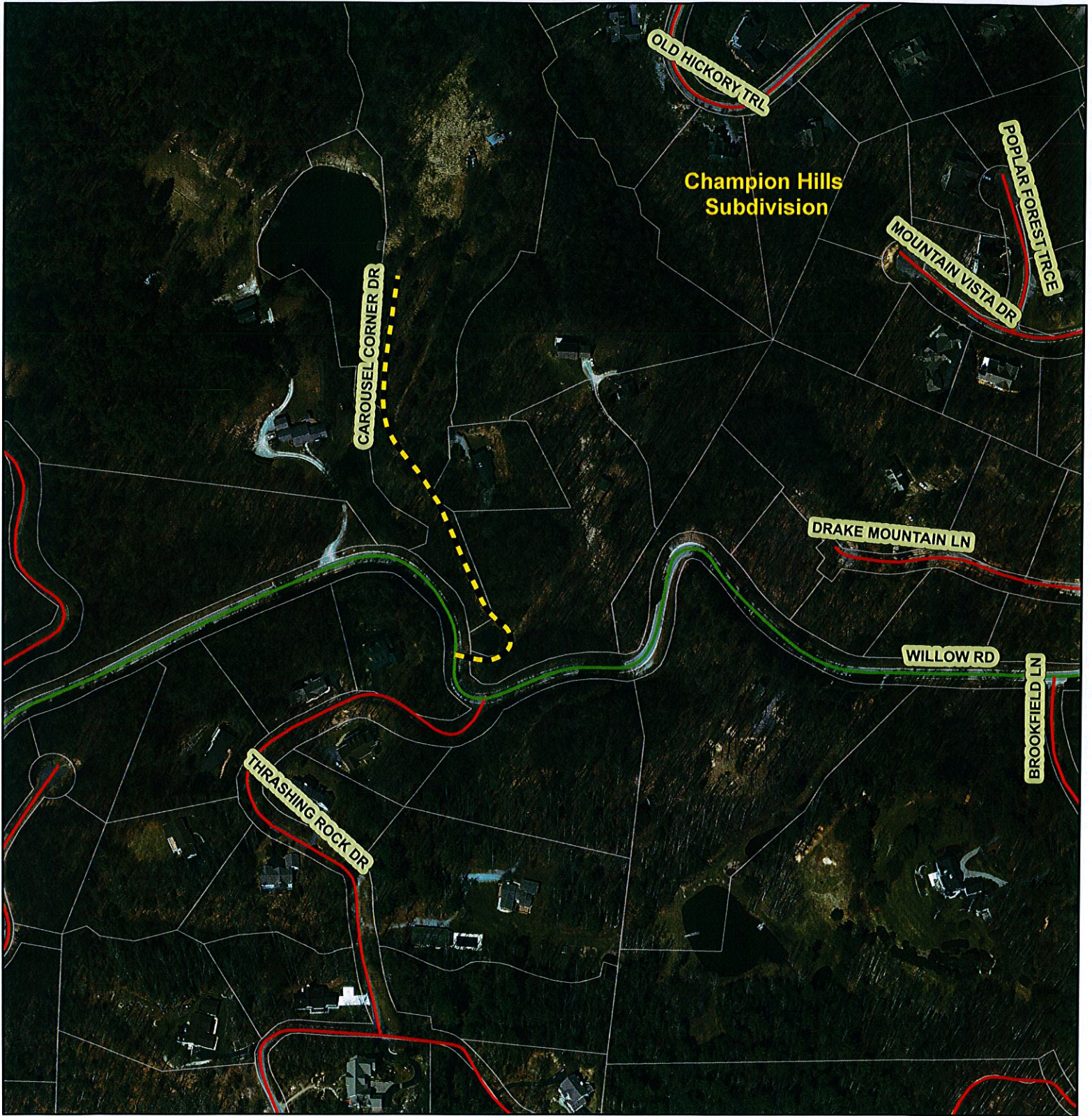
Commissioner Thompson made the motion to adjourn at 11:30 a.m. All voted in favor and the motion carried.

Attest:

Teresa L. Wilson, Clerk to the Board

Charles D. Messer, Chairman

Renaming of Carousel Corner Drive



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1 inch = 300 feet



Street proposed
to be renamed



Map Created by Curtis Griffin
Henderson County Planning Dept
Property Addressing Office
09/04/2014



Office of the Henderson County Tax Collector

200 NORTH GROVE STREET, SUITE 66

HENDERSONVILLE, NC 28792

PH: (828) 697-5595 | FAX: (828) 698-6153

Henderson County Board of Commissioners
1 Historic Courthouse Square, Suite 1
Hendersonville, NC 28792

Thursday, September 04, 2014

Re: Tax Collector's Report to Commissioners - Meeting Date 17 September 2014

Please find outlined below collections information through 03 September 2014 for the 2014 real and personal property bills mailed out on 28 August 2014, as well as registered motor vehicles billed and collected by our office. As a point of reference, we also have included collections information as of the same date last year.

Annual Bills G01 Only:

2014 Beginning Charge:	\$58,566,300.86	2013 Beginning Charge:	\$57,418,375.81
Discoveries & Imm. Irreg.:	\$59,117.98	Discoveries & Imm. Irreg.:	\$218,771.75
Releases & Refunds:	(\$17,889.01)	Releases & Refunds:	(\$147,826.38)
Net Charge:	\$58,607,529.83	Net Charge:	\$57,489,321.18
Unpaid Taxes:	\$58,063,433.00	Unpaid Taxes:	\$50,515,338.46
Amount Collected:	\$544,096.83	Amount Collected:	\$6,973,982.72
Percentage Collected:	0.93%	Percentage Collected:	12.13%
Through: 3-Sep-2014		Through: 3-Sep-2013	

Motor Vehicle Bills G01 Only:

2014 Beginning Charge:	\$11,607.01	2013 Beginning Charge:	\$1,640,276.13
Discoveries & Imm. Irreg.:	\$0.00	Discoveries & Imm. Irreg.:	\$918.96
Releases & Refunds:	(\$934.01)	Releases & Refunds:	(\$25,672.78)
Net Charge:	\$10,673.00	Net Charge:	\$1,615,522.31
Unpaid Taxes:	\$4,240.59	Unpaid Taxes:	\$830,068.87
Amount Collected:	\$6,432.41	Amount Collected:	\$785,453.44
Percentage Collected:	60.27%	Percentage Collected:	48.62%
Through: 3-Sep-2014		Through: 3-Sep-2013	

Fire Districts All Bills:

2014 Beginning Charge:	\$6,499,268.43	2013 Beginning Charge:	\$6,578,364.51
Discoveries & Imm. Irreg.:	\$3,898.53	Discoveries & Imm. Irreg.:	\$35,454.74
Releases & Refunds:	(\$1,461.38)	Releases & Refunds:	(\$26,675.50)
Net Charge:	\$6,501,705.58	Net Charge:	\$6,587,143.75
Unpaid Taxes:	\$6,431,360.43	Unpaid Taxes:	\$5,717,572.60
Amount Collected:	\$70,345.15	Amount Collected:	\$869,571.15
Percentage Collected:	1.08%	Percentage Collected:	13.20%
Through: 3-Sep-2014		Through: 3-Sep-2013	

Respectfully submitted,



Luke Small

Collections Specialist

Stan C. Duncan

Tax Collector

HENDERSON COUNTY BOARD OF COMMISSIONERS

1 Historic Courthouse Square, Suite 1
Hendersonville, North Carolina 28792
Phone: 828-697-4808 • Fax: 828-692-9855
www.hendersoncountync.org

CHARLES D. MESSER
Chairman
THOMAS H. THOMPSON
Vice-Chairman

LARRY R. YOUNG
J. MICHAEL EDNEY
GRADY H. HAWKINS

September 17, 2014

United Financial of North Carolina, Inc.
58 Wilkie Way
Fletcher, NC 28732

Re: Lease Purchase Agreement between United Financial of North Carolina, Inc., and
Etowah-Horse Shoe Volunteer Fire Department, Inc.

Dear Sirs:

I am Chairman of the County Commissioners of Henderson County. This letter is to advise you that Etowah-Horse Shoe Volunteer Fire Department, Inc. is a qualified Volunteer Fire Department assigned to protect a specific Fire District within this County.

In addition, a special ad valorem (fire tax) is assessed on the real property owners of this district. Said tax is to be used exclusively to provide equipment, facilities, and training as is necessary to provide fire protection for said district. Said funds may also be used to upgrade equipment as the need arises. This tax is collected by the County and disbursed by the Finance Office to the Fire Department on a regular basis by the County Finance Officer. The Fire Department is operated and managed by the Board of Directors of the Fire Department and the Officers of said Department. The Department is currently meeting the requirements of their fire service contract.

The Fire Department has made us aware of their intention to acquire new capital assets through a Lease Purchase transaction with your firm.

Please be advised that the County has no objection to this transaction.

Sincerely,



Charles D. Messer, Chairman
Henderson County Commission

**A RESOLUTION PRESCRIBING PROCEDURES
FOR DISPOSING OF
PERSONAL PROPERTY VALUED AT LESS THAN \$30,000**

BE IT RESOLVED by the Board of Commissioners of the County of Henderson:

Section 1. The Purchasing Agent is hereby authorized to dispose of any surplus personal property owned by the County of Henderson, whenever the Purchasing Agent and Finance Director, jointly determine that:

- (a) the item or group of items has a fair market value of less than thirty thousand dollars (\$30,000.00);
- (b) the property is no longer necessary for the conduct of public business; and,
- (c) sound property management principles and financial considerations indicate that the interests of Henderson County would best be served by disposing of the property.

Section 2. The Purchasing Agent may dispose of any such surplus personal property by any means which he or she judges reasonably calculated to yield the highest attainable sale price in money or other consideration, including but not limited to the methods of sale provided in Article 12 of N.C. Gen. Stat. Chapter 160A. Such sale may be public or private, and with or without notice and minimum waiting period.

Section 3. The surplus property shall be sold to the party who tenders the highest offer, or exchanged for any property or services useful to Henderson County if greater value may be obtained in that manner, and the Purchasing Agent is hereby authorized to execute and deliver any applicable title documents. If no offers are received within a reasonable time, the Purchasing Agent may obtain any reasonably available salvage value or cause it to be discarded. No surplus property may be donated to any individual or organization except by resolution of the Henderson County Board of Commissioners.

Section 4. The Purchasing Agent shall keep a record of all property sold under authority of this resolution and that record shall generally describe the property sold or exchanged, to whom it was sold or with whom exchanged, and the amount of money or other consideration received for each sale or exchange.

Section 5. This resolution is enacted pursuant to the provisions of N.C. Gen. Stat. § 160A-266(c).

Section 6. This resolution shall become effective upon adoption.

THIS the 17th day of September, 2014.

HENDERSON COUNTY BOARD OF COMMISSIONERS

BY: *Charles Messer*
Charles Messer, Chairman

ATTEST:

Teresa L. Wilson
Teresa L. Wilson, Clerk to the Board

[OFFICIAL SEAL]

