

## MINUTES

**STATE OF NORTH CAROLINA  
COUNTY OF HENDERSON**

**BOARD OF COMMISSIONERS  
WEDNESDAY, FEBRUARY 20, 2013**

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 Charlie Messer, Vice-Chairman Tommy Thompson, Commissioner Grady Hawkins, Commissioner Larry Young, Commissioner Mike Edney, County Manager Steve Wyatt, Interim Assistant County Manager David Whitson, Attorney Russ Burrell and Clerk to the Board Teresa Wilson.

Also present were: Finance Director J. Carey McLelland, Interim Planning Director Autumn Radcliff, Engineer Marcus Jones, Assessor/Tax Collector Stan Duncan, Research/Budget Analyst Amy Brantley, Delinquent Tax Collector Lee King, Director of Communications Lisha Corn, Environmental Programs Coordinator Megan Piner, Deputy County Attorney Sarah Zambon, Fire Marshal Rocky Hyder, and DSS Income Maintenance Administrator Sandy Morgan.

### CALL TO ORDER/WELCOME

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

### PLEDGE OF ALLEGIANCE

The Pledge of Allegiance to the American Flag was led by Commissioner Young.

### PUBLIC HEARING

Public Hearing for Land Development Code Text Amendment (TX-2013-01) Temporary Uses Frequency for Religious Services

*Commissioner Hawkins made the motion to go into public hearing for Land Development Code Text Amendment (TX-2013-01) Temporary Uses Frequency for Religious Services. All voted in favor and the motion carried.*

Interim Planning Director Autumn Radcliff stated the Planning Department received a request on behalf of several local pastors' to amend the Land Development Code to extend the length of time religious services may operate under a temporary use permit. Currently, religious services frequency can operate up to eight (8) days. After speaking with the applicant, Staff reviewed other local ordinances and several of those have extended the length of time religious services, under a temporary use permit, may operate to allow for uses such as revivals, bible camps and emergency shelters during natural disasters.

The proposed text amendment allows religious services, under a temporary use permit, to operate for up to twelve (12) weeks and will cover the length of time required for religious services to hold events that were once limited by the previous time limitations.

Planning Staff recommends approval of the proposed text amendment. It appears to be consistent with the County's Comprehensive Plan. Planning Board reviewed the application and draft language at its January 17, 2013 meeting and voted 4-2 in favor of the recommendation. The Technical Review Committee reviewed the application and draft language at its January 8, 2013 and unanimously approved the recommendation.

The required public notice of this hearing was published in the Hendersonville Tribune on February 7, 2013 and February 14, 2013

DATE APPROVED: March 4, 2013

200A-63: Subpart F. Supplemental Requirements to the Table of Permitted and Special Uses - SR 11.2 Temporary Uses

**Summary:**

The proposed text amendment allows for religious services, under a temporary use permit, to operate for up to twelve (12) weeks. This amendment would allow events that were once limited by the previous time limitations. The remaining temporary uses would still operate under the set specific time frame that is detailed in the LDC. All other requirements listed in SR 11.2 would still apply to all temporary uses.

**Amended Supplemental Requirement Standards:**

**SR 11.2. Circuses, Carnivals, Fairs, Religious Services (or similar types of events)**

- (1) Duration and Frequency. Not more than two (2) temporary events shall be held in a 12 month period.
  - a. Temporary circuses, fairs, and similar types of events may be operated for no longer than eight (8) days.
  - b. Carnivals may be operated for no longer than 10 days.
  - c. Religious services may operate for up to twelve (12) weeks.
- (2) Hours of Operation. Where a circus, carnival, fair, religious service or similar types of events and being held in a *residential zoning district* or within 500 feet of a *residential zoning district*, the hours of operation shall be limited to between 7:00 a.m. and 11:00 p.m.
- (3) Application. The application shall depict the locations of pedestrian circulation areas and equipment storage areas.
- (4) Separation Requirements. The *use* shall not be placed within 50 feet of an existing *dwelling unit* (located in a *residential zoning district* and not located on the same property as the *use*).
- (5) Solid Waste Collection System Requirements. Arrangements shall be made for suitable garbage disposal and site clean-up

Staff recommends approval of the proposed text amendment as it appears to be consistent with the County's Comprehensive Plan.

**Public Input**

There was none.

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

*Commissioner Thompson made the motion that the Board find that the proposed Land Development Code Text Amendment 2013-01 regarding Temporary Uses Frequency for Religious Services is consistent with the County Comprehensive Plan, and that the Board approves the text amendment as presented. All voted in favor and the motion carried.*

**DISCUSSION/ADJUSTMENT OF AGENDA**

Commissioner Young requested the addition of a discussion item – Report on Joint Facilities Meeting. Commissioner Hawkins requested that consent agenda item E – Westfeldt Park Greenway be pulled for discussion.

*Chairman Messer made the motion to adopt the Agenda with the pulling of consent agenda item E, Westfeldt Park Greenway for discussion, and the addition of the Joint Facilities Meeting as a discussion item. All voted in favor and the motion carried.*

**CONSENT AGENDA**

*Commissioner Young made the motion to adopt the consent agenda minus item E - Westfeldt Park Greenway - pulled for discussion. 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):

February 4, 2013 – regularly scheduled meeting

**Tax Collector’s Report**

Collections Specialist Luke Small had presented the Tax Collector’s Report to the Commissioners dated February 8, 2013 for information only. No action was required.

**Pending Releases & Refunds**

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

The following release and refund requests were submitted for approval by the Henderson County Board of Commissioners.

TYPE	REVENUE AMOUNT
Refunds	\$ 994.42
Releases	\$17,777.25

Motion:

*I move the Board approves the combined release/refund report as presented.*

**Firemen’s Relief Fund Trustee**

Pursuant to NC General Statute 58-84-46 the Board of County Commissioners is authorized to appoint Trustees to the Local Firemen’s Relief Fund. Trustee’s are normally appointed by recommendation of the local fire department and serve unlimited terms.

Dana Volunteer Fire & Rescue Department recommends Jimmy Womack to replace Thomas Ledbetter. It is requested that the Board appoints Jimmy Womack to serve as Trustee to the Local Firemen’s Relief Fund for Dana Volunteer Fire & Rescue Department.

Motion:

*I move that the Board appoints Jimmy Womack as Local Firemen’s Relief Fund Trustees for Dana Volunteer Fire & Rescue Department.*

**Vocational Solutions – NC Rural Center Grant Proposal**

Vocational Solutions has approached Henderson County regarding a grant opportunity for their Controlled Environment Jobs Initiative. The Building Reuse and Restoration Grants Program assists communities in maximizing the economic potential of existing structures. Grants are available for the expansion and renovation of buildings currently occupied by manufacturing type businesses. The Rural Center operates the program with funding provided by the NC General Assembly. The legislature created the Building Reuse and Restoration Grants Program in July 2004 as part of a broader effort to stimulate job creation in rural communities hurt by factory closings and layoffs. In Tier 3 counties, grants of up \$5,000 per job committed with a maximum award of \$250,000 are available. Vocational Solutions proposes to create 11 new jobs, which projects to a request of \$55,000 in grant funds.

To apply for funding, Vocational Solutions must partner with Henderson County, which in turn, would submit the application. Additionally, Henderson County would have to commit to provide a cash or in-kind match equal to 5% of the grant award. 5% of \$55,000 amounts to \$2,750.

If awarded, the funds would be granted to Henderson County. Henderson County would loan the funds to Vocational Solutions in the form of a deferred, forgivable loan. The loan would be secured with a loan performance agreement and promissory note signed by Vocational Solutions.

Motion:

*I move the Board approves Vocational Solutions' request for funding and partnership with the County for this grant, and authorize the Chairman to execute the necessary documents.*

**Agreements with Delta Three Inc. and Mission Critical Partners, Inc. Public Safety Answering Point (PSAP or 911 Center) Relocation Project**

With the selection of Delta Three, Inc. (D3) as the most qualified responding Architect for the subject project during the Board's February 4, 2013 meeting, staff has negotiated a proposed agreement with D3 for \$55,000. The scope of services is to perform the architectural services for the subject project.

Also during the meeting, the Board directed staff to negotiate an agreement with Mission Critical Partners, Inc (MCP). The agreement is attached with an associated fee of \$44,710. The scope of the agreement with MCP is to perform project management and equipment procurement. This work was not anticipated during the FY13 Budget process to occur during the architectural design phase. However as indicated during the February 4<sup>th</sup> meeting and determined during the Request for Qualifications process, it is important to undertake this work in conjunction with the Architectural Services. A budget amendment as included to account for this work occurring now instead of after the design phase.

It is requested that the Board authorize the County Engineer to execute the required documents for the agreements with Delta Three, Inc at \$55,000 and Mission Critical Partners, Inc. at \$44,710 and approve the associated budget amendment for \$50,000.

Motion:

*I move that the Board authorizes the County Engineer to execute the required documents for the agreements with Delta Three, Inc at \$55,000 and Mission Critical Partners, Inc. at \$44,710 and approves the associated budget amendment for \$50,000.*

**WESTFELDT PARK GREENWAY – PULLED FROM CONSENT FOR DISCUSSION**

At the February 4, 2013 meeting, the Board adopted a Resolution requesting financial assistance from the State of North Carolina Division of Water Resources (DWR). DWR has reviewed that Resolution, and had requested the County make one revision.

The second point under the "Now, therefore be it resolved" section originally read "Henderson County is simultaneously seeking remainder of project funds from the N.C. Recreational Trails Program and plans to use the combined grants to cover all project costs." DWR has requested that be changed to "The Board assumes full obligation for payment of the balance of project costs", as reflected in the revised attached Resolution.

Staff recommends approval of this revised Resolution, since the project in question is entirely within the scope of the County owned Westfeldt Park.

The Board is requested to adopt the proposed Resolution, requesting financial assistance from the State of

North Carolina Division of Water Resources.

David Whitson noted that the grant would be denied without the new resolution. No additional cost would be incurred by the County.

Steve Wyatt explained that the prior resolution would not be accepted, only the resolution presented with this agenda. The budget will not exceed the grant amount.

*Commissioner Edney made the motion that Board adopts the Resolution requesting financial assistance from the State of North Carolina Division of Water Resources. The motion passed 3-2 with Commissioners Young and Hawkins voting nay.*

#### **Notification of Vacancies**

Chairman Messer reminded the Board of the following vacancies and opened the floor to nominations:

1. Environmental Advisory Committee – 1 vac.
2. Equalization and Review, Henderson County Board of – 3 vac.
3. Nursing/Adult Care Home Community Advisory Committee – 1 vac.
4. Regulations Review Advisory Committee – vac. (to be determined)

#### **Nominations**

1. Agriculture Advisory Board – 1 vac.

Chairman Messer nominated Darryl Fullam for position #2. *Chairman Messer made the motion to accept the appointment of Darryl Fullam to position #2 by acclamation. All voted in favor and the motion carried.*

2. Animal Services Committee – 1 vac.

Commissioner Young nominated Carol Vaseleski for position #2 and Mary Sue Cervini for position #5. *Chairman Messer made the motion to accept the reappointments of Carol Vaseleski to position #2 and Mary Sue Cervini to position #5 by acclamation. All voted in favor and the motion carried.*

3. Home and Community Care Block Grant Advisory Committee – 1 vac.

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

4. Juvenile Crime Prevention Council – 7 vac.

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

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

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

6. Nursing/Adult Care Home Community Advisory Committee – 6 vac.

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

7. Recreation Advisory Board – 3 vac.

Chairman Messer nominated Ralph King for position #1, Jeffrey Donaldson for position #6, and Corum Smith for position #7. *Chairman Messer made the motion to accept the reappointments of Ralph King to position #1, Jeffrey Donaldson to position #6, and Corum Smith to position #7 by acclamation. All voted in favor and the motion carried.*

8. Senior Volunteer Services Advisory Council – 2 vac.

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

9. Smartstart – 1 vac.

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

**Regulation Review Advisory Committee**

County staff presented a recommended committee charter for the Board's review and possible adoption.

What is the committee's purpose?

The purpose of this committee is to review the County's Code of Ordinances and other regulations and policies with an eye toward insuring that they are as conducive to economic growth as possible while meeting the broader public needs and expectations that led to their adoption. The committee is particularly to examine these laws for excessive or unwarranted regulations not required by Federal or State mandates which have the effect of impeding employment. The committee will report to the Board of Commissioners within six months of its formation on its recommendations for the substance of any modifications to such ordinances, regulations and policies, and may make interim reports and recommendations.

Membership

There will be (to be determined) members of the committee, appointed by the Board of Commissioners. No member of the committee may also be a member of the Planning Board<sup>1</sup>. The Board of Commissioners shall appoint a member of the committee to act as its chair.

Duration of the committee's existence

Six months, unless extended by the Board of Commissioners.

Staff serving for this committee

The Clerk to the Board of Commissioners, the County Manager (or designee), the County Attorney, and other County staff as requested by the committee and designated by the County Manager

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<sup>1</sup> One of the ordinances likely to be reviewed is the Henderson County Land Development Ordinance. According to Article 18 of Chapter 153A of the General Statutes, any zoning law text amendment must be reviewed by the Planning Board.

Applications are due by noon on March 11, 2013 to be considered for nomination during the March 20, 2013 meeting. Members of the committee must be involved in business in Henderson County, or reside in Henderson County, or own property in Henderson County.

**SEVEN FALLS UPDATE**

On February 12, 2013, property owners, holders of security interests, lien claimants and regulators involved with the Seven Falls subdivision met with County Staff. County Attorney Russ Burrell provided an update on the results of the meeting.

Russ Burrell stated a meeting had been held a week prior where all property owners, lien claimants, holders of security interests, and regulators involved with the Seven Falls subdivision were invited to discuss the issues involved of the bonding of the subdivision improvements. Much time was spent answering questions. One topic discussed was the fact that right now there are claims of about \$8.4 million on the \$6 available to spend. Some of the numbers can be modified downward, (e.g. the number of times you cross a stream) as the core sets their fee based on the amount of effected footage on the streams. However, changing the plans to allow for that would require the consent of all lot owners. It was expressed that the consent of all lot owners must be obtained. There was little optimism. Mr. Burrell explained during the meeting that if no consensus was met in thirty days, the County would have little option but to go to court and request an order that directs the County on how to spend the assets that are available to do this project, and avoid any liability

over and above those assets. Mr. Burrell fully expects thirty days to pass, and the county moving forward with a suit against owners, lien claimants, those who have security interests, and regulators involved, asking the court to direct a plan. The County can provide some plans to the court, but is not in any position to advocate any one plan over another. The Engineers have plans ready to go to bid on the entire project. Unfortunately, that project is not likely to go forward, but will be cut down into various chunks. Once the court gives us a plan, it will go out to bids and move forward as quickly as possible. Very early in the court process, it will be asked that a hearing be held allowing the County to do some work to stabilize things where they are.

*Commissioner Edney made the motion that the Board authorizes the attorney to proceed with the law suit if no agreement is met in 30 days. All voted in favor and the motion carried.*

### **SOCIAL SERVICES' INFORMATIONAL UPDATE**

The DSS Board Chair Lee Luebbe provided an informational update to the Board of Commissioners regarding various Social Services issues. The February 2013 update pertains to Food Stamps.

In a recent conversation with Chairman Messer, it was brought to Ms. Luebbe's attention that there still seems to be some misunderstandings about the Food Stamp program – now known as SNAP (Supplemental Nutrition Assistance Program).

Who is eligible? What items may be purchased with food stamps and what may not be purchased with food stamps? Just how many dollars do households receive and on what basis? These are three areas still often misunderstood.

Citizens standing in line at any store that is authorized by the USDA to take food stamps can easily draw the wrong conclusions if they see beer, wine, liquor, tobacco, or any nonfood items such as pet food, soaps, paper products, and household supplies, vitamins and medicines, food that will be eaten in the store and hot food in the checkout order of a citizen using her or his EBT card. NONE of these can be paid for with food stamps.

Households can use food stamps to buy food to eat, such as breads and cereals, fruits and vegetables, meats, fish, poultry and dairy products. Seeds and plants which produce food can also be purchased.

The citizen who observes the buyer checking out using an EBT card needs to understand that it is no longer necessary for food purchasers to separate products at checkout. The EBT card (Electronic Transfer Card) that looks like an ATM card will NOT authorize purchases for the products that are not eligible for purchase with the EBT card. The feature allows recipients to purchase all of their products in one transaction, with eligible products paid for by the EBT card and ineligible products paid for as the buyer chooses – cash or perhaps another debit card.

Who is eligible? How much can a household receive?

Anyone who is a U.S. citizen may apply for food assistance. Only qualified immigrants, such as those that have been in the United States legally for five years or more, and are under 18, disabled, or have worked 40 qualifying quarters may apply for food assistance. A household must have a monthly income at or below 130% of the federal poverty level to qualify. For example, John and Jane Doe, a household of two, can earn up to \$19,128 a year to receive Food Stamps. The maximum monthly Food Stamp benefit John and Jane can receive is \$367 or approximately \$13.00 per day. Only John and Jane can use their card because they have a specific pin number. Undocumented immigrants are not eligible for food stamps – regardless of how long they have been in this country.

Henderson County Dept. of Social Services (DSS) provides a preliminary electronic screening tool to increase service delivery and access.

Available on the DSS website ([www.hendersoncountync.org/dss/food\\_assistance.html](http://www.hendersoncountync.org/dss/food_assistance.html)), this tool does not guarantee actual eligibility for assistance. To apply for benefits and receive final determination, you must complete an application and be interviewed by a Food Assistance caseworker at DSS, including providing all required information.

Once the caseworker has determined that a household is eligible, shelter and utility expenses, and possibly other deductions from household income, will be considered. All applicants are screened for emergency benefits during the interview process.

What is the Food Stamp Caseload in Henderson County and what is the composition of our caseload?

The peak of the caseload during the wake of the Great Recession was 6,460 households in June 2012. As the county's jobless rate has dropped, so has the Food Stamp caseload. In December 2012, there were 6,319 households, which included 13,861 individuals, or an average of 2.2 persons per household. The median value of the benefit per household was \$200.

Looking at the Food Stamp caseload, 13% are county residents with the fixed incomes of the elderly (Social Security) or the disabled (SSI). About 38% of households have monthly employment earnings, which average \$1,182 (or \$14,184 annually). Only 1% of Food Stamp recipients also receive benefits from the Work First (welfare reform) program. Approximately two-thirds of county residents benefiting from Food Stamps are age 65 or older, age 17 or younger, or disabled.

The overall total value of benefits issued each month in Henderson County -- \$1.6 million each month (or about \$19 million a year). Economists calculate that every Food Stamp dollar generates \$1.79 in real gross domestic product increase. Consumer spending is the largest part of the economy. When county residents spend Food Stamps at a local grocery store, the money gets turned over several times generating economic activity, or "trickling up" by paying store employees, food delivery truck drivers, and the farmers who grow the food. The federal government pays 96% and Henderson County pays 4% of the total program cost.

For citizens who do not qualify for Food Stamps, the County has other sources of food to assist these families and individuals. The food pantries, Interfaith Ministry, "feed the kids" programs provided by various churches and served at the Boys and Girls Club -- all assist to supplement and meet the nutritional needs of the our families and individuals who are struggling to make ends meet. Henderson County is indeed fortunate to have many groups to support the needy of this county and who work collaboratively with Social Services to do so.

#### **AG-BIZ DEVELOPMENT UPDATE**

Mark Williams, Ag-Biz Development Director, presented an update to the Board on Ag-Biz Development's activities to date.





**Henderson County Agribusiness Impact**

**All Agriculture/Agribusiness Industries**

<b>Total Income</b>	<b>\$400 Million</b>
<b>Total Employment</b>	<b>8152</b>
<b>Share of HC Employment</b>	<b>17.1%</b>
<b>Share of County "GDP"</b>	<b>16.7%</b>

Source: NCSU—College of Agriculture & Life Sciences, Prepared by Dr. Mike Walden, Economist, 2008

**AGRIBUSINESS HENDERSON COUNTY**

**MAJOR HENDERSON COUNTY CROPS - 2011**

Crop	Rank in NC	Est. \$ Value	Acres	Farms
Apples (\$31M avg. year)	#1	\$21M	5,660	117
Tomatoes	#2	\$6.3M	597	26
Sweet Corn	#3	\$1M	348	20
All Fruits, Veg, Berries	#3	\$46.6M	7,549	220
All Green Industry	#2	\$42.3M	1,845	72
All Crops	#10	\$92.8M	16,546	292
Dairy Products	#8	\$4.9M		5
<b>Total Farm Receipts</b>	<b>#34</b>	<b>\$103.4M</b>	<b>37,947</b>	<b>557</b>

Source: NCDA, NASS North Carolina Agricultural Statistics 2012



**Recent Agribusiness Development**



**Wright Foods**

- Located in Troy, NC
- Closest Major Processor
- Provided Apples for R&D
- Helped to keep it in NC

**New Processing Market  
Henderson County Apples**



**AGRIBUSINESS HENDERSON COUNTY**

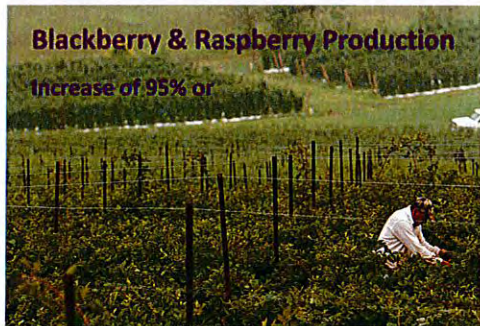


**Since 2011 Apple Prices have Increased 21% or \$2.00/bushel**



**Economic Impact:**  
Avg. 3 Million Bu./Yr  
x \$2.00/bu = \$6 Million

**Blackberry & Raspberry Production**  
Increase of 95% or



**Recent Agribusiness Development**

**Expansion of Blackberry & Raspberry Production**



New Growing Techniques



**Recent Agribusiness Development**

**2 New Wineries in the County**  
Saint Paul Mountain Vineyards  
Burntshirt Vineyards





Increased Agritourism



**Recent Agribusiness Development**



**AGRICULTURE DEVELOPMENT GRANT**

- \$64,000 Received through NCDA – ADFF Fund
- Branding of Henderson County Produced Farm Products (Local Grown)
- Southern Mountain Fresh



**Recent Agribusiness Development**

**SPENT BREWER'S GRAIN FOR LIVESTOCK FEED**  
(Sierra Nevada, Oskar Blue, New Belgium)





**Recent Agribusiness Development**

Identification of Existing Agricultural Facilities and Site Options

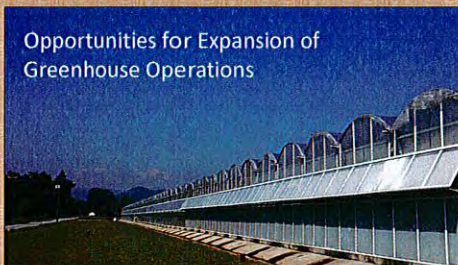




Lease Contracts  
(Coordinated 5 New Leases of unused or under-used facilities)



**Recent Agribusiness Development**

**Opportunities for Expansion of Greenhouse Operations**



**Recent Agribusiness Development**

Opportunities for Expansion of Greenhouse Operations



**AgHC** AGRIBUSINESS HENDERSON COUNTY

**OTHER PROJECTS**

**Peeling Fruit** – Pennsylvania Apple Slice Co. Brought them in as a new buyer of processing grade apples Fall 2011. Contributed to price increase of \$.18/lb to \$.30/lb return to growers.


**Small Processors** – Currently working with 5 new operations expecting to begin production 2013. At least 3 will produce new value-added products.

**Ag Waste Disposal** – Progress made to secure sources to take plastic, cull product & other ag waste to save farmers tipping fee cost and reduce environmental impact (expect \$100K+ annual savings to agribusiness)

**AgHC** AGRIBUSINESS HENDERSON COUNTY

**Recent Agribusiness Development**

**AGRICULTURAL LABOR**  
Existence and Expansion of Henderson County Agriculture Depends on a Reliable Labor Force



**AgHC** AGRIBUSINESS HENDERSON COUNTY

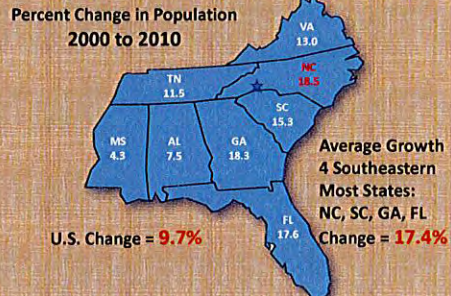
**EXPANDING COMMODITIES**

Apples  
Berries & Grapes  
Wine & Cider  
Small Processing  
Nutraceuticals  
Peaches & Asian Pears  
Soybeans  
Greenhouse Production

**AgHC** AGRIBUSINESS HENDERSON COUNTY

**INCREASED U.S. DEMAND FOR FOOD**

Percent Change in Population 2000 to 2010




Average Growth 4 Southeastern Most States: NC, SC, GA, FL Change = 17.4%

U.S. Change = 9.7%

Source: U.S. Census Bureau

**POSITIONED TO GROW**



**ORGANIZATIONAL ACTIVITY**

- Original Plans included Transition to Non-Profit 501(c)(6)
- Anticipated Jan. 1, 2013 Completion
- Formed Sub-Committee and began Draft of By-Laws
- Developed List of Potential Private Partners and started securing funds
- Met with Attorneys
- Meeting with County staff
- Request Extension to April 1, 2013 target

**AgHC** AGRIBUSINESS HENDERSON COUNTY



**Mark Williams**  
AGRIBUSINESS HENDERSON COUNTY  
100 North King Street – Room 123  
Hendersonville, NC 28792  
(828) 697-4543  
[mark@AgriHC.org](mailto:mark@AgriHC.org)  
[www.AgriHC.org](http://www.AgriHC.org)

It was requested that the Board approves an extension until a target date of April 1, 2013 for AgHC to



complete their 501(C)(6), with the understanding the AgHC will work closely and expeditiously with County staff in the application process, but completion is subject to state approval and their process time.

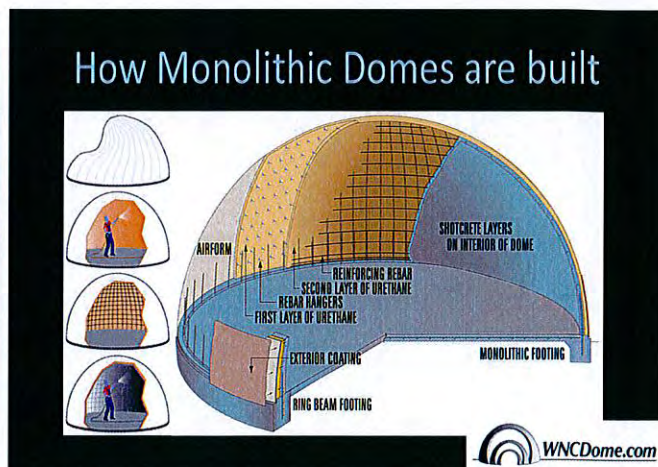
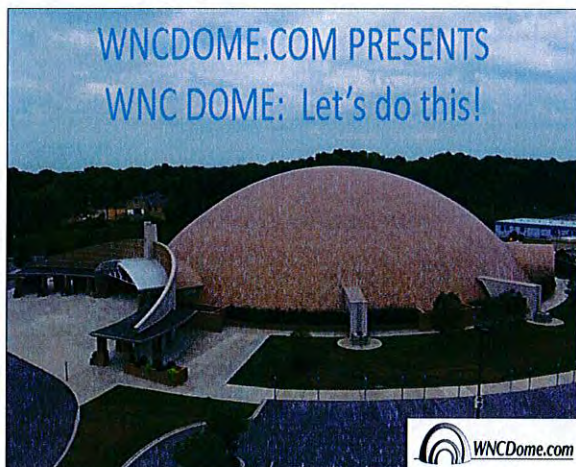
*Commissioner Hawkins made the motion that the Board approves an extension for April 1, 2013 for getting the application in for the Agri-Business to complete their (c)(6). All voted in favor and the motion carried.*

### WNC DOME PRESENTATION

Dennis Justice, President of Terran Sports LLC, had requested time to discuss the WNC Dome project. WNC Dome is a proposed regional disaster shelter, disguised as a sports arena that would be built at the WNC Agricultural Center. The single-shell Monolithic Dome design has proven to resist EF-5 tornadoes like the horrific one that hit the Faith Chapel Christian Center domes in Birmingham. Its eco-friendly design is fast to build and is far less costly to run than conventional structures. Its sturdiness can withstand tornadoes and earthquakes, a perfect design for a regional disaster shelter. It would be located at the Ag. Center, so requires no new management staff and is across from the Airport. This could also rescue people from coastal cities in the Carolinas from a pending major hurricane.

The Board is not requested to build the project, but to endorse the project.

No specific action is requested at this meeting. The Board is requested to hear the presentation, and discuss whether it wishes to endorse the project. Should the Board wish to endorse the project, a request to formally do so would be scheduled for the Board's March 4th meeting.



The time has come for western North Carolina to pursue a regional sports arena, one with multiple sports and entertainment options.

The ideal facility, a Monolithic Dome, is less-costly than traditional structures, is highly energy-efficient, a perfect structure for a regional disaster shelter, and if built at the Western North Carolina Agricultural Center, perfectly complements other facilities there with minimal additional costs.

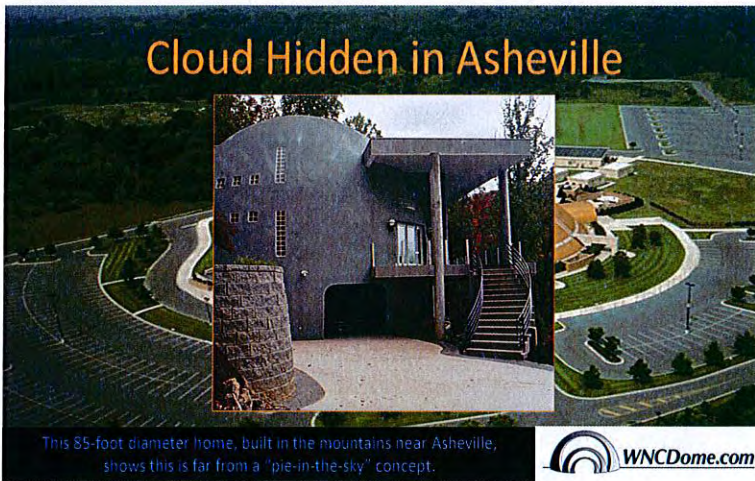
Terran Sports LLC, a sports management and promotion company based in Fletcher, has the unique vision and talent to bring in the sports and entertainment tenants for the proposed "WNC Dome."

This presentation is designed to introduce the Monolithic Dome concept, the potential tenants of such a dome arena, and how local leaders can act in a pro-active regional approach to have this dome open by 2015.

The Monolithic Dome is constructed as a freespan facility for sizes up to 1,000 feet. The construction employs inflating an airform and spraying concrete from the inside. Once the airform is inflated, construction time is greatly minimized due to being less susceptible to weather. Once constructed, they are



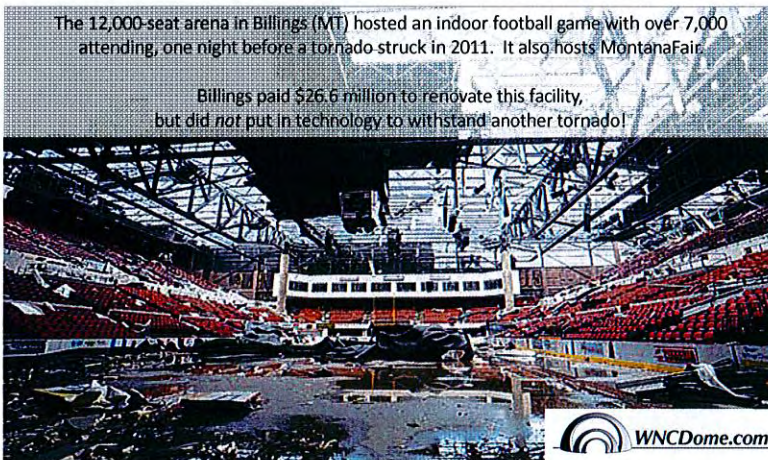
resistant to tornadoes and earthquakes.



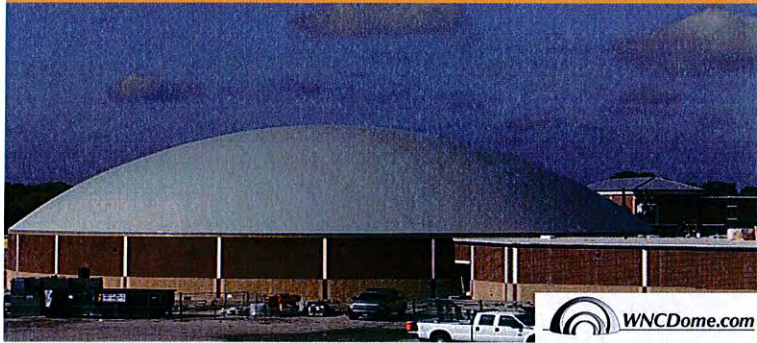
**Advantages of the Monolithic Dome:**

- Less construction costs and faster construction time
- Substantially less maintenance costs
- Energy efficiency make Monolithic Domes pay for themselves
- Environmentally-friendly technology
- Perfect structure for a regional disaster shelter
- Can last for centuries

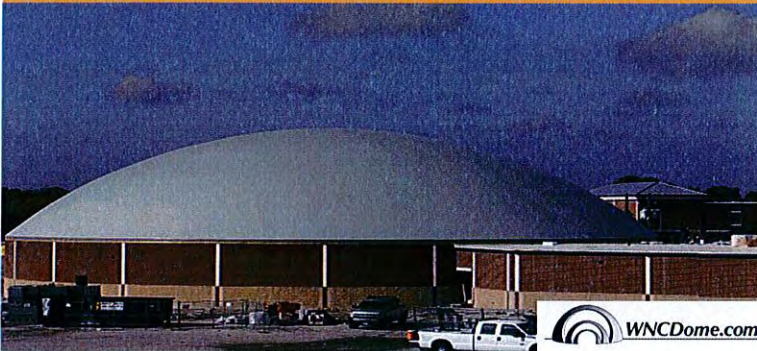
If “an ounce of prevention is worth a pound of cure,” then WNC Dome is a POUND of prevention!



The recent hurricanes, tornadoes, and other disasters have increased calls for concrete dome disaster shelters disguised as sports venues. 28 such domes like this one in Edna, Texas, are being built to protect the most needed when disaster strikes, and are normally used for basketball and volleyball in high schools.



Governments at all levels are taking disaster infrastructure far more seriously. In wake of Hurricane Sandy, New York City is considering a sea barrier plan that could cost over \$1 billion. FEMA has granted \$683 million throughout 18 states, including TX, AL, MI, and SC. FEMA covered 75% of the cost of the dome below since it had 75% open space.



WNC Dome is a regional disaster shelter.

The Monolithic Dome design has proven to withstand EF-5 tornadoes.

The Faith Chapel Christian Center in Birmingham, as well as "The Bridge," their six-dome complex, withstood such a tornado on April 27, 2011. Nearby modular units (like the extra classrooms at some of our local schools) were obliterated in the mile-wide twister.

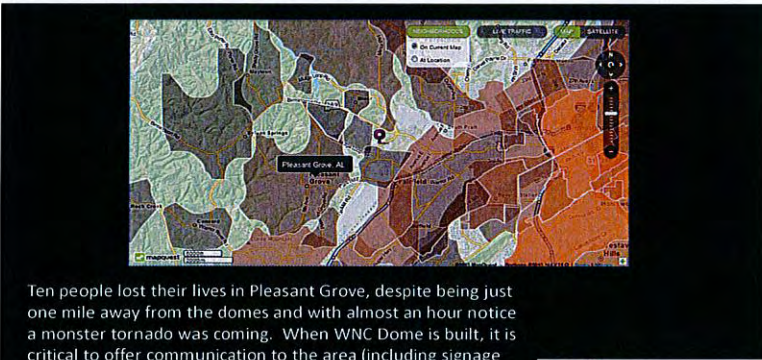
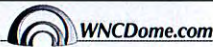
The Bridge was used by the Birmingham Red Cross for weeks as a disaster shelter for people made homeless by the horrific tornado attack.

This concept is perfect for a structure, across from the Asheville Airport, to shelter people from incoming tornadoes or people evacuating a coastal city (in North Carolina or South Carolina) from a hurricane.





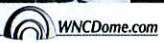
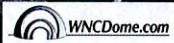
The black star shows where Faith Chapel Christian Center was when an EF-4 or EF-5 tornado hit. Videos on YouTube show the monster tornado was about a mile in diameter, with highest winds exceeding 200 M.P.H. Modular units on site were obliterated but the domes survived virtually undamaged.



Ten people lost their lives in Pleasant Grove, despite being just one mile away from the domes and with almost an hour notice a monster tornado was coming. When WNC Dome is built, it is critical to offer communication to the area (including signage on the widened I-26) as to prevent such a tragedy here.



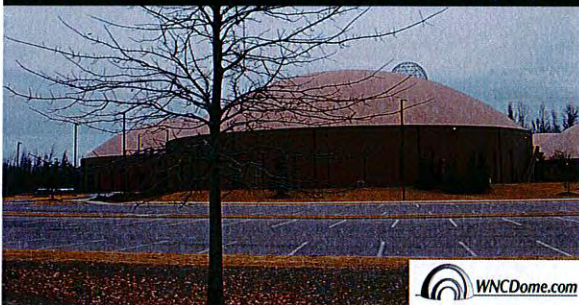
The following pictures show how Faith Chapel Christian Center used “The Bridge” in coordination with the Birmingham Red Cross to shelter displaced residents for weeks. This should give an idea as to the coordination we will need with local, state, and national officials to be able to respond to emergencies. (Photos by Joe Songer of *The Birmingham News*)







The Bridge shows how versatile the Monolithic Dome concept is. Various domes host a basketball court, youth center, childcare with a large indoor playground, giant climbing wall, full-sized kitchen and reception area, and even a bowling alley. This concept could be used for school gyms, rec. centers, or even a swimming complex!



WNC Dome is the crown jewel of the WNC Agricultural Center. WNC Dome is ideally suited for the WNC Agriculture Center. The other venues are not ideal for the sports that WNC Dome can host. Because it would be at the Agriculture Center, there is no need to hire any new management staff.

- Having the venue across from the Airport and a widened Interstate 26 means excellent access for sporting events and for emergency use.
- If there is a serious emergency, the Governor or even the President could easily fly to the airport and visit WNC Dome to assess the situation personally.
- WNC Dome will likely be a concept for future domes at other Ag. Centers statewide (the one in Williamston needs one for sure), and other cities nationally.

WNC Dome is a sports arena  
 "Domes mean sports!"

The Monolithic Dome design is a natural for sports. The "igloo" look just screams "HOCKEY!" Hockey, Arena Racing USA, indoor football, indoor soccer, indoor lacrosse, and similar indoor sports could be held in a facility that is ideal for them.

It can also host religious events and concerts. It can be used on weekdays during the WNC State Fair for major concerts, to draw in people on slower days.

WNC Dome is a recreation center that happens to have 5,000 + seats. Instead of having a building vacant on weekdays like most arenas, WNC Dome intends to have Mondays, Tuesdays, and Wednesdays occupied for recreational uses, maximizing the taxpayers' investment. This is possible due to few changeovers and smart management of sports infrastructure.

During hockey season, WNC Dome can and will have youth hockey, adult rec. hockey, figure skating, and



public skating, as well as occasional ice shows.

During indoor football season, the turf can host youth indoor football, like the Columbus Lions have done for six years. Only we can partner with middle schools in three counties for a most exciting summer league.

WNC Dome is an extension of Western Carolina University

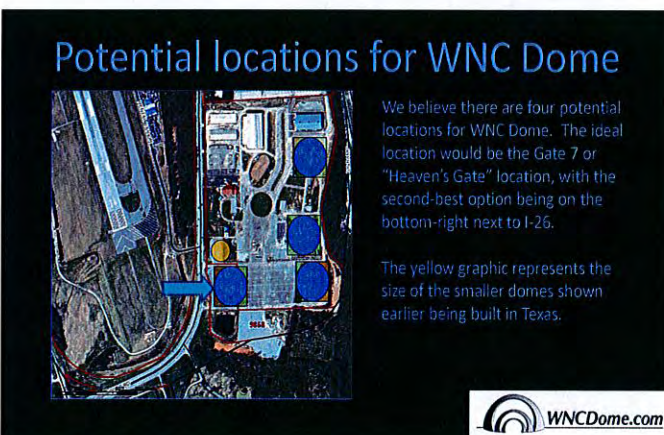
WNC DOME can offer internships and starter jobs for students at Western Carolina University in four specific majors: Sports Management, Athletic Training, Broadcasting, and Emergency and Disaster Management.

Taxpayers pay hundreds of thousands, if not millions, on those students, many without internship and job opportunities. As such, this State project helps WCU!

For example, the youth indoor football league could have as head coaches WCU students seeking degrees in Physical Education, Coaching, and/or Sports Management, gaining invaluable experience for their resumes when seeking teaching positions later.

#### Dome Project

- Dome would be 320 feet in diameter and 115 feet high, seat 5,000 – 5,500, and be the largest Monolithic Dome on Earth.
- The cost of the shell itself is estimated at \$5 million.
- It would take about a year to complete the dome once ground is broken.
- WNC Dome would be owned by the State and managed by the WNC Ag. Center.
- The Monolithic Dome Institute estimates in a letter sent to Terran Sports LLC that a dome arena could be built from \$14 million - \$35 million.
- The project will have an estimated budget of \$18 million - \$25 million for a mid-range arena.
- Careful coordination with all bodies involved will maximize chances of repayments by FEMA, as this is primarily a regional disaster shelter.
- Any savings realized could be reinvested for alternative energy units (like wind turbines) to lower energy costs.



#### What Terran Sports LLC gets...

- Terran Sports LLC wants exclusive sports programming rights in WNC Dome, as well as naming rights revenue.
- Terran Sports LLC will want included in WNC Dome new infrastructure and equipment needed for ice hockey and skating, as well as for indoor football, since there are recreational uses for them.
- We cannot in conscience ask for a grant for Arena Racing USA infrastructure as there's no

recreational use (hence the need for naming rights revenue).

- We will work in good faith to accommodate the Blue Ridge Roller Girls, if they want to have their bouts here.
- 

What is being asked of each body...

- Henderson County is asked to endorse this project and urge other local bodies and the State of North Carolina to seek ways to build this project by 2015.
- Fletcher will be asked for a similar endorsement. If Asheville were to endorse the feasibility study, Terran Sports LLC will request a grant from Fletcher for start-up costs, as it is based in Fletcher.
- Asheville and Buncombe County are asked to endorse and pay for a feasibility study from the Monolithic Dome Institute, with a cost of \$25,000 - \$30,000.
- Terran Sports LLC would then pledge not to accept funding for the dome unless the State of North Carolina also grants Asheville and Buncombe their funding mechanism for their proposed arts center.
- Henderson County is asked to offer technical assistance with Terran Sports LLC in relation to other interested parties, including likely grant writing to FEMA.
- Henderson County is asked to request of other local leaders to participate in a field trip to the Faith Chapel Christian Center in Birmingham, to see the domes for themselves.

How the public can help:

- If you support this plan, please visit [www.wncdome.com](http://www.wncdome.com)
- "Like" us on our Facebook page
- Follow us @WNCdome on Twitter
- The website and Facebook page has plenty of information and videos to share.
- SPREAD THE WORD! LET'S DO THIS!

### **MOSELEY ARCHITECTS OF NORTH CAROLINA - PRE-CONSTRUCTION FOR THE 1995 COURTHOUSE RENOVATIONS**

Marcus Jones stated as directed during the Board of Commissioner's Budget Retreat on January 16, 2013, Engineering has negotiated an agreement with Moseley Architects of North Carolina to complete the planning, design, permitting and bidding of the 1995 Courthouse Renovation project. The proposed agreement is for \$82,500 and is consistent with the project budget established during the Board's June 4, 2012 meeting of \$1,000,000. A proposed project budget was provided by Moseley Architects.

The scope of this project is to improve the security of the 1995 Courthouse and renovate to utilize the expansion space made available by moving agencies to the newly renovated Court Services building.

It is requested that the Board authorize the County Engineer to execute the agreement with Moseley Architect of North Carolina to renovate the 1995 courthouse for \$82,500.

It was determined that Commissioner Thompson would continue to serve as the commissioner liaison for facilitation of the process.

*Commissioner Thompson made the motion that the Board authorizes the County Engineer to execute the agreement with Moseley Architect of North Carolina to renovate the 1995 courthouse for \$82,500. All voted in favor and the motion carried.*

### **JOINT FACILITIES MEETING – ADD ON**

Commissioners Young and Hawkins had recently attended a Joint Facilities Meeting where future projects in the school system were discussed. All projects totaled between \$25 – 30 million.

- Expansion of Hendersonville High School with timeframe of 2-3 years
- Expansion of core facilities at Edneyville Elementary
- Expansion of core facilities at Upward Elementary
- School bus garage (Taking into consideration the additional acreage at Sugarloaf Elementary)

Commissioner Young's final statement at the Joint Facilities Meetings was "the Board of Commissioners will do whatever the debt service will allow without raising taxes."

Commissioner Hawkins noted that plans for a ballfield at Hendersonville High School were dropped due to the expense of the space. One of the most pressing issues is the sewer line out to Atkinson School.

**IMPORTANT DATES**

**2009 Talley Drive Community Revitalization Project (Grant #09-C-2066) Set Public Hearing for Program Amendment and Set Public Hearing from Grant Closeout**

*Commissioner Hawkins made the motion that the Board schedules the program amendment public hearing for the 2009 Talley Drive Community Revitalization Project for Wednesday, March 20, 2013, at 9:00 A.M. All voted in favor and the motion carried.*

*Commissioner Hawkins made the motion that the Board schedules the closeout public hearing for the 2009 Talley Drive Community Revitalization Project for Wednesday, March 20, 2013, at 9:00 A.M. All voted in favor and the motion carried.*

**CLOSED SESSION**

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

- Pursuant to N.C. Gen. Stat. §143-318.11(a)(3), To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged.

*Commissioner Edney made the motion that the Board go into closed session pursuant to N.C. Gen. Stat. §143-318.11(a)(3), 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.*

**ADJOURN**

*Commissioner Thompson made the motion to go out of closed session and adjourn at 12:00 noon. All voted in favor and the motion carried.*

Attest:

---

Teresa L. Wilson, Clerk to the Board

---

Charles D. Messer, Chairman

**Text Amendment (TX-2013-01)**  
**Increase Temporary Use Frequency for Religious Services**

**Summary:**

The proposed text amendment allows for religious services, under a temporary use permit, to operate for up to twelve (12) weeks. This amendment would allow events that were once limited by the previous time limitations. The remaining temporary uses would still operate under the set specific time frame that is detailed in the LDC. All other requirements listed in SR 11.2 would still apply to all temporary uses.

**Amended Supplemental Requirement Standards:**

**SR 11.2. Circuses, Carnivals, Fairs, Religious Services (or similar types of events)**

- (1) Duration and Frequency. Not more than two (2) temporary events shall be held in a 12 month period.
  - a. Temporary circuses, fairs, and similar types of events may be operated for no longer than eight (8) days.
  - b. Carnivals may be operated for no longer than 10 days.
  - c. Religious services may operate for up to twelve (12) weeks.
- (2) Hours of Operation. Where a circus, carnival, fair, religious service or similar types of events and being held in a *residential zoning district* or within 500 feet of a *residential zoning district*, the hours of operation shall be limited to between 7:00 a.m. and 11:00 p.m.
- (3) Application. The application shall depict the locations of pedestrian circulation areas and equipment storage areas.
- (4) Separation Requirements. The *use* shall not be placed within 50 feet of an existing *dwelling unit* (located in a *residential zoning district* and not located on the same property as the *use*).
- (5) Solid Waste Collection System Requirements. Arrangements shall be made for suitable garbage disposal and site clean-up.

Adopted THIS the 20<sup>th</sup> day of February, 2013.

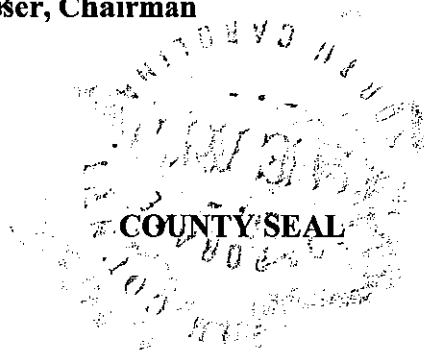
**HENDERSON COUNTY BOARD OF COMMISSIONERS**

BY: \_\_\_\_\_

*Charles Messer*  
Charles Messer, Chairman

ATTEST:

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





# HENDERSON COUNTY TAX COLLECTOR

200 NORTH GROVE STREET, SUITE 66

HENDERSONVILLE, NC 28792

PH: (828) 697-5595 | FAX: (828) 698-6153

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

Friday, February 08, 2013

## Re: Tax Collector's Report to Commissioners – 20 February 2013 Meeting

Please find outlined below collections information through 7 February 2013 for the 2012 bills mailed out on 14 August 2012, as well as registered motor vehicle bills. As a point of reference, we also have included collections information as of the same date last year.

### Annual Bills G01 Only:

**2012 Beginning Charge:** \$57,948,385.02  
Discoveries & Imm. Irreg.: \$302,572.20  
Releases & Refunds: (\$104,401.26)  
**Net Charge:** \$58,146,555.96  
Unpaid Taxes: \$3,196,859.09  
Amount Collected: \$54,949,696.87  
**Percentage Collected:** 94.50%

Through: 7-Feb-2013

**2011 Beginning Charge:** \$57,516,358.41  
Discoveries & Imm. Irreg.: \$110,629.28  
Releases & Refunds: (\$95,153.72)  
**Net Charge:** \$57,531,833.97  
Unpaid Taxes: \$3,333,528.17  
Amount Collected: \$54,198,305.80  
**Percentage Collected:** 94.21%

Through: 7-Feb-2012

### Motor Vehicle Bills G01 Only:

**2012 Beginning Charge:** \$3,407,799.84  
Discoveries & Imm. Irreg.: \$2,467.73  
Releases & Refunds: (\$59,761.41)  
**Net Charge:** \$3,350,506.16  
Unpaid Taxes: \$907,084.17  
Amount Collected: \$2,443,421.99  
**Percentage Collected:** 72.93%

Through: 7-Feb-2013

**2011 Beginning Charge:** \$3,141,165.13  
Discoveries & Imm. Irreg.: \$772.45  
Releases & Refunds: (\$69,563.21)  
**Net Charge:** \$3,072,374.37  
Unpaid Taxes: \$814,934.30  
Amount Collected: \$2,257,440.07  
**Percentage Collected:** 73.48%

Through: 7-Feb-2012

### Fire Districts All Bills:

**2012 Beginning Charge:** \$6,813,762.66  
Discoveries & Imm. Irreg.: \$45,490.60  
Releases & Refunds: (\$22,945.45)  
**Net Charge:** \$6,836,307.81  
Unpaid Taxes: \$521,964.85  
Amount Collected: \$6,314,342.96  
**Percentage Collected:** 92.36%

Through: 7-Feb-2013

**2011 Beginning Charge:** \$6,712,431.94  
Discoveries & Imm. Irreg.: \$12,600.51  
Releases & Refunds: (\$18,275.80)  
**Net Charge:** \$6,706,756.65  
Unpaid Taxes: \$499,611.84  
Amount Collected: \$6,207,144.81  
**Percentage Collected:** 92.55%

Through: 7-Feb-2012

Respectfully submitted,



Luke Small

Collections Specialist

Stan C. Duncan

Tax Collector

# HENDERSON COUNTY BOARD OF COMMISSIONERS

1 Historic Courthouse Square, Suite #1  
Hendersonville, NC 28792  
Phone (828) 697-4808 • Fax (828) 698-4443  
[www.hendersoncountync.org](http://www.hendersoncountync.org)

CHARLIE MESSER  
Chairman  
THOMAS THOMPSON  
Vice-Chairman

LARRY YOUNG  
J. MICHAEL EDNEY  
GRADY HAWKINS

## RESOLUTION

WHEREAS, the Henderson County Board of Commissioners desires to implement a greenway and trail development project along the French Broad River at Westfeldt Park to provide recreation opportunities for hiking, fishing, birding and cycling;

NOW, THEREFORE, BE IT RESOLVED THAT:

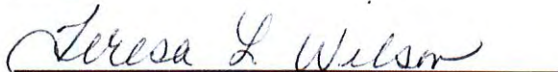
- 1) The Board requests the State of North Carolina Division of Water Resources to provide financial assistance to Henderson County for the Westfeldt Park greenway and trail project in the amount of \$50,000 or 20% percent of project cost, whichever is the lesser amount;
- 2) The Board assumes full obligation for payment of the balance of project costs;
- 3) The Board will obtain all necessary State and Federal permits;
- 4) The Board will comply with all applicable laws governing the award of contracts and the expenditure of public funds by local governments.
- 5) The Board will supervise construction of the project to assure compliance with permit conditions and to assure safe and proper construction according to approved plans and specifications;
- 6) The Board will obtain suitable spoil disposal areas as needed and all other easements or rights-of-way that may be necessary for the construction and operation of the project without cost or obligation to the State;
- 7) The Board will assure that the project is open for use by the public on an equal basis with no restrictions;
- 8) The Board will hold the State harmless from any damages that may result from the construction, operation and maintenance of the project;
- 9) The Board accepts responsibility for the operation and maintenance of the completed project.

Adopted this the 20<sup>th</sup> day of February, 2013.



CHARLIE MESSER, CHAIRMAN  
HENDERSON COUNTY BOARD OF COMMISSIONERS

ATTEST:



TERESA L. WILSON, CLERK TO THE BOARD

# HENDERSON COUNTY BOARD OF COMMISSIONERS

1 Historic Courthouse Square, Suite 1  
Hendersonville, North Carolina 28792  
Phone: 828-697-4808 • Fax: 828-692-9855  
[www.hendersoncountync.org](http://www.hendersoncountync.org)

CHARLES D. MESSER  
Chairman  
THOMAS H. THOMPSON  
Vice-Chairman

LARRY R. YOUNG  
J. MICHAEL EDNEY  
GRADY H. HAWKINS


February 20, 2013

Mr. Stan Duncan, Tax Assessor  
HENDERSON COUNTY ASSESSOR'S OFFICE  
200 N. Grove Street, Suite 102  
Hendersonville, N. C. 28792

Dear Mr. Duncan:

Attached please find tax release requests in the amount of \$17,777.25, and tax refund requests in the amount of \$994.42 reviewed at the Henderson County Board of Commissioners' Meeting on Wednesday, February 20, 2013. All refunds and releases were approved.

Sincerely,

  
Charles D. Messer, Chairman  
Henderson County  
Board of Commissioners

CDM/tlw

enclosures



**REQUEST FOR BOARD ACTION**

**HENDERSON COUNTY  
BOARD OF COMMISSIONERS**

**MEETING DATE:** February 20, 2013  
**SUBJECT:** Pending Releases & Refunds  
**PRESENTER:** Assessor  
**ATTACHMENTS:** Pending Release/Refund Combined Report

**SUMMARY OF REQUEST:**

The attached pending releases and refunds have been reviewed by the County Assessor and as a result of that review, it is the opinion of the Assessor that 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 the approval by the Henderson County Board of Commissioners.

<b>Type</b>	<b>Revenue Amount:</b>
<b>Refunds</b>	<b>\$ 994.42</b>
<b>Releases</b>	<b>\$17,777.25</b>

**Faithfully Submitted,**



**Stan C. Duncan**

**County Assessor**

**BOARD ACTION REQUEST: Consent Approval Requested**

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



# NCPTS Pending Release/Refund Report. Monday, February 11, 2013\*

OWNER	ABSTRACT	NOTE	VALUE CHANGE	ADJ. NUMBER	TAX DISTRICT	LEWY TYPE	BILLED	PAID	RELEASE	REFUND	
ATC ON AIR + LLC NC	0002992184-2012-2012-0000	2012 ADJUSTMENT: DOUBLE ASSESSED COST OF TOWER. LISTED ON "AMERICAN TOWER #371924". ONLY COST OF WIRELESS EQUIPMENT TO BE ASSESSED TO THIS TAXPAYER.	(\$88,227)	975	COUNTY	TAX	\$542.10	\$542.10	\$453.13	\$453.13	
						LATE LIST FEE	\$0.00	\$0.00	\$0.00	\$0.00	
						TOTAL:			\$453.13	\$453.13	
					MOUNTAIN HOME FIRE	TAX		\$110.83	\$110.83	\$92.64	\$92.64
						LATE LIST FEE	\$0.00	\$0.00	\$0.00	\$0.00	
					TOTAL:				\$92.64	\$92.64	
						ABSTRACT TOTAL:			\$545.77	\$545.77	
						TAX	\$446.35	\$446.35	\$326.75	\$326.75	
						LATE LIST FEE	\$0.00	\$0.00	\$0.00	\$0.00	
						TOTAL:			\$326.75	\$326.75	
						ABSTRACT TOTAL:			\$326.75	\$326.75	
BUMGARNER, ANGELA CAROL	0002992185-2012-2012-0000	2012 ADJUSTMENT: DOUBLE ASSESSED COST OF TOWER. LISTED ON "AMERICAN TOWER #371823". ONLY COST OF WIRELESS EQUIPMENT TO BE ASSESSED TO THIS TAXPAYER.	(\$63,620)	973	COUNTY	TAX	\$4.62	\$0.00	\$4.62	\$0.00	
						LATE LIST FEE	\$0.46	\$0.00	\$0.46	\$0.00	
						TOTAL:			\$5.08	\$0.00	
						ABSTRACT TOTAL:			\$5.08	\$0.00	
						OWNER TOTAL:			\$872.52	\$872.52	
CARLAND, WAYNE	0000411605-2012-2012-0000	1994 KAWASAKI LISTED & BILLED IN ALEXANDER COUNTY-COPY OF PAID RECEIPT FROM ALEXANDER COUNTY ON FILE	(\$900)	960	COUNTY	TAX	\$12.45	\$12.45	\$12.45	\$12.45	
						LATE LIST FEE	\$0.00	\$0.00	\$0.00	\$0.00	
						TOTAL:			\$12.45	\$12.45	
						ABSTRACT TOTAL:			\$5.08	\$0.00	
						OWNER TOTAL:			\$5.08	\$0.00	
COUCH, THOMAS E SR	0002672338-2009-2009-0000	REFUND 2012 PAYMENT OF \$12.45. BUSINESS CLOSED IN 2011 AND EQUIPMENT DISPOSED OF. LISTED IN ERROR FOR 2012.	(\$2,425)	918	COUNTY	TAX	\$23.10	\$23.10	\$23.10	\$23.10	
						LATE LIST FEE	\$0.00	\$0.00	\$0.00	\$0.00	
						TOTAL:			\$23.10	\$23.10	
						ABSTRACT TOTAL:			\$12.45	\$12.45	
						OWNER TOTAL:			\$12.45	\$12.45	
COUCH, THOMAS E SR	0002672338-2009-2009-0000	RELEASE BILLS ON PERSONAL PROPERTY MANUFACTURED HOME FOR 2009 THROUGH 2012. DOUBLE BILLED. CORRECT BILLS ARE ON 8804044.	(\$5,000)	922	COUNTY	TAX	\$23.10	\$23.10	\$23.10	\$23.10	
						LATE LIST FEE	\$0.00	\$0.00	\$0.00	\$0.00	
						TOTAL:			\$23.10	\$23.10	
						ABSTRACT TOTAL:			\$23.10	\$23.10	
						OWNER TOTAL:			\$23.10	\$23.10	

\*Adjustments submitted for approval on or before 2/6/2013



OWNER	ABSTRACT	NOTE	VALUE CHANGE	ADJ. NUMBER	TAX DISTRICT	LEVY TYPE	BILLED	PAID	RELEASE	REFUND
COUCH, THOMAS E SR	0002672338-2010-2010-0000	RELEASE BILLS ON PERSONAL PROPERTY MANUFACTURED HOME FOR 2009 THROUGH 2012. DOUBLE BILLED. CORRECT BILLS ARE ON 8804044.	(\$4,800)	921	COUNTY	TAX	\$22.18	\$22.18	\$22.18	\$22.18
						LATE LIST FEE	\$2.22	\$2.22	\$2.22	\$2.22
						TOTAL:			\$24.40	\$24.40
						ABSTRACT TOTAL:			\$24.40	\$24.40
	0002672338-2011-2011-0000	RELEASE BILLS ON PERSONAL PROPERTY MANUFACTURED HOME FOR 2009 THROUGH 2012. DOUBLE BILLED. CORRECT BILLS ARE ON 8804044.	(\$4,700)	920	COUNTY	TAX	\$24.14	\$24.14	\$24.14	\$24.14
						LATE LIST FEE	\$2.41	\$2.41	\$2.41	\$2.41
						TOTAL:			\$26.55	\$26.55
						ABSTRACT TOTAL:			\$26.55	\$26.55
	0002672338-2012-2012-0000	RELEASE BILLS ON PERSONAL PROPERTY MANUFACTURED HOME FOR 2009 THROUGH 2012. DOUBLE BILLED. CORRECT BILLS ARE ON 8804044.	(\$4,700)	919	COUNTY	TAX	\$24.14	\$0.00	\$24.14	\$0.00
						LATE LIST FEE	\$2.41	\$0.00	\$2.41	\$0.00
						TOTAL:			\$26.55	\$0.00
						ABSTRACT TOTAL:			\$26.55	\$0.00
<b>OWNER TOTAL:</b>			<b>(\$19,200)</b>					<b>\$100.60</b>	<b>\$74.05</b>	
FIRST CITIZEN'S BANK	0002329908-2012-2012-0000	ADJUSTMENT: CUSTOMER FAILED TO REPORT 2008 DISPOSAL ON ORIGINAL FILING. TAX BILL WAS PAID IN FULL ON 10-23-12. AMENDED RETURN WAS FILED ON 12-20-12 REQUESTING RECOGNITION OF THE DISPOSAL AND A PARTIAL REFUND WAS REQUESTED FOR THIS PORTION OF THE BILL	(\$1,234)	910	COUNTY	TAX	\$351.22	\$351.22	\$6.34	\$6.34
						LATE LIST FEE	\$0.00	\$0.00	\$0.00	\$0.00
						TOTAL:			\$6.34	\$6.34
						ABSTRACT TOTAL:			\$6.34	\$6.34
	0002445940-2012-2012-0000	ADJUSTMENT: CUSTOMER FAILED TO REPORT 2008 DISPOSAL ON ORIGINAL FILING. TAX BILL WAS PAID IN FULL ON 10-23-12. AMENDED RETURN WAS FILED ON 12-20-12 REQUESTING RECOGNITION OF THE DISPOSAL AND A PARTIAL REFUND WAS REQUESTED FOR THIS PORTION OF THE BILL	(\$1,984)	911	COUNTY	TAX	\$118.75	\$118.75	\$10.19	\$10.19
						LATE LIST FEE	\$0.00	\$0.00	\$0.00	\$0.00
						TOTAL:			\$10.19	\$10.19
						ABSTRACT TOTAL:			\$10.19	\$10.19
<b>OWNER TOTAL:</b>			<b>(\$3,218)</b>					<b>\$16.53</b>	<b>\$16.53</b>	
HYDER, KATHY DALE	0002363418-2010-2010-0000	RELEASE BILLS 2010, 2011 AND 2012 ON PERSONAL PROPERTY MANUFACTURED HOME. DOUBLE BILLED ON 1969 AMERICAN MANUFACTURED HOME CLASSIFIED AS REAL PROPERTY ON PARCEL 0401877 IN 2007 FORWARD.	(\$1,900)	967	COUNTY	TAX	\$8.78	\$0.00	\$8.78	\$0.00
						LATE LIST FEE	\$0.88	\$0.00	\$0.88	\$0.00
						TOTAL:			\$9.66	\$0.00
						ETOWAH-HORSESHOE FIRE TAX	\$1.62	\$0.00	\$1.62	\$0.00
LATE LIST FEE	\$0.16	\$0.00	\$0.16	\$0.00						

\*Adjustments submitted for approval on or before 2/6/2013

OWNER	ABSTRACT	NOTE	VALUE CHANGE	ADJ. NUMBER	TAX DISTRICT	LEVY TYPE	BILLED	PAID	RELEASE	REFUND	
HYDER, KATHY DALE	0002363418-2010-2010-0000	RELEASE BILLS 2010, 2011 AND 2012 ON PERSONAL PROPERTY MANUFACTURED HOME. DOUBLE BILLED ON 1969 AMERICAN MANUFACTURED HOME CLASSIFIED AS REAL PROPERTY ON PARCEL 0401877 IN 2007 FORWARD.	(\$1,900)	967	COUNTY	TOTAL:			\$1.78	\$0.00	
						TAX					
						LATE LIST FEE	\$9.24	\$0.00	\$9.24	\$0.00	
						TOTAL:			\$10.16	\$0.00	
						TAX			\$1.71	\$1.71	\$0.00
						LATE LIST FEE	\$0.17	\$0.00	\$0.17	\$0.00	
						TOTAL:			\$1.88	\$1.88	\$0.00
						ABSTRACT TOTAL:			\$12.04	\$12.04	\$0.00
						TAX			\$9.24	\$9.24	\$0.00
						LATE LIST FEE	\$0.92	\$0.00	\$0.92	\$0.92	\$0.00
TOTAL:			\$10.16	\$10.16	\$0.00						
TAX			\$1.71	\$1.71	\$0.00						
LATE LIST FEE	\$0.17	\$0.00	\$0.17	\$0.17	\$0.00						
TOTAL:			\$1.88	\$1.88	\$0.00						
ABSTRACT TOTAL:			\$12.04	\$12.04	\$0.00						
TAX			\$9.24	\$9.24	\$0.00						
LATE LIST FEE	\$0.92	\$0.00	\$0.92	\$0.92	\$0.00						
TOTAL:			\$10.16	\$10.16	\$0.00						
TAX			\$1.71	\$1.71	\$0.00						
LATE LIST FEE	\$0.17	\$0.00	\$0.17	\$0.17	\$0.00						
TOTAL:			\$1.88	\$1.88	\$0.00						
ABSTRACT TOTAL:			\$12.04	\$12.04	\$0.00						
<b>OWNER TOTAL:</b>			<b>(\$5,500)</b>						<b>\$35.52</b>	<b>\$0.00</b>	
MOORE, FREDDY D	0002762158-2012-2012-0000	OWNER PHONED. CONFIRMED OWNERSHIP TRANSFER AS OF 11/3/2011 WITH NC WILDLIFE REGISTRATION, SCANNED INTO NCPTS. 2012 BILL RELEASED. OWNER ADVISED TO PAY BILLS FOR 2009, 2010 AND 2011.	(\$2,810)	971	COUNTY	TOTAL:			\$14.43	\$0.00	
						TAX					
						LATE LIST FEE	\$1.44	\$0.00	\$1.44	\$0.00	
						TOTAL:			\$15.87	\$15.87	\$0.00
						TAX			\$2.95	\$2.95	\$0.00
						LATE LIST FEE	\$0.30	\$0.00	\$0.30	\$0.30	
						TOTAL:			\$3.25	\$3.25	\$0.00
						ABSTRACT TOTAL:			\$19.12	\$19.12	\$0.00
						TAX			\$14.43	\$14.43	\$0.00
						LATE LIST FEE	\$1.44	\$0.00	\$1.44	\$1.44	\$0.00
TOTAL:			\$15.87	\$15.87	\$0.00						
TAX			\$2.95	\$2.95	\$0.00						
LATE LIST FEE	\$0.30	\$0.00	\$0.30	\$0.30	\$0.00						
TOTAL:			\$3.25	\$3.25	\$0.00						
ABSTRACT TOTAL:			\$19.12	\$19.12	\$0.00						
<b>OWNER TOTAL:</b>			<b>(\$2,810)</b>						<b>\$19.12</b>	<b>\$0.00</b>	



OWNER	ABSTRACT	NOTE	VALUE CHANGE	ADJ. NUMBER	TAX DISTRICT	LEVY TYPE	BILLED	PAID	RELEASE	REFUND
SHORT, DANIEL BRENT	0002484725-2012-2012-0000	BOAT WAS SOLD IN 02/2011 AND STATED ON THE 2012 LISTING FORM, THE LISTING FORM WAS FILED IN A TIMELY MANNER.	(\$1,580)	982	COUNTY	TAX	\$8.11	\$0.00	\$8.11	\$0.00
						LATE LIST FEE	\$0.00	\$0.00	\$0.00	\$0.00
						TOTAL:	\$8.11		\$8.11	\$0.00
					VALLEY HILL FIRE	TAX	\$1.26	\$0.00	\$1.26	\$0.00
						LATE LIST FEE	\$0.00	\$0.00	\$0.00	\$0.00
						TOTAL:	\$1.26		\$1.26	\$0.00
						ABSTRACT TOTAL:			\$9.37	\$0.00
						OWNER TOTAL:			\$9.37	\$0.00
SPRING, MAURICE	0002995447-2012-2012-0000	RELEASE 2012 BILL ON PERSONAL PROPERTY MANUFACTURED HOME. MOVED OUT OF HENDERSON COUNTY JULY 26, 2011. THIS INFORMATION WAS ON THE PARK REPORT. WE MISSED IT AND WE FAILED TO DELETE THE 2012 ABSTRACT DURING THE REGULAR 2012 LISTING PERIOD.	(\$1,700)	983	COUNTY	TAX	\$8.73	\$0.00	\$8.73	\$0.00
						LATE LIST FEE	\$0.87	\$0.00	\$0.87	\$0.00
						TOTAL:			\$9.60	\$0.00
					BLUE RIDGE FIRE	TAX	\$1.62	\$0.00	\$1.62	\$0.00
						LATE LIST FEE	\$0.16	\$0.00	\$0.16	\$0.00
						TOTAL:			\$1.78	\$0.00
						ABSTRACT TOTAL:			\$11.38	\$0.00
						OWNER TOTAL:			\$11.38	\$0.00
SUNSET HILL INVESTMENTS LLC	0000461274-2011-2011-0000	VALUE REDUCED FROM 2011 APPEAL TO THE PTC. VALUE REDUCED FROM \$4,190,500 TO \$2,854,800.	(\$1,335,700)	968	COUNTY	TAX	\$21,522.41	\$14,662.25	\$6,860.16	\$0.00
						LATE LIST FEE	\$0.00	\$0.00	\$0.00	\$0.00
						TOTAL:			\$6,860.16	\$0.00
					DANA FIRE	TAX	\$4,609.55	\$3,140.28	\$1,469.27	\$0.00
						LATE LIST FEE	\$0.00	\$0.00	\$0.00	\$0.00
						TOTAL:			\$1,469.27	\$0.00
						ABSTRACT TOTAL:			\$8,329.43	\$0.00
						OWNER TOTAL:			\$8,329.43	\$0.00
						TAX	\$21,522.41	\$14,662.25	\$6,860.16	\$0.00
						LATE LIST FEE	\$0.00	\$0.00	\$0.00	\$0.00
						TOTAL:			\$6,860.16	\$0.00
					DANA FIRE	TAX	\$4,609.55	\$3,140.28	\$1,469.27	\$0.00
						LATE LIST FEE	\$0.00	\$0.00	\$0.00	\$0.00
						TOTAL:			\$1,469.27	\$0.00
						ABSTRACT TOTAL:			\$8,329.43	\$0.00
						OWNER TOTAL:			\$8,329.43	\$0.00
						TAX	\$21,522.41	\$14,662.25	\$6,860.16	\$0.00
						LATE LIST FEE	\$0.00	\$0.00	\$0.00	\$0.00
						TOTAL:			\$6,860.16	\$0.00
					DANA FIRE	TAX	\$4,609.55	\$3,140.28	\$1,469.27	\$0.00
						LATE LIST FEE	\$0.00	\$0.00	\$0.00	\$0.00
						TOTAL:			\$1,469.27	\$0.00
						ABSTRACT TOTAL:			\$8,329.43	\$0.00
						OWNER TOTAL:			\$8,329.43	\$0.00

OWNER	ABSTRACT	NOTE	VALUE CHANGE	ADJ. NUMBER	TAX DISTRICT	LEVY TYPE	BILLED	PAID	RELEASE	REFUND
SUNSET HILL INVESTMENTS LLC	0000461274-2012-2012-0000	VALUE REDUCED FROM 2011 APPEAL TO THE PTC. VALUE REDUCED FROM \$4,190,500 TO \$2,854,800.	(\$1,335,700)	970		TOTAL:			\$1,469.27	\$0.00
	<b>OWNER TOTAL:</b>		<b>(\$2,671,400)</b>				ABSTRACT TOTAL:		<b>\$8,329.43</b>	<b>\$0.00</b>
VANDRE, DAVID	0002473986-2012-2012-0000	THE BUSINESS CLOSED 9/30/2011 AND WAS STATED ON THE 2012 LISTING FORM. THIS SHOULD NOT HAVE BEEN ASSESSED FOR 2012.	(\$2,740)	943	COUNTY	TAX	\$14.07	\$0.00	\$14.07	\$0.00
						LATE LIST FEE	\$0.00	\$0.00	\$0.00	\$0.00
						TOTAL:			\$14.07	\$0.00
					MOUNTAIN HOME FIRE	TAX	\$2.88	\$0.00	\$2.88	\$0.00
						LATE LIST FEE	\$0.00	\$0.00	\$0.00	\$0.00
						TOTAL:			\$2.88	\$0.00
	<b>OWNER TOTAL:</b>		<b>(\$2,740)</b>				ABSTRACT TOTAL:		<b>\$16.95</b>	<b>\$0.00</b>
VANNECK, CHRISTINE W	0002324730-2012-2012-0000	ADJUSTED OUTBUILDING VALUE FOR 2012 FROM 130,900 TO 127,800 AS A RESULT OF AN IMMATERIAL IRREGULARITY PROCESS.	(\$3,100)	933	COUNTY	TAX	\$1,634.28	\$1,634.28	\$15.92	\$15.92
						LATE LIST FEE	\$0.00	\$0.00	\$0.00	\$0.00
						TOTAL:			\$15.92	\$15.92
					EDNEYVILLE FIRE	TAX	\$302.29	\$302.29	\$2.95	\$2.95
						LATE LIST FEE	\$0.00	\$0.00	\$0.00	\$0.00
						TOTAL:			\$2.95	\$2.95
	<b>OWNER TOTAL:</b>		<b>(\$3,100)</b>				ABSTRACT TOTAL:		<b>\$18.87</b>	<b>\$18.87</b>
<b>GRAND TOTALS:</b>			<b>(\$2,866,420)</b>						<b>\$17,777.25</b>	<b>\$994.42</b>

**LINE-ITEM TRANSFER REQUEST  
HENDERSON COUNTY**



Department: Capital Project Fund

Please make the following line-item transfers:

What expense line-item is to be increased?

Account	Line-Item Description	Amount
<u>115980-598040</u>	<u>Transfer to Capital Project Fund</u>	<u>\$50,000</u>
<u>405400-538100-1302</u>	<u>Professional Services</u>	<u>\$110,000</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

What expense line-item is to be decreased? Or what additional revenue is now expected?

Account	Line-Item Description	Amount
<u>114990-401000</u>	<u>Fund Balance Appropriated</u>	<u>\$50,000</u>
<u>404400-403500-1302</u>	<u>Transfer from General Fund</u>	<u>\$110,000</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

**Justification:** Please provide a brief justification for this line-item transfer request.

Funding for the agreement with MCP is to perform project management and equipment procurement. Work was not anticipated during the FY13 Budget process to occur during the architectural design phase. However the BOC indicated at the February 4th meeting the importance of undertaking this work in conjunction with the Architectural Services. \$60,000 was included in the FY13 adopted budget. Approved by the BOC 2.20.2013.

\_\_\_\_\_  
Authorized by Department Head

\_\_\_\_\_  
Date

\_\_\_\_\_  
Authorized by Budget Office

\_\_\_\_\_  
Date

\_\_\_\_\_  
Authorized by County Manager

\_\_\_\_\_  
Date

*For Budget Use Only*

Batch # \_\_\_\_\_

BA # \_\_\_\_\_

Batch Date \_\_\_\_\_



# HENDERSON COUNTY BOARD OF COMMISSIONERS

1 Historic Courthouse Square, Suite #1  
Hendersonville, NC 28792  
Phone (828) 697-4808 • Fax (828) 698-4443  
[www.hendersoncountync.org](http://www.hendersoncountync.org)

CHARLIE MESSER  
Chairman  
THOMAS THOMPSON  
Vice-Chairman

LARRY YOUNG  
J. MICHAEL EDNEY  
GRADY HAWKINS

## RESOLUTION

WHEREAS, the Henderson County Board of Commissioners desires to implement a greenway and trail development project along the French Broad River at Westfeldt Park to provide recreation opportunities for hiking, fishing, birding and cycling;

NOW, THEREFORE, BE IT RESOLVED THAT:

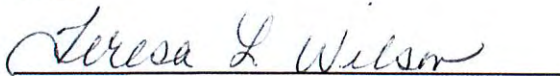
- 1) The Board requests the State of North Carolina Division of Water Resources to provide financial assistance to Henderson County for the Westfeldt Park greenway and trail project in the amount of \$50,000 or 20% percent of project cost, whichever is the lesser amount;
- 2) The Board assumes full obligation for payment of the balance of project costs;
- 3) The Board will obtain all necessary State and Federal permits;
- 4) The Board will comply with all applicable laws governing the award of contracts and the expenditure of public funds by local governments.
- 5) The Board will supervise construction of the project to assure compliance with permit conditions and to assure safe and proper construction according to approved plans and specifications;
- 6) The Board will obtain suitable spoil disposal areas as needed and all other easements or rights-of-way that may be necessary for the construction and operation of the project without cost or obligation to the State;
- 7) The Board will assure that the project is open for use by the public on an equal basis with no restrictions;
- 8) The Board will hold the State harmless from any damages that may result from the construction, operation and maintenance of the project;
- 9) The Board accepts responsibility for the operation and maintenance of the completed project.

Adopted this the 20<sup>th</sup> day of February, 2013.



CHARLIE MESSER, CHAIRMAN  
HENDERSON COUNTY BOARD OF COMMISSIONERS

ATTEST:



TERESA L. WILSON, CLERK TO THE BOARD