

**DRAFT**

11.8.16

**MINUTES**

cc: BOC  
Steve  
Amy  
Russ

**STATE OF NORTH CAROLINA  
COUNTY OF HENDERSON**

**BOARD OF COMMISSIONERS  
MONDAY, NOVEMBER 7, 2016**

The Henderson County Board of Commissioners met for a regularly scheduled meeting at 5:30 p.m. in the Commissioners' Meeting Room of the Historic Courthouse on Main Street, Hendersonville.

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

Also present were: Management Assistant Megan Powell, Director of Business and County Development John Mitchell, Finance Director J. Carey McLelland, Emergency Management Coordinator/Fire Marshal Rocky Hyder, Emergency Management/Rescue Coordinator Jimmy Brissie, Public Health Director Steve Smith, Public Health Nursing Director Betsy Alexander, Captain Bengy Bryant, Fire Marshal Wally Hollis, Assistant Engineer Natalie Berry, PIO Kathy Finotti – videotaping, and Deputy Jacob Tipton and Corporal Jonathan Tankersley as security.

**CALL TO ORDER/WELCOME**

Chairman Thompson called the meeting to order, welcomed all in attendance.

**INVOCATION**

The invocation was provided by County Manager Steve Wyatt.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance to the American Flag was led by Ellie Gage and the Hooked on Horticulture 4-H Club.

**RECOGNITION – Eagle Scout Alec Worrell**

Chairman Thompson stated Alec chose as a service project to build a set of three closets with shelving for the Hendersonville Presbyterian Church for organization of their Operation Christmas Child mission as his Eagle Scout project. He is a member of Boy Scouts of America Troop 628. He has earned a total of 28 merit badges and earned his Eagle Rank on 3/26/2016. Angela and Chris Worrell are his parents. Alec was presented with a Certificate of Recognition.

**RECOGNITION – Eagle Scout Andrew Pyles**

Chairman Thompson stated Andrew Pyles chose as a service project to build a Henderson County Waste Sorting Station for the Apple Festival. He achieved his Eagle Scout rank on October 1, 2016. He is a member of the Boy Scouts of American Troop 602. He has earned a total of 31 merit badges. Dori and Jason Pyles are his parents. Andrew was presented with a Certificate of Recognition.



DATE APPROVED:

**CERTIFICATE OF APPRECIATION – Betsy Alexander**

Commissioner William Lapsley stated he is honored to recognize a Henderson County employee with 18 years of service with the Health Department. Betsy Alexander has received the Margaret B. Dolan Nursing Section Award at the North Carolina Public Health Association Fall Conference, recognizing her for her commitment to quality nursing care and excellence in public health nursing. The Board presented her with a Certificate of Appreciation.

**INFORMAL COMMENTS**

1. David Nicholson – Mr. Nicholson stated the North Carolina Association of County Commissioners and the School of Government recently recognized Tommy Thompson for meeting the Practitioner level in the Local Elected Leaders Academy. A Practitioner has completed a minimum of 48 credits of continuing education since becoming a county commissioner. The Local Elected Leaders Academy, a partnership with the UNC School of Government, the N.C. Association of County Commissioners and the N.C. League of Municipalities, offers local elected officials the knowledge and skills needed to lead and govern their communities. County commissioners are recognized for their participation in both educational programs and service to the Association. The starting place for earning credits is the orientation program, the Essentials of County Government. As commissioners increase education and service, they earn credits toward recognition at three levels: Practitioner, Master and Mentor. Chairman Thompson was presented with a certificate.
2. Mandy Atkission – Mrs. Atkission provided a handout to the Board regarding the TIP (Trauma Intervention Program). She requested the possibility of more time at a future meeting to discuss the program for future consideration by Henderson County. It is a public/private partnership with a 30 year history. These are highly trained citizens that respond to 911 trauma 24/7, 365 days a year and arrive within 20-30 minutes of the trauma.
3. Rebecca Croft – Ms. Croft is the team manager for TIP and leads 29 volunteers.
4. Casey Bolt – Ms. Bolt is a Henderson County resident and feels traumatic experiences make it so important to have TIP in the county.
5. Jennie Reed – Ms. Reed is a TIP volunteer and works three 12 hour shifts per month. She is glad to give time for this program.
6. Bill Atkission – Mr. Atkission is the husband of Mandy Atkission and the father of three volunteers. He spoke highly of the program.
7. Thomas Hill – Mr. Hill would like for the Board of Commissioners to designate the Stillwell building as a Historic Site. He recommended getting bids from construction companies to find a lower bid. He also requested that the Board amend the Historic Site Ordinance to 50 years instead of 100 years. Please build Edneyville Elementary a new school immediately.

**Discussion/Adjustment of Consent Agenda**

*Commissioner Hawkins made the motion to approve 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):

October 19, 2016 - Regularly Scheduled Meeting

**Tax Collector's Report**

Collections Specialist Luke Small had presented the Tax Collector's Report to the Commissioners dated October 28, 2016 for information only. No action was required.

**Pending Releases & Refunds**

The pending releases and refunds have been reviewed by the Assessor and as a result of that review, it is the opinion of the Assessor that these findings are in order. Supporting documentation is on file in the County Assessor's Office. These pending release and refund requests are submitted for the approval by the Henderson County Board of Commissioners.

<u>Type:</u>	<u>Amount:</u>
Total Taxes Released from the Charge	\$ 2,000.59
Total Refunds as a Result of the Above Releases	\$ 22.51

**Motion:**

*I move the Board approve the Combined Release/Refund Report as presented.*

**County Financial Reports – September**

The September 2016 County Financial Report and Cash Balance Report were provided for the Board's review and approval.

Some departments were higher than average due to there being five payrolls in July and August instead of the normal four. The following are explanations for departments/programs with higher budget to actual percentages for the month of September:

- Dues/Non-Profit Contributions – 1<sup>st</sup> quarter approved non-profit contribution payments
- Information Technology – annual contracted service payments for software technology
- Emergency Management - the purchase/encumbrance of capital outlay in the approved budget
- Fire Services – annual payment of workers compensation costs for the fire districts in the approved budget
- Animal Services – spay/neuter professional services paid in September
- EMS – the purchase/encumbrance of four new ambulances in the approved budget
- Rescue Squad – 2<sup>nd</sup> quarter approved non-profit contribution payment
- Agri-Business – operational expenditures to be offset from Agri-Business membership fees
- Medical Services – actual cost of performing medical autopsies through September
- Library – contracted service payments through the first quarter of the fiscal year

The YTD deficit in the Revaluation Reserve Fund is temporary and due to a budgeted payment for software maintenance technology paid early in the new fiscal year.

The YTD deficit in the 911 Emergency Communications Fund is due to the budgeted payment of annual software and hardware maintenance contracts.

The YTD deficit in the Innovative High School, the Emergency Services Headquarters and the Hendersonville High School Projects is due to the payment of architect fees for the projects that will be reimbursed from future financings.

**Motion:**

*I move that the Board approves the September 2016 County Financial Report and Cash Balance Report as presented.*

**Henderson County Public Schools Financial Reports – September**

The Henderson County Public Schools September 2016 Local Current Expense Fund / Other Restricted Funds and Capital Outlay Financial Reports were provided for the Board's information.

**Motion:**

*I move the Board approves the Henderson County Public Schools September 2016 Financial Reports as presented.*

**Set Public Hearing for Rezoning Application #R-2016-03-C  
(The Sanctuary at Eagles Nest-Horseshoe Farm)**

Rezoning Application #R-2016-03-C, which was initiated at the request of the applicant, Sendoco-Asheville LLC (John Turchin, Agent), requests the County rezone approximately 85.34 acres of land (thereafter the "Subject Area") from a Residential Two (R2) zoning district to a Mixed Use (MU-CD) zoning district. The Subject Area is located on South Rugby Road approximately a half mile north of Brevard Road (US 64) and south of Haywood Road (NC 191). Mixed Use zoning districts are approved as conditional zoning districts and require a site specific plan for proposed use(s). Conditions may be placed on the property provided they are reasonable and must be agreed to by the applicant. Only the proposed uses shown on the site plan are permissible.

The Henderson County Technical Review Committee reviewed the rezoning request at its October 18, 2016 meeting and voted unanimously to send forth a favorable recommendation with noted conditions. The Henderson County Planning Board considered rezoning application #R-2016-03-C at its regularly scheduled meeting on October 20, 2016 and voted 6 to 1 to send forward a favorable recommendation to rezone the Subject Area.

**Motion:**

*I move the Board schedules a public hearing for rezoning application #R-2016-03-C for Monday, December 5, 2016, at 5:30 P.M.*

**Set Public Hearing for Rezoning Application #R-2016-02  
Glassy Mountain Partners LLC, and Cam Boyd, Applicants**

Rezoning Application #R-2016-02, which was initiated on August 8, 2016 at the request of applicants and agents, Cam Boyd & Glassy Mountain Partners, LLC, requesting the County rezone approximately 1.74 acres of land (thereafter the "Subject Area") in a Residential One (R1) zoning district to a Community Commercial (CC) zoning district. The subject area is located on Spartan Heights, off Spartanburg Hwy.

The Technical Review Committee reviewed the application at its meeting on October 4, 2016 and voted unanimously to send forth a favorable recommendation. Planning Board will review the rezoning request at its November 17, 2016 meeting.

**Motion:**

*I move the Board schedules a public hearing for rezoning application #R-2016-02 for Monday, December 5, 2016, at 5:30 p.m.*

**Smoky Mountain Center – Quarterly Fiscal Monitoring Report (FMR) for the quarter ended  
September 30, 2016**

N.C. G. S. 122C-117(c) requires the staff of the local area mental health authority to provide the County Finance Officer with the quarterly Fiscal Monitoring Report (FMR) within 30 days of the end of the quarter. The county Finance Officer is then required to provide the FMR to the Board of Commissioners at the next regularly scheduled meeting of the Board. The FMR for the Smoky Mountain Center was received by the County Finance Officer on October 31, 2016.

**Motion:**

*I move the Board approves the Smoky Mountain Center Fiscal Monitoring Report for the quarter ended September 30, 2016.*

**Judicial District Manager Lease – Court Services Building**

A lease proposal for the Department of Public Safety's Judicial District Manager in the County's Court Services Building at 1347 Spartanburg Highway was provided. The lease rate for the 836 +/- sf to be occupied is \$8.75, for a total annual lease amount of \$7,315.

The letter included in the agenda packet from NCDPS on the Lease Agreement Terms explains that initially, the space was to be expanded from 621 sf to 836 sf, on or around November 1, 2015. However, occupancy in the additional space was delayed past the original effective date of the lease. The proposed term of the lease is from November 1, 2016 through October 31, 2019.

Motion:

*I move the Board approves the lease proposal between Henderson County and the State of North Carolina for the period of November 1, 2016 through October 31, 2019, and authorize the County Manager to execute documentation on behalf of Henderson County.*

#### **Request for Use of Courtroom**

Ruth Birge has requested use of the courtroom for Thursday, November 10th and Thursday, November 17th from 9:30 a.m. until 12:00 noon for Vision Henderson County classes. Per the Facility Use Policy the use of the Commissioners' Meeting Room (Courtroom) must be approved by the Board of Commissioners during a regularly scheduled meeting.

Motion:

*I move that the Board approves use of the Commissioners' Meeting Room (Courtroom) for Vision Henderson County classes on Thursday, November 10, 2016 and Thursday, November 17, 2016 from 9:30 a.m. until 12:00 noon.*

#### **Bid Award for Purchase of Sheriff Patrol Vehicles**

The Board is requested to approve the low bid and authorize the Sheriff to proceed with purchasing fourteen (14) 2017 Dodge Vehicles to include; eight (8) Chargers, four (4) Durangos and two (2) RAM trucks. Bidding was conducted between September 26 and October 3, 2016. The bidder with the lowest overall cost was Ilderton Dodge of High Point, NC for a total price of \$373,336.

All fourteen (14) vehicles were approved as part of the Sheriff's Fiscal Year 2017 budget and meet the Henderson County Vehicle Replacement Plan criteria.

Motion:

*I move the Board accepts the low bid from Ilderton Dodge for fourteen 2017 Dodge Vehicles and authorize the Sheriff to proceed with the purchase.*

#### **Donation of US64 French Broad River Access Property**

In order to comply with floodplain impervious surface requirements, Super Sod has offered to donate an additional 0.104 acres to the French Broad River access located on US64W.

The river access located in Horseshoe is a project managed and funded by the North Carolina Wildlife Resource Commission. No county funding is required for this item.

Motion:

*I move that the Henderson County Board of Commissioners accepts the donation of 0.104 acres of land to be added to the US64 French Broad River access.*

#### **Project Roan Authorizing Resolution for the NC Department of Commerce Rural Economic Development Infrastructure Grant**

The Henderson County Partnership for Economic Development has been working to bring Project Roan, a new manufacturing industry from Germany, to Henderson County. The textile manufacturer, Norafin, has identified a site in Mills River that has been appropriately rezoned for industrial use and plans to begin construction of Phase 1 of its production plant in 2017. At the October 19, 2016 Board of Commissioners meeting, a public hearing was held for consideration of economic incentives for Norafin to site its first North

American plant in the County. The request was approved.

The NC Department of Commerce Rural Economic Development Infrastructure Grant would enable the extension of wastewater to Norafin's site. The grant requires that the local government of the chosen project location executes and administer grant funds for infrastructure projects to ensure success of the new industry. This resolution authorizes county engineer, Marcus Jones, PE, to execute the grant, if received, as the authorized representative of the Henderson County Board of Commissioners

Motion:

*I move that the Board adopt the resolution designating Marcus Jones, PE, County Engineer, to act on behalf of the Henderson County Board of Commissioners as the executor of the Project Roan NC Department of Commerce Rural Economic Development Infrastructure Grant with the Henderson County Partnership for Economic Development.*

**Parking Agreement with Hospital (Comprehensive Cancer Center grand opening)**

Henderson County Hospital Corporation has requested the use of the parking areas of the former Boyd Auto property adjacent to Hendersonville High School on the date of the grand opening of the new Comprehensive Cancer Center. A proposed agreement was provided, for the dates and times proposed by the Hospital.

Motion:

*I move that the Board approves the agreement for the Hospital Corporation to use the parking areas at the former Boyd property adjacent to Hendersonville High School on the date of their grand opening of the Comprehensive Cancer Center.*

**DISCUSSION/ADJUSTMENT OF DISCUSSION AGENDA**

*Chairman Thompson made the motion to adopt the discussion agenda removing the discussion item Edneyville Volunteer Fire and Rescue/Dana Fire and Rescue Tax District Revisions for a future date. All voted in favor and the motion carried.*

**NOMINATIONS**

**Notification of Vacancies**

1. Fire Commission – 2 vac.
2. Henderson County Zoning Board of Adjustment – 3 vac.
3. Hendersonville Planning Board – 1 vac.
4. Juvenile Crime Prevention Council – 1 vac.
5. Laurel Park Planning Board – 1 vac.
6. Senior Volunteer Services Advisory Council – 1 vac.

**Nominations**

1. Equalization and Review, Henderson County Board of – 2 vac.

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

2. Juvenile Crime Prevention Council – 2 vac.

Commissioner Messer nominated Linda Carter for position #17. *Chairman Thompson made the motion to accept the appointment of Linda Carter to position #17 by acclamation. All voted in favor and the motion carried.*

3. Library Board of Trustees – 1 vac.

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

4. Nursing/Adult Care Home Community Advisory Committee – 5 vac.

Chairman Thompson nominated Maggie Monaghan for position #11. *Chairman Thompson made the motion to accept the appointment of Maggie Monaghan to position #11 by acclamation. All voted in favor and the motion carried.*

5. Senior Volunteer Services Advisory Council – 1 vac.

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

**EDNEYVILLE VOLUNTEER FIRE AND RESCUE/DANA FIRE AND RESCUE TAX DISTRICT REVISIONS** -This item was removed from the agenda and will be presented at a future meeting.

**COUNTY MANAGER'S REPORT**

County Manager Steve Wyatt reminded everyone that the Fire Marshal's Office has issued a fire hazard advisory, shortly after the state issued a burning ban. He asked folks to comply with the prohibition.

**IMPORTANT DATES**

Commissioner Hawkins stated the working group had been meeting the last couple of months and he feels they are now ready to make a presentation at the November 16<sup>th</sup> meeting as the Joint School Committee.

Chairman Thompson suggested a joint meeting with the School Board in regard to Hendersonville High School at the November 16<sup>th</sup> meeting at 10:00 a.m. The regular meeting begins at 9:00 a.m. and hopefully the agenda can be completed by 10:00 a.m., or the Board can move to the joint meeting and return to the agenda afterwards. He requested that invitations be sent to the School Board.

**CLOSED SESSION**

The Board is requested to go into closed session pursuant to N.C. Gen. Stat. §143-318.11(a)(6), To consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee.

*Commissioner Edney made the motion that the Board go into closed session pursuant to N.C. Gen. Stat. §143-318.11(a)(6) to consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee. All voted in favor and the motion carried.*

**ADJOURN**

*Commissioner Hawkins made the motion to go out of closed session and adjourn at 6:20 p.m. All voted in favor and the motion carried.*

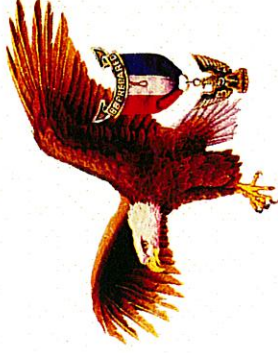
Attest:

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

\_\_\_\_\_  
Thomas H. Thompson, Chairman

# Certificate of Recognition

by the  
Henderson County Board of Commissioners



This certificate is awarded to

*Alec F. Warrell*

In recognition of achieving the rank of Eagle Scout



*Thomas H. Thompson*

Thomas H. Thompson, Chairman

*Charles D. Messer*

Charles D. Messer, Vice-Chairman

*Sept. 6, 2016*

Date

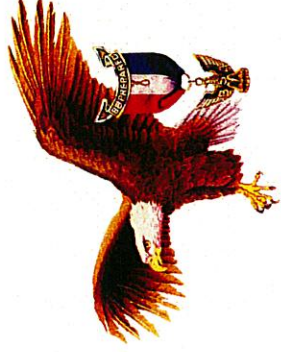
*Sept. 6, 2016*

Date



# Certificate of Recognition

by the  
Henderson County Board of Commissioners



This certificate is awarded to

*Andrew Syles*

*In recognition of achieving the rank of Eagle Scout*



*Thomas H. Thompson*

Thomas H. Thompson, Chairman

*Charles D. Messer*

Charles D. Messer, Vice-Chairman

*11.7.16*

Date

*11.7.16*

Date

**CERTIFICATE OF APPRECIATION**

AWARDED TO

**Betsy Alexander, RN, BSN, MPH**

Thank you for helping Henderson County shine!

Congratulations on receiving the Margaret B. Dolan Nursing Section Award at the North Carolina Public Health Association Fall Conference 2016, in recognition of your commitment to quality nursing care and excellence in public health nursing.

Awarded this 7th day of November, 2016

*Thomas H. Thompson*

Commissioner Thomas Thompson

*Mike Edney*

Commissioner Mike Edney

*Charlie Messer*

Commissioner Charlie Messer

*Dorothy Hawkins*

Commissioner Grady Hawkins

*William Apsley*

Commissioner William Apsley

# 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

Friday, October 28, 2016

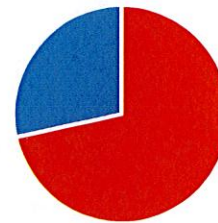
Re: Tax Collector's Report to Commissioners - Meeting Date November 7, 2016

Please find outlined below collections information through October 27, 2016 for the 2016 real and personal property bills scheduled to be mailed out on August 8, 2016. Vehicles taxes are billed monthly by NC DMV.

## Henderson County Annual Bills (Real and Personal Property):

<b>2016 Beginning Charge:</b>	<b>\$69,930,790.42</b>
Discoveries & Imm. Irreg.:	\$296,168.72
Releases & Refunds:	<b>(\$128,372.85)</b>
<u>Net Charge:</u>	<u>\$70,098,586.29</u>
Unpaid Taxes:	\$50,193,215.81
<b>Amount Collected:</b>	<b>\$19,905,370.48</b>

Paid  
28.40%



Unpaid  
71.60%

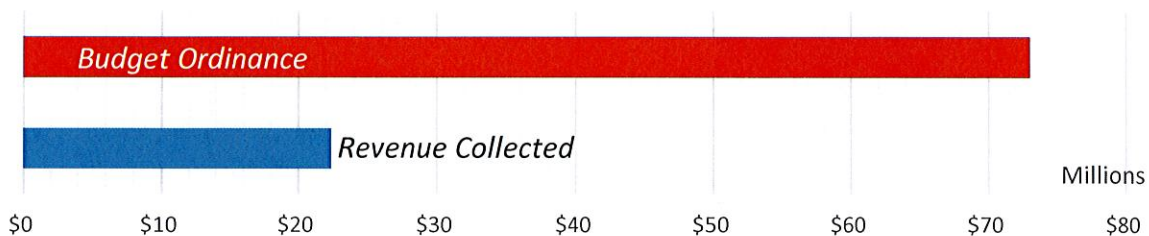
## Henderson County Registered Motor Vehicles (As Collected by NC DMV):

Net Charge:	\$1,954,964.83
Unpaid Taxes:	\$11,617.94
<b>Amount Collected:</b>	<b>\$1,943,346.89</b>

**99.41%**

## Henderson County FY17 Budget Analysis:

	<u>Budget Ordinance</u>	<u>Revenue Collected</u>
Ad Valorem:	\$71,500,676.00	\$21,848,717.37
Prior Years:	\$1,575,000.00	\$568,177.99
<b>Budget Total:</b>	<b>\$73,075,676.00</b>	<b>YTD Revenue: \$22,416,895.36</b>



Respectfully Submitted,

Luke Small  
Deputy Tax Collector

Darlene Burgess  
Tax Administrator

# 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

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

J. MICHAEL EDNEY  
GRADY H. HAWKINS  
WILLIAM G. LAPSLEY

November 7, 2016

Darlene Burgess, Assessor  
HENDERSON COUNTY ASSESSOR'S OFFICE  
200 N. Grove Street, Suite 102  
Hendersonville, N. C. 28792

Dear Mrs. Burgess:

Attached please find tax release requests in the amount of \$2,000.59, and tax refund requests in the amount of \$22.51, reviewed at the Henderson County Board of Commissioners' Meeting on Monday, November 7, 2016. All releases and refunds were approved.

Sincerely,

A handwritten signature in cursive script that reads "Thomas H. Thompson". The signature is written in black ink and is positioned above the printed name and title.

**Thomas H. Thompson, Chairman**  
Henderson County Board of Commissioners

THT/tlw

enclosures

# REQUEST FOR BOARD ACTION

## HENDERSON COUNTY BOARD OF COMMISSIONERS

**MEETING DATE:** November 7, 2016  
**SUBJECT:** Pending Releases & Refunds  
**PRESENTER:** Assessor  
**ATTACHMENT:** Pending Release/Refund Combined Report

### SUMMARY OF REQUEST:

The attached pending releases and refunds have been reviewed by the Interim Assessor and as a result of that review, it is the opinion of the Interim Assessor that these findings are in order. Supporting documentation is on file in the County Assessor's Office.

These pending release and refund requests are submitted for the approval by the Henderson County Board of Commissioners.

Type:	Amount:
Total Taxes Released from the Charge	\$ 2,000.59
Total Refunds as a Result of the Above Releases	\$ 22.51

Faithfully Submitted,



Darlene Burgess  
Tax Administrator

**BOARD ACTION REQUEST:** Consent Approval Requested

**Suggested Motion:** "I move the Board approve the Combined Release/Refund Report as presented."

**NCPTS Pending Release/Refund Report. Wednesday, October 26, 2016\***

OWNER	ABSTRACT	NOTE	VALUE CHANGE	ADJ. NUMBER	USER ID	SITUS ADDRESS	TAX DISTRICT	LEVY TYPE	BILLED	PAID	RELEASE	REFUND
BRODERICK, TONY C	0003088593-2016-2016-0000	BOAT WAS DOUBLE BILLED, UNDER ANITA BRODERICK AND UNDER TONY BRODERICK. BILL 3088593 RELEASED AND BILL 3086027 REMAINS.	(\$1,000)	3786	KATHYS	510 DAVIS MOUNTAIN RD HENDERSONVILLE NC	COUNTY	TAX LATE LIST FEE TOTAL:	\$5.65 \$0.57 \$6.22	\$0.00 \$0.00 ABSTRACT TOTAL:	\$5.65 \$0.57 \$6.22	\$0.00 \$0.00 \$0.00
BUGG, JAMES DONALD JR	0003065771-2016-2016-0000	2012 JCTS AC11624 TRAILER. TRAILER REPORTED AS STOLEN TO DMV 3/15/2015. DOCUMENTATION ON FILE.	(\$1,000) (\$4,750)	3801	KATHYS	2138 CLEAR CREEK RD HENDERSONVILLE NC 28792	COUNTY	TAX LATE LIST FEE TOTAL: TAX LATE LIST FEE TOTAL:	\$26.84 \$2.68 \$29.52 \$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00	\$6.22 \$26.84 \$2.68 \$29.52 \$5.70 \$0.00 \$0.57 \$35.79	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00
CORMAN, RICHARD J	0003088807-2016-2016-0000	1973 CESSNA 172M, BILLED IN ERROR, LOCATED AND BILLED IN BUNCOMBE COUNTY. LOCATION VERIFIED ON ASHEVILLE AIRPORT REPORT 1/1/2016. BUNCOMBE COUNTY BILLING VERIFIED.	(\$4,750) (\$35,000)	3775	HSALTER	22 BEAUMONT DR HENDERSONVILLE NC 28739	COUNTY	TAX LATE LIST FEE TOTAL:	\$197.75 \$19.78 \$217.53	\$0.00 \$0.00 ABSTRACT TOTAL:	\$35.79 \$197.75 \$19.78 \$217.53	\$0.00 \$0.00 \$0.00
DANNER, DONALD ARTHUR	0002129353-2016-2016-0000	2013 TRACKER MARINE TOPPER 1436 13'10". BOAT BILLED IN ERROR WITH MOTOR. PER 2016 LISTING FORM, NO MOTOR ON BOAT. PARTIAL RELEASE OF VALUE OF MOTOR.	(\$35,000) (\$2,180)	3849	HSALTER	107 FLETCHER VIEW DR FLETCHER NC 28732	COUNTY FLETCHER FIRE	TAX LATE LIST FEE TOTAL: TAX LATE LIST FEE TOTAL:	\$77.89 \$0.00 \$15.85 \$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00	\$217.53 \$12.32 \$0.00 \$12.32 \$2.51 \$0.00 \$2.51 \$0.00 \$14.83	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00
EPLER, AMBER L	0002983917-2011-2011-0000	1994 STRATOS 284DC TITLE TRANSFER 3/17/2010. DOCUMENTATION ON FILE.	(\$2,180) (\$5,715)	3780	HSALTER	PO BOX 25 ETOWAH NC 28729-0025 NC	COUNTY ETOWAH-HORSESHOE FIRE	TAX LATE LIST FEE TOTAL: TAX LATE LIST FEE TOTAL:	\$29.35 \$2.94 \$5.43 \$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00	\$14.83 \$29.35 \$2.94 \$32.29 \$5.43 \$0.00 \$0.54 \$5.97 \$38.26	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00
	0002983917-2012-2012-0000	1994 STRATOS 284DC TITLE TRANSFER 3/17/2010. DOCUMENTATION ON FILE.	(\$5,430)	3781	HSALTER	PO BOX 25 ETOWAH NC 28729-0025 NC	COUNTY ETOWAH-HORSESHOE FIRE	TAX LATE LIST FEE TOTAL: TAX LATE LIST FEE TOTAL:	\$27.89 \$2.79 \$5.16 \$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00	\$27.89 \$2.79 \$30.68 \$5.16 \$0.00 \$0.52 \$5.68 \$36.36	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00

\*Adjustments submitted for approval on or before

# NCPTS Pending Release/Refund Report. Wednesday, October 26, 2016\*

OWNER	ABSTRACT	NOTE	VALUE CHANGE	ADJ NUMBER	USER ID	SITUS ADDRESS	TAX DISTRICT	LEVY TYPE	BILLED	PAID	RELEASE	REFUND
HAYNES, WILLIE LEROY	0002983917-2013-2013-0000	1994 STRATOS 284DC TITLE TRANSFER 3/17/2010. DOCUMENTATION ON FILE.	(\$4,350)	3782	HSALTER	23 W SILVERLEAF DR HENDERSONVILLE NC 28739	COUNTY	TAX	\$22.34	\$0.00	\$22.34	\$0.00
								LATE LIST FEE	\$2.23	\$0.00	\$2.23	\$0.00
								TOTAL:	\$4.13	\$0.00	\$4.13	\$0.00
								LATE LIST FEE	\$0.41	\$0.00	\$0.41	\$0.00
								TOTAL:	\$4.54	\$0.00	\$4.54	\$0.00
								ABSTRACT TOTAL:	\$29.11		\$29.11	\$0.00
								TOTAL:	\$103.73		\$103.73	\$0.00
								TAX	\$5.19	\$0.00	\$5.19	\$0.00
								LATE LIST FEE	\$0.52	\$0.00	\$0.52	\$0.00
								TOTAL:	\$0.96	\$0.00	\$0.96	\$0.00
HUNSADE, PATRICIA DIANE	0002338393-2014-2014-0000	1967 FORD GALAXY. BILLED AS UNREGISTERED MOTOR VEHICLE, TAGGED AND TAXES PAID AS REGISTERED MOTOR VEHICLE FOR YEARS 2013, 2014, 2015 AND 2016 PER DMV INFORMATION. UNREGISTERED MOTOR VEHICLE BILLS RELEASED.	(\$960)	3803	HSALTER	24 EMPIRE LN UNINCORPORATED	COUNTY	TAX	\$4.93	\$0.00	\$4.93	\$0.00
								LATE LIST FEE	\$0.49	\$0.00	\$0.49	\$0.00
								TOTAL:	\$0.91	\$0.00	\$0.91	\$0.00
								LATE LIST FEE	\$0.10	\$0.00	\$0.10	\$0.00
								TOTAL:	\$1.06	\$0.00	\$1.06	\$0.00
								ABSTRACT TOTAL:	\$6.77		\$6.77	\$0.00
								TOTAL:	\$4.93	\$0.00	\$4.93	\$0.00
								LATE LIST FEE	\$0.49	\$0.00	\$0.49	\$0.00
								TOTAL:	\$0.91	\$0.00	\$0.91	\$0.00
								LATE LIST FEE	\$0.09	\$0.00	\$0.09	\$0.00
HUNSADE, PATRICIA DIANE	0002338393-2015-2015-0000	1967 FORD GALAXY. BILLED AS UNREGISTERED MOTOR VEHICLE, TAGGED AND TAXES PAID AS REGISTERED MOTOR VEHICLE FOR YEARS 2013, 2014, 2015 AND 2016 PER DMV INFORMATION. UNREGISTERED MOTOR VEHICLE BILLS RELEASED.	(\$910)	3804	HSALTER	24 EMPIRE LN FLAT ROCK NC 28731	COUNTY	TAX	\$4.67	\$0.00	\$4.67	\$0.00
								LATE LIST FEE	\$0.47	\$0.00	\$0.47	\$0.00
								TOTAL:	\$1.09	\$0.00	\$1.09	\$0.00
								LATE LIST FEE	\$0.11	\$0.00	\$0.11	\$0.00
								TOTAL:	\$1.20	\$0.00	\$1.20	\$0.00
								ABSTRACT TOTAL:	\$6.34		\$6.34	\$0.00
								TOTAL:	\$4.89	\$0.00	\$4.89	\$0.00
								LATE LIST FEE	\$0.49	\$0.00	\$0.49	\$0.00
								TOTAL:	\$1.04	\$0.00	\$1.04	\$0.00
								LATE LIST FEE	\$0.10	\$0.00	\$0.10	\$0.00
HUNSADE, PATRICIA DIANE	0002338393-2016-2016-0000	1967 FORD GALAXY. BILLED AS UNREGISTERED MOTOR VEHICLE, TAGGED AND TAXES PAID AS REGISTERED MOTOR VEHICLE FOR YEARS 2013, 2014, 2015 AND 2016 PER DMV INFORMATION. UNREGISTERED MOTOR VEHICLE BILLS RELEASED.	(\$865)	3805	HSALTER	24 EMPIRE LN FLAT ROCK NC 28731	COUNTY	TAX	\$4.89	\$0.00	\$4.89	\$0.00
								LATE LIST FEE	\$0.49	\$0.00	\$0.49	\$0.00
								TOTAL:	\$1.04	\$0.00	\$1.04	\$0.00
								LATE LIST FEE	\$0.10	\$0.00	\$0.10	\$0.00
								TOTAL:	\$1.14	\$0.00	\$1.14	\$0.00
								ABSTRACT TOTAL:	\$6.52		\$6.52	\$0.00
								TOTAL:	\$26.05	\$0.00	\$26.05	\$0.00
								LATE LIST FEE	\$27.43	\$0.00	\$27.43	\$0.00
								TOTAL:	\$2.74	\$0.00	\$2.74	\$0.00
								TAX	\$4.61	\$0.00	\$4.61	\$0.00
HUNSADE, PATRICIA DIANE	0003060305-2016-2016-0000	1995 MONTEREY 206 SCR BOWRIDER . RECEIVED APPEAL FORM, BOAT WAS RE-REGISTERED TO NEW OWNER 9/11/2015 PER NC WILDLIFE INFORMATION. DOCUMENTATION ON FILE	(\$3,745)	3853	KATHYS	1126 JETER MOUNTAIN RD HENDERSONVILLE NC 28739	COUNTY	TAX	\$27.43	\$0.00	\$27.43	\$0.00
								LATE LIST FEE	\$2.74	\$0.00	\$2.74	\$0.00
								TOTAL:	\$4.61	\$0.00	\$4.61	\$0.00
								LATE LIST FEE	\$0.46	\$0.00	\$0.46	\$0.00
								TOTAL:	\$5.07	\$0.00	\$5.07	\$0.00
								ABSTRACT TOTAL:	\$35.24		\$35.24	\$0.00
								TOTAL:	\$35.24	\$0.00	\$35.24	\$0.00
								LATE LIST FEE	\$0.46	\$0.00	\$0.46	\$0.00
								TOTAL:	\$5.07	\$0.00	\$5.07	\$0.00
								ABSTRACT TOTAL:	\$35.24		\$35.24	\$0.00

\*Adjustments submitted for approval on or before

**NCPTS Pending Release/Refund Report. Wednesday, October 26, 2016\***

OWNER	ABSTRACT	NOTE	VALUE CHANGE	ADJ. NUMBER	USER ID	SITUS ADDRESS	TAX DISTRICT	LEVY TYPE	BILLED	PAID	RELEASE	REFUND
JUSTUS, ARTHUR TERRELL	0000596397-2016-2016-0000	RELEASE 2016 BILL ON 1975 PERSONAL PROPERTY MANUFACTURED HOME. HOME WAS TORN DOWN LAST YEAR, VERIFIED BY AERIAL MAP AND FIELD REVIEW.	(\$3,100)	3856	CLOMBARDO	HENDERSON COUNTY NC	COUNTY	TAX LATE LIST FEE TOTAL: TAX LATE LIST FEE TOTAL:	\$17.52 \$1.75 \$19.27 \$2.95 \$0.29 \$3.24 \$22.51	\$17.52 \$1.75 \$19.27 \$2.95 \$0.29 \$3.24 \$22.51	\$17.52 \$1.75 \$19.27 \$2.95 \$0.29 \$3.24 \$22.51	\$17.52 \$1.75 \$19.27 \$2.95 \$0.29 \$3.24 \$22.51
LORENS, DALE	OWNER TOTAL: 0003081091-2016-2016-0000	2016 ADJUSTMENT TO CORRECT VALUE ON PERSONAL PROPERTY PARK MODEL MANUFACTURED HOME. REMOVED TWO PATIO SLABS. LOWERED VALUE FROM 50,500 TO 45,000 TO ADJUST FOR SLABS AND TO CORRECT MARKET VALUE.	(\$5,500)	3855	CLOMBARDO	36 REST AWHILE LN FLAT ROCK NC 28731	COUNTY	TAX LATE LIST FEE TOTAL: TAX LATE LIST FEE TOTAL:	\$285.33 \$28.53 \$311 \$60.60 \$6.06 \$7.26 \$41.45	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00	\$22.51 \$31.08 \$3.11 \$34.19 \$6.60 \$0.66 \$7.26 \$41.45	\$22.51 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00
MCLAUGHLIN, JESSICA MARKEL	OWNER TOTAL: 0003065225-2013-2012-0000	2011 KIA FORTE EX 4 DOOR SEDAN. VEHICLE TAXES BILLED AND PAID TO BUNCOMBE COUNTY. DOCUMENTATION ON FILE.	(\$5,500)	3868	KATHYS	21 WILD HORSE TRL FLETCHER, NC 287328788 NC	COUNTY	TAX LATE LIST FEE TOTAL: TAX LATE LIST FEE TOTAL:	\$72.21 \$0.00 \$72.21 \$0.00 \$0.00 \$0.00 \$41.45	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00	\$72.21 \$0.00 \$72.21 \$0.00 \$0.00 \$0.00 \$41.45	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00
MIKE'S GRADING INC	OWNER TOTAL: 0000341570-2016-2016-0000	DUPLICATE BILLING 1975 GMC TRUCK AND 1996 CUSTOM UTILITY TRAILER ARE LISTED AND PAID ON IND ABSTRACT 3057605.	(\$14,060)	3881	PNOVOTNY	320 TURPIKE RD NC	COUNTY	TAX LATE LIST FEE TOTAL: TAX LATE LIST FEE TOTAL:	\$203.73 \$0.00 \$203.73 \$0.00 \$0.00 \$0.00 \$72.21	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00	\$72.21 \$45.77 \$45.77 \$45.77 \$45.77 \$0.00 \$72.21	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00
MOORE, RICK	OWNER TOTAL: 0003089216-2016-2015-0000	2010 YAMAHA VX110AJA. VOIDED AND ANTHONY GASPERSON BILLED. DOCUMENTATION INSUFFICIENT TO BILL BEVERLY MOORE. DOCUMENTATION ON FILE.	(\$8,100)	3800	KATHYS	75 MCDOWELL RD MILLS RIVER NC 28759	COUNTY	TAX LATE LIST FEE TOTAL: TAX LATE LIST FEE TOTAL:	\$24.52 \$4.90 \$29.42 \$25.63 \$2.56 \$28.19 \$45.77	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00	\$45.77 \$24.52 \$4.90 \$29.42 \$25.63 \$2.56 \$28.19 \$45.77	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00
OKEEFE, TIMOTHY F	OWNER TOTAL: 0003086092-2016-2016-0000	1947 NORTH AMERICAN NAVION AIRCRAFT, BILL VOIDED. 2016 TAXES PAID IN RUTHERFORD COUNTY. DOCUMENTATION ON FILE.	(\$9,311)	3809	KATHYS	629 WILLOW RD HENDERSONVILLE NC 28739	COUNTY	TAX LATE LIST FEE TOTAL: TAX LATE LIST FEE TOTAL:	\$169.50 \$0.00 \$169.50 \$169.50 \$0.00 \$169.50 \$169.50	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00	\$57.61 \$169.50 \$0.00 \$169.50 \$0.00 \$169.50 \$169.50	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00
	OWNER TOTAL:		(\$30,000)									\$0.00

\*Adjustments submitted for approval on or before



**NCPTS Pending Release/Refund Report. Wednesday, October 26, 2016\***

OWNER	ABSTRACT	NOTE	VALUE CHANGE	ADJ. NUMBER	USER ID	SITUS ADDRESS	TAX DISTRICT	LEVY TYPE	BILLED	PAID	RELEASE	REFUND
RICH, MARK RADFORD	0003081073-2016-2016-0000	1985 DIXIE WATERCRAFT. SOLD 12-28-2015, DOCUMENTATION ON FILE. BILL RELEASED.	(\$1,615)	3864	HSALTER	4200 TURNPIKE RD HORSE SHOE NC 28742	COUNTY	TAX	\$46.43	\$0.00	\$9.12	\$0.00
								LATE LIST FEE	\$4.64	\$0.00	(\$2.82)	\$0.00
								TOTAL:	\$8.63	\$0.00	\$6.30	\$0.00
						ETOWAH-HORSESHOE FIRE		TAX	\$0.86	\$0.00	\$1.70	\$0.00
								LATE LIST FEE	\$0.86	\$0.00	(\$0.52)	\$0.00
								TOTAL:	\$0.86	\$0.00	\$1.18	\$0.00
								ABSTRACT TOTAL:		\$7.48	\$7.48	\$0.00
RODRIGUEZ, JAMES A	0000408153-2016-2016-0000	2015 APPEAL, CHANGES NOT CARRIED FORWARD TO 2016 RECORD. CORRECTION TO RECORD MADE, PARTIAL RELEASE.	(\$1,615) (\$39,800)	3889	EPARKER	650 INDIAN RIDGE TRL HENDERSONVILLE NC 28739	COUNTY	TAX	\$1,518.72	\$0.00	\$224.87	\$0.00
								LATE LIST FEE	\$0.00	\$0.00	\$0.00	\$0.00
								TOTAL:	\$282.24	\$0.00	\$224.87	\$0.00
						ETOWAH-HORSESHOE FIRE		TAX	\$0.00	\$0.00	\$41.79	\$0.00
								LATE LIST FEE	\$0.00	\$0.00	\$0.00	\$0.00
								TOTAL:	\$0.00	\$0.00	\$41.79	\$0.00
								ABSTRACT TOTAL:		\$266.66	\$266.66	\$0.00
RYDER TRUCK RENTAL	0000007908-2016-2016-0000	PARTIAL RELEASE: 2010 FREIGHTLINER WAS SOLD 09/30/2015 PER INFORMATION FROM RIDER.	(\$39,800) (\$56,241)	3896	PNOVOTNY	65 OLD BRICKYARD RD FLETCHER NC 28732	COUNTY	TAX	\$36,362.12	\$0.00	\$317.76	\$0.00
								LATE LIST FEE	\$3,636.21	\$0.00	\$31.78	\$0.00
								TOTAL:	\$7,401.14	\$0.00	\$349.54	\$0.00
						FLETCHER FIRE TAX		TAX	\$740.11	\$0.00	\$6.47	\$0.00
								LATE LIST FEE	\$740.11	\$0.00	\$71.15	\$0.00
								TOTAL:	\$740.11	\$0.00	\$420.69	\$0.00
								ABSTRACT TOTAL:		\$420.69	\$420.69	\$0.00
RYDER TRUCK RENTAL LT	0003086079-2016-2016-0000	PARTIAL RELEASE: 2015 UTILITY TRAILER MOVED TO BUNCOMBE COUNTY PER INFORMATION FROM RYDER.	(\$56,241) (\$16,293)	3897	PNOVOTNY	65 OLD BRICKYARD RD FLETCHER NC 28732	COUNTY	TAX	\$3,565.51	\$0.00	\$92.06	\$0.00
								LATE LIST FEE	\$356.55	\$0.00	\$9.21	\$0.00
								TOTAL:	\$725.72	\$0.00	\$101.27	\$0.00
						FLETCHER FIRE TAX		TAX	\$72.57	\$0.00	\$18.74	\$0.00
								LATE LIST FEE	\$72.57	\$0.00	\$1.87	\$0.00
								TOTAL:	\$72.57	\$0.00	\$20.61	\$0.00
								ABSTRACT TOTAL:		\$121.88	\$121.88	\$0.00
SOUTHERN CONCRETE MATERIALS INC	0003081677-2016-2016-0000	PARTIAL RELEASE: DUPLICATE BILLING OF 2006 KENWORTH, BILLED ON 3081262.	(\$16,293) (\$28,120)	3784	PNOVOTNY	4840 HENDERSONVILLE RD FLETCHER NC 28732	COUNTY	TAX	\$2,113.52	\$0.00	\$158.88	\$0.00
								LATE LIST FEE	\$211.35	\$0.00	\$15.89	\$0.00
								TOTAL:	\$174.77	\$0.00	\$174.77	\$0.00
								ABSTRACT TOTAL:		\$174.77	\$174.77	\$0.00
STEVENS, DOUGLAS	0002762305-2012-2012-0000	1985 CITATION WATERCRAFT, REGISTRATION AND LOCATION IN VANCE COUNTY. WILDLIFE REPORTED TO HENDERSON COUNTY IN ERROR. BILLS RELEASED FOR 2012, 2013, 2014, 2015, AND 2016. BILLING IN VANCE COUNTY VERIFIED.	(\$28,120) (\$2,090)	3788	HSALTER	HENDERSON COUNTY NC	COUNTY	TAX	\$10.73	\$0.00	\$10.73	\$0.00
								LATE LIST FEE	\$1.07	\$0.00	\$1.07	\$0.00
								TOTAL:	\$1.36	\$0.00	\$1.36	\$0.00
						GREEN RIVER FIRE		TAX	\$0.14	\$0.00	\$0.14	\$0.00
								LATE LIST FEE	\$0.14	\$0.00	\$1.50	\$0.00
								TOTAL:	\$0.14	\$0.00	\$1.50	\$0.00
								ABSTRACT TOTAL:		\$13.30	\$13.30	\$0.00

\*Adjustments submitted for approval on or before

# NCPTS Pending Release/Refund Report. Wednesday, October 26, 2016\*

OWNER	ABSTRACT	NOTE	VALUE CHANGE	ADJ. NUMBER	USER ID	SITUS ADDRESS	TAX DISTRICT	LEVY TYPE	BILLED	PAID	RELEASE	REFUND
STRAUSS & ASSOCIATES P.A.	0002762305-2013-2013-0000	1985 CITATION WATERCRAFT, REGISTRATION AND LOCATION IN VANCE COUNTY, WILDLIFE REPORTED TO HENDERSON COUNTY IN ERROR. BILLS RELEASED FOR 2012, 2013, 2014, AND 2016. BILLING IN VANCE COUNTY VERIFIED.	(\$1,985)	3789	HSALTER	HENDERSON COUNTY NC	COUNTY	TAX LATE LIST FEE TOTAL:	\$10.19 \$1.02 \$11.21	\$0.00 \$0.00	\$10.19 \$11.21	\$0.00 \$0.00
	0002762305-2014-2014-0000	1985 CITATION WATERCRAFT, REGISTRATION AND LOCATION IN VANCE COUNTY, WILDLIFE REPORTED TO HENDERSON COUNTY IN ERROR. BILLS RELEASED FOR 2012, 2013, 2014, AND 2016. BILLING IN VANCE COUNTY VERIFIED.	(\$1,885)	3790	HSALTER	HENDERSON COUNTY NC	COUNTY	TAX LATE LIST FEE TOTAL:	\$9.68 \$0.97 \$10.65	\$0.00 \$0.00	\$9.68 \$10.65	\$0.00 \$0.00
	0002762305-2015-2015-0000	1985 CITATION WATERCRAFT, REGISTRATION AND LOCATION IN VANCE COUNTY, WILDLIFE REPORTED TO HENDERSON COUNTY IN ERROR. BILLS RELEASED FOR 2012, 2013, 2014, AND 2016. BILLING IN VANCE COUNTY VERIFIED.	(\$1,791)	3791	HSALTER	HENDERSON COUNTY NC	COUNTY	TAX LATE LIST FEE TOTAL:	\$9.20 \$0.92 \$10.12	\$0.00 \$0.00	\$9.20 \$10.12	\$0.00 \$0.00
	0002762305-2016-2016-0000	1985 CITATION WATERCRAFT, REGISTRATION AND LOCATION IN VANCE COUNTY, WILDLIFE REPORTED TO HENDERSON COUNTY IN ERROR. BILLS RELEASED FOR 2012, 2013, 2014, AND 2016. BILLING IN VANCE COUNTY VERIFIED.	(\$1,701)	3792	HSALTER	HENDERSON COUNTY NC	COUNTY	TAX LATE LIST FEE TOTAL:	\$9.61 \$0.96 \$10.57	\$0.00 \$0.00	\$9.61 \$10.57	\$0.00 \$0.00
OWNER TOTAL:			(\$9,452)									
	0000670307-2016-2016-0000	PARTIAL RELEASE. \$9,643 IS A DUPLICATE LINE ITEM. THIS AMOUNT IS LISTED UNDER G3 FURNITURE AND FIXTURES DESCRIPTION COPIER	(\$9,643)	3854	PNOVOTNY	104 N WASHINGTON ST UNINCORPORATED	COUNTY	TAX LATE LIST FEE TOTAL:	\$128.27 \$0.00 \$128.27	\$0.00 \$0.00	\$128.27 \$0.00	\$0.00 \$0.00
OWNER TOTAL:			(\$9,643)									
	0002442789-2016-2016-0000	FOR 2016: PARTIAL RELEASE OF PERSONAL PROPERTY MANUFACTURED HOME TO REDUCE VALUE MORE IN LINE WITH MARKET VALUE. FROM 21,900 TO 18,500.	(\$3,400)	3858	CLOMBARDO	25 BALLARD LN HENDERSONVILLE NC 28792	COUNTY	TAX LATE LIST FEE TOTAL:	\$123.74 \$0.00 \$123.74	\$104.53 \$0.00	\$19.21 \$0.00	\$0.00 \$0.00
OWNER TOTAL:			(\$3,400)									
			(\$3,400)									
<b>OWNER TOTAL:</b>												<b>\$0.00</b>
<b>OWNER TOTAL:</b>												<b>\$22.78</b>

\*Adjustments submitted for approval on or before

**NCPTS Pending Release/Refund Report. Wednesday, October 26, 2016\***

OWNER	ABSTRACT	NOTE	VALUE CHANGE	ADJ NUMBER	USER ID	SITUS ADDRESS	TAX DISTRICT	LEVY TYPE	BILLED	PAID	RELEASE	REFUND
VAUGHN, BRYAN L	0003086256-2016-2016-0000	1993 TRACKER PB24. PER LISTING FORM RECEIVED ON TIME. BOAT WAS MOVED TO TENNESSEE. NO OWNERSHIP OF PROPERTY IN HENDERSON COUNTY.	(\$3,140)	3810	KATHYS	296 N RUGBY RD HENDERSONVILLE NC 28791	COUNTY	TAX	\$17.74	\$0.00	\$17.74	\$0.00
								LATE LIST FEE	\$0.00	\$0.00	\$0.00	\$0.00
								TOTAL:	\$3.77	\$0.00	\$3.77	\$0.00
								TAX				
								LATE LIST FEE	\$0.00	\$0.00	\$0.00	\$0.00
								TOTAL:	\$0.00	\$0.00	\$0.00	\$0.00
								ABSTRACT TOTAL:	\$21.51	\$21.51	\$0.00	\$0.00
								OWNER TOTAL:	(\$3,140)		\$21.51	\$0.00
								GRAND TOTALS:	(\$304,800)		\$2,000.59	\$22.51

\*Adjustments submitted for approval on or before

# HENDERSON COUNTY BOARD OF COMMISSIONERS

1 Historic Courthouse Square, Suite #1  
Hendersonville, NC 28792  
Phone (828) 697-4808 • Fax (828) 698-4443  
[www.hendersoncountync.org](http://www.hendersoncountync.org)

THOMAS THOMPSON  
Chairman  
CHARLES MESSER  
Vice-Chairman

GRADY HAWKINS  
WILLIAM LAPSLEY  
J. MICHAEL EDNEY

## AUTHORIZING RESOLUTION BY THE HENDERSON COUNTY BOARD OF COMMISSIONERS

**WHEREAS**, the North Carolina Rural Infrastructure Authority (RIA) has authorized the awarding of grants from appropriated funds to aid eligible units of government in financing the cost of infrastructure activities needed to create jobs; and

**WHEREAS**, the Henderson County Board of Commissioners needs assistance in financing an infrastructure project that may qualify for Rural Grants/Programs funding; and

**WHEREAS**, the Henderson County Board of Commissioners intends to request grant assistance for Project Roan from the Economic Infrastructure Grants Program;

**NOW THEREFORE BE IT RESOLVED, BY THE BOARD OF COMMISSIONERS OF HENDERSON COUNTY:**

That Henderson County Board of Commissioners will arrange financing for all remaining costs of the project, if approved for a grant.

That Marcus Jones, PE, County Engineer, and successors so titled, is hereby authorized to execute and file an application on behalf of Henderson County with the Rural Grants/Programs Section for a grant to assist in the above-named infrastructure project.

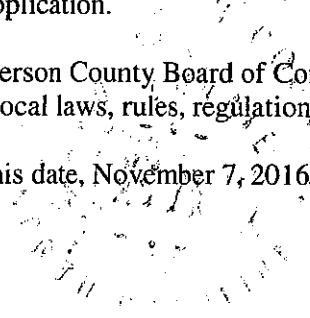
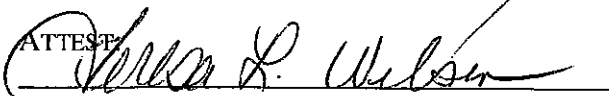
That Marcus Jones, PE, County Engineer, and successors so titled, is hereby authorized to execute and file an application on behalf of Henderson County with the Rural Grants/Programs Section for a grant to assist in the above named infrastructure project.

That Marcus Jones, PE, County Engineer, and successors so titled, is hereby authorized and directed to furnish such information as Rural Grants/Programs Section may request in connection with an application or with the project proposed; to make assurances as contained in the application; and to execute such other documents as may be required in connection with the application.

That Henderson County Board of Commissioners has substantially complied or will substantially comply with all federal, state, and local laws, rules, regulations, and ordinances applicable to the project and to the grants pertaining thereto.

Adopted this date, November 7, 2016 at Hendersonville, North Carolina.

  
THOMAS THOMPSON, CHAIRMAN  
HENDERSON COUNTY BOARD OF COMMISSIONERS

  
  
TERESA L. WILSON, CLERK TO THE BOARD



# North Carolina Department of Public Safety

*Purchasing and Logistics*

Pat McCrory, Governor  
Frank L. Perry, Secretary

Gregory K. Baker, Commissioner  
Joanne B. Rowland, Director

October 17, 2016

Steve Wyatt  
Henderson County Manager  
100 N. King Street  
Hendersonville, NC 27699

**RE:** Lease Agreement for Office Space Located at 1347 Spartanburg Highway, Suite 4,  
Hendersonville, Henderson County, North Carolina

Dear Mr. Wyatt

Due to unforeseen circumstances, occupancy at the above referenced location was delayed past the original effective date in the lease. To obtain full benefit of the lease the Department of Administration approval and your proposal, this letter is to formally change the term to reflect the actual occupancy. The term of this three (3) year Lease Agreement shall commence on the 1<sup>st</sup> day of November, 2016 and terminate on the 31<sup>st</sup>. day of October 2019.

If you are in agreement with the intent and purpose of this letter please sign below where indicated and e-mail back to me at [ronald.moore@ncdps.gov](mailto:ronald.moore@ncdps.gov). If you have questions, feel free to call me at (919) 324-6467.

Sincerely,

Ron Moore,  
Real Property Manager

Agreed to by: \_\_\_\_\_

Date 11-8-16

cc: Boyce Fortner, Division IV Administrator  
Angela Conyers, Accounting, DPS  
Troy Baker, SPO, DOA

**MAILING ADDRESS:**  
3030 Hammond Business Place  
4227 Mail Service Center  
Raleigh, NC 27699-4200  
[www.ncdps.gov](http://www.ncdps.gov)



[www.ncdps.gov](http://www.ncdps.gov)  
An Equal Opportunity Employer

**OFFICE LOCATION:**  
3030 Hammond Business Place  
Raleigh, NC 27603-3666  
Telephone (919) 743-8141  
Fax (919)-715-3731

THE STATE OF NORTH CAROLINA SHALL NOT BE RESPONSIBLE FOR ANY EXPENSES INCURRED BY THE PROPOSER IN THE PREPARATION OF THIS PROPOSAL. THE STATE RESERVES THE RIGHT TO REJECT ANY PROPOSAL FOR ANY REASON IT DEEMS WARRANTED. FAXED OR E-MAILED PROPOSALS ARE NOT ACCEPTABLE.

PROPOSAL TO LEASE TO THE STATE OF NORTH CAROLINA - PO-28

1. NAME OF LESSOR: County of Henderson 2. LESSOR'S AGENT: Steve Wyatt, County Manager

INDICATE EACH LESSOR'S BUSINESS CLASSIFICATION AS APPLICABLE:    A. PROPRIETORSHIP    B. PARTNERSHIP    C. CORPORATION    D. GOVERNMENTAL    E. NON-PROFIT    F. \*\*\* (HUB) HISTORICALLY UNDERUTILIZED BUSINESSES    G. OTHER:    TAX I.D. #   

MAILING ADDRESS: 100 N. King Street MAILING ADDRESS  
 CITY: Hendersonville ZIP: 28792 CITY:    ZIP:     
 PHONE# 828-694-6526 FAX# 828-697-4536 PHONE#:    FAX#:     
 E-MAIL:    E-MAIL:   

3. SPACE LOCATION: (including building name, floors involved & suite or room numbers unless entire floor)  
Henderson Court Services Building

STREET ADDRESS 1347 Spartanburg Hwy. CITY Hendersonville COUNTY Henderson ZIP CODE 28792

4. ATTACH FLOOR PLAN TO SCALE SHOWING THE SIZE AND LAYOUT OF SPACE OFFERED)

5. GROSS SQUARE FOOTAGE BEFORE NET USAGE COMPUTED    A. OFFICE 836 B. WAREHOUSE    C. OTHER   

6. All proposals must be submitted on the basis of net square footage as defined on reverse side of this sheet and in Specifications (PO-27)

A. DESIRED PROPOSAL (See PO-27 Items VI and XII-A)

TYPE OF SPACE	TOTAL NET SQ. FT.	ANNUAL RENTAL	ANNUAL RENT PER SQ. FT.	UTILITIES	JANITOR. SERVICES	WATER / SEWER	REQUIRED PARKING
OFFICE	836	\$7315	\$8.75	YES	YES	YES	
WAREHOUSE							
OTHER							
TOTALS			XXXX	XXXX			XXXX

Lessor will provide ( ) employee parking spaces in above proposal at no additional charge to the State. (See explanation in PO-27 item VI - Parking)

Comments:  
**ERRORS BY PROPOSERS IN CALCULATING NET SQUARE FOOTAGE WILL REDUCE THE ANNUAL RENTAL WITHOUT CHANGING THE PROPOSED RATE PER SQUARE FOOT IN THE PROPOSAL**

B. OPTIONAL ALTERNATE PROPOSAL NO. 1 (See PO-27 ITEMS VI AND XII-B)  
 (FOR PROPOSALS NOT INCLUDING UTILITIES AND/OR JANITORIAL SERVICES)

TYPE OF SPACE	TOTAL NET SQ. FT.	ANNUAL RENTAL	ANNUAL RENT PER SQ. FT.	UTILITIES YES/NO	JANITORIAL SERVICES YES/NO	WATER/SEWER YES/NO
OFFICE						
WAREHOUSE						
OTHER						
TOTALS			XXXX	XXXX	XXXX	

Lessor will provide ( ) clientele parking spaces and ( ) employee parking spaces

Comments:

7. LEASE TERM: 3 YEARS BEGINNING DATE: 11/1/2015

8. RENEWAL OPTIONS, IF ANY: TERMS AND CONDITIONS:

NOTE: RATES THAT INCLUDE INDETERMINABLE PERCENTAGE INCREASES, SUCH AS UNCAPPED CPI INCREASES ETC., ARE NOT ACCEPTABLE DURING EITHER THE INITIAL TERM OR ANY RENEWAL PERIOD(S)

The State of North Carolina supports the use of products and materials having recycled content in renovation and construction. The proposed building must have facilities for handling materials to be recycled such as plastics, aluminum, waste paper and cardboard.

THE PROPOSED BUILDING MUST BE COMPLETELY FREE OF ANY HAZARDOUS ASBESTOS OR HAZARDOUS LEAD PAINT THROUGHOUT THE STATE'S TENANCY.

Is the proposed building free of hazardous asbestos?	YES <u>X</u>	NO <u>  </u>
Is the proposed building free of hazardous lead paint?	YES <u>X</u>	NO <u>  </u>

DEPARTMENT: PUBLIC SAFETY DIVISION: Community Corrections  
 CITY:    SQUARE FEET:    AGENT:   

CUT-OFF FOR RECEIVING PROPOSALS IS 4:00 PM DATE:

9. ADDITIONAL INFORMATION

10. Does this space comply with local and State Building safety and zoning codes specifically including OSHA provisions for the handicapped and applicable sections of the State Building Code Volumes I-V?

X YES NO PARTIALLY

EXPLAIN IF OTHER THAN "YES" IS CHECKED ABOVE:

11. This proposal is made in compliance with the specifications furnished by Dept of Public Safety. I realize that the State reserves the right to reject this proposal for any reason it deems warranted. This proposal is good until 12/30/15. I ACKNOWLEDGE AND FURTHER AFFIRM THAT I am aware of and familiar with the Americans with Disabilities Act of 1990 (42 United States Code, Section 12101 et seq.) and if the above firm is awarded the contract, it will comply with the provisions of said Act.

I am aware that annual per square foot rental rate(s) which include indeterminable percentage increase(s) such as uncapped Consumer Price Index increases etc., are not acceptable during either the initial term or any renewal period(s):

\*\*\*HUB: HISTORICALLY UNDERUTILIZED BUSINESSES (HUB) CONSIST OF MINORITY, WOMEN AND DISABLED BUSINESS FIRMS THAT ARE AT LEAST FIFTY-ONE PERCENT OWNED AND OPERATED BY AN INDIVIDUAL(S) OF THE AFOREMENTIONED CATEGORIES. ALSO INCLUDED IN THIS CATEGORY ARE DISABLED BUSINESS ENTERPRISES AND NON-PROFIT WORK CENTERS FOR THE BLIND AND SEVERELY DISABLED.

N.C.G.S. § 133-32 and Executive Order 24 prohibit the offer to, or acceptance by, any State Employee of any gift from anyone with a contract with the State, or from any person seeking to do business with the State. By execution of this proposal, you attest, for your entire organization and its employees or agents, that you are not aware that any such gift has been offered, accepted, or promised by any employees of your organization.

Jerry Tucker
Printed Name of Lessor

Signature of Lessor Date

MAILING / DELIVERY INSTRUCTIONS

To be considered this proposal must be received by the State Property Office prior to 4:00 PM on the cutoff. No faxed or e-mailed proposals will be accepted. PHONE: 919-807-4650
Delivery Address if Delivered in Person: Director, State Property Office, Room 4055, Administration Building, 116 West Jones Street, Raleigh, North Carolina
Mailing Address if Sent Through Mail Service: State Property Office, 1321 Mail Service Center, Raleigh, North Carolina 27699-1321

ENVELOPE SHOULD BE MARKED:

- (a) Lease proposal Enclosed
(b) Cutoff Date for Receiving Proposals
(c) Name of State Agency involved.

NOTE: Net square footage is a term meaning the area to be leased for occupancy by State Personnel and/or equipment. To determine net square footage:

- 1. Compute the inside area of the space by measuring from the normal inside finish of exterior walls or the roomside finish of fixed corridor and shaft walls, or the center of tenant separating partitions.
2. Deduct from the inside area the following:
a. Toilets and lounges
b. Entrance and elevator lobbies
c. Corridors
d. Stairwells
e. Elevators and escalator shafts
f. Building equipment and service areas
g. Stacks, shafts, and interior columns
h. Other space not usable for State purposes

\*Deduct if space is not for exclusive use by the State. Multiple State leases require a, b, and c to be deducted. The State Property Office may make adjustments for areas deemed excessive for State use.

DEPARTMENT: PUBLIC SAFETY DIVISION: VARIOUS
CITY: SQUARE FEET: AGENT:
CUT-OFF FOR RECEIVING PROPOSALS IS 4:00 PM DATE:
FORM (PO-28) (11/2009)

**THIS LEASE DOES NOT BECOME EFFECTIVE UNTIL EXECUTED  
BY THE NORTH CAROLINA DEPARTMENT OF ADMINISTRATION**

STATE OF NORTH CAROLINA

**LEASE AGREEMENT**

COUNTY OF HENDERSON

THIS LEASE AGREEMENT, made and entered into this the 17<sup>th</sup> day of December, 2015, by and between, **COUNTY OF HENDERSON** hereinafter designated as Lessor, and the **STATE OF NORTH CAROLINA**, hereinafter designated as Lessee;

**WITNESSETH:**

THAT WHEREAS, authority to approve and execute this lease agreement was delegated to the Department of Administration by resolution adopted by the Governor and Council of State on the 1st day of September, 1981; and as amended on September 8, 1999 and December 7<sup>th</sup>, 1999, and

WHEREAS, the Department of Administration has delegated to this State Agency the authority to execute this lease agreement by memorandum dated the 17<sup>th</sup> day of April, 1985; and

WHEREAS, the parties hereto have mutually agreed to the terms of this lease agreement as hereinafter set out,

NOW THEREFORE, in consideration of the rental hereinafter agreed to be paid and the terms and conditions hereinafter set forth, Lessor does hereby let and lease unto Lessee and Lessee hereby takes and leases from Lessor for and during the period of time and subject to the terms and conditions hereinafter set out certain space in the **Town of Hendersonville, County of Henderson**, North Carolina, more particularly described as follows:

**Being ± 836 net square feet of office space located at 1347 Spartanburg Highway, Suite 4, Hendersonville, Henderson County, North Carolina.**

**(DEPARTMENT OF PUBLIC SAFETY – DIVISION OF ADULT CORRECTION)**

THE TERMS AND CONDITIONS OF THIS LEASE AGREEMENT ARE AS FOLLOWS:

1. The term of this lease shall be for a period of **three (3) years**, commencing on the **1<sup>st</sup> day December of, 2015**, or as soon thereafter as the leased premises are ceded to the Lessee and terminating on the **30<sup>th</sup> day of November, 2018**.

2. During the term of the lease, the Lessee shall pay to the Lessor as rental for said premises the sum of **\$7,315.00** Dollars per annum, which sum shall be paid in equal monthly installments of **\$609.58** Dollars, said rental to be payable within fifteen (15) days from receipt of invoice.



The Lessee agrees to pay the aforesaid rental to Lessor at the address specified, or, to such other address as the Lessor may designate by a notice in writing at least fifteen (15) days prior to the due date.

3. Lessor agrees to furnish to the Lessee, as a part of the consideration for this lease, the following services and utilities to the satisfaction of the Lessee:

- A. Heating facilities, air conditioning facilities, adequate electrical facilities, adequate lighting fixtures and sockets, hot and cold water facilities, and adequate toilet facilities.
- B. Lessor to provide required fire extinguishers and servicing, pest control, and outside trash disposal including provision for the handling of recyclable items such as aluminum cans, cardboard and paper.
- C. Maintenance of lawns, sidewalks, shrubbery, paved areas and common areas is required.
- D. All Utilities except Telephone
- E. Parking.
- F. Janitorial services and supplies.
- G. Elevator Service, if applicable.
- H. Lessor covenants that the leased premises are generally accessible to persons with disabilities. This shall include access into the premises from the parking areas (where applicable), into the premises via any common areas of the building and access to accessible restroom.
- I. All fire or safety inspection fees and stormwater fee shall be paid by lessor.
- J. All land transfer tax/fees imposed by the County or City which the space is located.
- K. All other terms and conditions of the signed "Proposal to Lease to the State of North Carolina" Form PO-28 and "Specifications for Non-advertised Lease".

4. During the lease term, the Lessor shall keep the leased premises in good repair and tenantable condition, to the end that all facilities are kept in an operative condition. Maintenance shall include, but is not limited to furnishing and replacing electrical light fixture ballasts, air conditioning and ventilating equipment filter pads, if applicable, and broken glass. In case Lessor shall, after notice in writing from the Lessee in regard to a specified condition, fail, refuse, or neglect to correct said condition, or in the event of an emergency constituting a hazard to the health or safety of the Lessee's employees, property, or invitees, it shall then be lawful for the Lessee in addition to any other remedy the Lessee may have, to make such repair at its own cost and to deduct the amount thereof from the rent that may then be thereafter become due hereunder. The Lessor reserves the right to enter and inspect the leased premises, at reasonable times, and to make necessary repairs to the premises.

5. It is understood and agreed that Lessor shall, at the beginning of said lease term as hereinabove set forth, have the leased premises in a condition satisfactory to Lessee, including repairs, painting, partitioning, remodeling, plumbing and electrical wiring suitable for the purposes for which the leased premises will be used by Lessee.

6. The Lessee shall have the right during the existence of this lease, with the Lessor's prior consent, to make alterations, attach fixtures and equipment, and erect additions, structures or signs in or upon the leased premises. Such fixtures, additions, structures or signs so placed in or upon or attached to the leased premises under this lease or any prior lease of which this lease is an extension or renewal shall be and remain the property of the Lessee and may be removed therefrom by the Lessee prior to the termination of this lease or any renewal or extension thereof, or within a reasonable time thereafter. The Lessee shall have no duty to remove any improvement or fixture placed by it on the premises or to restore any portion of the premises altered by it. In the event Lessee elects to remove his improvements or fixtures and such removal causes damage or injury to the demised premises, Lessee will repair only to the extent of any such damage or injury.

7. If the said premises be destroyed by fire or other casualty without fault of the Lessee, this lease shall immediately terminate and the rent shall be apportioned to the time of the damage. In case of partial destruction or damage by fire or other casualty without fault of the Lessee, so as to render the premises untenable in whole or in part, there shall be an apportionment of the rent until the damage has been repaired. During such period of repair, Lessee shall have the right to obtain similar office space at the expense of Lessee or the Lessee may terminate the lease by giving fifteen (15) days written notice to the Lessor.

8. Lessor shall be liable to Lessee for any loss or damages suffered by Lessee which are a direct result of the failure of Lessor to perform an act required by this lease, and provided that Lessor could reasonably have complied with said requirement.

9. Upon termination of this lease, the Lessee will peaceably surrender the leased premises in as good order and condition as when received, reasonable use and wear and damage by fire, war, riots, insurrection, public calamity, by the elements, by act of God, or by circumstances over which Lessee had no control or for which Lessor is responsible pursuant to this lease, excepted.

10. The Lessor agrees that the Lessee, upon keeping and performing the covenants and agreements herein contained, shall at all times during the existence of this lease peaceably and quietly have, hold, and enjoy the leased premises free from the adverse claims of any person.

11. The failure of either party to insist in any instance upon strict performance of any of the terms and conditions herein set forth shall not be construed as a waiver of the same in any other instance. No modification of any provision hereof and no cancellation or surrender thereof shall be valid unless in writing and signed and agreed to by both parties.

12. Any hold over after the expiration of the said term or any extension thereof, shall be construed to be a tenancy from month to month, and shall otherwise be on the terms and conditions herein specified, so far as applicable; however, either party shall give not less than sixty (60) days written notice to terminate the tenancy.

13. The parties to this lease agree and understand that the continuation of this lease agreement for the term period set forth herein, or any extension or renewal thereof, is dependent upon and subject to the appropriation, allocation or availability of funds for this purpose to the agency of the Lessee responsible for payment of said rental. The parties to this lease also agree that in the event the agency of the Lessee or that body responsible for the appropriations of said funds, in its sole discretion, determines, in view of its total local office operations that available funding for the payment of rents are insufficient to continue the operation of its local offices on the premise leased herein, it may choose to terminate the lease agreement set forth herein by giving Lessor written notice of said termination, and the lease agreement shall terminate immediately without any further liability to Lessee.

14. All notices herein provided to be given, or which may be given by either party to the other, shall be deemed to have been fully given when made in writing and deposited in the United States mail, certified and postage prepaid and addressed as follows: To the Lessor at **100 N. King Street, Hendersonville, North Carolina 28792**. The Lessee at **4227 Mail Service Center, Raleigh, North Carolina 27699-4227** with a copy to **State Property Office, Attn: Leasing Manager, 1321 Mail Service Center, Raleigh, North Carolina 27699-1321**. Nothing herein contained shall preclude the giving of such notice by personal service. The address to which notices shall be mailed as aforesaid to either party may be changed by written notice.

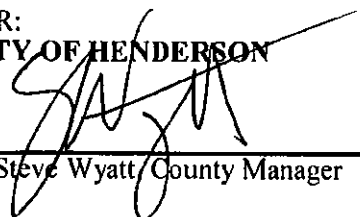
15. N.C.G.S. § 133-32 and Executive Order 24 prohibit the offer to, or acceptance by, any State Employee of any gift from anyone with a contract with the State, or from any person seeking to do business with the State. By execution of any response in this procurement, you attest, for your entire organization and its employees or agents, that you are not aware that any such gift has been offered, accepted, or promised by any employees of your organization.

IN TESTIMONY WHEREOF, this lease has been executed by the parties hereto, in duplicate originals, as of the date first above written.

LESSEE:  
STATE OF NORTH CAROLINA

By:  (SEAL)  
Speros Fleggas  
Department of Administration 

LESSOR:  
COUNTY OF HENDERSON

By:  (SEAL)  
Steve Wyatt County Manager

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

I, Angela M. Blinson a Notary Public in and for the County and State aforesaid, do hereby certify that Speros Fleggas, personally appeared before me this date and acknowledged the due execution by him of the foregoing instrument on behalf of the Department of Administration of the State of North Carolina, for the purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal this the 17<sup>th</sup> day of December, 2015.

Angela M. Blinson  
Notary Public

Printed Name: Angela M. Blinson

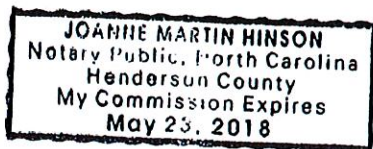
My Commission expires October 14, 2018



STATE OF NORTH CAROLINA  
COUNTY OF Henderson

I, Joanne Martin Hinson a Notary Public in the County of Henderson and for the State aforesaid, do hereby certify that Steve Wyatt, personally came before me this day and acknowledge that he/she is **County Manager**, and that by authority and given as an act of **Henderson County** and acknowledged the due execution of the foregoing instrument in its name.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal this the 23<sup>rd</sup> day of November, 2015.



Joanne Martin Hinson  
Notary Public  
Joanne Martin Hinson  
Printed Name

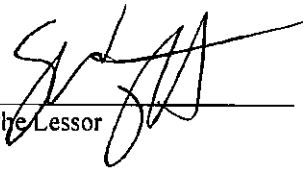
My Commission expires May 23, 2018

## **SPECIFICATIONS FOR NON-ADVERTISED LEASE**

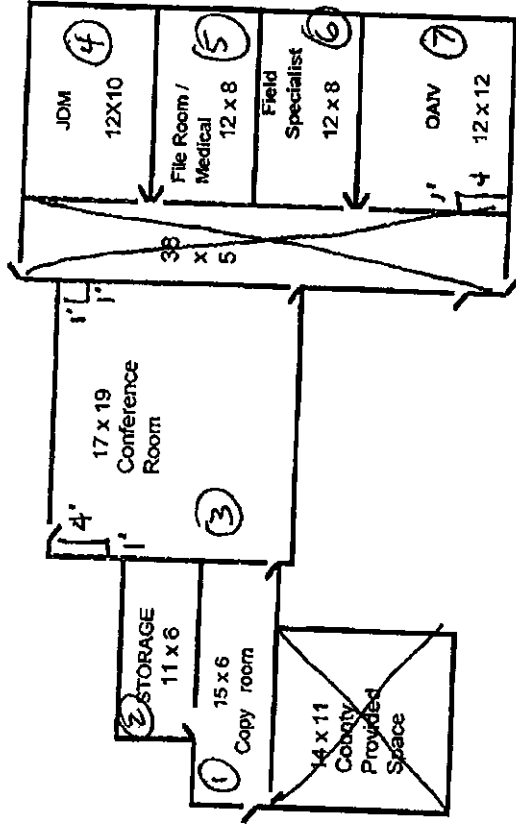
1. A floor plan to scale or a plan with room dimensions is required. Plan should show building exits for the proposed space. Also provide the year the building was constructed.
2. This facility must provide environment that is barrier free and easily accessible to physically disabled staff, visitors and clientele. Compliance with the State Building Code and the Americans with Disabilities Act is required. Toilet facilities shall be ADA accessible and code compliant.
3. Air conditioning and heating system shall be maintained by Lessor including frequent filter cleaning and replacement. Year round ventilation shall be provided to prevent stale air problems and unacceptable CO2 content. Waiting areas, LAN room and conference room(s) may require additional HVAC.
4. Telecommunication room temperature should be within a range of 65° to a maximum of 75°. This is a 24-hour per day, 7 day per week requirement. A separate HVAC system may be required to maintain this temperature range.
5. All lighting and electrical maintenance shall be furnished by Lessor including the replacement of ballasts, light tubes and replacement bulbs.
6. The Lessor shall provide required fire extinguishers and servicing, pest control (by a licensed technician) and outside trash disposal including provision for the handling of recycling items such as aluminum cans, cardboard and paper. Year-round maintenance is required to maintain a neat and professional appearance of the site at all times.
7. Lessor shall provide internal and external sign that will provide easy identification of the office by the general public.
8. Locking hardware is required on all storage rooms, equipment rooms, files rooms and LAN room. Supply storage closets require shelving.
9. Lessor shall shampoo all carpet and clean the outside of the building windows annually.
10. Lessor shall be responsible for snow removal as quickly as possible to avoid work delays.
13. The per square foot price proposal is based on the floor plan and repair lists agreed upon by the State of North Carolina and includes but it not limited to: all partitions, demolition, and up fitting costs: building and grounds maintenance; property taxes; insurance; fire and safety inspection fees; stormwater fees; land transfer tax; common area maintenance and other building operational costs.
14. The number of keys to be provided to the State for each lockset shall be reasonably determined by the State prior to occupancy, at no cost to the State.
15. All parking areas shall be adequately lighted and located within a reasonable distance of the office.

16. Lessor shall provide all conduits and pull strings from above the ceiling to outlet boxes. State to install wiring and cover plates.

**Lessor is in agreement with the above conditions and the conditions of the also signed "proposal to Lease to the State of North Carolina" Form PO-28.**

  
\_\_\_\_\_  
Signature of the Lessor

11-23-15  
\_\_\_\_\_  
Date



Judicial District 29  
 1347 Spartanburg Hwy  
 Hendersonville, NC 28792

Total Square Footage: 1125

- ① 15 x 6 90 sf
- ② 11 x 6 66 sf
- ③ (17 x 19) - 4-1 318 sf
- ④ 12 x 10 120 sf
- ⑤ 12 x 8 96 sf
- ⑥ 12 x 8 96 sf
- ⑦ (12 x 12) - 4 120 sf

906 sf

STATE OF NORTH CAROLINA

COUNTY OF HENDERSON

### AGREEMENT

THIS LEASE AGREEMENT (the "Agreement"), made and entered into this \_\_\_\_ day of November, 2016, by and between the County of Henderson, a body corporate and politic of the State of North Carolina (the "County") and Henderson County Hospital Corporation, a North Carolina non-profit corporation (the "Hospital").

#### STATEMENT OF PURPOSE

The County owns certain real property located at 915 Asheville Highway in the City of Hendersonville, North Carolina (the "Premises"). These premises are bounded on the south by Ninth Avenue West, on the west by Oakland Street, on the east and northeast by Asheville Highway (US 25). The Hospital desires to lease that portion of these premises used for parking purposes (the "Parking Area") during the grand open of its new Comprehensive Cancer Center on November 29, 2016. The County and the Hospital are in agreement for such use, on the terms stated herein.

NOW THEREFORE, and subject to the terms and conditions hereinafter set forth, the Hospital shall be allowed to use the Parking Area upon the following terms and conditions:

1. The term of this Agreement shall commence as of 7:00 a.m. on November 29, 2016, and shall conclude and expire at 7:00 p.m. on November 29, 2016.
2. The County shall require no payment by the Hospital for the use of the Parking Area.
3. The Hospital shall allow no use of the Parking Area by vehicles with more than two (2) axles.
4. The Hospital shall indemnify the County from any liability, or claim of liability, resulting from the use of the Parking Area. This indemnification shall also include any liability or claim of liability resulting from any transportation by or on behalf of the Hospital of any persons parking in the Parking Area between the Parking Area and the Comprehensive Cancer Center, or otherwise, during the term hereof.
5. The Hospital shall take reasonable precautions and actions to insure that traffic patterns and usage do not adversely affect the high school adjacent to the Premises.

---

SIGNATURE PAGE FOLLOWS



WITNESS our hands and seals as of this day and year first above written.

LESSOR:

By: \_\_\_\_\_

  
STEVE WYATT  
County Manager, County of Henderson

LESSEE:

By: \_\_\_\_\_

JAMES M. KIRBY, II  
President, Henderson County Hospital Corporation

# 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

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

J. MICHAEL EDNEY  
GRADY H. HAWKINS  
WILLIAM G. LAPSLEY

November 9, 2016

Ervin Bazzle, Chairman  
Board of Education  
414 Fourth Avenue West  
Hendersonville, NC 28739

Re: Joint Meeting of the Henderson County Board of Commissioner and the Board of Education

Dear Chairman Bazzle:

At the Board of Commissioners' regular meeting on November 7, 2016, Commissioner Hawkins noted that a group that had been meeting with regard to Hendersonville High School, were ready to present the results of that work. It was the consensus of the Board to invite the Board of Public Education to hold a joint meeting beginning at 10:00 a.m. on November 16, 2016, as a part of this Board's regularly scheduled meeting.

Please accept this as an invitation for the Board of Education to schedule a joint meeting with the Board of Commissioners on November 16<sup>th</sup> at 10:00am at 1 Historic Courthouse Square.

Also, please feel free to invite others who have interest in this matter as you deem appropriate.

Sincerely,



Thomas H. Thompson, Chairman

cc: Steve Wyatt, Amy Brantley, BOC, and BOE members