

**DRAFT**  
11/20/15  
MINUTES

cc: BOC  
steve  
Amy  
Russ

STATE OF NORTH CAROLINA  
COUNTY OF HENDERSON

BOARD OF COMMISSIONERS  
WEDNESDAY, NOVEMBER 18, 2015

The Henderson County Board of Commissioners met for a regularly scheduled meeting at 9:00 a.m. in the Commissioners' Meeting Room of the Historic Courthouse on Main Street, Hendersonville.

Those present were: Chairman Tommy Thompson, Vice-Chairman Charlie Messer, Commissioner Grady Hawkins, Commissioner Mike Edney, Commissioner William Lapsley, County Manager Steve Wyatt, Assistant County Manager Amy Brantley, and Clerk to the Board Teresa Wilson.

Also present were: Management Assistant Megan Powell, Director of Business and County Development John Mitchell, Finance Director Carey McLelland, Senior Planner Autumn Radcliff, Fire Marshal Rocky Hyder, Registrar Lee King, Assistant Register of Deeds Willa Blair, Facility Services Director Jerry Tucker, Central Services Manager David Berry, Assessor/Tax Collector Stan Duncan, Planner Kyle Guie, Captain Steve Carter, Engineer Marcus Jones, Deputy Ken McCraw and Deputy Jacob Tipton as security, Assistant Engineer Natalie Berry and PIO Kathy Finotti – videotaping.

Absent: Attorney Russ Burrell

**CALL TO ORDER/WELCOME**

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

**INVOCATION**

County Manager Steve Wyatt provided the invocation.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance to the American Flag was led by City of Hendersonville Councilman Jerry Smith.

**PUBLIC HEARING**

**Public Hearing for Rezoning Application #R-2015-03**

*Commissioner Messer made the motion to go into Public Hearing for Rezoning Application #R-2015-03. All voted in favor the motion carried.*

Planner Kyle Guie stated Rezoning Application #R-2015-03, which was submitted on August 29, 2015 requests the County rezone approximately 9.28 acres. The applicant requests a rezoning from a Residential One (R1) to a Local Commercial (LC) zoning district. The subject area is owned by Patricia Johnson.

The Henderson County Planning Board considered rezoning application #R-2015-03 at its regularly scheduled meeting on September 24, 2015. During that meeting, the Planning Board voted unanimously to send forward a favorable recommendation on rezoning application #R-2015-03 to rezone the Subject Area to a Local Commercial (LC) zoning district.

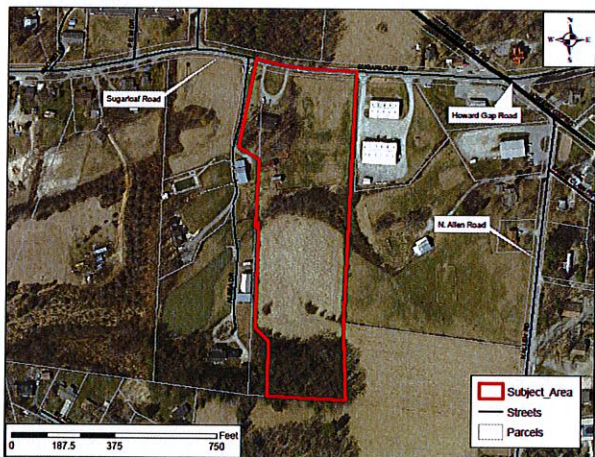
Before taking action on the application, the Board of Commissioners must hold a public hearing. In accordance with §42A-314(C) and §42A-337(B) of the Henderson County Land Development Code and State Law, notices of the November 18, 2015, public hearing regarding rezoning application #R-2015-03 were published in the Hendersonville Tribune on November 5, 2015 and November 12, 2015. The Planning Department sent notices of the hearing via first class mail to the owners of properties adjacent to the Subject Area and the subject area property owner on October 27, 2015 and posted signs advertising the hearing on the Subject Area on November 4, 2015.

DATE APPROVED:

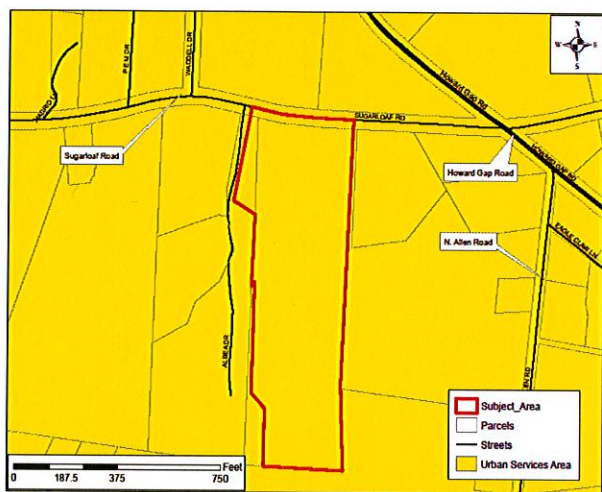
Public Input

There was none.

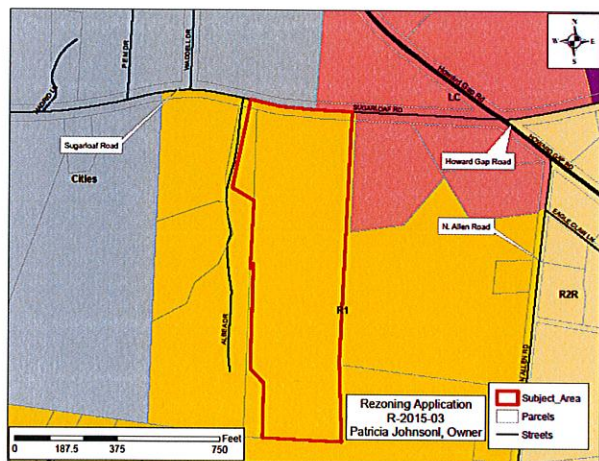
*Aerial Photo Map*



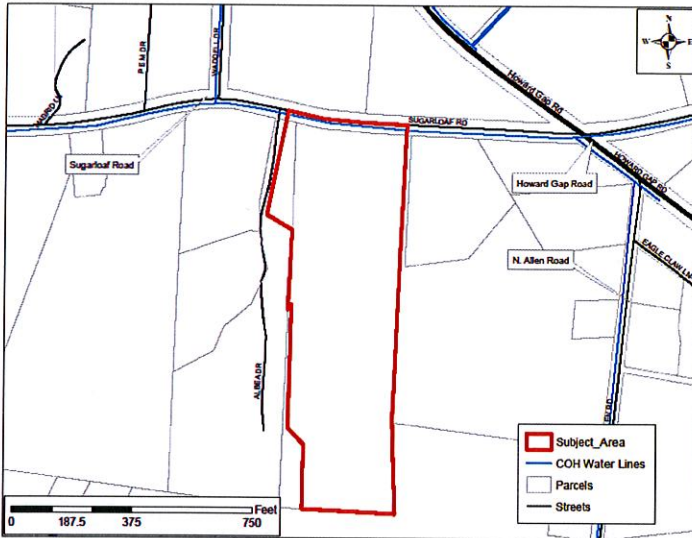
*2020 CCP Future Land Use Map*



*Current Zoning Map*



*Public Utilities*



*Pictometry*



Chairman Thompson noted he owns property to the left of the subject property in the City of Hendersonville ETJ. His property is not adjacent to the subject property. He asked the Board if they felt he should recuse himself from voting.

*It was the consensus of the Board that it was not necessary for Chairman Thompson to recuse himself from voting.*

*Commissioner Hawkins made the motion to go out of public hearing. All voted in favor and the motion carried.*

*Commissioner Messer made the motion to adopt the resolution regarding the consistency with the CCP and further moved to adopt the proposed map amendment. All voted in favor and the motion carried.*

**INFORMAL PUBLIC COMMENTS**

1. Carolyn Borman – Mrs. Borman spoke on behalf of the Hendersonville High School (HHS) Alumni's Association. They feel Option #2 with renovations at a slight increase in cost is the best option and would offer the most safety. Hendersonville High School is a focal point and entry into the City. The 1928 building designed by Earl Stilwell is a showcase for the community.
2. Jerry Smith – Mr. Smith is a City of Hendersonville Council member and stated Option #3 includes no renovation to the icon of Hendersonville. The City does not want the building to fall into disrepair. There is concern about the new building being located on a five lane highway. He feels this would be a major impact on traffic. The auditorium serves many purposes including a classroom. Assembly is held in the auditorium every other week. Without the auditorium they could no longer hold meetings for the entire student body. He is in favor of Option #2.
3. Kaye Youngblood – Ms. Youngblood is an alumni of HHS and a teacher. She is concerned that Option #3 does not include future renovation. Ms. Youngblood asked the Board to look into grants possibly available for renovating old school buildings. There are other uses for the older buildings, such as technology.
4. Melissa Maurer – Mrs. Maurer is an alumni of HHS. She feels Option #2 is the best option with renovations. Parking is needed and safety is a priority. Modular units will work for the students during renovations. Option #3 may include non-school people being on the campus. Mrs. Maurer is also concerned about the five lane highway in front of the Boyd property.
5. Grace Gruebmeier – Miss Gruebmeier provided a petition to the Board with 558 signatures for Option #2. She feels the school has so much history with meaning on every floor.
6. David Rhode – Mr. Rhode is in favor of Option #2. He is concerned that Option #3 allows non-students on campus. HHS is the oldest school in Henderson County.
7. Victoria Schandaul – Miss Schandaul feels the building has much history. New buildings can't replace memories. HHS is a special school and timeless building.
8. Ken Fitch – Mr. Fitch reminded the Board how they fought to keep and remodel the Historic Courthouse where today's meeting is being held. The people said no, but heritage is important. HHS is only six blocks away and is also historic. There are many inadequacies and the Stillwell building is not up to code. However, the community would like to keep the building. There is much history, heritage, and tradition. "Cost versus Loss!"
9. Kaye Caldwell – Ms. Caldwell thanked the Board for their Resolution in opposition of the Duke Energy Transmission Line. She wanted to know if there is such an energy shortage, why the citizens were not more informed of how to conserve energy. The word needs to be sent out when there is an issue. She did not feel Henderson County was part of the area affected.

**DISCUSSION/ADJUSTMENT OF CONSENT AGENDA**

*Commissioner Hawkins made the motion to adopt the Consent Agenda as presented. All voted in favor and the motion carried.*

CONSENT AGENDA consisted of the following:

**Minutes**

Draft minutes were presented for board review and approval of the following meeting(s):

November 2, 2015 - regularly scheduled meeting

**Tax Collector's Report**

Collections Specialist Luke Small had presented the Tax Collector's Report to the Commissioners dated November 10, 2015 for information only. No action was required.

**Smoky Mountain Center – Quarterly Fiscal Monitoring Report (FMR) for the quarter ended September 30, 2015**

N.C.G.S. 122C-117(c) requires the staff of the local area mental health authority to provide the County Finance Officer with the quarterly Fiscal Monitoring Report (FMR) within 30 days of the end of the quarter. The

County Finance Officer is then required to provide the FMR to the Board of Commissioners at the next regularly scheduled meeting of the board. The FMR for the Smoky Mountain Center included in this agenda was received by the County Finance Officer on October 31, 2015.

**Motion:**

*I move that the Board of Commissioners approves the Smoky Mountain Center Fiscal Monitoring Report for the quarter ended September 30, 2015.*

**Set Public Hearing for Rezoning Application #R-2015-04-C Jeff Lemmons**

Rezoning Application #R-2015-04-C, which was initiated on September 1, 2015 requests the County rezone approximately 2.91 acres of land (hereafter the "Subject Area") from a Residential One (R1) zoning district to Industrial Conditional District (I-CD) zoning district (see attached map). The subject area is located on the corner of Hyder Farm Road and Alex Cove Drive.

The Henderson County Technical Review Committee will review the rezoning request at its November 17, 2015 meeting and Planning Board will review the rezoning request at its November 19, 2015 meeting.

**Motion:**

*I move the Board schedules a public hearing for rezoning application #R-2015-04-C for Monday, December 7, 2015, at 5:30 P.M.*

**Career Academy Proposal**

At the October mid-month meeting of the Board of Commissioners, staff was instructed to solicit a proposal from the County's Architect of Record, Clark Nexsen to build a Career Academy on the campus of Blue Ridge Community College.

The Career Academy Proposal is for a 50,000 square foot facility at a cost of \$13,053,883. The architect's proposed fee is 6% of the total project which is \$783,250. September of 2017 is the projected completion date.

**Motion:**

*I move the Board accepts the Career Academy Proposal and directs staff to begin the project.*

**2016 Revised Animal Services (Shelter) Schedule**

The proposed REVISION to the 2016 Animal Services (Shelter) Schedule is presented for Board approval. The revision in red below (adding Friday, December 23) is a result of reconciling the Shelter's hours of operations and the approved 2016 Holiday Schedule. The 2016 Holiday Schedule was approved after developing the Shelter schedule.

<b>HOLIDAY</b>	<b>DATE(s)</b>	<b>WEEKDAY(s)</b>
New Year's Day	January 1 & 2	Friday & Saturday
ML King Jr's Birthday	January 18	Monday
Good Friday	March 25 & 26	Friday & Saturday
Memorial Day	May 30	Monday
Independence Day	July 4	Monday
Labor Day	September 5	Monday
Veteran's Day	November 11 & 12	Friday & Saturday
Thanksgiving	November 24, 25 & 26	Thursday, Friday & Saturday
Christmas	December 23, 24 & 26	Friday, Saturday & Monday

Note: The shelter is open six days a week. The above schedule is for shelter hours of operation; Animal Services staff will receive the same number of approved paid Holidays as other County employees.

**Motion:**

*I move the Board approves the REVISED 2016 Animal Services (Shelter) Schedule as proposed by staff.*

**Request to Use '95 courthouse North Parking Lot**

The Board of commissioners is requested to approve the use of a portion of the '95 Courthouse North Parking lot on Friday, November 20<sup>th</sup>, from 11:00 a.m. – 1:00 p.m. for a fundraising event.

**Motion:**

*I move the Board approves the use of a portion of the '95 Courthouse north parking lot on Friday, November 20<sup>th</sup> from 11:00 a.m. to 1:00 p.m.*

**Wingate Naming Rights at Health Sciences Center**

The Board has received a request from Wingate University, to allow the University the ability to assign naming rights within their leased space at the Health Sciences Center. Wingate University will be leasing space on the second floor of the Center. Staff recommends the Board approve this endeavor, for periods of time up to the entire time Wingate leases and occupies the space.

**Motion:**

*I move the Board directs staff to work with Wingate University to allow Wingate naming rights within their leased space at the Health Sciences Center for periods of time up to the entire time Wingate leases and occupies the space.*

**DISCUSSION/ADJUSTMENT OF DISCUSSION AGENDA**

Commissioner Messer request an addition of a Discussion Item with Item F "Superbowl Champs".

*Commissioner Lapsley made the motion to approve discussion agenda with the addition by Commissioner Messer as noted. All voted in favor and the motion carried.*

**Nominations**

Chairman Thompson noted the vacancies and opened the floor for nominations.

**Notification of Vacancy**

1. Henderson County Historic Courthouse Corporation – 3 vac.
2. Nursing Adult Care Home Community Advisory Committee – 1 vac.

**Nominations**

1. EMS Peer Review Committee – 1 vac.

There were no nominations at this time and this item was rolled to the next meeting.

2. Equalization and Review, Henderson County Board of – 1 vac.

There were no nominations at this time and this item was rolled to the next meeting.

3. Henderson County Zoning Board of Adjustment – 2 vac.

Commissioner Lapsley nominated Morton Lazarus for position #2. *Chairman Thompson made the motion to accept the reappointment of Morton Lazarus to position #2 by acclamation. All voted in favor and the motion carried.*

Commissioner Hawkins nominated Ronald Kauffman for position #3. *Chairman Thompson made the motion to accept the appointment of Ronald Kauffman to position #3 by acclamation. All voted in favor and the motion carried.*

4. Historic Resources Commission – 1 vac.

There were no nominations at this time and this item was rolled to the next meeting.

5. Home and Community Care Block Grant Advisory Committee – 5 vac.

Commissioner Messer nominated Thomas Delfino for position #1, Everett Sauer for position #2, Calvin Titus for position #6, Michael Murdock for position #7, and Mark Haines for position #8. *Chairman Thompson made the motion to accept the reappointments of Thomas Delfino to position #1, Everett Sauer to position #2, Calvin Titus to position #6, Michael Murdock to position #7, and Mark Haines to position #8 by acclamation. All voted in favor and the motion carried.*

6. Juvenile Crime Prevention Council – 6 vac.

There were no nominations at this time and this item was rolled to the next meeting.

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

Commissioner Hawkins nominated Steve Braznell for position #1. *Chairman Thompson made the motion to accept the reappointment of Steve Braznell to position #1 by acclamation. All voted in favor and the motion carried.*

8. Mountain Area Workforce Development Board – 1 vac.

Commissioner Messer nominated Autumn Well for position #3. *Chairman Thompson made the motion to accept the appointment of Autumn Well to position #3 by acclamation. All voted in favor and the motion carried.*

9. Mountain Valleys Resource Conservation and Development Program – 1 vac.

There were no nominations at this time and this item was rolled to the next meeting.

10. Nursing/Adult Care Home Community Advisory Committee – 4 vac.

There were no nominations at this time and this item was rolled to the next meeting.

11. Senior Volunteer Services Advisory Council – 3 vac.

There were no nominations at this time and this item was rolled to the next meeting.

**REGISTER OF DEEDS/TAX DEPARTMENT SPACE NEEDS ASSESMENT**

As part of the FY16 budget discussions, the Board directed Staff to have a Facility Needs Assessment completed for the Tax Offices and Register of Deeds Office. The County engaged Steve Allen, with Solutions for Local Government, to conduct that Assessment, which was provided for review. Mr. Allen presented the Assessment to the Board.

The report addresses the results of a study completed for Henderson County. The objective was to conduct and document the findings of a space needs assessment of two major occupants of the County Courthouse; The Register of Deeds and the County Tax Office.

**REGISTER OF DEEDS**

- All land transfers, easements, rights of ways, surveys.
- Security instruments such as, but not limited to, Deeds of Trust, Mortgages and UCC filings.
- Separation Agreements.
- Vital Records such as Births, Deaths and Marriage certificates.
- Businesses filed under an assumed name, also known as DBA's.
- Recording and certifying Military records for Veterans.
- Notary Public oaths.

**TAX OFFICE**

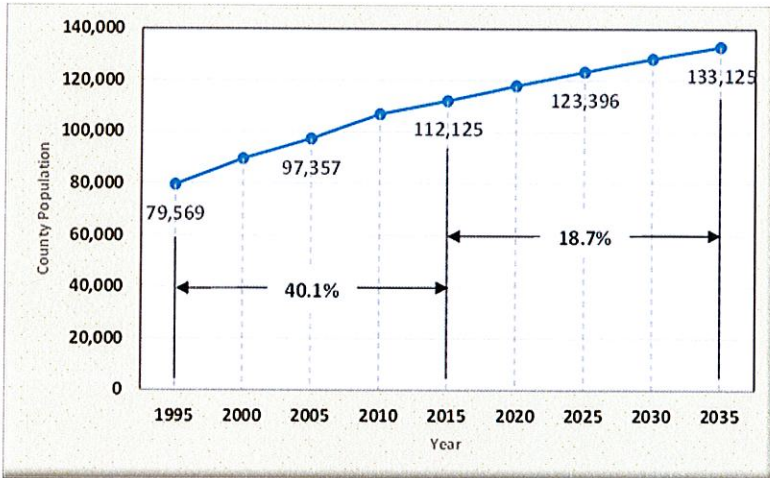
**Assessor**

- Assessment
- Real Property
- Business Personal Property
- Individual Personal Property

- Registered Motor Vehicles
- Land Records/Mapping
- Tax Relief; Present-Use Value Exemptions

Collector

- Collections
- Delinquent Tax Collections-Real Property
- Delinquent Tax Collections-Personal Property/Debt Set-Off



**Distribution & Projections of County Demographic Subgroups 2015-2035**

Year	Population	Under 5 yrs		5-19 yrs		25-64 yrs		65 & Older	
		Count	% of Pop.	Count	% of Pop.	Count	% of Pop.	Count	% of Pop.
2015	112,125	5,386	4.8%	18,858	16.8%	54,563	48.7%	28,247	25.2%
2025	123,396	6,069	4.9%	18,367	14.9%	57,339	46.5%	35,483	28.8%
2035	133,125	6,773	5.1%	19,518	14.7%	61,268	46.0%	40,038	30.1%
<b>Growth w/i Subgroup</b>		<b>25.8%</b>		<b>3.5%</b>		<b>12.3%</b>		<b>41.7%</b>	

**SPACE ISSUES/REGISTER OF DEEDS**

- The space originally assigned is “full”.
- The space within the office walls originally designated as “future” is full.
- Staff work areas; i.e. cubicles, are very crowded.
- The office needs additional recording stations.
- The circulation within designated public, staff and secure areas is poor as original space can no longer handle the number of visitors and level of activity occurring within.
- The area’s design does not permit direct views from staff occupied areas into public access areas; i.e. vault and deed room.
- The office needs a dedicated conference room within the staff area, however, with convenient access to/from the public service counter/lobby area.
- A private, attorney mail room is needed versus current open shelving space within the office area.
- A larger, more user friendly public service records access; i.e. computers & printers; is needed.
- Additional general storage space is needed; i.e. boxes of materials stacked in access corridors.
- Opportunities for further expansion within the Courthouse are limited.

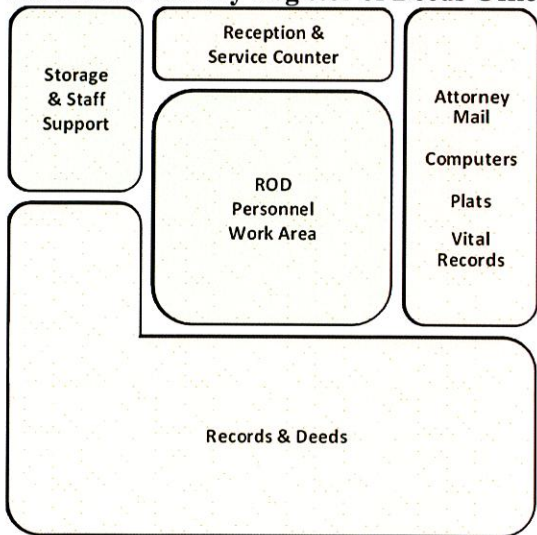


**Projected Space Needs-Register of Deeds 2015-2035**

Area/Space	Estimated Max # People	NSF per Space	No. of Spaces	Total NSF
<b>Public Access</b>				
Public Access/Reception Counter(s)	18	432	1	432
Public Access Computers [12]	12-16	384	1	384
Attorney Mail Room	4-5	108	1	108
Plat Room	3	416	1	416
Vital Records	3	440	1	440
Records & Deeds	20-24	3600	1	3600
<b>Personnel</b>				
Registrar	5	240	1	240
Sworn Positions	3	120	5	600
Part-Time Positions	2	90	3	270
Conference/Meeting [8]	8	240	1	240
Copy/Print & Work	2	160	1	160
Indexing	2	180	1	180
<b>Storage &amp; Support Space</b>				
Secure Storage	1	80	1	80
Department General Storage	1	200	1	200
Break Area	3-4	156	1	156
Staff Restrooms	2	90	2	180
Allowance for Mail & Misc.	AR	132	1	132
<b>Total Estimated NSF:</b>				<b>7818</b>

Current space is 6,072 square feet, and if you were building a new building, the recommendation would be 10,000 square feet.

**Henderson County Register of Deeds Office Adjacency Concept**



- ROD Personnel Areas
- Public Access Areas

**SPACE ISSUES/TAX OFFICE**

- The space originally assigned is “full”.
- More and better meeting space is needed to accommodate Board of Review hearings.
- Additional, smaller meeting space is needed for staff to conduct informal hearings prior to the filing of a formal appeal.

- A drive-thru service window would benefit customers and enable the Tax Office to expand its business hours to better serve its customers.
- The Tax Offices three (3) different locations within the Courthouse is an inconvenience to customers.
- Business Personal Property Unit needs more general storage space.
- Appraisal Unit staff need lay-out space for working with site plat drawings, construction drawings, etc.
- The public counter in Collections could be more user friendly on both the customer and the staff sides of the counter.
- Past renovations to accommodate Collections expansion have resulted in an occupied office now serving also as a hallway between two other work spaces.
- A secure, internal office is needed to accommodate cash balancing, a safe, preparation of deposits, etc.
- Opportunities for further expansion within the Courthouse are limited.

### Projected Space Needs-Tax Office 2015-2035

Area/Space	Estimated Max/Space	NSF per Space	No. of Spaces	Total NSF
<b>Public Access</b>				
Public Access/Reception Counter(s)	28	480	1	480
Public Access Computer/Kiosk	2	40	1	40
Meeting/Hearing (Board of Review)	30	750	1	750
<b>Tax Administration</b>				
County Assessor	5	240	1	240
Asst. County Assessor	4	168	1	168
Data Base Administrator	3	156	1	156
Administrative Assistant	2	132	1	132
Meeting/Conference	8	240	1	240
Unit General Storage	1	108	1	108
<b>Tax Relief</b>				
Tax Relief Administrator	4	156	1	156
Tax Relief-Elderly/Disabled/Vetns.	3	132	1	132
Tax Relief-Future [2]	3	120	2	240
Unit General Storage	1	108	1	108
<b>Personal Property</b>				
Personal Property Administrator	4	156	1	156
Personal Property Auditor	3	132	1	132
Appraisal Specialist I	3	132	3	396
Services Specialist	2	90	3	270
Meeting/Conference	8	240	1	240
Copy/Print & Work	2-3	160	1	160
Layout Area(s) Appraisal	2	45	2	90
Unit General Storage	1	108	1	108
Subtotal Page #1 NSF:				4502

Area/Space	Estimated Max/Space	NSF per Space	No. of Spaces	Total NSF
<b>Real Property</b>				
Real Property Administrator	4	156	1	156
Real Property Auditor	3	132	1	132
Commercial Appraiser	3	132	1	132
Real Property Appraiser	3	132	6	792
Manufactured Home Appraiser	3	132	1	132
Sales Support/Deeds Analyst Supervisor	2	90	1	90
Sales Support/Deeds Analyst	2	90	1	90
Customer Services Specialist	2	90	2	180
Meeting Conference	16	480	1	480
Copy/Print & Work	3-4	160	1	160
Layout Area(s) Appraisal	2	45	2	90
Unit General Storage	1	108	1	108
<b>Land Records</b>				
Land Records Administrator	4	156	1	156
Customer Services Specialist	2	90	1	90
GIS Specialist	2	108	3	324
Large Format Printer	1	65	2	130
Layout Area (GIS)	3	100	1	100
Map Storage	1	110	1	110
Unit General Storage	1	108	1	108
<b>Collections</b>				
Deputy Tax Collector	4	168	1	168
Collections Business Systems Analyst	3	132	1	132
Customer Services Specialist	2	90	3	270
Cash/Secure	2	120	1	120
Drive-Through Window/Counter	AR	80	1	80
Unit General Storage	1	108	1	108
<b>Storage &amp; Staff Support</b>				
Records/File Archive	2	300	1	300
Department General Storage	2	300	1	300
Staff Restrooms	3	140	2	280
Break Area	10-12	400	1	400
Janitor Closet	1	60	1	60
Allowance for Mail & Misc.	AR	200	1	200
Subtotal Page #2 NSF				5978
<b>Total Estimated NSF:</b>				<b>10480</b>

Current space is 9,179 square feet.

**Henderson County Tax Office Adjacency Concept**



**Summary of Identified Space Needs 2015-2035**

<b>Agency</b>	<b>Current Space</b>	<b>Estimated NSF</b>	<b>NSF Increase</b>	<b>% Increase</b>	<b>Building Multiplier</b>	<b>Estimated GSF</b>
<b>Register of Deeds</b>	6,072	7,818	1,746	28.8%	1.35	10,554
<b>Tax Office</b>	9,179	10,480	1,301	14.2%	1.35	14,148

**DUKE ENERGY UPDATE**

Craig DeBrew, district Manager for Duke Energy, provided the Board with a brief status update on the Duke Energy modernization project.

Mr. DeBrew stated staff has reviewed and revised their plan since feedback from over 9,000 citizens. They are replacing the Coal Ash Plant in Asheville with two smaller natural gas units, making the transmission line not necessary. In return there will be less environmental impact.

- 2023 – New Site to be built with renewable energy
- 2020 – Coal units being retired
- Future plans include a solar site and use of existing lines

Public input was a vital part of the process and Henderson County played a prime role.

Mr. DeBrew responded to a question by Kaye Caldwell during Public Comment. He noted that peak demand for energy is driven by extreme weather. All regions are connected together.

**HENDERSON COUNTY AUDIT RESULTS FOR THE FISCAL YEAR ENDED JUNE 30, 2015**

Mrs. Erica Brown, CPA and Senior Audit Manager with our external audit firm, Martin Starnes and Associates, CPAs, P.A. will provide a brief executive summary presentation on the fiscal year ended June 30, 2015 audit results. Mrs. Brown and Carey McLelland, Finance Director will be available to answer any questions the Board of Commissioners and Management may have regarding the results of the audit.

The Comprehensive Annual Financial Report (CAFR) and Compliance Letters have not received final approval from the Local Government Commission (LGC) as required and have not been finalized for print prior to the agenda deadline for this meeting. Staff does not expect any substantive changes to the report. However, our external auditors and staff will report back to the Board and Management should any substantive changes occur after the LGC has reviewed the County's report. Final bound copies of the report will be provided to the Board and Management as soon as they have been printed and received.

The Finance Director was available to discuss any questions the Board and Management had after receiving and reviewing the final report in detail. The final report will also be placed on the County's website for the public to view and placed in the main branch of the public library.

**Audit Highlights**

- Unmodified opinion
- Cooperative staff
- Implemented GASB 68

Mrs. Erica Brown stated this is an unmodified, clean opinion and is very positive in delivery. We work year round with your finance office.

Interim – compliance testing, IC testing, etc.

Final – financial statement analysis, etc.

**Audit Process**

- Planning and Risk Assessment
- Interim Procedures
- Final Procedures
- Year Around Process

**General Fund Expenditures / July 1, 2014 – June 30, 2015**

Budgeted expenditures:	\$ 117,868,895
Actual expenditures:	<u>\$ 113,599,084</u>
Net expenditures under budget:	\$ 4,269,811

Expenditures are under budget by \$4.2 million - departments did a great job managing their budgets and cutting expenditures.

**General, Public Safety, Human Services**

**General Fund Revenues / July 1, 2014 – June 30, 2015**

General Fund revenues:	
Budgeted revenues	\$ 109,306,740
Actual revenues	\$ 116,375,398
Net revenues over budget	\$ 7,068,658

Actual Revenues exceeded budgeted revenues by \$7 million in FY 2015. The main reason for the overage is due to Ad valorem taxes (1.6 million over budget) and local option sales tax (3 million over budget) for a total of 4.6 million of the 7 million over budget. This was due to a conservative budget and the economy picking back up.

**General Fund Summary Report**

	<u>Actual</u>
Total Revenues	\$116,375,398
Total Expenditures	<u>\$113,599,084</u>
<u>Revenues over expenditures</u>	\$ 2,776,314
Other financing sources	
Installment debt issued	\$ 163,978
Transfers in	\$ 112,703
Transfer out	<u>\$ (2,399,559)*</u>
Total other financing sources	\$ (2,122,878)
Net change in fund balance	\$ 653,436

This is a re-cap of the previous information showing Actual Revenue and Expenditures. However, this also shows us other financing sources and uses which includes debt issued, and transfers in and out. The County issued installment debt for approx. \$164K in the current year for vehicle purchases. The majority of the transfers out were to the General Capital Projects fund to fund approved projects.

\*Some examples of Transfers Out include the Activity Center, Courthouse Chiller, and debt service roll-off.

**Fund Balance Position - General Fund**

Unassigned Fund Balance	\$23,683,102
BOC Policy Level (12%)	\$13,919,837
Amount Over BOC Policy	\$ 9,763,265

The Board and Management have approximately \$9.7 million dollars in unassigned fund balance above the BOC 12% Policy Level. The BOC Policy of 12% is calculated by taking Actual Expenditures PLUS actual transfers out and multiplying by 12%. The unassigned fund balance is total fund balance less non-spendable, restricted, committed, and assigned (including assigned for subsequent year's expenses.)

Mrs. Brown suggested the Board review the Management discussion and analysis which is located at the front of the audited financials. The MD&A gives a great summary of what occurred in FY 2014, reasons for increases and decreases as well as a look forward to the FY 2015 FY budget.

### **HENDERSON COUNTY PUBLIC SCHOOLS CAPITAL REQUEST**

At the Board's October 21, 2015 meeting, the Architect Chad Roberson presented a detailed analysis of the Board of Education's Long Term Capital Request. Following that presentation, a motion was approved to have further discussion of both the Edneyville Elementary and Hendersonville High School projects at this meeting.

Henderson County Board of Education Chairman Ervin Bazzle Jones provided information to the Board of Commissioners regarding the priorities for those capital requests. He noted Henderson County has made great progress over the last 18 years thanks to the Board of Commissioners. Balfour is moving with the Career Academy Project in progress. Mr. Bazzle realizes the option decision with HHS is difficult. Edneyville needs a new school in the next 2-3 years.

During the School Board's vote on Option #2 or Option #3, Mr. Bazzle voted only to break the tie. He voted for Option #2 because of concern with Option #3's security and use of the Stillwell building.

Students are confident they can handle the modular units while renovations are in process. He asked the Board to make sure the process is clear before moving ahead.

Chairman Thompson allowed School Board members present to make comments. Emails from other School Board members that were unable to attend, (Colby Coren, Mary Louise Corn, Josh Houston) are attached and incorporated as a part of these minutes.

Rick Wood stated the School Board reached out to students and the community for recommendations. People most vested want Option #2. Parking is especially needed and not shown in Option #3. He is in favor of Option #2.

Amy Holt stated Option #2 was her vote, but she will support any decision. Ms. Holt does not want to see the historic building sit there without renovations for years without any plans. The auditorium is a major issue.

David Lancor, an Architect with CLARKNEXSEN was available to answer questions.

- The cost for asbestos removal was included in the cost analysis by CLARKNEXSEN.
- A new building has a life cycle of 50 years – a renovated building is between 25-30 years.
- A renovated building will have higher operating costs

Commissioner Edney questioned Mr. Lancor as to his recommendation cost wise for Option #2 or Option #3. Mr. Lancor recommended Option #3.

A brief break was taken to change the video tape, and the Board went into closed session noting they would return to open session.

**CLOSED SESSION**

The Board is requested to go into closed session pursuant to N.C. Gen. Stat. §143-318.11(a), for the following reason(s):

Pursuant to N.C. Gen. Stat. §143-318.11(a)(1), to prevent disclosure of information that is privileged or confidential pursuant to the law of North Carolina or the United States, or not considered a public record within the meaning of Chapter 132 of the General Statutes. The matter is not a public record pursuant to the provisions regarding approval of closed session general accounts, which are not public records until first approved and then opened by Board action following proper procedure.

Pursuant to N.C. Gen. Stat. §143-318.11(a)(4), to discuss matters relating to the location or expansion of industries or other businesses in Henderson County, including agreement on a tentative list of economic development incentives that may be offered by the Board in negotiations.

*Chairman Thompson made the motion that the Board go into closed session pursuant to N.C. Gen. Stat. §143-318.11(a)(1) & (4), for the reasons set out in the Request for Board Action in the Board's agenda packet. All voted in favor and the motion carried.*

*Commissioner Hawkins made the motion to go out of closed session and reconvene into open session. All voted in favor and the motion carried.*

**CAPITAL PROJECTS UPDATE**

The Capital Projects Manager David Berry gave an update to the Board of Commissioners on the status of current construction projects.

Pictures showing progress of the Joint Health Facility were shared, and the Board was informed of continued success. Some of the construction project items are ahead of schedule and some are behind of schedule. Weather is a huge factor. Discussions are still under way concerning the connection of Oak Street and the street running beside the YMCA. Traffic lights are in the plans.

The Tuxedo Park restrooms are complete with the exception of the ADA water fountains which are on order.

The Jackson Park ball-field irrigation project started yesterday.

Phase I of the 1995 Courthouse Security project is 90% complete. Phase II of the 1995 Courthouse South side paving and striping of the parking lot is complete with drop bars expected to be in in two weeks.

The bulk of work is done with renovations at Valley Hill. It is expected to be operational by December with the grand opening scheduled for December 7, 2015.

**SUPERBOWL CHAMPS – ADD ON**

Commissioner Messer stated the North Henderson Midgets played South Buncombe in Brevard on Saturday and are champions.

Hendersonville, West Henderson and North Henderson High Schools have done exceptionally this year. He believe West Henderson is still in the playoffs.

Commissioner Messer asked the Board to consider astroturf for the high school football fields.

**COUNTY MANAGER'S REPORT**

County Manager Steve Wyatt will set up tours of the Joint Health Science Center, HHS Stillwell building, and Edneyville School for the Board.

Commissioner Edney requested the Sales Tax Vote in March be included on the December 7<sup>th</sup> agenda.

County Manager Steve Wyatt suggested adding Recognition of Teams on the December 7<sup>th</sup> agenda if the students were able to attend.

**ADJOURN**

*Chairman Thompson made the motion to adjourn at 1:50 p.m. All voted in favor and the motion carried.*

Attest:

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Teresa L. Wilson, Clerk to the Board

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Thomas H. Thompson, Chairman





## **RESOLUTION OF CONSISTENCY WITH THE COUNTY COMPREHENSIVE PLAN**

**WHEREAS**, pursuant to N.C. General Statute §153, Article 18, the Henderson County Board of Commissioners exercises regulations relating to development within the County's jurisdiction; and

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

**WHEREAS**, the Board desires to update and revise the regulations of the LDC; and

**WHEREAS**, the Planning Director and Planning Board provided recommendations regarding the proposed zoning map amendment with case #R -2015-03; and

**WHEREAS**, pursuant to N.C. General Statute §153-323, the Planning Director provided the prescribed public notice and the Board held the required public hearing on November 18, 2015; and

**WHEREAS**, N.C. General Statute §153-341 requires the Board to adopt a statement of consistency with the County Comprehensive Plan (CCP); and

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

1. That the Board reviewed the proposed map amendment (#R -2015-03 Patricia Johnson) and finds that it reasonable, in the public interest and it is consistent with the CCP and the Growth Management Strategy located therein; and
2. That the Board determines that the proposed map amendment provides for the sound administration of the LDC while balancing property rights and promoting reasonable growth within the County; and
3. That this Resolution shall be retained in the Office of the Clerk to the Board of Commissioners.

THIS the 18<sup>th</sup> day of November, 2015.

**HENDERSON COUNTY BOARD OF COMMISSIONERS**

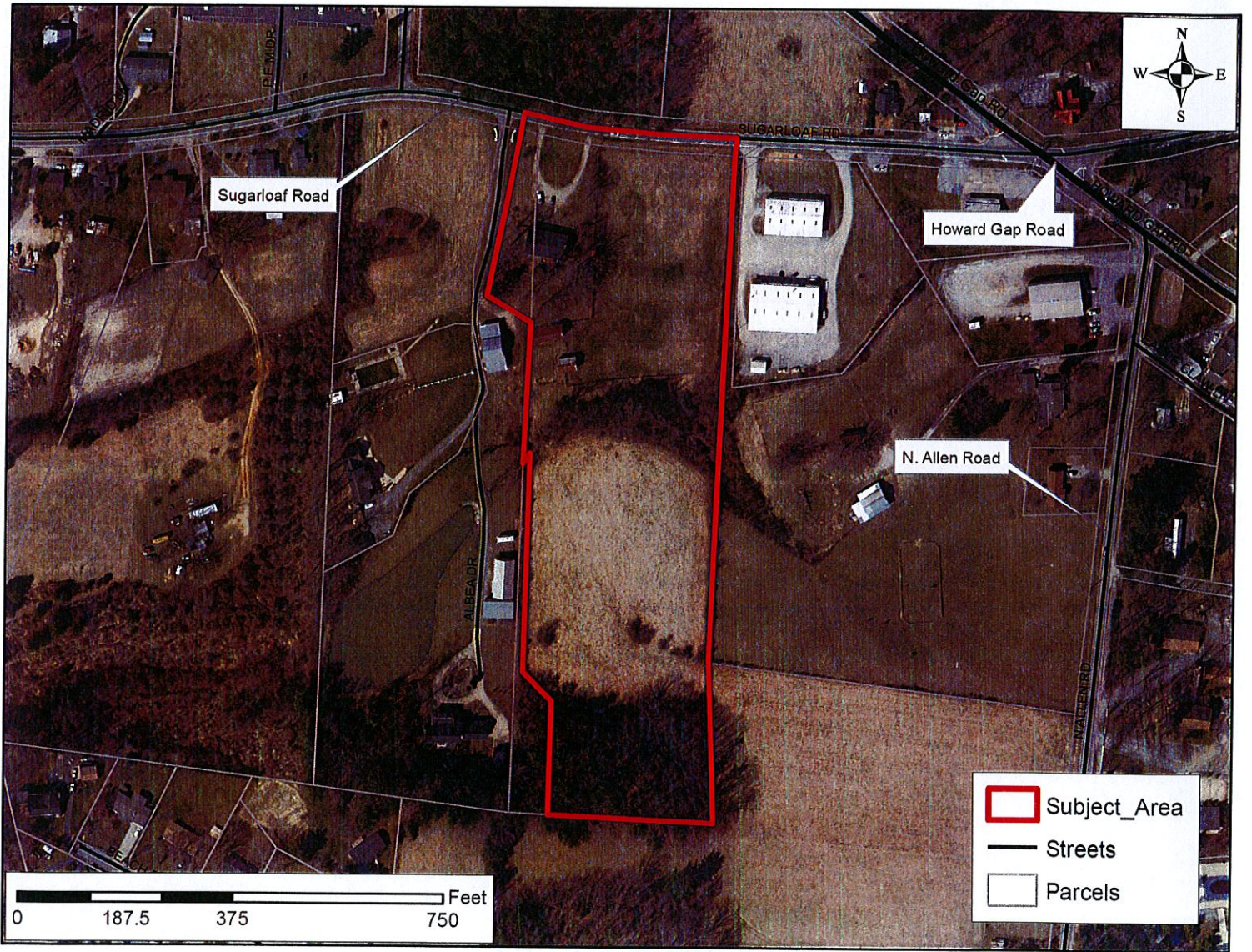
BY: *Thomas H. Thompson*  
**THOMAS H. THOMPSON, Chairman**

**ATTEST:**

*Teresa J. Wilson*  
**Teresa Wilson, Clerk to the Board**

[COUNTY SEAL]





**Office of the Henderson County Tax Collector**  
**200 North Grove Street, Suite 66 • Hendersonville, NC 28792-5027**  
**Phone: (828)697-5595 | Fax: (828)698-6153 | www.hendersoncountync.org/ca**

Henderson County Board of Commissioners  
 1 Historic Courthouse Square  
 Hendersonville, NC 28792

10 November 2015

RE: Tax Collector's Report to Commissioners: 18 November 2015 Meeting

Please find outlined below collections information though 09 November 2015 for the 2015 real and personal property bills mailed out on 31 July 2015. As a point of reference, we also have included collections information as of the same date last year. Registered Motor Vehicles reported as billed and collected by the Department of Motor Vehicles through 01 November 2015.

Henderson County Annual Bills G01 Only:

<p><b>2015 Beginning Charge:</b> \$62,783,893.37                  Discoveries &amp; Imm. Irreg.: \$178,908.95                  Releases &amp; Refunds: (\$330,919.96)  <b>Net Charge:</b> \$62,631,882.36                  Unpaid Taxes: \$42,616,586.77                  Amount Collected: \$20,015,295.59  <b>Percentage Collected:</b> 31.96%</p> <p style="text-align: right;">Through: 9-Nov-2015</p>	<p><b>2014 Beginning Charge:</b> \$59,724,355.90                  Discoveries &amp; Imm. Irreg.: \$97,397.12                  Releases &amp; Refunds: (\$27,017.63)  <b>Net Charge:</b> \$59,794,735.39                  Unpaid Taxes: \$42,781,320.69                  Amount Collected: \$17,013,414.70  <b>Percentage Collected:</b> 28.45%</p> <p style="text-align: right;">Through: 9-Nov-2014</p>
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Henderson County Only Registered Motor Vehicles

Regstr. Month	# Veh. Regstrd.	Gross Value Upon Reg.	Regstr. Month	# Veh. Regstrd.	Gross Value	Gross Levy	Net Levy Collection	Percent Collected
July '15	9888	\$ 86,255,648	July '15	10352	\$ 88,716,937	\$ 457,199.72	\$ 455,383.93	99.60%
Aug '15	9784	\$ 82,397,348	Aug '15	10139	\$ 91,267,213	\$ 469,609.15	\$ 468,629.50	99.79%
Sept '15	9559	\$ 81,357,984	Sept '15	9404	\$ 79,969,285	\$ 412,338.61	\$ 410,717.92	99.61%
Oct '15	9312	\$ 77,527,270	Oct '15	10477	\$ 91,787,975	\$ 472,727.93	\$ 469,798.47	99.38%
Nov '15	7855	\$ 68,074,597	Nov '15					
Dec '15	8169	\$ 71,274,565	Dec '15					
Jan '16	7843	\$ 71,771,241	Jan '16					
Feb '16	7118	\$ 61,857,243	Feb '16					
Mar '16	10852	\$ 89,862,021	Mar '16					
Apr '16	10182	\$ 84,564,218	Apr '16					
May '16	10377	\$ 85,526,118	May '16					
June '16	9599	\$ 81,998,908	June '16					
<b>TOTALS:</b>	<b>110538</b>	<b>\$ 942,467,161</b>	<b>TOTALS:</b>	<b>40372</b>	<b>\$ 351,741,410</b>	<b>\$ 1,811,875.41</b>	<b>\$ 1,804,529.82</b>	<b>99.59%</b>

Note: Final results for the 2015-16FY will not be confirmed until mid-July 2016.  
 Note: Projections rendered for budgetary purposes prior to adoption of the 2015-16FY Budget.

Fire Districts' Annual Bills Only:

<p><b>2015 Beginning Charge:</b> \$8,047,289.43                  Discoveries &amp; Imm. Irreg.: \$13,290.33                  Releases &amp; Refunds: (\$64,050.94)  <b>Net Charge:</b> \$7,996,528.82                  Unpaid Taxes: \$5,468,659.03                  Amount Collected: \$2,527,869.79  <b>Percentage Collected:</b> 31.61%</p> <p style="text-align: right;">Through: 9-Nov-2015</p>	<p><b>2014 Beginning Charge:</b> \$6,646,250.44                  Discoveries &amp; Imm. Irreg.: \$7,197.95                  Releases &amp; Refunds: (\$3,116.25)  <b>Net Charge:</b> \$6,650,332.14                  Unpaid Taxes: \$4,679,006.06                  Amount Collected: \$1,971,326.08  <b>Percentage Collected:</b> 29.64%</p> <p style="text-align: right;">Through: 9-Nov-2014</p>
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Respectfully Submitted,



Luke Small  
 Collections Specialist

Stan C. Duncan  
 Tax Collector

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From: Colby Coren (mailto:colbycoren@hcsd.net)  
Sent: Tuesday, November 10, 2015 7:32 PM  
To: William Lapsley; J. Michael Edney; Charlie Messer; Grady Hawkins; Tommy Thompson  
Subject: School Board Decision

Gentlemen,

I would like to add some clarification to a letter you received on November 10th from Chairman Bazzle in regards to major construction projects for our school system. While it reflects the decisions made, it leaves out a viable point that I believe needs to be discussed by the commissioners as you proceed.

In the 4-3 vote for the Hendersonville high school project, the three that did not vote for option 2 voted unanimously in favor of option number 3. This resulted in a tie vote with Mr. Bazzle being the tie breaker. Simply saying it was 4-3 in favor of option 2 omits the fact that half of the board (minus the chairman) were in favor of an entirely new facility.

Mrs. Edwards, Mr. Houston and I voiced several concerns that led us to the decision for option 3. I will include a few (which may have already been discussed by you):

1. The safety of our students during construction. This includes safety from both the project itself and strangers being on our campus as students go about their classes.
2. The interruption of learning. With construction going on campus wide, the noise will likely cause issues in the classrooms. Not to mention students will be in temporary modular villages (with over \$875,000 price tag) throughout their high school careers.
3. The feasibility of renovation assessment completed by the architect. To be considered a candidate for renovation the building needs to score 12 or higher. The fact that every building on that campus scored 8 or less has been completely ignored.

I ask that as you discuss this in the coming days and on the 18th, you take these thoughts into consideration.

Thank you for your commitment to education, to our students, and to our county. I truly appreciate your willingness to invest this amount of funding in our schools. I trust that whatever decision is made, we can all agree that we are blessed to serve such a wonderful community.

Thank you for your time,

Colby Coren  
Henderson County Board of Education Member

**From:** Colby Coren [REDACTED]  
**Sent:** Saturday, November 14, 2015 9:52 PM  
**To:** Steve Wyatt  
**Subject:** Re: November 18 Board of Commissioners meeting

Mr. Wyatt,

Below is a statement I would like read into the minutes. If it is too lengthy, please let me know and I will adjust accordingly. Thank you again for allowing me to do this. I appreciate your work through this process. (I have also included Mrs. Wilson on this email for purpose of putting the statement into the minutes)

Best Regards,  
Colby

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Gentlemen,

Let me begin by sending my apologies for not being there in person today. A work requirement has me out of town for the remainder of the week. Let me also thank each of you for your commitment to this community and our schools. The amount of time, funding, and heart being put in to these future projects reflects the heart you have for the students, teachers, and staff of this county.

I began my comments at the School Board meeting by defining tradition (*the transmission of customs or beliefs from generation to generation, or the fact of being passed on in this way.*) Today's comments focus on the last part of that definition...passing on. What are we passing on to our students and future students by preserving a dilapidated building?

We're passing on walls and foundations that have spent years with water seeping through, cracks that grow by the day, substandard electrical systems, worn floors, windows that won't open. These are the things that are passed on to our students every day at Hendersonville High School. While these will be replaced and repaired in renovations, at what cost?

It was said that once we passed the \$50 million threshold, it all really became relative. I disagree... 2.2 million dollars spent in our classrooms or on our teachers could have a much greater impact than a "face lift". We have 1800 employees in HCPS. Divide 2.2 million by 1800... that's over \$1,000 per employee. Imagine being able to spend an extra \$150 per child on our over 13,000 students county wide. These are just 2 examples of where \$2.2 million dollars would make a difference. So to say that a 2.2 million dollar difference isn't that big of a deal... is irresponsible.

We've been told numerous times that the 1926 building (the whole campus for that matter) presents severe life safety issues. Guess who's life safety is being compromised. Not the alumni that have made their impassioned pleas. It's the lives of our students and teachers who sit in these decaying buildings each day. While we've heard from a select base of teachers, I don't think we've heard the true opinion of those who are in the trenches every day. We are going to level buildings built in much more recent history than the 1926 building because of life safety issues, yet because of the cries of an out of touch few, we renovate a building that is crumbling beneath them? Where's the outcry?

Finally, I return to a statement made at the board meeting, "It's not about the building, it's about our kids." If it is truly about "our kids", I implore you to make the decision with their best interest in mind. Not the interest of an alumni group who cannot see beyond 1926.

It has been said that a mistake was made when Edneyville High School was leveled. I disagree. Look at what the future held for that property. Look at the countless men and women in law enforcement that have been able to refine their skills and sharpen their saws because of that property. That, gentlemen, is looking toward the future with purpose. The legacy of Edneyville High School lives on today in the hearts and souls of alumni. The same will be true for Hendersonville High School, or any other school for years to come. Thank you for your time.

Respectfully submitted,  
Colby Coren  
Henderson County Board of Public Education Member

## Terry Wilson

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**From:** Mary Louise Corn [REDACTED] >  
**Sent:** Tuesday, November 17, 2015 6:00 PM  
**To:** Grady Hawkins; blapsley@hendersoncountync.org; Tommy Thompson; Mark Edney; Charlie Messer  
**Cc:** Terry Wilson  
**Subject:** Schools

I know y'all are discussing the school board's recommendation Wednesday morning and I'm sorry that I cannot attend. You were very kind to invite us to the meeting to speak if we wished. I thought I would share my thoughts through email since I am already obligated to be somewhere else.

Most of your time may be spent on the HHS option but I must share what seems logical to me. The architect has told us that no matter what option is chosen for HHS there will be an 18 month period of planning. He has also told us that Edneyville Elementary could be planned and built in 24 months. It only seems logical to me that those children could be in a safe and modern facility almost while we are still in the planning stage for HHS.

Now-why did I vote option 2?

The great hue and cry over a particular building almost drove me in a different direction, because I believe that the wonderful tradition that HHS has is because of the people not buildings. However, the "brand new school" on the Boyd property of option 3 does not make use of the present HHS site. I was assistant principal of North Henderson HS when it opened and I saw and felt what those folks from Edneyville went through. It was not good and caused the transition to be very difficult. It does not have to be that way again. If there was an option that built on the present site AND the Boyd property while dealing with the desire for a new 800 seat auditorium, I might be persuaded. However it would also have to definitively deal with the 1926 building.

I would love to talk if you wish and am available tonight until 11:00 at 684-0475.

Mary Louise Corn

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**From:** Josh Houston [jdhouston79@gmail.com]

**Sent:** Tuesday, November 17, 2015 9:52 PM

**To:** Tommy Thompson; Charlie Messer; William Lapsley; Grady Hawkins; J. Michael Edney

**Cc:** Ervin Bazzle; David Jones; Steve Wyatt

**Subject:** HHS School Construction

Gentlemen,

First let me apologize for not being able to be in attendance tomorrow to discuss this first hand and in person. I did not block off my calendar in time and could not reschedule a few things at work. I do appreciate the invitation from Mr. Wyatt and Mr. Thompson. I did want to take a moment and tell you how I arrived at my decision in the 4-3 HHS construction vote. Also to be clear since the letter from the Board of Education said 4-3 in favor of Option 2 that the three in opposition were all in support of Option 3.

I did not take this decision lightly as I know no one did or will. When I first saw the plans a year ago I think we had a good talk about Option 3 which was a new building. As we moved on with the process I brought up that to solve the auditorium size problem we should address that as an addition to the new building plan to seat the whole student body. I thought more than likely that we would stay under the renovation cost estimate and stay on a known cost plan with that. I know the whole student body being able to be in the auditorium at one time is important to their tradition. I respect the tradition and what I heard from the alumni association. I gave a lot of thought to Option 2 and at one point I was 50/50. Some of you know and some of you may not know that my wife has been a high school science teacher for ten years. All ten of those years has been on the 3rd floor of the 1926 building at Hendersonville High School. I am sure you all have ended up in a similar situation in your elected positions at some point and we have done our best to keep her out of it. We grew up in Franklin in Macon County and lived on the coast of NC for a few years. When she was ready to teach we moved back to the mountains and spent a year in Asheville while she applied for jobs. The job she accepted was the only one outside of Buncombe or Haywood County that she applied for. Hendersonville High School brought us here ten years ago. She also was the girls cross country head coach for five years and won the 2010 state championship at HHS. Even though I did not live the tradition it is certainly something that I have learned about and something that is important to our family. We are so thankful to live in this county and I am certainly thankful to be able to serve on the Henderson County School Board.

My decision to support Option 3 was based on facts and the amount of people that reached out to me on an individual basis. The majority of those were future HHS parents and some outside of the district taxpayers. I would estimate 90% of everyone that reached out to me outside of the alumni event supported Option 3 for various reasons. Many of those parents were comfortable talking with me since up to this point I was a 100% that my kids would be Bearcats. Some of those parents felt intimidated to show support publicly and feared for what their children may face at HHS if they did. I was sad they felt that way but understood their reasoning after I attended the alumni forum. I understood their concern about a modular village and safety. More than once I have heard that they would reassign them to a different high school. On the flip side I understand that even a renovation is a temporary thing and either option gives us so much more in the end. I considered the argument about safety and really could not see another option that was safer than #3 being all contained in one building. I listened to the argument about being next to a five lane highway and I heard that but even though it is titled a highway it is a little different situation being in town. Plus for years the senior class has been given the opportunity to have off campus lunch on Friday. Since they are not allowed to drive, these kids are all over this road crossing over to Pop's Diner, Burger King and even down to Joey's Bagels. A negative to Option 3 is not knowing the future use of the historic building and the possible although lower costs to upgrade it for a non-educational use. Being a conservative numbers person I still prefer the known cost new plan with respect to taxpayers in comparison to a possible unknown renovation considering that we have been told that the building does not score high enough for a renovation.

Now with respect to the tradition. I believe it has been passed down from principal to principal, teacher to teacher and student to student. So I believe it is a human thing and not a structure thing. I did not have a lot of tradition in school growing up other than at Cartoogechaye Elementary School. That word I was told is Cherokee for cornbread and beans. All I really took from there was the ability to spell Cartoogechaye and the ability to eat a lot of cornbread and beans. We were built on a former Cherokee village and we found arrowheads year after year at recess in the creek next to the school. I got word as an adult that they were building a nice shiny new school on the hill miles away. The old building is now re-purposed for

something else and it was sad but the right decision for the future of education. Now granted as you can tell by the name that school did not sit right in the middle of town as a beautiful gateway to Hendersonville. So I understand the tough decision that we face.

In the end I went with my head over my heart. With the academic, the athletic and the artistic success they consistently achieve I believe the students, future students and faculty deserve a new facility as quick as possible, with the least interruption and the least amount of safety concerns. I also believe the tax base in this county deserves to know what they are getting into with the funding. I have heard at 50 million that 2 to 5 million here or there does not matter. Well knowing the future capital needs beyond these three projects and other needs of the county, I think we would all beg to differ. Whatever your decision ends up being, I will support it and I look forward to the future of all three of these schools with much appreciation to you.

Thanks for your time and your consideration of all three projects. I truly appreciate what you all do for our schools and the relationship you have with the Board of Education.

Josh Houston  
Board Member, Henderson County Public Schools