

MINUTES

STATE OF NORTH CAROLINA  
COUNTY OF HENDERSON

BOARD OF COMMISSIONERS  
MARCH 19, 1997

The Henderson County Board of Commissioners met for a regularly scheduled meeting at 9:00 a.m. in the Commissioners' Conference Room of the Henderson County Office Building.

Those present were: Chairman Bob Eklund, Vice-Chair Grady Hawkins, Commissioner Renee Kumor, Commissioner Don Ward, County Manager David E. Nicholson, Assistant County Manager/Staff Attorney Angela M. Skerrett, County Attorney Don H. Elkins, and Clerk to the Board Elizabeth W. Corn.

Also present were: Planning Director Matt Matteson and Budget Analyst Selena Coffey.

Absent was: Commissioner Vollie G. Good, who was out of town.

CALL TO ORDER/WELCOME

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

INVOCATION

Steve Briggs, Minister of First Baptist Church, gave the invocation.

PLEDGE OF ALLEGIANCE

Commissioner Hawkins led the pledge to the American Flag.

Chairman Eklund announced that Commissioner Good would not be at the meeting as he was out of town. Chairman Eklund also reminded those in attendance of the passing of Burt Browning Jr., who made a tremendous contribution to this community.

DISCUSSION/ADJUSTMENT OF AGENDA

Chairman Eklund deleted item "A" from the Consent Agenda, Review/Approval of Minutes.

Don Elkins added two items two OFFERS TO PURCHASE FORECLOSED PROPERTY. This item will follow item "G".

March 19, 1997

Page 2

**CONSENT AGENDA**

Commissioner Kumor made the motion to approve the Consent Agenda as amended. All voted in favor and the motion carried.

CONSENT AGENDA included the following:

**CIP Monthly Report (February)** The Monthly CIP report for February was presented to advise the Board of progress on CIP projects.

**Notification of Vacancies** The Board was notified of one vacancy on the Recreation Advisory Board, due to a change in the by-laws.

**Tax Refunds** A list of 18 refund requests was presented for review and approval.

**Tax Releases** A list of 19 release requests was presented for review and approval.

**Request for Improvement Guarantees - Classic Oaks Subdivision** L & E Properties, LLC had submitted an application for improvement guarantees for road and water improvements for Classic Oaks Subdivision located on N. Allen Road. The Preliminary Plan for this subdivision was approved by the Henderson County Planning Board on August 27, 1996.

L & E Properties, LLC intends to provide an Irrevocable Letter of Credit from First Citizens Bank in the amount of \$100,000.00 which will cover the estimated improvements plus the required 25% overhead. A draft agreement was provided for review.

Planning Staff had reviewed the request and recommended approval in accordance with Section 551 of the Henderson County Land Development Ordinance.

Upon preparation and execution of a formal agreement, approved by the Staff Attorney, the subdivision Final Plat may be approved and recorded and lots subsequently sold.

**INFORMAL PUBLIC COMMENTS**

1. Vickie Wilder - Ms. Wilder is PTO President of Fletcher Elementary School and has two children who attend Fletcher

March 19, 1997

Page 3

Elementary. She read a prepared letter regarding the need for new facilities for county elementary schools, especially Fletcher, Balfour, and Etowah. She spoke of the need for a school bond now. She submitted 287 family positive responses for a school bond referendum and one negative response to the Chairman.

2. Francis Wilder - Mr. Wilder is married to Vickie Wilder and spoke also of the need for action to begin construction rather than to continue studies regarding school facilities.

3. William Greene - Mr. Greene spoke of the need for a bypass around the Hendersonville area. He stated that there have been discussions on this issue for at least 14 years. He stated that he hoped that the Board would not take this kind of time to come up with a solution to the school problems in Henderson County. Mr. Greene also stated that the time is now for a school bond referendum.

**PUBLIC HEARING - To Consider Renewal of Industrial Park Option**

Commissioner Hawkins made the motion for the Board to go into Closed Session. All voted in favor and the motion carried.

Angela Skerrett informed the Board that this Public Hearing was held as required by NCGS 158-7.1 to consider the renewal of the Option which the County currently has for the development of the Appleland Business Park. The County entered into an option on 69.4 acres of property owned by Mrs. Cynthia Whitted located at the intersection of Upward Road and the I-26 connector. The total purchase price for this property is \$1,500,000.00. The County has partially exercised the option and purchased the Roadway, the Park Property, Lot 8, Lots 1, 1A, 2, 3, 3A, 4, 4A, 6, 7 (revised), 7A, and two lots to be dedicated to NCDOT, for a total acreage purchased of 47.0131 acres at a price of \$1,099,697.20.

The current option will expire on March 31, 1997. If approved, this renewal will extend the option for another three month period to expire on June 30, 1997. The price to renew the option until June 30, 1997 will be the quarterly interest at the Nationsbank prime rate of interest determined as of March 10, 1997 on the unpaid portion of the purchase price of \$400,302.76. (The remaining acreage to be purchased includes Lot 5, 22.3709 acres).

March 19, 1997

Page 4

Nationsbank prime rate March 10, 1997 was 8.25%, which would put the option payment at \$8,256.24.

The payment to renew the option for an additional three month term is due on March 20, 1997. Therefore, if the Board desires to renew the option, it would be appropriate to approve this renewal at the close of today's public hearing.

There was some concern expressed by some of the Commissioners regarding continuing to renew this option at a considerable expense to the county. It was the consensus of the Board to review this and study what options the Board may have.

David Nicholson stated that he hopes to have some time to discuss Appleland Industrial Park at the Economic Development Work Session this afternoon. It is his goal that this would be the last time the Board would renew the option on the property at Appleland.

**Public Input** - There was none.

Commissioner Kumor made the motion for the Board to go out of Public Hearing. All voted in favor and the motion carried.

Following discussions, Commissioner Kumor made the motion, based on discussions and concerns of the Manager and Commissioner Hawkins, that the Board commit to renewing this final option and that the Board rapidly come up with an economic development plan that would take into consideration Board concerns, interests, and intentions for the Appleland property. All voted in favor and the motion carried.

**PUBLIC HEARING - Proposed Act Authorizing the Appointment of a Special Board of Equalization and Review for Henderson County**

Commissioner Ward made the motion for the Board to go into Public Hearing. All voted in favor and the motion carried.

Robert Baird reminded the Board that pursuant to NCGS 105-322 and other local legislation, the Public Hearing was held to consider a *Proposed Act Authorizing the Appointment of a Special Board of Equalization and Review for Henderson County*. The purpose of this action is to maximize the efficiency of the equalization and review process of all classes of taxable property.

March 19, 1997

The proposed Act has been available for review between 8:30 and 5:00 p.m. at the Henderson County Assessor's Office located in the New Courthouse, at 200 North Grove Street, Suite 102, Hendersonville, NC.

Mr. Baird explained that the main reason for this request is the merger of two Boards and to provide continuity in appeal decisions from year to year.

**Public Input** - There was none.

Commissioner Ward made the motion for the Board to go out of Public Hearing. All voted in favor and the motion carried.

Following much discussion, Commissioner Hawkins made the motion to accept this proposal with the amendment of reducing the number from six to five. He also requested that the language stating that the Chairperson shall not vote except to break a tie be deleted. All voted in favor and the motion carried.

#### **ANNUAL VWIN REPORT**

VWIN is Volunteer Water Information Network.

Michele Skeelee, coordinator of the VWIN program, was present to give an annual VWIN report on the twenty collection sites in Henderson County. This was the fourth annual report. The VWIN program is designed as a water testing network to monitor the health of the French Broad River system. The twenty sites are on thirteen streams in Henderson County. The collection is done by volunteers. The county funds the laboratory costs at UNC-Asheville. There is no biological testing with this particular sampling process. They do test for heavy metals (lead, copper, and zinc), phosphorus, and nitrates, which are measurements of run-off. Turbidity and suspended solids are also tested for, which are measurements of sedimentation. They also test for conductivity and alkalinity.

With four years of study as a base, some good trends and some not so good trends were found in Henderson County waters.

March 19, 1997

Page 6

Mary Jo Padgett came forward, as well as Rick Merrell. Mr. Merrell showed graphs (color coded) of findings for the four years for the 20 sites.

Mary Jo Padgett stated that the VWIN reports show how activity here affects our streams with chemicals, ph balance, and sedimentation. We have a choice about what we will do. Ms. Padgett offered assistance to the Commissioners from ECO in addressing the problems with sedimentation, construction, etc. in our county. She gave some petitions to the Chairman.

**RESOLUTION recognizing Michele Skeelee's dedication and valuable contribution to the ECO and the VWIN Program.**

David Nicholson stated that Ms. Skeelee is giving up the duties and responsibilities of coordinator of VWIN. He drafted a resolution for the Board to consider to thank her for her service, which is hereby made a part of these minutes.

Commissioner Kumor made the motion to adopt the Resolution presented. All voted in favor and the motion carried.

Chairman Eklund read from a February issue of American City and County "The most effective incentive for controlling erosion, though not necessarily the preferred one, is the regulatory incentive legally requiring erosion control and enforcing the requirement with monetary and/or construction shut down consequences. Education is a more preferable alternative. While it requires a long term commitment its potential is far reaching. Educating the entire spectrum of people responsible for the cause and prevention of erosion is indeed a formidable and probably unachievable task but in the long run empowering people to make sound environmental decisions based on the benefits of sound resource management will serve all urban landscapes and the citizens residing therein better than will a regulatory compliance approach." Mr. Eklund stated "We definitely are going to look to find ways to do this better".

**REQUEST FROM EAST FLAT ROCK CARE CENTER**

Mr. Nicholson had received a request from the East Flat Rock Care Center for expenses associated with the East Flat Rock Elementary School. This request is similar to the one the Board of

March 19, 1997

Page 7

Commissioners considered at its February 19, 1997 meeting from Helping Hand Development Center. The Board approved a donation of \$7,500 for Helping Hand at that meeting. Mr. Nicholson's recommendation for an amount was \$3,500.

Commissioner Kumor made the motion for the Board of Commissioners to consider making a donation in the amount of \$3,500, because a number of the expenses that were incurred were with the understanding that that was a condition of this group forming and acquiring a tax exempt status to be able to deal with the county on the potential of becoming the owners of this piece of property. All voted in favor and the motion carried.

#### **SURPLUS PROPERTY - 807 Willow Road**

David Nicholson reminded the Board that Henderson County previously operated a group home at 807 Willow Road. This program was discontinued in December of 1995. At that point, the facility was leased to Park Ridge Hospital for an after-school adolescent program. This program has been discontinued by Park Ridge Hospital. The facility is vacant and staff has not found a use for the facility.

Since Henderson County has no proposed use for the property, Mr. Nicholson recommended that the Board of Commissioners declare this property surplus and allow staff to advertise it for sealed bids as authorized under NCGS 160A-268.

Commissioner Ward made the motion to approve the request, based on the County Manager's recommendation. All voted in favor and the motion carried.

#### **SET PUBLIC HEARING FOR ECONOMIC DEVELOPMENT**

Angela Skerrett informed the Board of a request from Branford Wire & Manufacturing Company, an industry located in Mountain Home Industrial Park. Branford Wire was established in 1958 in North Haven, Connecticut. It operated from a building housing a sister corporation. Its product line was galvanized aircraft and stainless steel specialty wire. Since that time, Branford Wire has opened operations in Asheville, and in Henderson County, and has sales in excess of \$19,000,000.00/year. In the Henderson County facility, they have been operating with a septic system designed

for 75 persons. Branford is desirous of expanding their product line into the ultra-fine specialty wire industry, necessitating the creation of an additional fifteen positions. In order to expand, Branford needs public sewer service, and has requested that Henderson County assist in providing sewer service to the facility. Without the service, Branford would be forced to relocate a portion of its operation to another location, which would result in the loss of 27 existing positions, as well as 15 new positions in Henderson County. The 15 new positions would consist of 1 Die Room operator (\$10.12/hr); 1 Shipping Department employee (\$9.32/hr); 3 Fine Wire Anneal Operators (\$8.88/hr); 10 Fine and Ultra Fine Wire Operators (\$10.39/hr). The proposed public sewer service for Branford Wire would cost approximately \$31,980, and would consist of a package lift station on Branford's property. A 6" force main that would connect into the existing lift station at Mountain Home Industrial Park currently serving Printpak and Kyocera, and would also be an integral part of the County sewer system that could eventually serve the remainder of Mountain Home Industrial Park. The Board has stated that it would consider a contribution in the amount of \$23,980.00 to Branford for the installation of the public sewer service after a duly advertised public hearing. Staff requested that a public hearing be set for Monday, April 7, 1997 at 7:00 p.m.

Mr. Richard Harkey, President of Branford Wire, was present to answer any questions. He spoke of the fundamental need for sewer service for Branford Wire. They have been at the present site for 22 years. They wish to expand at this location but would have to relocate without the sewer service.

Commissioner Kumor made the motion to set the Public Hearing for economic development for Monday, April 7 at 7:00 p.m. All voted in favor and the motion carried.

#### UPDATE BOARD OF COMMISSIONERS RULES OF PROCEDURE

Angela Skerrett stated that it has come to staff's attention that the Henderson County Board of Commissioners Rules of Procedure need to be updated. The Board was given a draft document with proposed amendments to the Rules. These Rules of Procedure have been in place for the Board since 1993. The changes to the NC Open Meetings Law have not been reflected in the Rules. It isn't clear that these rules apply to the CCWSD and the MCWSD Boards.



March 19, 1997

Page 9

Ms. Skerrett also stated that the Board might wish to propose additional amendments as well as staff's recommended amendments.

It was the consensus of the Board to accept this document, review it, and add this agenda item to the April 7 agenda.

**OFFERS TO PURCHASE - Foreclosed Property**

Don Elkins informed the Board of two offers he has received, for the Board's review/approval:

1. Michael G. Gordon has offered \$1,700 for a lot in Corn Mountain Estates, in the Hendersonville Township.

Mr. Elkins recommended approval of the offer, and to advertise for upset bids.

Commissioner Hawkins made the motion that the Board proposes to receive the foregoing offer and the Clerk is directed to cause legal notice thereof to be published one time in the Times-News, Hendersonville, North Carolina. In the event that an increased bid is filed, the Clerk is directed to re-advertise as required by law, and to repeat this procedure until ten days have elapsed from the date of the last publication without a qualifying upset bid having been received. Commissioner Kumor seconded the motion. All voted in favor and the motion carried.

2. Mack H. Aiken has offered \$150 for a lot in Laurel Park, in the Hendersonville Township.

Mr. Elkins made no recommendation on this one.

Commissioner Hawkins made the motion that the Board proposes to receive the foregoing offer and the Clerk is directed to cause legal notice thereof to be published one time in the Times-News, Hendersonville, North Carolina. In the event that an increased bid is filed, the Clerk is directed to re-advertise as required by law, and to repeat this procedure until ten days have elapsed from the date of the last publication without a qualifying upset bid having been received. Commissioner Kumor seconded the motion. All voted in favor and the motion carried.

**RECESS** - Chairman Eklund called a 10 minute recess.

March 19, 1997

Page 10

UPDATE ON PENDING ISSUES

**Land Of Sky dues** - David Nicholson informed the Board that he had been approached by Bob Shepherd, Executive Director of Land Of Sky, to clarify the dues situation for the regional council. He stated that there are several ways to allocate the membership dues within the county. He suggested that we utilize the same distribution method as the distribution of the local option sales tax. This would utilize an established formula in breaking down the dues for all units. Below is a chart showing the breakdown of this dues structure based in their Fiscal Year 1996's Budget:

Henderson County	76,250	82.73%	\$34,198.94
Hendersonville	9,665	10.14%	4,191.67
Fletcher	3,199	3.46%	1,430.29
Flat Rock	1,806	1.95%	806.09
Laurel Park	1,595	1.72%	711.01
	92,515	100.00%	\$41,338.00

Mr. Nicholson had drafted a letter for the Board's consideration to each municipality to establish an understanding of this issue of dues structure.

Commissioner Kumor made the motion that the Chairman be authorized to mail the drafted letters to the municipalities concerning Land Of Sky dues. All voted in favor and the motion carried.

**School Resolution** - Chairman Eklund informed the Board of a Resolution concerning Public School Facilities for review. This Resolution was adopted by the School Board on March 10. "The Henderson County Board of Public Education calls on the Henderson County Board of Commissioners to expeditiously proceed to develop a proposed funding plan to address the top priority elementary school projects of Fletcher, Etowah, Balfour, Mills River and Hillandale".

David Nicholson informed the Board that he has had conversations with several companies who can provide services of a facilities study. He presented a proposal from one of those companies - MGT

March 19, 1997

Page 11

of America - A Proposal To Conduct A Facility Needs Assessment Of The Henderson County School System. This company can do a study which will address some of the issues the School Board has raised as well as issues the Board of Commissioners has discussed.

**TIME LINE**

Assuming the need for the on-site review (Task 1.0) the proposed timeline would be:

Task 1.0	On Site Review	Week of March 31
Task 2.0	Review Existing Data	Completed by April 4
Task 3.0	Prepare Recommendations	Completed by April 15
Task 4.0	Funding Plan	Completed by April 25

All activities and reports to the Commissioners and School Board by April 30, 1997.

**COST PROPOSAL**

The project can be completed for a total cost including all expenses for:

- |    |                              |             |
|----|------------------------------|-------------|
| 1. | Option A (includes Task 1.0) | \$18,670.00 |
| 2. | Option B (excludes Task 1.0) | 12,700.00   |

Mr. Nicholson recommended approval of Option B which does not include Task 1.0. Task 1.0 is On Site Review of High Priority Facilities. If the Board accepts the Resolution from the School Board and accepts the issue with the high priority elementary schools then task 1.0 is not necessary.

Following much discussion, Commissioner Hawkins made the motion to continue with the study as recommended, using the services of MGT of America, Option B. All voted in favor and the motion carried.

Commissioner Ward made the motion to untable Commissioner Kumor's motion from the last meeting. All voted in favor and the motion carried.

March 19, 1997

Page 12

A vote was then taken on Commissioner Kumor's motion. All voted in favor and the motion carried.

Commissioner Kumor's motion - "Mr. Chairman, I think based on the Resolution of the School Board to accept my motion goes along with agreeing with Mrs. Hawk's Resolution that we are in fact in concert with the School Board on moving forward so I will restate that motion to adopt our Resolution". All voted in favor and the motion carried. A copy of that Resolution is hereby made a part of these minutes.

**Capital Improvements Program** - David Nicholson had the following chart in the agenda book and reviewed it with the Board:

<b>HENDERSON COUNTY</b> <b>1997-1998</b> <b>Total Points Received Per Project</b>		
<b>Unadjusted</b>		
<b>#</b>	<b>Project Name</b>	<b>Total Points</b>
F	Jackson Park Development	364.4
G	Tuxedo Park Development: Phase II	356.6
H	EMS Satellite Station	354.8
K	Village of Flat Rock Sewer System	350.4
A	U.S. 25 Area Sewer Improvements	343.4
B	Westfield Dr/Hudson Dr Area Sewer Improvements	342.2
J	Multi-Purpose Center	333.0
L	Workforce Lifelong Learning Center	331.4
D	East Flat Rock Park Development: Phase II	330.2
I	Agricultural Services Center	290.4
C	Church Street Theater	158.8
	Not Rank: Etowah Park	

March 19, 1997

Page 13

David Nicholson asked the Board if there were any changes the Board wished to make as a group in this chart. There were none.

#### CANE CREEK WATER AND SEWER DISTRICT

Commissioner Kumor made the motion for the Board to convene as the Cane Creek Water and Sewer District Board. All voted in favor and the motion carried.

Commissioner Kumor made the motion for the Board to adjourn as the Cane Creek Water and Sewer District Board and reconvene as the Henderson County Board of Commissioners. All voted in favor and the motion carried.

#### NOON - LUNCHEON MEETING AT BLUE RIDGE COMMUNITY COLLEGE WITH ITT AUTOMOTIVE

Chairman Eklund recessed for lunch, stating the Board would reconvene at Blue Ridge Community College (BRCC) for the Luncheon Meeting with ITT Automotive at 12 Noon. He asked that the Board reconvene here at 2 p.m. for the Economic Development Workshop.

The Board visited the large machinery set up at BRCC for ITT. ITT Automotive is part of the bigger ITT Industries. ITT Automotive is the sixth largest independent automotive supplier in the world. They are a global company, operating 76 facilities in 18 Countries on 4 Continents. The 1996 total sales were \$5.5 billion.

The Board then met in the cafeteria of the Community College for lunch.

#### IMPORTANT DATES

There were no additions to the calendar. David Nicholson talked briefly of the budget meeting for the School Board last evening.

#### NOMINATIONS

Chairman Eklund reminded the Board of the following vacancies and opened the floor to nominations only, since the full Board was not present:

March 19, 1997

Page 14

- 1. Western Carolina Community Action Board of Directors - 1 vac.**  
There were no nominations at this time so this item was rolled until after May 8, when the Board will have a joint meeting with the WCCA Board of Directors.
- 2. Nursing/Adult Care Home Community Advisory Committee - 4 vac.**  
Commissioner Kumor nominated Helen Butts. Three people have been previously nominated: John Reed, Betty Merrell, and Sarah Parks. A vote will be taken at the next meeting.
- 3. Blue Ridge Community College Board of Trustees - 2 vac.**  
There were no nominations at this time so this item was rolled to the next meeting. Commissioner Hawkins asked for a new list of BRCC By-Laws before making appointments.
- 4. EMS Council - 2 vac.**  
Commissioner Ward nominated Terry Layne. A vote will be taken at the next meeting.
- 5. Hospital Board of Trustees - 2 vac.**  
Commissioner Ward nominated Dr. Dick Shuffstall. Commissioner Kumor nominated Jim Maher and Joe Tolbert. A vote will be taken at the next meeting.
- 6. Library Board of Trustees - 2 vac.**  
Commissioner Hawkins nominated Brian Aleksich. Commissioner Kumor nominated Frank Fitzsimmons. Commissioner Ward nominated Stan Shelley. A vote will be taken at the next meeting.
- 7. Henderson County Planning Board - 3 vac.**  
Commissioner Kumor nominated Marilyn Gordon. Commissioner Ward nominated Mary Jo Padgett. A vote will be taken at the next meeting.
- 8. Solid Waste Advisory Committee (SWAC) - 4 vac.**  
Commissioner Ward nominated James Shelton. Commissioner Kumor nominated John Humphrey. Commissioner Hawkins nominated Chuck McGrady. Commissioner Ward nominated Robert Cathey. A vote will be taken at the next meeting.
- 9. Henderson County Regional Water Forum - 1 vac.**  
Commissioner Ward was nominated for reappointment. A vote will be taken at the next meeting.

March 19, 1997

Page 15

**10. Youth Services Advisory Committee - 2 vac.**

Commissioner Ward nominated Ellen Moss.

David Nicholson stated that Ms. Moss is a member of the Youth Development Board and there may be a conflict because the Youth Services Advisory Committee reviews applications and funding. The second nomination was rolled to the next meeting.

**CANE CREEK WATER & SEWER DISTRICT**

Commissioner Ward made the motion for the Board to adjourn as the Henderson County Commissioners and convene as the Cane Creek Water and Sewer District Board. All voted in favor and the motion carried.

Commissioner Ward made the motion for the Board to adjourn as the Cane Creek Water and Sewer District Board and reconvene as the Henderson County Board of Commissioners. All voted in favor and the motion carried.

**CLOSED SESSION**

Commissioner Hawkins made the motion for the Board to go into Closed Session as allowed under NCGS 143-318.11 for the following reasons:

1. (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. To consult with an attorney employed or retained by the public body in order to consider and give instructions to the attorney with respect to a claim.
2. (a)(4) To discuss matters relating to the location or expansion of industries or other businesses in the area served by the public body.
3. (a)(6) To consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee.

March 19, 1997

Page 16

All voted in favor and the motion carried.

Commissioner Kumor made the motion for the Board to go out of Closed Session. All voted in favor and the motion carried.

#### WORKSHOP ON ECONOMIC DEVELOPMENT

David Nicholson reminded the Board that on January 14 the Committee on Economic Development formally presented their report to the Board of Commissioners. At that time the Board set this date as the time to discuss the Committee's findings.

In June of 1996 the Henderson County Board of Commissioners appointed a 14 member committee to review the overall economic development effort in Henderson County and to make specific recommendations regarding a strategy for the long term balanced economic growth and stability of our county. The committee met eight times. All meetings were well attended and discussion was straightforward and thought provoking.

The Committee made seven recommendations:

1. Zoning - They recommended a county-wide zoning project and encouraged strong public education as part of the process.
2. Open Space - They strongly encouraged cluster development, purchase of developmental rights, acquisition of scenic easements, and dedication of land to conservation organizations, as well as acquisition of farmlands with "lease-back" provisions.
3. Urban Growth - They encourage the Board to look at urban density and discourage the indiscriminate development in rural areas of the county. The committee recommends coordination among the planning entities of our local governments.
4. Utility Extensions - The county, and the municipalities therein, should insure that water and sewer extension projects are closely tied to approved land use plans. The affected communities should be informed of extensions.
5. Service industry - The committee recognized that we have a strong service industry. Particular emphasis and support should be directed to small retail business.



March 19, 1997

Page 17

6. Industrial Recruitment - The County should continue to focus on three significant areas of industrial development: the expansion of existing industry, the recruitment of new quality industry and the recruitment of specialized manufacturing facilities that complement existing industry.

7. Economic Development Commission - The committee recommended that the County create a permanent *Economic Development Commission* whose charge would be to **promote economic development and balanced growth in Henderson County.**

David Nicholson did not ask for action from the Board at this time but did want to get the information in the Commissioners' hands for review and consideration. Action will be required at a later time.

There was some discussion regarding impact fees, transfer taxes, and other options for funding.

Following much discussion, Mr. Nicholson informed the Board that they would get a presentation from the Chamber of Commerce at a later date on this same subject.

There was then discussion of an Economic Development Policy Resolution and Henderson County Board of Commissioners Economic Incentives Guidelines.

#### **Appleland Business Park**

There was discussion regarding the remaining one parcel in Appleland Business Park. The Board may choose to designate the front 5 +/- acres of that remaining parcel for office and institutional development. This will be brought back to the Board at a later date. No action was requested today.

There was further discussion of whether the Board wished to continue the option on the remaining parcel. Staff was directed to begin discussions with the current business owners and to work on revision of the restrictive covenants.

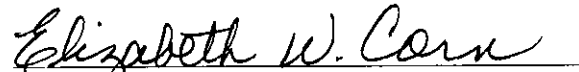
There being no further business to come before the Board, the meeting was adjourned.


002545

March 19, 1997

Page 18

ATTEST:

  
Elizabeth W. Corn, Clerk

  
Robert D. Eklund, Chairman

**HENDERSON COUNTY BOARD OF COMMISSIONERS**

100 North King Street  
 Hendersonville, North Carolina 28792-5097  
 Phone: 704-697-4808 • Fax: 704-698-6183  
 TDD: 704-697-4580

BOB EKLUND  
 CHAIRMAN  
 GRADY HAWKINS

VOLLIE G. GOOD  
 RENEE KUMOR  
 DON WARD

**RESOLUTION  
 FOR CONSTRUCTION OF ELEMENTARY SCHOOLS**

**WHEREAS, all citizens of Henderson County have a commitment to our future and to the children of our county, and;**

**WHEREAS, the construction needs for our elementary schools have been presented and prioritized by the Henderson County Public School Board of Education, and;**

**WHEREAS, responsibility for facilities construction funding rests with the Board of County Commissioners, and;**

**WHEREAS, time is of the utmost importance as we make plans to initiate construction funding,**

**BE IT NOW THEREFORE RESOLVED that the Henderson County Board of Commissioners determines to pursue immediate bond funding preparation for the top priority elementary school needs;**


**That the Board of Commissioners pledges to monitor the expense and construction of these projects in partnership with the Board of Education to demonstrate to our taxpayers our interest in cost effective construction;**

**That the Board of Commissioners, to further demonstrate our concern for effective cost management, as well as our concern that we maintain and protect taxpayers investments, requests that the public school maintenance/capital projects budget be submitted in a five year plan modeled after our CIP process,**

**That the Board of Commissioners further requests that the Board of Education prepare a long range capital plan to include building replacement and new building projections.**

**Adopted this the 19th day of March, 1997.**

**Attest:**

  
 Elizabeth W. Corn, Clerk to the Board



**Robert D. Eklund, Chairman  
 Henderson County Board of  
 Commissioners**

002547

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**HENDERSON COUNTY BOARD OF COMMISSIONERS**

100 North King Street  
 Hendersonville, North Carolina 28792-5097  
 Phone: 704-697-4808 • Fax: 704-698-6183  
 TDD: 704-697-4580

BOB EKLUND  
 CHAIRMAN  
 GRADY HAWKINS

VOLLIE G. GOOD  
 RENEE KUMOR  
 DON WARD

**RESOLUTION**

WHEREAS, Michele Skeelee has served as coordinator for the Environmental & Conservation Organization (ECO) of Henderson County for the past four years, performing her duties in a dependable, reliable manner as the first coordinator for the VWIN Program for ECO at its inception in 1993; and

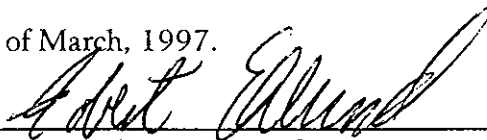
WHEREAS, Ms. Skeelee has given many hours working with volunteers to make Henderson County's VWIN Program successful and recognized across the State as thorough, reliable and consistent; and

WHEREAS, Ms. Skeelee has presented annual summary reports to the County Commissioners regarding stream and water quality and has spoken at hearings before local, state and federal governments to disseminate information collected through the monthly stream tests; and

WHEREAS, Ms. Skeelee has worked closely with the laboratory at the Environmental Quality Institute at UNCA and with ECO to provide and receive valuable information on stream quality; and

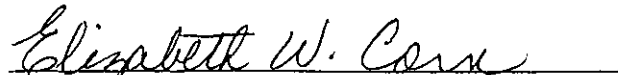
THEREFORE, BE IT RESOLVED, that the Henderson County Board of Commissioners wishes to recognize Ms. Skeelee's dedication and valuable contribution to the ECO and the VWIN Program. Ms. Skeelee has worked believing that programs such as VWIN move us all toward better ways to live in our environment through awareness and scientific data. The Henderson County Board of Commissioners extends its appreciation to Ms. Skeelee for her efforts on behalf of ECO, VWIN, and ultimately the citizens of Henderson County.

Adopted this the 19th day of March, 1997.



Robert Eklund, Chairman  
 Henderson County Board of Commissioners

ATTEST:



Elizabeth W. Corn, Clerk to the Board

002549

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Taxpayer Name	Taxbill	Total	Reason
BAKER, ALAN LINSEY BAKER, DONNA WEHUNT	96A8803769.1	\$60.55	MH DBL LISTED IN '95 #80881
BEDDINGFIELD, ROBERT E BEDDINGFIELD, DORIS A	96A9947663	\$93.17	INCORRECT ACREAGE
BEDDINGFIELD, ROBERT E BEDDINGFIELD, DORIS A	96A9947663	\$88.55	INCORRECT ACREAGE
CAPPS, DAVID WAYNE	96A9649.06	\$144.79	SOLD IN 1994 IN ACCT #159335
ESCOBEDO, ALFREDO ESCOBEDO, MARY	96A8804682	\$29.89	OWNS 85 LIBE 14X70 MHH BILLED FOR 1996
ESCOBEDO, ALFREDO ESCOBEDO, MARY	96A8802823	\$25.09	ONLY OWNS 1985 LIBE BILLED FOR 1996
GORDON, MYRA FISHER GORDON, JOHN WESLEY	96A8801294	\$0.00	88 LIBE MH BILLED TO C. BELL #136629
HAMMONDS, MITCHELL E	96A8801906	\$128.05	90 MH IS OWNED BY DAVID DUNCAN
HEATHERLY, DONALD FELIX	96A8804304	\$97.00	88 MH SOLD TO J. McLENDON #133216
LEDBETTER, DANIEL KLINE, REBA	96A0109145	\$256.99	PARCEL WAS LISTED TO TWO ACCOUNTS. NOTIFY CITY OF HENDERSONVILLE LISTED CORR FOR 1997.
MCLEAN, JOHN C & WIFE	96A8804545.1	\$22.17	DID NOT OWN MH
MORGAN, GARY D MORGAN, VIRGINIA W	96A0110656.1	\$456.29	DISCOVERY BILL SHOULD HAVE BEEN FOR LAUREL PARK ONLY, DID NOT RECEIVE A 1996 LAUREL PARK BILL
PETERSON, JUDY	96A8806416	\$18.06	88 ZIMMER M VALUE TOO HIGH

2549 A

RELEASE.MNT  
03/11/97

COMMISSIONER'S REPORT 03/19/97  
RELEASES

REL. REPORT  
PAGE 2

2549B

Taxpayer Name	Taxbill	Total	Reason
POWERS, DENISE M (AKA) POWERS, STEPHEN	96A8806381	\$55.63	VALUE TOO HIGH ON 96 FLEET MH
ROBERTS, JAMES C ROBERTS, EMOGENE R	96A8803302	\$87.06	DOUBLE LISTED
SHEEHY, SARAH MCCRAKEN	96A22343.08.1	\$105.54	2 MH'S WERE BOTH BILLED ON 96A22343.08
SIRMONS, ROSA	96A8802946	\$151.38	DW MH LISTED & OWNED BY J. WESTON #96752
SPENCER, MILDRED	96A8800440	\$129.65	M MOVED TO BUNCOMBE COUNTY
WARD, JESSIE ETHEL	96A8803564	\$24.47	BILLED TO WRONG ACCOUNT NOW UNDER #110627

TOTAL RELEASES >>> \$1974.33



Taxpayer Name	Taxbill	Total	Reason
BREWARD, DARIUS Z & WIFE	96A0700285	\$62.40	96 SCOTT MH SOLD IN 1995 #169997
CAPPS, DAVID WAYNE	95A9649.06	\$142.32	1990 MH SOLD J. PAUMELS IN 1994 #1559335
CAROLINA PETROLEUM DISTRIBUTOR	96A132781.10	\$44.50	FILED 1996 LISTING IN ERROR SOLD EQUIP IN 11/95
DIA COMPE INC	95A36189.07	\$601.86	RESULT OF TMA AUDIT
DIA COMPE INC	96A36189.07	\$605.33	RESULT OF TMA AUDIT
DIA COMPE INC	93A36189.07	\$676.51	RESULT OF TMA AUDIT
DIA COMPE INC	94A36189.07	\$666.47	RESULT OF TMA AUDIT
GOODE, NGAH S & WIFE	95A0104463	\$99.99	MH WAS BILLED & PAID ON ACCT #76134
GRAY, ALICE	96A8805602	\$82.60	MH WAS DBL LISTED #97747
HORTON, WILLIAM L HORTON, MARY A	96A8601098	\$56.98	VALUE ON 89 CLAY MH TOO HIGH
LEISURE CRAFT INC C/O DICK HERMAN	94A0200434	\$928.64	BLDG BURNED IN OCT 1992
LEISURE CRAFT INC C/O DICK HERMAN	93A0200434	\$921.64	BLDG BURNED IN OCT 1992
LOWES OF HENDERSONVILLE	94A35086.01	\$575.64	RESULTS OF TMA AUDIT/GREEHOUSE LISTED AS M/E IN 1994/ALSO IN REAL PROPERTY

2549C

RELEASE.MNT  
03/11/97

ASSESSOR'S REPORT 03/19/97  
REFUNDS

REL. REPORT  
PAGE 2

25,490

Name & Address	Account	Bill# & Value	Tax Code	Finance Account	Total Refund Amount	Total
SCOTT, JACK M PO BOX 2051 HENDERSONVILLE, NC 28739	28554	96A89800253 3610	G01	11-6520-08410	19.59	\$18.59
SELIUS, ANTHONY 29 LOGGERS RUN HENDERSONVILLE, NC 28739	135881	96A9944419 16600	G01 F02	11-6520-08410 23-4120-08410	85.49 13.28	\$98.77
STEPP, JOSEPH RICKMAN PO BOX 362 EAST FLAT ROCK, NC 28726	30049	96A8803474.1 18340	G01 F06	11-6520-08410 23-4080-08410	94.45 12.84	\$107.29
WARREN, ROBERT BOX 604 CANDLER, NC 28715	125635	96A0802669 12600	G01 F08	11-6520-08410 23-4090-08410	65.92 8.96	\$74.88
WARREN, ROBERT BOX 604 CANDLER, NC 28715	125635	96A0802670 23700	G01 F08	11-6520-08410 23-4090-08410	122.06 16.59	\$138.65

TOTAL REFUNDS >>> \$5903.06