



**MINUTES**  
**LOCAL GOVERNMENT COMMITTEE FOR**  
**COOPERATIVE ACTION**  
Commissioners' Meeting Room/Courtroom of the Historic Courthouse  
Main Street | Hendersonville NC 28792  
Tuesday, July 16, 2024 – 3:00 PM

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**MINUTES**

City of Hendersonville: Barbara Volk, Mayor; City Manager; Brian Pahle, Assistant City Manager; Melinda Lowrance, City Council Member; Jill Murray, City Clerk

Henderson County: Rebecca McCall, Chairman; J. Michael Edney, Vice-Chair, Denisa Laufer, County Clerk

Laurel Park: J. Carey O'Cain, Mayor

Village of Flat Rock: Anne Coletta, Council Member

Town of Fletcher: Preston Blakely, Mayor;

Town of Mills River: Sandra Goode, Council Member

**1. WELCOME**

Mayor Barbara Volk called the meeting to order.

**2. PLEDGE OF ALLEGIANCE**

Mayor Volk led the Pledge of Allegiance. Afterwards, Mayor Volk introduced the City's newest Council Member Melinda Lowrance.

**3. PUBLIC COMMENTS**

Susan Frady, former Executive Director of Housing Assistance introduced Margaret Lebeck who is now the Executive Director.

On behalf of Senator Thom Tillis' office, Robin Ramsey invited everyone to attend the Land of Sky Summer BBQ on August 7<sup>th</sup> at Fletcher Park.

**4. CONSIDERATION OF AGENDA**

Mr. Edney moved, seconded by Ms. Coletta to approve the agenda as presented. Motion carried unanimously.

**5. APPROVAL OF MINUTES – April 16, 2024**

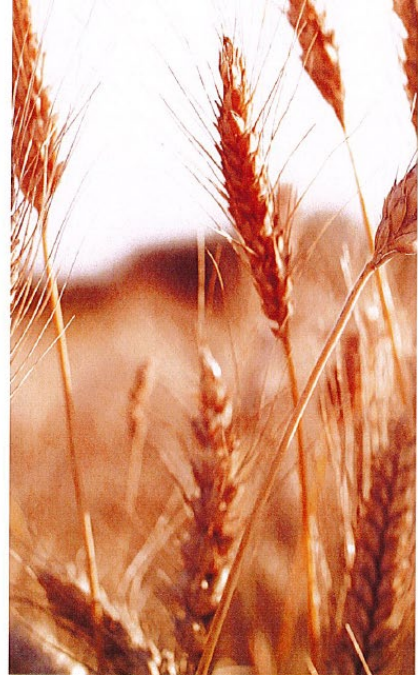
Mr. Edney asked that the last paragraph on page 3 under Henderson County, the last two words should say Henderson County instead of Mills River. Mayor Volk made a motion to approve the minutes as amended. Motion carried unanimously.

## 6. FARMLAND PRESERVATION UPDATE

Liz Hanson, Planner presented the following PowerPoint presentation and explained that have moved to having two meetings a month and have had several guest speakers thus far. She added that they are currently drafting an ordinance that they will present on the 29<sup>th</sup>.

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July 16, 2024 • Local Government Committee for Cooperative Action



# Farmland Preservation Taskforce

## Henderson County >

## Taskforce Members & Support

Name	Representation
Rebecca McCall, Chair	Board of Commissioners
David Hill, Chair	Board of Commissioners
Hunter Marks	Planning Board
Danny McConnell	Soil & Water Conservation District
Joffrey Merrill	Agribusiness Henderson County
Gary Steiner	NC Cooperative Extension
Jimmy Cowan	NC Farm Bureau
Randy Newman	Hendersonville Board of Realtors
Jason Edney	At-large
Justin Patwin	At-large
Linda Pryor	At-Large
Alan Ward	At-Large
Danielle McCall	At-Large

Conserving Carolina  
 Kieran Roe  
 Tom Fanslow  
 HC Soil & Water  
 Jonathan Wallin  
 April Hoyt  
 NC Cooperative Extension  
 Dr. Terry Kelley  
 NC Dept. of Agriculture  
 Jeffrey Darnell

# Taskforce Timeline



## Guest Speakers

### Evan Davis

**NC Department of Agriculture & Consumer Services**

- NC ADFPTF Grant
- Agricultural Conservation Easements

### Kieran Roe & Tom Fanslow

**Conserving Carolina**

- Conservation Easements

### Ariel Zijp & Avni Naik

**Buncombe County Soil & Water - Farmland Preservation Division**

- Farmland Preservation Program
- Agricultural Conservation Easements

### Ryan Manning & Mikey Fulk

**NC Foundation for Soil & Water Conservation**

- Haywood County Farmland Preservation Program
- Working Lands Trust

### Loren Hendrickson

**Wake County Soil & Water**

- Farmland Preservation Program
- Agricultural Conservation Easements

### Christian Hirni

**Orange County Natural & Cultural Resources**

- Land Conservation
- Conservation Easements

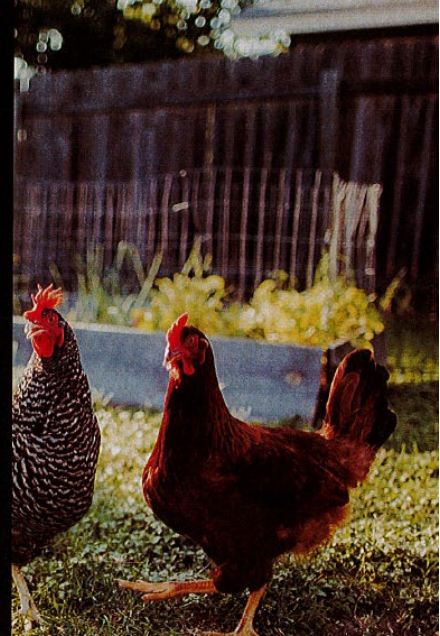
## Guest Speakers Cont.

### Rachel Meriwether

Blue Ridge Community College  
• Horticulture Program Lead  
Instructor

### Shanda Bedoian

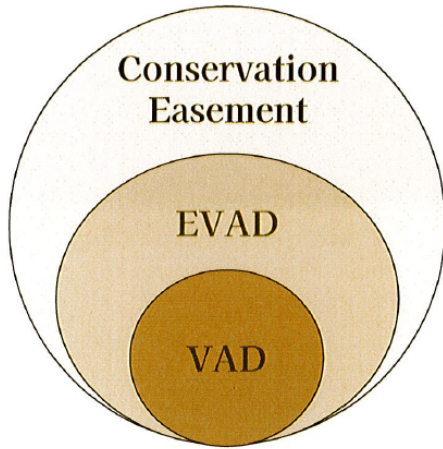
Blue Ridge Community College  
• Director of Corporate &  
Customized Training



At the last Taskforce meeting, Staff presented the draft **framework** for the program.

It was requested that the Planning Department, Soil & Water, Conserving Carolina, and NC Coop. Extension meet to draft an **ordinance** for the program.

# Draft Program Inclusions



## Present Use Value (PUV)

- Administered by Tax Office
- Land is **taxed** on the value in its current use instead of market value

## Conservation Easement

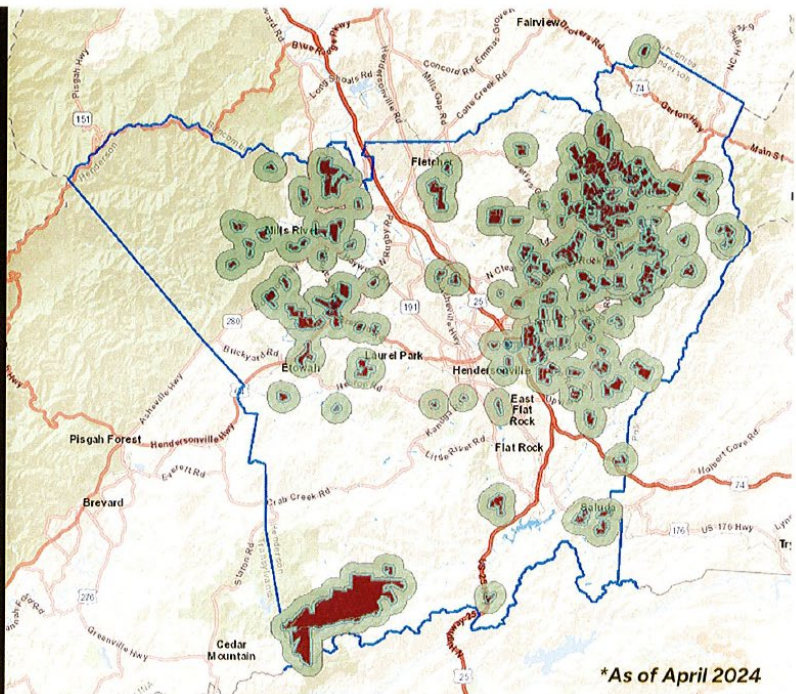
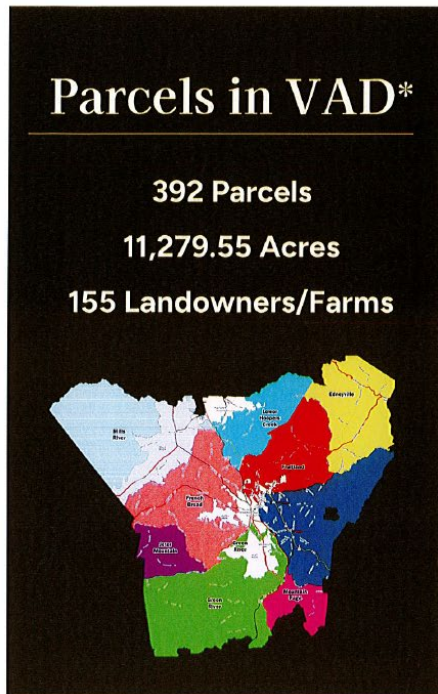
- Perpetual easement restricting non-farm development and subdividing

## Enhanced Voluntary Ag Districts (EVAD)

- Administered by Soil & Water
- Applicant signs **irrevocable** 10-year agreement restricting non-farm development
- Landowner able to receive **25%** of gross revenue from **non-farm** products with bona fide farm status
- Landowner eligible to receive up to **90% cost-share** assistance

## Voluntary Ag Districts (VAD)

- Administered by Soil & Water
- Applicant signs 10-year agreement restricting non-farm development
- Landowner may **revoke agreement** at any time by written notice





## Additional Considerations



PUV Rollback Funds



NC ADFPTF & AGZ Grants



Program Criteria & Scoring



County Priority Areas



Educational Resources



Succession & Estate Planning

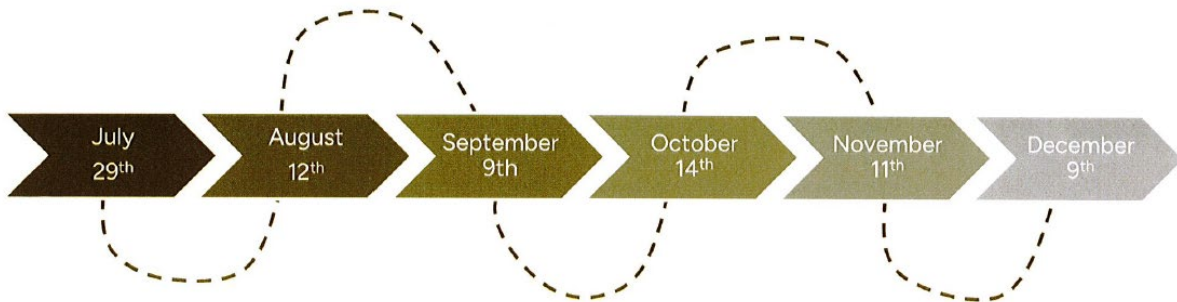


Farmer Connections



Farmland Preservation Plan Update

## Future Taskforce Meetings\*



**7. HENDERSON COUNTY PUBLIC SCHOOLS STRATEGIC PLAN** – *Mark Garrett, HCPS Superintendent*

Mark Garrett, HCPS Superintendent presented the following PowerPoint presentation.



# Henderson County Public Schools

## Strategic Plan

*July 16, 2024*  
*LGCCA Meeting*

### Timeline



- January 2024: Invitations to Stakeholder groups sent:
  - HCPS Assistant Principals
  - HCPS Instructional Services and Leadership
  - HCPS Principals
  - Community Partners
  - Middle School Students group
  - High School Student Government and Land of Sky HCPS P20 students
  - Teachers representatives (Superintendent’s Teacher Advisory Council)
  - Parent representatives (Superintendent’s Parent Advisory Council)
- February 2024: Stakeholders met for focus groups
- March 2024: Priority setting session with the HCPS School Board using data from focus groups
- April 2024: First draft provided to Superintendent
- May 2024: Revision of draft, infographic developed
- June 2024: School board presentation

## 2024-2027 STRATEGIC PRIORITIES



Graduate all students ready for the future.



Be the leading employer and educational institution in our region.



Have access to facilities that are safe and conducive for working, teaching, and learning.



Leverage community partnerships to support student success.

Draft  
Strategic  
Priorities

### Strategic Plan 2024-2027



 **Priority One:**  
Future-Ready Students

**Goal:** Henderson County Public Schools (HCPS) will graduate all students ready for their future.

- Subgoal: HCPS will be a top-rated school system in North Carolina.
  - 100% of all schools will meet or exceed growth.
  - HCPS will be a top 5 school district as evidenced by the North Carolina accountability results.
  - HCPS will increase the graduation rate by 2% annually.
- Subgoal: HCPS will expand opportunities for school readiness for all PreK students by increasing collaborative professional development with community partners.
- Subgoal: HCPS will develop a comprehensive framework of aligned resources, programs, and supports to ensure student academic and mental health needs are met.



## Strategic Plan 2024-2027



### Priority Two: Future-Ready Professionals

**Goal: Henderson County Public Schools will be the leading employer and educational institution in our region. To achieve this, we are committed to enhancing our operational efficiency, bolstering staff retention, and fostering a positive work and learning environment.**

- Subgoal: HCPS will improve the efficiency of hiring processes and ensure early job postings, as evidenced by filling 95% of open positions within 45 days of the job being posted.
- Subgoal: HCPS will have a 90% teacher retention rate each year, as evidenced by the NCDPI teacher turnover report.
- Subgoal: HCPS will show at least a 2 percent increase in the North Carolina Teacher Working Conditions Survey (NCTWCS) under the section; *"Overall, my school is a good place to work and learn."*
- Subgoal: HCPS will create short- and long-term plans for teacher recruitment and retention.

## Strategic Plan 2024-2027



### Priority Three: Future-Ready Operations

**Goal: Henderson County Public Schools students and employees will have access to facilities that are safe and conducive for working, teaching, and learning.**

- Subgoal: HCPS will develop comprehensive one- and ten-year plans for maintaining and upgrading all facilities and addressing district enrollment trends.
- Subgoal: HCPS will have an overall transportation efficiency rating of 100%.
- Subgoal: All HCPS campuses will have card access at the main entrance and front office area.
- Subgoal: HCPS will resolve facility work orders within a 14-day response time.

# Strategic Plan 2024-2027



 **Priority Four:**  
Future-Ready Community Relations & Partnerships

**Goal:** Henderson County Public Schools will leverage community partnerships to support student success.

- Subgoal: HCPS will develop marketing and communication strategies to engage the community and position HCPS as a premier school district by increasing website traffic on HCPS "Newsroom" stories and social media sites by 5% each year.
- Subgoal: HCPS will engage families by creating a "Community Spotlight" section on the HCPS website to promote awareness of community opportunities and partnerships that support their child's education, with a goal of 1000 views per month.
- Subgoal: HCPS will strengthen partnerships with employers and institutions of higher education to increase the number of students achieving post-secondary credentials by 2% each year.



 **Priority One:**  
Future-Ready Students

**Goal:** Henderson County Public Schools (HCPS) will graduate all students ready for their future.

- Subgoal: HCPS will be one of the top-rated school systems in North Carolina.
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- Subgoal: HCPS will expand opportunities for school readiness for all PreK students by increasing collaborative professional development with community partners.
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Future-Ready Operations

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- Subgoal: HCPS will develop comprehensive one- and ten-year plans for maintaining and upgrading all facilities and addressing district enrollment trends.
- Subgoal: HCPS will have an overall transportation efficiency rating of 100%.
- Subgoal: HCPS will have secure card access at the main entrance and front office area at all campuses.
- Subgoal: HCPS will resolve facility work orders within a 14-day response time.

## Strategic Plan 2024-2027

 **Priority Two:**  
Future-Ready Professionals

**Goal:** Henderson County Public Schools will be the leading employer and educational institution in our region. To achieve this, we are committed to enhancing our operational efficiency, bolstering staff retention, and fostering a positive work and learning environment.

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**8. OLD BUSINESS** - None

**9. NEW BUSINESS** - None

**10. UPDATES**

**a. City of Hendersonville** – Mayor Barbara Volk reminded everyone that the second Rhythm & Blues is this coming Thursday evening and she invited everyone to the City of Hendersonville’s Fire Station Number 1 open house on Friday, September 20, 2024 beginning at 1:00 p.m.. She introduced Assistant City Manager Brian Pahle who gave an update on 7<sup>th</sup> Avenue. He explained that there have been delays with overhead utilities, which delayed us about 60 days. Grove Street is open and Maple Street is closed. We expect full completion in late fall. We started to narrow the lanes for bike lanes on South Main Street and at City Hall, we are working on our new customer service space which should be open in September.

**b. Village of Flat Rock** - Anne Coletta said that major stream restoration is under way. They finished the budget with no tax increase. Property tax collections is going very well as there are zero delinquent accounts. North Highland Lake Road project is moving along smoothly.

**c. Town of Laurel Park** – J. Carey O’Cain said he is so impressed with the county and city and everything that’s going on with Highway 64, Ecusta Trail and 7<sup>th</sup> Avenue. The Ecusta Trail bridges and being delivered by the end of July.

Hendersonville City Manager John Connet added that the first layer of pavement is starting in Horseshoe.

Mr. O’Cain added that trenchless pipe lining be put at Daniel Drive for a sewer connection so they don’t have to dig. Also, Highway 64 is supposed to be “let” later this Fall. The ABC Board is now called the Blue Ridge ABC Board.

**d. Town of Fletcher** – Preston Blakely said they have a 9.7 million dollar budget which included pay and staff raises. They are currently applying for two grants.

**e. Henderson County** – Rebecca McCall said that they will be having a ribbon cutting at Upward Elementary School. She thanked the school system for the fence around East Henderson High School. This Thursday, the Veteran’s Affairs office is moving as we have offered the upstairs for them to use for civic clubs. Tomorrow is our regular mid-month meeting and we will be making a decision on the Clear Creek Sewer Project.

**f. Town of Mills River** – Council Member Sandra Goode said we hired a new City Manager. His name is Matthew McKirahan and we are very happy to have him. We will be showing Aquaman at the Movie In The Park. We will be having Party in the Park and giving out school supplies and lastly we will be having a Splash Bash for the kids.

**11. REMINDER OF NEXT MEETING** – *October 15, 2024 hosted by the Village of Flat Rock*

**12. ADJOURNMENT**

There being no further business, a motion was made to adjourn the meeting at 3:56 p.m.

ATTEST:

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Barbara G. Volk, Mayor  
City of Hendersonville

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Jill Murray, CMC, NCCMC  
City Clerk  
City of Hendersonville