

MINUTES

STATE OF NORTH CAROLINA  
COUNTY OF HENDERSON

BOARD OF COMMISSIONERS  
January 2, 1996

The Henderson County Board of Commissioners met for a Joint Work Session with the Airport Advisory Board at 5:00 p.m. in the Commissioners' Conference Room of the Henderson County Office Building.

Those present were: Chairman Renee Kumor, Vice-Chair Vollie G. Good, Commissioner Bob Eklund, and Commissioner Don Ward. County Manager David F. Thompson and Clerk to the Board Elizabeth W. Corn. Also present from Henderson County was Bill Byrnes.

Also present were: Ray Cantrell, Carl Ellington and Steve Gilbert. Present from the Airport Advisory Board were: David C. Reeves, Jim Granere, David Cowan, Ken Allison, Jerry Moore, and John T. Duncan.

Absent were: Commissioner J. Michael Edney and Staff Attorney Angela M. Skerrett.

RE: HENDERSONVILLE AIRPORT ECONOMIC ASSESSMENT

Bill Byrnes gave a brief background of the airport and the work done to date.

There was discussion of the Preliminary Study by TBI, as well as Economic Analysis and Preliminary Engineering Analysis. The reason for this meeting was to ascertain what further steps, if any, the Board of Commissioners wish to take regarding the airport.

Carl Ellington, TBI, gave a summary of the completed study and described the next logical step if the Commissioners are interested.

Steve Gilbert, TBI, discussed the technical standpoint.

The replacement value of the Hendersonville Airport is in the neighborhood of \$2 million. The airport has an economic impact on payroll, taxes, construction, and maintenance.

A survey is being done of local businesses regarding their future use of this airport.

David Thompson reminded those in attendance that Chairman Kumor had received a letter from Garland B. Garrett, Jr. , on behalf of

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Governor Hunt and the NC Aeronautics Council informing her that the Department of Transportation has approved inclusion of a State Aid to Airports grant for the Hendersonville Airport in the FY 1996 Transportation Improvement Program.

The project grant is based upon 50% state and 50% local costs.

He asked the Board if funding is available, does the Board wish to pursue purchase of the airport.

There was discussion of 90% state and 10% county monies.

The next step is an airport layout plan. The Board of Commissioners is still not committed. They want to see an up-to-day appraisal. The counties share of 90%/10% monies would be \$10,000 to \$12,000 investment. The Board asked for staff to pursue verification of monies coming from the State and to get the TIP application ready to submit.

Mr. Cowan was present as the property owner as well as a member of the Airport Advisory Committee.

Recommendations to move forward:

- 1 - verify available funds
- 2 - need current appraisal
- 3 - contract to go further
- 4.- Jan. 12 deadline for TIP forms to the State

Following this the Board would then have to make the decision whether to accept the funds.

It was the consensus of the Board to take action on this at the regularly scheduled meeting at 7:00 p.m. - it will be an add-on to the agenda.

Attest:

*Elizabeth W. Corn*

Elizabeth W. Corn, Clerk

*Renee Kumor*

Renee Kumor, Chairman

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The Henderson County Board of Commissioners met for a regularly scheduled meeting at 7:00 p.m. in the Commissioners' Conference Room of the Henderson County Office Building.

Those present were: Chairman Renee Kumor, Vice-Chairman Vollie G. Good, Commissioner Robert D. Eklund, Commissioner Don Ward, County Manager David F. Thompson, Assistant County Manager David E. Nicholson, County Attorney Don H. Elkins, and Clerk to the Board Elizabeth W. Corn.

Also present were: Finance Director Carey McLelland, Planning Director Matt Matteson, Planner, Karen Collins.

Absent was: Commissioner J. Michael Edney and Staff Attorney Angela Skerrett.

CALL TO ORDER/WELCOME

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

PLEDGE OF ALLEGIANCE

Commissioner Ward led the pledge to the American Flag.

INVOCATION

David Nicholson gave the invocation.

DISCUSSION/ADJUSTMENT OF AGENDA

Chairman Kumor added the following items to Discussion Items between "B" and "C":

- Justice Academy update
- Group Home Lease update
- Schedule meeting with School Board
- Town of Fletcher, schedule meeting with
- Airport Task Force (add-on from 5:00 meeting - for action)

CONSENT AGENDA

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

The Consent Agenda included the following:

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**Review/approval of Minutes: November 6, 1995, December 4, 1995, and December 18, 1995 Special-Called Meeting for a Public Hearing on a rezoning request.**

Minutes were presented for review and approval of the November 6 and December 4 Commissioners meetings and December 18 Special-Called Meeting for a Public Hearing on a rezoning request.

**Budget Amendment (Security Law Enforcement Officer for Parks and Recreation).**

This was to record budget amendment to transfer funds budgeted in the Parks and Recreation Department for a Law Enforcement Officer (Security Guard) whose salary and benefits are being paid from the Sheriff Department's budget in fiscal year 1995-1996.

**Budget Amendment (To move self insurance from General Fund to separate fund)**

This was to record amendment to set up the budget for the self insurance fund for fiscal year 1995-1996. This fund was not included in the initial budget for fiscal year 1995-1996 because our previous external auditors stated that self insurance (Health) costs should be accounted for in the general fund. Our current external auditors believe and the Finance Department is in agreement that the correct way to account for these costs is in a separate internal service fund.

**Notification of Vacancies:**

The Commissioners were informed of the following vacancies which will appear under "Nominations" on the next agenda:

1. Henderson County Planning Board - 1 vacancy.
2. Social Service Board - 1 vacancy.

**INFORMAL PUBLIC COMMENTS**

There were none.

**LUGS - BOARD DIRECTION**

On October 9, 1995 the Board held a work session on Alternative Land Use Controls and discussed the Land Use Guidance (LUGS) concept. Following that work session, a seminar on the same topic was held in Asheville, sponsored by WNCT and WCU.

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Matt Matteson reminded the Board that there were a couple of meetings in October and then following there was discussion at one of the meetings that there would be further information available at a conference in Asheville. Chairman Kumor attended the Asheville meeting.

Commissioner Eklund spoke to the Burke County Manager who stated that they had adopted LUGS (they called it LUMO). They just recently had a revaluation and they felt that LUMO was a failure. They are going back to zoning more applicable. They were mostly concerned about the I-40 corridor, most of it is already zoned.

Mr. Thompson had asked Mr. Matteson to bring this back to the Board today for review by the Board. Mr. Thompson felt that what we really need is a minimal "safety net" zoning. Henderson County doesn't have a safety net to preclude the next asphalt plant or quarry from having review. Staff needs some direction.

Mr. Matteson asked if this would be a building permit driven type system or is this going to be where everyone no matter what they did would have to come in for a special permit in unzoned areas?

Following much discussion it was the consensus of the Board that they do not favor county-wide zoning but they do want a safety net. They want some review to be required for those controversial things like a quarry, an asphalt plant, a drag strip, etc.

The Board felt that this warrants additional review by staff and they will await a draft from staff. Mr. Matteson felt that the Board gave some good direction via their discussion.

#### **PUBLIC INPUT SIGN-UP SHEET**

County Staff prepared a draft Public Input Form for consideration by the Board. The form can be used at any Board of Commissioners meeting, including public hearings and work sessions. The purpose of the form is to give the Clerk better information for preparation of the minutes and to better handle the Public Input Section of Board meetings.

Mr. Matteson and Mr. McLelland had prepared the document. Mr. Matteson asked for direction from the Board.

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It was the consensus of the Board to make some adjustments to the form so that people who do not wish to speak at the meeting but want their views known to the Board could use the form. It should be a voluntary form and not required by those who want to speak.

#### JUSTICE ACADEMY

David Thompson got a call today from Representative Larry Justus explaining that the Council of State met today. They deferred their recommendation of acquiring Edneyville property at one million dollars. It has been referred back to the architects.

Mr. Justus felt this was an unfortunate delay and he and Mr. Thompson felt that the Board of Commissioners should rally at this time with the Police Chiefs, City Council members, and other Commissions if the Board of Commissioners feel strongly about the Academy for Western North Carolina.

#### YOUTH DEVELOPMENT- GROUP HOME

David Thompson reminded the Board that part of Henderson County's closing of their Group Home was to contract with Park Ridge for placement in their facility. Staff is still working on that for a guarantee of beds.

Park Ridge wishes to rent our facility at Willow Street (former Group Home) for 6 months at \$500 per month for an after school care program. This will be strictly a day program. Park Ridge will pay the utilities and the cleaning expense. Henderson County will still have to provide maintenance services.

Commissioner Eklund made the motion to approve the rental lease for a six months period at \$500 per month and authorize the County Manager to sign off on the lease. All voted in favor and the motion carried.

There was some discussion regarding Henderson County having a member on the Park Ridge non-profit Board. Henderson County is trying to have a good working relationship with Park Ridge and has recently placed a youth with them.

#### JOINT MEETING WITH SCHOOL BOARD

The Board asked staff to get with School Board staff to set a joint meeting for discussion of capital school needs.

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**JOINT MEETING WITH TOWN OF FLETCHER**

Commissioner Ward has had a couple of Fletcher Council members approach him and ask for a joint work session with this Board to discuss the future. Chairman Kumor will talk with Mayor Parrish and try to arrange a joint meeting.

**AIRPORT TASK FORCE**

The Board had a special called meeting today at 5 p.m. which was a joint work session with the Airport Advisory Board regarding Hendersonville Airport Economic Assessment.

Following today's discussions the Board determined there were some actions the Board should take:

1. Approve County Manager to go out for RFP for appraisal services
2. Get pre-application ready for submittal
3. Authority to sign TIP application
4. Verify the amount of State funding
5. Talk with Asheville Airport Committee and talk with Transylvania County

Chairman Kumor made the motion to authorize Mr. Thompson to go out for an RFP for appraisal services and to approve the submittal of the TIP pre-application and authorize execution of same and authorization to solicit a proposal from the consultant for the ALP (airport layout plan), all contingent upon approval by the Airport Advisory Committee.

Commissioner Good seconded the motion. All voted in favor and the motion carried.

**NOMINATIONS**

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

1. Henderson County Zoning Board of Adjustment - 1 vacancy  
This appointee should be from the Haywood Zoning District. There were no nominations at this time so this item was rolled to the next meeting.
2. Henderson County Travel and Tourism Committee - 3 vacancies

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

**3. Henderson County Board of Health - 2 vacancies**

One vacancy must be filled by an R.N. and one by an Optometrist. There were no nominations at this time so this item was rolled to the next meeting.

**4. Hospital Board of Trustees - 1 vacancy**

Commissioner Good nominated J.B. Henderson. Commissioner Ward nominated Grady Hawkins. These will be voted on at the next meeting.

**5. Nursing Home/Domiciliary Home Advisory Committee - 2 vacancies**

Commissioner Good nominated Argie Taylor for reappointment. This will be voted on at the next meeting.

**6. Private Industry Council (PIC) - 1 vacancy**

This is a Chamber of Commerce nominee. Chairman Kumor called Mr. Ray Cantrell today. They will forward a name to this Board soon. This item was rolled to the next meeting.

**IMPORTANT DATES**

The Commissioners' calendar was reviewed.

**CLOSED SESSION**

Commissioner Good 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) (5) To establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (1) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange or lease.



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3. (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 and to discuss the case of **Henderson County v. Hendersonville.**

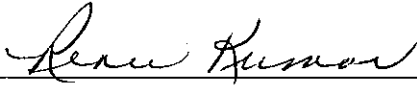
Before going into Closed Session David Thompson made an announcement - Today is David Nicholson's 20 year anniversary with Henderson County.

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

There being no further business to come before the Board, Commissioner Eklund made the motion to adjourn at 8:35 p.m. All voted in favor and the motion carried.

ATTEST:

  
Elizabeth W. Corn, Clerk

  
Renee Kumor, Chairman

HENDERSON COUNTY  
BUDGET AMENDMENT

Code	Account Description	Debit	Credit
11-4310-01210	SALARIES & WAGES	27,000.00	
11-6120-06910	CONTRACTED SERVICES		27,000.00

EXPLANATION

TO RECORD BUDGET AMENDMENT TO TRANSFER FUNDS BUDGETED IN THE PARKS AND RECREATION DEPARTMENT FOR A LAW ENFORCEMENT OFFICER (SECURITY GUARD) WHOSE SALARY AND BENEFITS IS BEING PAID FROM THE SHERIFF DEPARTMENT'S BUDGET IN FY 1995-96.

JCM

1/2/95 4

1-2-96 ewc

Prepared by

Date

Approval

Batch

Batch Date

JV#

HENDERSON COUNTY  
BUDGET AMENDMENT

Code	Account Description	Debit	Credit
75-4500-00000	CLAIMS PAID	1,557,000.00	
75-3350-00000	EE & ER CONTRIBUTIONS		1,557,000.00

EXPLANATION

TO RECORD AMENDMENT TO SET UP THE BUDGET FOR THE SELF INSURANCE FUND FOR FY 1995-96. THIS FUND WAS NOT INCLUDED IN THE INITIAL BUDGET FOR FY 1995-96 BECAUSE OUR PREVIOUS EXTERNAL AUDITORS STATED THAT SELF INSURANCE (HEALTH) COSTS SHOULD BE ACCOUNTED FOR IN THE GENERAL FUND. OUR CURRENT EXTERNAL AUDITORS BELIEVE AND THE FINANCE DEPARTMENT IS IN AGREEMENT THAT THE CORRECT WAY TO ACCOUNT FOR THESE COSTS IS IN A SEPARATE INTERNAL SERVICE FUND.

JCM

1/2/96

1-2-96 ewc

Prepared by

Date

Approval

Batch

Batch Date

JV#

**HENDERSON COUNTY  
BUDGET AMENDMENT**

Code	Account Description	Debit	Credit
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11-6120-06910	CONTRACTED SERVICES		27,000.00

**EXPLANATION**

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JCM	1/2/95	
Prepared by	Date	Approval
Batch	Batch Date	JV#

**HENDERSON COUNTY  
BUDGET AMENDMENT**

Code	Account Description	Debit	Credit
75-4500-00000	CLAIMS PAID	1,557,000.00	
75-3350-00000	EE & ER CONTRIBUTIONS		1,557,000.00

**EXPLANATION**

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