

# PUBLIC COMMENT SIGNUP SHEET

MAY 1, 2017

Pursuant to N.C. Gen. Stat. §153A-52.1, the Henderson County welcomes public comment at its meetings. Please note that each speaker is limited to three (3) minutes, unless a different time limit is announced. Also, the Board may adopt rules limiting the number of persons speaking taking the same position on a given issue, and other rules regarding the maintenance of good order.

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1. Nancy Kaczor  
**PRINTED** NAME  
234 MILLBRAS LOOP  
HENDERSONVILLE, NC 28791  
MAILING ADDRESS  
Ny Kay  
SIGNATURE  
EVENT BARN OPPOSITION  
Topic

2. Ron Kennedy  
**PRINTED** NAME  
411 Deerhaven Ln., Hendersonville, NC  
MAILING ADDRESS  
Ronald A. Kennedy  
SIGNATURE  
Event Barn Opposition  
Topic

3. STEVE BAGWELL  
**PRINTED** NAME  
23 Country Rd. H'ville NC 28791  
MAILING ADDRESS  
Steve Bagwell  
SIGNATURE  
PARTY BARN  
Topic

4. Bob Heltman  
**PRINTED** NAME  
PO Box 545  
H'ville 28793  
MAILING ADDRESS  
Bob Heltman  
SIGNATURE  
EVENT BARN  
Topic

5. Merry Guy  
**PRINTED** NAME  
477 Deer Meadow Ln  
Hendy, NC 28739  
MAILING ADDRESS

Merry Guy  
SIGNATURE  
SUP-15-04  
Topic

6. REV. GARY LETCHWORTH  
**PRINTED** NAME  
1925 LITTLE RIVER RD  
FLAT ROCK, NC  
MAILING ADDRESS

Gary Letchworth  
SIGNATURE  
SUP-15-04  
Topic

7. RICHARD TRAYGOTT  
**PRINTED** NAME  
605 SUNLIGHT RIDGE DR  
H/V 28792  
MAILING ADDRESS

Richard Traygott  
SIGNATURE  
SUP-15-04  
Topic

8. Craig S. Isaacson  
**PRINTED** NAME  
100 White Cedar Lane  
Hendersville NC  
MAILING ADDRESS

C Isaacson  
SIGNATURE  
SUP-15-04  
Topic

9. Kathleen Fey  
**PRINTED** NAME  
18 Hunters Ln  
Hendersonville NC  
MAILING ADDRESS

Kathleen Fey  
SIGNATURE  
SUP-15-04  
Topic

10. <sup>Meerken</sup>  
Deborah Merker  
**PRINTED** NAME  
653 Oak Grove Rd  
Flat Rock NC 28731  
MAILING ADDRESS

Deborah Merker  
SIGNATURE  
SUP-15-04  
Topic

11.

Barbara Mang  
**PRINTED** NAME  
111 Huntington Ct.  
H'ville, NC 28739  
MAILING ADDRESS

Barbara Mang  
SIGNATURE  
SUP-15-04  
Topic

12.

RUSSELL C. CLEMMER  
**PRINTED** NAME  
124 TRADITION WAY  
Hendersonville, N.C. 28791  
MAILING ADDRESS

Russell C. Clemmer  
SIGNATURE  
SUP-15-04  
Topic

13.

Kristic Grove  
**PRINTED** NAME  
216 Tradition Way  
Hendersonville NC 28791  
MAILING ADDRESS

Kristic Grove  
SIGNATURE  
SUP-15-04  
Topic

14.

Alan Windham  
**PRINTED** NAME  
94 Tradition Way  
Hendersonville, NC 28791  
MAILING ADDRESS

Alan Windham  
SIGNATURE  
SUP-15-04  
Topic

15.

RICHARD STEINBECK  
**PRINTED** NAME  
152 TRADITION WAY  
HENDERSONVILLE, NC 28791  
MAILING ADDRESS

Richard Steinbeck  
SIGNATURE  
SUP-15-04  
Topic

16.

Jane Bilello  
**PRINTED** NAME  
218 Vincent Pl  
HVL, NC 28739  
MAILING ADDRESS

Jane Bilello  
SIGNATURE  
Revoke Party Barn Permit  
Topic  
SUP-15-04

17. PATRICK ZACHMUE  
**PRINTED NAME**  
103 ASPEN LN  
HENDERSONVILLE NC 28791  
MAILING ADDRESS

Patrick Zachmue  
SIGNATURE  
SERP 15-04  
Topic

18. Georganne Wilke  
**PRINTED NAME**  
440 Fawnview Ln.  
<sup>enderson.</sup> Hillsville NC 28791  
MAILING ADDRESS

Georganne Wilke  
SIGNATURE  
SUP. 15-04  
Topic

19. JAMES WILKE  
**PRINTED NAME**  
440 Fawnview Ln  
Hendersonville, NC, 28791  
MAILING ADDRESS

James Wilke  
SIGNATURE  
SUP 15-04  
Topic

20. CANDLER WILLIS  
**PRINTED NAME**  
2858 GREEN RIV. RD.  
ZIRCONIA, NC 28790  
MAILING ADDRESS

C. C. Willis  
SIGNATURE  
SUP-15-04  
Topic

21. Stan Shelley  
**PRINTED NAME**  
25 Country Rd  
Hendersonville NC 28791  
MAILING ADDRESS

Stan Shelley  
SIGNATURE  
SUP-15-04  
Topic

22. William D Thomas  
**PRINTED NAME**  
5505 Wood Duckway  
Hendersonville NC 28792  
MAILING ADDRESS

William D Thomas  
SIGNATURE  
SUP 15-04  
Topic

# PUBLIC COMMENT SIGNUP SHEET

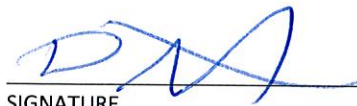
Pursuant to N.C. Gen. Stat. §153A-52.1, the Henderson County welcomes public comment at its meetings. Please note that each speaker is limited to three (3) minutes, unless a different time limit is announced. Also, the Board may adopt rules limiting the number of persons speaking taking the same position on a given issue, and other rules regarding the maintenance of good order.

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23.

Dan Smith

PRINTED NAME



SIGNATURE

220 MILLBRAE LOOP

SUP 15-04

H'VILLE NC 28791

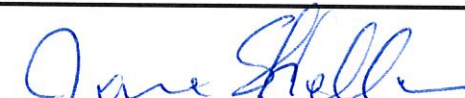
Topic

MAILING ADDRESS

24.

Jane Shelley

PRINTED NAME



SIGNATURE

25 Country Rd

SUP 15-04

Hendersonville NC 28791

Topic

MAILING ADDRESS

25.

Janice Parker

PRINTED NAME



SIGNATURE

508 Glover St

Party Baa A

Hville NC 28792

Topic

MAILING ADDRESS

26.

Cathy Johnson

PRINTED NAME



SIGNATURE

137 Echo Drive

Event Barn

Hendersonville NC

Topic

MAILING ADDRESS

17

PRINTED NAME

Layne Kasische

110 Kent Ln Hville 28739

MAILING ADDRESS

SIGNATURE

Layne Kasische

Topic

Event Barn

18

Jim Lillard

PRINTED NAME

1238 Woodmont Dr

HVL, NC 28791

MAILING ADDRESS

SIGNATURE

Jim Lillard

Topic

SUP 15-04

19

Judith S Scruggs

PRINTED NAME

1424 Kensington Rd Hville

MAILING ADDRESS

SIGNATURE

Judith S Scruggs

Topic

HHS/

14

~~Thomas M. Fey~~

PRINTED NAME

MAILING ADDRESS

SIGNATURE

~~Thomas M~~

Topic

30

John Bergin

PRINTED NAME

18 Hunters Ln

Hville 28791

MAILING ADDRESS

SIGNATURE

John Bergin

Topic

SUP-15-011

16

PRINTED NAME

MAILING ADDRESS

SIGNATURE

Topic

**REQUEST FOR BOARD ACTION**  
**HENDERSON COUNTY**  
**BOARD OF COMMISSIONERS**

**MEETING DATE:** May 1, 1017  
**SUBJECT:** RESOLUTION – Vagabond Players 80th Anniversary  
**PRESENTER:** J. Michael Edney  
**ATTACHMENTS:** YES  
1. Resolution

**SUMMARY OF REQUEST:**

In 1937, a man by the name of Robroy Farquhar led a group of struggling performers around the country, until together, they settled in the Blue Ridge region of Western North Carolina. Having performed on a number of stages, this play-reading group called themselves the Vagabonds.

The Henderson County Board of Commissioners is requested to adopt the attached Resolution paying tribute to the Farquhar family and the Vagabond Players on its 80<sup>th</sup> Anniversary.

**BOARD ACTION REQUESTED:**

The Board is requested to adopt the attached Resolution as presented.

**SUGGESTED MOTION:**

*I move that the Board adopt the attached Resolution paying tribute to the Vagabond Players 80<sup>th</sup> Anniversary.*

# 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

J. MICHAEL EDNEY  
Chairman  
GRADY H. HAWKINS  
Vice-Chairman

CHARLES D. MESSER  
WILLIAM G. LAPSLEY  
THOMAS H. THOMPSON

## RESOLUTION

### Vagabond Players 80<sup>th</sup> Anniversary

**WHEREAS**, Flat Rock Playhouse has been a treasured Henderson County institution since 1940, bringing to Henderson County each year thousands of visitors to join with local residents in applauding professional theater so well performed as to earn distinction as *The State Theatre of North Carolina*; and

**WHEREAS**, the pathway to Henderson County began in Liverpool, England, and continued with an initial group of play readers travelling theater to theater in New York, to nearby states, eventually to Florida, and two venues in Henderson County, the oft travelled players taking the name *Vagabonds*, a distinction enduring now four score years; and

**WHEREAS**, the Playhouse annually attracts nationally noted artists to its stage, bringing to life both classic and new work of drama, music, comedy, mystery, their performances enhancing its national reputation; and

**WHEREAS**, a mark of the Playhouse commitment to educational opportunity is reflected in its corporate name *The Vagabond School of the Drama*, and it provides professional educational programs in acting, producing, and directing for persons of all ages; and

**WHEREAS**, Henderson County shares in the acclaim accorded to the Playhouse, its economy strengthened, its hospitality nationally recognized;

**NOW, THEREFORE, LET IT BE RESOLVED** that the Henderson County Board of Commissioners pay tribute to the Farquhar family for its vision and persistence, to the theater professionals for their continuing presence, and to the people of Henderson County for their loyalty as together we celebrate eighty years of the *Vagabond Players*.

Adopted this 1<sup>st</sup> Day of May, 2017.

---

J. MICHAEL EDNEY, CHAIRMAN

Attest:

---

Teresa L. Wilson, Clerk to the Board



## REQUEST FOR BOARD ACTION

### HENDERSON COUNTY BOARD OF COMMISSIONERS

**MEETING DATE:** May 1, 2017

**SUBJECT:** Metropolitan Sewerage District Representation

**PRESENTER:** Chairman Edney

**ATTACHMENTS:** Yes  
1. House Bill 764, Edition 2

#### SUMMARY OF REQUEST:

House Bill 764 was introduced on April 11, 2017, and proposes to expand the membership of the Metropolitan Water and Sewerage District to allow for representation by political subdivisions within the district, who do not currently have members on the Board. HB 764 has passed the House, and was sent to the Senate on April 26, 2017. It has subsequently passed the first reading in the Senate, and been referred on to committee. The Board of Commissioners is requested to discuss the membership expansion provisions of HB 764, and direct staff accordingly.

#### BOARD ACTION REQUESTED:

The Board is requested to discuss the subject, and direct Staff accordingly.

#### Suggested Motion:

*No motion suggested.*

GENERAL ASSEMBLY OF NORTH CAROLINA  
SESSION 2017

H

2

HOUSE BILL 764  
Committee Substitute Favorable 4/24/17

Short Title: Expansion of MSD/Bd Appt.

(Public)

Sponsors:

Referred to:

April 13, 2017

1 A BILL TO BE ENTITLED  
2 AN ACT TO AMEND THE PROVISIONS REGARDING EXPANSION OF A  
3 METROPOLITAN SEWERAGE DISTRICT AND TO MAKE ADDITIONAL BOARD  
4 APPOINTMENTS PARALLEL TO THE PROCESS TO EXPAND A METROPOLITAN  
5 WATER AND SEWERAGE DISTRICT.

6 The General Assembly of North Carolina enacts:

7 SECTION 1. G.S. 162A-68 reads as rewritten:

8 "§ 162A-68. Procedure for inclusion of additional political subdivision or unincorporated  
9 area; notice and hearing; elections; actions to set aside proceedings.

10 (a) If, at any time subsequent to the creation of a district, there shall be filed with the  
11 district board (i) a resolution of the governing body of a political subdivision, subdivision  
12 requesting inclusion in the district all or part of such political subdivision or (ii) a petition,  
13 petition signed by not less than fifty-one per centum (51%) of the qualified voters resident  
14 within an unincorporated area, area requesting inclusion in the district of such political  
15 subdivision or unincorporated area, and if the district board shall favor the inclusion in the  
16 district of such political subdivision or unincorporated area, new territory, the district board  
17 shall notify the board or boards of commissioners of the county or counties within which the  
18 district lies and shall file with the board or boards of commissioners and with the  
19 Environmental Management Commission a report setting forth the plans of the district for  
20 extending sewerage service to the political subdivision or unincorporated area, new territory.

21 The report shall include:

- 22 (1) A map or maps of the district and adjacent territory showing the present and  
23 proposed boundaries of the district; the existing major sewer interceptors and  
24 outfalls; and the proposed extension of such interceptors and outfalls.
- 25 (2) A statement setting forth the plans of the district for extending sewerage  
26 services to the territory proposed to be included, which plans shall:
- 27 a. Provide for extending sewerage service to the territory included on  
28 substantially the same basis and in the same manner as such services  
29 are provided within the rest of the district prior to inclusion of the  
30 new territory.
- 31 b. Set forth a proposed time schedule for extending sewerage service to  
32 the territory proposed to be included.
- 33 c. Set forth the estimated cost of extending sewerage service to the  
34 territory proposed to be included; the method by which the district  
35 proposes to finance the extension; the outstanding existing  
36 indebtedness of the district, if any; and the valuation of assessable



- 1 property within the district and within the territory proposed to be  
2 included.
- 3 d. Contain a declaration of intent of the district board to conform with  
4 the plans set forth in the report in extending sewerage services to the  
5 territory proposed to be included; and a certification by the chairman  
6 of the district board to the effect that the matters and things set forth  
7 in the report are true to his knowledge or belief.
- 8 ...
- 9 (i) Immediately following the inclusion of any additional political subdivision within  
10 an existing district, members representing such additional political subdivision shall be  
11 appointed to the district board in the manner provided in this section:
- 12 (1) Any additional unincorporated area that is included within an existing  
13 district shall be represented by the members representing the county in  
14 which the unincorporated area lies as follows:
- 15 a. If inclusion of the additional unincorporated area extends the district  
16 into more than one county, members representing the unincorporated  
17 area in the new county shall be appointed immediately following the  
18 inclusion of the additional area. Upon the inclusion of the additional  
19 area, the board members appointed in accordance with  
20 G.S. 162A-67(a)(1) or G.S. 162A-67(a)(1a) shall continue to serve  
21 on the district board. The board of commissioners of the county in  
22 which the largest portion of the district lies shall appoint qualified  
23 voters residing in the county and district as their successors such that  
24 the county in which the largest portion of the district lies shall always  
25 have three members on the district board. The board of  
26 commissioners of the county in which the lesser portion of the  
27 district lies shall appoint to the district board two qualified voters  
28 residing in the county and district to serve a term of three years and  
29 shall appoint qualified voters residing in the county and district as  
30 their successors such that the county in which the lesser portion of  
31 the district lies shall always have two members on the district board.  
32 For purposes of this subdivision, the county in which the largest  
33 portion and lesser portion of the district lies shall be determined with  
34 reference to the land area of the district lying within the county as a  
35 percentage of land area of the entire district at the time such  
36 appointment or reappointment is made.
- 37 b. If the inclusion of the additional unincorporated area has the effect of  
38 changing the county in which the largest portion of the district lies,  
39 new members representing the county comprising the larger portion  
40 of the district shall be appointed in accordance with  
41 G.S. 162A-67(a)(2) immediately following the inclusion, and no  
42 reappointment shall be made by the county in which the lesser  
43 portion of the district lies upon expiration of the first term of a  
44 member representing that county following the inclusion.
- 45 (1a) Notwithstanding subdivision (1) of this subsection, when the territory of the  
46 district is expanding into new territory, any county without representation on  
47 the district board shall be represented by three additional members who are  
48 qualified voters residing within the new territory, appointed by the county  
49 board of commissioners governing the new territory.
- 50 (2) Following Except as otherwise provided in this subsection, following the  
51 inclusion of any additional political subdivision within an existing district,

1 the political subdivisions added shall appoint members to the district board  
2 in accordance with G.S. 162A-67(a)(4) only if the governing body of the  
3 political subdivision owns or operates a public system for the collection of  
4 wastewater at the time of such appointment.

5 (i) The terms of office of the members first appointed under subsection (i) of this  
6 section to represent such additional political subdivision or area may be varied for a period not  
7 to exceed six months from the terms provided for in G.S. 162A-67, so that the appointment of  
8 successors to such members may more nearly coincide with the appointment of successors to  
9 members of the existing board; and all successor members shall be appointed for the terms  
10 provided for in G.S. 162A-67."

11 **SECTION 2.** This act is effective when it becomes law and applies to any  
12 expansion of a metropolitan sewerage district on or after that date.

# TAX DEPARTMENT SOFTWARE UPDATE

**May 1, 2017**

*Presented by:*

Darlene Burgess

Henderson County Tax Administrator

**AT THE CONCLUSION OF OUR LAST UPDATE ON APRIL 3, 2017, THE  
COUNTY MANAGER POSED THE FOLLOWING QUESTION:**

*Are you confident that the software will allow the County to facilitate a  
successful 2019 Reappraisal?*

## WHAT TYPES OF ISSUES ARE WE EXPERIENCING?

- At the April 3 meeting, we reported a total of 77 unresolved issues.
- Now, there are approximately 100 unresolved issues.
- The number of issues has increased because (1) more issues have been identified as we move forward with our daily business processes; and (2) observation of issues by Farragut's onsite Project Manager.
- Issues are categorized as "Critical", "Major" or "Minor"
  - "Critical" issues materially impede the operation of the entire software or major portions of the County's business operations and a workaround\* is not available
  - "Major" issues have a substantial impact on business processes and a workaround\* is available or the function can be completed on a limited basis
  - "Minor" issues have a minor impact on business processes or may be enhancement requests




\* A "workaround" is a temporary way to circumvent a software issue until a permanent fix is implemented.

### OUTSTANDING ISSUES AS OF APRIL 26, 2017

CATEGORY	NUMBER OF ISSUES
CRITICAL	32
MAJOR	50
MINOR	28

## REAPPRAISAL TASKS THAT ARE DEPENDENT ON A CAMA SYSTEM

The following slide displays tasks that are dependent on a functioning CAMA system in order to achieve a successful 2019 Reappraisal. Next to the tasks is a symbol that represents whether or not our CAMA system in its current state can perform the tasks. The following table defines the symbols.

SYMBOL	WHAT IT MEANS
	<p>Tax Department Staff is unsure if the system will facilitate the task successfully at this time. Reasons are because (1) we have not actually been through a cycle using the system; and/or (2) we have not had opportunity to thoroughly test the system because of other system issues that need to be resolved in order to move forward.</p>
	<p>Tax Department Staff can accomplish the task using the system without issue.</p>
	<p>Tax Department Staff is not able to accomplish the task using the system. Reasons are because (1) task has been attempted and system is not working properly; or (2) this function is not yet available in the system.</p>



# REAPPRAISAL TASKS THAT ARE DEPENDENT ON A CAMA SYSTEM

TASKS DEPENDENT ON A CAMA SYSTEM	SCHEDULED DATE TO BEGIN TASK	CAN DENALI FACILITATE THE TASK SUCCESSFULLY?
2017 Value Change Notices	March, 2017	?
Land Size Adjustments	June, 2017	?
Land Pricing	June, 2017	?
Generation of Annual Tax Bills	July, 2017	?
Neighborhood Delineation	July, 2017	?
GIS Market Area Maps	July, 2017	✓
Field Data Entry	Ongoing	✓
Build & Load Commercial Rates and Income Models	August, 2017	?
Update Building Rates & Tables	November 2017	?
Commercial Review & Valuation	March, 2018	?
Review of Ratios & Values by Market Area	Ongoing	?
Mass Valuation of Market Areas	Ongoing	?
Ability to Query Data to identify Outliers	Ongoing	?
Data Validation & Corrections	Ongoing	?
Reappraisal Notices Mailed	March 2019	?
Appeal Administration	March 2019	✗

**THE ANSWER TO THE COUNTY MANAGER'S QUESTION POSED ON  
APRIL 3, 2017:**

*NO. At this time we cannot state that we have confidence in the ability of our current  
CAMA system to perform functions necessary to achieve a successful 2019  
Reappraisal.*

## **WHAT STEPS WILL THE TAX DEPARTMENT TAKE TO IMPROVE THE SITUATION?**

- **Reallocation of Staff to ensure adequate Reappraisal staffing**
  - Two vacant positions are being reallocated from another Tax Department Division, to the Real Property Appraisal Division. These two positions will be Real Property Appraisal I positions, and will enable appraisal staff to visit new construction, process sales and review parcels for the purpose of Reappraisal.
  - One position currently within the Real Property Division will be dedicated to clerical duties typically performed by each individual appraiser. This will increase time available for actual appraisals and will also bring a greater level of consistency with data entry of appraisal information.
- **Mandatory participation in training provided by Farragut**
  - Training will be tailored based on input from staff.
  - Testing will occur following training session to confirm employee comprehension.
- **Tax Department Administration will present a Reappraisal Plan in the near future**
  - The Plan will include the focus of the Reappraisal, a timeline for the completion of each step required and the resources that will be dedicated to administering the Reappraisal.
  - The Reappraisal Plan will also be forwarded to the Department of Revenue for review and comment.

## **AT A MINIMUM, WHAT DO WE NEED FROM THE VENDOR?**

- Adherence to targeted completion dates for Milestones.
  - An example of a targeted completion date for a task is the generation of 2017 value change notices. Notices are typically mailed in February. System issues have prevented the Notices from being mailed until April/May. They are being sent in two batches because of system issues.
  - Targeted completion dates have been established for identified Milestones, including the billing of annual tax bills, which usually occurs during July of each year. Our CAMA system must be reliable in order to maintain our annual cycle and to provide the service our taxpayers deserve.
- Adequate training and problem resolution for staff.
  - On-site instruction of staff.
  - Reference material for the system's functions (user's manual, quick reference guides, etc.)
- Ongoing support to complete tasks necessary for the 2019 Reappraisal.
  - Ensure that analytical tools (queries, statistical analysis tools, etc.) are working properly
  - Provide assistance to staff in the proper operation of these tools
- An unwavering commitment to fix all system issues completely and in a timely manner.
  - Establish a schedule for completing tasks that will allow time to perform Reappraisal tasks
  - Do not deviate from the schedule

## WHAT ARE OUR OPTIONS?

- Continue to work with our software vendor, Farragut, on a fast-track basis and in an intensive manner to resolve all issues and receive ongoing Reappraisal support.
- Provide periodic progress reports to the Board and County Management.
- If targeted completion dates are not met for reappraisal tasks in enough time to sufficiently complete Reappraisal tasks, revisit the issue.
- If the issue must be revisited, ramifications affecting the 2019 Reappraisal must be considered.

### OPTION A:

Consider a change in vendors immediately, and include consideration of ramifications resulting from a vendor change at this point in time.

### OPTION B:

**QUESTIONS?**