

MINUTES

**STATE OF NORTH CAROLINA
COUNTY OF HENDERSON**

**BOARD OF COMMISSIONERS
MONDAY, FEBRUARY 3, 2025**

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.

Present were: Chairman William Lapsley, Vice-Chair J. Michael Edney, Commissioners Rebecca McCall, Sheila Franklin, Jay Egolf, County Manager John Mitchell, Assistant County Manager Chris Todd, Financial Services Director Samantha Reynolds, Emergency Services Director Jimmy Brissie, and Clerk to the Board Denisa Lauffer.

Also present were Budget Manager/Internal Auditor Sonya Flynn, Deputy Tax Collector Luke Small, Assistant County Assessor Kevin Hensley, Planner I Carlos Martinez, Soil and Water Conservation District Director/Conservationist Director Jonathan Wallin, County Engineer Marcus Jones, Chief Communications Officer Mike Morgan, Public Information Officer Kathryn Finotti, A/V Technician Oscar Guerrero, Director of Facility Services Andrew Griffin, Finance Director Randy Cox, Tax Administrator Harry Rising, Public Health Director David Jenkins, Strategic Behavioral Health Director Jodi Grabowski, Planning Director Autumn Radcliff, Parks and Recreation Director Bruce Gilliam, Human Resources Director Karen Ensley, and Lead for North Carolina Fellow Nora Sjue, Planner Liz Hansen, Capital Projects Manager Bryan Rhodes, and Deputy DSS Director Debbie Dunn. Deputies Mandy Ladd and Tracy Davis provided security.

CALL TO ORDER/WELCOME

Chairman Lapsley called the meeting to order and welcomed everyone.

INVOCATION

Pastor Tyler Frank with Biltmore Church provided the invocation.

PLEDGE OF ALLEGIANCE

With the Young Naturalist 4-H Club, Alyssa and Airely Hart led the Pledge of Allegiance to the American Flag.

RESOLUTIONS AND RECOGNITIONS

2025.015 Resolution of Appreciation – Pam Carver

The Henderson County Board of Commissioners were requested to adopt a Resolution of Appreciation for Pam Carver. Pam retired on January 31st, having been with Henderson County since April 29th, 1985. Pam started as a Mapping Technician and ended her career as Supervisor of the Henderson County Land Records Office. During her tenure, she became a State Mapping instructor and President of the North Carolina Property Mappers Association

Vice-Chair Edney read the Resolution aloud.

RESOLUTION OF APPRECIATION

PAM CARVER, LAND RECORDS SUPERVISOR

Approved:

- WHEREAS,** Pam Carver was hired as a Mapping Technician on April 29th, 1985; and
- WHEREAS,** Pam Carver was promoted to Land Records Supervisor in October 1989; and
- WHEREAS,** Pam Carver has been designated a Senior Mapper by the North Carolina Property Mappers Association; and
- WHEREAS,** Pam Carver has been designated as a North Carolina Certified Property Mapper by the Secretary of State; and
- WHEREAS,** Pam Carver was awarded “Mapper of the Year” by the North Carolina Property Mappers Association in 1996
- WHEREAS,** Pam Carver has served as the 1997-1998 President of the North Carolina Property Mappers Association; and
- WHEREAS,** Pam Carver has been designated a GIS Professional by the National GIS Certification Institute; and
- WHEREAS,** Pam Carver has been awarded the Certified Mapping Specialist by the International Association of Assessing Officers; and
- WHEREAS,** Pam Carver has been a certified mapping instructor for the State of North Carolina for over 30 years; and
- WHEREAS,** Pam Carver has been awarded NCPMA “Plumb Bob” Award, the “Famed Lightered Knot” Award, The “President’s Pride” Award, and made a Lifetime Member of the North Carolina Property Mappers Association; and
- WHEREAS,** Pam Carver retired from service with Henderson County and its citizens on January 31, 2025, currently as the longest tenured Henderson County employee with more than 39 years and 9 months of dedicated full-time continuous service.

NOW, THEREFORE, BE IT RESOLVED that the Henderson County Board of Commissioners expresses their deep admiration for the experience and wisdom that Pam Carver has brought to her service with Henderson County. On behalf of the citizens and staff of Henderson County, we appreciate and commend you on a job well done, Pam Carver. In witness whereof I have hereunto set my hand and caused the seal of the County of Henderson to be affixed.

Adopted this the 3rd day of February, 2025.

Vice- Chair Edney made the motion to adopt the Resolution as presented. All voted in favor, and the motion carried.

Approved:

INFORMAL PUBLIC COMMENT

1. Joe Elliot spoke regarding the importance of State Bill 382. He voiced his displeasure that Henderson County's three representatives did not vote for the Bill.
2. Sharon Burlingame with the league of women voters shared that the league encourages informed and active participation in government, increases understanding of major public policy issues, influences public policy through education and advocacy, and that all members of the community were welcome.
3. Ray Miller spoke regarding the Home Buy Back Program. He stated his home was severely damaged as a result Hurricane Helene. He said he had been advised to evacuate the home for safety concerns due to landslides. He urged the Board to expedite the Buy Back program if possible.
4. Linda Pryor spoke of the importance of moving forward with the proposed Agricultural Building. She thanked the Board for their leadership during Hurricane Helene. She specifically emphasized the kindness and empathy of the employees that worked the Edneyville Elementary School temporary shelter immediately following the storm.
5. Indian Jackson stated land was the smartest investment one could make. She spoke about the need to preserve the history of Henderson County.
6. Omar Zafra stated that his neighbors Phyliss Matheson, Mike Matheson, and Angie Walker were killed during Hurricane Helene. He said the property of the deceased located at 294 Balfour Road serves as a daily reminder of the tragedies that happened that day. He proposed the county create a memorial park for the lives that were lost that day.
7. Chris Walters offered his apologies to the Board for his behavior during previous meetings' public comment periods.

DISCUSSION / ADJUSTMENT OF AGENDA

Chairman Lapsley added Contract Revisions for SDR, Inc (FEMA Contractor) to the discussion agenda as item B. He pulled discussion item E – Etowah Sewer Taps – Conditional Sewer Tap Agreement stating that the applicant had requested the item be pulled from this meeting's agenda.

Vice-Chair Edney made the motion to approve the agenda as amended. All voted in favor, and the motion carried.

CONSENT AGENDA**Approval of Minutes**

Draft minutes were presented for Board review and approval for the following meetings:
January 6, 2025, and January 15, 2025 – Regularly Scheduled Meeting

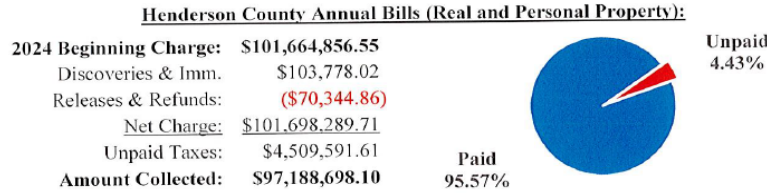
Motion: I move the Board approve the minutes from January 6, 2025, and January 15, 2025.

Approved:

Tax Collector’s Report

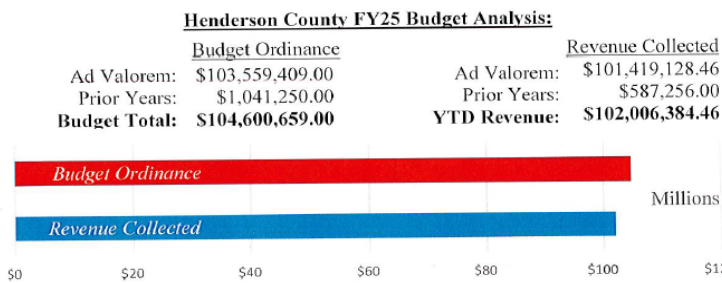
The report from the Tax Collector was provided for the Board’s information.

Please find outlined below collections information through January 23, 2025 for 2024 real and personal property bills mailed on July 31, 2024. Vehicles taxes are billed monthly by NC DMV.



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

Net Charge:	\$4,322,972.57	
Unpaid Taxes:	\$92,542.21	97.86%
Amount Collected:	\$4,230,430.36	



2025.016 Pending Releases and Refunds

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

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

Type:	Amount:
Total Taxes Released from the Charge	\$ 2,329.63
Total Refunds as a Result of the Above Releases	\$ 785.48

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

County Financial Report and Cash Balance Report – December 2024

The December 2024 County Financial and Cash Balance Reports were provided for the Board’s review and approval.

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

- Human Resources - timing of payment of board approved expenditures.
- Elections – timing of payment of board approved expenditures.
- Tax Collector – timing of payment of board approved expenditures.
- Legal – timing of payment of board approved expenditures.
- Information Technology – timing of payment of board approved expenditures.

Approved:

- Wellness Clinic - timing of payment of board approved expenditures.
- Rescue Squad – payment of 2nd quarter Board appropriations.
- Planning - timing of payment of board approved expenditures.
- Juvenile Justice Programs - timing of payment of board approved expenditures.
- Recreation – timing of payment of board approved expenditures.
- Public Education – payment of 6 of 10 annual appropriations made to public school system.

Year to Date Net Revenues under Expenditures for the Emergency Telephone System (911) Fund is due to utilizing fund balance appropriations for FY25.

Year to Date Net Revenues under Expenditures for the Public Transit Fund is due to timing of disbursements in FY25.

Year to Date Net Revenues under Expenditures for the Misc. Other Governmental Activities Fund is due to timing of fines and forfeitures disbursements in FY25.

Year to Date Net Revenues under Expenditures for the Solid Waste Fund is due to timing of collection receipts, the suspension of tipping fees related to Helene, construction project expenditures and disbursements of approved expenditures in FY25.

Year to Date Net Revenues under Expenditures for the Justice Academy Sewer Fund is due to timing of collection receipts and disbursements of approved expenditures in FY25.

Year to Date Net Revenues under Expenditures for the Etowah Community Sewer Fund is due to timing of collection receipts and disbursements of approved expenditures in FY25.

HENDERSON COUNTY
FINANCIAL REPORT
DECEMBER 2024

GENERAL FUND REVENUES						
	BUDGET	CURRENT MONTH	YEAR TO DATE	% USED	ENCUMBRANCES	TOTAL
General Fund	210,423,332.00	31,445,870.02	115,944,837.76	55.1%	-	115,944,837.76

GENERAL FUND EXPENDITURES						
	BUDGET	CURRENT MONTH	YEAR TO DATE	% USED	ENCUMBRANCES	TOTAL
Governing Body	671,803.00	62,073.44	314,545.17	46.82%	-	314,545.17
Dues/Non Profit Contributions	1,055,544.00	8,961.20	493,334.07	46.74%	231,583.72	724,917.79
County Manager	466,644.00	20,988.47	152,577.03	32.70%	-	152,577.03
Administrative Services	829,103.00	25,993.88	377,156.83	45.49%	-	377,156.83
Human Resources	1,527,684.00	130,233.05	768,800.41	50.32%	-	768,800.41
Elections	1,241,838.00	54,397.86	790,646.34	63.67%	17,723.07	808,369.41
Finance	1,421,108.00	124,423.16	709,700.52	49.94%	-	709,700.52
County Assessor	2,184,868.00	165,376.28	973,929.76	44.58%	28,520.39	1,002,450.15
Tax Collector	593,939.00	49,468.99	301,070.93	50.69%	-	301,070.93
Legal	1,107,787.00	87,862.88	572,114.12	51.64%	-	572,114.12
Register of Deeds	788,480.00	54,131.51	352,798.21	44.74%	24,961.00	377,759.21
Facility Services	6,325,028.00	353,986.85	2,404,548.86	38.02%	286,540.83	2,691,089.69
Garage	461,539.00	26,838.24	178,980.26	38.78%	-	178,980.26
Court Facilities	153,000.00	11,773.79	57,760.48	37.75%	-	57,760.48
Information Technology	6,292,472.00	389,295.16	3,236,465.00	51.43%	360,092.18	3,596,557.18
Sheriff Department	25,971,459.00	1,885,955.75	12,137,140.37	46.73%	454,849.56	12,591,989.93
Detention Facility	7,251,349.00	566,707.66	3,341,253.79	46.08%	289,927.04	3,631,180.83
Emergency Management	970,125.00	(2,002,401.75)	485,110.96	50.00%	3,213.50	488,324.46
Fire Services	1,097,642.00	80,824.49	362,101.61	32.99%	110,370.04	472,471.65
Building Services	1,863,208.00	146,734.25	921,835.03	49.48%	-	921,835.03
Wellness Clinic	1,533,962.00	114,872.62	770,765.71	50.25%	68,122.75	838,888.46

Approved:

Emergency Medical Services	13,667,178.00	1,017,526.37	6,242,983.38	45.68%	120,542.23	6,363,525.61
Animal Services	984,647.00	84,896.32	407,399.18	41.38%	65,817.88	473,217.06
Rescue Squad	782,750.00	(312.88)	393,569.19	50.28%	-	393,569.19
Forestry Services	133,168.00	7,199.99	22,426.05	16.84%	-	22,426.05
Soil & Water	844,438.00	48,757.37	284,997.83	33.75%	82,863.75	367,861.58
Planning	1,123,598.00	122,077.60	616,053.41	54.83%	13,000.00	629,053.41
Code Enforcement	353,444.00	26,134.22	163,152.88	46.16%	20,000.00	183,152.88
Site Development	234,739.00	18,266.91	112,941.33	48.11%	-	112,941.33
Heritage Museum	100,000.00	8,333.33	49,999.98	50.00%	-	49,999.98
Cooperative Extension	843,323.00	52,945.87	344,712.36	40.88%	-	344,712.36
Project Management	323,173.00	12,194.35	137,582.05	42.57%	-	137,582.05
Economic Development	2,097,190.00	-	217,000.00	10.35%	-	217,000.00
Public Health	11,924,401.00	841,982.79	5,435,270.12	45.58%	382,151.43	5,817,421.55
Environmental Health	1,889,599.00	168,301.77	932,601.21	49.35%	-	932,601.21
H&CC Block Grant	863,502.00	76,036.00	350,988.75	40.65%	-	350,988.75
Medical Services - Autopsies	95,000.00	-	19,050.00	20.05%	-	19,050.00
Strategic Behavioral Health	473,611.00	24,220.93	136,842.80	28.89%	-	136,842.80
Mental Health Services	528,612.00	-	264,306.00	50.00%	-	264,306.00
Rural Transportation Assist Program	201,384.00	11,600.74	75,169.13	37.33%	-	75,169.13
Social Services	23,598,432.00	1,741,013.55	11,171,224.56	47.34%	34,375.13	11,205,599.69
Juvenile Justice Programs	306,020.00	52,627.59	197,678.59	64.60%	-	197,678.59
Veterans Services	241,124.00	16,989.50	110,288.38	45.74%	7,500.00	117,788.38
Library	4,328,502.00	343,905.80	2,104,725.30	48.62%	301,364.59	2,406,089.89
Recreation	3,185,348.00	188,037.13	1,601,878.54	50.29%	136,987.60	1,738,866.14
Public Education	42,378,000.00	4,116,966.67	24,826,800.02	58.58%	-	24,826,800.02
Debt Service	22,712,206.00	-	8,366,509.00	36.84%	-	8,366,509.00
Non-Departmental	4,655,510.00	340,993.38	1,728,247.11	37.12%	-	1,728,247.11
Interfund Transfers	7,745,851.00	645,487.59	3,872,925.54	50.00%	-	3,872,925.54
TOTAL	210,423,332.00	12,324,280.27	99,889,958.15	47.47%	3,040,506.69	102,930,464.84
Net Revenues over (under) Exp.	-	19,121,589.75	16,054,879.61			13,014,372.92

HENDERSON COUNTY
FINANCIAL REPORT
DECEMBER 2024

APPROPRIATIONS DETAIL						
	BUDGET	CURRENT MONTH	YEAR TO DATE	% USED	ENCUMBRANCES	TOTAL
SOCIAL SERVICES						
Staff Operations	19,855,443.00	1,580,485.85	9,801,557.02	49.4%	34,375.13	9,835,932.15
Federal & State Programs	3,642,989.00	159,425.17	1,351,840.57	37.1%	-	1,351,840.57
General Assistance	100,000.00	1,102.53	17,826.97	17.8%	-	17,826.97
TOTAL	23,598,432.00	1,741,013.55	11,171,224.56		34,375.13	11,205,599.69
EDUCATION						
Schools Current/Capital Expense	36,628,000.00	3,637,800.00	21,951,800.00	59.9%	-	21,951,800.00
Blue Ridge Community College	5,750,000.00	479,166.67	2,875,000.02	50.0%	-	2,875,000.02
TOTAL	42,378,000.00	4,116,966.67	24,826,800.02		-	24,826,800.02
DEBT SERVICE						
Public Schools	11,506,933.00	-	4,317,136.64	37.5%	-	4,317,136.64
Blue Ridge Community College	3,218,681.00	-	1,692,139.64	52.6%	-	1,692,139.64
Henderson County	7,986,592.00	-	2,357,232.72	29.5%	-	2,357,232.72
TOTAL	22,712,206.00	-	8,366,509.00		-	8,366,509.00
INTERFUND TRANSFERS						
Capital Projects Fund	200,000.00	16,666.67	100,000.02	50.0%	-	100,000.02
Capital Reserve Fund	1,254,919.00	104,576.58	627,459.48	50.0%	-	627,459.48
Fire Districts Fund	60,000.00	5,000.00	30,000.00	50.0%	-	30,000.00
HCPS MRTS	3,603,500.00	300,291.67	1,801,750.02	50.0%	-	1,801,750.02
BRCC MRTS	2,301,750.00	191,812.50	1,150,875.00	50.0%	-	1,150,875.00
Solid Waste	325,682.00	27,140.17	162,841.02	50.0%	-	162,841.02
TOTAL	7,745,851.00	645,487.59	3,872,925.54		-	3,872,925.54

HENDERSON COUNTY
FINANCIAL REPORT
DECEMBER 2024

SPECIAL REVENUE FUNDS						
	BUDGET	CURRENT MONTH	YEAR TO DATE	% USED	ENCUMBRANCES	TOTAL
FIRE DISTRICTS FUND						
Revenues:	16,876,915.00	3,789,820.96	13,737,254.72	81.4%	-	13,737,254.72
Expenditures:	16,876,915.00	5,248,924.90	9,949,936.27	59.0%	-	9,949,936.27
Net Revenues over (under) Exp	-	(1,459,103.94)	3,787,318.45		-	3,787,318.45
REVALUATION RESERVE FUND						
Revenues:	1,413,172.00	130,643.64	790,169.41	55.9%	-	790,169.41
Expenditures:	1,413,172.00	254,491.83	737,365.22	52.2%	6,823.66	744,188.88
Net Revenues over (under) Exp	-	(123,848.19)	52,804.19		(6,823.66)	45,980.53
EMERGENCY TELEPHONE SYSTEM (911) FUND						
Revenues:	380,945.00	27,249.53	139,225.10	38.6%	-	139,225.10
Expenditures:	380,945.00	9,902.49	157,245.59	43.6%	24,109.22	181,354.81
Net Revenues over (under) Exp	-	17,347.04	(18,020.49)		(24,109.22)	(42,129.71)
PUBLIC TRANSIT FUND						
Revenues:	1,418,890.00	5,802.99	215,292.36	15.2%	-	215,292.36
Expenditures:	1,418,890.00	65,568.40	322,711.34	22.7%	97,344.61	420,055.95
Net Revenues over (under) Exp	-	(59,765.41)	(107,418.98)		(97,344.61)	(204,763.59)
MISC. OTHER GOVERNMENTAL ACTIVITIES						
Revenues:	1,074,000.00	40,118.12	213,309.70	19.9%	-	213,309.70
Expenditures:	1,074,000.00	51,289.46	261,265.35	24.3%	-	261,265.35
Net Revenues over (under) Exp	-	(11,171.34)	(47,955.65)		-	(47,955.65)
ARPA FUND						
Revenues:	4,532,278.00	77,435.50	547,615.22	12.1%	-	547,615.22
Expenditures:	4,532,278.00	-	-	0.0%	-	-
Net Revenues over (under) Exp	-	77,435.50	547,615.22		-	547,615.22
OPIOID FUND						
Revenues:	1,044,793.00	21,168.30	259,663.54	24.9%	-	259,663.54
Expenditures:	1,044,793.00	137,284.33	259,273.78	24.8%	-	259,273.78
Net Revenues over (under) Exp	-	(116,116.03)	389.78		-	389.78
HURRICANE HELENE FUND						
Revenues:	-	135,533.30	135,533.30	0.0%	-	135,533.30
Expenditures:	-	5,954,832.66	5,954,832.66	0.0%	42,608,860.67	48,563,693.33
Net Revenues over (under) Exp	-	(5,819,299.36)	(5,819,299.36)		(42,608,860.67)	(48,428,160.03)

CAPITAL PROJECTS						
	BUDGET	CURRENT MONTH	PROJECT TO DATE	% USED	ENCUMBRANCES	TOTAL
EDNEYVILLE ELEMENTARY SCHOOL PROJECT (1702)						
Revenues:	26,854,136.00	2,364.17	27,957,614.86	104.1%	-	27,957,614.86
Expenditures:	26,854,136.00	-	26,959,829.76	100.4%	-	26,959,829.76
Net Revenues over (under) Exp	-	2,364.17	997,785.10		-	997,785.10
HENDERSONVILLE HIGH SCHOOL PROJECT - 2019 (1903) - PROJECT COMPLETE						
Revenues:	60,442,694.00	-	61,181,021.22	101.2%	-	61,181,021.22
Expenditures:	60,442,694.00	-	61,181,020.37	101.2%	-	61,181,020.37
Net Revenues over (under) Exp	-	-	0.85		-	0.85

HENDERSON COUNTY
FINANCIAL REPORT
DECEMBER 2024

ENTERPRISE FUNDS						
	BUDGET	CURRENT MONTH	YEAR TO DATE	% USED	ENCUMBRANCES	TOTAL
SOLID WASTE LANDFILL FUND						
Revenues:	17,683,959.00	754,750.18	5,016,691.70	28.4%	-	5,016,691.70
Expenditures:	17,683,959.00	2,612,567.53	8,184,622.59	46.3%	6,389,803.83	14,574,426.42
Net Revenues over (under) Exp	-	(1,857,817.35)	(3,167,930.89)		(6,389,803.83)	(9,557,734.72)
JUSTICE ACADEMY SEWER FUND						
Revenues:	70,006.00	7,157.19	45,887.43	65.5%	-	45,887.43
Expenditures:	70,006.00	4,536.68	64,569.97	92.2%	5,793	70,363.46
Net Revenues over (under) Exp	-	2,620.51	(18,682.54)		(5,793.49)	(24,476.03)
ETOWAH COMMUNITY SEWER FUND						
Revenues:	182,602.00	14,861.90	64,678.01	35.4%	-	64,678.01
Expenditures:	182,602.00	28,775.92	74,615.83	40.9%	73,582.00	148,197.83
Net Revenues over (under) Exp	-	(13,914.02)	(9,937.82)		(73,582.00)	(83,519.82)

**HENDERSON COUNTY
CASH BALANCE REPORT
DECEMBER 2024**

Fund(s)	12/01/24 Beg. Cash Balance	Debits Revenues	(Credits) Expenditures	12/31/24 Ending Cash Balance
General	\$ 99,507,441.08	\$ 45,738,545.74	\$ (24,672,050.80)	\$ 120,573,936.02
Special Revenue	49,058,721.48	4,220,352.41	(11,577,092.99)	\$ 41,701,980.90
Capital Projects	16,345,238.76	1,095,699.04	(575,632.71)	\$ 16,865,305.09
Enterprise	652,217.93	727,314.12	(2,616,419.21)	\$ (1,236,887.16)
HCPS - Maint. and Repair	7,965,312.06	300,291.67	-	\$ 8,265,603.73
BRCC - Maint. and Repair	3,220,743.72	191,812.50	-	\$ 3,412,556.22
Custodial	5,392,214.37	5,897,172.97	(5,089,816.57)	\$ 6,199,570.77
Total	<u>\$ 182,141,889.40</u>	<u>\$ 58,171,188.45</u>	<u>\$ (44,531,012.28)</u>	
Total cash available as of	12/31/2024			<u>\$ 195,782,065.57</u>

Motion: I move that the Board of Commissioners approve the December 2024 County Financial Report and Cash Balance Report as presented

Henderson County Public Schools Financial Reports – December 2024

The Henderson County Public Schools December 2024 Local Current Expense Fund / Other Restricted Funds Report was provided for the Board’s information.

**HENDERSON COUNTY PUBLIC SCHOOLS
LOCAL CURRENT EXPENSE/OTHER RESTRICTED FUNDS
as of December 31, 2024**

	LOCAL CURRENT EXPENSE FUND		OTHER RESTRICTED FUND		Combined Total	Prior YTD
	Budget	YTD Activity	Budget	YTD Activity		
REVENUES:						
3200 State Sources	\$ -	\$ -	\$ 8,000	\$ 3,244	\$ 3,244	\$ 8,000
3700 Federal Sources-Restricted	-	-	1,552,964	502,031	502,031	250,984
3800 Other Federal-ROTC	-	-	162,000	54,391	54,391	47,115
4100 County Appropriation	35,378,000	21,226,800	-	-	21,226,800	19,726,800
4200 Local -Tuition/Fees	-	-	55,000	24,505	24,505	20,270
4400 Local-Unrestricted	650,000	211,083	121,439	107,030	318,114	338,564
4800 Local-Restricted	-	-	859,049	708,566	708,566	539,905
4900 Fund Balance Appropriated/Transfer From school	3,573,928	-	401,585	16,496	16,496	21,069
TOTAL FUND REVENUES	\$ 39,601,928	\$ 21,437,883	\$ 3,160,037	\$ 1,416,262	\$ 22,854,145	\$ 20,952,737
EXPENDITURES:						
Instructional Services:						
5100 Regular Instructional Services	\$ 10,586,436	\$ 5,190,925	\$ 738,368	\$ 367,497	\$ 5,558,423	\$ 4,730,433
5200 Special Populations Services	1,334,746	652,872	936,772	288,523	941,395	881,575
5300 Alternative Programs and Services	472,586	202,442	379,437	256,979	459,421	220,264
5400 School Leadership Services	3,413,720	1,781,568	11,191	10,120	1,771,888	1,808,793
5500 Co-Curricular Services	923,957	497,829	60,000	68,885	566,714	418,465
5800 School-Based Support Services	2,125,995	964,348	15,501	5,604	999,952	1,135,185
Total Instructional Services	\$ 18,857,420	\$ 9,290,984	\$ 2,141,270	\$ 997,608	\$ 10,297,592	\$ 8,994,747

Approved:

System-Wide Support Services:						
6100 Support and Development Services	\$ 476,045	\$ 228,936	\$ 6,500	\$ 12,475	\$ 241,411	\$ 162,510
6200 Special Population Support	83,079	45,130	96,990	19,622	64,752	186,794
6300 Alternative Programs	133,792	68,236	431	431	68,666	52,893
6400 Technology Support Services	1,320,441	664,561	44,139	36,398	700,960	781,629
6500 Operational Support Services	11,883,217	4,130,036	456,782	186,553	4,316,589	4,127,510
6600 Financial and Human Resource Services	2,567,894	2,063,364	95,252	47,801	2,111,165	1,790,392
6700 Accountability Services	214,261	103,870	1,200	1,200	105,070	83,113
6800 System-Wide Pupil Support Services	405,903	204,100	538	538	204,638	191,554
6900 Policy, Leadership and Public Relations	757,913	430,067	14,420	13,820	443,887	400,222
Total System-Wide Support Services	\$ 17,842,545	\$ 7,938,299	\$ 716,251	\$ 318,838	\$ 8,257,137	\$ 7,776,618
Ancillary Services:						
7100 Community Services	\$ 388	\$ 275,920	\$ 177,881	\$ 84,280	\$ 360,200	\$ 77,393
7200 Nutrition Services	269,327	96,770	6,323	-	96,770	120,090
Total Ancillary Services	\$ 269,714	\$ 372,690	\$ 184,204	\$ 84,280	\$ 456,970	\$ 197,482
Non-Programmed Charges:						
8100 Payments to Other Governments	\$ 2,632,250	\$ 1,111,817	\$ -	\$ -	\$ 1,111,817	\$ 940,655
8400 Interfund Transfers		-	34,050	36,035	36,035	27,674
8500 Contingency			48,727	-	-	-
8600 Educational Foundations			35,535	17,768	17,768	976
Total Non-Programmed Charges	\$ 2,632,250	\$ 1,111,817	\$ 118,312	\$ 53,803	\$ 1,165,620	\$ 969,305
TOTAL FUND EXPENDITURES	\$ 39,601,928	\$ 18,722,790	\$ 3,160,037	\$ 1,454,529	\$ 20,177,320	\$ 17,938,152

**HENDERSON COUNTY PUBLIC SCHOOLS
CAPITAL OUTLAY
as of December 31, 2024**

REVENUES:

	YTD			Prior Year
	Budget	Activity	Balance	
3400 State Allocations	\$ -	\$ -	\$ -	\$ -
4100 County Appropriation	1,000,000	500,000	500,000	900,000
4400 Windsor-Aughtry Donations		1,000	(1,000)	750
4800 Lease Purchases/Insurance Settlement	512,100	268,545	243,555	257,907
4900 Fund Balance Appropriated/Transfers In	832,819		832,819	
Total Fund Revenues	\$ 2,344,919	\$ 769,545	\$ 1,575,374	\$ 1,158,657

EXPENDITURES:

	YTD			Prior Year
	Budget	Activity	Balance	
5100 Regular Instructional Services-Equipment	\$ 20,100	\$ 2,927	\$ 17,173	\$ 85,201
6400 Technology Support Services			-	
6500 Operational Support Services	365,000	40,898	324,102	101,276
7200 Nutrition Services			-	
8100 Payments to Other Governments			-	2,226
8300 Debt Service			-	
9000 Capital Outlay-Land/Buildings	1,959,819	1,019,689	940,130	631,246
Total Fund Expenditures	\$ 2,344,919	\$ 1,063,514	\$ 1,281,405	\$ 819,949

Motion: I move the Board approve the Henderson County Public Schools December 2024 Financial Reports as presented.

Notification of Vacancies

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

1. Agriculture Advisory Board – 2 vacs.
Position # 2 – Regular – At Large
Position # 4 – Active Farmer
2. Animal Services Committee – 3 vacs.
Position # 2 – Regular – At Large
Position # 5 – Regular – At Large

Approved:

- Position # 9 – Sheriff’s Department Representative
3. Board of Equalization and Review – 3 vacs.
 Position # 3 – Regular – At Large
 Position # 5 – Regular – At Large
 Position # 7 – Alternate
 4. Nursing/Adult Care Home Advisory Committee – 1 vac.
 Position # 11 – Regular – At Large
 5. Recreation Advisory Board – 4 vacs.
 Position # 1 - Regular – At Large
 Position # 6 - Regular – At Large
 Position # 7 - Regular – At Large
 Position #14 – Member Emeritus

2025.017 Annual Audit Contract

Staff requested the Board approve the annual audit contract as required by N.C. General Statute 159-34(a) with Cherry Bekaert LLP for the current Fiscal Year 2025. This will be the fourth year Cherry Bekaert has audited the County. They have the qualifications, experience and manpower to conduct an audit of our county’s size.

Motion: I move the Board approve the annual audit contract as required by N.C.G.S. 159-34(a) with Cherry Bekaert LLP for the fiscal year ending June 30, 2025.

2025.018 Resolution – Opioid Settlement Fund Expenditure Authorization

At the Board’s June 19, 2024 meeting, the Board was presented with the plan for FY 24-25 for Opioid Settlement Funds. Additional funds are needed for anticipated new expenditures.

This request for authorization covers the Strategies of Recovery Support Services and Prevention. The Recovery Support Services Strategy funds support for people accessing care. This request authorizes funds for contracting services that support recovery efforts of persons involved in the Adult Recovery Court. The Prevention Strategy allows programming targeting school aged children and their caregivers. This request supports a collaborative event among non-profit agencies, faith-based agencies and the school system for prevention and intervention for school-aged children and their families.

The Board must adopt a Resolution per the Memorandum of Agreement Between the State of North Carolina and Local Governments on Proceeds Relating to the Settlement of Opioid Litigation which dictates the process for drawing from the Special Revenue Fund. Sufficient available funding exists for this requested resolution.

Motion: I move the Board adopt the Resolution authorizing the expenditures and revenues associated with the Opioid Settlement Fund [Fund 51] and Strategic Behavioral Health for the strategies funding Recovery Support Services and a Prevention campaign.

Approved:

Architect Contract Approval – Blue Ridge Community College Facilities Building

The Board was requested to approve the proposal from Clark Nexsen, for the Architectural Design Services, for the new Blue Ridge Community College Facilities Building and authorize staff to execute a contract and proceed into the programming phase.

Motion: I move the Henderson County Board of Commissioners approve the proposal from Clark Nexsen, for the Blue Ridge Community College Facilities Building Architectural Services, and direct Staff to proceed.

Offer to Purchase Tax-Foreclosed Property

A new offer was received to purchase 0.37 acres located on Central Drive in Laurel Park, in Henderson County. This matter was on the agenda for preliminary review and, if desired, preliminary acceptance only. The offer included a deposit of \$800.00, based on an offer of \$16,000.00.

Henderson County obtained its interest in this property via a tax foreclosure sale in 1939. No taxes have been received on the property since that time.

If the Board agrees to provisionally accept this offer, it would be subject to newspaper advertisement, and further subject to ten-day period for upset bids.

If an upset bid is received, a new advertisement is placed, and the process continues until the bidding ends. Once done, or if no upset bids are received, the matter comes back before the board for a final decision on the sale.

Motion: I move that the Board give provisional acceptance to this offer, subject to upset bids.

Opioid Settlement Fund – Authorized Expenditure Update

The Opioid Settlement Fund's authorized expenditures update as of December 31, 2024 was provided for board review and approval. Amounts received and expended will be reported annually to the Community Opioid Resources Engine for NC (CORE-NC) in compliance with the Memorandum of Agreement (MOA).

Motion: I move that the Board of Commissioners approve the December 31, 2024, Authorized Expenditures Update as presented.

American Rescue Plan – Approved Projects Update

The American Rescue Plan State and Local Fiscal Recovery Funds (SLFRF) Compliance Report as of December 31, 2024 was attached for the board's review and approval. The update included approved projects to be funded by American Rescue Plan funds with the amount of funds currently encumbered and expended. Amounts expended and encumbered have been reported to the US Department of the Treasury via a State and Local Government Fiscal Recovery Funds Compliance Report for Quarter 4 2024.

Motion: I move that the Board of Commissioners approve the December 31, 2024 American Rescue Plan compliance report as presented.

Approved:

2025.019 Lease Extension with HCPED

A proposed extension of the existing lease with the Partnership for Economic Development was provided for the board's review and approval. It was in accord with the terms of the lease entered in 2009, and extended in 2014 and 2020, which would otherwise expire June 30, 2026. It covers all the space in the current facility, located at 330 North King Street.

Motion: I move that the Board agree to the lease extension proposed with Henderson County Partnership for Economic Development and authorize the chair and staff to execute the same.

2025.020 Resolution: French Broad River MPO Memorandum of Understanding

Henderson County is a member government of the French Broad River Metropolitan Planning Organization (MPO). The MPO is governed by federal regulations as well as the regionally accepted Memorandum of Understanding (MOU), which serves as bylaws for the MPO Board. During 2024, the MPO Board approved changes to the existing MOU. Changes included formatting changes to comply with NCDOT, board membership changes, and TCC membership changes. Transylvania County was removed from the MOU as they are part of the Land of Sky Rural Planning Organization and had never attended MPO meetings.

The MOU is a document the MPO requires the approval of all member governments. The MPO asked that each government approve the MOU by March 1, 2025.

Motion: I move the Board approve the MOU and the proposed resolution.

Reschedule February 19 Regularly Scheduled Meeting

Due to the required training for newly elected board members (Asheville, February 19, all day), the Board was requested to change its mid-month February meeting from February 19, 2025, at 9:30 a.m. to February 18, 2025, at 9:30 a.m.

Motion: I move the Board amend its schedule of regular meetings for 2025, to change the February 19, 2025 meeting to February 18, 2025, at 9:30 a.m.

Not-For-Profit Funding Agreement – United Way of Henderson County

At the January 15, 2025 Board of Commissioners Meeting, the Board approved the appropriation of \$77,000 to the United Way of Henderson County to establish a Long-Term Recovery Group, including case management for citizens to ensure needs are being met.

Motion: I move the Board authorize the Chairman to execute the attached funding agreement thereby authorizing the release of payment.

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

PUBLIC HEARINGS

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

Approved:

2025.021 Public Hearing for Rezoning Application R-2024-06, Grandview Lane, Estate Residential (R-40) to Local Commercial (LC)

Rezoning Application R-2024-06, submitted on June 17, 2024, requested that the County rezone approximately 34.91 acres of land from the Estate Residential (R-40) zoning district to the Local Commercial (LC) zoning district. The zoning map amendment application was for all of PIN: 9640-87-2872 with access from Grandview Ln (SR 1310). The property owner is Mills River LLC, and the applicant is Grant James.

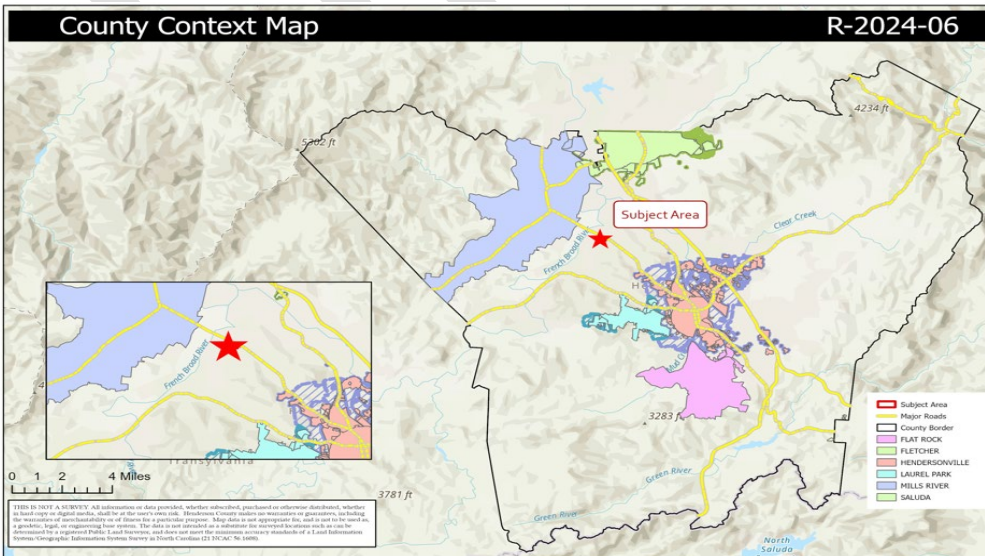
The Technical Review Committee reviewed the application on December 17, 2024, and made a motion to forward it to the Planning Board for their review and recommendation. The Planning Board reviewed this application at their December 19, 2024, meeting and voted 7-1 to forward it to the Board of Commissioners with an unfavorable recommendation.

PUBLIC NOTICE:

Before taking action on the application, the Board of Commissioners must hold a public hearing. In accordance with §42-303 and §42-346 (C) of the Henderson County Land Development Code and State Law, notice of the June 19, 2024, public hearing regarding rezoning application #R-2024-06 was published in the Hendersonville Lightning on January 22, 2025, and January 29, 2025. The Planning Department sent notices of the hearing via first-class mail to the owners of properties within 400 feet of the Subject Area on January 17, 2025, and posted signs advertising the hearing on January 17, 2025.

APPLICATION BACKGROUND

- Rezoning Application R-2024-06, submitted on June 17th, 2024, requests that the County rezone approximately 34.91 acres of land from the Estate Residential (R-40) zoning district to the Local Commercial (LC) zoning district.
- The zoning map amendment application is for all of PIN: 9640-87-2872 with access from Grandview Ln (SR 1310) and frontage along Haywood Road (NC 191).
- The property owner is Mills River LLC, and the applicant is Grant James.
- The Technical Review Committee reviewed this application at their December 17, 2024, meeting and saw no issues with the application.
- The Planning Board reviewed this application at their December 19, 2024, meeting and voted 7-1 to forward it to the Board of Commissioners with an unfavorable recommendation.



Property Owner: Mills River LLC Applicant: Grant James
Total Acreage: 34.91
Estate Residential (R-40) to Local Commercial (LC)



Approved:

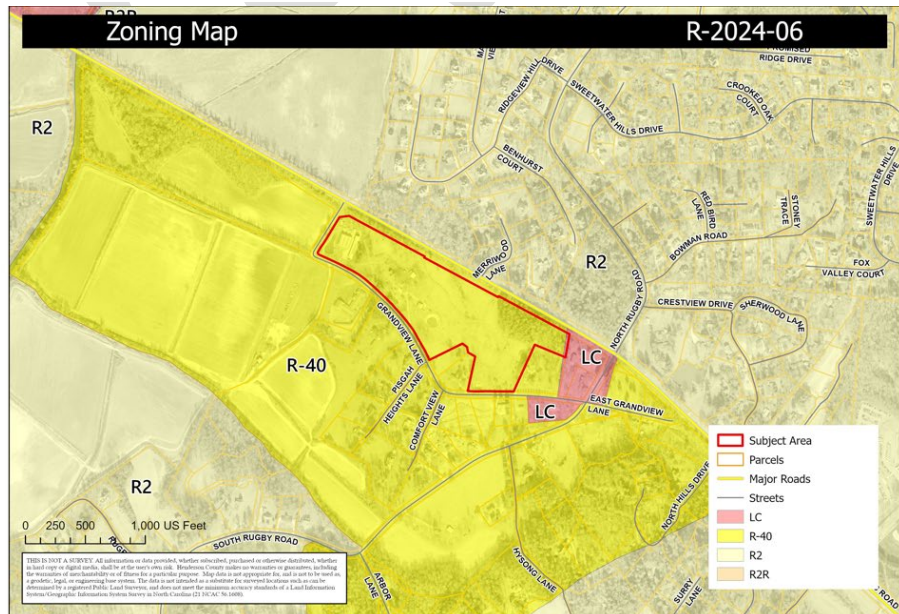


Property Owner: Mills River LLC Applicant: Grant James
 Total Acreage: 34.91
 Estate Residential (R-40) to Local Commercial (LC)



Estate Residential (R-40):
 The Estate Residential District (R-40) is established to maintain the zoning in place prior to the adoption of this Chapter 42. This district is established as a district in which the principal use of the land is for low-density residential use.
 The County no longer uses this zoning district and is phasing it out.

Local Commercial (LC):
 The purpose of the Local Commercial District (LC) is to foster orderly growth where the principal use of land is commercial and residential. The intent of this district is to allow for commercial development uses and residential development.



Approved:

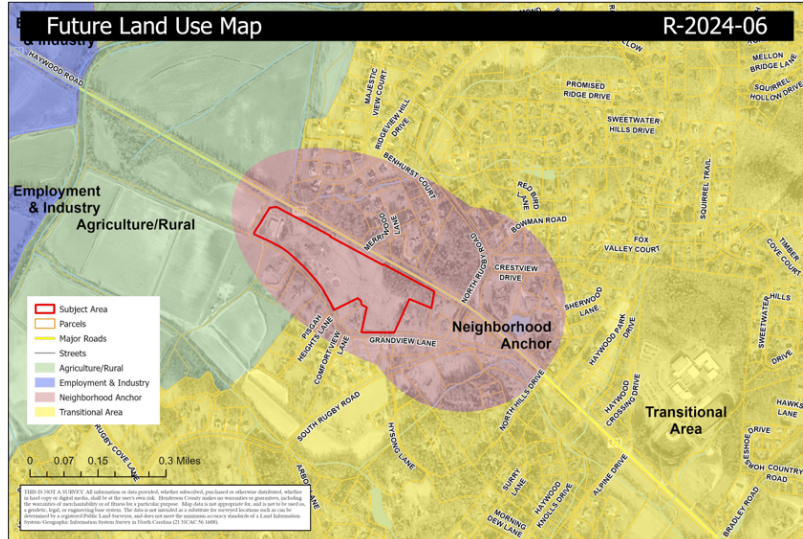
Neighborhood Anchor:

“Neighborhood Anchors are small concentrations of commercial, residential, and civic uses in more rural areas centered around structural anchors like schools, churches, and/or crossroads. These areas typically follow a development pattern where commercial uses are clustered directly adjacent to a crossroads, surrounded by residential development and agricultural uses.”

• **Where:** Typically found at intersections of State Roads or thoroughfares. The subject area is located near the intersection of two State Roads, S Rugby Rd (SR 1309) and Haywood Rd (NC 191).

• **Utility Access:** Utilities are typically not necessary for small-scale development but may be necessary for other development types. Utilities are located in the subject area.

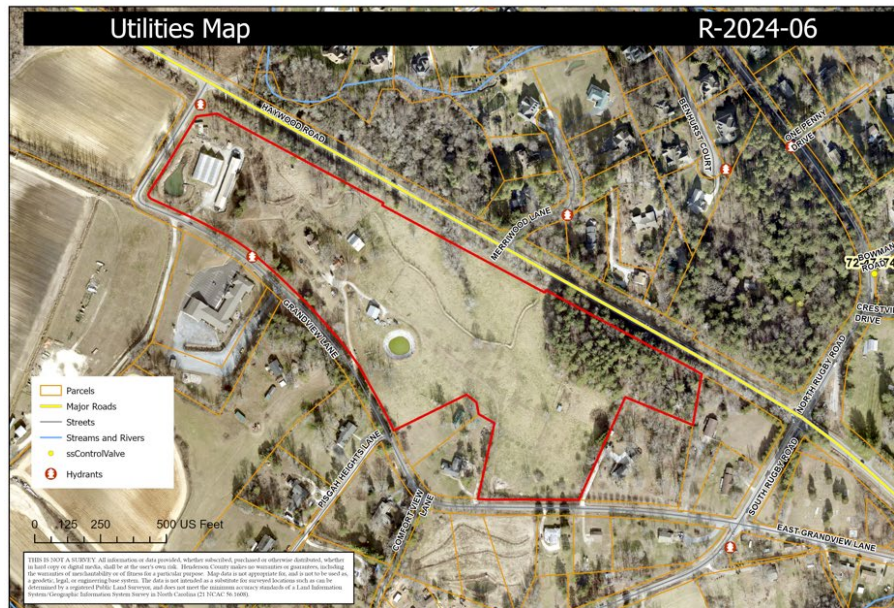
• **Uses:** Small services and retail, churches, fuel stations, light industry, mix of residential types. Local Commercial (LC) principal use of land is commercial and residential.



Property Owner: Mills River LLC Applicant: Grant James
 Total Acreage: 34.91
 Residential Two Rural (R2R) to Conditional District (CD)



The subject area is currently served by well water and septic.



2045 COMPREHENSIVE PLAN CONSISTENCY STATEMENT

Plan Goal 6: Stimulate innovative economic development initiatives, entrepreneurship, and local businesses.

- Rec 6.1: Increase high-wage employment and foster growth in the local tax base.
- C: Consider small scale business development in the Neighborhood Anchors to promote local spending.
- Rec 6.3: Advance small businesses and entrepreneurs.
- A: Encourage development of office, retail, and light industrial space through land use and zoning decisions.

Approved:

Public Input (emailed prior to the (Public Hearing))

1. Garrett Finn emailed his concerns about aesthetics, floodwater management, and the health of the area's natural resources.
2. Sean Schultz was concerned with the amount of proposed impervious surface and potential flooding. He urged the Board to preserve the rural and agricultural character of this buffer zone between Mills River and Hendersonville.
3. Saundra Ramsey opposed the rezoning as she felt the infrastructure was not suitable for a commercial use.
4. Barbara Sizemore was not in support of the rezoning application. She said it would open up farmland to proposed commercial development. She noted safety concerns about the intersection of highway 191 and South Rugby Road.
5. Mark Stone was opposed to the rezoning application due to increased traffic on an already overburdened road system.
6. Linda Dresback feared that rezoning the subject property to a commercial use would change the area dramatically.
7. Wendy Smith vehemently opposed the rezoning application noting there were already traffic concerns in this area in addition to the lack of infrastructure to support a commercial use.
8. Dave and Christine Vigue were strongly opposed to the rezoning request. They noted LC zoning would have a negative effect on flood control, traffic, and the character of the community.

Public Input

1. Brett Werner was opposed to the application due to the lack of water and sewer availability. He noted that there was a conservation area across the street from the subject property.
2. Neal Sudger expressed concern that the widening of 191 would prevent Haywood Knolls residents from exiting left from the sub-division. He noted the abundance of unoccupied commercial space in the county.
3. Richard Janzak expressed his opposition to the project. He noted traffic concerns and preserving the rural character of the area.
4. Holly Grossinger was opposed to the rezoning application.
5. Linda Albright stated the widening of 191 and the proposed roundabout have already impacted the traffic in the area.
6. Jeanie West was opposed to the application and against any commercial development along 191.

Chairman Lapsley made the motion to go out of the public hearing. All voted in favor, and the motion carried.

Approved:

Vice-Chair Edney noted that several years ago the Ingles Corporation made application to rezone a portion of property on 191. That rezoning application was denied.

Vice-Chair Edney made the motion to deny rezoning application #R-2024-06 to rezone the Subject Area to the Local Commercial (LC) zoning district based on the recommendations of the 2045 Comprehensive Plan and;

I further move that the Board find that the denial of this rezoning is consistent with the County's 2045 Comprehensive Plan. All voted in favor, and the motion carried.

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

2025.022 Public Hearing Rezoning Application R-2024-08, Shafer Road

The zoning map amendment, application #R-2024-08, was for a portion of PIN: 9587-51-5538 (hereafter the subject area), owned by Pennie R. Melton. The parcel is 28.15 acres, 27.83 of which are zoned RC. The remaining .32 acres are already zoned R2R. The subject area is located off Continental Divide Drive along Shafer Road. The owner has requested a 6.65-acre portion of the property be rezoned from Regional Commercial (RC) to Residential District Two Rural (R2R). The application was submitted on December 11, 2024.

The Planning Board reviewed the application on January 16, 2025, and voted unanimously to recommend the Board of Commissioners approve the rezoning request.

PUBLIC NOTICE:

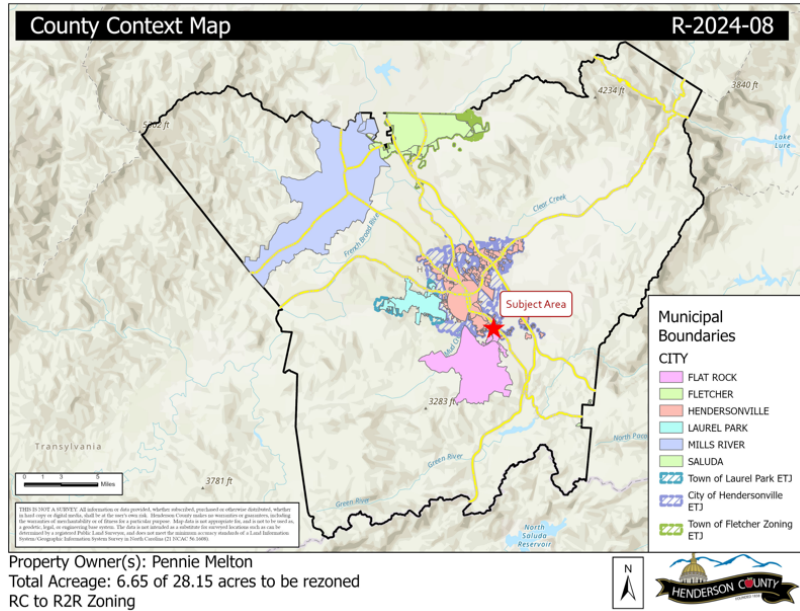
Before taking action on the application, the Board of Commissioners must hold a public hearing. Per the Henderson County Land Development Code and State Law, notices of the February 3, 2025 public hearing were published in the Hendersonville Lightning on January 22, 2025, and January 29, 2025. Notices were also sent via first-class mail to the property owners within 400' of the Subject Area on January 21, 2025, and staff posted signs advertising the hearing on the Subject Area on January 23, 2025.

REZONING APPLICATION: R-2024-08

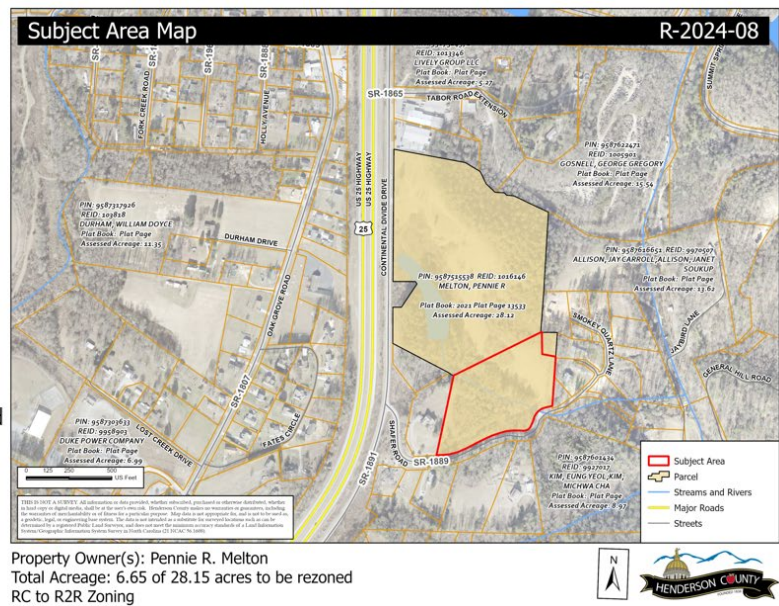
Board of Commissioners • February 3, 2025 • 5:30 PM

Approved:

- This zoning map amendment is for a portion of PIN: 9587-51-5538 with access from Shafer Road (SR 1889).
- The parcel is 28.15 acres, 27.83 of which are zoned RC. The remaining 0.32 acres are already zoned R2R.



- Rezoning Application R-2024-08, submitted on December 11, 2024, requests that the County rezone 6.65 acres of land from Regional Commercial (RC) to Residential District Two Rural (R2R).
- The property owner and applicant is Pennie R. Melton.
- On January 16, 2025, the Planning Board voted unanimously to recommend that the Board of Commissioners approve the rezoning request.



RC Standard density: 16 units per acre

Residential Uses (Adult Care Homes only)

Accessory structures (Greenhouse, Loading Bay, Storage, parking garage)

Retail Trade (Retail Sales, Open Air Market, Cinema Complex, Motor Vehicle Sales or Leasing)

Religious institutions, Place of Assembly

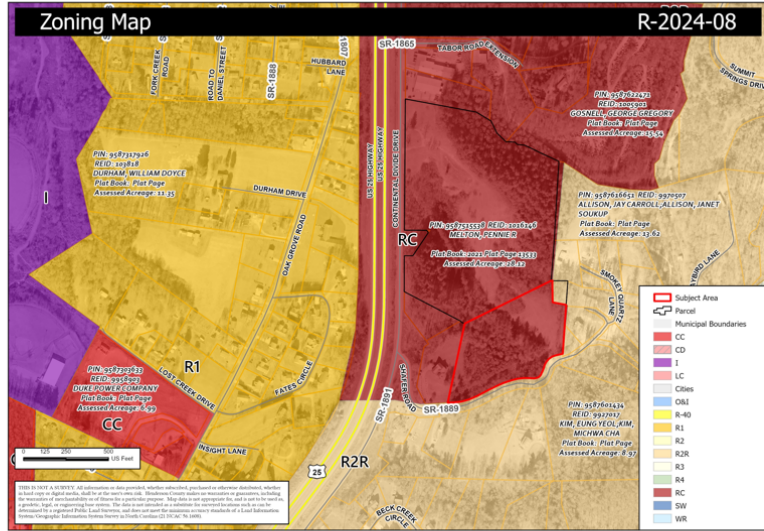
R2R Standard density: 1 unit per acre

Residential Uses (Single-family, two-family, and accessory dwellings by right. Multifamily and Adult Care Homes with special use)

Accessory structures (Garage, Greenhouse, Carport, Storage Shed, etc.)

Accessory Uses (Home occupation, home school, dumpster, solar panels)

Educational Uses (Religious institutions, schools, childcare)



Property Owner(s): Pennie R. Melton
 Total Acreage: 6.65 of 28.15 acres to be rezoned
 RC to R2R Zoning



Transitional Area:

"Transitional Area encompasses residential areas of limited density" (Part 2, page 44).

Where: Outside the core of the Utility Service Area and working agricultural lands.

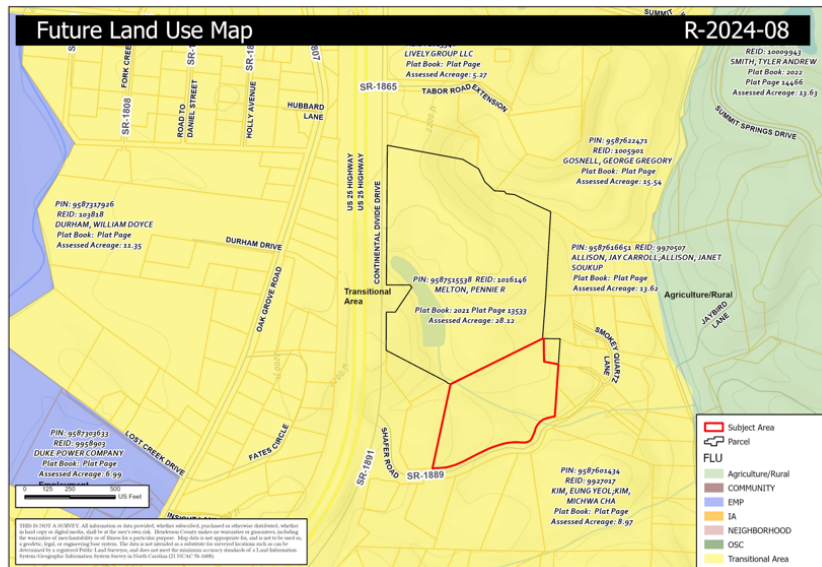
- The subject area is outside both the Utility Service Area and working agricultural lands.

Density: The maximum allowable density range is two to four units per acre (gross density).

- Residential District Two Rural (R2R) has a maximum density of two units per acre

Uses: Single family residential, potentially some appropriately sized multi-family as part of planned developments, agricultural uses.

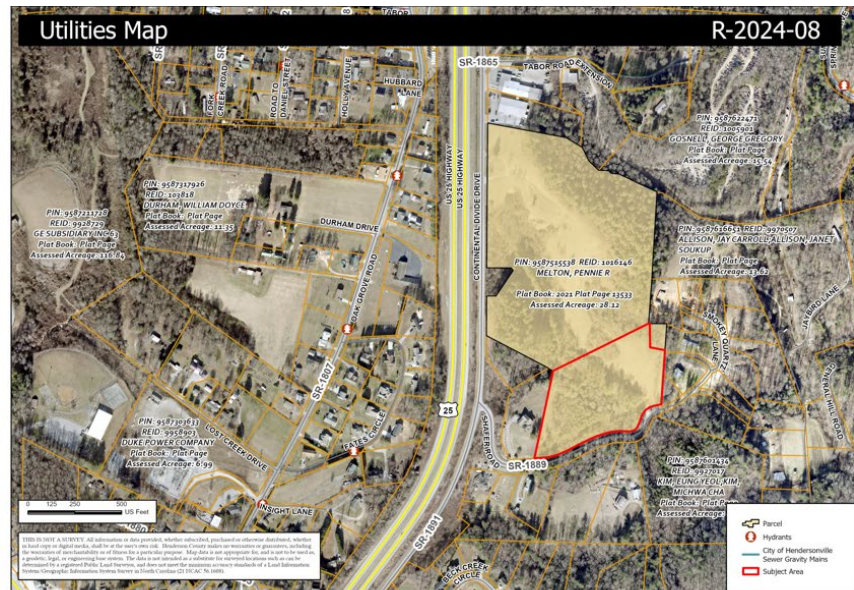
- Residential District Two Rural (R2R) is intended primarily for residential uses.



Property Owner(s): Pennie R. Melton
 Total Acreage: 6.65 of 28.15 acres to be rezoned
 RC to R2R Zoning



The applicant requested access to the City of Hendersonville sewer and was told that most of the property could not be serviced due to the slope. However, the property has access to the COH water.



Property Owner(s): Pennie R. Melton
Total Acreage: 6.65 of 28.15 acres to be rezoned
RC to R2R Zoning



2045 Comprehensive Plan Consistency Statement

Plan Goal 7: Diversify Housing Choices and Increase Availability

- **Rec 7.2:** Encourage development of housing.
 - The subject area is in the Transitional Area of the FLUM, which is recommended for housing development per the Comprehensive Plan. Transitional Area specifies a density of two to four units per acre. The subject area is located outside of the Utility Service Area.

Public Input:

There was none.

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

Motion: Commissioner McCall made the motion that the Board approve rezoning application #R-2024-08 to zone the Subject Area to Residential District Two Rural (R2R); based on the reasonableness and consistency with the Henderson County Comprehensive Plan, and;

I further move that the Board approve the resolution of consistency. All voted in favor, and the motion carried.

Hurricane Helene Update

Staff provided the Board with the most current information pertaining to Hurricane Helene in Henderson County.

Approved:

Hurricane Helene Update

Financial Impacts

FY2025 Impacts

Revenues	Expenses
<ul style="list-style-type: none"> ◇ Waived Fees Total: \$856,129.45 ◇ Sales Tax Deficit: \$0 ◇ Property Tax Collection Rate: 96.203% 	<ul style="list-style-type: none"> ◇ Personnel Costs: \$2,897,746.84 ◇ Debris Management/Monitoring: \$5,963,686.54 ◇ Other Disaster Response: \$1,242,980.81

Anticipated Exposure

◇ Revenue Loss	\$ 3,184,014
◇ Expenditures	<u>\$37,036,037</u>
◇ Total Exposure	\$40,220,051

Additional Debris Removal for Personal Property and Waterway are not included – estimates are pending

FEMA Applications

Submitted:

- ◆ Expedited Funding Application - \$15,224,300 (Pending Large Project Review)
- ◆ Emergency Debris Removal Application - \$1,139,018.50 (Pending CRC Project Development)

In Process:

- ◆ Personnel Costs
- ◆ Leases and Rental

Next:

- ◆ Various Disaster Response Expenses

TS Helene Debris Removal Update

Estimate to be collected (cubic yards)

- Roadside: 1,500,000 cy
- Private property: 1,500,000 cy
- Waterway: 3,000,000 cy
- Possible: 6,000,000 cy total



TS Helene Debris Removal Update

Debris Collected as of today

- Roadway: 399,100 cy (about 25%)
- Truck loads: 12,600
 - Vegetative: 12,000
 - C&D: 177
 - Wood Chips: 252 (final haul)

Commissioner McCall mentioned that property owners who did not want to wait for the County to remove debris from their properties had hired private contractors for the job. However, she had been made aware that some of these private contractors were dumping debris on existing piles in the right of ways, that were waiting picked up, instead of transporting it to the transfer station. Marcus Jones responded, stating that this constitutes illegal dumping, and assured that staff would investigate any known incidents.

There was discussion regarding debris on private property and the necessity of obtaining permission from the property owners before allowing the removal contractor to collect the debris from those properties.

Chairman Lapsley stated that the county had submitted two applications - one for over \$15 million and one for over \$1 million. Currently, the county was absorbing these costs, and he expressed concern about whether the county would be reimbursed for those expenses.

Commissioner McCall asked whether waterway debris removal had started. Mr. Jones responded that it had but explained that it was handled differently since it was not tied to an individual application. He noted that the program's stipulation is that the debris must present an imminent threat to infrastructure of lives.

Debris removal costs for Hurricane Helene are five times more expensive than the previous largest storm event in NC.

Chairman Lapsley asked that Staff create a map outlining which waterways would be eligible for debris removal. He explained that this would allow citizens to check if specific waterways were included for removal. Mr. Jones responded that staff wouldn't know for sure until the application

Approved:

was submitted, so their approach was to apply for all waterways.

Jones mentioned the Emergency Watershed Protection Program, a state program that would cover not only waterways but also floodplains. Staff was working with both programs to ensure the county receives all available assistance. Jones responded that staff could create a map showing which properties had been applied for and then update it with the areas that were approved. Russ Burrell clarified that Chairman Lapsley was requesting a map on the county's website listing all the areas that the county has applied for, as well as a separate map showing what FEMA had approved. Mr. Jones said staff would begin working on those maps but cautioned it would take some time to complete them.

Assistant County Manager Chris Todd provided an update on the housing situation. He explained that there were two primary types of housing being used, one of which was the TSA program (Temporary Sheltering Assistance). Todd noted that the number of rooms being utilized under TSA had decreased over time to 162 rooms, housing a total of 337 occupants. He added that the TSA program would continue to be extended as needed. But now, when extensions are granted, a 30-day notice must be given, instead of the previous 7-day notice requirement. Direct housing was the other type of housing being used which provides individuals with more long-term, mid-range housing until they are able to transition into permanent housing. Currently, there were 39 approved direct housing cases, and 20 of those individuals have already been placed in housing.

John Mitchell reported that the Hazard Mitigation Program was also progressing. He explained that the program had two parts, one of which was the "Home Buyouts" currently being organized by the state. Applications must first be submitted to the state for vetting, and then they will return to the county. The county was collaborating with the state to develop the program. He expects an informal briefing to the Board in the next couple of weeks. There were currently 85 properties involved, but this number was expected to decrease once the state has completed the vetting process.

Mitchell recently met with Bat Cave and Gerton Fire Departments and mentioned that the discussion included the county's ongoing provision of 24-hour ambulance and security services in those areas.

Mr. Mitchell met last week with the NC Department of Transportation to discuss road projects in the gorge. He was informed those were split into three separate major projects. He has requested NCDOT to prepare a briefing for the Board of Commissioners. He suggested that the Board meet with NCDOT in the gorge for that update.

Chairman Lapsley stated that was important that every meeting in the foreseeable future include a Hurricane Helene update.

Contract Revisions for SDR, Inc (FEMA Contractor) (Add On)

To increase the rate of TS Helene debris removal and due to the unique circumstances from TS Helene, North Carolina Emergency Management has revised its contract with the on-call debris removal contractors; our contractor, SDR, Inc, is one of the three, NCDM Revised Contract. The revisions add pay items to the contracts and increase the prices for the other items on the original

Approved:

contract. The county's contract with SDR, Inc. is based on the contract with NCEM. Therefore, the County's contract needs to be revised to reflect the State revisions.

Staff reports that one of the biggest challenges we face in the duration of debris removal is the number of hauling subcontractors SDR can hire. SDR is in competition with the Corp of Engineers, other contractors, and even other States for these subs. These revisions will make our debris removal contract more competitive and hopefully decrease the amount of time needed to complete the debris removal process.

The proposals were sent over the weekend. Staff have reviewed both proposals and recommended approval pending a more detailed review by the County Attorney and Finance Director.

Motion: Commissioner Franklin made the motion the Board approve the two debris removal contract amendments with SDR, Inc. and authorize the County Engineer to execute the documents after satisfactory review by the County Attorney and Finance Department. All voted in favor, and the motion carried.

2025.023 Tax Collector Report – Order Advertising Taxes

The February 2025 Tax Collector's report (required by N.C. Gen. Stat. §105-369(a)) was presented for the Board's information. Among the data presented was the amount of delinquencies for the 2024 tax year.

N.C. Gen. Stat. §105-369(a) requires the Board to order each February the publication of the tax lien notification to delinquent taxpayers for previous tax year.

In February of each year, the tax collector must report to the governing body the total amount of unpaid taxes for the current fiscal year that are liens on real property. A county tax collector's report is due the first Monday in February, and a municipal tax collector's report is due the second Monday in February. Upon receipt of the report, the governing body must order the tax collector to advertise the tax liens.

Commissioner McCall asked if it was known how many of the delinquent properties were affected by Hurricane Helene. Assistant Tax Collector Luke Small stated that Staff had identified 27 properties that were likely to experience a property value reduction for the upcoming year and had unpaid taxes from the previous year.

Vice-Chair Edney stated that the county would not garnish the property owners affected by the hurricane for their delinquent taxes. Mr. Small responded that staff had attempted to contact all 27 property owners. Edney clarified that question was not about contact, but about the county not garnishing or attaching those 27 individuals. Harry Rising added that state law requires that the taxes be collected; without distinguishing between affected properties. Mr. Mitchell then interjected, explaining that what the Vice-Chair was emphasizing was that the county would work with the taxpayers to provide options for paying their taxes. Chairman Lapsley directed staff to monitor the affected properties and notify the Board if any action was needed, so the Board could provide its perspective on the matter. Commissioner McCall requested that the United Way representative bring up this issue at their next meeting to explore potential grants to assist affected taxpayers.


Approved:

Motion: Chairman Lapsley made the motion the Board enter the proposed Order directing the Tax Collector to advertise the delinquent real property tax liens for 2024. I further direct the Tax Collector to publish such advertisement pursuant to the General Statutes. All voted in favor, and the motion carried.

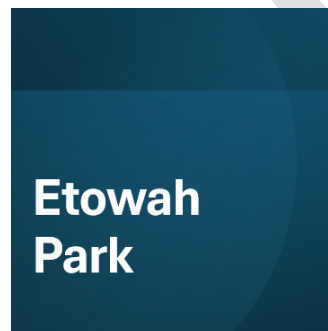
Parks and Recreation Trust Fund (PARTF) Grant Update – Etowah Park

In FY2023, Henderson County entered into a grant agreement with the NC Parks and Recreation Trust Fund for a project titled Redefining Etowah Park. The project scope includes improvements to playground, fitness equipment, picnic area, pickleball/basketball courts, site prep, site amenities, accessible routes, contingency and planning for the Etowah Park.

The term of the award is November 1, 2022, through October 31, 2025. The PARTF Grant is a dollar-to-dollar match. The total project cost is \$572,250 for which the county is responsible for \$286,125 over the course of the project. The project match was funded by the General Fund in FY2024.



Etowah Park
PARTF Grant



**Etowah
Park**



STATE OF NORTH CAROLINA
 COUNTY OF WAKE

CONTRACTOR'S FEDERAL I.D.
 566000307

N.C. Parks and Recreation Trust Fund Project Agreement

Grantee: Henderson County
 Project Number: 2023-1014

Project Title: Redefining Etowah Park

Period Covered by This Agreement: 11/1/2022 to 10/31/2025

Project Scope (Description of Project): Playground, fitness equipment, picnic area, pickleball/basketball courts, site prep, site amenities, accessible routes, contingency, planning.

Project Costs: PARTF Amount \$ 286,125
 Local Government Match \$ 286,125



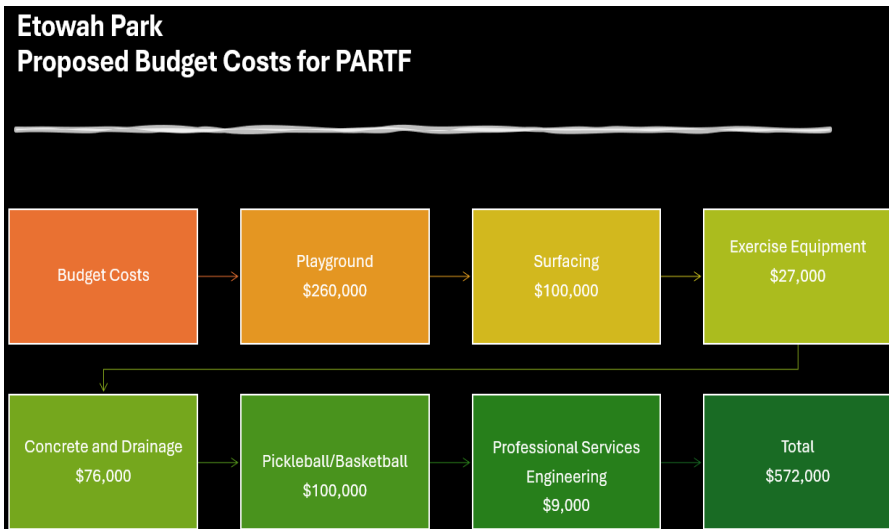
**Description and Justification for the Redefining Etowah Park Project
Henderson County**

Description: Henderson County is proposing to "Redefine Etowah Park" by:

- New:**
- 2 new Pickleball Courts
 - 10 Fitness Stations
 - Construct Stormwater Wetlands

- Renovations:**
- Basketball Courts
 - Remove old playground with New Playground
 - Park Amenities (benches, picnic area, shade structures)
 - Remove old walkways and Construct Accessible Walkways

Approved:



Architect Contract Approval – Agricultural Services Building

The Board was requested to approve the proposal of \$161,890.00 from McMillan, Pazdan, Smith Architecture, for the Advanced Planning through the Schematic Design Phase and authorize staff to proceed into the programming phase of the HC Agricultural Services Building.

There was discussion about the proposed location for Agricultural Building and when a decision would need to be made. The building is estimated to be around 20,000 square feet, which would include meeting space. The goal is to house as many agricultural services as possible under one roof, ensuring the facility serves the farming community in the best way possible.

Chairman Lapsley estimated the first phase of this project would begin around June or July. He asked Todd if \$161,890 was a reasonable fee for the work for this portion of the project. He emphasized that Henderson County does not pay more than 6%.

Approved:

John Mitchell stated that it was not the county's intention to exclude any members of the agriculture community in the design and planning for the Agriculture Building. He encouraged anyone interested in being part of the discussions to contact the Planning Department.

Motion: Commissioner McCall made the motion the Board approve the proposal of \$161,890.00 from McMillan, Pazdan, Smith Architecture, for the Henderson County Agricultural Services Building Advanced Planning through Schematic Design, and direct Staff to proceed. All voted in favor, and the motion carried.

NOMINATIONS AND APPOINTMENTS

1. Fire and Rescue Committee – 1 vac.

Chairman Lapsley made the motion to nominate Robert Griffin for appointment to position #7. All voted in favor, and the motion carried.

2. Industrial Facilities and Pollution Control Financing Authority – 1 vac.

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

3. Laurel Park Zoning Board of Adjustment – 2 vacs.

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

4. Nursing/Adult Care Home Community Advisory Committee – 12 vacs.

Commissioner McCall made the motion to nominate Carolyn Dozier for reappointment to position #11. All voted in favor, and the motion carried.

COMMISSIONER UPDATES

Commissioner Egolf expressed that he was impressed with Chairman Lapsley's overview of the water and sewer history in Henderson County. He found the explanation fascinating and hoped it could be shared with members of the community. McCall said perhaps Mr. Lapsley offer a class at the college.

Vice-Chair Edney expressed concern over the loss at Apple-Wedge resulting from the catastrophic fire that occurred last week. Commissioner McCall mentioned that she had asked Brent with AgHC to provide information to the Board of how the loss might impact the farming community as a whole.

Commissioner McCall congratulated John Mitchell on receiving the Duke Energy Citizenship award at last week's Chamber of Commerce Awards Ceremony. He was recognized along with City of Hendersonville Manager John Connet for his quick and decisive leadership in the immediate aftermath of Hurricane Helene.

Approved:

Commissioner Franklin shared that the Fletcher Curb Market would be up and running in the spring and encouraged local framers and crafters to get involved. Anyone interested should contact the Town of Fletcher. She also mentioned that Workforce Development would be hosting an expo, “Heart and Hires” February 12 at the Expo Building from 10:00 a.m. to 3:00 p.m.

Chairman Lapsley requested an update on the Mills River Cell Tower. Jimmy Brissie confirmed the tower was under contract and explained that the fabrication of the tower is still 3-4 months away from completion.

Mr. Lapsley inquired about the status of the Broadband Project. Mr. Mitchell explained the Broadband Taskforce has worked with state and federal partners to identify areas for matching grants and is now awaiting final guidance from the state. Mr. Todd added that the GREAT Grant project, contracted with Charter Spectrum, is on track for completion within the next 12 months. Regarding the CAB Grant, the taskforce recommended prioritizing broadband coverage for the entire county, with a slightly higher priority for the eastern side. They have coordinated with NCDIT, which has updated maps of underserved and unserved areas. Those maps have changed as a result of Hurricane Helene. Additionally, a new federal funding program, the BEAD program, is expected to help address remaining gaps.

Mr. Lapsley requested the status of the Apple Ridge Housing Project. Samantha Reynolds replied the project moving along and staff was in the process of reviewing the first round of applications. Mr. Todd added that the county had submitted for a Dogwood Health Trust Grant to help close that funding gap between their contractors

Chairman Lapsley mentioned that at a recent Vaya Health Board meeting, the Board was informed that the Foster Care Program would be shifting from the guidance of the local LMEs, one of which is Vaya Health, to a new private organization that is a subsidiary of BCBS, this change is expected to negatively impact children in foster care, with the transition slated for December 1. Commissioner McCall emphasized the need to take action before the transition occurs.

Mr. Lapsley stated that the Senate Bill recently approved by the General Assembly, which limits downzoning actions by county governments. We have been informed that a bill has been introduced to repeal that one specific provision. We are closely monitoring the situation to see what unfolds.

COUNTY MANAGER UPDATES

Mr. Mitchell noted that the county has a lot of ongoing projects. He highlighted that architectural contracts for the Blue Ridge Community College maintenance facility and the Agricultural Building were approved at tonight’s meeting. The Pardee medical office buildings were progressing, and the Berkeley project is set to begin in earnest in March. In closing, Mitchell expressed his honor in accepting an award on behalf of the county, sharing his pride in the staff and extending his thanks to everyone.

Motion: Vice-Chair Edney made the motion to go into Closed Session pursuant to NCGS 143.318.11(a)(3)(6). All voted in favor, and the motion carried.

Denisa Lauffer, Clerk to the Board

William G. Lapsley, Chairman

DRAFT

Approved: