

MINUTES

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON

BOARD OF COMMISSIONERS
APRIL 25, 1995

The Henderson County Board of Commissioners met for a Special Called meeting at 7:00 p.m. in the Commissioners' Conference Room of the County Office Building. The purpose of the meeting was a workshop on Surplus Properties.

Those present were: Chairman Renee Kumor, Vice-Chairman Vollie G. Good, Commissioner J. Michael Edney, Commissioner Bob Eklund, Commissioner Don Ward, County Manager David F. Thompson, Assistant County Manager David E. Nicholson, Clerk to the Board Elizabeth W. Corn and members of the media.

CALL TO ORDER/WELCOME

Chairman Kumor called the meeting to order and welcomed all in attendance. She stated that the purpose of the meeting was to give direction to staff, so that the Commissioners and the staff are working toward the same goals.

SURPLUS PROPERTIES

Surplus Properties were discussed in the following order:

OLD COURTHOUSE

The following have requested space in the old courthouse facility:

- Dispute Settlement Center
- Law Enforcement
- Video Arraignment
- Day Reporting
- Pre-trial, Felony Alternatives

There was a suggestion that these could possibly go into the courthouse annex on a short-term basis (1-5 years). The county would only have to do up-keep of the annex on a short-term basis.

David Thompson has met with the Architects of the new courthouse and discussed the space in the old courthouse. Mr. Thompson felt that eventually the jail and the annex would have to be demolished to accommodate parking needs. The option of preserving the annex should be reviewed.

The Board directed the County Manager to meet with the Architect and do a Space Needs Analysis of the old courthouse.

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Mr. Thompson is looking at a phased approach with the end goal to restore the original courthouse but also to evaluate the annex for long-term use to see if that space could be utilized.

Recommended uses for the main courthouse for long-term use, when restored:

- County Manager
- Asst. County Manager/Personnel
- Board of Commissioners
- Staff Attorney
- Finance Department

There was a suggestion to eventually move the Board of Elections to the new courthouse rather than to the old courthouse.

The Chairman reiterated that the intent of the Board of Commissioners is to restore the courthouse and then put uses in it to fit around the restoration of the original courthouse.

It was suggested that the plans be for the annex to eventually come down, therefore, not a lot of money would be spent for interior restoration of the annex.

David Thompson was authorized to contract with the Architect on an hourly basis to do this space needs assessment quickly on the old courthouse.

EAST FLAT ROCK

Chairman Kumor reminded the Board of a letter received from the School Board verifying what surplus properties they have. She asked Dr. Dan Lunsford, Superintendent of Henderson County Schools how many acres they were releasing in the East Flat Rock property. He stated that they are releasing approx. 4 acres including the buildings and the front play area. This would not be the entire East Flat Rock tract.

Chairman Kumor stated that there have been several proposals from the community in East Flat Rock. The community has requested a park. They have requested that this property be used for a community need, not a commercial one. They would also like to see the main School building stay intact.

The East Flat Rock First Methodist Church would like to use the property and buildings (Dr. Herb Justus) for a Day Care Center and a park/playground. The church would volunteer workers to build the park/playground but they would not maintain it. They hoped that

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the county could help with maintenance.

One Commissioner questioned how much the additional cost would be for maintenance, including the number of employees required.

The Board was polled and three of the Commissioners favor a park/playground in the East Flat Rock community, sometime in the future.

It was hoped that the School Board would work directly with the First Methodist Church on this venture, since the property is owned by the Board of Education.

TRUST BUILDING

A presentation had been made to the Board at an earlier date by Dr. George Jones for converting the Trust Building into a County Museum for historical and genealogical archives and also for a rock museum in the basement.

Dr. Jones hoped that the county could help with security, maintenance, janitorial service, and utilities.

Following discussion, David Thompson stated that he would begin to get estimates on replacing the roof and reworking the drainage system.

There was discussion of the county funding this project by one lump sum to the Genealogical Society, as we do for other non-profit organizations, if Dr. Jones could provide operational costs.

EDNEYVILLE/TUXEDO

There was discussion of the School Board's proposal to move the Alternative School from Tuxedo to Edneyville. The School Board liked this idea if the county could utilize some of the remaining property at Edneyville and possibly move the Edneyville branch of the library to the school site. The School Board could not afford to take care of the buildings and grounds alone. They had hoped that the county could utilize some of the property for recreation or other uses and therefore help with the maintenance of the buildings and grounds.

There was discussion of the possibility that a Police Academy might want to locate at the Edneyville site. State representatives, along with two Commissioners, and a School Board representative will visit the Edneyville site this Thursday. We'll know more

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about this possibility after the visit. The two Commissioners will report back to the Board following the visit.

The School Board would like for the county to share in the cost of:
sewer repairs
grounds maintenance
demolition of unwanted or un-needed buildings
at the Edneyville site.

David Thompson will check with an engineer for hourly rates regarding repair to the sewer system and demolition.

TUXEDO

There was discussion regarding possible uses of the buildings and property at the Tuxedo site, if the Alternative School moves to the Edneyville site.

The condition of the buildings must be taken into account. There was discussion of tearing down the big building, multi-story, on the site. This would provide an additional ball field. There are currently two ball fields on the site.

Possible community uses were discussed such as the Green River Vol. Fire Department and Blue Ridge Community College. Blue Ridge is currently utilizing the smaller building on the property for an Adult High School Diploma Program but it fits hand in hand with the Alternative School so might be moved if the Alternative School is moved.

Some of the uses that residents (according to a poll) of the Tuxedo community would like to see at the site:

- playground
- picnic area
- voting area

David Thompson was instructed to do an assessment of the facilities and report back to the Board. It was anticipated that not as much detailed work would be needed on the assessment for Tuxedo as for the East Flat Rock and the Edneyville properties.

FAIRGROUND PROPERTY

There was limited discussion of the Fairground property. Dr. Lunsford stated that approx. one half of the 22.5 acre site is on the Superfund List. They have received no firm offers on the property.

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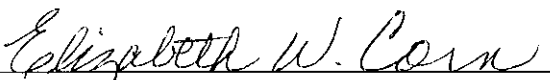
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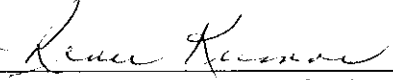
SUMMARY

David Thompson stated that he and Bill Byrnes will get busy getting costs together on all these properties/projects, so they will be ready for the Board's consideration during budget deliberations.

There being no further business, the meeting was adjourned at 9:22 p.m.

ATTEST:


Elizabeth W. Corn, Clerk


Renee Kumor, Chairman

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