

MINUTES

STATE OF NORTH CAROLINA COUNTY OF HENDERSON

BOARD OF COMMISSIONERS
WEDNESDAY, JUNE 17, 2020

The Henderson County Board of Commissioners met for a regularly scheduled meeting at 9:30 a.m. in the Commissioners' Meeting Room of the Historic Courthouse on Main Street, Hendersonville, NC.

Those present were: Commissioner Rebecca McCall, Commissioner Charlie Messer, Vice-Chairman William Lapsley, County Manager Steve Wyatt, Assistant County Manager Amy Brantley, Attorney Russ Burrell and Clerk to the Board Teresa Wilson.

Also present were: Director of Business and Community Development John Mitchell, Emergency Management/Rescue Coordinator Jimmy Brissie, Construction Manager David Berry, Capital Projects Manager Thad Ninnemann, Public Health Director Steve Smith, Finance Director Samantha Reynolds, Budget Analyst Sonya Flynn, Budget Manager Megan Powell, Planning Director Autumn Radcliff, Parks & Recreation Director Carleen Dixon, Property Addressing Coordinator Sam Starr, HR Director Karen Ensley, PIO Kathy Finotti – videotaping, Deputies Mike Marsteller and Jeffrey Corn as security.

Absent were: Chairman Grady Hawkins (death in the family), Commissioner Mike Edney (vacation).

CALL TO ORDER/WELCOME

Vice-Chairman Lapsley called the meeting to order and welcomed all in attendance.

INVOCATION

The invocation was provided by County Manager Steve Wyatt.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance to the American Flag was led by Vice-Chairman Lapsley.

PUBLIC HEARING

2020.49 Consideration of Closing portions of Anders Avenue, Meadows Circle, and associated 10-foot alleys

Vice-Chairman Lapsley made the motion to go into public hearing. All voted in favor and the motion carried.

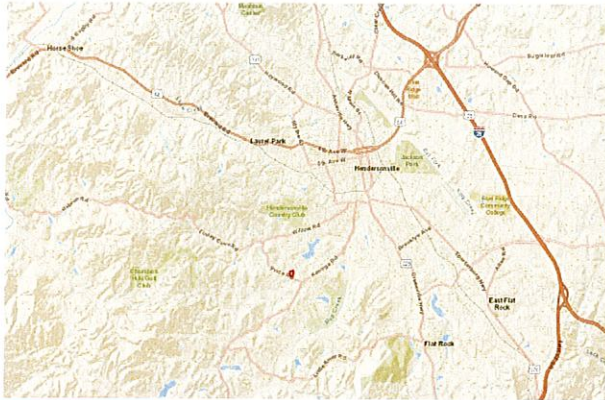
Sam Starr stated the Planning and Property Addressing staff have received a petition and survey to close portions Anders Avenue, Meadow Circle, and associated 10-foot alleys. Under North Carolina General Statute (UNGS) 153A-241, municipalities have the power to close any public road or easement not within a city, except public roads or easements for public roads under control of the Department of Transportation. To close any road, the Board must:

- Vote to adopt a resolution declaring its intent to close the public road or easement
- Call and notice a public hearing on closing the road or easement, with notice “reasonably calculated to give full and fair disclosure of the proposed closing to be published once a week for three successive weeks before the hearing, a copy of the resolution to be sent by registered or certified mail to each owner as shown on the county tax records of property adjoining the public road or easement who did not join in the request to have the road or easement closed, and a notice of the closing and public hearing to be prominently posted in at least two places along the road or easement”. - Hold the public hearing, where the Board must “hear all interested persons who appear with respect to whether the closing would be detrimental to the public interest or to any individual property rights”.

DATE APPROVED: July 15, 2020

- Then, if the Board “is satisfied that closing the public road or easement is not contrary to the public interest and (in the case of a road) that no individual owning property in the vicinity of the road or in the subdivision in which it is located would thereby be deprived of reasonable means of ingress and egress to his property, the Board may adopt an order closing the road or easement.”
- File a copy of the Board’s order with the Register of Deeds.

Context Map I



Henderson County Planning Department

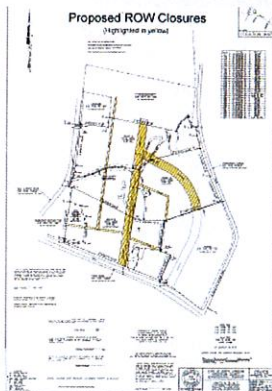
Context Map II

Site Plan for 609 Price Road and Surrounding Properties



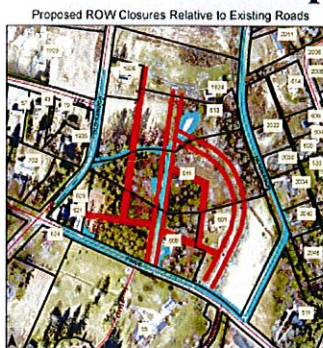
Henderson County Planning Department

Proposed Closures I



- Paper rights of way
- No impacts to existing driveways
- No signature from owners of 601 Price; smaller portion of Meadows Cir RROW to remain on their property

Proposed Closures II



- ONLY Impacts 609, 611, 613, 621, 623 Price Road

Public Notice & Comment

- Paper notice: 5/27, 6/3, 6/10
- Bi-directional signage posted for 21 days
- Adjacent and Applicant notified per NCGS mailing standard
- Public Comment only received from owners of 55 Little Ln.

-- Family is supportive of closures

Public Input

1. Edward Harrelson, attorney for the applicant, stated the original right of way was created in 1926, solely for the benefit of the plat. There have been many changes over the years but none of the right of way has been open to the public. All adjacent property owners are in favor of the closer. The portion of Meadow Circle to be closed runs from Anders Avenue through the Tracts B (McFerren) and C (Woodin). A portion of Meadow Circle runs directly from the public Price Road (S.R. 1137) through the Fisher tract as described in Deed Book 1325, Page 712, Henderson County Registry. It is not their intention to seek the closure of that portion of Meadow Circle at this time. Mr. Fisher could not be reached.

Commissioner Messer made the motion to go out of public hearing. All voted in favor and the motion carried.

Commissioner Messer made the motion that the Board approves closure of the rights-of way and certify the Order of Closure. All voted in favor and the motion carried.

INFORMAL PUBLIC COMMENT

1. Walter Lee requested that if the Board approves the request of "GARAA", to make it contingent upon keeping the Golf Course and Event Center, as it is used by many people.
2. Bob Davy, Fletcher Mayor Pro-Tem, asked the Board to protect Broadmoor Golf Course as it is used by many people and there is no other course in the area to meet the needs.
3. Eric Thorp, Athletic Director and Head Golf Coach for Christ School in Asheville - Please find a letter of thanks and of support of Broadmoor Golf Links. As Head Golf Coach, and Athletic Director at Christ School, it would be a significant loss for not only our school, but numerous schools and high school/youth golf programs in the area if Broadmoor did not remain a golf course with a sale. A letter to Broadmoor Golf Links was included with the email as follows: I wanted to write and thank you and everyone associated with Broadmoor Golf Links for the generous support of Christ School and the Christ School Golf Program over the last several years. I also wanted to express how vital the course and facilities have been to our success as a program, as well as the positive effect it has had on our boys beyond their high school season. I became golf coach at Christ School in 2015, and Broadmoor has served as our "home course" for practice during the week, hosted conference matches during our season, and is also the course that we recommend for our visiting parents to play with their sons as it is so conveniently located near our campus. As you know, we typically carry around fifteen players on our team, so having the ability to spread guys over the driving range, short game areas, putting greens, and the course, has been instrumental in our ability to get in good, effective practice. The results speak for themselves with numerous Greenies going on to play collegiately, and our team enjoying success in our state association, the NCISAA, with State Championship Runner-Up finishes in 2015, 2016, 2018, and 2019. Without the support and use of Broadmoor, I cannot say that our program would have had the same success, nor would so many students have been able to participate and enjoy the game of golf. Hollie, thank you again for supporting Christ School and the Christ School Golf Program. I hope that this letter helps to outline the relationship between Broadmoor Golf links and Christ School, and how vital it is to not only our program's success, but also growing the game of golf by allowing more students, and lifetime participants the opportunity to play.
4. Myra Grant - I want to acknowledge that the Asheville Airport is a significant economic engine to Asheville and the WNC area. The proposed purchase of Broadmoor Golf Links will be discussed by the

Henderson County Commission on June 17 and I hope you will consider the following issues and take into consideration the impact this public play golf course has on the area. The following schools, some of which are in Henderson County, utilize Broadmoor for instruction, practice and inter-school practice matches as Broadmoor is one of very few courses in the area with a driving range, putting greens and pitching area practice space. To name a few, Christ School, N. Henderson, W. Henderson, Cane Creek Middle, Veritas Academy, Carolina Day, Montreat College, Mars Hill and Rugby utilize the practice facility and amenities of Broadmoor to bring to the youth of Henderson and surrounding counties, a very good place for the sport of golf to be a part of their educational lives. Continuing to have a facility for the schools to utilize will ensure that golf continues to be a sport our schools can continue and hopefully, have talent emerge in the golfing world. As well, Broadmoor continuously has more than 200 rounds of golf per day, has sustained continued increased revenue and profit averaging 20% every year for the past 5 years, all this while the Warrior corporation has been in bankruptcy. As well, during this COVID pandemic Broadmoor has remained open with capacity golf play, maintained the requirements of social distancing and safe, clean practices. For many, the facility has probably been their mental health outlet during these isolation times. For me, I can say I have used Broadmoor at least 2-3 times per week for physical activity and outdoor activity, and overall well-being. All this being said, the property would be valuable to the Airport operations to acquire and retain. What would be helpful to the public and school systems, as well as the groups who have for 2020 already booked Broadmoor for tournaments, corporate gatherings and weddings --- would be to allow these already scheduled events to be held. If a decision is made to close the facility to golf play, a transition period is definitely needed. Further, what would be the best use for the community? If the Airport Authority has no immediate plans for the property and the imminent purchase would protect the airport from any other development, why not keep the property as a golf course for a period of time (3-5 years), leased to a golf management entity and insure continued recreational and corporate use? That seems to be a consideration that would benefit both the Airport Authority and the public. With the loss of sales tax and property tax revenue that all local governments in North Carolina are experiencing in their current year budgets and proposed budgets for 2021, the leasing scenario would bring income to the Airport Authority and continue the public's support through their use—both to benefit Henderson and surrounding counties. As a person who plays at Broadmoor regularly, as well as other courses, I hope you will take into consideration these suggestions. As many others who play Broadmoor—this is an affordable golf facility and one that will take some time to replace for the businesses, general public, retirees and especially developing youth who use the facilities. I hope to attend the June 17 Henderson County Commission meeting to express these thoughts, but if my schedule does not permit, this communication is intended to be a part of the official record of public comments. While I am not currently a Henderson County resident, previously as many of the Henderson County Commissioners and Fletcher Council know I lived in Fletcher, served on the Fletcher Planning Board and worked as the Executive Director of Pardee Hospital Foundation for 16 years. As a native of this area, I continue to have a keen interest in the viability and economic impact of our community.

5. Patricia Amick Please consider this email as documentation for the public record of my full support of all points made by Mrya Grant regarding the many significant community benefits of Broadmoor Links within Henderson County.
6. Frank Crachiolo - I am writing as a concerned Henderson County citizen, a retired senior citizen, and an amateur golfer. I would like to add my voice to the chorus of people who want to express their opinion to you about the continued existence of the Broadmoor Golf Links. Broadmoor has been an excellent value as a golfing, clubhouse and restaurant venue for me over the last several years. I am a part of about one hundred retired gentlemen who golf there every Monday and Thursday as a group, and other days as individuals. We have become familiar with all of the staff at Broadmoor, and enjoy everybody there. Broadmoor also serves as hosts to various local schools for golfing practice, as well as tournaments, in addition to the business leagues and other special events they put on. The people who participate in Broadmoor form a community of golfers and friendly people, and a source for meeting new friends, and just enjoying each other's company. This is what community is all about. If Broadmoor

ceases to exist, this community will be hard pressed to reconvene somewhere else. It is this type of experience that makes Henderson County such an attractive place to live. And what helps to draw older people to this area who are active, vital and contribute to the overall economic well-being of the area. I know that Broadmoor also serves as a special events host. I am sorry that I do not have direct experience with that side of the business, but I would think a facility such as this would be a tremendous asset for the Buncombe County Airport. So, in closing, should you purchase this course, please keep in mind all of the people who would be affected by the closing of the golf course, as well as all of the goodwill, community spirit, economic advantage that you will lose in the process. As long as the course is turning a profit, (which you will no doubt confirm during your due diligence process) the decision to leave the course open and continuing to operate sounds like a win-win-win deal. Thank you for considering this letter.

7. Gerlinde Puchas – As a local resident of the area who has enjoyed Broadmoor Golf for 15 years, played there with friends and guests too many times to tell and so very much enjoyed its beauty and exquisite wildlife, I am in utter disbelief that it could possibly cease to exist. But never mind me! Surely, the Asheville Airport Authority realizes what a great community resource Broadmoor is. Let me count the ways: 1. It's a profitable business; not relying on any subsidies. 2. Golf, accessible golf like Broadmoor and not costly distant resorts, supports physical and mental health for young and old in the community; dare I say, thereby indirectly contributing significantly in lowering healthcare costs. 3. Charity. Millions of dollars have been raised through tournament events over the years for local charities, sheriff and fire departments, school programs, churches, and much more. 4. Environment! Audubon Certified, this 160-acre green space is refuge and home for countless species. Yes, we always hope to meet our heron; spotting him makes our day as it would make yours. At the end of the day, shopping and zooming don't quite do it to keep any of us happy and serene at our deeper level - the great outdoor that includes golf, can and does! Kindly, carefully, consider your decisions going forward in this matter.

Vice-Chairman Lapsley noted the commissioners have received many emails to keep the Golf Course open.

Discussion/Adjustment of Consent Agenda

Vice-Chairman Lapsley made the motion to approve Consent Agenda pulling item D "Request by Greater Asheville Regional Airport Authority ("GARAA") to acquire Henderson County land" for discussion, pulling item G "Approval of Agreement Carrying Out Cane Creek Transfer to MSD of Buncombe County" for discussion, removing item K "Set Public Hearing for Conditional Rezoning Application #R-2020-03-C SE Asphalt to be scheduled at a later date, adding a Proclamation - Day of Recognition and Remembrance of Korean War Veterans – June 25, 2020 and adding Special Revenue Fund – COVID-19 CARES Act Funding. All voted in favor and the motion carried.

2020.50 PROCLAMATION – Add on

Day of Recognition and Remembrance of Korean War Veterans – June 25, 2020

Vice-Chairman Lapsley read the Proclamation aloud.

Whereas,	The Korean War began on June 25, 1950; and
Whereas,	nearly 1.8 million Americans joined the fight to push back the invading Communist armies from North Korea and to protect the South Korean people; and
Whereas,	on July 27, 1953, the Korean Armistice Agreement was signed bringing about the end of the hostilities of the Korean War with continued presence at the DMZ and throughout Korea to maintain the peace and the continuance of defending the country today; and
Whereas,	over 50 million South Koreans now live in a thriving democracy as a result of the brave soldiers of the United States who fought, side-by-side with them, in defense of peace and prosperity; and
Whereas,	on June 25, 1985, The Korean War Veterans Association was formed in honor of the brave people who served honorably during the Korean War; and

Whereas, on June 25, 2020, Brigadier General Frank Blazey Chapter 314, of the Korean War Veterans Association will recognize their newly elected National Executive Directors and their Officers will reaffirm their commitments; and

Whereas, the citizens of Henderson County recognize the sacrifices of those who served to secure freedom for people they had not met and a country they did not know; and

Now, therefore, be it proclaimed that we, the Henderson County Board of Commissioners, do hereby proclaim June 25, 2020 to be a day of recognition and remembrance of those who served during the Korean War and those who continue to serve, promote and maintain the Korean War Veterans Association for benevolent and charitable purposes.

Vice-Chairman Lapsley made the motion to adopt the proclamation as presented. All voted in favor and the motion carried.

Request by Greater Asheville Regional Airport Authority ("GARAA") to acquire Henderson County land – pulled and moved to discussion

Approval of Agreement Carrying Out Cane Creek Transfer to MSD of Buncombe County – pulled and moved to discussion

Set Public Hearing for Conditional Rezoning Application #R-2020-03-C SE Asphalt – removed, and will be set at a later date

CONSENT AGENDA consisted of the following:

Minutes

Draft minutes were presented for board review and approval of the following meeting(s):

June 1, 2020 - Regularly Scheduled Meeting

Motion:

I move the Board approves the minutes of June 1, 2020.

Tax Collector's Report

Collections Specialist Luke Small had presented the Tax Collector's Report to the Commissioners dated June 4, 2020 for information only. No action was required.

Please find outlined below collections information through June 3, 2020 for 2019 real and personal property bills mailed on August 1, 2019. Vehicles taxes are billed monthly by NC DMV.

Henderson County Annual Bills (Real and Personal Property):

2019 Beginning Charge:	\$84,275,773.18	
Discoveries & Imm. Irreg.:	\$1,255,978.67	
Releases & Refunds:	(\$1,009,767.32)	
Net Charge:	\$84,521,984.53	
Unpaid Taxes:	\$1,208,309.63	
Amount Collected:	\$83,313,674.90	98.57%

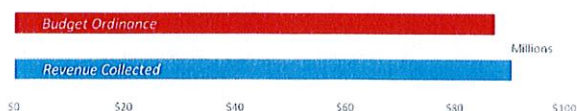


Henderson County Registered Motor Vehicles (As Collected by NC DMV):

Net Charge:	\$5,998,470.67	
Unpaid Taxes:	\$15,157.17	
Amount Collected:	\$5,983,313.50	99.75%

Henderson County FY20 Budget Analysis:

<u>Budget Ordinance</u>		<u>Revenue Collected</u>	
Ad Valorem:	\$86,093,532.00	Ad Valorem:	\$89,296,988.40
Prior Years:	\$1,035,000.00	Prior Years:	\$937,062.10
Budget Total:	\$87,128,532.00	YTD Revenue:	\$90,234,050.50



2020.51 Approval of Lease to MSD of Buncombe County

Staff has negotiated a lease of space in 100 N. King Street to Metropolitan Sewerage District of Buncombe County. It is presented to you today for approval.

Staff was available to answer additional questions if the Board desired.

Motion:

I move that the Board approve the proposed Lease and authorize staff to execute the same.

Notification of Vacancies

The Notification of Vacancies is being provided for the Board's information. They will appear on the next agenda under "Nominations".

1. Asheville Regional Housing Consortium – 1 vac.
Position #3
2. Fire and Rescue Advisory Committee – 1 vac.
Position #7

2020.52 Subrecipient and Sub-Allocation Agreement with the City of Asheville for Federal Transit Administration CARES Act Funding

The Federal Transit Administration (FTA) requires the direct recipient of federal funds to create and execute a subrecipient agreement with each subrecipient. The City of Asheville is the direct recipient of all federal transit funds in the region and manages the formula-based allocations for Buncombe County, Haywood County, Madison County, and Henderson County. Although we currently have an agreement with the City of Asheville the Board of Commissioners approved in April 2018, the agreement was specific to Section 5307 funding. The attached agreement is for the disbursement of CARES Act funds granted by the FTA without a formal application.

Planning Staff recommends that the Board of Commissioners authorize the County Manager to execute the agreement as drafted. The Asheville City Council will review and approve the document at their next meeting. The agreement needs to be approved prior to the start of the upcoming fiscal year.

Motion:

I move that the Board authorizes the County Manager to execute the Subrecipient and Sub-Allocation Agreement with the City of Asheville.

2020.53 Budget Amendment – Capital Outlay – Equipment

The Board is requested to approve a Budget Amendment, transferring \$103,735 from Capital Outlay - Equipment to the Capital Project Fund. These monies will be used to fund the installation of a CNG Generator. Because this project will be completed in FY2021, the request to move the funds is being made to span the close of FY2020.

Motion:

I move the Board approves the budget amendment as presented, transferring funds from Capital Outlay - Equipment to the Capital Projects Fund.

2020.54 Budget Amendment – E911 Fund Balance Appropriation

Staff is requesting the Board approve a budget amendment to appropriate \$150,000 of fund balance from E911 funds for eligible costs related to the purchase of a public safety software suite, previously approved by the Board at the September 3, 2019 meeting. The funds requested to be appropriated have been deemed eligible by the NC 911 Board. The cost of the software suite not covered by E911 Funds will be funded in the Capital Projects Fund, as previously approved by the Board.

Motion:

I move the Board approves the budget amendment to appropriate fund balance from E911 funds for eligible costs related to the purchase of a public safety software suite.

Approval of reinstatement of contract for Town of Mills River Fire and Building Inspection Services

The Town of Mills River has requested to reinstate its previously terminated contract for fire and building inspections by the Fire Marshal's office. You may recall that they executed a contract in 2015, but terminated it several years ago.

The reinstated contract would be the same as executed by Laurel Park, Flat Rock and Fletcher. The cost of the inspection service is paid by the property owner.

County staff was present and prepared if requested to give further information on this matter.

Motion:

I move that the Board approves the reinstatement of the agreement with the Town of Mills River.

Set Public Hearing for Conditional Rezoning application #R-2020-03-C SE Asphalt – pulled from the agenda and tabled to later date

2020.55 Budget Amendment – DSS Renovation

At the Board's February 4, 2020 meeting, the Board approved a renovation at the Health and Human Services Building, to finish a portion of the future space in the Department of Social Services. The time frame discussed at that time anticipated a completion date within Fiscal Year 2020. Current conditions have delayed some portions of the project, and the completion date is now scheduled for July 2020. Because this project will be completed in FY2021, the request to move the funds is being made to span the close of FY2020.

Motion:

I move the Board approves the budget amendment as presented, transferring funds from Planned Projects to the Capital Projects Fund.

Special Revenue Fund – COVID-19 CARES Act Funding – Add on

Henderson County will be receiving funding for a number of different sources for coronavirus response, such as the Coronavirus Relief Fund (CRF) established under the CARES Act. To ensure that these funds are properly accounted for, Staff has been in contact with the County's Audit Firm, as well as the NC Department of State Treasurer. Guidance in the attached document from the Treasurer's Office states "Based on NC General Statute 159-26(b)(2) and GASB Statement 54, funds related to coronavirus response should be budgeted and accounted for in a special revenue fund."

Motion:

I move the Board authorizes Staff to develop a new Special Revenue Fund for COVID-19 Funding. I further move the Board approve a Budget Amendment appropriating funds from this Special Revenue Fund for authorized expenditures expended in FY20 into the General Fund.

DISCUSSION/ADJUSTMENT OF DISCUSSION AGENDA

Vice-Chairman Lapsley made the motion to adopt the discussion agenda adding "Request by Greater Asheville Regional Airport Authority ("GARAA") to acquire Henderson County land" and "Approval of Agreement and Addendum to the Agreement Carrying Out Cane Creek Transfer to MSD of Buncombe County". All voted in favor and the motion carried.

NOMINATIONS

Vice-Chairman Lapsley opened the floor for nominations.

1. Asheville Regional Housing Consortium – 1 vac.

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

2. Environmental Advisory Committee – 4 vac.

Commissioner McCall nominated Stefanie Wolf for position #1, Lucy Butler for position #2, and Andrew Myers for position #7. Commissioner McCall nominated Christopher Berg for position #5.

Vice-Chairman Lapsley made the motion to accept the reappointments of Stefanie Wolf to position #1, Lucy Butler to position #2, Andrew Myers to position #7, and the appointment of Christopher Berg to position #5 by acclamation. All voted in favor and the motion carried.

3. Fire and Rescue Advisory Committee – 1 vac.

Commissioner Messer nominated Jack Lyda for position #2.

Vice-Chairman Lapsley made the motion to accept the reappointment of Jack Lyda to position #2 by acclamation. All voted in favor and the motion carried.

4. Greater Asheville Regional Airport Authority Board – 1 vac.

Commissioner Messer nominated George Erwin, Jr. for position #1.

Vice-Chairman Lapsley made the motion to accept the reappointment of Jack Lyda to position #2 by acclamation. All voted in favor and the motion carried.

5. Henderson County Board of Health – 3 vac.

Commissioner Lapsley nominated Craig Poole for position #3, Kathleen Baluha for position #5 and Jeffrey Young for position #8.

Vice-Chairman Lapsley made the motion to accept the reappointment of Craig Poole to position #3, the appointments of Kathleen Baluha to position #5 and Jeffrey Young to position #8 by acclamation. All voted in favor and the motion carried.

6. Henderson County Historic Courthouse Corporation dba/Heritage Museum – 2 vac.

Commissioner McCall nominated Patsy Jones for position #2.

Vice-Chairman Lapsley made the motion to accept the reappointment of Patsy Jones to position #2 by acclamation. All voted in favor and the motion carried.

7. Henderson Tourism Development Authority – 1 vac. & Chair appointment

Commissioner McCall nominated Danielle McCall for position #3.

Vice-Chairman Lapsley made the motion to accept the appointment of Danielle McCall to position #3 by acclamation. All voted in favor and the motion carried.

Commissioner McCall nominated Deborah Smith for reappointment as Chair.

Vice-Chairman Lapsley made the motion to accept the reappointment of Deborah Smith as Chair. All voted in favor and the motion carried.

8. Historic Resources Commission – 3 vac.

Commissioner Messer nominated Susan Sneering for position #3. Commissioner Messer nominated Kathie Doole for position #5.

Vice-Chairman Lapsley made the motion to accept the reappointment of Susan Sneeringer to position #3, and the appointment of Kathie Doole to position #5 by acclamation. All voted in favor and the motion carried.

9. Home and Community Care Block Grant Advisory Committee – 1 vac.

Commissioner McCall nominated Steve Weisberg for position #7.

Vice-Chairman Lapsley made the motion to accept the appointment of Steve Weisberg to position #7 by acclamation. All voted in favor and the motion carried.

10. Juvenile Crime Prevention Council – 12 vac.

Commissioner McCall nominated Matthew Gruebmeyer for position #1, Angela Garner for position #6, Megan Powell for position #8, Douglas Pearson for position #13, Patty Adamic for position #15, Linda Carter for position #17, Erin Hendrix for position #18 Richard Arell for position #21 and Sally Buchholz for position #24.

Vice-Chairman Lapsley made the motion to accept the reappointments of Matthew Gruebmeyer to position #1, Angela Garner to position #6, Megan Powell to position #8, Douglas Pearson to position #13, Patty Adamic to position #15, Linda Carter to position #17, Erin Hendrix to position #18 Richard Arell to position #21 and Sally Buchholz to position #24 by acclamation. All voted in favor and the motion carried.

11. Library Board of Trustees – 3 vac.

Commissioner McCall nominated Susan Manning for position #8 and Michael Absher for position #3.

Vice-Chairman Lapsley made the motion to accept the reappointment of Susan Manning to position #8 and the appointment of Michael Absher to position #3 by acclamation. All voted in favor and the motion carried.

12. Metropolitan Sewerage District – 2 vac.

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

13. Mountain Area Workforce Development Board – 3 vac.

Commissioner McCall nominated Anthony Carter for position #1, Dr. Laura Leatherwood for position #4, and Robin Paulison for position #3.

Vice-Chairman Lapsley made the motion to accept the reappointments of Anthony Carter to position #1, Dr. Laura Leatherwood to position #4, and the appointment of Robin Paulison to position #3 by acclamation. All voted in favor and the motion carried.

14. Mountain Valleys Resource Conservation and Development Program – 1 vac.

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

15. Nursing/Adult Care Home Community Advisory Committee – 10 vac.

Commissioner McCall nominated Darryl Pierce for position #4.

Vice-Chairman Lapsley made the motion to accept reappointment of Darryl Pierce to position #4 by acclamation. All voted in favor and the motion carried.

16. Social Services Board – 1 vac.

Commissioner McCall nominated Joshua Simpson to position #2.

Vice-Chairman Lapsley made the motion to accept the appointment of Joshua Simpson to position #2 by acclamation. All voted in favor and the motion carried.

Request by Greater Asheville Regional Airport Authority (“GARAA”) to acquire Henderson County land – pulled for discussion

GARAA seeks permission to acquire the Broadmoor Golf Course -- +/- 193.31 acres from the Warrior Golf Management, LLC (“Warrior”). Warrior declared Chapter 11 Bankruptcy March 4, 2019, in the Southern District of Texas. The land is located as shown.



GARAA has reached agreement with the owners of the property to acquire this land, subject to your approval and approval (at a bankruptcy court hearing scheduled for June 15, 2020). A copy of the motion seeking bankruptcy court approval is attached. A map of the affected land is also included.

GARAA staff was available to present further information on this matter.

Lew Bleweis stated Broadmoor Golf Course has been in bankruptcy for quite some time. Broadmoor reached out to the Airport to see if there was an interest in purchasing the property. GARAA is in the process of completing the due diligence. The closing is set for the end of July but it will be a few more weeks before a final decision is made. This request is being made in order to remove the property from the tax role. The sale could take place without the approval of the Board of Commissioners, but the Airport would be liable for property taxes.

The Airport Authority is looking at the property as a way to protect an Airport encroachment. Many golf course companies have approached the Airport Authority. The Airport Authority can not run a golf course, and he is not sure if they can lease to someone else to run a golf course.

Steve Wyatt felt the Board would like to see the golf course continue. The Board has abilities and limitations, and this might take the County's direct involvement. It is possible a private management group might step up. Broadmoor Golf Course is a community asset, as there are not that many in WNC that are affordable.

It was consensus of the Board that Lew Bleweis go back to the Airport Authority sharing details of today's meeting and bring the last date to make a decision back to the County Manager.

If necessary, the Board will call a Special Called Meeting.

2020.56 Approval of Agreement Carrying Out Cane Creek Transfer to MSD of Buncombe County **2020.57 Addendum to Consolidation Agreement**

Staff has negotiated an agreement effectively tying up loose ends regarding the transfer of the Cane Creek Water & Sewer District to Metropolitan Sewerage District of Buncombe County. It is presented to you today for approval.

Highlights include:

- Transfer of CCWSD lines and equipment to MSD.
- Payment by MSD of debt incurred by CCWSD.
- Employment of CCWSD staff by MSD.
- Assumption by MSD of pending condemnation suit.
- MSD having a Henderson County office (in 100 N. King St. building)

Staff was available to answer additional questions if the Board desires.

Russ Burrell stated an Addendum to the Consolidation Agreement is presented to the Board. The Addendum does not contradict the Consolidation Agreement. Rather, the Addendum just restates existing law, to “expressly affirm” GS 162A-68.5(g).

Vice Chairman Lapsley made the motion that the Board approves the proposed Consolidation Agreement, the Addendum to the Consolidation Agreement, and authorizes staff to execute the same. All voted in favor and the motion carried.

CONSTRUCTION PROJECT UPDATE

David Berry provided the Board of Commissioners with an update on the following construction projects around Henderson County. This monthly report is a review of the scope and statuses of assigned construction management responsibilities and includes specific updates in regard to County funded construction activities.

Edneyville Elementary School



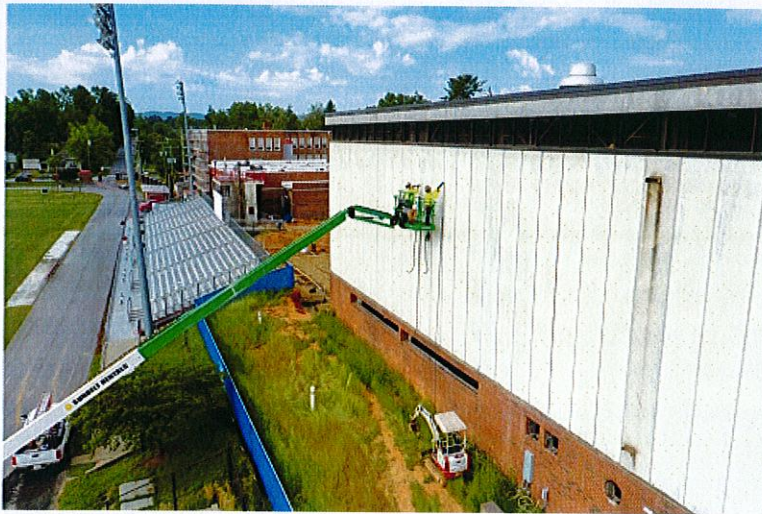
Hendersonville High School

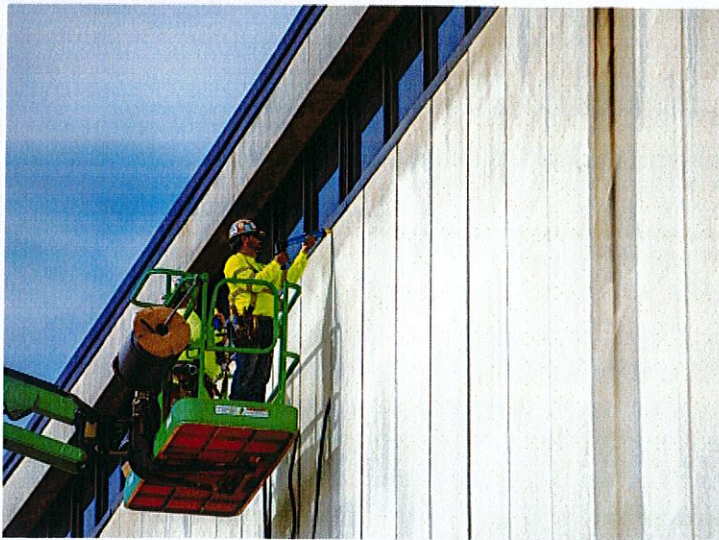










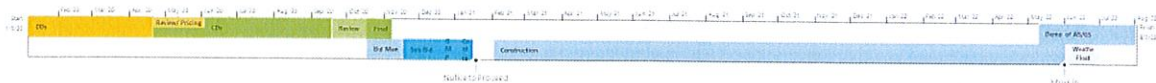


BLUE RIDGE COMMUNITY COLLEGE PROJECT

John Mitchell stated at the August 21, 2019 meeting of the Board of Commissioners, the Board approved a proposal for Clark Nexsen to design a new classroom building to be located on the campus of Blue Ridge Community College and renovate the existing Patton building. Vannoy Construction was hired as the Construction Manager at Risk for the project.

Staff provided an update on the project and ask for feedback from the Board.

Classroom Building



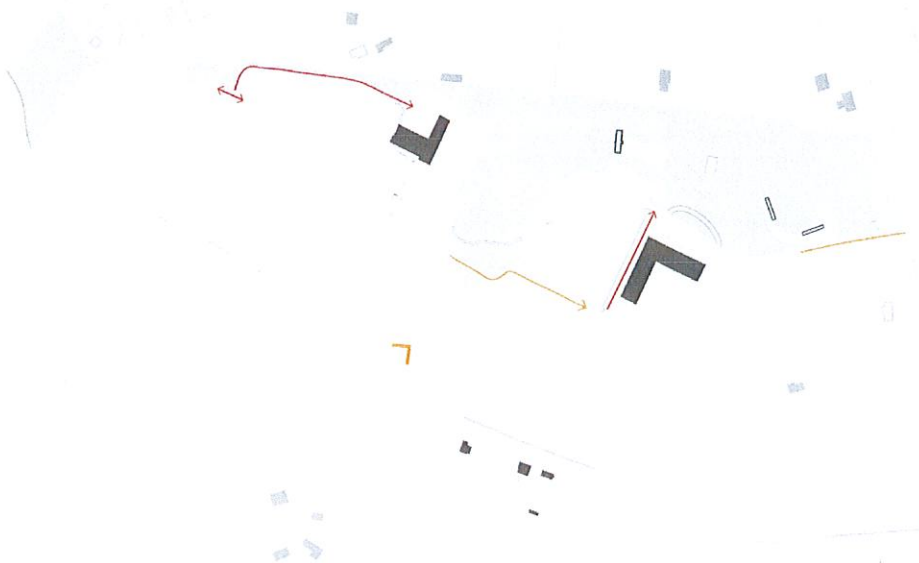
Conceptual Budgeting-BRCC Interior Renovations and Addition					
BRCC interior renovations and additions	1st	@	\$	20,110,400.00	\$ 20,110,400
Grand Total Construction costs (GMP)					\$ 20,110,400
Owner Contingency				3.0%	\$ 603,312
Geotech					\$ 10,000
Initial Site Survey					\$ 27,000
CM preconstruction services				0.50%	\$ 100,552
A/E fees				6.00%	\$ 1,206,624
Owner Paid Permits					\$ -
Special Inspections/material testing				0.50%	\$ 100,552
Asbestos testing					\$ 5,000
Asbestos Design					\$ 5,000
Air Monitoring					\$ -
Furniture Fixture Equipment					\$ 500,000
Technology Equipment					\$ 600,000
FFE + Technology design					\$ -
Building Access Control					\$ -
Security Systems					\$ -
Test and Balance					\$ -
Building system commissioning					\$ -
Moving Costs					\$ -
Bond purchasing costs, closing costs or fees					\$ -
Additional soft cost/contingency					\$ 131,560
Total Project costs					\$ 23,400,000

Assumptions for conceptual budget

1. Steel Framed building
2. Construction site would be located on an existing Urban site
3. Escalation is assumed to the mid point of construction
4. Construction Manager at Risk Delivery method
5. Current construction market trends maintain current growth patterns
6. Shallow foundation systems
7. No excessive amounts of unsuitable soils, rock, wetlands, or storm water detention beyond typical NCDEHNR requirements
8. No finance charges, bond procurement fees, legal fees, etc. are included
9. No purchase cost for land

Goals

- Create 21st century learning environments for BRCC students within the \$23M budget.
- Achieve the highest level of utilization of classroom spaces.
- Create environments that promote Henderson County and BRCC to potential industry partners.
- Create spaces that encourage students to learn from one another and to take advantage of spaces such as the student support center.





PROGRAM

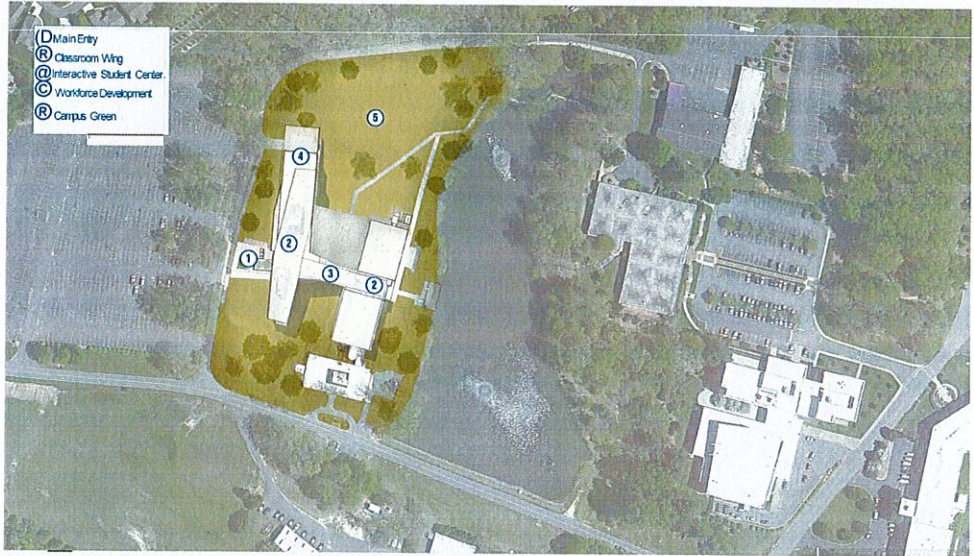
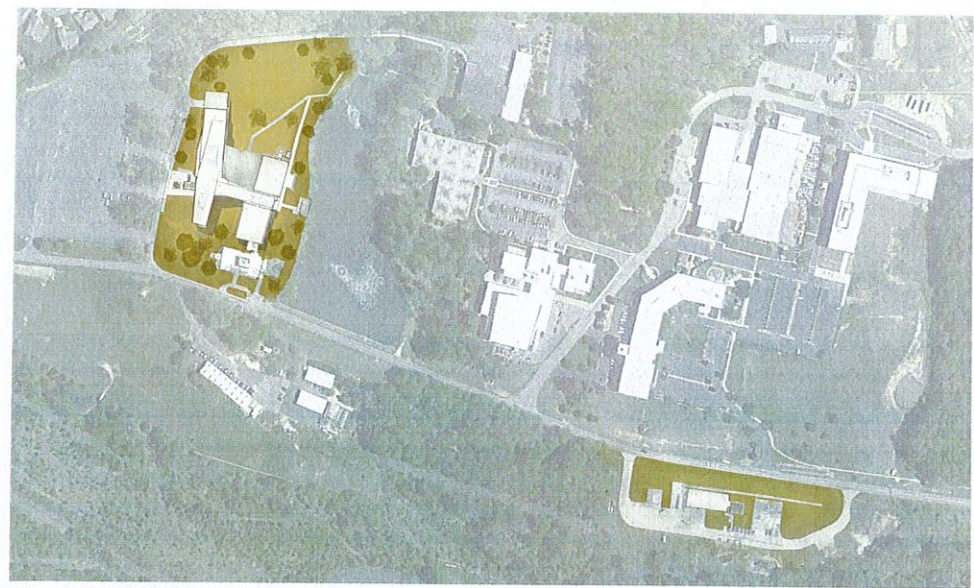
New Building

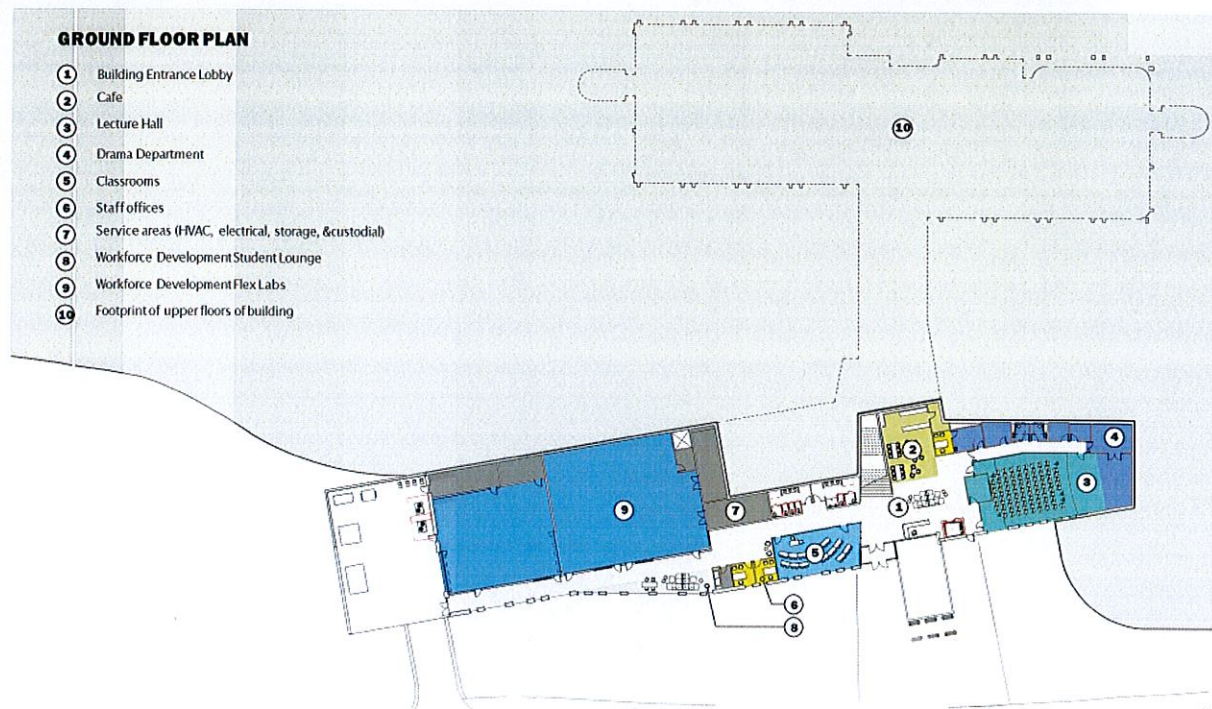
Flex Lab
Entry Lobby
Student Success Center
President's Office + Foundation
Lecture Hall + Drama
Science Labs and Classrooms
Faculty Offices

Patton

Classrooms
Faculty Offices
Multi-Purpose Space
Early Childhood
Administration and Staff Offices
VP Administration
Division of Finance
Human Resources
Marketing
Planning & Research
Dean's Office
Information Technology







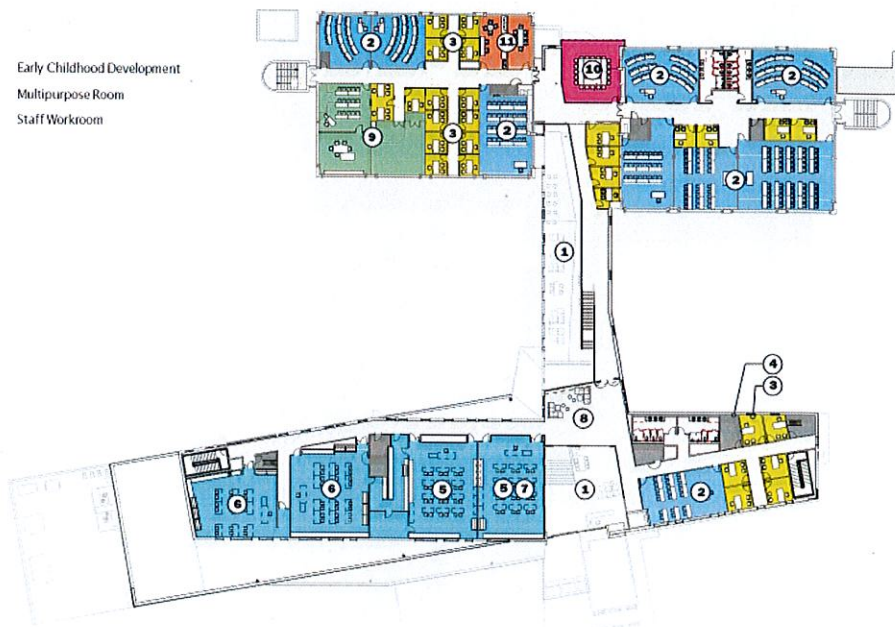
FIRST FLOOR PLAN

- | | |
|------------------------------|---|
| ○ First Floor Entrance Lobby | ○ Student Success Center |
| ○ Classrooms | ○ Multipurpose Room |
| ○ Staff offices | ○ VP of Administration Office Suite |
| ○ Service areas | ○ Finance Department |
| ○ Foundation Office Suite | ○ IT Department |
| ○ President Office Suite | ○ Shared Administrative Spaces |
| ○ Workforce Development Room | ○ Planning & Research Department |
| ○ Student Study | ○ Marketing & Communications Department |



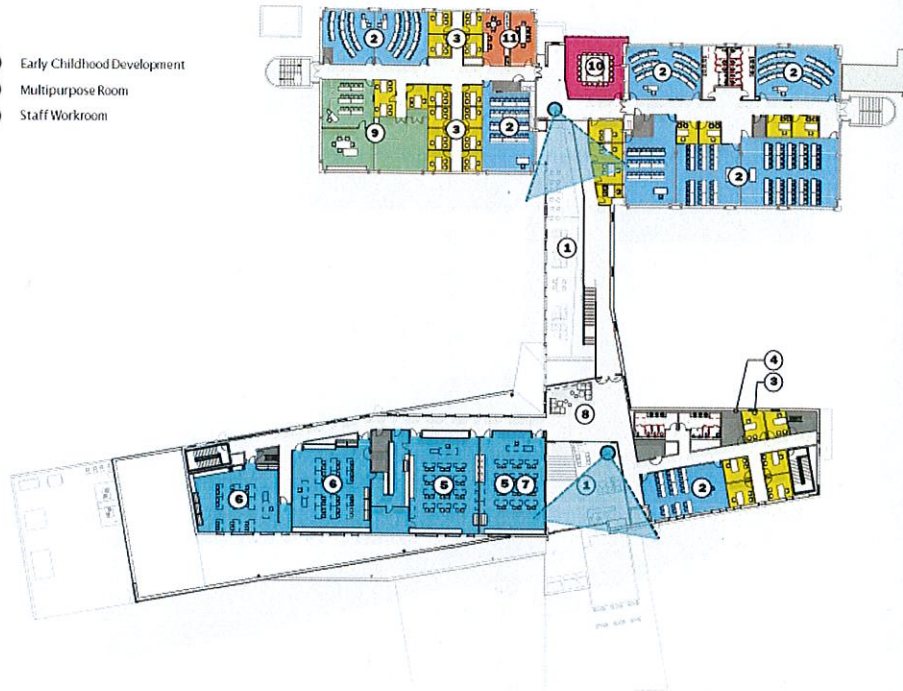
SECOND FLOOR PLAN

- | | |
|------------------------|-------------------------------|
| ① Open to Below | ⑨ Early Childhood Development |
| ② Classrooms | ⑩ Multipurpose Room |
| ③ Staff offices | ⑪ Staff Workroom |
| ④ Service areas | |
| ⑤ Biology Laboratory | |
| ⑥ Chemistry Laboratory | |
| ⑦ Physics Laboratory | |
| ⑧ Student Study | |



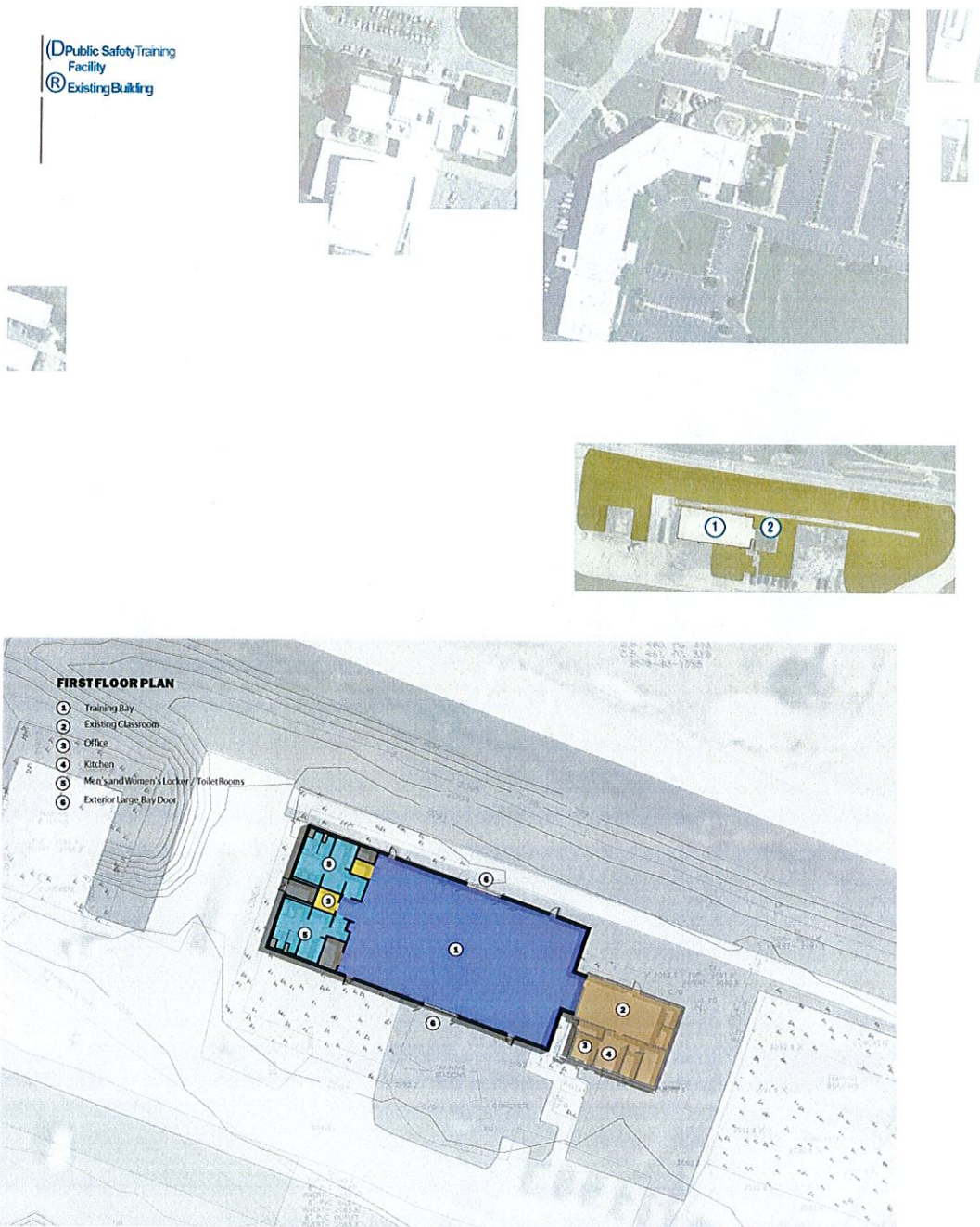
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| ⑤ Biology Laboratory | |
| ⑥ Chemistry Laboratory | |
| ⑦ Physics Laboratory | |
| ⑧ Student Study | |





Public Safety Training Facility



John Michell shared that construction documents should be completed by December 2020, with bids beginning in January 2021. The move-in date is scheduled for June 2022.

COVID-19 UPDATE

Staff will provide the Board with the most current information pertaining to COVID-19 in Henderson County, and address questions from the public.

Jimmy Brissie noted this as the 107th day of operation of the pandemic, the longest State EOC. A testing site was held at East Henderson High School yesterday with 295 COVID 19 tests given.

Topic #1 Testing

Do you have to be a Henderson County resident to be tested?

No. We are prioritizing Henderson County residents, but anyone may attend our clinics and get tested.

What should I do if a coworker has tested positive for COVID-19?

Our contact tracing efforts continue for each and every case. If you have had an exposure risk to a positive case, you will be directly notified by our communicable disease staff and given direction regarding next steps to protect your health. We connect with anyone deemed a close contact which means someone that had sustained exposure to a positive case within less than 6 feet of distance for 15 minutes or more. The timeframe for those exposure risks go back 2 days before the positive case became symptomatic. Many people in businesses and other settings are mistakenly assuming they have had exposure risks to a particular case when they haven't.

Regardless of your exposure risks, it is important to continue to practice personal protective measures including the 3 W's...Wash your hands, Wait 6 feet apart when in line and Wear a Mask. If at any time you feel ill or potentially develop COVID-19 like symptoms, stay at home (don't go to work) and consult your doctor.

Topic #2 Other

Is shopping in our local grocery stores, where many customers are not wearing facial coverings, as safe as in Buncombe County stores where facial coverings are required?

Quantifying a particular level of safety for any setting including a grocery store can be difficult because it relies on multiple factors (sanitation practices at the business, whether other people there are symptomatic, their conformance to protective measures, your own health and use of protective measures). If you are wearing a face covering and are able to maintain 6 feet of distance from customers the majority of the time, this would be considered a relatively safe environment. It is also true that more people wearing face coverings paired with the other protective measures, certainly provides an extra degree of safety for all.

We continue to urge anyone with high risk conditions to avoid public settings like these unless it is absolutely essential. In those cases, consider alternatives for goods like drive throughs, delivery or curbside pick up when available.

Can you tell us with the number of cases growing in the county and spreading in the community, why some gyms are allowed to be open against the mandate?

Gyms should not be open at this time, but we are aware that some have chosen to do so. Public health has been in contact with several of these facilities and continues to advocate for conformance.

I've been seeing some yard sales occurring, but with CDC guidelines or appointments. Are these allowed yet?

I am not aware of any specific provisions for yard sales in the Phase 2 restrictions. As you know, gatherings of up to 25 people are allowed outdoors as long as people can practical social distancing. It is also important for yards sales to take preventive measures much like other businesses and tape off 6 feet of spacing for people that may end up waiting in line to pay, monitor spacing of customers looking at items and disinfecting surfaces or frequently touched items when appropriate. Face coverings for these settings should be strongly encouraged and we hope the hosts of any yard sale would do so.

COUNTY MANAGER'S REPORT

Steve Wyatt stated Jimmy Brissie's "Strike Team" has received accolades and is being used as a training model.

CLOSED SESSION

The Board is requested to go into closed session pursuant to N.C. Gen. Stat. §143-318.11(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.

Vice-Chairman Lapsley made the motion that the Board go into closed session pursuant to N.C. Gen. Stat. §143-318.11(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. All voted in favor and the motion carried.

ADJOURN

Vice-Chairman Lapsley made the motion to go out of closed session and adjourn at 11:35 a.m. All voted in favor and the motion carried.

Attest:

Teresa L. Wilson, Clerk to the Board

William Lapsley, Vice-Chairman