

## JOINT SCHOOL FACILITIES COMMITTEE

Henderson County Board of Commissioners (HCBC) and Henderson County Board of Public Education (HCBPE)

### MINUTES

April 10, 2024

10:00 a.m.

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Committee Members Present: David Hill (Commissioner and Committee member, HCBC)  
J. Michael Edney (Commissioner and Committee member, HCBC)  
Jay Egolf (Committee member, HCBPE)  
Dr. Kathy Revis (Committee member, HCBPE)

Also Present Was: John Mitchell (County Manager)  
Amy Brantley (Assistant County Manager)  
Chris Todd (Business and Community Development Director)  
Samantha Reynolds (Finance Director)  
Bryan Rhodes (Capital Project Manager)  
Brian Cotton (Project Superintendent)  
Jimmy Brissie (Emergency Management Director)  
Denisa Lauffer (County Clerk)  
Kathy Finotti (PIO – Videotaping)

Henderson County  
Public Schools: Blair Craven (School Board Member)  
Mark Garrett (Superintendent, HCPS)  
Carl Taylor (Chief Administrative Officer, HCPS)  
Chad Dillon (Director of Capital Projects, HCPS)

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### **CALL TO ORDER**

Commissioner Edney called the meeting to order and welcomed those in attendance.

### **APPROVAL OF MINUTES**

*Commissioner Hill made the motion to approve the minutes of October 25, 2022. All voted in favor, and the motion carried.*

### **DISCUSSION OF MAINTENANCE, REPAIR, TECHNOLOGY, AND SAFETY ALLOCATIONS**

County Manager John Mitchell invited Byran Rhodes and Brian Cotton to provide an overview of the status of MRTS projects for the current fiscal year. Mr. Rhodes presented a spreadsheet that tracks the progress of Henderson County Public Schools MRTS projects, including FY22/23 rollover projects and FY23/24 projects. He noted that the spreadsheets included very large numbers, including the \$1.25 million HVAC replacement at Atkinson Elementary.

Approved: March 10, 2025

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

	FY22-23 ROLLOVER PROJECTS	FY23-24 BOC APPROVED	ACTUAL SPENT		UNSPENT	ENCUMBERED	TOTAL REMAINING
			CURRENT MONTH	YEAR TO DATE			
ELEMENTARY SCHOOLS							
Atkinson							
AES-24-1	HVAC REPLACEMENT	1,250,000.00			1,250,000.00	18,000.00	1,232,000.00
Bruce Drysdale							
BDES-24-1	HVAC CONTROLS UPGRADE	85,000.00			85,000.00	92,859.69	(7,859.69)
Clear Creek							
CCES-24-1	HVAC CONTROLS UPGRADE	115,000.00			115,000.00	113,731.45	1,268.55
Dana							
DIES-24-1	HVAC CONTROLS UPGRADE	265,000.00		49.44	264,950.56	113,982.31	150,968.25
Etowah							
EES-24-1	HVAC CONTROLS UPGRADE	110,000.00			110,000.00	98,553.72	11,446.28
Fletcher							
PES-24-1	HVAC CONTROLS UPGRADE	112,000.00			112,000.00	183,563.04	(71,563.04)
PES-24-2	GUTTER/DOWNSPOUT REPLACEMENT			106,970.00	(106,970.00)	5,630.00	(112,600.00)
Glen Marlow							
GMS-24-1	HVAC CONTROLS UPGRADE	115,000.00			115,000.00	125,287.14	(10,287.14)
Hillandale							
HES-24-1	HVAC CONTROLS UPGRADE	210,000.00			210,000.00	188,147.94	21,852.06
Mills River							
MRES-24-1	HVAC CONTROLS UPGRADE	210,000.00			210,000.00	239,224.62	(29,224.62)
Upward							
ES-4	MAIN ENTRANCE/CAFETERIA	2,035,846.84		6,711.74	211,347.22	1,824,492.62	2,229,484.05
SC-1	SECURITY CAMERAS	293,702.20			249,957.00	43,745.20	43,745.20
UES-24-1	HVAC CONTROLS UPGRADE	95,000.00			95,000.00	121,657.64	(26,657.64)
MIDDLE SCHOOLS							
Hendersonville							
HMS-24-1	GUTTER/DOWNSPOUT REPLACEMENT	85,000.00		7,906.72	77,093.28	56,808.28	20,285.00
DEFERRED MRTS PROJECTS							
Paving Projects							
PVAE-1	VARIOUS PROJECTS	157,200.00	1,100.00	144,689.02	12,510.98		12,510.98

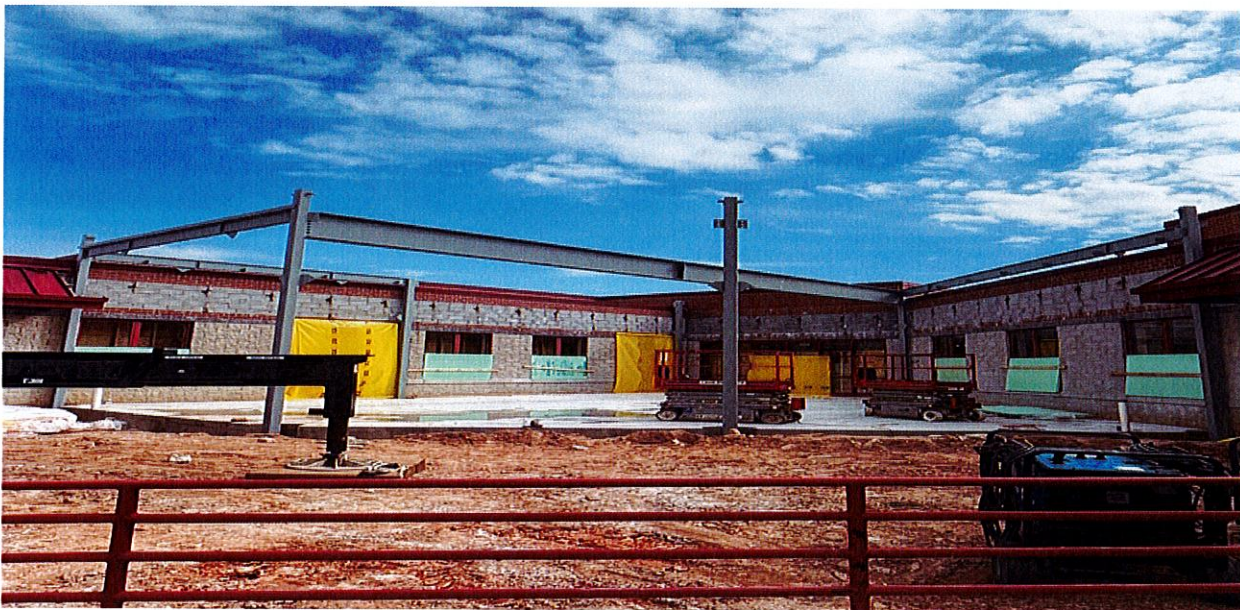
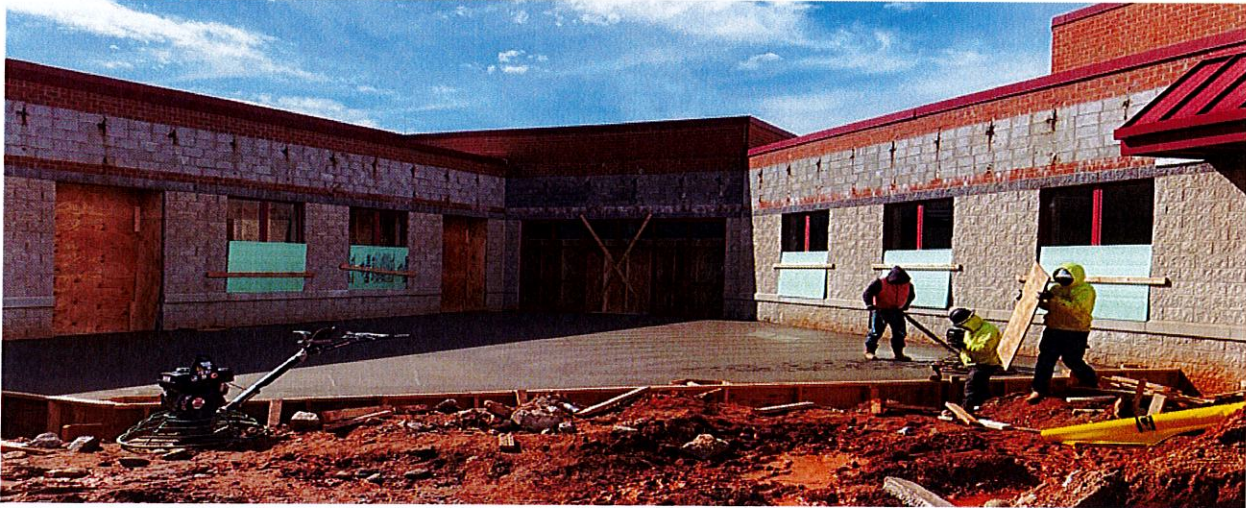
			ACTUAL SPENT		UNSPENT	ENCUMBERED	TOTAL REMAINING
	FY22-23 ROLLOVER PROJECTS	FY23-24 BOC APPROVED	CURRENT MONTH	YEAR TO DATE			
HIGH SCHOOLS							
East							
EHHS-24-1	GUTTER/DOWNSPOUT REPLACEMENT	175,000.00		7,906.73	167,093.27	64,913.27	102,180.00
West							
RE-1	RENOVATION AND ADDITION	4,889,693.20	12,414.66	186,649.22	4,703,043.98	4,289,062.34	413,981.64
WHHS-24-1	X-BUILDING AIR HANDLER REPLACEMENT	250,000.00			250,000.00	254,500.00	(4,500.00)
TRANSPORTATION							
AE-2	BUS GARAGE PLANNING AND DESIGN	19,800.00			19,800.00	19,800.00	
MISC							
MISC-24-1	VARIOUS - ROOFING	600,000.00		319,214.43	280,785.57	215,605.37	65,180.20
MISC-24-2	VARIOUS - PAVING	550,000.00			550,000.00		550,000.00
CENTRAL OFFICE							
SW-3	CONTINGENCY	45,135.01	76,500.00		121,635.01		121,635.01
TECHNOLOGY							
SW-4	CHROMEBOOKS	300,000.00	300,000.00		600,000.00		600,000.00
TOTAL							
		\$ 7,701,377.25	\$ 4,603,500.00	\$ 20,226.40	\$ 1,234,689.78	\$ 11,110,187.47	\$ 8,410,810.86
							\$ 2,679,326.61

### Upward Elementary

Mr. Rhodes provided an update on the progress of the Upward Elementary School project. He said staff was working toward an August 1 completion date, which is earlier than specified in the contract.

Approved: March 10, 2025





**West Henderson High School Addition & Renovation**

Approved: March 10, 2025



Mr. Rhodes stated that the WHHS project was moving along as scheduled, and he anticipates the completion of the project in the first weeks of 2025.



Approved: March 10, 2025

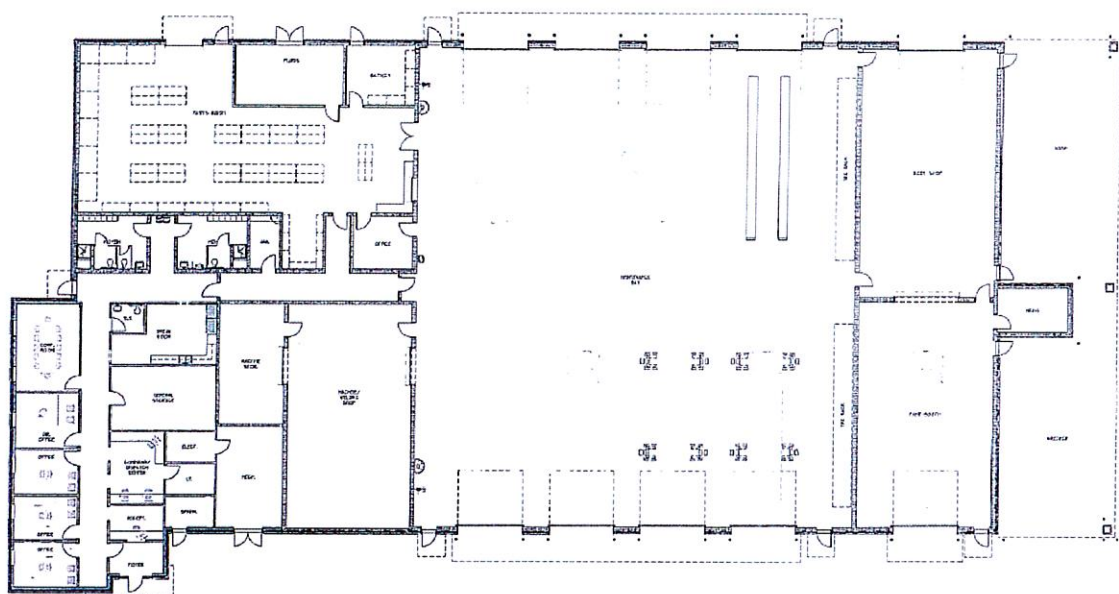




### **Bus Garage**

Carl Taylor and Mark Garrett had spoken to other districts that have recently constructed bus garages. They had the architect who designed the recommendations for the bus garage for Rutherford County draw an architectural rendering of a bus garage that meets DPI recommendations for a jurisdiction the size of Henderson County. The 22,000-square-foot building included four double-length pull-through bays with lifts in two of the bays and another small lift in one of the bays, a paint booth, and a welding shop. The outside of the large industrial building would include storage for the school's wrecker and other equipment. Mark Garrett said, "They were looking for a good straight wall, tall enough to do what needed to be done; nothing fancy at all." Mr. Garrett believed the drawing was a good representation of what HCPS was looking for in the long term.





PRELIMINARY BUILDING SKETCH  
1/8" = 1'-0"  
DATE: Jan. 28

[illegible]

Mr. Garrett explained that DPI recommendations suggest building the transportation facility on an approximate twelve-acre parcel, whereas the current garage is on a three-acre parcel. He believed the recommended twelve acres to be exorbitant and was determined to accommodate a facility that would include parking and maintenance for all buses in one space. Currently, for summer maintenance, Henderson County parks all its buses at West Henderson High School and shuffles them back and forth to the bus garage location for maintenance and upkeep.

The committee discussed possible locations for the proposed bus garage. Mr. Garrett said the Sugarloaf property that had been discussed was not the most conducive location due to the topography of the parcel, which included streams and potential wetlands. He noted entering and exiting the property would be challenging due to school traffic. The location is on one end of the county as opposed to a neutral location easily accessible for most of the schools. Garrett said there was space available at Rugby Middle School; however, there was an issue with clearing the land and determining where the garage may be placed. Along with 191 traffic expansion and the already heavy traffic on that road does not make Rugby an ideal location. He said there is also space available at Upward Elementary, which had been discussed internally. The benefit of locating the garage on the Upward property was that it would put all the school's operational facilities close together. This would make fuel delivery and vehicle maintenance convenient, as the maintenance facility is located on that property. Mr. Garrett said those were two potential sites already owned by the County, eliminating the need to purchase additional property. Finding twelve affordable acres is a challenge, especially in this community.

Blair Craven asked how many yellow buses are on the roads in Henderson County. Carl Taylor said there are about 110 yellow buses that run morning and afternoon routes. In addition, HCPS has approximately thirty-five activity buses. He said around 6,000 students are on school buses at any given time. Mr. Garrett added that the combined yellow and activity buses average about two million miles traveled a year.

Vice-Chair Edney noted that the Upward property was a high-value property in a desirable part of the county. Craven agreed that the area is very popular and growing. However, out of the property that they (the Board of Education) own and control, Upward is the only property that would fit a bus garage. Craven said the Board of Education's biggest priority was getting the bus garage built. "Does it have to be here? No, but it is what we (the BOE) own and where we can put it."

Vice-Chair Edney said the Highway 191 property was also high in value and is more residential. Mr. Craven said the traffic on 191 is very heavy, especially between 7:00 – 7:50 a.m. Mr. Craven stated the Board was open to hearing what other property may be available. He said the bus garage had been “talked about” for twenty-plus years and seemed to always get kicked down the road. The garage was the Board’s focus; they want to find a way to get this done.

Commissioner Hill asked if six acres would suffice for the garage. Mr. Garrett said the garage was currently operating on a three-acre parcel, but its goal is to be self-contained in one facility. They want the ability to store all buses and have room to work around that. But yes, six would undoubtedly be better than the current location. He said whatever is built needs to be sufficient in size for an extended period of time.

There was some discussion about the eight-acre parcel where the maintenance facility is currently located and possibly utilizing the property for the garage.

John Mitchell summarized that after today’s discussion, he believes that neither of the two parcels discussed seems to be in the group’s interest to move forward. Mr. Craven disagreed and said if the School Board were given a budget to build the garage, “he would put it there right now, regardless of the value of the property.” Commissioner Hill said there must be to be a better option.

#### **Mountain Home Fire Department Sub-Station**

Commissioner Hill said the county had discussed utilizing the far east corner of the Rugby Middle School property for the Mountain Home Fire Department’s Sub-Station location.

Emergency Services Director Jimmy Brissie said the fire department completed some due diligence and spoke to Duke Energy at the County Manager’s and Mr. Garrett’s request. He said Mountain Home Fire Chief Mark Wilson would speak to what the department was looking for as far as footprint size. Mr. Wilson referred to the tree line and up to Triple Creek on the map below as the target area. He said Duke Energy has a right of way under their power lines where no construction may go, and because of that, pushed the area more toward the tree line. Fire Department staff had spoken with the DOT due to the expansion of Hwy 191 to obtain road access if the building was constructed in that location. He said they were attempting to stay out of the floodplain to avoid any additional work that may be required. He said the fire department had envisioned an approximate 80’ x 80’ building to house two trucks. He noted that their call volume had increased, and he expects continued increase because of the road expansion project.





Mr. Craven inquired why a new sub-station was needed with a current sub-station located in Carriage Park. Mr. Wilson said Carriage Park puts the department out of range to respond quickly. Mtn Home's main station west of Rugby is approximately five minutes away. The Carriage Park location does not lessen response time due to its location within Carriage Park and the need to exit through a gate system. Moving the sub-station to the Rugby location would reduce the response time to less than two minutes at Rugby Middle or West High School.

Mr. Craven proposed that it may be prudent to wait until the completion of the DOT road project. Mr. Wilson said they had discussed this with the DOT, and waiting until construction is complete would potentially require cutting the road back out to create access, whereas now the access would be part of the original plan. He noted that the DOT plans he had seen showed a change to the median area.

Dr. Kathy Revis was concerned about the amount of traffic on Hwy 191. Jay Egolf did not agree with putting essential services on roads that are difficult to move on due to heavy traffic. Mr. Craven agreed and said he did not believe that the Rugby property was the ideal parcel for the sub-station. Mr. Hill disagreed because of the location of both Rugby and West and said essential services need to be located on main roadways. He said this location would bolster and enhance the department's response time. While he understood the traffic concerns, he believed the location between Rugby and West to be a good location.

Mr. Garrett asked if there was a rendering that shows the location of the right-of-way after the road is widened. Mr. Wilson said that DOT had provided that document to the fire Department. Garrett said he would like to see the DOT rendering with the proposed sub-station shown as well. Commissioner Hill asked if the DOT had obtained a right of way from the school and was told that, yes, the right of way had been granted. Mr. Hill said he would volunteer to pull the maps and work with the fire department personnel to draw the building on the parcel.



John Mitchell summarized the consensus from the discussion and said that the information requested would be presented to the School Board.

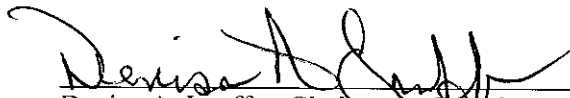
There was a discussion about school building/renovation projects and property being turned over to the county to use as collateral for borrowing to complete such projects. Mr. Craven said the school board's goal was to return properties that are no longer encumbered back over to the Board of Education. Commissioner Hill added that the property belongs to county taxpayers regardless of the name on the deed.

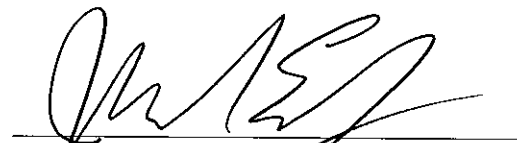
Mr. Mitchell shared that he would be presenting his recommended draft budget to the Board of Commissioners at its first meeting in May. There would be discussions throughout May about the different allocations the Commissioners wish to make. He noted that the Henderson County Public Schools were also in their budget season, and the county looked forward to seeing their recommendations for MRTS funding in the next fiscal year.

Commissioner Edney stated that MRTS projects are generally completed "on time and under budget." He would like to know the amount of funding that has been saved on projects and may be available. Mr. Mitchell said he would present that information to the Board of Commissioners and the Board of Education in the form of a memo outlining the cost savings and where those funds currently sit so it may be reviewed in the scope of intended projects for the next year. He referenced the four-year plan the county had previously received from Henderson County Public Schools and asked that the Board of Education review the plan and note any priorities that may have changed.

Commissioner Edney moved to adjourn the meeting at 11:05 a.m. All voted in favor, and the motion carried.

**ADJOURN**

  
Denisa A. Lauffer, Clerk to the Board

  
J. Michael Edney, Commissioner

Approved: March 10, 2025