

MINUTES

**STATE OF NORTH CAROLINA
COUNTY OF HENDERSON**

**BOARD OF COMMISSIONERS
MONDAY, MARCH 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, County Attorney Russ Burrell, and Clerk to the Board Denisa Lauffer.

Also present were County Engineer Marcus Jones, Chief Communications Officer Mike Morgan, Public Information Officer Kathryn Finotti, A/V Technician Oscar Guerrero, Finance Director Randy Cox, Tax Administrator Harry Rising, Public Health Director David Jenkins, Strategic Behavioral Health Director Jodi Grabowski, Planning Director Autumn Radcliff, Zoning Administrator Matt Champion, 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, Deputy DSS Director Debbie Dunn, and Local Public Health Administrator Camden Stewart, Deputies Karstan Woods and Kayla Brezillac provided security.

CALL TO ORDER/WELCOME

Chairman Lapsley called the meeting to order and welcomed everyone.

INVOCATION

Julie Gordon with the Christian Science Church provided the invocation.

PLEDGE OF ALLEGIANCE

4-H County Council President Zane Capps led the Pledge of Allegiance to the American Flag.

INFORMAL PUBLIC COMMENT

1. Craig Halford, Executive Director of First Contract Ministry, addressed complaints about a February 18th incident at the Men's Recovery Center and said he plans to formally respond to the Board of Commissioners this week. He mentioned the ongoing complaints from Ms. Hemmingway about tree removal and driveway maintenance, and excessive restrictions. He called for changes to Henderson County's zoning laws and expressed further concern over harassment and threats from opponents.
2. Brandon Praytor, a former participant in the Livingstone Recover Center Program, said that he had lost everything before entering the recovery center. During his time there, he learned to forgive himself and transformed his life. After graduating, he chose to stay on as a staff member to support others struggling with addiction.
3. John Owens shared that his alcohol addiction led to the loss of his family, home, and much of his youth, he has confronted his addictions and grown to appreciate the program. He decided to stay at the center to help others and is rebuilding his relationship with his children.

Approved:

4. Jessica Lowe credited First Contact Ministries with saving her family and her husband's life. She emphasized that faith, accountability, and support were crucial to his recovery. Their family has been restored, and her husband now helps others in return.
5. Rick Harris, Mechanical Director at Renfrow Industrial, shared that one of his employees, Brian Young, had recently struggled with relapse but had completed the recovery program. Now a master electrician, Young has been fully rehabilitated and serves as a model spokesman for both the program and his employer Renfrow.
6. Wally Sneed, representing his newly formed church, praised First Contact participants for their dedication, noting that they are always the first to arrive and the last to leave when help is needed. He emphasized the importance of support for those struggling with addiction.
7. Indian Jackson expressed enthusiasm for the county's growth but acknowledged both the benefits and challenges of capitalism. She emphasized that growth requires time and careful planning, warning that overpopulation could hinder progress. She urged the Board to support controlled, sustainable growth.

DISCUSSION / ADJUSTMENT OF AGENDA

Vice-Chair Edney added Item N to the consent agenda: Set a Public Hearing for Land Development Code (LDC) Text Amendments Commercial Parking along Ecusta Trail and a Closed Session for Attorney-Client.

Commissioner Egolf pulled consent item K—Request for Consultant for LDC Rewrite—and moved it to the discussion agenda.

Motion: Vice-Chair Edney made the motion to approve the amended agenda. 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:
February 18, 2025 – Regularly Scheduled Meeting

Motion: I move the Board approve the minutes from February 18, 2025

Tax Collector's Report

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

Approved:

Please find outlined below collections information through February 19, 2025 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:	\$101,665,024.57		Unpaid 2.49%
Discoveries & Imm.	\$133,114.14		
Releases & Refunds:	(\$101,232.79)		
Net Charge:	<u>\$101,696,905.92</u>		
Unpaid Taxes:	\$2,531,131.22		
Amount Collected:	\$99,165,774.70	Paid 97.51%	

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

Net Charge:	\$4,941,538.84	
Unpaid Taxes:	\$125,422.63	97.46%
Amount Collected:	\$4,816,116.21	

Henderson County FY25 Budget Analysis:

	<u>Budget Ordinance</u>	<u>Revenue Collected</u>
Ad Valorem:	\$103,559,409.00	\$103,981,890.91
Prior Years:	\$1,041,250.00	\$682,909.12
Budget Total:	\$104,600,659.00	YTD Revenue: \$104,664,800.03



2025.031 Pending Releases and Refunds

The assessor reviewed the pending releases and refunds. As a result of that review, the Assessor believes these findings are 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	\$ 1,994.41
Total Refunds as a Result of the Above Releases	\$ 1,143.78

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

County Financial Report and Cash Balance Report – January 2025

The January 2025 County Financial and Cash Balance Reports were provided for the Board’s review and approval.

The following explanations were for departments/programs with higher budget to actual percentages for January:

- Governing Body - timing of payment of board approved expenditures.
- Dues/Non-Profit Contributions - payment of 3rd quarter Board appropriations.
- Human Resources - timing of payment of board approved expenditures.
- Elections – timing of payment of board approved expenditures.
- Finance - timing of payment of board approved expenditures.
- Tax Collector – timing of payment of board approved expenditures.

Approved:

- Legal – timing of payment of board approved expenditures.
- Emergency Management - timing of payment of board approved expenditures.
- Building Services – timing of payment of board approved expenditures.
- Wellness Clinic - timing of payment of board approved expenditures.
- Rescue Squad – payment of 3rd quarter Board appropriations.
- Planning - timing of payment of board approved expenditures.
- Site Development - timing of payment of board approved expenditures.
- Heritage Museum - timing of payment of board approved expenditures.
- Environmental Health - timing of payment of board approved expenditures.
- Mental Health Services - timing of payment of board approved expenditures.
- Juvenile Justice Programs - timing of payment of board approved expenditures.
- Library - timing of payment of board approved expenditures.
- Recreation – timing of payment of board approved expenditures.
- Public Education – payment of 7 of 10 annual appropriations to public school system.

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

Year-to-date Net Revenues under Expenditures for the Public Transit Fund were due to the timing of disbursements in FY25.

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

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

Year-to-date Net Revenues under Expenditures for the Hurricane Helene Fund are due to the timing of FEMA reimbursement receipts and disbursements of approved expenditures in FY25.

Year-to-date Net Revenues under Expenditures for the Solid Waste Fund are due to the 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 are due to the timing of collection receipts and disbursements of approved expenditures in FY25.

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

HENDERSON COUNTY
FINANCIAL REPORT
JANUARY 2025

GENERAL FUND REVENUES						
	BUDGET	CURRENT MONTH	YEAR TO DATE	% USED	ENCUMBRANCES	TOTAL
General Fund	212,553,136.00	23,225,802.63	139,170,640.39	65.5%	-	139,170,640.39
GENERAL FUND EXPENDITURES						
	BUDGET	CURRENT MONTH	YEAR TO DATE	% USED	ENCUMBRANCES	TOTAL
Governing Body	671,803.00	84,726.08	399,271.25	59.43%	-	399,271.25
Dues/Non Profit Contributions	1,055,644.00	166,738.26	660,072.33	62.53%	162,845.46	822,917.79
County Manager	466,644.00	35,450.76	188,027.79	40.29%	-	188,027.79
Administrative Services	829,103.00	80,631.35	457,788.18	55.21%	-	457,788.18
Human Resources	1,527,684.00	147,905.05	916,705.46	60.01%	-	916,705.46
Elections	1,241,838.00	60,530.48	851,176.82	68.54%	15,646.77	866,823.59
Finance	1,421,108.00	132,563.19	842,263.71	59.27%	-	842,263.71
County Assessor	2,184,868.00	206,364.72	1,180,294.48	54.02%	32,510.24	1,212,804.72
Tax Collector	593,939.00	60,017.41	361,088.34	60.80%	-	361,088.34
Legal	1,107,787.00	118,064.18	690,178.30	62.30%	-	690,178.30
Register of Deeds	788,480.00	88,109.16	440,907.37	55.92%	-	440,907.37
Facility Services	6,325,028.00	491,164.47	2,895,713.33	45.78%	413,198.02	3,308,909.35
Garage	461,539.00	33,384.55	212,364.81	46.01%	-	212,364.81
Court Facilities	153,000.00	6,204.12	63,964.60	41.81%	-	63,964.60
Information Technology	6,292,472.00	318,271.80	3,554,736.80	56.49%	291,885.87	3,846,622.67
Sheriff Department	25,971,459.00	2,631,795.08	14,768,935.45	56.87%	402,489.55	15,171,425.00
Detention Facility	7,251,349.00	703,733.85	4,044,987.64	55.78%	247,198.88	4,292,186.52
Emergency Management	970,125.00	153,167.15	638,278.11	65.79%	6,611.90	644,890.01
Fire Services	1,097,642.00	92,297.02	454,398.63	41.40%	79,170.31	533,568.94
Building Services	1,863,208.00	206,265.59	1,128,100.62	60.55%	-	1,128,100.62
Wellness Clinic	1,533,962.00	147,051.12	917,816.83	59.83%	54,491.25	972,308.08
Emergency Medical Services	13,667,178.00	1,361,130.19	7,604,113.57	55.64%	88,791.22	7,692,904.79
Animal Services	984,647.00	93,755.15	501,154.33	50.90%	63,399.85	564,554.18
Rescue Squad	782,750.00	197,060.91	590,630.10	75.46%	-	590,630.10
Forestry Services	133,168.00	9,358.87	31,784.92	23.87%	-	31,784.92
Soil & Water	844,438.00	81,769.58	366,767.41	43.43%	49,130.00	415,897.41
Planning	1,123,598.00	135,487.81	751,541.22	66.89%	-	751,541.22
Code Enforcement	353,444.00	34,325.27	197,478.15	55.87%	20,000.00	217,478.15
Site Development	234,739.00	24,230.42	137,171.75	58.44%	-	137,171.75
Heritage Museum	100,000.00	16,666.66	66,666.64	66.67%	-	66,666.64
Cooperative Extension	843,323.00	68,827.81	413,540.17	49.04%	-	413,540.17
Project Management	323,173.00	34,938.17	172,520.22	53.38%	-	172,520.22
Economic Development	2,097,190.00	108,500.00	325,500.00	15.52%	-	325,500.00
Public Health	13,223,401.00	1,136,792.08	6,572,062.20	49.70%	344,918.15	6,916,980.35
Environmental Health	1,889,599.00	199,325.27	1,131,926.48	59.90%	-	1,131,926.48
H&CC Block Grant	863,502.00	66,383.75	417,372.50	48.33%	-	417,372.50
Medical Services - Autopsies	95,000.00	7,225.00	26,275.00	27.66%	-	26,275.00
Strategic Behavioral Health	473,611.00	33,297.35	170,140.15	35.92%	-	170,140.15
Mental Health Services	528,612.00	132,153.00	396,459.00	75.00%	-	396,459.00
Rural Transportation Assist Program	201,384.00	11,707.80	86,876.93	43.14%	-	86,876.93
Social Services	24,429,236.00	2,336,143.59	13,507,368.15	55.29%	27,828.68	13,535,196.83
Juvenile Justice Programs	306,020.00	34,467.00	232,145.59	75.86%	-	232,145.59
Veterans Services	241,124.00	26,503.19	136,791.57	56.73%	3,750.00	140,541.57
Library	4,328,502.00	423,988.09	2,528,713.39	58.42%	257,271.03	2,785,984.42
Recreation	3,185,348.00	258,540.15	1,860,418.69	58.41%	96,426.15	1,956,844.84
Public Education	42,378,000.00	4,658,633.34	29,485,433.36	69.58%	-	29,485,433.36
Debt Service	22,712,206.00	2,300.00	8,368,809.00	36.85%	-	8,368,809.00
Non-Departmental	4,655,510.00	305,780.83	2,034,027.94	43.69%	-	2,034,027.94
Interfund Transfers	7,745,851.00	645,487.59	4,518,413.13	58.33%	-	4,518,413.13
TOTAL	212,553,136.00	18,409,214.26	118,299,172.41		2,657,561.33	120,956,733.74
Net Revenues over (under) Exp.	-	4,816,588.37	20,871,467.98			18,213,906.65

APPROPRIATIONS DETAIL						
	BUDGET	CURRENT MONTH	YEAR TO DATE	% USED	ENCUMBRANCES	TOTAL
SOCIAL SERVICES						
Staff Operations	19,855,443.00	1,977,008.82	11,778,565.64	59.3%	27,828.68	11,806,394.32
Federal & State Programs	4,473,793.00	347,727.22	1,699,567.79	38.0%	-	1,699,567.79
General Assistance	100,000.00	11,407.75	29,234.72	29.2%	-	29,234.72
TOTAL	24,429,236.00	2,336,143.59	13,507,368.15		27,828.68	13,535,196.83
EDUCATION						
Schools Current/Capital Expense	36,628,000.00	3,700,300.00	25,652,100.00	70.0%	-	25,652,100.00
Blue Ridge Community College	5,750,000.00	958,333.34	3,833,333.36	66.7%	-	3,833,333.36
TOTAL	42,378,000.00	4,658,633.34	29,485,433.36		-	29,485,433.36
DEBT SERVICE						
Public Schools	11,506,933.00	2,300.00	4,319,436.64	37.5%	-	4,319,436.64
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	2,300.00	8,368,809.00		-	8,368,809.00
INTERFUND TRANSFERS						
Capital Projects Fund	200,000.00	16,666.67	116,666.69	58.3%	-	116,666.69
Capital Reserve Fund	1,254,919.00	104,576.58	732,036.06	58.3%	-	732,036.06
Fire Districts Fund	60,000.00	5,000.00	35,000.00	58.3%	-	35,000.00
HCPS MRTS	3,603,500.00	300,291.67	2,102,041.69	58.3%	-	2,102,041.69
BRCC MRTS	2,301,750.00	191,812.50	1,342,687.50	58.3%	-	1,342,687.50
Solid Waste	325,682.00	27,140.17	189,981.19	58.3%	-	189,981.19
TOTAL	7,745,851.00	645,487.59	4,518,413.13		-	4,518,413.13
SPECIAL REVENUE FUNDS						
	BUDGET	CURRENT MONTH	YEAR TO DATE	% USED	ENCUMBRANCES	TOTAL
FIRE DISTRICTS FUND						
Revenues:	16,876,915.00	2,394,060.66	16,131,315.38	95.6%	-	16,131,315.38
Expenditures:	16,876,915.00	3,790,631.19	13,740,567.46	81.4%	-	13,740,567.46
Net Revenues over (under) Exp	-	(1,396,570.53)	2,390,747.92		-	2,390,747.92
REVALUATION RESERVE FUND						
Revenues:	1,413,172.00	123,985.79	914,155.20	64.7%	-	914,155.20
Expenditures:	1,413,172.00	103,917.43	841,282.65	59.5%	5,333.88	846,616.53
Net Revenues over (under) Exp	-	20,068.36	72,872.55		(5,333.88)	67,538.67
EMERGENCY TELEPHONE SYSTEM (911) FUND						
Revenues:	360,945.00	26,157.95	165,383.05	45.8%	-	165,383.05
Expenditures:	360,945.00	27,833.75	185,079.34	51.3%	-	185,079.34
Net Revenues over (under) Exp	-	(1,675.80)	(19,696.29)		-	(19,696.29)
PUBLIC TRANSIT FUND						
Revenues:	1,549,212.00	3,309.33	218,601.69	14.1%	-	218,601.69
Expenditures:	1,549,212.00	165,653.68	488,365.02	31.5%	5,271.37	493,636.39
Net Revenues over (under) Exp	-	(162,344.35)	(269,763.33)		(5,271.37)	(275,034.70)
MISC. OTHER GOVERNMENTAL ACTIVITIES						
Revenues:	1,074,000.00	50,798.60	264,108.30	24.6%	-	264,108.30
Expenditures:	1,074,000.00	35,143.11	296,408.46	27.6%	-	296,408.46
Net Revenues over (under) Exp	-	15,655.49	(32,300.16)		-	(32,300.16)
ARPA FUND						
Revenues:	4,532,278.00	39,287.72	586,902.94	12.9%	-	586,902.94
Expenditures:	4,532,278.00	-	-	0.0%	-	-
Net Revenues over (under) Exp	-	39,287.72	586,902.94		-	586,902.94
OPIOID FUND						
Revenues:	1,054,793.00	2,895.83	262,559.37	24.9%	-	262,559.37
Expenditures:	1,054,793.00	42,215.65	301,489.41	28.6%	1,535.04	303,024.45
Net Revenues over (under) Exp	-	(39,319.82)	(38,930.04)		(1,535.04)	(40,465.08)
HURRICANE HELENE						
Revenues:	50,250,000.00	192,112.05	327,645.35	0.7%	-	327,645.35
Expenditures:	50,250,000.00	1,187,690.47	7,142,523.13	14.2%	42,045,702.81	49,188,225.94
Net Revenues over (under) Exp	-	(995,578.42)	(6,814,877.78)		(42,045,702.81)	(48,860,580.59)
CAPITAL PROJECTS						
	BUDGET	CURRENT MONTH	PROJECT TO DATE	% USED	ENCUMBRANCES	TOTAL
EDNEYVILLE ELEMENTARY SCHOOL PROJECT (1702)						
Revenues:	26,854,136.00	1,941.12	27,959,555.98	104.1%	-	27,959,555.98
Expenditures:	26,854,136.00	-	26,959,829.76	100.4%	-	26,959,829.76
Net Revenues over (under) Exp	-	1,941.12	999,726.22		-	999,726.22

ENTERPRISE FUNDS						
	BUDGET	CURRENT MONTH	YEAR TO DATE	% USED	ENCUMBRANCES	TOTAL
SOLID WASTE LANDFILL FUND						
Revenues:	17,683,959.00	1,108,500.32	6,125,192.02	34.6%	-	6,125,192.02
Expenditures:	17,683,959.00	1,257,985.33	9,442,607.92	53.4%	5,942,809.41	15,385,417.33
Net Revenues over (under) Exp	-	(149,485.01)	(3,317,415.90)		(5,942,809.41)	(9,260,225.31)
JUSTICE ACADEMY SEWER FUND						
Revenues:	70,006.00	5,476.87	51,364.30	73.4%	-	51,364.30
Expenditures:	70,006.00	3,044.79	67,614.76	96.6%	5,793	73,408.25
Net Revenues over (under) Exp	-	2,432.08	(16,250.46)		(5,793.49)	(22,043.95)
ETOWAH COMMUNITY SEWER FUND						
Revenues:	182,602.00	3.19	64,681.20	35.4%	-	64,681.20
Expenditures:	182,602.00	21,541.80	96,157.43	52.7%	72,825.39	168,982.82
Net Revenues over (under) Exp	-	(21,538.41)	(31,476.23)		(72,825.39)	(104,301.62)

**HENDERSON COUNTY
CASH BALANCE REPORT
JANUARY 2025**

<u>Fund(s)</u>	<u>12/31/24 Beg. Cash Balance</u>	<u>Debits Revenues</u>	<u>(Credits) Expenditures</u>	<u>01/31/25 Ending Cash Balance</u>
General	\$ 120,573,936.02	\$ 28,031,558.57	\$ (25,384,989.47)	\$ 123,220,505.12
Special Revenue	41,701,980.90	2,973,852.25	(5,373,210.34)	\$ 39,302,622.81
Capital Projects	16,865,305.09	56,700.38	(2,429,840.59)	\$ 14,492,164.88
Enterprise	(1,236,887.16)	1,112,334.87	(1,314,899.27)	\$ (1,439,451.56)
HCPS - Maint. and Repair	8,265,603.73	300,291.67	-	\$ 8,565,895.40
BRCC - Maint. and Repair	3,412,556.22	191,812.50	-	\$ 3,604,368.72
Custodial	<u>6,199,570.77</u>	<u>3,247,139.80</u>	<u>(5,919,904.99)</u>	\$ 3,526,805.58
Total	<u>\$ 195,782,065.57</u>	<u>\$ 35,913,690.04</u>	<u>\$ (40,422,844.66)</u>	
Total cash available as of	1/31/2025			<u>\$ 191,272,910.95</u>

Motion: I move that the Board of Commissioners approve the January 2025 County Financial Report and Cash Balance Report as presented

Henderson County Public Schools Financial Reports – January 2025

The Henderson County Public Schools January 2025 Local Current Expense Fund / Other Restricted Funds Report was provided for the Board’s information.

Approved:

**HENDERSON COUNTY PUBLIC SCHOOLS
LOCAL CURRENT EXPENSE/OTHER RESTRICTED FUNDS
as of January 31, 2025**

	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	\$ 6,283
3700 Federal Sources-Restricted	-	-	1,539,722	528,627	528,627	324,199
3800 Other Federal-ROTC	-	-	162,000	69,888	69,888	61,632
4100 County Appropriation	35,378,000	24,764,600	-	-	24,764,600	23,014,800
4200 Local - Tuition/Fees	-	-	55,000	30,860	30,860	9,640
4400 Local-Unrestricted	650,000	262,459	126,477	139,881	402,341	390,708
4800 Local-Restricted	-	-	1,105,080	739,014	739,014	1,093,661
4900 Fund Balance Appropriated/Transfer From school	3,573,928	-	401,585	19,744	19,744	25,506
TOTAL FUND REVENUES	\$ 39,601,928	\$ 25,027,059	\$ 3,397,865	\$ 1,531,259	\$ 26,558,318	\$ 24,926,209
EXPENDITURES:						
Instructional Services:						
5100 Regular Instructional Services	\$ 10,586,436	\$ 5,677,907	\$ 984,399	\$ 428,803	\$ 6,106,710	\$ 5,069,626
5200 Special Populations Services	1,334,746	671,800	936,772	331,563	1,003,363	930,017
5300 Alternative Programs and Services	472,566	227,318	366,194	281,945	509,264	247,110
5400 School Leadership Services	3,413,720	2,022,714	11,191	11,543	2,034,257	1,848,580
5500 Co-Curricular Services	923,957	502,109	60,000	76,345	578,454	432,251
5800 School-Based Support Services	2,125,995	1,137,733	15,501	5,604	1,143,338	1,259,214
Total Instructional Services	\$ 18,857,420	\$ 10,239,582	\$ 2,374,058	\$ 1,135,804	\$ 11,375,386	\$ 9,786,798
System-Wide Support Services:						
6100 Support and Development Services	\$ 476,045	\$ 268,391	\$ 6,500	\$ 5,152	\$ 273,543	\$ 178,854
6200 Special Population Support	83,079	50,382	96,990	19,699	70,080	202,693
6300 Alternative Programs	133,792	78,199	431	431	78,829	60,534
6400 Technology Support Services	1,320,441	744,017	44,139	44,627	788,644	859,911
6500 Operational Support Services	11,883,217	4,877,506	456,782	236,003	5,113,509	4,911,431
6600 Financial and Human Resource Services	2,567,894	2,153,618	110,252	49,076	2,202,694	1,849,104
6700 Accountability Services	214,261	119,178	1,200	1,200	120,378	89,762
6800 System-Wide Pupil Support Services	405,903	232,581	538	538	233,119	234,396
6900 Policy, Leadership and Public Relations	757,913	481,923	14,420	14,049	495,972	441,229
Total System-Wide Support Services	\$ 17,842,545	\$ 9,005,793	\$ 731,251	\$ 370,776	\$ 9,376,569	\$ 8,827,914
Ancillary Services:						
7100 Community Services	\$ 388	\$ 275,952	\$ 177,881	\$ 99,211	\$ 375,164	\$ 93,991
7200 Nutrition Services	269,327	97,156	6,323	6,323	103,479	121,077
Total Ancillary Services	\$ 269,714	\$ 373,108	\$ 184,204	\$ 105,535	\$ 478,643	\$ 215,069
Non-Programmed Charges:						
8100 Payments to Other Governments	\$ 2,632,250	\$ 1,382,243	\$ -	\$ -	\$ 1,382,243	\$ 1,172,595
8400 Interfund Transfers	-	-	39,089	36,840	36,840	34,224
8500 Contingency	-	-	33,727	-	-	-
8600 Educational Foundations	-	-	35,535	17,788	17,788	976
Total Non-Programmed Charges	\$ 2,632,250	\$ 1,382,243	\$ 108,351	\$ 54,608	\$ 1,436,851	\$ 1,207,796
TOTAL FUND EXPENDITURES	\$ 39,601,928	\$ 21,000,727	\$ 3,397,865	\$ 1,666,722	\$ 22,667,449	\$ 20,037,576

Motion: I move the Board approve the Henderson County Public Schools January 2025 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 – 1 vac.
Position # 4 – At Large
2. Hendersonville City Zoning Board of Adjustment – 1 vac.
Position # 3 – Resident of ETJ
3. Hendersonville Planning Board – 1 vac.
Position #1 – Resident of ETJ

Approved:

Sobriety Treatment and Recovery Team (START) Pilot

The Department of Social Services was seeking approval for funding from the North Carolina Division of Social Services (NCDSS) for the 2024-2025 grant cycle. This funding will support the implementation of START services, an evidence-based initiative designed to assist families with children from birth to five years who are engaged with child protective services, particularly when substance use is identified as a primary safety concern. This program aims to provide crucial support and intervention for at-risk families, ultimately promoting healthier outcomes for parents and children. The total funding amount is unknown prior to entering into contract.

Motion: I move that the Board approve the acceptance of federal grant funding from the North Carolina Division of Social Services (NCDSS) to support the Henderson County Department of Social Services in implementing the Sobriety Treatment and Recovery Team (START) and approve associated budget amendments, once funding amounts are known.

Request for Refund of Taxes

Towne Place Homeowner Association, Inc., was seeking a refund of ad valorem real property taxes paid for 2019, 2020, 2021, 2022, 2023, and 2024. A copy of their request was provided. The exact date the request was sent was not clear, but the Board has 90 days from its receipt, which was December 31, 2024, to act.

The taxes were paid in full (including penalties and interest), so the Association was seeking a refund of the taxes rather than a release, as stated in the letter. Under N.C. Gen. Stat. Section 105-381(b), the Board of Commissioners are required to determine whether the taxpayer has a valid defense to the tax imposed or any part thereof and shall either release or refund that portion of the amount that is determined to be in excess of the correct tax liability or notify the taxpayer in writing that no release or refund will be made.

It would have been a valid defense to these taxes had the property owned by the Association been the subject for an exemption under N.C. Gen. Stat. Section 105-277.8 (property of a nonprofit homeowners' association) within the time provided by the North Carolina Department of Revenue for listing of exempt real property. The property was not listed in a timely manner by the time of such listing for the years for which a refund was sought.

Under N.C. Gen. Stat. Section 105-380(a), the Board was "prohibited from releasing, refunding, or compromising all or any portion of the taxes levied against any property within its jurisdiction except as expressly provided in this Subchapter" [the Machinery Act]. Further, under Section 105-380(c), "[a]ny tax that has been released, refunded, or compromised in violation of this section may be recovered from any member or members of the governing body who voted for the release, refund, or compromise by civil action instituted by any resident of the taxing unit"

Motion: I move the Board deny the refund of the taxes which are the subject of this request, and have the taxpayer's representative notified of the Board's action.

2025.032 Government Financing Corporation Appointment

In January of this year, the Board appointed two Commissioner representatives (Chairman Lapsley and Commissioner McCall) to act as directors of the Henderson County Governmental Financing Corporation. As the Governmental Financing Corporation has not had cause to meet since 2020, the third director—the County Manager—needed to be named.

Approved:

January 6, 2025 meeting contained a math error.

Motion: I move the Henderson County Board of Commissioners approve the proposal letter (revised 2/11/25) from LS3P Architects, for the Spartanburg Hwy. MOB location, for the Henderson County / Henderson County Hospital Corporation Design Development through Construction Administration Phase (finish), and direct Staff to proceed.

Set Public Hearing for Land Development Code (LDC) Text Amendments Commercial Parking along Ecusta Trail (Add on)

State law and the LDC require the Board of Commissioners to hold a public hearing prior to acting on a text amendment. Staff requested the Board set a public hearing for Monday, April 7 at 5:00 p.m.

Motion: I move that the Board set a public hearing on the proposed Land Development Code Text Amendment Commercial Parking along Ecusta Trail for Monday, April 7 at 5:00 p.m.

Motion: Vice-Chair Edney made the motion to adopt the consent agenda as presented. All voted in favor, and the motion carried.

PUBLIC HEARING

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

2025.034 Public Hearing for Rezoning Application #R-2024-07, Howard Gap Rd, Industrial (I) to Residential Two Rural (R2R)

Rezoning Application R-2024-07, submitted on November 11, 2024, requested that the County rezone approximately 2.81 acres of land from the Industrial (I) zoning district to the Residential Two Rural (R2R) zoning district. The zoning map amendment application was for a portion of PIN: 9660-85-8605 with access from Howard Gap Rd (SR 1006). The property owners and the applicants are Alex and Inna Bortnik.

The Technical Review Committee reviewed the application on February 18, 2025, and motioned to forward it to the Planning Board for their review and recommendation. The Planning Board reviewed this application at their February 20, 2025, meeting and voted unanimously to forward it with a favorable recommendation to the Board of Commissioners.

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 March 3, 2025, public hearing regarding rezoning application #R-2024-07 was published in the Hendersonville Lightning on February 19, 2025, and February 26, 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 February 19, 2025, and posted signs advertising the hearing on February 21, 2025.

Approved:

Application Background

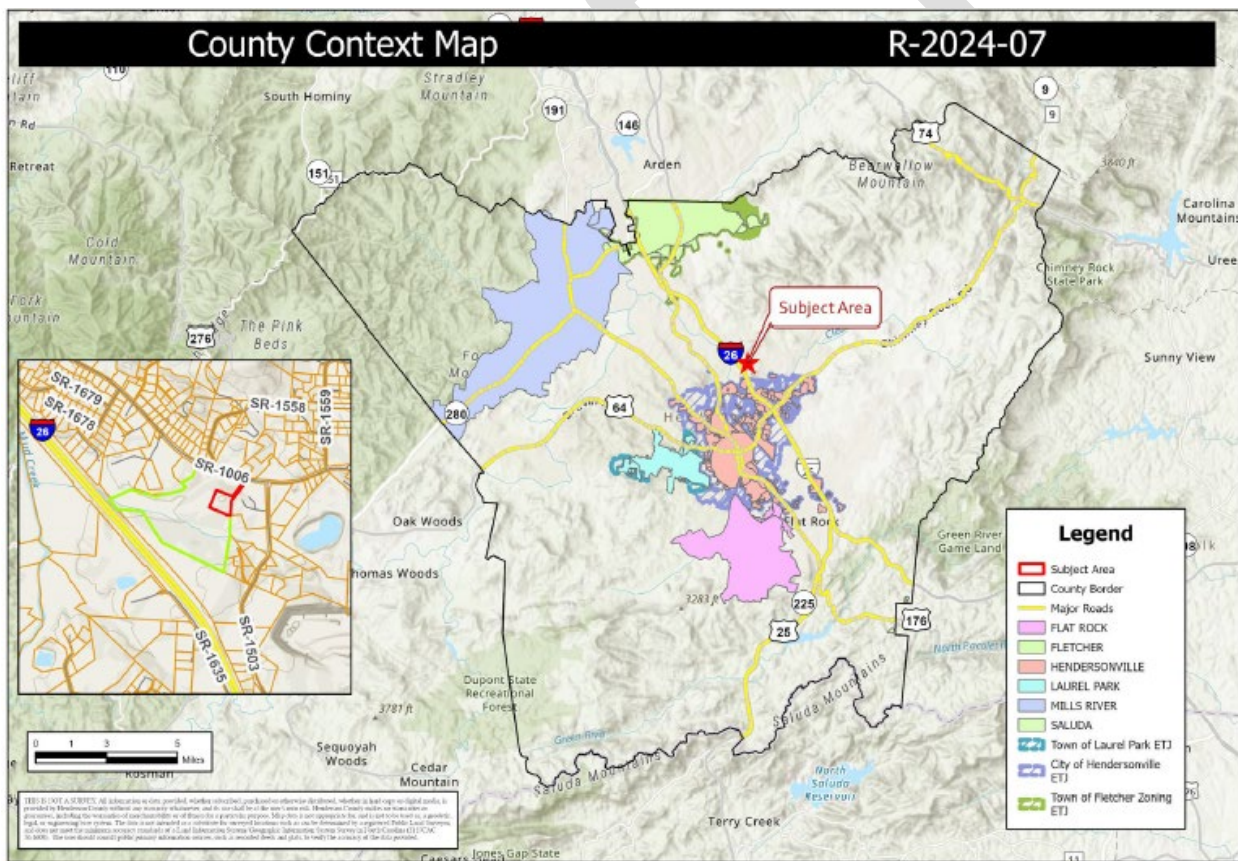
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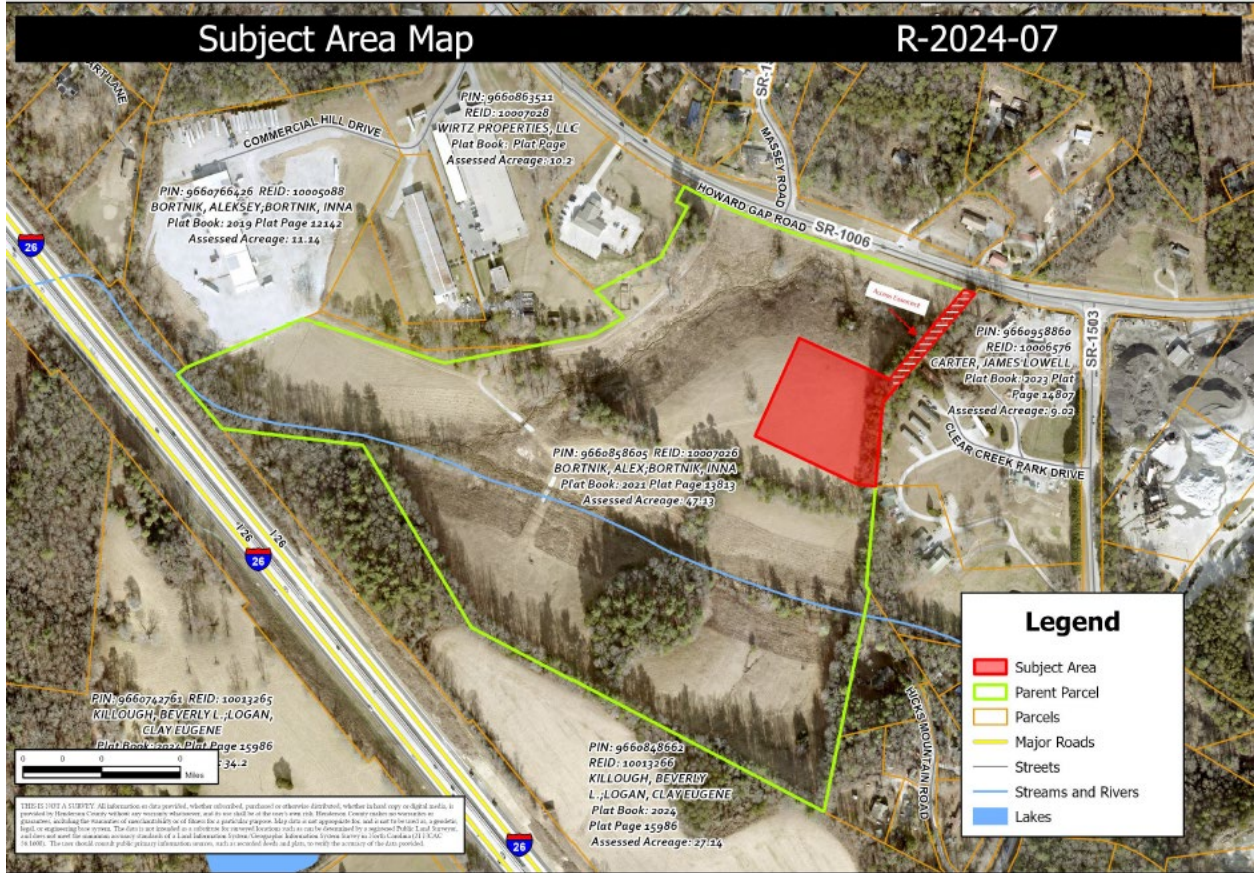
The Planning Board reviewed this application at their February 20, 2025, meeting and voted unanimously to send it to the Board of Commissioners with a favorable recommendation.



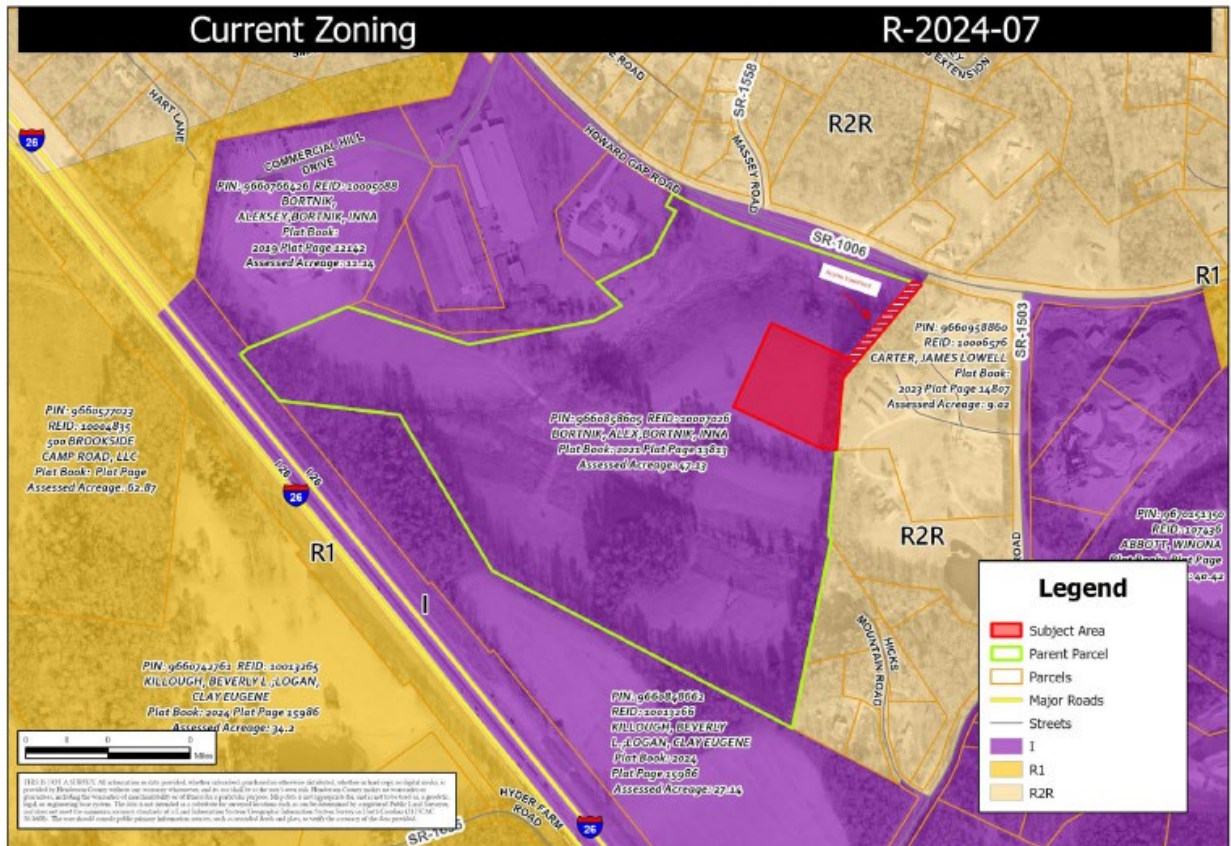
Property Owner(s): Alex and Inna Bortnik
 Total Acreage: 2.81
 Zoning District: R1



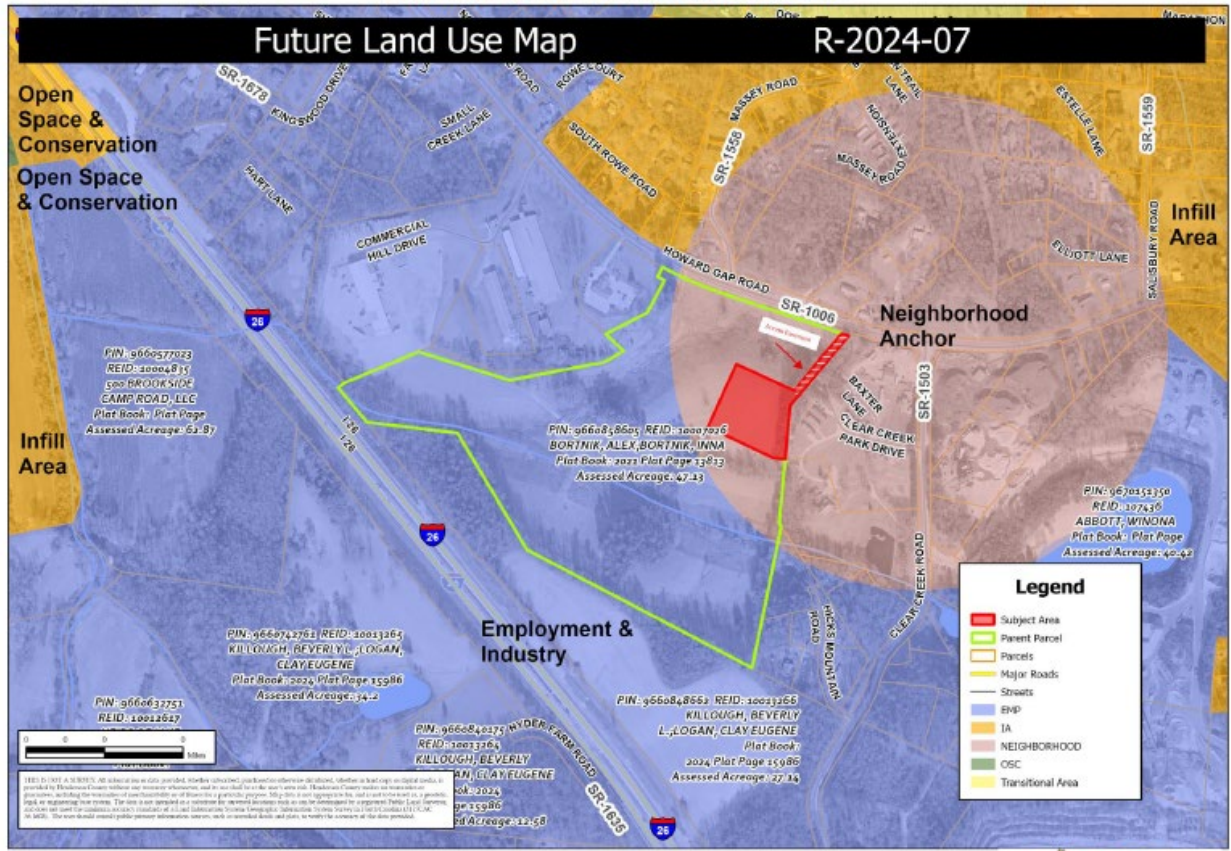
Approved:



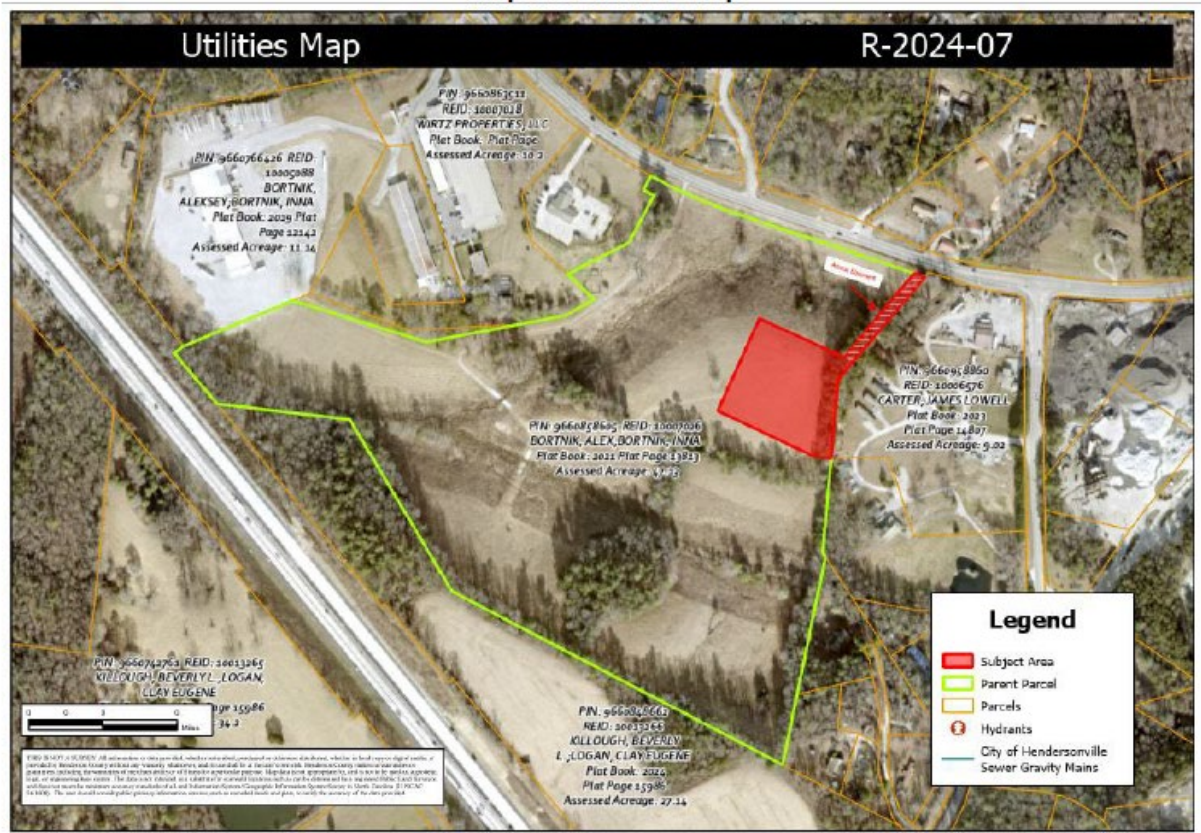
Map C: Current Zoning



Map D: 2045 Future Land Use Map



Map F: Utilities Map



Comprehensive Plan Statement

- **GOAL 7: DIVERSIFY HOUSING CHOICES AND INCREASE AVAILABILITY.**
 - Rec 7.2: Encourage development of housing.
- **NEIGHBORHOOD ANCHOR FLUM CHARACTER AREA**
 - The 2045 Comprehensive Plan Future Land Use Map identifies the subject area as being in the Neighborhood Anchor character area. 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. The principal use of land in the Residential Two Rural (R2R) zoning district is residential.

Public Input: There was none.

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

Commissioner McCall made the motion that the Board approve rezoning application #R-2024-07 to rezone the Subject Area to the Residential Two Rural (R2R) zoning district based on the recommendations of the 2045 Comprehensive Plan and;

further moved that the Board approve a resolution regarding the consistency with the 2045 Comprehensive Plan. All voted in favor, and the motion carried.

DISCUSSION

Hurricane Helene Update

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

Farm Services Agency

USDA Farm Services Executive Director Kelly Springs provided an update on their response to Hurricane Helene. He explained that assistance programs come from the Farm Bill and focus on replacing trees, orchards, and vines rather than compensating for their loss. Around 20 applicants have sought aid due to flooding and wind damage, with an expected 65% cost share reimbursement. Eligibility requirements vary by crop, and the program is challenging to qualify for.

Mr. Springs discussed the Emergency Livestock Assistance Program (ELAP) which provides aid for feed loss. The program does not cover hay producers but does include losses affecting trout and honeybees. It operates as a direct loss assistance program. The Livestock Indemnity Program (LIP) provides compensation for livestock deaths directly caused by the hurricane, with payments made per head. Documentation is required; third party certification from someone who discovers the dead animal is acceptable. The non-insured Crop Assistance Program (NAP) includes two programs specifically created in response to the hurricane: the Land Damage Program and the Emergency Forestry Registration Program. These programs operate as a cost-share program. The

Approved:

The Emergency Conservation Program is a cost-share program that provides assistance for fence and field recovery. The ECP assists with debris, sand, silt, tree, and rock removal and grading and re-leveling fields.

Kenny Barnwell spoke about the number of ECP applications, noting that numerous applications had been submitted. Adding that, to his knowledge, no one has ever been denied by this program. Mr. Kelly pointed out that horses were not eligible for the program. However, there were specific exceptions eligible.

Financial Update

Financial Services Director Samantha Reynolds shared the most current financial impacts from Helene.

FY2025 Impacts	
Revenues	Expenses
◊ Waived Fees Total: \$856,129.45	◊ Personnel Costs: \$3,018,388.32
◊ Sales Tax Deficit: \$0	◊ Debris Management/Monitoring: \$7,419,450.83
◊ Property Tax Collection Rate: 97.890%	◊ Other Disaster Response: \$1,686,384.50

FEMA Applications
<u>Completed:</u>
◊ Expedited Funding Application - \$15,224,300
<u>Submitted:</u>
◊ Emergency Debris Removal Application - \$1,139,018.50 (Pending EHP Review)
<u>In Process:</u>
◊ PPDR - Debris Removal Application - \$1,461,114 (Pending Application Completion)
◊ Leases - Emergency Protective Measures – estimated \$931,500 (Pending Application Completion)
◊ Personnel Costs

Summary to Date	
<u>Revenues:</u>	
FEMA Funding Received	15,224,300.00
Donations, Unassigned	104,628.30
Insurance Proceeds	386,951.16
Reimbursements	5,384.00
	<hr/>
	15,721,263.46
<u>Expenditures:</u>	
Personnel	3,018,388.32
Debris Management/Monitoring	7,419,450.83
Other Disaster Response	1,686,384.50
	<hr/>
	12,124,223.65
Net	3,594,039.81

Anticipated Exposure	
◊ Revenue Loss	\$ 3,184,014
◊ Expenditures	\$ <u>58,237,891</u>
◊ Total Exposure	\$ 61,421,905
➤ Estimates for private property and additional waterway debris removal are pending. These estimates are not included in the totals.	

Approved:

Debris Update

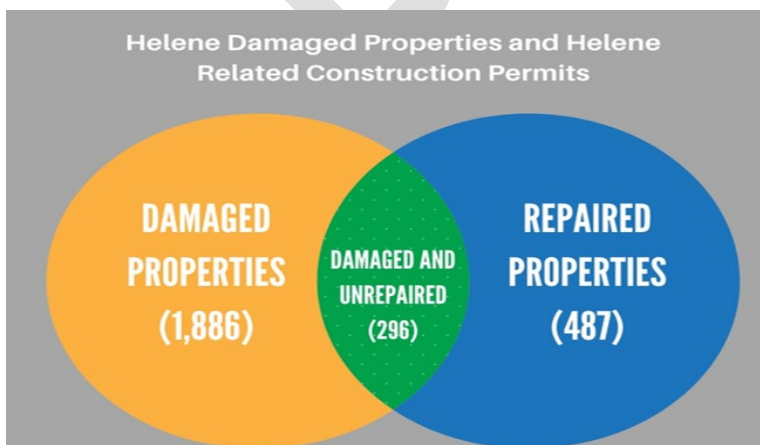
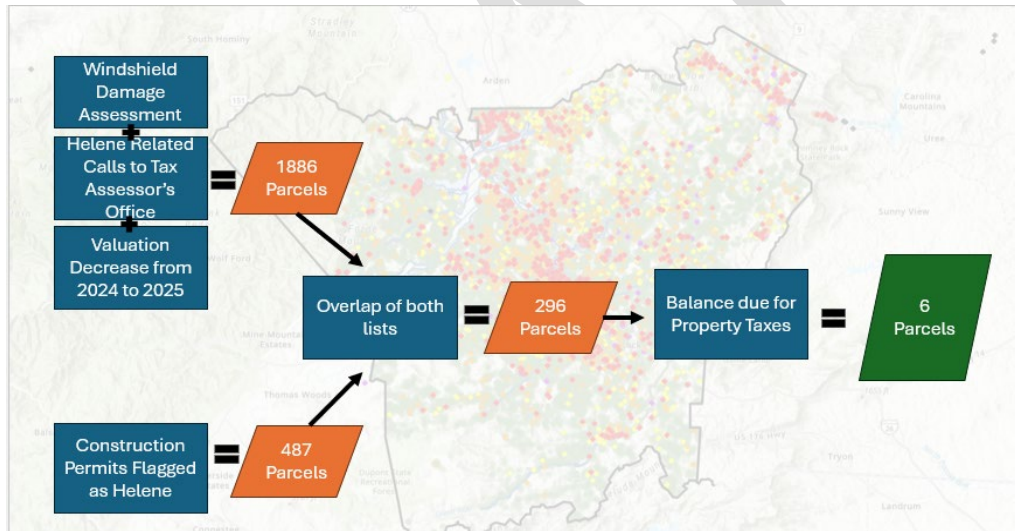
County Engineer Marcus Jones shared the following statistics regarding debris removal.

TS Helene Debris Removal Update

Debris Collected as of today

- Roadway: 434,118 cy (reevaluating %)
- Wood chips: 57,750 cy
- Waterway: 18,452 lf
- Tree Cuts (leaners & hangers): 6,106

Manager Mitchell shared the following statistics regarding storm damaged properties and repairs to those properties.



Approved:

Mr. Mitchell noted that 26 homes remain unrepaired since the storm, as no permits had been issued for those properties. He said he would have staff contact those homeowners to connect them with programs that could offer assistance.

Direct Housing

Assistant County Manager Chris Todd reported that FEMA has placed 31 temporary housing units, with three more expected by next week. The TSA program has been extended to May 26, with 150 hotel rooms still in use, representing about 200-225 people.

Mr. Todd said the Long-Term Recovery Group and the United Way had met, and the United Way was acting as the group's fiscal agent. The agreement had been drafted and was now in front of both boards. For this to happen, the United Way and the Long-Term Recovery Group need an actual partnership. This was expected to be finalized in the coming weeks.

John Mitchell provided updates on the Bat Cave Post Office, noting that the mobile unit has returned to Edneyville and would hopefully be relocated to Bat Cave soon. He also mentioned that the DRC and distribution warehouse were nearing expiration. The DRC has the option to continue on a month-to-month basis if needed. He expects FEMA to continue having a county location for at least two to three years. Remaining warehouse goods are being distributed to the public.

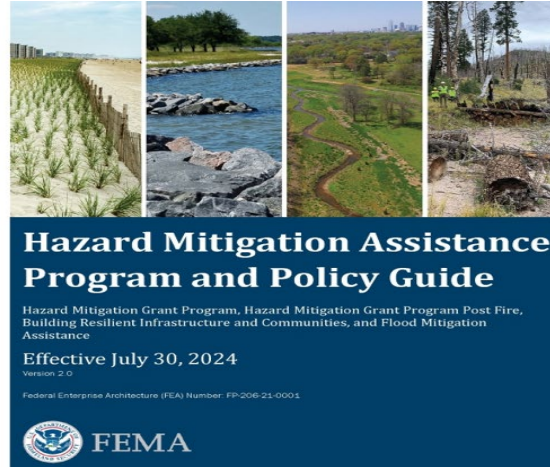
FEMA Homeowner Mitigation Projects – First Round

On December 11th, 2024, North Carolina Emergency Management published a Notice of Funding Availability (NOFA) for Hazard Mitigation Projects (HMGP). This NOFA included both opportunities for public assistance projects and homeowner assistance projects. Homeowner mitigation projects aim to lessen the impacts of future losses from natural disasters to the individual property owner. Both NC Emergency Management and Henderson County have been accepting applications for homeowner projects since this announcement. Under the FEMA guidance for HMGP projects, the State serves as the applicant and the County is the sub applicant. Applications received by the County are submitted to the State for verification and preparation for FEMA submission. In total, over 100 property owners are interested in a form of FEMA mitigation. The State is prioritizing these applications for consideration by the County before the October application deadline.

North Carolina Emergency Management has submitted the first round of applications they recommend the County consider. The Technical Review Committee evaluated this list on February 20th, 2025. Staff coordinated any final questions with NC Emergency Management and are presenting the final recommendations for the Board's consideration. Any properties not included in this initial first round are still being processed by the State and eligible properties will be considered in the following rounds of FEMA applications.

Hazard Mitigation Grant Program – Homeowner Mitigation Projects

Floods and Landslides



Major Disaster Declared - Helene

- HMGP authorized through the Robert T Stafford Disaster Relief Fund and Emergency Assistance Act
- FEMA will fund project costs to 75%
- North Carolina will fund the other 25%
- No cost to County or selected homeowners



Why?

- “To support hazard mitigation activities the reduce or eliminate potential loss and foster resilience against the effects of disasters”
- Damage can’t happen to a structure that is not there, reducing loss of life, damage to homes, and costs to rebuild.
- This grant program is to assist real property owners rebuild their life after major damage.

Mitigating Flooding and Landslide Damages

- Flooding
 - State Centric model
 - Acquisitions
 - Elevations
- Landslides – new for NC
 - County Centric model – process being built with [iParametrics](#)
 - Acquisitions (several pilot projects in first round)
 - Ground Stabilization

Approved:

Eligibility

- Primary homes, secondary homes, rental homes, land with structures on it, businesses
- Flooding
 - Historically, homes in flood zone preferred criterion
- Landslides
 - Already affected, or imminent danger
- Ultimate County decision to move applications forward

Homeowner Application Pathway

Homeowner fills out application

County is the Sub-applicant – reviews applications

State is the Applicant, compiles packets and return to County for approval

State sends packet to FEMA – review

Estimated two years from beginning to acquisition/elevation/stabilization

Next Steps...

- In total 104 properties have expressed interest in one of the programs (30 are landslides)
- NC Emergency Management is working through a priority list based on their assessment of ease of FEMA approval.
- The State returned 32 properties for consideration in the first-round application.
- The County TRC is providing a first review prior to submission to the Board. This ensures there are no technical concerns such as conflicts with DOT projects. Following the TRC meeting the Committee is recommending 28 properties be included in the first application.
- Additional properties are being processed by NCEM and will be considered in the coming weeks.

Chairman Lapsley stated for the record that each member of the Board had reviewed the list of first round properties and found no conflicts of interest.

Motion: Charman Lapsley made the motion for the Board to approve the first round of homeowner hazard mitigation projects and authorize staff to approve the formal application to FEMA. All voted in favor, and the motion carried

Approved:

AgHC Update

Brent Coston, executive director of Agribusiness Henderson County (AgHC), presented the board with an update on the company's activities.



Welcome Introduction

As a fourth-generation farmer in Henderson County, EHHS and Clemson University alumnus, I'm passionate about sustainable agriculture and community development. My family and I run Bearwallow Valley Farms, producing apples, row crops, and pastured poultry. Now, as Director of AgHC, I'm excited to support and grow agribusiness in Henderson County, driving prosperity for our farmers, our community, and our economy.

- Brent, Executive Director

Our Organization

<p>STATUS</p> <p>Public and privately funded economic partnership formed in 2011, 501(c)(6) status in 2013</p>	<p>BOARD</p> <p>17 Members consisting of a diverse group of growers, along with industry and supporting business leaders</p>	<p>MEMBERS</p> <p>61 Private Members from all aspects of the agricultural economy in Henderson County.</p>
<p>IMPACT</p> <p>Total capital investments totaling over \$193M and an est. \$832K/Yr in added tax revenue as a direct result of our efforts</p>	<p>EDUCATION</p> <p>Regular educational and related information and business sharing fellowship events</p>	<p>PRESERVATION</p> <p>Over 1,000 acres across 35 parcels of farmland have been kept from development</p>

How we Support

Our Mission



- 01 Production and Marketing**
Identifying production and marketing opportunities for our members
- 02 Promotion and Education**
Promoting the industry, educating producers and the public, and providing legislative advocacy
- 03 Resource Connections**
Locating resources and facilities for existing and potential growers and producers
- 04 Project Coordination**
Connecting individuals and coordinating ag-related projects

Our Mission

To promote the economic development of agriculture and agribusiness in Henderson County.

Vision

A thriving agricultural community, where innovation, sustainability, and collaboration drive economic growth, environmental stewardship, and a high quality of life for all of Henderson County.

Upcoming Priorities

<p>FARMER NEEDS</p> <p>Survey Henderson County farmers to determine their highest needs and priorities</p>	<p>ENGAGEMENT</p> <p>Increase active engagement with agricultural community on the farm</p>	<p>MEMBERSHIP</p> <p>Improve member engagement, attendance, membership, and cooperation among local agencies</p>
<p>COMMUNITY</p> <p>Improve community engagement, communication, and foster a cooperative effort to support local agriculture</p>	<p>EDUCATION</p> <p>Community and member education opportunities regarding farming and food systems</p>	<p>AGRITOURISM</p> <p>Support and promote, connect farms with schools, early child care centers, and adult day centers</p>

Top Challenges

<p>RECOVERY</p> <p>Helene shook an ag community that was already on shaky ground to the core</p>
<p>MARKETS</p> <p>As domestic growing costs steadily increase, local farms cannot compete with large conglomerates out west and up north. Farmland is being lost in NC at an alarming rate.</p>
<p>LABOR</p> <p>Labor is the top expense for any farm; The DOL sets the AEWR that drives all labor, not just H2A</p>

Approved:

Top Challenges

RECOVERY

- **Existing Programs Fall Short:** Federal, state, and local programs predate Helene and don't meet urgent recovery needs.
- **Timing Issue:** Farmers can't wait until June for assistance.
- **Agritourism Gap:** No current programs provide necessary support.

Agriculture in Henderson County was already on shaky ground:
According to the 2022 Census of Agriculture

- There are a total of 32,743 acres of farmland in Henderson County
- Apples, 16%; Forage, 11%; Vegetables and corn, roughly 5% each
- 8,356 acres of farmland have been lost in HC since 2017 (20% loss)
 - Average size of a farm in HC has decreased by 30% (63 acres)
- Farm production expenses increased at a rate 9% higher than the market value of the products overall

Taking Action

RECOVERY

- **Helene Recovery:** Assisted farmers with resources, aid, and updates.
- **Advocacy:** Continuing to engage with federal representatives to push for more timely farm support.
- **Education:** Hosted monthly programs focused on Helene recovery.
- **Farmland Preservation:** Supported grants and county-wide efforts.

Top Challenges

MARKETS

- **Processing & Costs:** Few local processors force long-distance shipping, increasing costs and reducing local produce purchases.
- **Tariffs & Market Impact:** India's 2018 tariffs on WA apples continue to hurt the national industry, lowering fresh fruit sales.
- **Government Program Issues:** Farm to School struggles to support NC farms as large conglomerates outcompete local products.
- **Apple Wedge Packers:** The loss of AWP significantly impacts Henderson County and the Southeast apple industry.

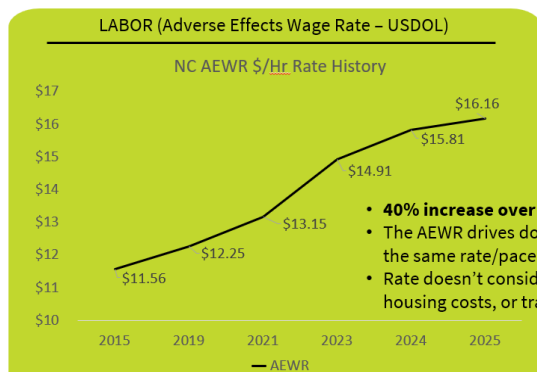
Taking Action

MARKETS

- **Public Food Systems:** Exploring ways to integrate Henderson County produce into NC's public food supply.
- **Processor Partnership:** Consider ways to attract a major processor to expand locally.
- **Policy & Tariffs:** Monitoring policy changes to help farmers navigate potential challenges.
- **Incentives for Growth:** Engage local officials to discuss agricultural expansion and modernization incentives.
- **Apple Wedge Packers:** Engage local officials to discuss ways the county can support their rebuilding efforts.

Mr. Coston said locally more than half of all the apples in the county were packed at Apple Wedge before a fire destroyed the facility.

Top Challenges



Taking Action

LABOR

- **National Issue:** The topic is gaining momentum for change.
- **Legal Challenges:** Multiple federal lawsuits challenge AEWR and DOL's authority to enforce it.
- **State-Level Action:** AgHC engaged with NC's Attorney General's office regarding the lawsuit in NC.
- **Educational Efforts:**
 - Regenerative agriculture and farm modernization
 - Aims to equip farmers with cost-saving methods to offset high labor costs.
 - Emphasizes efficiency as a path to profitability.
- **Outreach Program:** Will integrate these topics into farmer education initiatives.

In Conclusion

It's all connected



Without a thriving agricultural economy, we stand to lose more and more farmland. The very farmland that makes Henderson County so unique and attractive, and once it's gone, it is gone for good. Growing the agricultural economy is essential to preserving farmland and the farming way of life. Without solid market outlets and reasonable regulations, recovery will not be sustainable over the long haul.

AgHC must be a part of bringing people together to achieve common goals and finding a balance between population growth and farmland preservation, while diligently striving to grow the agricultural industry to support the long-term sustainability of agriculture in Henderson County.

Mr. Coston suggested starting a discussion on strategies to incentivize agricultural growth and expansion, similar to how industrial growth is supported. He also emphasized the need for the county to support Apple Wedge Packers after their facility was recently destroyed in a fire.

Commissioner Franklin asked about the membership fees for AgHC. Mr. Coston explained that there were four membership levels, ranging from \$200 to \$2,500. She then questioned the purpose of the different membership levels if the goal was to include everyone in the agricultural community. Coston mentioned that the practice of the different membership levels was in place when he came on board, expressed interest in changing it. Franklin mentioned a recent email from AgHC with links to available programs. She forwarded these links to several farmers and suggested that it would be helpful for AgHC to expand their contact base to reach more of the community. Vice-Chair Edney and Coston discussed fear and uncertainty among undocumented workers due to new government regulations, and how that was impacting the community.

Land Development Code Rewrite – Request for Consultant (Pulled from the consent agenda for discussion)

With adopting the Henderson County 2045 Comprehensive Plan on March 20, 2024, and the Implementation Plan on September 3, 2024, the Board directed staff to work on rewriting the Land Development Code (LDC) to become compatible with the new plan and its recommendations.

Due to the Planning Department's necessary responsibilities in response to Hurricane Helene's impact and the county's additional priorities and projects, staff requested to hire a consultant to assist in the LDC rewrite process. The Board previously approved this request through the FY25 budget process, so no budget amendment was necessary.

Although the recent state law change will prevent the adoption of the LDC rewrite, the anticipated reversal of the law is a reason to begin the process so the County can be poised for adoption.

Commissioner Egolf stated he pulled this item to make additional comments. He emphasized that the past election and primary reflected the people's desire for change regarding farmland preservation and growth with the same density and population as Henderson County. He wanted to ensure the county targeted the right individuals with experience in these areas. He emphasized the importance of preserving the area's rural character, stressing the need to maintain what makes the county appealing. Egolf expressed that the rewriting of the LDC should be a top priority and completed as quickly as possible. In defense of the Board, Chairman Lapsley explained that the previous Board of Commissioners, along with planning staff, had worked for three years on the details of the 2045

Approved:

Comprehensive Plan, including the adoption of the future land use map, which guides for the rewrite. He clarified that the first step, by law, required the county Planning Board to review the land use map and recommend how the code should be rewritten. That process had started but was delayed due to the impact of the hurricane. Autumn Radcliff added that the agenda item was intended to inform the Board that the Planning Board was moving forward with selecting a consultant. The scoring matrix for the selection process would include Board concerns, such as Farmland Preservation. The approval and selection of the consultant would come later. Vice-Chair Edney suggested it would be helpful if planning staff shared the RFP with the Board. Mr. Mitchell assured the Board members that the Board would have the final say on the chosen consultant.

Motion: Chairman Lapsley made the motion that the Board direct staff to procure a consultant for the Land Development Code rewrite. All voted in favor, and the motion carried.

NOMINATIONS AND APPOINTMENTS

1. Board of Equalization and Review – 2 vacs.

Chairman Lapsley made the motion to nominate Gale Jenkins for appointment to position #2. All voted in favor, and the motion carried.

2. Farmland Preservation Task Force – 1 vac.

Commissioner Egolf made the motion to nominate Jason Davis for appointment to position #3. All voted in favor, and the motion carried.

3. Laurel Park Zoning Board of Adjustment – 1 vac.

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

4. Nursing/Adult Care Home Community Advisory Committee – 11 vacs.

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

COMMISSIONER UPDATES

Commissioner McCall was the only board member with an update. She announced that she would be out of town and could not attend the Board's next meeting on March 19, 2025.

COUNTY MANAGER UPDATES

Manager Mitchell stated that he continues to advocate for local farmers in Raleigh and Washington, noting he recently met with the Chairman of the FSA. He mentioned that the system was in place to distribute funds to farmers. Mitchell also highlighted an upcoming Joint School Facilities meeting on Monday, March 10, 2025, at 11:00 a.m., where discussions are expected to focus on the bus garage, the school budget, and the status of MRTS. He thanked Chairman Lapsley for his attendance and presentation at a meeting at the Chamber of Commerce this week, which he felt was well received.

Approved:

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: