

MINUTES

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON

BOARD OF COMMISSIONERS
MONDAY, DECEMBER 6, 2021

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 William Lapsley, Vice-Chair Rebecca McCall, Commissioner Mike Edney, Commissioner Daniel Andreotta, Commissioner David Hill, County Manager John Mitchell, Assistant County Manager Amy Brantley, Attorney Russ Burrell, and Clerk to the Board Denisa Lauffer.

Also present were: Director of Business and Community Development Christopher Todd, Finance Director Samantha Reynolds, Budget Manager/Internal Auditor Sonya Flynn, Human Resources Director Karen Ensley, Engineer Marcus Jones, Code Enforcement Director Matt Champion, Recreation Director Carleen Dixon, Planning Director Autumn Radcliff, Senior Planner Janna Bianculi, IT Director Mark Seelenbacher, Sheriff Lowell Griffin, Tax Director Darlene Burgess, Emergency Management/Rescue Coordinator Jimmy Brissie, Budget Analyst Jennifer Miranda, Assistant Engineer Deb Johnston and PIO Kathy Finotti – videotaping, Deputies John Ashe and Michelle Hensley provided security.

CALL TO ORDER/WELCOME

Attorney Russ Burrell called the organizational meeting to order and welcomed all in attendance.

INVOCATION

The invocation was provided by Pastor Cory Reeves of the Mills River Seventh-Day Adventist Church.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance to the American Flag was led by Alyssa and Airely Hart with the Young Naturalist 4-H Club.

ELECTION OF CHAIRMAN

According to Section 153A-39 of the North Carolina General Statutes, County Attorney Russ Burrell stated that on the first regular meeting of this Board during December, this Board must elect a chairman. The chairman will serve until a successor is elected on the first Monday evening of December 2022. After the chairman is selected, they will preside over the meeting.

Mr. Burrell opened the floor for nominations.

Commissioner Edney nominated the current Chairman William Lapsley for Chairman.

Hearing no further nominations, *Commissioner Edney made the motion to close nominations and accept the appointment of William Lapsley as chairman by acclamation. All voted in favor and the motion carried 5-0.*

APPROVED:

The meeting was turned over to Chairman Lapsley.

ELECTION OF VICE-CHAIRMAN

Commissioner Hill nominated the current Vice-Chair, Rebecca McCall, for Vice-Chair.

Hearing no further nominations, *Commissioner Edney made the motion to close nominations and accept the appointment of Rebecca McCall. All voted in favor and the motion carried 5-0.*

2021.104 RESOLUTIONS AND RECOGNITIONS

RESOLUTION

COMMEMORATING THE 80TH ANNIVERSARY OF THE ATTACK ON PEARL HARBOR

WHEREAS, December 7, 2021, marks the 80th anniversary of the attack on Pearl Harbor – a day described by President Franklin Roosevelt as “a date which will live in infamy”; and

WHEREAS, on December 7, 1941, Japanese planes attacked the United States Naval Base at Pearl Harbor, Hawaii Territory. The bombing killed 2,403 Americans and injured 1,178 others. The attack capsized the U.S.S. Oklahoma and destroyed the U.S.S. Arizona. A total of twelve ships were either sunk or beached, and nine others were damaged. 159 aircraft were damaged, and 188 aircraft were destroyed; and

WHEREAS, the attack led the United States into World War II; and

WHEREAS, on September 1, 1945, the Japanese surrendered on the battleship Missouri anchored in Tokyo Harbor. President Harry S. Truman declared, “Four years ago, the thoughts and fears of the whole civilized world were centered on another piece of American soil, Pearl Harbor. The mighty threat to civilization which began there is now laid to rest. ... We shall not forget Pearl Harbor”; and

WHEREAS, in 1994, Congress designated December 7th of each year as National Pearl Harbor Remembrance Day and requested that the day be observed by a Presidential proclamation calling on the people of the United States, including all departments, agencies, and instrumentalities of the Federal Government, interested organizations, groups, and individuals, to fly the flag of the United States at half-staff and to observe the day with appropriate ceremonies, in honor of the individuals who died as a result of their service at Pearl Harbor;

NOW, THEREFORE BE IT RESOLVED, the Henderson County Board of Commissioners declare December 7th a day for Henderson County local government and its citizens to observe and remember this important day in history, in honor and appreciation of the heroism for those who paid the ultimate sacrifice at Pearl Harbor.

In witness whereof, I have hereunto set my hand and caused the seal of the County of Henderson to be affixed. Adopted this, the 6th day of December 2021.

Chairman Lapsley made the motion to adopt the Resolution as presented. All voted in favor and the motion carried 5-0.

INFORMAL PUBLIC COMMENTS

1. Jane Bilello spoke regarding vaccine requirements at the Flat Rock Playhouse.
2. Dennis Justice spoke in support of the renovations at the VFW and in support of building a gaming commission.
3. Carolyn Widener spoke in opposition to vaccine passports.

DISCUSSION/ADJUSTMENT OF AGENDA

Chairman Lapsley added Agenda item N, Library Closing Schedule, to the consent agenda.

Commissioner Edney made the motion to adopt the consent agenda as adjusted. All voted in favor and the motion carried 5-0.

CONSENT AGENDA consisted of the following:

Review of Public Officials' Bonds

Pursuant to N.C. Gen. Stat. §58-72-20 (and the Board's Rules of Procedure), the next order of business at the Board's annual organizational meeting was the annual review and approval of the size and issuer of the bonds for county public officials for the coming year.

Under §58-72-20:

The bonds of the officers named in G.S. 58-72-10 shall be carefully examined on the first Monday in December of every year, and if it appears that the security has been impaired, or for any cause become insufficient to cover the amount of money or property or to secure the faithful performance of the duties of the office, then the bond shall be renewed or strengthened, the insufficient security increased within the limits prescribed by law, and the impaired security shall be made good; but no renewal, or strengthening, or additional security shall increase the penalty of said bond beyond the limits prescribed for the term of office.

The following table included the current bond amounts, all of which met the requirements of the General Statutes:

| PUBLIC OFFICIAL | BOND AMOUNT | BOND COMPANY |
|-------------------------------------|--------------------|--------------------------|
| Lowell Griffin, Sheriff | \$25,000.00 | Fidelity and Deposit Co. |
| Lee King, Register of Deeds | \$50,000.00 | Fidelity and Deposit Co. |
| Darlene Burgess, Tax Collector | \$1,000,000.00 | Fidelity and Deposit Co. |
| Deputy Tax Collectors | \$250,000.00 | Fidelity and Deposit Co. |
| Samantha Reynolds, Finance Director | \$1,000,000.00 | Fidelity and Deposit Co. |

Minutes

Draft minutes were presented for board review and approval of the following meeting(s):

November 17, 2021 - Regularly Scheduled Meeting

Motion:

I move the Board to approve the minutes of November 17, 2021.

Tax Collector’s Report

The November 22, 2021 report from the office of the Tax Collector was provided for the Board’s information.

Henderson County Tax Collector

200 NORTH GROVE STREET, SUITE 66
 HENDERSONVILLE, NC 28792

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

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

Monday, November 22, 2021

Re: Tax Collector’s Report to Commissioners - Meeting Date December 6, 2021

Please find outlined below collections information through November 21, 2021 for 2021 real and personal property bills mailed on August 27th. Vehicles taxes are billed monthly by NC DMV.

Henderson County Annual Bills (Real and Personal Property):

| | |
|-------------------------------|------------------------|
| 2021 Beginning Charge: | \$88,190,977.99 |
| Discoveries & Imm. Irreg.: | \$1,070,566.45 |
| Releases & Refunds: | (\$125,821.53) |
| <u>Net Charge:</u> | <u>\$89,135,722.91</u> |
| Unpaid Taxes: | \$41,480,656.42 |
| Amount Collected: | \$47,655,066.49 |



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

| | |
|--------------------------|-----------------------|
| Net Charge: | \$3,192,643.67 |
| Unpaid Taxes: | \$6,525.40 |
| Amount Collected: | \$3,186,118.27 |

99.80%

Henderson County FY22 Budget Analysis:

| | <u>Budget Ordinance</u> | | <u>Revenue Collected</u> |
|----------------------|-------------------------|---------------------|--------------------------|
| Ad Valorem: | \$91,127,728.00 | Ad Valorem: | \$50,841,184.76 |
| Prior Years: | \$980,000.00 | Prior Years: | \$415,946.92 |
| Budget Total: | \$92,107,728.00 | YTD Revenue: | \$51,257,131.68 |



Notification of Vacancies

The Notification of Vacancies was provided for the Board’s information. They will appear on the next agenda under “Nominations.”

1. **Asheville Regional Housing Consortium Board – 1 vac.**
Position #1
2. **Henderson County Zoning Board of Adjustment – 3 vac.**
Positions # 1, 3, and #9 (Alternate Position)
3. **Hendersonville Planning Board – 1 vac.**
Position #2
4. **Home and Community Care Block Grant – 2 vac.**
Positions 2 & 6
5. **Laurel Park Zoning Board of Adjustment – 2 vac.**
Positions #1 and 2

2021.103 Pending Releases and Refunds

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

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

| Type: | Amount: |
|---|----------------|
| Total Taxes Released from the Charge | \$ 3,632.50 |
| Total Refunds as a Result of the Above Releases | \$ 148.23 |

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

County Financial Report/Cash Balance Report

For the Board's review and approval, the October 2021 County Financial and Cash Balance Reports.

The following were explanations for departments/programs with a higher budget to actual percentages for the month of October:

- Non-profit contributions – payment of 2nd quarter Board approved appropriations and timing of membership dues
- Information Technology – the timing of payments for annual subscriptions
- Emergency Management –the timing of Board approved purchases
- Rescue Squad – payment of 2nd quarter Board approved appropriation
- Site Development – the timing of Board approved purchases
- Agri-business – excess operating expenditures to be covered by membership fees
- Mental Health – payment of 2nd quarter Board approved appropriation
- Juvenile Justice – the timing of provider appropriations
- Public Education – payment of 4th of 10 annual appropriations made to the public school system

Year to Date Net Revenues under Expenditures for the Justice Academy Sewer Fund is due to the timing of budgeted minor equipment for the sewer fund.

I move that the Board of Commissioners approve the October 2021 County Financial Report and Cash Balance Report as presented.

Henderson County Public Schools Financial Reports – October 2021

The Henderson County Public Schools October 2021 Local Current Expense Fund / Other Restricted Funds Report was presented for the Board's information.

**HENDERSON COUNTY PUBLIC SCHOOLS
LOCAL CURRENT EXPENSE/OTHER RESTRICTED FUNDS
as of October 31, 2021**

| | LOCAL CURRENT EXPENSE FUND | OTHER RESTRICTED FUND | | |
|---|-------------------------------------|-----------------------------|----------------------|----------------------|
| REVENUES: | | | | |
| | YTD Activity | YTD Activity | Combined Total | Prior YTD |
| 3200 State Sources | \$ - | \$ 4,000 | \$ 4,000 | \$ 9,000 |
| 3700 Federal Sources-Restricted | - | 97,213 | 97,213 | 73,644 |
| 3800 Other Federal-ROTC | - | 23,944 | 23,944 | 28,760 |
| 4100 County Appropriation | 11,971,200 | - | 11,971,200 | 11,571,200 |
| 4200 Local -Tuition/Fees | - | 19,585 | 19,585 | 4,000 |
| 4400 Local-Unrestricted | 213,275 | 15,795 | 229,070 | 99,906 |
| 4800 Local-Restricted | - | 166,055 | 166,055 | 72,947 |
| 4900 Fund Balance Appropriated/Transfer From school | - | - | - | - |
| TOTAL FUND REVENUES | \$ 12,184,475 | \$ 326,592 | \$ 12,511,067 | \$ 11,859,457 |
| EXPENDITURES: | | | | |
| | YTD Activity | YTD Activity | Combined Total | Prior YTD |
| Instructional Services: | | | | |
| 5100 Regular Instructional Services | \$ 1,212,210 | \$ 120,715 | \$ 1,332,925 | \$ 1,213,424 |
| 5200 Special Populations Services | 50,921 | 107,040 | 157,961 | 135,019 |
| 5300 Alternative Programs and Services | 35,943 | 61,009 | 96,952 | 67,498 |
| 5400 School Leadership Services | 662,863 | 11,470 | 674,333 | 705,529 |
| 5500 Co-Curricular Services | 55,611 | 1,719 | 57,330 | 81,114 |
| 5800 School-Based Support Services | 364,842 | 6,020 | 370,862 | 297,725 |
| Total Instructional Services | \$ 2,382,390 | \$ 307,973 | \$ 2,690,363 | \$ 2,500,310 |
| System-Wide Support Services: | | | | |
| 6100 Support and Development Services | \$ 82,240 | \$ 3,413 | \$ 85,653 | \$ 80,537 |
| 6200 Special Population Support | 66,880 | 862 | 67,742 | 61,971 |
| 6300 Alternative Programs | 20,935 | 431 | 21,366 | 26,154 |
| 6400 Technology Support Services | 583,771 | 31,604 | 615,375 | 488,317 |
| 6500 Operational Support Services | 2,235,976 | 66,108 | 2,302,084 | 1,946,823 |
| 6600 Financial and Human Resource Services | 1,139,595 | 33,765 | 1,173,360 | 1,103,030 |
| 6700 Accountability Services | 61,333 | 28,800 | 90,133 | 16,853 |
| 6800 System-Wide Pupil Support Services | 97,786 | 538 | 98,324 | 71,469 |
| 6900 Policy, Leadership and Public Relations | 251,596 | 13,220 | 264,816 | 249,752 |
| Total System-Wide Support Services | \$ 4,540,112 | \$ 178,740 | \$ 4,718,852 | \$ 4,044,907 |
| Ancillary Services: | | | | |
| 7100 Community Services | \$ 388 | \$ 44,724 | \$ 45,112 | \$ 46,021 |
| 7200 Nutrition Services | 1,161 | - | 1,161 | 563 |
| Total Ancillary Services | \$ 1,549 | \$ 44,724 | \$ 46,273 | \$ 46,584 |
| Non-Programmed Charges: | | | | |
| 8100 Payments to Other Governments | \$ 374,810 | - | \$ 374,810 | \$ 507,002 |
| 8400 Interfund Transfers | - | 7,010 | 7,010 | 3,420 |
| 8600 Educational Foundations | - | 27,086 | 27,086 | 25,306 |
| Total Non-Programmed Charges | \$ 374,810 | \$ 34,096 | \$ 401,896 | \$ 535,728 |
| TOTAL FUND EXPENDITURES | \$ 7,298,861 | \$ 565,533 | \$ 7,857,384 | \$ 7,127,528 |

Motion:

I move that the Board of Commissioners approve the Henderson County Public Schools October 2021 Financial Reports as presented.

2022 Proposed Schedule of Regular Meeting Dates

The proposed 2022 Schedule of Regular Meeting Dates for Henderson County Board of Commissioners was presented as follows.

Monday, January 3, 2022

(Budget Retreat) Wednesday, January 19, 2022

Monday, February 7, 2022

Wednesday, February 16, 2022

December 6, 2021

7

Monday, March 7, 2022

Wednesday, March 16, 2022

Monday, April 4, 2022

Wednesday, April 20, 2022

Monday, May 2, 2022

Wednesday, May 18, 2022

Monday, June 6, 2022

Wednesday, June 15, 2022

NO FIRST MONDAY MEETING IN JULY

Wednesday, July 20, 2022

Monday, August 1, 2022

Wednesday, August 17, 2022

Tuesday, September 6, 2022

Wednesday, September 21, 2022

Monday, October 3, 2022

Wednesday, October 19, 2022

Monday, November 7, 2022

Wednesday, November 16, 2022

Monday, December 5, 2022

NO THIRD WEDNESDAY MEETING IN DECEMBER

Motion:

I move the Board approve the 2021 Proposed Schedule of Regular Meeting Dates as presented.

2021.104 Budget Amendment – Public Transit

In June 2020, the Board of Commissioners approved the FY2021 Public Transit budget with sufficient funding for the new CNG transit buses. Originally, Federal Transit Authority funds were to reimburse 60% of the cost of the buses with a 40% match from the Public Transit Fund. The matching funds were transferred from Public Transit Fund to Capital Projects Fund in May 2020 following Board approval.

Federal Transit Authority Funds received were for 80% of the cost of the buses, rather than 60%.

Motion:

I move that the Board approve the budget amendment as presented, returning the unused portion of matching funds to the Public Transit Fund. The unused matching portion was requested to be transferred back to the Public Transit Fund.

Dogwood Health Trust (DHT) Grant – Community Collaborative for Opioid Litigation Settlement Funds Planning Process

Dogwood Health Trust released a Request for Proposals (RFP) for grant funding to support western North Carolina counties with their planning processes for opioid litigation settlement funds in August 2021.

The County Manager's Office requested that the Health Director and Behavioral Health System Coordinator connect with local stakeholders to accomplish an initial submission in partnership with the HOPE Coalition that had also been contacted by DHT. That grant application was successful, and Henderson County was notified of the award for \$300,000 on October 19, 2021. The grant agreement has now been finalized, and DHT has expressed its desire to distribute funds prior to the end of the 2021 calendar year.

The request was for the Henderson County Board of Commissioners to consider the grant agreement and accept the accompanying grant funds for the purposes stated in the application. It was also proposed that the County Manager's Office administer the funds to maintain fidelity with the planning process being undertaken by the Commissioners' Task Force in its continued effort to fight the opioid epidemic.

Motion:

I move the Board to approve the grant agreement with Dogwood Health Trust and accept the \$300,000 in grant funding to support our local planning objectives for opioid litigation settlement funds.

2021.105 Designation of Plat Review Officers

N.C. Gen. Stat. §47-30.2 requires that all persons appointed as plat review officers be so appointed by a resolution recorded in the Register of Deeds office. "Plat review officers" ensure that all plats to be recorded comply with the plat requirements set out in the General Statutes.

On September 17, 1997, this Board first adopted a plat review officer resolution, and it has been revised several times since its adoption. This resolution also sets out certain other procedures that all plat review officers must follow.

The Board needs to update the list of those persons appointed as plat review officers due to staff changes. A proposed resolution has been prepared and is attached for the Board's consideration. This proposed resolution restates all persons currently appointed as plat review officers, removes any former county employees, and appoints new employees from the Planning Department and/or Land Records.

Motion:

I move that the Board adopt the attached resolution for plat review officers for Henderson County.

Local Government Opinions - ABC Permit Application

Before the North Carolina Alcoholic Beverage Control Board issues a permit, it seeks input from the local government in the jurisdiction in which the proposed permittee intends to operate regarding the suitability of the person and the location.

Motion:

I move that the Board does not give an unfavorable comment to the North Carolina ABC Board on this application.

Selection of Henderson County Rails to Trail Engineering Services

On September 24, 2021, a Request for Letters of Interest (RFLOI) for engineering services for the Henderson County Rails to Trails was posted. The RFLOI was reviewed and approved by the NCDOT as part of the federal and NCDOT grant requirements. The overall project scope includes a licensed civil engineering firm to design, permit, and bidding for the Henderson County Rails to Trail. Currently, phases A, B, and C of the trail from 4th Avenue in Hendersonville, NC to US 64 in Horseshoe, NC is funded via a Surface Transportation Block Grant (Federal grant). The scope of the request for qualifications will be for those three phases only.

Proposals were subsequently received and reviewed by both Staff and the Rails to Trail Advisory Committee. The review was conducted based on the selection criteria within the RFLOI. Following that review, the firm of Vaughn and Melton was selected as the most qualified firm.

Motion:

I move the Board to approve the selection of Vaughn and Melton to provide engineering services for the Henderson County Rails to Trail project and direct Staff to negotiate an agreement.

PUBLIC HEARINGS

Chairman Lapsley made the motion to go into Public Hearing. All voted in favor and the motion carried 5-0.

2021.105 Public Hearing for Land Development Code (LDC) Text Amendments (TX-2021-06)

Planning Director Autumn Radcliff stated that during the July 15th and August 19th Planning Board meetings, the Board requested staff to draft a text amendment to address concerns with conditional rezoning applications and permitted uses when requested within both residential and non-residential zoning districts. The Board discussed the issue at its September 16th and October 21st meetings and clarified the text for application acceptance

The Henderson County Planning Board discussed the draft text amendment and voted unanimously to send forward a favorable recommendation. Attached is the draft text amendment recommended by the Planning Board.

Public Input:

1. Barbara Bozon spoke in support of the proposed text amendments. She thanked the Board for listening to the public regarding the proposed text amendments.
2. Michelle Tenant Nicholson urged the Board to pass the proposed text amendments.

After discussion, Commissioner Edney made the motion to close the Public Hearing. All voted in favor and the motion carried 5-0.

Commissioner Edney made the motion for Text Amendment (TX-2021-06) to state that if the subject area is in areas zoned R1, R2, R2R, R3, R4, R-40, WR, or SW, no conditional zoning shall be allowed to add additional uses beyond those otherwise allowed in the area as zoned. The Clerk polled the Board and the motion passed with a 3-2 vote; Commissioner Hill and Chairman Lapsley were the nay votes.

Commissioner Edney made the motion for the Planning Board to review the issue of whether to have conditional rezonings for larger subdivisions as it currently exists in the ordinance and to review the Table of Permitted and Special Uses and make recommendations to modify the same regarding (1) Should "residential uses" be expanded to be permitted in all zoning districts; (2) Should "non-residential uses" be expanded to be permitted and or special uses in residential districts, commercial or industrial districts; (3) Should additional Districts, such as Open Use or Industrial vs I-1 (heavy industry) and I-2 (light industry); (4) Should "conditional zoning" be replaced with requiring a special use with specific requirements for non-residential uses in commercial and/or industrial districts. All voted in favor and the motion carried 5-0.

2021.106 Public Hearing - Project Smile

Chairman Lapsley made the motion to go into Public Hearing. All voted in favor and the motion carried 5-0.

Brittany Brady, with the Henderson County Partnership for Economic Development, presented the Board with the proposed economic development incentives for the protentional of economic development for Project Smile.

A public hearing was scheduled on December 6, 2021, at 5:30 p.m., regarding the granting of economic development incentives for the Project Smile company. An advertisement for this public hearing was published in the *Hendersonville Lightning* on November 24, 2021. According to the advertisement:

The company has requested to remain anonymous at this time due to competitive pressures.

The Company is a manufacturing concern located inside and outside the United States (and Henderson County) contemplating expansion at and near its site in Henderson County.

Under the project as proposed, the public benefit to be derived from the capital project is a total taxable capital investment by the Company of at least \$550,000.00 (not including any land acquisition costs), and \$11,000,000.00 in business personal property (equipment). The project would result in the creation of ninety-six (96) new jobs, at an average wage of \$41,849.60, which is in excess of the average wage in Henderson County for full-time employment, plus other employment benefits. The contemplated incentives would last for a period of five years from each of two years' investments. The first year's contemplated incentive, if granted, would be not more than \$23,169.30, based on the new investment, the number of new employees, and the Board's incentives guidelines. The maximum amount of incentives to be considered in this grant over the five years would be \$180,501.75.

Public Input:

1. There was none.

Chairman Lapsley made the motion to adjourn the Public Hearing. All voted in favor and the motion carried 5-0.

Chairman Lapsley made the motion to approve the economic incentives proposed for Project Smile. All voted in favor and the motion carried 5-0.

DISCUSSION**FY2021 Audit Presentation**

Ms. Cassie Wilson, CPA, a manager with our external audit firm, Martin Starnes and Associates, CPAs, P.A., provided a brief executive summary presentation of the audit results and financial statements for the fiscal year ended June 30, 2021. Ms. Wilson and Samantha Reynolds, Finance Director, will be available to answer any questions the Board of Commissioners and Management may have regarding the results of the audit.

The Annual Comprehensive Financial Report (ACFR) and Compliance Letters have been submitted to the Local Government Commission (LGC) for final approval as required.

The final report will be placed on the County's website for the public to view and in the main branch of the public library.

General Fund Revenues - Budget
July 1, 2020 – June 30, 2021

| | | |
|---------------------------|----|-------------|
| Annual revenues | \$ | 154,950,702 |
| Other financing sources: | | |
| Transfers in | \$ | 4,085,665 |
| Appropriated Fund Balance | \$ | 14,510,848 |
| Total budgeted revenues | \$ | 173,547,215 |

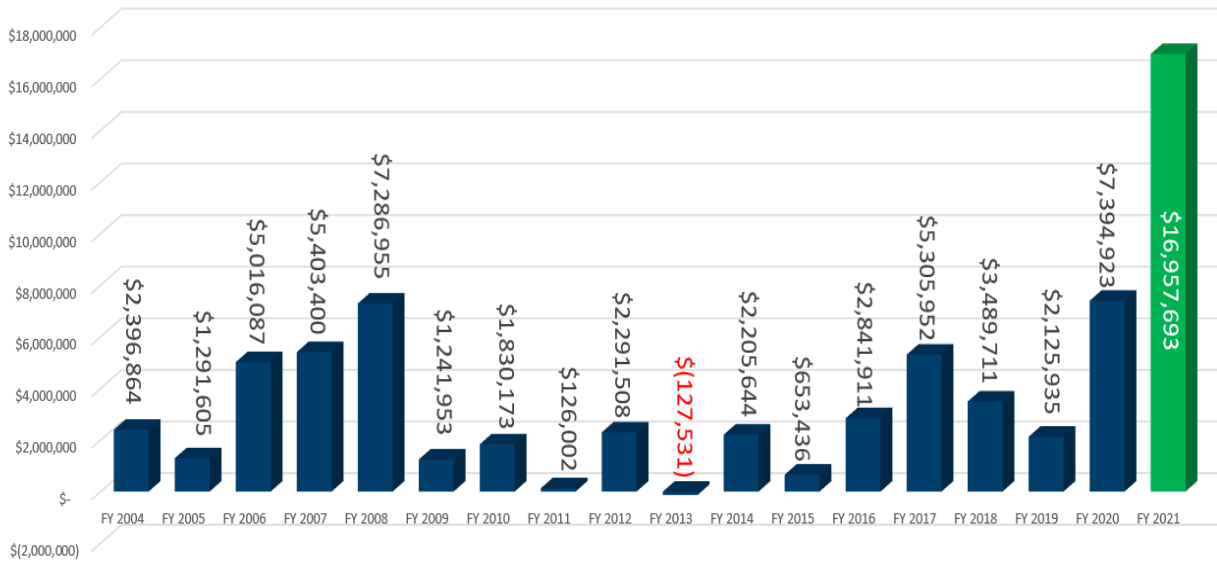
General Fund Revenues
July 1, 2020 – June 30, 2021

| | | |
|---|----|-------------|
| Total budgeted revenues (Includes Fund Balance) | \$ | 173,547,215 |
| Actual revenues | \$ | 168,966,019 |
| Net revenues under budget | \$ | -4,581,196 |

General Fund Summary Report
July 1, 2020 – June 30, 2021

| | | |
|-----------------------------------|-----------|-------------------|
| | | Actual |
| Total revenues | \$ | 168,966,019 |
| Total expenditures | \$ | 152,008,326 |
| Net Change in Fund Balance | \$ | 16,957,693 |

Fund Balance History



Fund Balance Position General Fund

| | |
|---|----------------------|
| Unassigned Fund Balance | \$ 45,334,073 |
| BOC Policy Level (12% of actual FY 21 expenditures) | <u>\$ 18,240,999</u> |
| Amount over BOC Policy (as of July 1, 2021) | \$ 27,093,074 |

FY 21-22 Adopted Budget General Fund

| | |
|----------------------------|----------------|
| Annual Expenditures | \$ 167,108,391 |
| Annual Revenues | \$ 148,809,608 |
| Other financing sources: | |
| Transfers from other funds | \$ 2,740,152 |
| Fund balance | \$ 15,558,631 |

Performance Indicators

- ❑ LGC data input
 - Operating Loss
 - ❑ Justice Academy Sewer Fund (excludes depreciation) (\$12,880)
 - Deficit fund balance in the Fire Districts Fund
 - ❑ This is a result of the timing of collections and payments to the districts

Henderson County VFW Renovation Project

On September 7th, 2021, Henderson County contracted with McMillan | Pazdan | Smith for architectural services for the VFW building. As part of that contract, McMillan | Pazdan | Smith has done a preliminary building system review and preliminary programming.

McMillan | Pazdan | Smith provided the Board of Commissioners with an update on the VFW Building Renovation Project. This report is a review of the status of the project and potential scopes of design.

Business and Community Development Director Christopher Todd informed the Board that Lindsay Rodan, with McMillan | Pazdan | Smith, would provide an overview of the preliminary study. The following PowerPoint was presented.

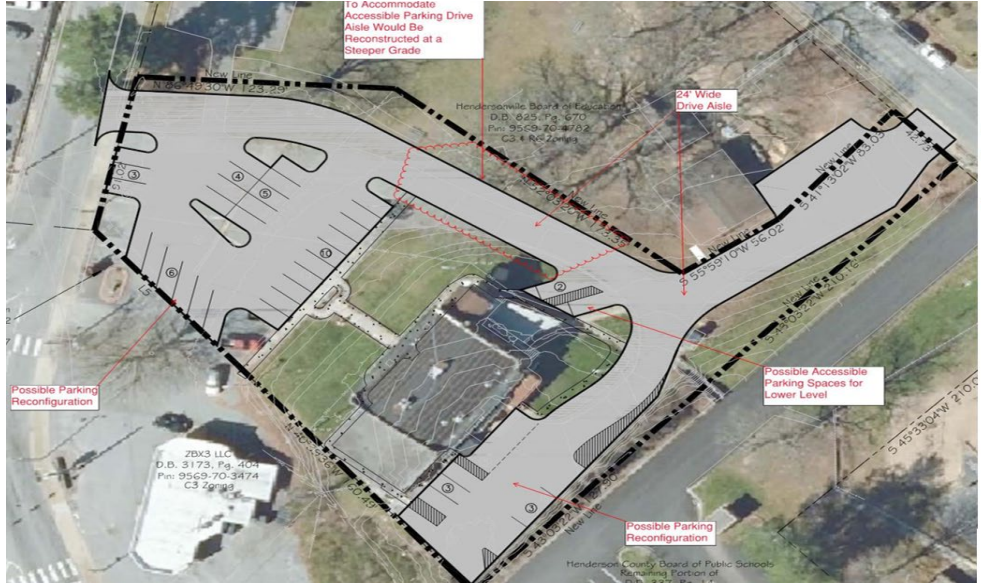
VFW RENOVATION PROJECT UPDATE

PROGRESS UPDATE

- Site Analysis
- Documented Existing Conditions
- Existing Building Code Analysis
- Program Development and Listening Sessions
- Developed 2 Potential Floor Plan Options



- SITE PLAN - EXISTING**
- No accessible parking to the lower level.
 - Non-standard drive aisles width.
 - Non-standard parking spaces.
 - Not enough parking spaces for the desired use.

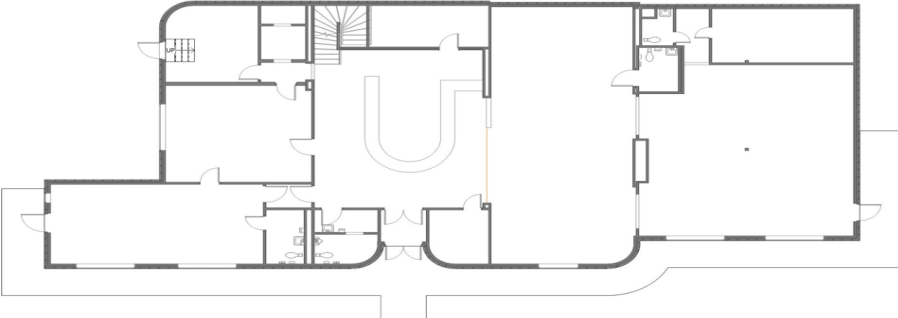


SITE PLAN - CONCEPT

- Updated plans
- Grading to accommodate 2 accessible parking spaces
- Further conversation for alternative compliance for zoning

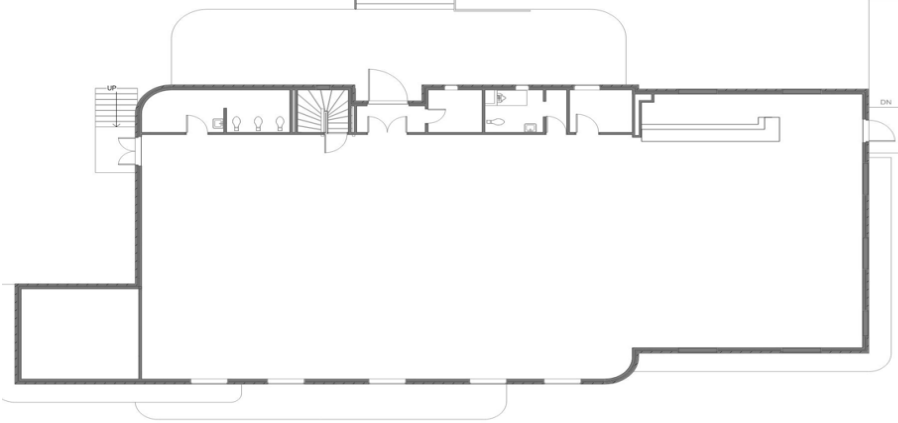


LEVEL 1 - EXISTING



- Non-compliant ADA restrooms
- Non-functional kitchen equipment
- Non-compliant interior stair.
- Non-compliant electrical

LEVEL 2 - EXISTING



- Non-compliant ADA restrooms
- Non-compliant interior stair.

OPTION 1 – LEVEL 1



- Accessible restrooms.
- Code compliant interior stair.
- Elevator
- Large and small community gathering areas.
- Parks and Rec Office
- Veteran Services Offices
- VFW Meeting Room + storage
- Warming kitchen
- Museum/Display area for Veteran Services Artifacts

OPTION 1 – LEVEL 2

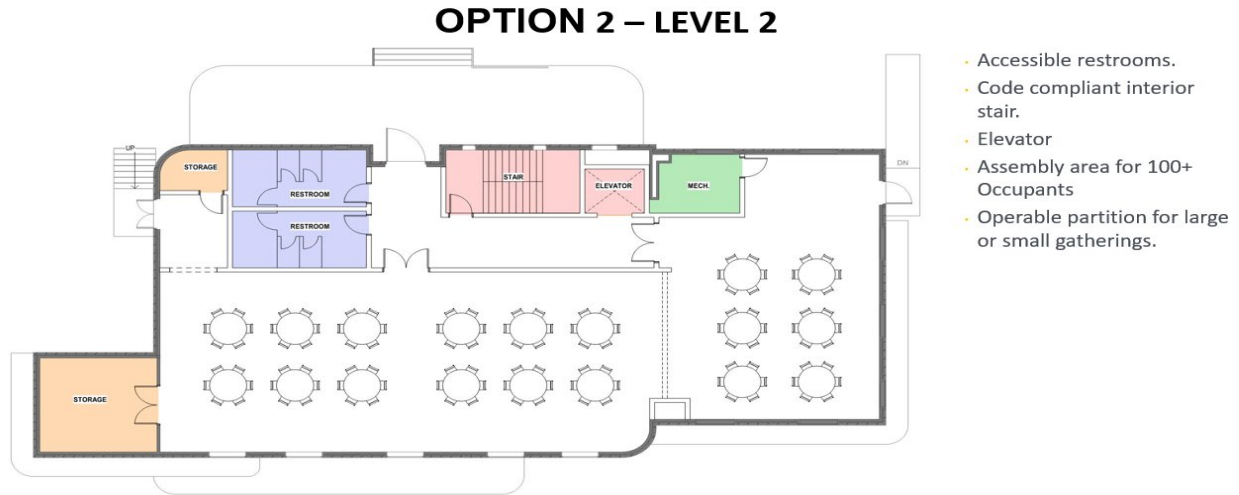


- Accessible restrooms.
- Code compliant interior stair.
- Elevator
- Assembly area for 120+

OPTION 2 – LEVEL 1



- Accessible restrooms.
- Code compliant interior stair.
- Elevator
- Large and small community gathering areas.
- Parks and Rec Office
- Veteran Services Offices
- Catering kitchen
- VFW Meeting Room + storage
- Museum/Display area for Veteran Services Artifacts



NEXT STEPS

- Receive feedback from Henderson County on options
- Develop schematic drawing documents with system narratives.
- Develop statement of probable project costs.

Vice-Chair McCall proposed that the office above the conference room on the 1st floor be eliminated to increase the useable space on the 2nd floor. She also suggested that the kitchen be moved to the second floor.

Commissioner Edney asked if the VFW Commander was aware of the proposed changes to the building. Christopher Todd said he had spoken to the VFW Commander, and they are aware of the project as a whole, but their concern is less about the renovation but rather to ensure that the VFW will have space to use once the renovations are complete.

After Discussion, it was the consensus of the Board to move forward with option 1 with the revisions discussed.

McMillan | Pazdan | Smith will return at a future meeting with the changes discussed and provide the Board with cost estimates.

Playground Fundraising with Community Foundation –

The Henderson County Parks and Recreation Department requested the Board approve a contract with the Community Foundation to establish the “Jackson Park All-Inclusive Playground Project” account. The account will be used to accept funds raised by the Elk’s Lodge, or other organizations, for the purchase and installation of a playground at Jackson Park.

The Community Foundation will establish a link that anyone can access to make a donation to the project. All funds raised will be restricted specifically for the playground project.

With the Hendersonville Elks Lodge, Tommy Laughter addressed the Board to ask for their support in fundraising efforts for an all-inclusive playground in Jackson Park.



Chairman Lapsley proposed the Board amend the budget to appropriate funds of up to \$50,000 to assist with renderings and conceptual planning for the Playground Project.

Vice-Chair McCall asked Donnie Jones if he had any comments to add. Mr. Jones stated he did not want a “special needs” playground; he wanted a playground where all children could play together. In closing, Mr. Jones said he would love to build a playground that could be a role model for other counties in NC.

Vice-Chair McCall made the motion the Board approve the contract with the Community Foundation to establish the Jackson Park All-Inclusive Playground Project Account and to authorize staff to execute the required documents. All voted in favor and the motion carried 5-0.

Vice-Chair McCall made the motion that, if necessary, the County will provide up to \$50,000 for consultant fees to lay the cornerstone of the Jackson Park All-Inclusive Playground Project. All voted in favor and the motion carried 5-0.

NOMINATIONS AND APPOINTMENTS

Chairman Lapsley opened the floor for nominations.

1. Asheville Regional Housing Consortium Board – 1 vac.

Vice-Chair McCall nominated Jennifer Miranda for position #1 by acclamation. All voted in favor and the motion carried.

2. Cemetery Advisory Committee – 2 vac.

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

3. EMS Peer Review Committee – 3 vac.

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

4. Henderson County Zoning Board of Adjustment – 3 vac.

Vice-Chair McCall nominated Steve Dozier for position #1. All voted in favor and the motion carried.

Commissioner Andreotta nominated Andrew Riddle for position #3. All voted in favor and the motion carried.

5. Henderson County Board of Equalization and Review – 1 vac.

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

6. Henderson County Rail-Trail Advisory Committee – 1 vac.

Commissioner Edney nominated Dr. Ken Shelton for position #9. All voted in favor and the motion carried.

7. Hendersonville Planning Board – 2 vac.

Chairman Lapsley nominated James Robertson to be reappointed to position #2 by acclamation. All voted in favor and the motion carried.

8. Hendersonville City Zoning Board of Adjustment – 2 vac.

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

9. Home and Community Care Block Grant Committee – 3 vac.

Vice-Chair McCall nominated Sharon Tirrell to be reappointed to position #2 and Yvetta Nix to be reappointed to position #6 by acclamation. All voted in favor and the motion carried.

10. Juvenile Crime Prevention Council – 2 vac.

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

11. Laurel Park Planning Board – 1 vac.

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

12. Laurel Park Zoning Board of Adjustment – 2 vac.

Chairman Lapsley nominated Steve Braznell for position #1 by acclamation. All voted in favor and the motion carried.

13. Mountain Area Workforce Development Board – 1 vac.

Chairman Lapsley nominated Sissy Rogers for position #6. All voted in favor and the motion carried.

14. Nursing/Adult Care Home Community Advisory Committee – 12 vac.

Vice-Chair McCall nominated Charlotte Hooker for position #1 and Robert Tomasulo for position #18 by acclamation. All voted in favor and the motion carried.

15. Vaya Health regional Board – 2 vac.

Vice-Chair McCall nominated Chairman Lapsley for position #1 by acclamation. All voted in favor and the motion carried.

Chairman Lapsley nominated John Mitchell for position #2 by acclamation. All voted in favor and the motion carried.

COMMISSIONER UPDATES

Vice-Chair McCall recognized Mr. Larry Rogers. Mr. Rogers will retire at the end of this month after many years of service to the Henderson County Partners for Economic Progress. Vice-Chair McCall stated Mr. Rogers had been a very special part of the Commissioner meetings for many years and he will be greatly missed.

Commissioner Edney informed the audience that the Board had received emails from citizens regarding vaccine and mask requirements at Blue Ridge Community College and the Flat Rock Playhouse.

The Commissioners have discovered that the college does not have a vaccine mandate. There was an event at the college yesterday that the Hendersonville Symphony sponsored. The Symphony leased the auditorium at the college, and it was the symphony that had the vaccine requirement, not the college.

Commissioner Edney added that the Flat Rock Playhouse stated they are contractually obligated to the professional actors that perform at the Playhouse to follow mask requirements. Playhouse officials shared with Mr. Edney that they are not happy with the mask requirement but must comply to have actors for Playhouse performances to continue.

Chairman Lapsley informed the Board that the University of Wyoming football team had been selected to play in the Idaho Potato Bowl. He added that he was very proud of his alma mater.

On a more serious note, Chairman Lapsley noted that the Henderson County Sheriff's Department has made some very significant drug busts in the past several months. He expressed appreciation to the Sheriff's Department and staff and thanked them for their efforts.

COUNTY MANAGER'S REPORT

County Manager John Mitchell thanked Parks and Recreation Director Carleen Dixon for the efforts put forth by Parks and Recreation staff at the Old-Fashioned Christmas event held last Friday in front of the Historic Courthouse.

Mr. Mitchell added that the Annual "Apple Rise" will be held Friday, December 31, 2021, at the Historic Courthouse. The family-oriented event will begin at 5:00 p.m. with a countdown and "Apple Rise" at 7:00 p.m.

In closing, the County Manager informed the Board that the Governor had signed the NC State Budget.

ADJOURN

Commissioner made the motion to adjourn the meeting at 8:39 p.m. All voted in favor and the motion carried 5-0.

Denisa A. Lauffer, Clerk to the Board

William Lapsley, Chairman