

MINUTES

**STATE OF NORTH CAROLINA
COUNTY OF HENDERSON**

**BOARD OF COMMISSIONERS
WEDNESDAY, NOVEMBER 20, 2024**

The Henderson County Board of Commissioners met for a regularly scheduled meeting at 9:30 a.m. in the Commissioners' Meeting Room of the Historic Courthouse on Main Street, Hendersonville.

Present were Chairman Rebecca McCall, Vice-Chair J. Michael Edney, Commissioner William Lapsley, Commissioner Daniel Andreotta, Commissioner David Hill, County Manager John Mitchell, Assistant County Manager Chris Todd, Financial Services Director Samantha Reynolds, and Deputy Clerk to the Board Sonya Flynn.

Also present were County Engineer Marcus Jones, Budget Analyst Jennifer Miranda, Chief Communications Officer Mike Morgan, Public Information Officer Kathryn Finotti, A/V Technician Oscar Guerrero, IT Director Mark Seelenbacher, Finance Director Randy Cox, Tax Administrator Harry Rising, Soil and Water District Director Jonathan Wallin, Register of Deeds Lee King, DSS Director Lorie Horne, Deputy DSS Director Debbie Dunn, Administrative Officer 3 Melissa Novack, IM Admin II Debby Freeman, Strategic Behavioral Health Director Jodi Grabowski, Capital Projects Manager Bryan Rhodes, Project Superintendent Brian Cotton, Director of Facility Services Andrew Griffin, Building Services Director Crystal Lyda, Planning Director Autumn Radcliffe, Flood Administrator Toby Linville, EM Rescue Manager Tim McFalls, Fire Marshal Kevin Waldrup, Environmental Health Supervisor Seth Swift, Parks and Recreation Director Bruce Gilliam, Human Resources Director Karen Ensley, Risk Manager Anne Marie Calloway, Library Director Trina Rushing, Major Jake McMurray, Captain Scott Galloway, and Lead for North Carolina Fellow Nora Sjue. Sergeant Kenneth Gaddy provided security.

CALL TO ORDER/WELCOME

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

INVOCATION

Captain Sherrie Stokes of the Salvation Army provided the invocation.

PLEDGE OF ALLEGIANCE

Commissioner Andreotta led the Pledge of Allegiance to the American Flag.

INFORMAL PUBLIC COMMENT

1. James Martin (passed out visual aid) – Spoke about the irresponsible behavior of a neighbor recklessly discharging firearms in their neighborhood. Would like an ordinance / legislation passed to help deal with the issue.
2. Milton Butterworth – Concerned about cannabis dispensary that has opened across the street from HHS.
3. Julie Huneycutt – Spoke on behalf of Hope Coalition and expressed concerns about cannabis dispensary that has opened across the street from HHS.
4. Courtney Stepp Lowery - Spoke on behalf of Hope Coalition and expressed concerns about cannabis dispensary that has opened across the street from HHS.
5. Lani Callison (State of NC Regional Tobacco Prevention & Cessation for Manager Region 2) – Spoke about the statistics regarding high school students who vape and use THC and nicotine, and the dangers involved.

Approved:

6. Brett Werner – Expressed concerns about the monitoring for debris collection and the time it might take to collect all the debris and the related costs. Advocated for the use of a random 3rd party audit. Discussed homes destroyed in Green Meadows by Hurricane Helene and a lack of mitigation efforts. Also opposed to paid parking along the Ecusta Trail.
7. Chris Walters (submitted a transcript of his comments) - Wanted to speak about the topic of an abortion bill resolution.
8. Peter Fricke – Spoke about the past election. Wanted to publicly thank the election board and staff for their work and a very successful occurrence.
9. Tiffeny Hennah – Spoke about the irresponsible behavior of a neighbor recklessly discharging firearms in their neighborhood. Would like an ordinance passed to help deal with the issue.

** Chairman McCall – Instruction to staff: Would like to add an agenda item to the next meeting for an update from Planning Dept. and the Sheriff as to what current ordinances state regarding the discharge of firearms / noise.

DISCUSSION / ADJUSTMENT OF AGENDA

Commissioner Lapsley requested that Discussion Item D be moved up to position A.

Motion: Commissioner Lapsley made the motion to approve the agenda with the suggested adjustment. All voted in favor, and the motion carried.

CONSENT AGENDA

Motion: Commissioner Edney made the motion to approve the consent agenda as presented. All voted in favor, and the motion carried.

Approval of Minutes

Draft minutes were presented for Board review and approval for the following meetings:
November 4, 2024 –Regularly Scheduled Meeting

Motion: I move the Board approve the minutes from November 4, 2024

Tax Collector’s Report

The report from the Tax Collector was provided for the Board’s information.

Please find outlined below collections information through November 11, 2024 for 2024 real and personal property bills mailed on July 31, 2024. Vehicles taxes are billed monthly by NC DMV.

Henderson County Annual Bills (Real and Personal Property):

2024 Beginning Charge:	\$101,663,542.53	
Discoveries & Imm.	\$93,277.71	
Releases & Refunds:	(\$66,309.41)	
Net Charge:	\$101,690,510.83	
Unpaid Taxes:	\$72,513,891.08	
Amount Collected:	\$29,176,619.75	

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

Net Charge:	\$2,603,211.20	
Unpaid Taxes:	\$5,219.27	99.80%
Amount Collected:	\$2,597,991.93	

Henderson County FY25 Budget Analysis:

<u>Budget Ordinance</u>	<u>Revenue Collected</u>
Ad Valorem: \$103,559,409.00	Ad Valorem: \$31,774,611.68
Prior Years: \$1,041,250.00	Prior Years: \$439,760.72
Budget Total: \$104,600,659.00	YTD Revenue: \$32,214,372.40



Approved:

BRCC – Facilities Building Architect Selection

Capital Projects Construction Manager Bryan Rhodes presented the RFQ selection committee's recommendation of Clark Nexsen for the Blue Ridge Community College Facilities Building.

Staff requested approval of the selection and authorization to proceed with negotiations for the Blue Ridge Community College Facilities Building Design Services.

Motion: I move the Board approve the selection of Clark Nexsen for the Blue Ridge Community College Facilities Building and direct Staff to negotiate an agreement.

American Rescue Plan – Approved Projects Update

Financial Services Director Samantha Reynolds presented the American Rescue Plan State and Local Fiscal Recovery Funds (SLFRF) Compliance Report as of September 30, 2024. The update included all approved projects to be funded by American Rescue Plan funds with the amount of funds currently encumbered and expended.

Motion: I move the Board approve the September 30, 2024; American Rescue Plan compliance report as presented.

Offer to Purchase Tax-Foreclosed Property – Final Consideration

County Attorney Charles Russell Burrell presented the final consideration for the purchase of 0.67 acres off Oleta Road by Marvin Gilmore. The notice of the possibility of upset bids was published on October 23, 2024, in the Hendersonville Lightning, and no upset bids have been received.

Motion: I move the Board give final acceptance to the offer from Marvin Gilmore to purchase the parcel described in this agenda item and direct that the Chairman and Staff execute a quitclaim deed for this property upon payment of all sums due under this offer.

2024.133 Budget Amendment – Library Fund Balance Appropriated

Library Director Trina Rushing presented a budget amendment appropriating \$23,284 from Restricted Fund Balance for Library Donations to purchase new chairs for the Main Library auditorium and public computer stations. No county dollars are being used for this project.

Motion: I move the Board approve the budget amendment to appropriate fund balance as presented.

PUBLIC HEARINGS**2024.134 Public Hearing - LDC Text Amendment (TX-2024-03), Helene Recovery – Temporary Housing and Temporary Debris Storage and Reduction Sites (TDSRs)**

Motion: Chairman McCall made the motion to go into Public Hearing. All voted in favor, and the motion carried.

Due to ongoing recovery efforts from Hurricane Helene, the LDC needs to be amended to allow for temporary uses to address temporary housing due to Helene and Temporary Debris Storage and Reduction sites (TDSRs) as part of Henderson County's recovery. The amendment would allow for Henderson County to permit these uses in all zoning districts as part of the Federal Disaster Declaration for a temporary period. The temporary use would be allowed for 18 months

Approved:

from the declaration with the possibility of two 1-year extensions. The amendment would add these uses to the Table of Permitted and Special Uses as a temporary use along with the Supplemental Requirements (SRs).

The Planning Board reviewed the proposed text amendment at a special called meeting on November 14, 2024, and provided recommendations to the Board of Commissioners.

A public notice for this hearing was submitted to be advertised in the Hendersonville Lightning on Wednesday, November 13th, 2024, and Wednesday, November 20th, 2024, to meet the requirements of NCGS §160D-601.

BOARD OF COMMISSIONER ENACTMENT 2024 - 134

RESOLUTION OF CONSISTENCY WITH THE 2045 COMPREHENSIVE PLAN

Text Amendment #TX-2024-03,

Helene Recovery – Temporary Housing and Temporary Debris Storage and Reduction Sites (TDSRs)

WHEREAS, pursuant to N.C. General Statute §160D, Article 1, the Henderson County Board of Commissioners exercises regulations relating to development within the County’s jurisdiction; and

WHEREAS, the Henderson County Board of Commissioners (Board) adopted the Land Development Code (LDC) on September 19, 2007 and has amended the LDC to address new and changing issues; and

WHEREAS, on November 14, 2024, the Planning Board reviewed and provided recommendations regarding the proposed text amendment for application #TX-2024-03; and

WHEREAS, pursuant to N.C. General Statute §160D-601, the Planning Director provided the prescribed public notice, and the Board held the required public hearing on November 20, 2024; and

WHEREAS, N.C. General Statute §160D-605 requires the Board to adopt a statement of consistency with the 2045 Comprehensive Plan;

NOW THEREFORE, BE IT RESOLVED by the Henderson County Board of Commissioners as follows:

1. The Board determined that TX-2024-03 is reasonable, in the public interest, and is consistent with the 2045 Comprehensive Plan located therein because of the following:
 - The plan states that the County should coordinate efforts between Emergency Services and the Planning Department regarding emergency response and critical infrastructure.
 - The plan states that to ensure the Land Development Code is consistent with state and federal regulations which allow for temporary uses

Approved:

following a Federal Disaster Declaration.

2. The Board determined that the proposed amendment provides for the sound administration of the Land Development Code while balancing property rights and promoting reasonable growth within the County during a natural disaster, and
3. This Resolution shall be retained in the Office of the Clerk to the Board of Commissioners.

THIS, the 20th day of November 2024.

Planning Director Autumn Radcliff responded to the suggested revisions made by Commissioner Edney. She noted that the current wording specifies a time period not to exceed 42 months from October 1, 2024, and suggested it might be better to revise it to state “from the date of a federal disaster declaration” to accommodate future events. County Manager Mitchell pointed out that the local and federal disaster declarations occurred at different times. In light of this, Commissioner Edney asked what the best reference point would be to tie it to, and Autumn agreed that linking it to the local disaster declaration would likely be the most effective approach.

The second suggested revision addressed Item F, allowing a family to move out of a unit and another family to move in during the emergency declaration period without needing additional approvals. However, if the unit were relocated, additional inspections should be required.

The third suggested revision pertained to Item I, proposing a change in wording from "public" to "recorded" right-of-way. Commissioner Hill pointed out at the end of the discussion that the better terminology would be “deeded” right-of-way and would cover more.

Lastly, she addressed the suggestion to waive permit fees during the declaration period. Mrs. Radcliffe proposed that they consider adding a line to the adopted fee schedule to cover such situations, rather than incorporating it into the LDC.

Public Input: There was none.

Motion: Commissioner Edney made the motion to go out of Public Hearing. All voted in favor, and the motion carried.

Commissioner Hill inquired about the 20-foot setback from the perimeter in Item I, noting that most setbacks are typically 10 feet to align with the majority of established zoning districts. He suggested that this setback should also be set at 10 feet for consistency.

Chairman McCall asked if anyone was waiting for the text amendments to be revised. Mrs. Radcliff responded that no units were being delayed, as FEMA had already brought in a few, and they were progressing through the permitting process. She added that the approved text amendments would be applied retroactively to those permits.

Commissioner Hill raised concerns about the 42-month deadline specified in Item A. He recommended extending the initial period to 36 months, with the option to apply for two 1-year extensions. Commissioner Lapsley, however, expressed worry that extending the total period to 5 years might lead some individuals to take advantage of the situation and make no real efforts toward improvement. He suggested that County staff assess progress after the first 18 months

Approved:

before deciding whether extensions should be granted.

Commissioner Andreotta acknowledged the potential for individuals to exploit or violate the guidelines but emphasized that given the numerous steps required to rebuild, it would be reasonable to allow 2-3 years to achieve this under these exceptional circumstances. He expressed support for the proposed extended time frames, noting that citizens need flexibility. He added that he would prefer to face the challenge of dealing with an exploiter or violator rather than impose additional stress on a citizen already struggling with factors beyond their control.

Chairman McCall suggested adding language to Item A to specify "include a temporary period not to exceed." In response, Commissioner Edney proposed setting the initial period at 30 months, with the option to apply for two 1-year extensions. Chairman McCall also recommended including a provision to account for extenuating circumstances based on each individual's unique situation. Commissioner Edney then suggested adding language stating that any additional extensions would be considered by the County on a case-by-case basis.

County Manager Mitchell noted that the current code allows any administrative decision made by County staff to be appealed to the zoning board of adjustment and suggested it might be useful to incorporate similar language into this text amendment. County Attorney Burrell, participating remotely, clarified that if a citizen is actively pursuing actions by the end of the specified time period, they would have established a "right of use," which could enable case-by-case extensions.

Commissioner Hill rescinded his initial suggestion and stated he would be good with 36 months, and Chairman McCall reiterated that we were discussing situations that would be tied to a declared local or federal disaster. Autumn reminded the board that if there was not a federal disaster declaration, there would not be assistance funding for the event.

Commissioner Edney and Mrs. Radcliff created an updated copy of the proposed text amendments for temporary housing and debris storage and presented it for the Board's consideration prior to Nominations and Appointments.

Motion: Commissioner Edney made the motion for the Board to adopt the revised text amendment as presented. All voted in favor, and the motion carried.

2024.135 Public Hearing - LDC Text Amendment (TX-2024-04), Tobacco and Hemp Retail

Motion: Chairman McCall made the motion to go into Public Hearing. All voted in favor, and the motion carried.

The Board of Commissioners have previously discussed concerns with the location of tobacco and hemp retail stores near schools. It has been expressed that a reasonable separation of these types of retail and services from schools should be implemented. The proposed text amendment would add a definition for tobacco and hemp retail and require a separation from schools and separation between these retail establishments.

The Planning Board reviewed the proposed text amendment at a special called meeting on November 14, 2024, and provided recommendations to the Board of Commissioners.

Approved:

A public notice for this hearing was submitted to be advertised in the Hendersonville Lightning on Wednesday, November 13th, 2024, and Wednesday, November 20th, 2024, to meet the requirements of NCGS §160D-601.

BOARD OF COMMISSIONER ENACTMENT 2024 - 135

RESOLUTION OF CONSISTENCY WITH THE 2045 COMPREHENSIVE PLAN

Text Amendment #TX-2024-04, Tobacco and Hemp Retail

WHEREAS, pursuant to N.C. General Statute §160D, Article 1, the Henderson County Board of Commissioners exercises regulations relating to development within the County's jurisdiction; and

WHEREAS, the Henderson County Board of Commissioners (Board) adopted the Land Development Code (LDC) on September 19, 2007, and has amended the LDC to address new and changing issues;

WHEREAS, on November 14, 2024, the Planning Board reviewed and provided recommendations regarding the proposed text amendment for application #TX-2024-04; and

WHEREAS, pursuant to N.C. General Statute §160D-601, the Planning Director provided the prescribed public notice, and the Board held the required public hearing on November 20, 2024; and

WHEREAS, N.C. General Statute §160D-605 requires the Board to adopt a statement of consistency with the 2045 Comprehensive Plan;

NOW THEREFORE, BE IT RESOLVED by the Henderson County Board of Commissioners as follows:

1. The Board determined that TX-2024-04 is reasonable, in the public interest, and is consistent with the 2045 Comprehensive Plan located therein because of the following:
 - The 2045 Comprehensive Plan intends to address substance misuse, support programs, and spread awareness.
 - The plan states that regulations should ensure zoning districts around Neighborhood Anchors and Community Centers allow, by right, compatible land uses.
 - The plan also directs the County to ensure the Land Development Code is consistent with state and federal regulations.
2. The Board determined that the proposed amendment provides for the sound administration of the Land Development Code while balancing property rights and promoting reasonable growth within the County.
3. This Resolution shall be retained in the Office of the Clerk to the Board of Commissioners.

THIS, the 20th day of November 2024.

Approved:

Planning Director Autumn Radcliffe stated that this amendment would provide a new definition of what qualifies as a Tobacco & Hemp retail shop and add in related restrictions, and she suggested that the Board might want to consider providing a 1,000-foot setback and separation from another like establishment or any type of school. Chairman McCall asked if there is a current ordinance pertaining to ABC stores, and County Manager Mitchell confirmed that there are state regulations that govern that.

**** Mitchell – Instruction to staff:** Staff will research and provide the requested information.

Commissioner Edney recommended that the Health Department treat the issue as a health concern and implement rules that would apply universally. County Attorney Burrell, participating remotely, clarified that the Health Department regulates actions, not locations, and thus likely lacks the authority to oversee locations. He pointed out that all current ABC stores are within municipal jurisdictions and subject to their land use regulations. County Manager Mitchell agreed, noting that this is tied to the authority of local jurisdictions and individual ABC boards. Although there have been prior discussions about the County getting involved with the ABC boards, these efforts have faced challenges and have not materialized.

Chairman McCall emphasized the importance of collaboration, including the Board of Health, in addressing the issue. She expressed that preventing vape stores in the state is her top priority, advocating for a distance of at least ½ mile from schools and prohibiting visibility from school grounds. Commissioner Edney pointed out that convenience stores also sell such products, though not to the same extent as specialty vape stores. Commissioner Lapsley proposed adopting the text amendment as a starting point, expressing concern that if action isn't taken swiftly, there could be a rush to open vape stores due to the ongoing discussion. Chairman McCall suggested increasing the required distance to 2,000 feet.

**** Commissioner Lapsley – Instruction to staff:** Would like staff and the County Attorney to continue to investigate this matter and propose additional amendments that might need to be added.

Commissioner Andreotta expressed concern about the locations of vape stores, particularly those near schools. He highlighted the risks associated with these devices, which can currently spread harmful chemicals and substances, a problem that will likely worsen if marijuana is legalized. He regularly hears from parents about the use of these devices in schools and the dangerous reactions some students are experiencing, with such incidents appearing to increase. He proposed that vape stores be located at least 1 mile, and preferably 2 miles, away from schools to address both line of sight and accessibility issues. The further these stores are from schools; the less likely such incidents will occur. Existing businesses that are grandfathered in would need to relocate when their current leases expire. Chairman McCall noted that this measure would only affect businesses outside municipal jurisdictions. Commissioner Andreotta added that passing a stricter text amendment would send a clear message and potentially slow the influx of these establishments.

Public Input:

1. Brett Werner - expressed concerns about cannabis dispensary that has opened across the street from HHS.
2. Lani Callison - who was not signed up to speak but was permitted to do so, is the Regional Manager for the State of NC's Tobacco Prevention & Cessation program in Region 2. She discussed statistics on high school students who vape and use THC and nicotine, highlighting the associated dangers. She is also working on gathering relevant data.

Approved:

Chairman McCall asked Ms. Callison about the actions being taken by state and federal governments. She responded that there is a loophole in some of the legislation, as it does not cover disposable devices. She also mentioned that the FDA has only approved 22 of the more than 8,000 vape flavors currently available. Additionally, efforts are underway to pass a bill that would require permitting. Chairman McCall also highlighted that the key difference between convenience stores and vape stores lies in the aggressive advertising and marketing used by vape stores, whereas convenience stores are more discreet in their approach.

Motion: Chairman McCall made the motion to go out of Public Hearing. All voted in favor, and the motion carried.

Motion: Commissioner Lapsley made the motion to approve the proposed supplemental requirements, and the definition as provided, with the one amendment of 5,000 feet in paragraphs A(a) and A(b). All voted in favor, and the motion carried.

** Chairman McCall – Instruction to staff: – requested updates on the proposed Senate bill regarding this topic for the next meeting.


DISCUSSION

Hurricane Helene Update

County Manager John Mitchell provided the Board with the most current information pertaining to Hurricane Helene.

Risk Manager AnnMarie Calloway provided an update on the damage assessment for county-insured properties. She gathers and submits the data as a claim to the NCACC. This is an ongoing, long-term process, with new damage reports and estimates coming in daily. She is working regularly with adjusters, insurance carriers, Finance, and other departments.

**Hurricane Helene
Damage Assessment Update**



HENDERSON COUNTY
FOUNDED 1968

November 20, 2024

Damage Overview

2 main types of damage sustained

- ▶ **Property Damage:**
 - Includes buildings, contents, and property in the open.
- ▶ **Auto Damage:**
 - Includes motor vehicles and trailers designed for travel on public roads.

Property Damage Totals

16 County insured locations sustained damage.

- ▶ Damage to building and/or contents: **8** sites
- ▶ Damage to property in the open: **10** sites.

Currently Reported Locations

- ▶ Dana Park
- ▶ East Flat Rock Park
- ▶ Edneyville Park
- ▶ Edneyville Community Center
- ▶ Etowah Park
- ▶ Jackson Park
- ▶ Westfeldt Park
- ▶ Parks and Recreation Main Office
- ▶ Animal Services
- ▶ Cooperative Extension
- ▶ County Office Building
- ▶ Edneyville Library
- ▶ Fletcher Library
- ▶ EMS Station 6
- ▶ Etowah Sewer
- ▶ Historic Courthouse

Auto Damage Totals

- 9 County insured vehicles sustained damage.
 - ▶ 7 Sheriff's Department vehicles:
 - 3 due to water submersion
 - 4 due to body damage
 - ▶ 2 Parks and Recreation vehicles:
 - 1 due to water submersion
 - 1 due to body damage

Insurance Coverage

Policies to Apply:

- ▶ Property:
 - Flood: \$25,000.00 deductible
 - Flood-Special Hazard Zone: \$500,000.00 deductible
- ▶ Auto:
 - Physical Damage: \$1,000.00 deductible

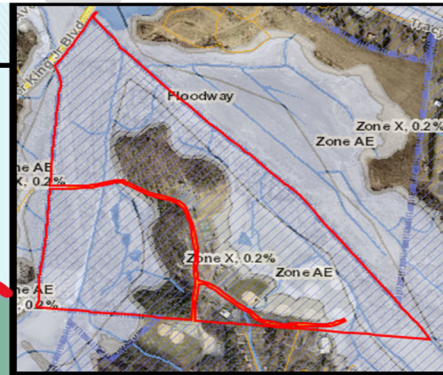
Flood-Special Hazard Areas

These properties have been identified as SFHA per the Flood Insurance Rate Map:

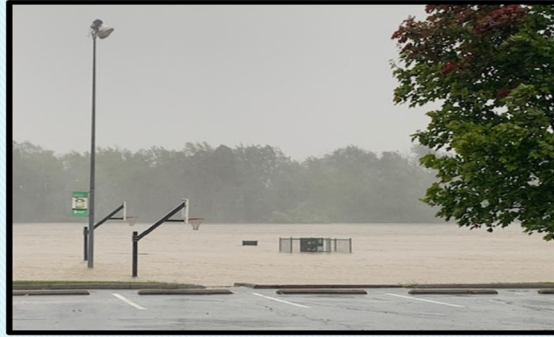
- ▶ Etowah Park-Partial
- ▶ Westfeldt Park-Total
- ▶ And.....



Jackson Park



Jackson Park

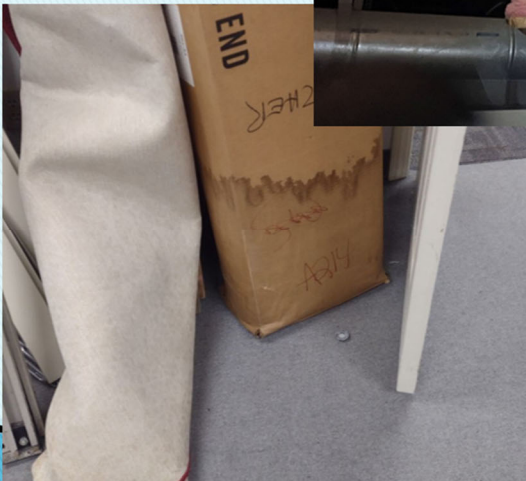


Jackson Park





Fletcher Library



Things to Remember

- ▶ New reports are still coming in daily.
- ▶ We have so many more photos available for review upon request.
- ▶ Everything has been formally filed with our carrier.
- ▶ We continue to collaborate to ensure that all available coverage is recognized.

Approved:

Chairman McCall asked if school properties were included in the damage report. It was noted that only one school, Hendersonville Middle School, is listed on the county's policy, but it was not significantly impacted. The Commissioners questioned why Hendersonville High School wasn't included. County Manager Mitchell confirmed that the building is insured. Ms. Calloway explained that you don't have to own a building to insure it. The Commissioners then asked why Hendersonville Middle School is insured but not Hendersonville High School, when considering long-term financing, required collateral, and mortgage insurance. County Attorney Burrell, participating remotely, explained that each financing arrangement has its own terms, specifying who holds the insurance and what is covered. Historically, past loans have defined where the insurance comes from, with the Board of Commissioners acting as the trustee and the payee of that insurance.

Ms. Calloway stated that Dana Park and Edneyville Community Center were removed from the list as they only sustained minor damage. Jackson Park incurred the most severe damage, including downed trees, flooding, exposed property, damaged outdoor equipment, and some minor building damage. Three of Jackson Park's ballfields are located in the special flood zone, while the other three are in the standard flood zones. Etowah Park experienced minimal fence damage and is situated in both special and standard flood zones.

She explained that the county has standard flood coverage through the NCACC, along with additional coverage for special hazard flood zones. She also clarified that EMS Station 6 was impacted by an electrical surge that affected the fire panel and confirmed that Etowah Sewer is covered under the county's policy. Ms. Calloway reported that the mobile restroom trailer was damaged and will be covered under the county's normal auto policy. Additionally, two sheriff's office vehicles were submerged at residences, and one was submerged at an auto repair shop.

Ms. Calloway clarified that this is all part of a single, large insurance claim, and everything has been formally filed. Commissioner Lapsley asked if the deductibles are eligible for FEMA reimbursement, to which the response was yes.

Emergency Management Rescue Manager Tim McFalls introduced Jeff Stevens, Executive VP of iParametrics, who emphasized that there will be a strong focus on mitigation, aiming to rebuild better than before. He mentioned that preparations are underway for a recovery scoping meeting with FEMA next week. The team is also working on FEMA public assistance, the hazard mitigation grant program, available block grants, and supplementals with both state and federal governments.

iParametrics Overview

~70 EMPLOYEES
~300 CADRE STAFF
50/3 STATES & US TERRITORIES
10,000+ PROJECTS COMPLETED

- Privately held firm committed to your recovery
- Assisting the County with:
 - FEMA Public Assistance
 - FEMA Hazard Mitigation Grant Program
 - HUD Community Development Block Grant
 - All other recovery issues

ELITE BUSINESS STRATEGIES | RSM | metric consulting | ARCADIS

Approved:

County Manager Mitchell and Mr. McFalls shared additional details about the McAbee Court resource hub, which is staffed daily by volunteers, with continued support from AmeriCorps. The National Guard left on November 13th. Manna Food Bank is assisting with food distribution, while the State has been helping to manage water, MREs, and other supplies. Four FEMA trailers have been filled and are set to be picked up by the State. The Disaster Recovery Center (DRC) has been leased for six months, and we are working closely with FEMA. County Manager Mitchell expressed gratitude to County staff, non-profits, and DRC personnel for their collaborative efforts. Mr. McFalls also discussed the DRC resource fairs, highlighting the types of assistance available and the various partners working together to support the public. Chairman McCall mentioned that a job fair, sponsored by Land of Sky, will take place at the mall this weekend.

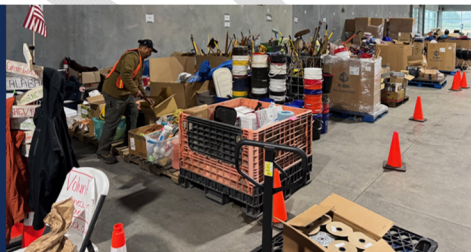
McAbee Court Resource Hub

- Continues to decompress supplies to non-profits, food pantries and regional partners who have needs.
- NC Emergency Management has absorbed some additional overflow of supplies.
- The county is working with MANNA Foodbank and local food banks to help distribute food supplies to local pantries.



Resource Hub by the Numbers

- Daily Averages:
 - 4 Volunteers
 - 17 AmeriCorps members
 - 4 Orders
 - 5 Pallets Per Order
- 11/13 was final day for National Guard.
- An average of 20 National Guard members worked the facility previously.



FEMA Disaster Recovery Center

Blue Ridge Commons - 2111 Asheville Highway, Hendersonville



- A one-stop shop for federal, state and local resources as residents apply for FEMA disaster assistance.
- 13,087 visits logged between Oct 16 and Nov 14.
 - 8,323 residents applying for D-SNAP
 - 4,764 visits for FEMA and State Disaster Resources

Approved:

Community Support at the DRC

- **Resource Navigation Table:** Staffed by United Way of Henderson County, El Centro, Hope Coalition, Safelight, Council on Aging, and Smart Start Partnership for Children.
- **Housing Resources:** Staffed weekdays by Habitat for Humanity, Housing Assistance Corporation and Builders' Association of the Blue Ridge Mountains.
- **Additional Support:** Nonprofits and state and local agencies are also present on site.

DRC Resource Fair

- A chance for residents to learn about recovery resources available to them in Henderson County.
- **First event held November 15 & 16**
 - Averaged between 200-250 individuals each day.
- Fair will also be held **November 22 & 23.**

Henderson County
Disaster Recovery Center

RESOURCE FAIR

Fridays - November 15 & 22
Saturdays - November 16 & 23
1 to 6 PM

Disaster Recovery Center
2111 Asheville Highway
Hendersonville, NC

Don't miss this chance to connect and learn about recovery resources available in Henderson County.

- Get help filing your FEMA application before the January 7 deadline.
- Connect with County Departments and local nonprofit resources.
- Free flu shots, disaster unemployment registration, home repair help, legal aid and more.
- Open to everyone. **Free meal provided.**

Scan for a Full
Resource List



DRC Resource Fair - A One Stop Shop

<p><u>General Assistance</u></p> <ul style="list-style-type: none"> • American Red Cross • Blue Ridge Humane Society • Children & Family Resource Center • Council on Aging • Department of Social Services • El Centro • FEMA • Goodwill • Henderson County Public Library • Interfaith Assistance Ministries • Land of Sky • NC Disaster Recovery • Safelight • Small Business and Technology Development Center • True Ridge • United Way of Henderson County • US Small Business Association Disaster Response • Veterans Services • WNC Source 	<p><u>Food</u></p> <ul style="list-style-type: none"> • Caja Solidaria • MANNA FoodBank • YMCA Mobile Market <p><u>Legal Assistance</u></p> <ul style="list-style-type: none"> • Disaster Legal Services • Legal Aid of NC • Pisgah Legal Services <p><u>Health</u></p> <ul style="list-style-type: none"> • Blue Ridge Health • Department of Public Health • Hope Coalition • Love and Respect • Recovery Alive Hendersonville • RHA Health • The Free Clinics 	<p><u>Housing/Home & Property Repair</u></p> <ul style="list-style-type: none"> • AgHC • Cooperative Extension • Habitat for Humanity • Housing Assistance Corporation • Permitting Department • Soil and Water Department • Thrive <p><u>Employment/Job Training</u></p> <ul style="list-style-type: none"> • Blue Ridge Community College • DebrisTech • Henderson County Employment
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Chairman McCall asked Chief Communications Officer Mike Morgan to address rumors about the distribution warehouse being closed. She would like social media sites to be updated to reflect that we are working with our community partners to get supplies out into the community where they are needed.

County Engineer Marcus Jones provided an update on the ongoing debris removal efforts, acknowledging Tim McFalls as a key asset during this challenging time. He presented updated storm debris data, noting that the estimated cost of the storm's impact to the state of North Carolina is currently around \$4 billion. Contractors, the monitoring firm, and County staff at the transfer station are working diligently to manage the situation. Mr. Jones expressed appreciation for the understanding and patience shown by citizens.

Storm Debris Data

(as of November 18, 2024)

- Estimate to be collected: **1,500,000 CY**
- **7,978** tons of storm debris at Solid Waste
- **177,300 CY** (250,000 tons) of storm debris collection by FEMA process
- **260,000** tons total collected (approximately 12%)

Note: County Transfer Station normal, annual tonnage: 120,000 tons

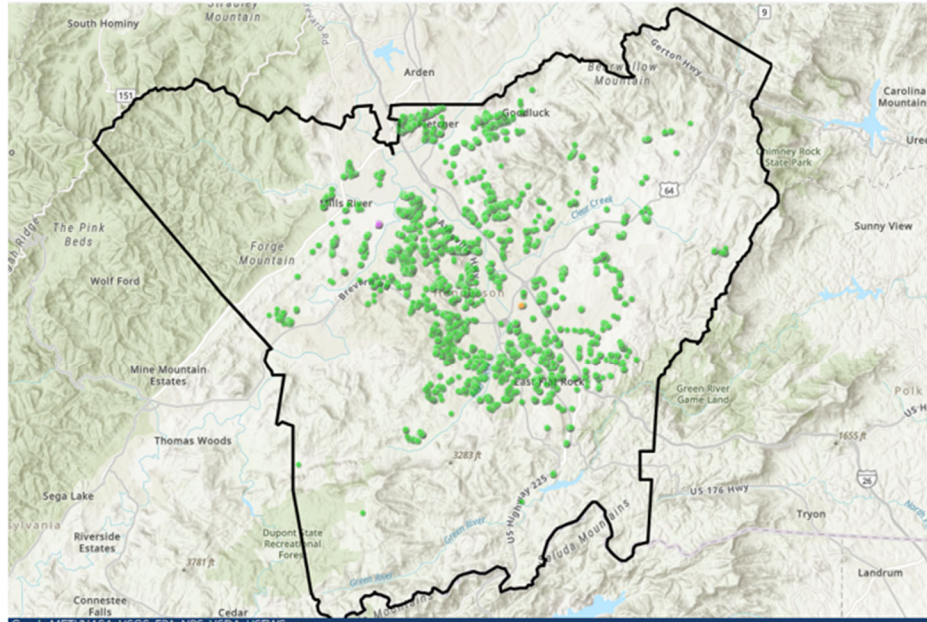
Debris Management Sites (DMS)

(as of November 18, 2024)

- County Transfer Station (operating at **30%** over capacity)
- 3 FEMA Contractor DMSs in operation with 1 Residential
- 2 FEMA Contractor (or Public Residential) DMSs pending leases
- 3+ DMS sites under investigation by SDR with one in Edneyville
- Greatest need is a FEMA Contractor DMS in Edneyville

Storm Debris Collection Points

(as of November 18, 2024)



Chairman McCall asked where the household debris is being taken. Mr. Jones explained that it is first brought to temporary debris sites, which serve as an interim step. Once there, the debris is reduced, sorted, and then moved to a final transportation site. He added that more sites will be opened once they pass testing, which is expected this week, hopefully easing the long lines at the transfer station. Approximately 54 trucks are currently operating daily.

Chairman McCall also inquired about the prioritization process for debris pickup. Mr. Jones explained that the top priority is clearing roads that need DOT access, followed by construction and demolition debris, with vegetative debris being the third priority. He noted that, so far, no jurisdictions have submitted specific priorities. Contractors are incentivized by their contracts to remove debris quickly, with payment based on the number of loads removed.

Assistant County Manager Chris Todd provided an update on property damage and housing assessments, noting that the evaluation of Henderson County properties is now 100% complete, though staff is still validating the data.

Henderson County Damage Assessment



UNAFFECTED
53.8K



AFFECTED
1.1



MINOR
1.6K

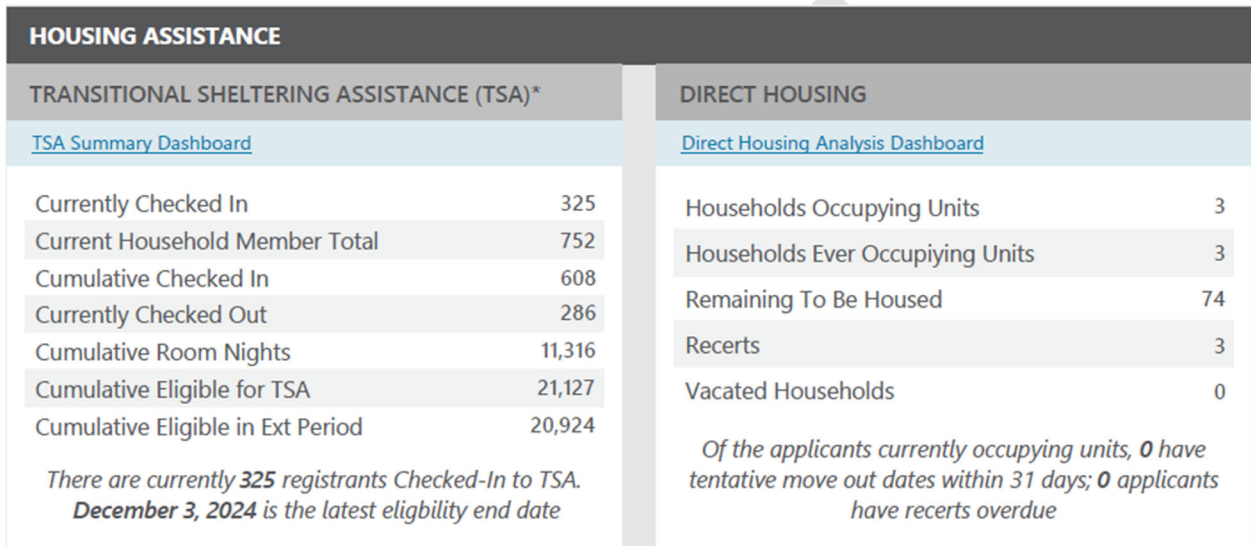
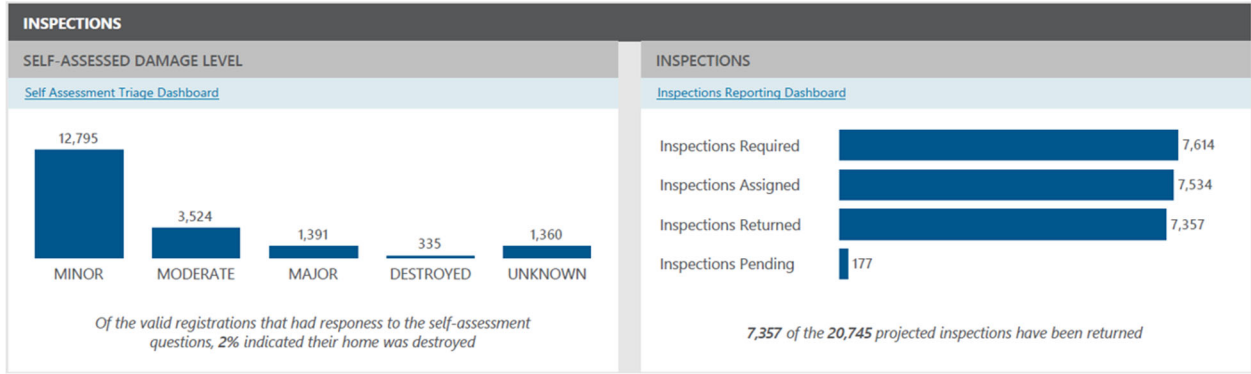


MAJOR
1.4K



DESTROYED
299

Approved:



Chairman McCall inquired about the breakdown of the 299 structures, asking how many homes vs. businesses were destroyed. Mr. Todd estimated that over 90% were likely residential. Commissioner Lapsley asked how many permit applications the County might receive for temporary housing. Mr. Todd responded that while it's hard to predict, the number could exceed 1,000, though at a minimum, there will be a noticeable increase in permit requests. He explained that there will be a gradual increase over time, especially as weather conditions change.

Chairman McCall asked if all owners of destroyed or uninhabitable structures had applied to FEMA for living assistance. Mr. Todd explained that due to privacy concerns, this information is not available, but based on FEMA data, he believes the County's numbers are accurate. He clarified

Approved:

that the County's role is conducting assessments, not inspections.

Chairman McCall then asked if every affected citizen had the opportunity to apply with FEMA. Mr. Todd confirmed that FEMA has sent case managers into the hardest-hit areas to assist with registration. County Manager Mitchell added that every residence in Bat Cave and Gerton had been personally visited with help from the Volunteer Fire Departments. The County also deployed Starlink internet systems throughout the County, established a centralized location with ample parking for FEMA meetings, and collaborated with FEMA to conduct door-to-door outreach. He expressed confidence that the level of assistance provided, supported by the number of citizens successfully registered with FEMA, was significant and reassuring.

Mr. Todd also discussed Transitional Sheltering Assistance (TSA), and Commissioner Hill clarified that the numbers provided represent individuals, though several of those may belong to the same family. Chairman McCall asked what happens to children of displaced families when they are relocated outside the county. County Manager Mitchell confirmed that all hotels currently being used are within the county. Henderson County Public Schools Superintendent Mark Garrett explained that displaced families, if eligible, receive transportation to their original schools via a combination of buses and vans, and the schools are managing this internally.

Mr. Todd also shared that FEMA has approved 74 units for direct housing, with 3 of those units already delivered and placed on private property. Chairman McCall asked if the process could be expedited. Mr. Todd responded that the County is fast-tracking the permitting process as units arrive, and he confirmed that the Board's actions today would help expand opportunities for affected citizens to qualify for FEMA assistance. Mr. Mitchell added that the County is strongly advocating for FEMA to bring and make these units available as quickly as possible.

Mr. Todd clarified that anyone who qualifies for direct housing is currently receiving TSA and will not be removed from TSA until direct housing becomes available. Chairman McCall inquired about what might cause someone to not qualify for FEMA assistance. Mr. Todd explained that eligibility is determined on a case-by-case basis, but anyone in TSA has already qualified for some amount of benefit. He clarified that TSA is meant to address immediate needs, while direct housing is intended to meet longer-term housing requirements, and he defined what direct housing means and where they can be located. Finally, Chairman McCall asked if the County owns land that could be used for group sites. Mr. Todd confirmed that all potential sites owned by the County, or our partners, have already been submitted to FEMA for consideration.

County Manager Mitchell expressed his gratitude to Mr. Benson, President & CEO of the Community Foundation of Henderson County, and other local non-profit leaders for their timely and effective leadership, as well as their active engagement during the disaster. Mr. Benson noted that non-profit involvement has been steadily increasing since the Covid downturn, and the coordinated volunteer efforts seen during this crisis have been a bright spot in the aftermath. He added that the community has successfully passed the "stress test," managing the challenges with remarkable resilience.

Chairman McCall pointed out that in addition to the volunteers tracked in the system, many contributors from the faith-based community were not included in the official count. Mr. Benson highlighted that the disaster brought a sudden influx of vulnerable individuals into the area and noted that funders and individuals from across the country have reached out with contributions and support. This has enabled local non-profits to receive both immediate and ongoing assistance.

Approved:

Mr. Benson reported that five different funds have been established to support the community and the broader region, with over \$1 million in contributions. During the disaster period, grants from non-profits and funding organizations are being distributed to support small businesses. Ongoing discussions with larger area community foundations, such as the NC Community Foundation State Fund, the Western North Carolina Fund, and the Dogwood Health Trust, are focused on securing additional funding. He also noted that several major for-profit businesses have made significant contributions to the recovery efforts, and Chairman McCall specifically recognized the support from Lowe’s, Duke, Optimum, and others.

Commissioner Andreotta emphasized that these are genuine grants, not loans, designed to assist small businesses. Mr. Benson confirmed that during the designated disaster period, funds can be distributed to small businesses through grants, following the locally established decision-making processes. He also noted that FEMA is offering additional assistance opportunities for small businesses. He highlighted several ongoing needs, including housing, which remains a significant challenge, but there may be opportunities for collaboration to find solutions. Language assistance continues to be a critical issue in the community, as well as behavioral health, mental health, and childcare, which will remain important concerns moving forward.

Chairman McCall asked if the faith-based organizations had been brought together, to which County Manager Mitchell replied that while efforts have been made, they have not been as coordinated as he would like, and there is still work to be done in the area of unity as well as case management.

ARPA Update

Financial Services Director Samantha Reynolds provided the Board with updated information on American Rescue Plan funding and related expenditures and encumbrances.

ARP Project #	Project Description	ARP Eligibility (Expenditure Category)	State Eligibility	PLAN	
				Standard Allowance	ARP Eligible
				10,000,000.00	12,806,876.00
9031	Infusion Therapy - Pardee (8.18.21)	1.6 - Medical Expenses	§ 153A-449		33,391.17
9032	Infusion Therapy - Advent Health (9.15.21)	1.6 - Medical Expenses	§ 153A-449		18,247.69
9040	VFW Renovation and Repair (5.2.2022)	6.1 - Revenue Replacement	§ 153A-169	4,200,000.00	
9043	Stryker Power Load Systems (5.2.2022)	6.1 - Revenue Replacement	§143-514, §153A-149(c)(5)	115,138.25	
9047	Foster Care Services (7.20.2022)	3.8 - Healthy Childhood Environments: Services to Foster Youth	§ 108A-49		348,000.00
2056	All Inclusive Playground (9.21.2022)	6.1 - Revenue Replacement	§ 160A-353(4)	400,000.00	
9070	Broadband GREAT Grant Funding (3.22.22) (4.01.2024)	5.17 - Broadband, Other Projects	§ 153A-459		2,500,000.00
2059	Edneyville Sewer - Collection System (5.2.2022) (7.17.2024)	5.2 - Clean Water: Centralized Wastewater	§ 153A-274(2)		1,050,982.00
9050	Self Insurance Reimbursement (5.2.2022)	1.6 - Medical Expenses	§ 153A-92(a)(d)		607,237.14
9027	Fletcher EMS (5.22.2022) (7.17.2024)	6.1 - Revenue Replacement	§143-514, §153A-149(c)(5)	2,300,000.00	
9052	Mills River Tower Upgrade (5.2.2022) (7.17.2024)	6.1 - Revenue Replacement	§ 153A-149(c)(11)(17)	225,000.00	
9089	Recreation Sports Complex (10.3.2022) (7.17.2024)	6.1 - Revenue Replacement 2.22 - Strong Healthy Communities	§ 153A-149(c)(11)(17)	2,759,861.75	6,749,018.00
9069	Apple Ridge Housing Complex (11.7.2022)	5.2 - Clean Water: Centralized Wastewater Collection	§ 153A-274(2)		1,500,000.00
TOTAL				10,000,000.00	12,806,876.00

Funding Plan

**Total Funding:
\$22,806,876**

ARPA Funding – Compliance Guidance

Funding

- Standard Allowance
 - \$10 Million
- ARP Eligible
 - \$22.8 Million

Compliance

- Eligible Use Categories
 - Public Health
 - Negative Economic Impacts from COVID
 - Water, Sewer, and Broadband Infrastructure
 - Emergency Relief from Natural Disasters
 - Surface Transportation Projects
- Eligible Timeframe
 - Obligation Deadline – December 31, 2024
 - Expenditure Deadline – December 31, 2026

Completed ARPA Projects

ARP Project #	Project Description	PLAN		Encumbered (Contract in Place)	ACTUAL		Status
		Standard Allowance	ARP Eligible		Expenses	Remaining Encumbrance	
		10,000,000.00	12,806,876.00		22,806,876.00		
9031	Infusion Therapy - Pardee (8.18.21)		33,391.17	33,391.17	33,391.17	-	COMPLETE
9032	Infusion Therapy - Advent Health (9.15.21)		18,247.69	18,247.69	18,247.69	-	COMPLETE
9040	VFW Renovation and Repair (5.2.2022)	4,200,000.00		4,200,000.00	4,200,000.00	-	COMPLETE
9043	Stryker Power Load Systems (5.2.2022)	115,138.25		115,138.25	115,138.25	-	COMPLETE
9047	Foster Care Services (7.20.2022)		348,000.00	348,000.00	348,000.00	-	COMPLETE
2056	All Inclusive Playground (9.21.2022)	400,000.00		400,000.00	400,000.00	-	COMPLETE
TOTAL		4,715,138.25	399,638.86	5,114,777.11	5,114,777.11	-	

Encumbered ARPA Projects

ARP Project #	Project Description	PLAN		Encumbered (Contract in Place)	ACTUAL		Status
		Standard Allowance	ARP Eligible		Expenses	Remaining Encumbrance	
		10,000,000.00	12,806,876.00		22,806,876.00		
2059	Edneyville Sewer - Collection System (5.2.2022) (7.17.2024)		1,050,982.00	1,050,982.00	488,224.85	562,757.15	ENCUMBERED
9027	Fletcher EMS (5.22.2022) (7.17.2024)	2,300,000.00		2,300,000.00	2,186,934.97	113,065.03	ENCUMBERED
9069	Apple Ridge Housing Complex (11.7.2022)		1,500,000.00	1,500,000.00	-	1,500,000.00	ENCUMBERED
TOTAL		2,300,000.00	2,550,982.00	4,850,982.00	2,675,159.82	2,175,822.18	

Approved:

In Progress ARPA Projects

ARP Project #	Project Description	PLAN		Encumbered (Contract in Place)	ACTUAL		Status
		Standard Allowance	ARPEligible		Expenses	Remaining Encumbrance	
		10,000,000.00	12,806,876.00		22,806,876.00		
9070	Broadband GREAT Grant Funding (3.22.22) (4.01.2024)		2,500,000.00	100,000.00	50,000.00	50,000.00	IN PROGRESS
9050	Self Insurance Reimbursement (5.2.2022)		607,237.14	559,822.00	559,822.00	-	IN PROGRESS
9052	Mills River Tower Upgrade (5.2.2022) (7.17.2024)	225,000.00		28,300.00	-	28,300.00	IN PROGRESS
9089	Recreation Sports Complex (10.3.2022) (7.17.2024)	2,759,861.75	6,749,018.00	827,250.00	187,250.00	640,000.00	IN PROGRESS
TOTAL		2,984,861.75	9,856,255.14	1,515,372.00	797,072.00	718,300.00	
					Unspent/Unencumbered:		
					11,325,744.89		

Status Update – In Progress Projects

- Broadband GREAT grant Funding

- MOU with State in progress to encumber funding by 12/31
- Self Insurance Reimbursement

- Additional eligible expenses available as needed
- Mills River Tower Upgrade

- Final proposal to be presented to the Board on December 2nd
- Recreation Sports Complex

- Bids to be presented to the Board on December 2nd

Commissioner Lapsley asked whether the total shown includes investment earnings. Mrs. Reynolds clarified that investment earnings are not included, as they are considered unrestricted funds that can be used for any project. Chairman McCall inquired about the amount held for the self-insurance reimbursement project, and Mrs. Reynolds confirmed it is \$150,000.

Construction Projects Update

Assistant County Manager Chris Todd and Capital Projects Construction Manager Bryan Rhodes provided the Board with an update on construction projects around Henderson County.

Henderson County Agricultural Services Building – Staff is working on establishing the contracts.

Henderson County Health and Human Services Building Shell Space Upfit - Staff is working on establishing the contracts. And will begin contract negotiations

Blue Ridge Community College Facilities Building – The Board was presented with the staff’s recommendation today and will begin contract negotiations with the selected architect.

Approved:

Henderson County Public Schools MRTS Projects – West High Renovation and Addition



Atkinson Elementary School HVAC Replacement – HCPS continues to work on clean up from Hurricane Helene while JCI continues to work on phase one completion.

Mr. Todd reported that the Henderson County Sports Complex project is currently out for bids and will be presented to the Board for contract approval on December 2nd. He expressed appreciation to the engineering firm WithersRavenel for continuing work on the project without delay, even in the aftermath of Hurricane Helene. The planned complex will feature six tennis courts, a new softball facility, four rectangular fields capable of hosting college-level soccer games, along with necessary parking.



Chairman McCall asked if the neighbors had been consulted about their needs and concerns regarding buffers. Mr. Todd confirmed that outreach had been made, noting that some buffers will be in the form of retaining walls. Additionally, the project is located 30 feet from the stream along the property line, with a vegetative buffer in place.

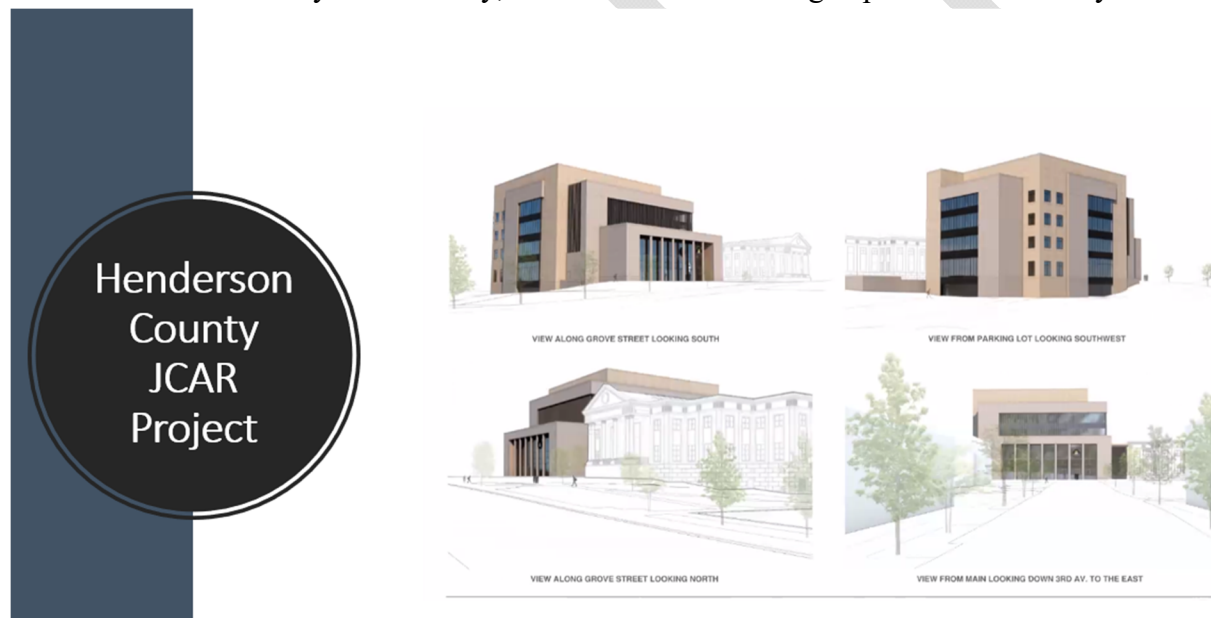
Commissioner Lapsley asked about the Hendersonville Planning Board’s recommendation for the project. Mr. Todd stated that it received unanimous administrative approval, and all necessary land

Approved:

use rights were in place. Commissioner Lapsley also inquired about the status of the soil erosion control plan permit, to which Mr. Todd confirmed it has been submitted to the State. Mr. Todd reported strong participation in the pre-bid meetings, with 10 contractors / subcontractors attending and emphasized that this will be a large grading project. Commissioner Lapsley expressed hope that all bids will be received by the next meeting, allowing the Board to award the contract before the December deadline. He cautiously anticipated receiving at least three competitive bids, based on the initial interest. Commissioner Andreotta added that the scope of the project is larger than what is depicted in the slide.

Mr. Rhodes reported that staff is working to provide a deliverable for the next meeting on December 2nd for the Pardee Medical Office Buildings project.

Mr. Rhodes reported that the JCAR project is moving forward, with the Courts building still in the design and development phase, while the Detention side is progressing through the construction documents phase. Commissioner Lapsley emphasized that time is money regarding the JCAR project and urged the construction manager at risk and the architect to expedite the process to get the project out for bids. Mr. Rhodes clarified that they aim to complete the construction documents for the Detention side by mid-January, with the Courts building expected to follow by mid-2025.



County Manager Mitchell reviewed the ongoing MRTS projects and their remaining balances, noting that the county is in a strong financial position due to its fiscal and fund balance policies. He requested the Board's approval to pause the remaining MRTS programs through the end of December in order to offset any shortfalls from negative sales tax revenues and delayed FEMA reimbursements. This plan has been discussed with school leaders, who are supportive. Chairman McCall clarified that this pause does not apply to ongoing projects. Commissioner Lapsley expressed full support for the Manager's recommendation, acknowledging the significant impacts on cash flow and the budget, and emphasized that the pause is essential to maintain a strong cash position moving forward.

HENDERSON COUNTY PUBLIC SCHOOLS
FACILITIES MAINTENANCE AND REPAIR, TECHNOLOGY AND SECURITY INITIATIVE PROJECTS
PLANNED PROJECTS
AUGUST 2024

	FY23-24 ROLLOVER PROJECTS	FY24-25 BOC APPROVED	ACTUAL SPENT		UNSPENT	ENCUMBERED	TOTAL REMAINING	
			CURRENT MONTH	YEAR TO DATE				
ELEMENTARY SCHOOLS								
Arkison								
AES-24-1	HVAC REPLACEMENT	1,211,444.00		142,868.86	142,868.86	1,068,575.14	1,068,575.14	-
AES-25-1	HVAC REPLACEMENT - PHASE II		1,375,000.00			1,375,000.00	21,100.00	1,353,900.00
Sugarloaf								
SES-25-1	HVAC CONTROLS UPGRADE		230,000.00			230,000.00	-	230,000.00
Upward								
ES-4	MAIN ENTRANCE/CAFETERIA	613,381.06		353,216.48	353,216.48	260,164.58	260,291.89	(127.31)
MIDDLE SCHOOLS								
All Middle Schools								
MS-25-1	HVAC CONTROLS UPGRADE		475,000.00			475,000.00	-	475,000.00
Apple Valley Middle School								
AVMS-25-1	GUTTER/DOWNSPOUT REPLACEMENT		325,000.00			325,000.00	-	325,000.00
HIGH SCHOOLS								
West								
RE-1	REVONATION AND ADDITION	2,900,719.41		5,557.16	5,557.16	2,895,162.25	2,895,162.25	-
WHHS-24-1	XBUILDING AIR HANDLER REPLACEMENT	198,667.00		199,155.00	199,155.00	(488.00)	-	(488.00)
TRANSPORTATION								
AE-2	BUS GARAGE PLANNING AND DESIGN	19,800.00				19,800.00	19,800.00	-
MISC								
MISC-25-1	VARIOUS - ROOFING		400,000.00			400,000.00	35,880.00	364,120.00
MISC-25-2	VARIOUS - PAVING		425,000.00			425,000.00	15,900.00	409,100.00
CENTRAL OFFICE								
CONT-25-1	CONTINGENCY - STRATEGIC CAPITAL		73,500.00			73,500.00	-	73,500.00
TECHNOLOGY								
TECH-25-1	CHROMEBOOKS		300,000.00			300,000.00	-	300,000.00
TOTAL		\$ 4,944,011.47	\$ 3,603,500.00	\$ 700,797.50	\$ 700,797.50	\$ 7,846,713.97	\$ 4,316,709.28	\$ 3,530,004.69
CARRY OVER FROM FY24								
PROJECT COMPLETE								

BLUE RIDGE COMMUNITY COLLEGE
FACILITIES MAINTENANCE AND REPAIR, TECHNOLOGY AND SECURITY INITIATIVE
PLANNED PROJECTS
AUGUST 2024

	FY 23-24 OPEN PROJECTS	FY 24-25 BOC APPROVED	ACTUAL SPENT		UNSPENT	ENCUMBERED	TOTAL REMAINING
			CURRENT MONTH	YEAR TO DATE			
NEW GREENHOUSE							
NG-24-1	INFRASTRUCTURE AND CONSTRUCTION	339,161.00			339,161.00		339,161.00
NG-24-2	GREENHOUSE LIGHTING	60,000.00			60,000.00		60,000.00
NG-24-3	GREENHOUSE CAMERA	30,000.00			30,000.00		30,000.00
TECHNOLOGY EDUCATION AND DEVELOPMENT CENTER							
TEDC-25-1	ROOF REPAIR/REPLACEMENT	800,000.00			800,000.00		800,000.00
FACILITIES BUILDING							
FAC-25-1	FACILITIES BUILDING DESIGN AND CONSTRUCTION		2,301,750.00		2,301,750.00		2,301,750.00
TOTAL		\$ 1,229,161.00	\$ 2,301,750.00	\$ -	\$ -	\$ 3,530,911.00	\$ 3,530,911.00

COMPLETE
 ROLL FORWARD FROM FY24

Motion: Commissioner Lapsley made the motion to accept the Manager's recommendation to pause the MRTS projects for the next 60 days so the Board can assess in January where we stand. All voted in favor, and the motion carried.

Permission to Disinter Remains and Reinter

Assistant County Manager Chris Todd presented a request to the Board from Chris St. Onge on behalf of Leah & Andrew Zetterholm, LLC for permission to disinter and reinter human remains from a property located at 358 Point Hope Lane in Hendersonville, NC.

Approved:

Mr. Todd reported that no new information had been found. All relevant details have been shared with the Cemetery Advisory Board, which reviewed them this past Monday. Flood Administrator Toby Linville stated that the Cemetery Advisory Board voted unanimously to approve the disinterment. He also noted that there was only hearsay evidence suggesting the presence of a cemetery on the site. Chairman McCall confirmed that the property owner is paying for a burial space in Oakdale Cemetery. She then asked what would happen if remains were discovered during the excavation. Warren Scott, Chairman of the Cemetery Advisory Committee, explained that state law requires any remains found to be examined by the Medical Examiner or the Sheriff. Arrangements are in place for their removal if remains are located. The only reference to a cemetery is a note on the plat, but no markers identifying the graves are shown. A site examination revealed no signs of graves, and ground-penetrating radar produced inconclusive results. Based on the evidence, the committee found no indication of graves and saw no reason not to honor the request. Mr. Scott added that the committee would strongly oppose the plan if they believed a cemetery existed there. Chairman McCall clarified that if no remains are found, some of the soil will still be transferred to Oakdale Cemetery, in case remains were once present on the site long ago.

Commissioner Edney noted that the plat mentions several graves and markers, suggesting the possibility of a family cemetery, with the markers potentially having been relocated. Mr. Scott replied that no specific information had been provided by Mr. Patterson. He explained that determining whether remains are actually present would require an archaeological excavation, and the State archeologist could be consulted for assistance. Mr. Scott also emphasized that while state law permits the removal, the final decision ultimately lies with the Board of Commissioners.

Commissioner Edney inquired about the number of plots purchased in Oakdale Cemetery. Mr. Scott responded that one grave space had been purchased, located in Block Q, Section 15, Lot D, at the far corner of the cemetery. Commissioner Edney expressed his appreciation for the work done but stated that he would not agree to move graves simply to allow someone to build a house.

Motion: Commissioner Lapsley made the motion to approve the disinterment of possible remains in the proper manner and reinter them in the designated location. McCall, Lapsley, Andreotta, and Hill voted in favor – Edney voted against – and the motion passed.

Chairman McCall expressed her gratitude to the Cemetery Advisory Committee for their efforts. Commissioner Edney mentioned that he knows Mr. Patterson and believes he would not have indicated graves on the plat unless it were accurate. He also asked why the cemetery committee did not conduct further research. Mr. Scott explained that the committee members work on a volunteer basis and had conducted the most thorough research possible given their resources.

** Commissioner Lapsley – Instruction to staff: Requests the County have a representative on site when the action is taken and report back (with a video) on what is found. Mr. Todd stated that Environmental Health Supervisor Seth Swift or a member of his team will be present.

Commissioner Andreotta expressed confidence that this can be handled in an honorable and respectful way. He added that it would be preferable for remains to be reinterred in a marked cemetery, as it would provide relatives with a proper place to honor and pay their respects.

Approved:

NOMINATIONS AND APPOINTMENTS

1. Cemetery Advisory Committee – 1 vac.
There were no nominations, and this was rolled to the next meeting.
2. Fletcher Planning Board and Zoning Board of Adjustment – 1 vac.
Motion: Chairman McCall made the motion to appoint James Martin to Position #1. All voted in favor, and the motion carried.
3. Henderson County Board of Equalization and Review – 1 vac.
There were no nominations, and this was rolled to the next meeting.
4. Henderson County Zoning Board of Adjustment – 3 vacs.
Motion: Commissioner Andreotta made the motion to reappoint Andrew Riddle to Position #3 and Carlos Ruiz to Position #9. All voted in favor, and the motion carried.
Motion: Commissioner Hill made the motion to appoint Steve Wilkie to Position #1. All voted in favor, and the motion carried.
Motion: Commissioner Edney made the motion to appoint Phillip “Tom” Green to the Alternate Position. All voted in favor, and the motion carried.
5. Hendersonville Planning Board – 1 vac.
Motion: Commissioner Hill made the motion to reappoint James Robertson to Position #1. All voted in favor, and the motion carried.
6. Historic Resources Commission – 1 vac.
Motion: Commissioner Lapsley made the motion to appoint Bob Davy to Position #8. All voted in favor, and the motion carried.
7. Home and Community Care Block Grant Advisory Committee – 3 vacs.
Motion: Chairman McCall made the motion to reappoint Sharon Tirrell to Position #2. All voted in favor, and the motion carried.
8. Industrial Facilities and Pollution Control Financing Authority – 2 vacs.
Motion: Chairman McCall made the motion to appoint Marcus Jones to Position #6. All voted in favor, and the motion carried.
9. Juvenile Crime Prevention Council – 1 vac.
There were no nominations, and this was rolled to the next meeting.
10. Laurel Park Planning Board – 1 vac.
There were no nominations, and this was rolled to the next meeting.
11. Laurel Park Zoning Board of Adjustment – 2 vacs.
There were no nominations, and this was rolled to the next meeting.

Approved:

12. Library Board of Trustees – 1 vac.

Motion: Chairman McCall made the motion to reappoint Milton Butterworth to Position #8. All voted in favor, and the motion carried.

13. Nursing/Adult Care Home Community Advisory Committee – 9 vacs.

There were no nominations, and this was rolled to the next meeting.

Chairman McCall stated they will appoint the Etowah Sewer Advisory Board at the next meeting.

GENERAL ASSEMBLY & COUNTY MANAGER UPDATES

Chairman McCall requested that County Manager John Mitchell give his updates next.

Mr. Mitchell shared that County Attorney Russ Burrell is grateful for the opportunity to attend remotely and appreciates that he took time away from personal matters to join the meeting.

He also noted that we are closely following a hearing in Washington, D.C. today regarding appropriations for a special supplemental fund to address Hurricane Helene. Congressman Edwards is in Washington as well, meeting with representatives from Western North Carolina to discuss the issue.

In North Carolina, discussions are ongoing about additional appropriations. A bill is currently making its way through the House and will soon move to the Senate. Mr. Mitchell expressed his sincere thanks to both our state and federal delegations for their commitment to providing aid. He also expressed his admiration for the dedication of our staff and the impressive work they have accomplished.

Mr. Mitchell added that it has been a privilege and honor to serve alongside Commissioner Andreotta and Commissioner Hill. Their tenure has been historic, marked by significant achievements, including: the largest single investment in the hospital's history, the largest expansion of property in the County's Recreation Department, the biggest investment in recreation the County has ever seen, the comprehensive plan, the successful management of a global pandemic, securing more grant funding than in all previous years combined, the ARPA process, the start of the largest capital project in the County's history, and their leadership during the largest natural disaster the County has ever faced. Mr. Mitchell expressed that we are blessed to be guided by individuals who are willing to dedicate their time and leadership and extended his gratitude on behalf of both him and staff.

COMMISSIONER UPDATES

Chairman McCall – Chairman McCall expressed her gratitude to Commissioners Hill and Andreotta for their service on the Board over the past four years. She deeply appreciated their time, effort, and contributions. It was acknowledged that, despite occasionally disagreeing, they had maintained a strong friendship throughout the process. Their input, insight, and professional contributions were highly valued.

Commissioner Lapsley – Commissioner Lapsley expressed that he has truly enjoyed working with Commissioners Hill and Andreotta and valued their comments and input. While they didn't

Approved:

always agree, he respects their viewpoints and believes they have served the taxpayers and voters of Henderson County effectively, and he is grateful for their service.

Vice-Chair Edney – Vice-Chair Edney reflected on working with many Board members over the years, noting that none have been better than Commissioners Hill and Andreotta. He described it as an honor and privilege to serve alongside them, acknowledging that they have improved the County during their tenure. He considers them both friends and will always do so.

Chairman McCall presented each Commissioner with a commemorative gift, which included a framed and matted photo of the Historic Courthouse, a statement of appreciation outlining their dates of service, and mounted Henderson County challenge coins.

Commissioner Andreotta – Commissioner Andreotta expressed that it has been a blessing to live in Henderson County and an honor to serve the community. He reflected on joining the Board during the COVID-19 pandemic and departing as the county recovers from Hurricane Helene, hoping his legacy extends beyond those two events. He acknowledged stepping into a Board that was already well-managed, with a dedicated staff and outstanding people, making it difficult to say goodbye. He remains happy to assist staff and citizens who wish to reach out, noting that he has learned a great deal during his tenure. He praised the county's citizens and remains hopeful for the future. He highlighted that the Board disagrees constructively, a vital skill to prevent gridlock and ensure progress. He believes the Board worked well together as stewards of taxpayer resources. Even though he is leaving the Board, he still resides in the county and remains available to help in any way he can.

Commissioner Hill – Commissioner Hill expressed that, overall, the Board agreed more often than they disagreed. He described it as a blessing, honor, and privilege to serve the citizens of the community where he grew up. It has also been a privilege to work with the county employees in various capacities, even though he knew many of them beforehand. He holds great respect for his fellow Board members and the staff.

ADJOURN

Motion: Chairman McCall made the motion to adjourn to the Community Room for a reception in honor of Commissioners Andreotta and Hill. All voted in favor, and the motion carried.

Sonya Flynn, Deputy Clerk to the Board

Rebecca McCall, Chairman

Approved: