

MINUTES

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON

BOARD OF COMMISSIONERS
DECEMBER 6, 1994

The Henderson County Board of Commissioners met for a special called meeting at 7:00 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 J. Michael Edney, Commissioner Bob Eklund, Commissioner Don Ward, County Manager David F. Thompson, Assistant County Manager David E. Nicholson, Staff Attorney Angela M. Skerrett, and Clerk to the Board Elizabeth W. Corn.

Also present were: County Tax Assessor Robert Baird and Mark Edney. Absent was: County Attorney Don H. Elkins.

CALL TO ORDER/WELCOME

Chairman Kumor called the meeting to order and welcomed all in attendance. She stated that the purpose of this meeting was a Public Hearing on the Schedule of Values.

PUBLIC HEARING on Schedule of Values

Commissioner Edney made the motion to go into Public Hearing on the proposed Schedule of Values for the 1995 Reappraisal/Revaluation. All voted in favor and the motion carried.

Robert Baird, Henderson County Tax Assessor, reminded the Board that the Schedule of Values was presented to the Board of Commissioners on November 7, 1994. The proposed Schedule/Standards and Rules are on display in his office at 400 N. Main Street during regular business hours. It will be on display, available for public inspection until adopted.

The Schedule of Values includes three levels of reference material:

1. Residential Pricing Guide,
2. Commercial Pricing Guide, and
3. Present Use Table or Pricing Guide.

Mr. Baird stated that these are guides proposed for adoption by the Board of Commissioners to assist the Assessor's Office in appraising property for the 1995 Reappraisal.

PUBLIC INPUT

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1. Dutch Burdette - Mr. Burdette resides at 127 Underhill Road, in Brookland Manor. He has recently been involuntarily annexed into the City of Hendersonville. He spoke about tax value and how annexation will affect values of those property owners. He asked when he would know the assessed value of his property. He has requested from Robert Baird a reduction of 15-20% of valuation of his property because he is now in the City of Hendersonville.

Chairman Kumor answered that Property Value statements will be mailed by the end of January.

Commissioner Edney's statement

Commissioner Edney felt that any property inside the City of Hendersonville should be reduced by at least 10%.

Robert Baird stated that at the present time, he is unable to measure the impact that annexation has on value.

There was much discussion regarding annexation and value.

Chairman Kumor reminded all present that now they have heard the presentation, action will be taken on the Schedule of values at the December 21 meeting.

Commissioner Ward requested that the Assessors pull 3-4 examples of property cards for review by the Board before taking action.

Commissioner Edney made the motion to close the Public Hearing. All voted in favor and the motion carried.

The Board reconvened as the Henderson County Board of Commissioners, continuation of regular session from last evening.

CLOSED SESSION

Commissioner Edney made the motion to go into Closed Session as allowed under NC GS 143-319.11:

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.

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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.

Chairman Kumor reminded all that the Board did not complete their Closed Session discussions last evening but took action to continue it this evening.

All voted in favor and the motion carried.

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

ACTION


Chairman Kumor made the motion to designate Commissioner Vollie Good as the voting delegate to the Legislative Briefing in Fayetteville. All voted in favor and the motion carried.

ADJOURN

There being no further business, the meeting was adjourned at 8:40 p.m.

ATTEST:


Elizabeth W. Corn, Clerk


Renee Kumor, Chairman

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