

STATE OF NORTH CAROLINA  
COUNTY OF HENDERSON

BOARD OF COUNTY COMMISSIONERS  
MARCH 21, 1990

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

Those present were: Chairman William T. Drake, Vice-Chairman F. Richard Baker, Commissioner Hugh D. Randall, Commissioner Troy L. Maybin, Commissioner J. Michael Edney, County Administrator Jerry D. Myers, Finance Director David E. Nicholson, County Attorney Don H. Elkins, Clerk to the Board Elizabeth W. Corn, and the media.

Chairman Drake called the meeting to order.

#### MINUTES

The minutes of the February 21 meeting were presented for review along with minutes of the March 2 and March 6 meetings. The minutes were all approved as presented.

#### DISCUSSION/ADJUSTMENT OF AGENDA

Chairman Drake added under Unfinished Business, item "C", Bill Fripp/Courthouse, Jail, Law Enforcement plans.

Chairman Drake moved item "D" under New Business to "D" under Unfinished Business and added item "E" to Unfinished Business, Mountain Home Volunteer Fire Department. He also added item "J" under New Business, DSS Intern Request.

PUBLIC HEARING -Community Development Block Grant for the Valley View Area.

Chairman Drake asked for a motion to go into Public Hearing to hear public comment concerning the Valley View area.

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

Chairman Drake stated that the purpose of today's hearing is to hear public comment concerning the specific project of the Valley View area. He recognized representatives from Land-Of-Sky who were asked to prepare the grant application, Mr. Jim Stokoe and Ms. Cynthia Milner.

Mr. Stokoe discussed the grant application made last year for the Valley View project. The main reason the grant was not approved last year was "local commitment". Mr. Stokoe stated that the project area contains 12 families. The work required is basically one vacant structure that would qualify to be demolished, there is one home that needs minimal or no rehabilitation work, there are five homes that would be replaced, there are five homes that are eligible for rehabilitation to section 8 standards.

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Mr. Stokoe stated that last year the county contributed \$25,000.00 toward a \$252,000.00 grant and the rating points for local commitment that the state awarded the project were very low. Mr. Stokoe stated that there has been some discussion that mobile homes not be used as replacement homes, that modular homes be used which would increase the budget of the project, this can be decided at a later date.

Chairman Drake asked if there was anyone present from the Housing Assistance Corporation, there was no-one. At our last meeting Rev. Al Kissling appeared and requested to be involved with the project. Since that time Cynthia Milner and others from Land-Of-Sky have met with the Housing Assistance Corp. group along with Bill himself and Matt Matteson, their commitment is based on them being the administrator of the project. They indicated that their commitment of \$25,000.00 plus another \$25,000.00 in kind the following year would only be guaranteed or promised if they were the group that was to administer the project. We questioned if they felt capable, Mr. Kissling indicated that they were aware of what is involved with administering the project and that they would gear-up to administer the project if that was the direction the Board wanted to go.

Commissioner Baker suggested that Mr. Myers try to contact Mr. Kissling to see if he can come on down today to speak on behalf of the Housing Assistance Corporation.

Scott Dedman - Community Educator at Pisgah Legal Services. His office represents several of the families in the Valley View neighborhood. Mr. Dedman wanted to go on record as stressing the very serious housing conditions in the Valley View project. There are very serious housing and water needs, he feels that it must be the most serious housing conditions in Henderson County. He stated that the matter of local commitment keeps coming up because it was such a significant factor in last year's application being turned down. The counties that we will be rated against this year on "ability to pay" are Burke, Chatham, Iredell, Lincoln, Rockingham, and a few others that are rated similar to what Henderson County is rated in "ability to pay" score, based on population, per capita income, poverty rate, and resources per population and poverty.

Mr. Dedman is recommending that the County commit \$100,000., enough hopefully to get the grant. He stated there are some unclear titles to some of these properties and recommends that the first order of business after receiving the grant be a survey.

Of the 12 dwellings, there are approximately 42 people and approximately 6 of those are over 60. One of the dwellings has eleven people residing there, including three generations.

Cynthia Milner from Land-Of-Sky emphasized local commitment and feels that the Board should decide how much they want to contribute to the project and then go from there. If Housing Assistance or any other group gives money it will not affect the County's contribution. If any monies come in from other

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Sharon Busch arrived from the Housing Assistance Corporation, Mr. Kissling was unable to attend the meeting today. Ms. Busch stated that at the last public hearing H.A.C. stated they would secure funding for \$25,000 in the first year on this particular grant funding and then would secure \$25,000 in in-kind services for the second year if the County would match that. H.A.C. was willing to do this if there was some way that they could be written into the grant to help administer the program once the funding came down, the reason being they would like certain features to be in the Valley View project, such as modular homes instead of mobile homes, they would also like to see paved roads, good lighting, and sewer systems.

Commissioner Baker asked Ms. Busch direct then if the \$25,000 for the first year and \$25,000 in-kind services for the second year would not be committed if they are not the leadership organization. She stated that was correct, they would make the commitment only if they were the leadership organization. She further stated that if they would not help administer the grant, they certainly would help another organization (whoever administered the grant) because they are interested in the Valley View project.

Chris Christopher, a Board member with the County Board of Homeowners. He asked if there was any thought of these folks in Valley View paying back this grant, do they have the funds? Chairman Drake told him that he doubted if there was money there to pay back any of the money. He further stated that in previous grants, in rental properties, the property owners have been required to pay back the "loan money", such as was written into the East Flat Rock grant application.

Chairman Drake asked the pleasure of the Board concerning proceeding with this grant.

Ann McDonald- Ms. McDonald said that the people in the Valley View area are nice people and she thinks that they would appreciate this help.

Commissioner Maybin made the motion to close public hearing. A vote was taken and the motion carried.

There was discussion on the grant and Commissioner Maybin asked that no action be taken until Council could be consulted regarding obligations, etc. It was decided to delay action.

#### OFFER TO PURCHASE FORECLOSED PROPERTY

Chairman Drake informed the Commissioners that we have a Resolution and a request from Bruce A. Elmore Co. to purchase the county's interest in 1 lot and house in Brickton for the county's claim of \$1511.51 (amount of taxes owed). They have offered \$1600, the offer was published in the Times-News and no upset bids were received.

Commissioner Baker requested a better description of the property, possibly the current tax valuation. Commissioner Maybin stated that he would like to know if the house is occupied.

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Commissioner Maybin made the motion to delay action on this item until further information is received. All voted in favor and the motion carried.

#### NOMINATIONS

Chairman Drake asked for nominations to fill a vacancy on the Henderson County Planning Board. Commissioner Baker nominated Larry Roper, since he had indicated he would be interested in serving again.

Commissioner Maybin made the motion to suspend the rules and reappoint Mr. Roper to this vacancy. All voted in favor and the motion carried.

#### BILL FRIPP/ SEMI-FINAL PLANS -- COURTHOUSE/JAIL/LAW ENFORCEMENT FACILITY

Mr. Fripp briefly reviewed the chain of events since the last meeting of January 2, 1990. He stated that he presented the schematic design and immediately following that plans were passed out to the various Department Heads. The Department Heads reviewed the plans and came back with their comments. He has had several meetings with the various Department Heads and Chairman Drake. He has now taken the comments and input and fed it back into the design process.

Mr. Fripp stated that there are 14 different bodies that are being taken care of in this process, and feels that we are in pretty good shape on about 13 of them. He feels everyone is pretty well pleased and he has stayed within the perimeters of the original scheme. He received a great deal of input and feed-back from the Bar Association and has tried to input the things that they have requested although some of the things he could not do.

Mr. Fripp turned the floor over to Captain Tom Hatchett of the Sheriff Dept. Mr. Hatchett stated that when his department first looked at the schematic drawings, that there had been a significant reduction in the total square footage of the law enforcement center from the December 21 feasibility study. They met with Mr. Drake and Mr. Fripp to see how those problems could be addressed. There have been several meetings and they have come up with a proposal to shell-in the second floor above the administrative section of the jail. Mr. Drake had asked him to present two drawings today, one with plan A and one plan B. The plan A drawing shows how they would utilize the space without the addition and plan B shows how they would utilize the additional space.

Mr. Drake stated that his involvement was following the directions of the Board of Commissioners, they were not his thoughts entirely. He was trying to stay within the footprint. When the Sheriff Dept. indicated they needed additional space Mr. Drake requested that they come today and present their case.

Captain Hatchett turned the floor over to Lt. David Cree, Project Officer. He presented both drawings explaining the details of both. The two areas needing additional space are

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the Detective Division and the Communications Center. The second floor includes a firing range, physical fitness training area, defensive tactics area, and the locker room area. Plan B adds approx. 8,000 sq. feet although it does not change the footprint of the building.

Commissioner Eaney asked if they were able to fit in everything they feel they need in plan B. Lt. Cree stated that as far as what was in the original request of the Sheriff in the feasibility study, this would probably be 90% of what Mr. Fripp recommended for additional construction. He said that this does not allow for any area for future expansion beyond the year 2000.

There was discussion with questions from the Board. Mr. Drake stated that there is an area for future expansion, roughly 2,000 sq. feet in plan B.

Lt. Cree stated that in preparation for the Enhanced 9-1-1 process, 5 consoles (telephone stations) are needed and would be located in the Communications Department. Mike Gibbs spoke to the Board and stated that Southern Bell had proposed the 5 consoles.

There was much continued discussion.

Mr. Fripp offered the Board one additional alternative, adding a fourth floor, if done the Court floor would have to be the top or fourth floor because of the openness of the courtrooms. Mr. Fripp is requesting the Board's guidance on which plan to use to develop the larger, more detailed drawings.

Chairman Drake suggested that Mr. Fripp work on the preliminary drawings and get copies back to the Board of plan A and plan B, the Board will try to give him direction at the next meeting. This would give the Commissioners a chance to have a set of the drawings in their hands for review and input. It was decided by consensus, to go into Executive Session about 11:30 to discuss expenses and contracts with Mr. Fripp.

#### SCHOOL BOND DISCUSSION

Chairman Drake stated that several meetings ago, the Board asked him to meet with both Boards of Education and come up with a dollar figure and a date for a Bond Referendum. He has met with both School Board Superintendents two or three times since then. He directed the Board's attention to a letter from Mr. Glenn Marlowe indicating that the County School Systems would be requesting a \$21,500,000 bond issue and a letter from the City School Board indicating that they want \$2,500,000, with a suggested date for a bond referendum of August 28, 1990.

Chairman Drake asked each of the Superintendents and the Chairman of each School Board to come forward and comment on both dollar requests.

Glenn Marlowe, Superintendent of the County Schools, addressed the Board stating that 1 year ago this past

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February he presented to the Board phase I of a long range plan. The County School Board is talking long range, through 1998 or 1999 and the estimates at the present time are \$46,200,000 to carry out the projects needed in phase I. It is his understanding that this bond request along with the City's request could be handled without a tax increase at this time and takes in 8-9 years. The County's projects that are in phase I are the West Henderson renovation and additions, East Henderson renovation and additions, Hendersonville High School and new Middle School and the new Elementary School.

Commissioner Edney questioned the Finance Director about how long it would take the County to pay back the \$21,500,000, using funds, without a tax increase. Mr. Nicholson stated that it would require the Commissioners to continue to set aside the half cent sales tax for about a 15 year time period. Phase II is slated to begin about 1995 or 1996.

Commissioner Maybin questioned why a special election day was set for August 28, instead of including this in the regular election in November. Mr. Harlowe said the idea was to separate the school bond issue from any other issues.

Charlie Byrd, Superintendent of City Schools, addressed the Board. The City's plan for phase I includes three items: Hendersonville High School renovations and additions, and Bruce Drysdale Elementary School, these items taking approx. 5 years to complete. The Middle Grade School and Hendersonville Junior High School are in phase II at a cost of \$5,300,000 for phase I and II. Phase I would be \$3,800,000.

Commissioner Baker asked if Mr. Byrd suggested one bond referendum for both school systems. He did, stating one issue under Public Education. Commissioner Maybin stated that during merger talks it was discussed that if there was a bond referendum and there continued to be two school systems, it might ought to be separate bond issues.

Chairman Drake asked Mr. Nicholson at what point would that question have to be decided? He stated that he has heard rumors of Blue Ridge Community College and Pardee Hospital both being interested in a bond referendum, but that he has not been contacted by either.

Mr. Nicholson answered that with the August 28 date, there is only about 30 days to make the decision. He spoke to the local Government Commission yesterday.

Commissioner Randall stated that he felt this has been put off for too long and that it should be put to the voters right away for a decision.

David Nicholson, discussed figures with the Board and passed out copies of funds on hand and projections for the next several years. David requested the Board's direction on a dollar amount today. He needs to formally contact the Local Government Commission and the Bond Council.

Commissioner Baker, in view of the question on timing and the

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question of whether to have one or more bond issues, requested that the legal ramifications be discussed in Executive Session.

#### MOUNTAIN HOME FIRE DEPARTMENT

Chairman Drake informed the Board that after our last meeting, Dana Fire Department came in with a request for expanding their fire district. During the discussion with them, he asked if they had talked with Mountain Home Fire Department and they indicated that they had. He spoke with Mountain Home and asked if they had talked with Dana, they indicated that they had. After the plan was drawn, they were both interested in some of the same territory. He spoke with some of the Mountain Home folks on Monday and they indicated they would be at the meeting today. He informed both Fire Departments that they should work together and work out any dispute over the affected area. The ultimate decision would be up to the people who sign the petitions. After he receives Mountain Homes petition, we will compare for duplications and go from there.

#### DOWNTOWN HENDERSONVILLE REPORT

Terri Thompson had to leave, made her apologies to the Board, she had an 11:30 appointment and hoped to be through with this meeting by then. She was slated to present the report; therefore, we proceeded to the next item.

#### PUBLIC HEALTH WEEK/TOM JOHNSON

Tom Johnson informed the Board that Governor Jim Martin has declared April 1-7 to be Public Health Week in North Carolina for the purpose of recognizing the importance of public health services throughout the state. The Henderson County Health Department is going to have a number of activities going on for the public. One of the activities is directed to the County Commissioners. He invited each of the Commissioners to come to the Health Department the morning of April 5 to participate in one of two activities, they have a choice. One is for the Commissioner to come in as a hypothetical clinic patient and be given a description of what their condition is upon arrival. The Commissioner would be walked through the services as if they were a clinic patient. The second option is to go with one of the area nurses on a home visit or two that morning. He polled the Board to see what activity each Commissioner was interested in so planning could be done.

#### HENDERSON COUNTY HEALTH DEPARTMENT/HEALTH SCREENING FOR COUNTY EMPLOYEES

Linda Charpin addressed the Board requesting approval for a County Employee Health Promotion Program. She stated that several years ago they started a Health Promotion Program at the Health Department for their employees. It was started as a pilot to try and work toward doing the same for all county employees. With that program they did health risk appraisals (computerized assessment of health risks) and recommendations on improving those health risks. They also did some

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screenings for cholesterol, height, weight, and blood pressure. They set up some health education programs and risk reduction programs for the employees at the Health Department. Last January they included the Department of Social Services and tried to implement a similar program with them. In December Tom Johnson and Ms. Schultz met with David Nicholson and Jerry Myers about trying to have some impact on the increasing health costs and insurance costs and trying to come up with a program for County Employees.

The program is outlined in the agenda packet. Health aware-classes would be set up such as weight reduction, stress reduction, CPR classes, injury prevention, smoking cessation. They also hope to do a quarterly newsletter for county employees that would help to announce programs and highlight success stories and provide general health information for employees. Yearly re-screening is planned and evaluation of the program. They would also like to set up a Health Action Committee which would meet quarterly, made up of representatives from the different departments of the County.

Mr. Drake questioned if the activities would take place during employees lunchtime, after work, or when? Ms. Schultz is Health Promotion Coordinator and stated that some of the activities will be on employees own time but some activities would be on company time such as the initial screening and the evaluation of the screening results. If they are on the Health Action Committee, their quarterly meeting times would be during working hours and any in-service programs that are specifically designed to address job related issues.

Commissioner Edney asked how much money was involved in this project.

David Nicholson stated that the health screenings would cost about \$3-5.00 per employee, so if there was 100% participation it would cost about \$1200 - 1500. The Health Department staff can do the screenings, etc. Mr. Nicholson stated that if one person was found to have hypertension and started on treatment, the cost savings would be tremendous.

Commissioner Maybin made the motion to grant this request, stating it was a well worthwhile, cost saving program.

There was discussion. Commissioner Edney asked if there would be a cost to the individual employees. There is not.

A vote was taken on Mr. Maybin's motion, all voted in favor and the motion carried.

Commissioner Maybin made the motion for the Board to go into Executive Session to discuss contractual, legal, and personnel matters. All voted in favor and the motion carried.

Commissioner Baker made the motion for the Board to go out of Executive Session.

Chairman Drake stated that the Board discussed some of the legal ramifications of the property disputes, etc. in the Community Development Block Grant for the Valley View area.



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Commissioner Baker made the motion to authorize Land-Of-Sky to proceed with preparing a grant application for Community Development in the amount of \$250,000 and that the county pledge \$25,000 a year for two years beginning with the next fiscal year and the following fiscal year, to supplement the grant, for a total of \$300,000 and to basically use the format of last year's grant. All voted in favor and the motion carried.

Chairman Drake stated that on the School Bond Issue, we need to at least set the dollar amount and the date.

Commissioner Edney made the motion to set the date of August 28 and the total amount at \$24,000,000. All voted in favor and the motion carried.

#### RESOLUTION, NURSING HOME/DOMICILIARY HOME ADVISORY COMMITTEE

Chairman Drake stated that Mrs. Paul Hill was supposed to be here for the morning session but wasn't. He stated that the resolution basically indicates that they want to increase the number of skilled persons for supervision in Nursing Homes and Domiciliary Homes. There is a chart in the agenda packet which explains what is in effect right now.

Commissioner Baker made the motion to roll this item to the next meeting, he would like to study the item more before making a decision. Item was rolled.

#### NORTH AND SOUTH HILLS RIVER/PETITIONS

Chairman Drake informed the Board of a letter from Barry Cosgrove based on his presentation to the Board at an earlier meeting. It basically requests that the Board support their position of identifying Mills River's North and South forks as "Wild and Scenic". At that meeting it was discussed that only the part on U.S. Forest Service Property would be designated "Wild & Scenic", the other areas would be designated "Recreational".

There was discussion and it was unclear about the designation; therefore, the Board requested Jerry Myers to investigate this further, including specifications for protection of the water source.

Mr. Myers stated that this is a situation where the residents of the community want something done to protect the river, whether it be under the "Wild and Scenic" designation or under "Watershed Protection". He feels their prime concern is getting something done about protecting the river. There was no action taken.

#### REVALUATION REPORT

Chairman Drake rolled this item, since Ron McCarthy is not here today.

#### ROAD PETITIONS

Chairman Drake stated that we have a road petition from

Wayside Lane to add it to the state system, with a recommendation from the Planning Department.

Commissioner Baker made the motion to receive this petition and forward it to the N.C. Department of Transportation for their consideration. All voted in favor and the motion carried.

Chairman Drake stated that we have a road petition from 4th Avenue or Jackson Drive to add it to the state system, apparently it has two names. The Planning Department's recommendation is attached.

Chairman Drake stated that we have a road petition from Hillside Lane to add it to the state system.

Chairman Drake stated that we have a road petition from Sweetwater Development to add six roads to the state system: Sweetwater Valley Court, Thistle Wood Lane, Crooked Oak Court, Sweetwater Hills Drive, Sweetwater Creek Court, and Classic Court.

Commissioner Maybin made the motion to receive these three petitions and forward them on to N.C. Department of Transportation for their consideration. All voted in favor and the motion carried.

#### TAX REFUNDS

Chairman Drake informed the Board of a list of nine (9) tax refund requests received from Allie Stepp, Interim Tax Assessor.

Commissioner Baker made the motion to grant these nine refund requests. All voted in favor and the motion carried.

#### DSS INTERN REQUEST

Mr. Myers stated that our current policy says before any interns are hired, the Board of Commissioners shall be made aware of it, and shall approve it. This does not involve the expense of any county funds.

Commissioner Maybin made the motion that since there are no county funds involved, the Board approve the intern for DSS. A vote was taken and the motion carried unanimously.

The Board recessed as Board of Commissioners and took up as Cane Creek Water and Sewer District.

The Board adjourned as Cane Creek Water and Sewer District Board.

Being there was no further business, the meeting adjourned at 4:48 p.m.

ATTEST:

  
Elizabeth W. Corn, Clerk

  
William T. Drake, Chairman

**HENDERSON COUNTY  
FINANCE DEPARTMENT**

244 SECOND AVENUE EAST  
HENDERSONVILLE, N.C. 28739

David E. Nicholson  
Finance Director

Phone:  
(704) 697-1821

**AVERAGE DAILY MEMBERSHIP  
FISCAL YEAR 1988-89**

	ADM	+/- Transfers	Actual	%
County	8,430	+573 (+709/-136)	9,003	89.05%
City	1,679	-573 (+136/-709)	1,106	10.95%
Total	10,109		10,109	100.00%

**ACTUAL THROUGH FY89 & PROJECTIONS  
CAPITAL RESERVE AND STATE FUND  
(Stated in thousand of dollars)**

	FY 88-89		
		Withdrawn	On Hand
County	\$6,993		\$6,993
City	859	(124)	735
	Add'l Dollars	County Share	City Share
FY90	\$2,486	2,214	272
FY91	2,584	2,301	283
FY92	2,685	2,391	294
FY93	2,791	2,486	305
FY94	2,900	2,583	317
FY95	3,017	2,687	330
FY96	3,136	2,793	343

Attachment  
3/21/90



TAX REFUND LIST

Fritzie Parman	\$150.31✓
Donald H. Capps	69.89✓
William A. Pace	24.89✓
Olivia H. Bradley	66.13✓
E.C. Baynard	59.85✓
Eugene W. Dittmeier	4.82✓
Warren R. Crites	27.09✓
John L. Edmundson	66.41✓
Deelrich B. Hammond	227.80✓

(9) Total= \$697.19

Attachment  
3/21/90