

## MINUTES

**STATE OF NORTH CAROLINA  
COUNTY OF HENDERSON**

**BOARD OF COMMISSIONERS  
WEDNESDAY, JANUARY 20, 2021**

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

Those present were: Chairman William Lapsley, Vice-Chair Rebecca McCall, Commissioner Mike Edney, Commissioner Daniel Andreotta, Commissioner David Hill, County Manager Steve Wyatt, Assistant County Manager Amy Brantley, Attorney Russ Burrell, and Clerk to the Board Teresa Wilson.

Also present were: Finance Director Samantha Reynolds, Director of Business and Community Development John Mitchell, Engineer Marcus Jones, Sheriff Lowell Griffin, Public Health Director Steve Smith, Budget Manager Megan Powell, Budget Analyst Sonya Flynn, Project Engineer Natalie Berry, PIO Kathy Finotti – videotaping, Deputy Jeffrey Corn as security.

### CALL TO ORDER/WELCOME

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 Chairman Lapsley.

### INFORMAL PUBLIC COMMENTS

There was none.

### DISCUSSION/ADJUSTMENT OF CONSENT AGENDA

*Chairman Lapsley made the motion to approve Consent Agenda as presented. All voted in favor and the motion carried.*

CONSENT AGENDA consisted of the following:

#### **Minutes**

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

December 7, 2020 - Regularly Scheduled Meeting

December 14, 2020 – Special Called Meeting

Motion:

*I move the Board approves the minutes of December 7 & 14, 2020.*

#### **Tax Collector's Report**

The January 7, 2021 report from the office of the Tax Collector is provided for the Board's information.

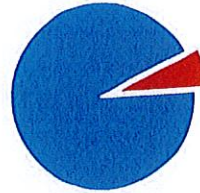
DATE APPROVED: February 1, 2021

Please find outlined below collections information through January 6, 2021 for 2020 real and personal property bills mailed on August 1, 2020. Vehicles taxes are billed monthly by NC DMV.

**Henderson County Annual Bills (Real and Personal Property):**

<b>2020 Beginning Charge:</b>	<b>\$86,173,718.04</b>
Discoveries & Imm. Irreg.:	\$276,709.77
Releases & Refunds:	<b>(\$407,155.12)</b>
<u>Net Charge:</u>	<u>\$86,043,272.69</u>
Unpaid Taxes:	\$5,853,502.70
<b>Amount Collected:</b>	<b>\$80,189,769.99</b>

**Paid  
93.20%**



**Unpaid  
6.80%**

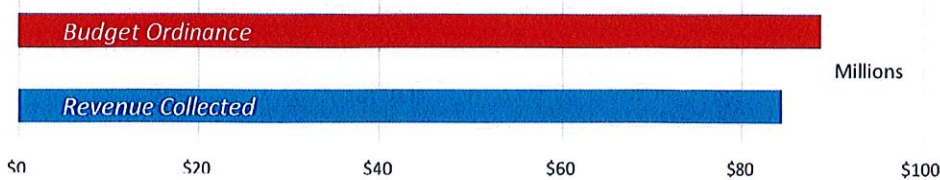
**Henderson County Registered Motor Vehicles (As Collected by NC DMV):**

Net Charge:	\$3,795,936.99
Unpaid Taxes:	\$35,053.33
<b>Amount Collected:</b>	<b>\$3,760,883.66</b>

**99.08%**

**Henderson County FY21 Budget Analysis:**

	<u>Budget Ordinance</u>	<u>Revenue Collected</u>
Ad Valorem:	\$87,594,211.00	Ad Valorem: \$83,950,653.65
Prior Years:	\$1,035,000.00	Prior Years: \$505,899.60
<b>Budget Total:</b>	<b>\$88,629,211.00</b>	<b>YTD Revenue: \$84,456,553.25</b>



**2021.01 Pending Releases and Refunds**

The pending releases and refunds have been reviewed by the Assessor. As a result of that review, it is the opinion of the Assessor that these findings are in order. Supporting documentation is on file in the County Assessor’s Office.

These pending release and refund requests are submitted for the approval by the Henderson County Board of Commissioners.

<b>Type:</b>	<b>Amount:</b>
Total Taxes Released from the Charge	\$ 5,845.92
Total Refunds as a Result of the Above Releases	\$ 76.40

Motion:

*I move the Board approves the Combined Release/Refund Report as presented.*

**2021.02 Soil and Water Conservation District – Grant Application**

The Henderson Soil and Water Conservation District is requesting that the Board approve an application for a Water Resources Development Grant (WRDG) through the NC Department of Environmental Quality, Division of Water Resources for a \$6,000 Bat Fork Stream Restoration Feasibility Study at Dodd Meadows. This study will be accomplished in partnership with the local non-profit organization Conserving Carolina, which will provide the required match funding. Conserving Carolina will study the impaired Bat Fork reach, evaluate restoration options, and develop an implementation plan for restoration and stream corridor management. The Feasibility Study will serve as the basis for future grant applications and community engagement to develop a vision for nature-based recreation and education. This project will serve as a model

for other restoration projects in the Bat Fork watershed and surrounding areas of Henderson County. It is very unlikely that the use of any County funds will be required so long as Conserving Carolina is in existence as an organization.

Motion:

*I move the Board of Commissioners approve the \$6,000 Water Resources Development Grant application for the Bat Fork Stream Restoration Feasibility Study with Conserving Carolina.*

**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. Cemetery Advisory Committee – 1 vac.  
Position #6
2. Henderson County Transportation Advisory Committee – 1 vac.  
Position #2
3. Hendersonville Planning Board – 1 vac.  
Position #3

**County Financial Report/Cash Balance Report – November 2020**

The November 2020 County Financial and Cash Balance Reports were provided for the Board's review and approval.

The following are explanations for departments/programs with higher budget to actual percentages for the month of November:

- Non-profit contributions – payment of 2<sup>nd</sup> quarter Board approved appropriations
- Elections – timing of expenditures related to 2020 elections
- Emergency Management – FEMA expenditure reimbursement to partner agencies and timing of Board approved purchases
- Heritage Museum – timing of payment of monthly Board approved appropriations
- Medical Services – Autopsies – timing and quantity of services provided
- Mental Health – payment of 2<sup>nd</sup> quarter Board approved maintenance of effort (MOE)
- Juvenile Justice – timing of provider appropriations
- Public Education – payment 5 of 10 annual appropriations made to the public-school system
- Debt Service – timing of debt service payment due dates for the fiscal year

The project to date deficit for the BRCC Patton Building Project is due to the payment of architect fees and other expenditures for the project in the Capital Projects Fund, to be reimbursed from a future financing.

Motion:

*I move that the Board of Commissioners approves the November 2020 County Financial Report and Cash Balance Report as presented.*

**Henderson County Public Schools Financial Report – November 2020**

The Henderson County Public Schools November 2020 Local Current Expense Fund / Other Restricted Funds were provided for the Board's information.

Motion:

*I move that the Board of Commissioners approves the Henderson County Public Schools November 2020 Financial Reports as presented.*

**Set Public Hearing for Revised 2020 Annual Land Development Code Text Amendments (TX-2020-01)**

With the adoption of the Land Development Code (LDC) on September 19, 2007, the Board of Commissioners directed staff to prepare annual updates to the LDC to prevent it from becoming outdated. This annual review is intended to prevent the need for a large overhaul of the entire code in the future. Trends and new issues are regularly emerging that require periodic updates to LDC text.

On October 5th, the Board of Commissioners held a public hearing on the draft text amendments. Following the public hearing and discussion by the Commissioners, the Board voted to send the amendments to the Planning Board requesting revisions based on the discussion by the Board.

The Planning Board discussed the Board's concerns at its meeting on November 19th and December 17th. On December 17th, the Planning Board voted unanimously to send forward a favorable recommendation on the proposed amendments as revised. The draft amendments included:

- Requiring special fill permits to be approved by the Board of Commissioners as a conditional rezoning request
- Removing permeable surface requirement for multi-family developments
- Allowing accessory structures in the front yard
- Home School Clarification

Proposed amendments to conditional rezoning resubmittals and separation setback require further discussion by the Planning Board and will be processed at a later date to allow the Board to review and process amendments required under 160d that are time sensitive.

Motion:

*I move that the Board set a public hearing on the proposed Land Development Code Text Amendments (TX- 2020-01) for Wednesday, February 17, 2021 at 9:30 a.m.*

**Emergency Management Vehicle Purchase**

Working with the Department of Public Health the Emergency Services Department is in the process of transitioning preparedness duties to a newly created Emergency Management Planner position. This position will support Emergency Management, the Department of Public Health as well as other departments and stakeholders with all-hazards disaster preparedness duties. Funding for this position was covered in the FY21 budget.

One need identified for the position is a vehicle to travel between departments as well as participating in the on-call rotation for 24x7 coverage. After a budget review staff has identified local funding which will enable to the purchase of an additional vehicle for Emergency Management during the current fiscal year. Current FY local dollars have been offset by using CARES ACT funding for necessary and allowable expenses.

Staff requests the Board approve the purchase of a new vehicle for the Emergency Management Division. If approved, staff will work with the Budget and Finance office to complete the purchase from State Contract prior to the end of the fiscal year.

Motion:

*I move the Board approves the purchase of a support vehicle for Henderson County Emergency Management, and to approve the necessary signatures and budgetary actions to include the purchase and outfitting the vehicle and equipment.*

**Blue Ridge Community College Building – GMP**

At the August 21, 2019 meeting of the Board of Commissioners, the board approved a contract for Clark Nexsen to design an addition and renovation of the Patton Building on the Campus of Blue Ridge Community College. At the December 2, 2019 meeting Vannoy Construction was selected as the Construction Manager at Risk (CMR) for the project.



Part of the CMR process is to provide a Guaranteed Maximum Price (GMP). After soliciting bids according to North Carolina law, staff and Vannoy held a public bid opening on December 3, 2020. The resulting GMP is composed of the lowest acceptable bids from that process.

The GMP contains a construction budget for the project of \$ 19,863,729. The total project budget for the new facility and the renovation to the Patton Building remains \$23,000,000.

The approved schedule is for the work to be completed for the fall term of 2022.

Motion:

*I move the Board accepts the Guaranteed Maximum Price and direct staff to continue the project.*

### **2020.03 Resolution in Support of NCDOT extending Commercial Boulevard**

The Board is requested to support a resolution in favor of NC DOT extension of Commercial Boulevard in Henderson County to serve Garrison Industrial Park.

Motion:

*I move the Board adopts the proposed Resolution.*

### **Substance Abuse and Mental Health Services Administration Mental Health Awareness Training Grant**

The Henderson County Wellness Clinic, Behavior Wellness Program is requesting permission to submit a proposal for the 2021 Substance Abuse and Mental Health Services Administration (SAMHSA) Mental Health Awareness Training Grant.

The SAMHA Mental Health Awareness and Training Grant will provide funding to train Henderson County employees. Overall, grant funds will be used to prepare and train others on how to appropriately, safely, and effectively respond to individuals with psychological distress and mental disorders, particularly individuals with a serious mental illness and/or serious emotional disturbances or suffering a mental health crisis.

This grant allows for up to \$125,000 per year for five years. No County funding is required or requested for this grant.

Motion:

*I move the Board approves the request to apply for the Substance Abuse and Mental Health Services Administration Mental Health Awareness Training Grant.*

### **Acceptance of Public-School Facility Needs Survey**

NCGS § 115C-521 requires that local boards of education submit their long-range plans for meeting school facility needs to the State Board of Education. The Henderson County 2020-21 DPI Facility Needs Survey was provided for review.

Acceptance of the report by the Board does not indicate either agreement with, or approval of the findings.

Motion:

*I move the Board formally receives the report from the Henderson County Public School System understanding that acceptance does not indicate either agreement with, or approval of, the findings.*

### **Amendment to KCI Engineering Agreement – Edneyville Elementary Sewer Project**

On August 19, 2020, the Board of Commissioners approved an engineering agreement with KCI (previously

Hulsey McCormick & Wallace) to study the sewer options for the new Edneyville Elementary school. The agreement was for \$50,000.

During the study, the Board has added additional options for consideration and meetings to review those options. The attached amendment from KCI captures the additional costs associated with the additional tasks. The amendment proposes an additional \$22,000 to the original \$50,000 agreement.

Motion:

*I move the Board approves Amendment #1 to KCI's agreement to study the sewer options for Edneyville Elementary school and authorize the County Engineer to execute the amendment.*

#### **2021.04 Budget Amendment – Property Purchase**

At the Board's November 18, 2020 meeting, an Interlocal Agreement was approved that included an investment to purchase real estate to be used for location of industry. The attached Budget Amendment appropriates funding from the Capital Reserve Fund to be used for the County's portion (50%) of the purchase price.

Motion:

*I move the Board approves a Budget Amendment, transferring \$1,175,226 from the Capital Reserve Fund.*

#### **NOMINATIONS**

Chairman Lapsley recognized the vacancies and opened the floor for nominations.

##### **1. EMS Peer Review Committee – 2 vac.**

Commissioner Edney nominated Erika Prezas for position #2 and Marilee Arnold for position #15.

*Chairman Lapsley made the motion to accept the appointment of Erika Prezas to position #2 and Marilee Arnold to position #15 by acclamation. All voted in favor and the motion carried.*

##### **2. Henderson County Board of Health – 1 vac.**

Chairman Lapsley nominated Dr. John Bryant for position #10.

*Chairman Lapsley made the motion to accept the appointment of Dr. John Bryant to position #10 by acclamation. All voted in favor and the motion carried.*

##### **3. Historic Resources Commission – 1 vac.**

Chairman Lapsley nominated Christy Thompson for position #8.

*Chairman Lapsley made the motion to accept the appointment of Christy Thompson to position #8 by acclamation. All voted in favor and the motion carried.*

##### **4. Juvenile Crime Prevention Council – 3 vac.**

Chairman Lapsley nominated Kassia Walker for position #13.

*Chairman Lapsley made the motion to accept the appointment of Kassia Walker to position #13 by acclamation. All voted in favor and the motion carried.*

##### **5. Library Board of Trustees – 1 vac.**

Chairman Lapsley nominated Carla Thompson for position #8.

*Chairman Lapsley made the motion to accept the appointment of Carla Thompson to position #8 by acclamation. All voted in favor and the motion carried.*

#### **Condolences in the loss of James Mills "Jimmy" Edney, Sr.**

County Manager Steve Wyatt gave condolences to Commissioner Mike Edney in the loss of his father Jimmy Edney, Sr. Mr. Wyatt shared that Commissioner Edney is blessed man with his family.

**ALABAMA CRIMSON TIDE – National Title Game winner**

County Manager Steve Wyatt stated he thought everyone, except for Attorney Russ Burrell, (Duke University) had predicted the win.

**FY2021-2022 BUDGET WORKSHOP**

County Manager Steve Wyatt stated many decisions made last year are continuing. We are well below the 50% threshold at mid-point of the year with expenditures. Rates for borrowing are low, but Mr. Wyatt predicts they will rise. Revenues are ahead right now by 2% with ad valorem tax collection.

**FY2020-2021 Financial Update**

Expenditures, Revenues, Sales Tax Collections and Capital Reserve Fund

**FY2020-2021 Expenditures**

County Department	BOC Adopted	Revisions (as of 12.31.20)	Revised Budget	\$ Expended (as of 12.31.20)	% Expended (as of 12.31.20)	% Expended (as of 12.31.19)
Governing Body	\$520,443	\$59,734	\$580,177	\$331,826	57.2%	43.4%
Dues & Non-Profits	\$482,585	\$20,000	\$502,585	\$237,623	47.3%	51.9%
County Administration	\$1,159,775	\$0	\$1,159,775	\$445,447	38.4%	41.5%
Human Resources	\$913,823	\$0	\$913,823	\$409,482	44.8%	49.1%
Elections	\$991,443	\$0	\$991,443	\$647,107	65.3%	30.4%
Finance	\$936,616	\$0	\$936,616	\$462,360	49.4%	49.2%
Assessor	\$1,903,460	\$0	\$1,903,460	\$738,697	38.8%	39.8%
Tax Collections	\$522,667	\$0	\$522,667	\$220,925	42.3%	45.4%
Legal	\$852,231	\$0	\$852,231	\$416,734	48.9%	49.6%
Register of Deeds	\$680,483	\$0	\$680,483	\$315,741	46.4%	42.7%
Facility Services & Garage	\$5,338,979	\$44,548	\$5,383,527	\$2,098,246	39.0%	36.6%
Court Facilities	\$153,000	\$0	\$153,000	\$51,083	33.4%	43.2%
Information Technology	\$3,919,365	\$3,630	\$3,922,995	\$2,028,783	51.7%	40.0%

County Department	BOC Adopted	Revisions (as of 12.31.20)	Revised Budget	\$ Expended (as of 12.31.20)	% Expended (as of 12.31.20)	% Expended (as of 12.31.19)
Sheriff	\$18,585,754	\$407,035	\$18,992,789	\$9,367,416	49.3%	45.2%
Detention Facility	\$5,711,254	\$0	\$5,711,254	\$2,669,173	46.7%	45.4%
Emergency Management	\$520,676	\$43,989	\$564,665	\$411,776	72.9%	49.9%
Fire Marshal	\$757,189	(\$1,000)	\$756,189	\$277,615	36.7%	30.3%
Building Services	\$1,096,817	\$0	\$1,096,817	\$528,108	48.1%	48.4%
Wellness Clinic	\$1,129,004	\$0	\$1,129,004	\$621,795	55.1%	42.8%
Emergency Medical Services	\$7,268,733	(\$2,862)	\$7,265,871	\$2,967,298	40.8%	54.8%
Animal Services	\$726,217	\$0	\$726,217	\$381,116	52.5%	47.0%
Rescue Squad	\$381,360	\$0	\$381,360	\$192,625	50.5%	50.8%
Forestry Services	\$107,855	\$0	\$107,855	\$12,952	12.0%	20.9%
Soil & Water Conservation	\$380,089	\$326,690	\$706,779	\$179,490	25.4%	37.3%
Planning	\$760,424	\$11,000	\$771,424	\$298,436	38.7%	44.3%
Code Enforcement	\$308,878	\$8,000	\$316,878	\$150,728	47.6%	45.3%



County Department	BOC Adopted	Revisions (as of 12.31.20)	Revised Budget	\$ Expended (as of 12.31.20)	% Expended (as of 12.31.20)	% Expended (as of 12.31.19)
Heritage Museum	\$100,000	\$0	\$100,000	\$50,000	50.0%	58.3%
Cooperative Extension	\$471,342	\$0	\$471,342	\$230,759	49.0%	49.6%
Site Development	\$209,673	\$0	\$209,673	\$95,297	45.5%	48.1%
Project Management	\$278,506	\$0	\$278,506	\$149,948	53.8%	48.1%
Economic Development	\$776,253	\$0	\$776,253	\$188,375	24.3%	34.1%
Agribusiness	\$163,980	\$0	\$163,980	\$83,955	51.2%	58.6%
Public Health	\$8,286,210	\$454,664	\$8,740,874	\$3,827,885	43.8%	43.4%
Environmental Health	\$1,426,537	\$0	\$1,426,537	\$603,750	42.3%	45.6%
Home & Community Care	\$792,453	\$0	\$792,453	\$277,858	35.1%	30.3%
Medical Services	\$60,000	\$0	\$60,000	\$46,500	77.5%	40.4%
Mental Health	\$528,612	\$0	\$528,612	\$264,306	50.0%	75.0%
ROAP (Rural Operating Asst)	\$196,095	\$0	\$196,095	\$12,400	6.3%	0.0%

County Department	BOC Adopted	Revisions (as of 12.31.20)	Revised Budget	\$ Expended (as of 12.31.20)	% Expended (as of 12.31.20)	% Expended (as of 12.31.19)
Social Services	\$14,785,230	\$277,834	\$15,063,064	\$7,044,506	46.8%	46.9%
DSS – Federal & State	\$3,970,612	\$286,300	\$4,256,912	\$1,642,173	38.6%	31.1%
DSS – General Assistance	\$101,000	\$0	\$101,000	\$30,480	30.2%	29.7%
Juvenile Justice Grant	\$218,745	\$0	\$218,745	\$138,523	63.3%	49.2%
Veteran's Services	\$58,817	\$0	\$58,817	\$26,508	45.1%	50.0%
Public Library	\$3,381,943	\$65,796	\$3,447,739	\$1,563,389	45.3%	48.1%
Recreation	\$2,462,305	\$0	\$2,462,305	\$1,118,340	45.4%	44.8%
County Debt Service	\$5,585,120	\$677,383	\$6,262,503	\$3,838,282	61.3%	63.1%
Non-Departmental	\$860,000	\$2,126,263	\$2,986,263	\$1,342,992	45.0%	39.3%
Transfers to Other Funds	\$529,605	\$0	\$529,605	\$264,803	50.0%	50.0%
<b>TOTAL</b>	<b>\$101,352,158</b>	<b>\$4,809,004</b>	<b>\$106,161,162</b>	<b>\$49,303,612</b>	<b>46.4%</b>	<b>45.3%</b>

	BOC Adopted	Revisions (as of 12.31.20)	Revised Budget	\$ Expended (as of 12.31.20)	% Expended (as of 12.31.20)	% Expended (as of 12.31.19)
<b>HC Public School System</b>						
Current Expense	\$30,828,000	\$0	\$30,828,000	\$18,496,800	60.0%	60.0%
Debt Service	\$12,250,274	\$0	\$12,250,274	\$4,642,467	37.9%	45.4%
<b>TOTAL</b>	<b>\$43,078,274</b>	<b>\$0</b>	<b>\$43,078,274</b>	<b>\$23,139,267</b>	<b>53.7%</b>	<b>55.5%</b>
<b>Blue Ridge Community College</b>						
Current Expense	\$4,498,181	\$0	\$4,498,181	\$2,249,091	50.0%	58.3%
Debt Service	\$2,178,236	\$0	\$2,178,236	\$1,457,283	66.9%	88.4%
MRTS	\$800,000	\$0	\$800,000	\$400,000	50.0%	50.0%
<b>TOTAL</b>	<b>\$7,476,417</b>	<b>\$0</b>	<b>\$7,476,417</b>	<b>\$4,106,373</b>	<b>54.9%</b>	<b>61.6%</b>
<b>GENERAL FUND TOTAL</b>	<b>\$151,906,849</b>	<b>\$4,809,004</b>	<b>\$156,715,853</b>	<b>\$76,549,252</b>	<b>48.8%</b>	<b>49.2%</b>

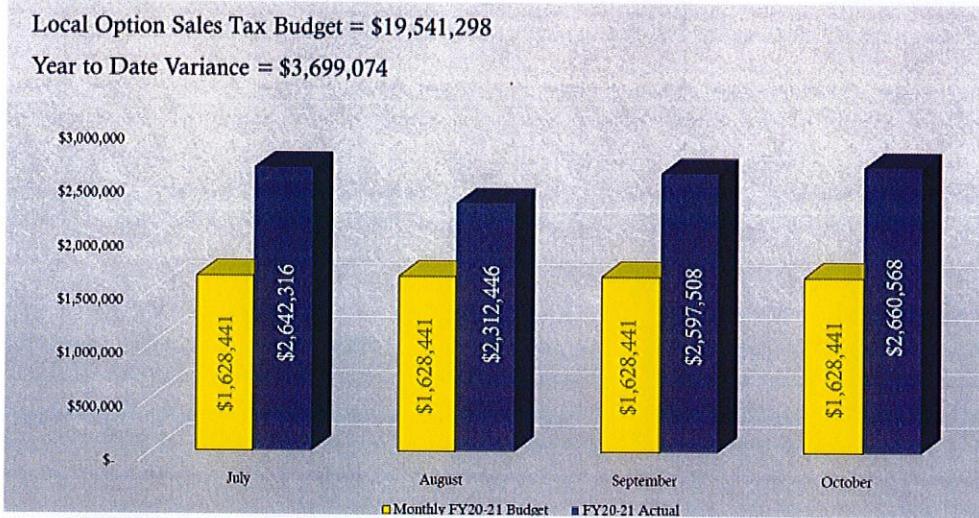


**FY2020-2021 Revenues**

	BOC Adopted	Revisions (as of 12.31.20)	Total Revised Budget	\$ Received (as of 12.31.20)	% Received (as of 12.31.20)
Ad Valorem Taxes - Current Year	\$87,594,211	\$0	\$87,594,211	\$75,126,076	85.8%
Ad Valorem Taxes - Prior Years	\$1,035,000	\$0	\$1,035,000	\$587,150	56.7%
Local Option Sales Taxes (4 Months)	\$19,541,298	\$0	\$19,541,298	\$10,212,838	52.3%
Other Taxes and Licenses	\$1,274,000	\$2,126,263	\$3,400,263	\$2,302,698	67.7%
Unrestricted Intergovernmental	\$50,000	\$0	\$50,000	\$17,757	35.5%
Restricted Intergovernmental	\$14,902,569	\$1,319,005	\$16,221,574	\$7,166,891	44.2%
Permits and Fees	\$1,646,720	\$0	\$1,646,720	\$1,007,747	61.2%
Sales and Services	\$7,666,299	\$8,205	\$7,674,504	\$3,461,434	45.1%
Investment Earnings	\$750,000	\$0	\$750,000	\$568,683	75.8%
Other Revenues	\$1,183,857	\$714,179	\$1,898,036	\$1,915,794	100.9%
Transfers from Other Funds	\$2,635,051	\$135,631	\$2,770,682	\$1,678,839	60.6%
<b>General Fund Revenues</b>	<b>\$138,279,005</b>	<b>\$4,303,283</b>	<b>\$142,582,288</b>	<b>\$104,045,906</b>	<b>73.0%</b>
Fund Balance Appropriated	\$13,575,569	\$223,821	\$13,799,390	\$0	0.0%
Restricted Fund Balance	\$52,275	\$281,900	\$334,175	\$0	0.0%
<b>TOTAL General Fund Revenues</b>	<b>\$151,906,849</b>	<b>\$4,809,004</b>	<b>\$156,715,853</b>	<b>\$104,045,906</b>	<b>66.4%</b>

**FY2020-2021 Sales Tax Revenues**

Local Option Sales Tax Budget = \$19,541,298  
 Year to Date Variance = \$3,699,074



**Capital Reserve Fund**

Capital Reserve Fund Established in FY 2007		Deposit/Appropriation	Running Balance
FY 2007	Deposit - Sale of Land Development Building	\$1,337,195	\$1,337,195
FY 2008	Deposit - Transfer from General Fund	\$1,400,000	\$2,737,195
FY 2009	Appropriation - Detention Center Generator	(\$300,000)	\$2,437,195
FY 2010	Deposit - Transfer from General Fund	\$772,677	\$3,209,872
	Appropriation - Compressed Natural Gas Project	(\$35,000)	\$3,174,872
FY 2011	Appropriation - Parks and Recreation Projects	(\$156,249)	\$3,018,623
	Appropriation - Tuxedo Mill Demolition	(\$143,324)	\$2,875,299
	Appropriation - Law Enforcement Center	(\$1,058,347)	\$1,816,952
FY 2012	Deposit - Progress Energy (Bent Creek Easement)	\$8,500	\$1,825,452
	Appropriation - Boyd Property	(\$750,000)	\$1,075,452
FY 2013	Deposit - Sale of Nuckolls Building	\$700,000	\$1,775,452
	Appropriation - Parks and Recreation Projects	(\$535,039)	\$1,240,413
FY 2014	Deposit - Transfer from General Fund (Recreation)	\$200,000	\$1,440,413
	Appropriation - 1995 Courthouse Congressional Office	(\$26,899)	\$1,413,565
	Appropriation - 1995 Courthouse Renovations	(\$1,000,000)	\$386,666



FY 2015	Deposit - Transfer from General Fund (Recreation)	\$400,000	\$786,666
	Deposit - Transfer from General Fund (Debt Service)	\$923,463	\$1,710,129
	Deposit - P&I Software	\$75,000	\$1,785,129
	Deposit - Transfer from General Fund (Conditional School Funding)	\$166,183	\$1,951,312
	Appropriation - Tuxedo Park	(\$177,269)	\$1,774,043
	Appropriation - Dana Park	(\$195,978)	\$1,578,065
FY 2016	Deposit - P&I Software	\$75,000	\$1,653,065
FY 2017	Deposit - P&I Software	\$75,000	\$1,728,065
	Appropriation - Transfer P&I Software Reserve to Project Fund	(\$75,000)	\$1,653,065
	Appropriation - Transfer to Debt Service Fund (FY15 Debt Roll-Off)	(\$923,463)	\$729,602
FY 2018	Deposit - P&I Software	\$75,000	\$804,602
	Appropriation - Transfer P&I Software Reserve to Project Fund	(\$225,000)	\$579,602
	Deposit - Sale of 6th Avenue Clubhouse & Fairground Property	\$407,573	\$987,175
	Appropriation - CNG Compressor	(\$252,243)	\$734,932
	Deposit - Transfer from General Fund (FY18 LETC Debt Service)	\$749,593	\$1,484,525
	Deposit - Transfer from General Fund (DSS Software)	\$621,452	\$2,105,977
	Deposit - Transfer from General Fund (School Capital)	\$946,669	\$3,052,646
FY 2019	Deposit - Transfer from General Fund (County Capital)	\$1,283,332	\$4,335,978
	Deposit - P&I Software	\$75,000	\$4,410,978
FY 2019	Appropriation - Partnership for Economic Development Roof	(\$24,865)	\$4,386,113
	Appropriation - Replacement of Detention Fire Alarm System	(\$115,950)	\$4,270,163
	Appropriation - Recreation Portable Restroom Units	(\$102,880)	\$4,167,283
	Appropriation - HCPS Flat Rock and Rugby HVAC Project	(\$250,850)	\$3,916,433
	Appropriation - Transfer P&I Software Reserve to Project Fund	(\$75,000)	\$3,841,433
	Deposit - Transfer from General Fund (Sheriff Vehicles)	\$327,218	\$4,168,651
FY 2020	Deposit - Transfer from General Fund (County Capital)	\$1,756,920	\$5,925,571
	Appropriation - Electrical Upfit at Garage	(\$3,396)	\$5,922,175
	Appropriation - CNG Generator	(\$103,735)	\$5,818,440
	Appropriation - Finance Bullet Resistant Glass	(\$7,869)	\$5,810,571
	Appropriation - Voting Equipment	(\$323,490)	\$5,487,081
	Appropriation - DSS Future Space Renovation	(\$525,217)	\$4,961,864
	Appropriation - 95 Courthouse Skylights	(\$118,550)	\$4,843,314
FY 2021	Appropriation - DSS Document Management System (10.21.20)	(\$105,631)	\$4,737,683
	Appropriation - 1995 Courthouse Congressional Office (12.7.20)	(\$30,000)	\$4,707,683
	Appropriation - Garrison Property Purchase (1.20.21)	(\$1,175,226)	\$3,532,457
<b>BALANCE</b>			<b>\$3,532,457</b>

**Capital Financing Debt Schedules**

**Outstanding Debt Principal – Education, Outstanding Debt Principal – County, Retiring Debt Service – Education, Retiring Debt Service – County, Debt Service Fund**

**Outstanding Debt Principal - Education**

Henderson County Public Schools	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Hendersonville High School	\$ 49,895,000	\$ 47,265,000	\$ 44,635,000	\$ 42,005,000	\$ 39,375,000	\$ 36,750,000	\$ 34,125,000	\$ 31,500,000	\$ 28,875,000	\$ 26,250,000
Edneyville Elementary	\$ 20,695,000	\$ 19,475,000	\$ 18,255,000	\$ 17,035,000	\$ 15,815,000	\$ 14,595,000	\$ 13,375,000	\$ 12,155,000	\$ 10,935,000	\$ 9,720,000
2016 Innovative High School	\$ 14,600,000	\$ 14,600,000	\$ 13,625,000	\$ 12,650,000	\$ 11,675,000	\$ 10,700,000	\$ 9,725,000	\$ 8,750,000	\$ 7,775,000	\$ 6,800,000
2013 Refinancing Bonds	\$ 4,125,130	\$ 3,261,920	\$ 2,416,840	\$ 1,591,000	\$ 785,140	\$ -	\$ -	\$ -	\$ -	\$ -
2012 Refinancing Bonds	\$ 2,726,400	\$ 2,013,600	\$ 1,322,400	\$ 650,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2008 Hillandale/Mills River	\$ 8,228,571	\$ 6,400,000	\$ 4,571,429	\$ 2,742,858	\$ 914,286	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL HC PUBLIC SCHOOLS</b>	<b>\$100,270,101</b>	<b>\$ 93,015,520</b>	<b>\$ 84,825,669</b>	<b>\$ 76,674,258</b>	<b>\$ 68,564,426</b>	<b>\$ 62,045,000</b>	<b>\$ 57,225,000</b>	<b>\$ 52,405,000</b>	<b>\$ 47,585,000</b>	<b>\$ 42,770,000</b>
Blue Ridge Community College	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Health Sciences Education Center	\$ 7,405,000	\$ 7,056,667	\$ 6,690,000	\$ 6,305,000	\$ 5,901,667	\$ 5,480,000	\$ 5,036,667	\$ 4,571,667	\$ 4,081,667	\$ 3,570,000
2013 Refinancing Bonds	\$ 4,236,620	\$ 3,350,080	\$ 2,482,160	\$ 1,634,000	\$ 806,360	\$ -	\$ -	\$ -	\$ -	\$ -
Patton Renovation/New Buildings	\$ 20,090,000	\$ 19,030,000	\$ 17,970,000	\$ 16,910,000	\$ 15,850,000	\$ 14,790,000	\$ 13,730,000	\$ 12,670,000	\$ 11,610,000	\$ 10,550,000
<b>TOTAL BRCC</b>	<b>\$ 31,731,620</b>	<b>\$ 29,436,747</b>	<b>\$ 27,142,160</b>	<b>\$ 24,849,000</b>	<b>\$ 22,558,027</b>	<b>\$ 20,270,000</b>	<b>\$ 18,766,667</b>	<b>\$ 17,241,667</b>	<b>\$ 15,691,667</b>	<b>\$ 14,120,000</b>
<b>TOTAL EDUCATION DEBT PRINCIPAL</b>	<b>\$ 132,001,721</b>	<b>\$ 122,452,267</b>	<b>\$ 111,967,829</b>	<b>\$ 101,523,258</b>	<b>\$ 91,122,453</b>	<b>\$ 82,315,000</b>	<b>\$ 75,991,667</b>	<b>\$ 69,646,667</b>	<b>\$ 63,276,667</b>	<b>\$ 56,890,000</b>



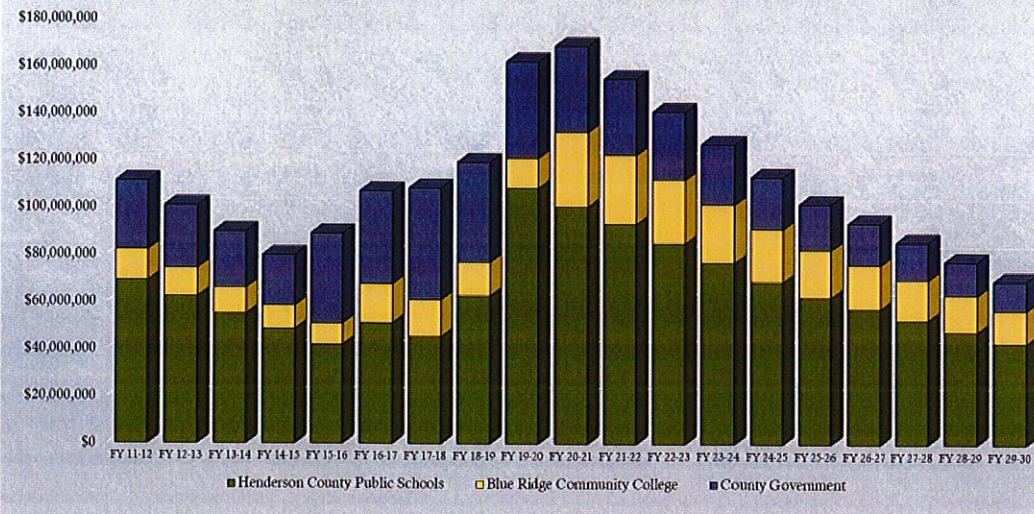
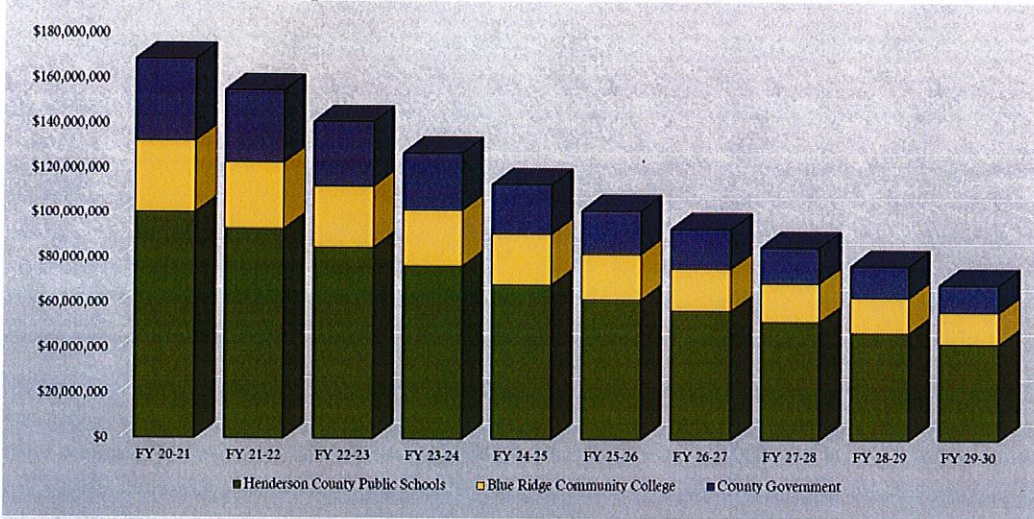
**Outstand Debt Principal - County**

Henderson County	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Emergency Services HQ	\$ 10,025,000	\$ 9,395,000	\$ 8,765,000	\$ 8,135,000	\$ 7,505,000	\$ 6,875,000	\$ 6,250,000	\$ 5,625,000	\$ 5,000,000	\$ 4,375,000
2016 GF Linamar Land Purchase	\$ 935,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Health Sciences Education Center	\$ 14,810,000	\$ 14,113,333	\$ 13,380,000	\$ 12,610,000	\$ 11,803,333	\$ 10,960,000	\$ 10,073,333	\$ 9,143,333	\$ 8,163,333	\$ 7,140,000
2013 Refinancing Bonds	\$ 2,787,250	\$ 2,204,000	\$ 1,633,000	\$ 1,075,000	\$ 520,500	\$ -	\$ -	\$ -	\$ -	\$ -
2012 Refinancing Bonds	\$ 2,953,600	\$ 2,181,400	\$ 1,432,600	\$ 704,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2010 LEC/Court Services	\$ 2,500,000	\$ 2,000,000	\$ 1,500,000	\$ 1,000,000	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -
Mud Creek Interceptor	\$ 2,393,000	\$ 2,208,000	\$ 2,024,000	\$ 1,840,000	\$ 1,656,000	\$ 1,472,000	\$ 1,288,000	\$ 1,104,000	\$ 920,000	\$ 736,000
<b>TOTAL COUNTY GOVERNMENT</b>	<b>\$ 36,403,850</b>	<b>\$ 32,101,733</b>	<b>\$ 28,734,600</b>	<b>\$ 25,364,600</b>	<b>\$ 21,984,833</b>	<b>\$ 19,307,000</b>	<b>\$ 17,611,333</b>	<b>\$ 15,872,333</b>	<b>\$ 14,083,333</b>	<b>\$ 12,251,000</b>
<b>TOTAL DEBT PRINCIPAL</b>	<b>\$ 188,405,571</b>	<b>\$ 154,554,000</b>	<b>\$ 140,702,429</b>	<b>\$ 126,887,858</b>	<b>\$ 113,107,286</b>	<b>\$ 101,622,000</b>	<b>\$ 93,603,000</b>	<b>\$ 85,519,000</b>	<b>\$ 77,560,000</b>	<b>\$ 69,141,000</b>
<b>FY DEBT PRINCIPAL CHANGE</b>	<b>\$ 5,741,196</b>	<b>\$(13,851,571)</b>	<b>\$(13,851,571)</b>	<b>\$(13,814,571)</b>	<b>\$(13,780,572)</b>	<b>\$(11,485,286)</b>	<b>\$(8,019,000)</b>	<b>\$(8,084,000)</b>	<b>\$(8,159,000)</b>	<b>\$(8,219,000)</b>

The Finance Director regularly looks at opportunities to refinance at a lower rate.

The Mud Creek Interceptor is not a tax expense to citizens. The Health Sciences Building is also a revenue stream.

**Outstanding Debt Principal**





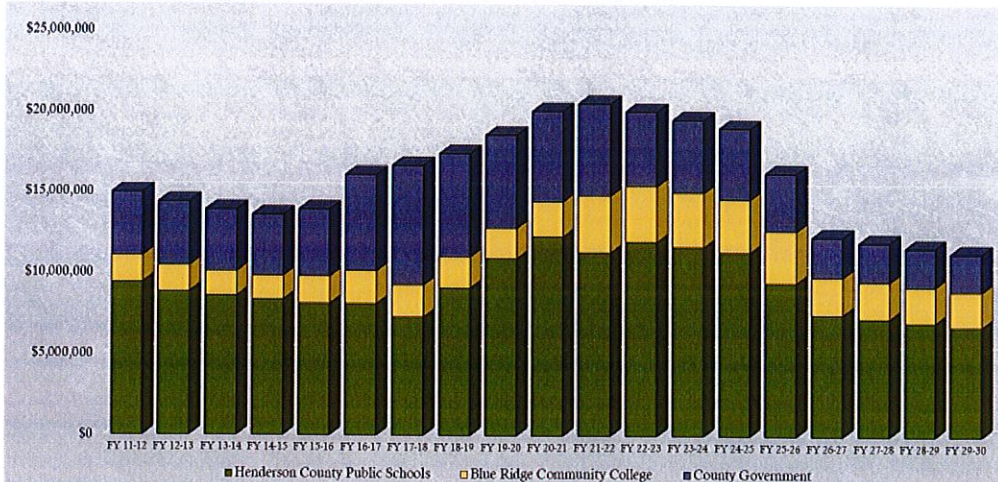
**Retiring Debt Service – Education**

Henderson County Public Schools	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Hendersonville High School	\$ 4,939,357	\$ 4,750,488	\$ 4,645,288	\$ 4,540,088	\$ 4,434,888	\$ 4,324,688	\$ 4,193,438	\$ 4,062,188	\$ 3,930,938	\$ 3,799,688
Edneyville Elementary	\$ 2,207,869	\$ 2,159,069	\$ 2,098,069	\$ 2,037,069	\$ 1,976,069	\$ 1,915,069	\$ 1,854,069	\$ 1,793,069	\$ 1,732,069	\$ 1,666,069
2016 Innovative High School	\$ 615,750	\$ 615,750	\$ 1,576,125	\$ 1,549,313	\$ 1,512,750	\$ 1,464,000	\$ 1,415,250	\$ 1,366,500	\$ 1,317,750	\$ 1,269,000
2013 Refinancing Bonds	\$ 972,739	\$ 937,450	\$ 902,151	\$ 866,119	\$ 829,740	\$ 793,031	\$ -	\$ -	\$ -	\$ -
2012 Refinancing Bonds	\$ 802,924	\$ 766,783	\$ 731,069	\$ 683,184	\$ 648,278	\$ -	\$ -	\$ -	\$ -	\$ -
2010 Refinancing Bonds	\$ 618,824	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2008 Hillandale/Mills River	\$ 2,074,811	\$ 2,027,909	\$ 1,981,006	\$ 1,934,103	\$ 1,887,200	\$ 926,012	\$ -	\$ -	\$ -	\$ -
Professional Services	\$ 18,000	\$ 18,000	\$ 18,000	\$ 18,000	\$ 18,000	\$ 18,000	\$ 18,000	\$ 18,000	\$ 18,000	\$ 18,000
<b>TOTAL HC PUBLIC SCHOOLS</b>	<b>\$ 12,250,274</b>	<b>\$ 11,275,449</b>	<b>\$ 11,951,708</b>	<b>\$ 11,627,876</b>	<b>\$ 11,306,925</b>	<b>\$ 9,440,800</b>	<b>\$ 7,480,757</b>	<b>\$ 7,239,757</b>	<b>\$ 6,998,757</b>	<b>\$ 6,752,757</b>
Blue Ridge Community College	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Health Sciences Education Center	\$ 661,707	\$ 661,373	\$ 661,832	\$ 661,373	\$ 662,015	\$ 661,740	\$ 661,782	\$ 660,740	\$ 661,865	\$ 661,048
2013 Refinancing Bonds	\$ 999,029	\$ 962,786	\$ 926,534	\$ 889,528	\$ 852,166	\$ 814,464	\$ -	\$ -	\$ -	\$ -
Patton Renovation/New Buildings	\$ 517,500	\$ 1,895,500	\$ 1,853,100	\$ 1,810,700	\$ 1,768,300	\$ 1,725,900	\$ 1,672,900	\$ 1,619,900	\$ 1,566,900	\$ 1,513,900
Professional Services	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
<b>TOTAL BRCC</b>	<b>\$ 2,178,236</b>	<b>\$ 3,524,659</b>	<b>\$ 3,446,466</b>	<b>\$ 3,366,601</b>	<b>\$ 3,287,481</b>	<b>\$ 3,207,104</b>	<b>\$ 2,339,682</b>	<b>\$ 2,285,640</b>	<b>\$ 2,233,765</b>	<b>\$ 2,179,948</b>
<b>TOTAL EDUCATION DEBT SERVICE</b>	<b>\$ 14,428,510</b>	<b>\$ 14,800,108</b>	<b>\$ 15,398,174</b>	<b>\$ 14,994,477</b>	<b>\$ 14,594,406</b>	<b>\$ 12,647,904</b>	<b>\$ 9,820,439</b>	<b>\$ 9,525,397</b>	<b>\$ 9,232,522</b>	<b>\$ 8,932,705</b>

**Retiring Debt Service - County**

Henderson County	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Emergency Services HQ	\$ 1,064,113	\$ 1,038,913	\$ 1,013,713	\$ 988,513	\$ 963,313	\$ 931,813	\$ 895,313	\$ 864,063	\$ 832,813	\$ 801,563
2016 GF Linamar Land Purchase	\$ 970,512	\$ 947,071	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Health Sciences Education Center	\$ 1,323,413	\$ 1,322,746	\$ 1,323,663	\$ 1,322,746	\$ 1,324,030	\$ 1,323,480	\$ 1,323,563	\$ 1,321,480	\$ 1,323,730	\$ 1,322,096
2013 Refinancing Bonds	\$ 657,256	\$ 633,412	\$ 609,562	\$ 585,215	\$ 560,635	\$ 535,831	\$ -	\$ -	\$ -	\$ -
2012 Refinancing Bonds	\$ 869,834	\$ 830,681	\$ 791,994	\$ 756,365	\$ 718,551	\$ -	\$ -	\$ -	\$ -	\$ -
2010 Refinancing Bonds	\$ 48,492	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2010 LEC/Court Services	\$ 644,000	\$ 620,000	\$ 596,000	\$ 572,000	\$ 548,000	\$ 524,000	\$ -	\$ -	\$ -	\$ -
Mud Creek Interceptor	\$ -	\$ 263,217	\$ 255,944	\$ 249,688	\$ 243,432	\$ 237,176	\$ 230,920	\$ 224,664	\$ 218,408	\$ 212,152
Professional Services	\$ 7,500	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
<b>TOTAL COUNTY GOVERNMENT</b>	<b>\$ 5,585,120</b>	<b>\$ 5,666,040</b>	<b>\$ 4,600,876</b>	<b>\$ 4,484,527</b>	<b>\$ 4,367,961</b>	<b>\$ 3,562,300</b>	<b>\$ 2,459,796</b>	<b>\$ 2,420,207</b>	<b>\$ 2,384,951</b>	<b>\$ 2,345,811</b>
<b>TOTAL DEBT SERVICE</b>	<b>\$ 20,013,630</b>	<b>\$ 20,466,148</b>	<b>\$ 19,999,050</b>	<b>\$ 19,479,004</b>	<b>\$ 18,962,367</b>	<b>\$ 16,210,204</b>	<b>\$ 12,280,235</b>	<b>\$ 11,945,604</b>	<b>\$ 11,617,473</b>	<b>\$ 11,278,516</b>
<b>TOTAL ANNUAL DEBT SERVICE CHANGE</b>	<b>\$ 1,481,091</b>	<b>\$ 452,518</b>	<b>\$ (467,098)</b>	<b>\$ (520,046)</b>	<b>\$ (516,637)</b>	<b>\$ (2,752,163)</b>	<b>\$ (3,929,969)</b>	<b>\$ (334,631)</b>	<b>\$ (662,762)</b>	<b>\$ (667,088)</b>
<b>TOTAL CUMULATIVE CHANGE (FROM FY19)</b>	<b>\$ 2,635,051</b>	<b>\$ 3,087,569</b>	<b>\$ 2,620,471</b>	<b>\$ 2,100,425</b>	<b>\$ 1,583,768</b>	<b>\$ (1,168,375)</b>	<b>\$ (5,098,344)</b>	<b>\$ (5,432,975)</b>	<b>\$ (6,095,737)</b>	<b>\$ (6,762,825)</b>

**Debt Service Schedule**





**Debt Service Fund**

Debt Service Fund Established in FY 2015		Deposit/Appropriation	Running Balance
FY 2015	Deposit – Debt Service Roll-Off	\$923,463	\$923,463
FY 2016	Deposit – Debt Service Roll-Off	\$590,997	\$1,514,460
FY 2017	Deposit – Debt Service Roll-Off	\$1,927,650	\$3,442,110
	Deposit – General Fund Debt Service Variance	\$1,490,131	\$4,932,241
FY 2018	Deposit – Debt Service Roll-Off	\$509,649	\$5,441,890
	Deposit – General Fund Debt Service Variance	\$2,000,000	\$7,441,890
	Appropriation – School Capital Project Fund	(\$800,000)	\$6,641,890
FY 2019	Deposit – School Capital Project Fund	\$800,000	\$7,441,890
FY 2020	Appropriation – General Fund Debt Service	(\$1,153,960)	\$6,287,930
	Deposit – General Fund Debt Service Variance	\$1,794,589	\$8,082,519
FY 2021	Appropriation – General Fund Debt Service	(\$2,635,051)	\$5,447,468
<b>Current Balance</b>			<b>\$5,447,468</b>
FY 2022	Appropriation – General Fund Debt Service	(\$2,824,352)	\$2,623,116
FY 2023	Appropriation – General Fund Debt Service	(\$2,364,527)	\$258,589

**Financial Forecast**

**Historic Budget Information, Economic Development Incentives, Henderson County Revaluation Cycle, Fund Balance History, Comparable County Tax Rates, FY2021-2022 Financial Forecast**

**Historic Budget Information**

REVISED BUDGET EXPENDITURES FY 2020-2021 VARIANCE				
	FY 2019-2020	FY 2020-2021	\$ VARIANCE	% VARIANCE
<b>COUNTY</b>				
• Operations and Maintenance	\$100,989,834	\$99,898,659	-\$1,091,175	-1.1%
• Debt Service	\$5,940,829	\$6,262,503	\$321,674	5.4%
<b>HENDERSON COUNTY PUBLIC SCHOOLS</b>				
• Operations and Maintenance	\$29,828,000	\$30,828,000	\$1,000,000	3.4%
• Debt Service	\$9,100,157	\$12,250,274	\$3,150,117	34.6%
<b>BLUE RIDGE COMMUNITY COLLEGE</b>				
• Operations and Maintenance	\$4,298,181	\$4,498,181	\$200,000	4.7%
• Debt Service	\$1,888,219	\$2,178,236	\$290,017	15.4%
<b>TOTAL (Excludes MRTS)</b>	<b>\$152,045,220</b>	<b>\$155,915,853</b>	<b>\$3,870,633</b>	<b>2.5%</b>

**Economic Development Incentives**

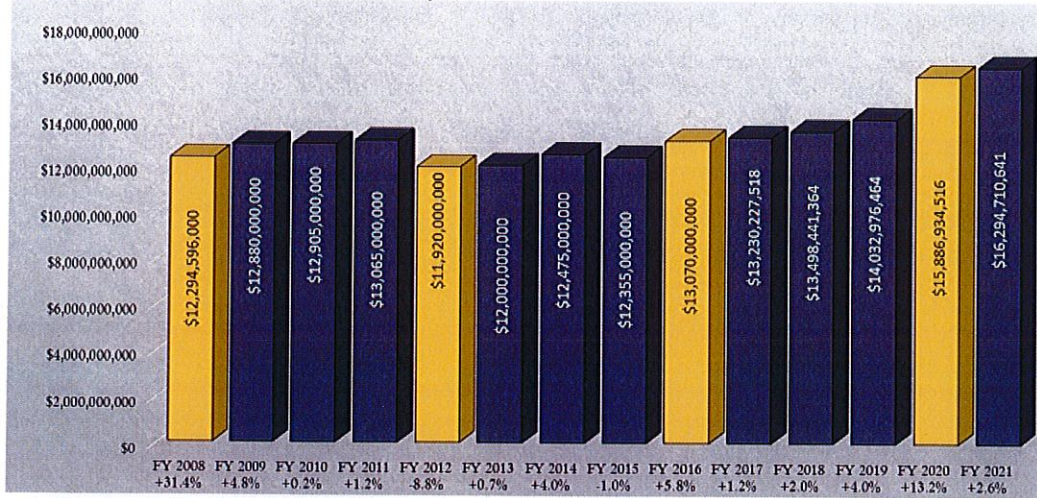
	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Gaia Herbs	\$ 46,556	\$ 50,624	\$ 54,902	\$ 54,175	\$ 53,449	\$ 6,167	\$ 2,583
Kimberly Clark	\$ 27,685	\$ 56,359	\$ 50,003	\$ 43,646	\$ 37,290	\$ 18,080	\$ -
Meritor	\$ 55,723	\$ 46,643	\$ 2,396	\$ -	\$ -	\$ -	\$ -
Smart Products Inc.	\$ 11,655	\$ 11,655	\$ 11,655	\$ 11,655	\$ 4,945		
Smartrac Tech	\$ 50,364	\$ 84,879	\$121,769	\$107,108	\$ 92,447	\$ 54,402	\$ 26,607
<b>TOTAL</b>	<b>\$191,983</b>	<b>\$250,160</b>	<b>\$240,725</b>	<b>\$216,584</b>	<b>\$188,131</b>	<b>\$ 78,649</b>	<b>\$ 29,190</b>

**Credit Obligation Incentives (No Cash Payments)**

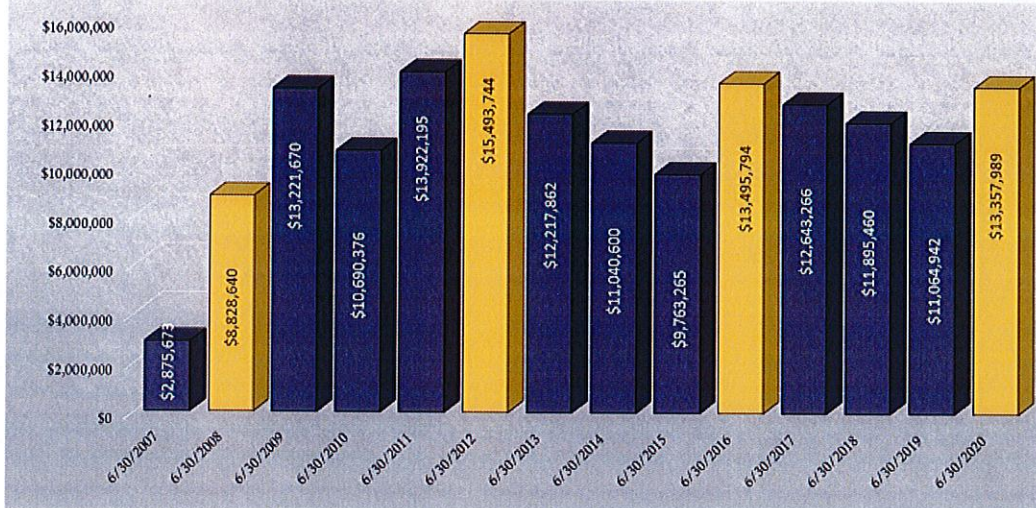
Demmel, Inc
Elkamet, Inc
GF Linamar
Raumedic



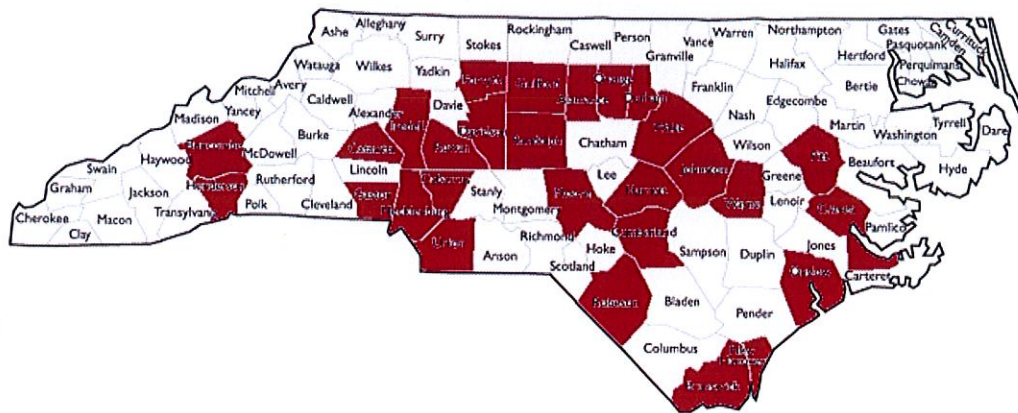
### Henderson County Revaluation Cycle



### Fund Balance History



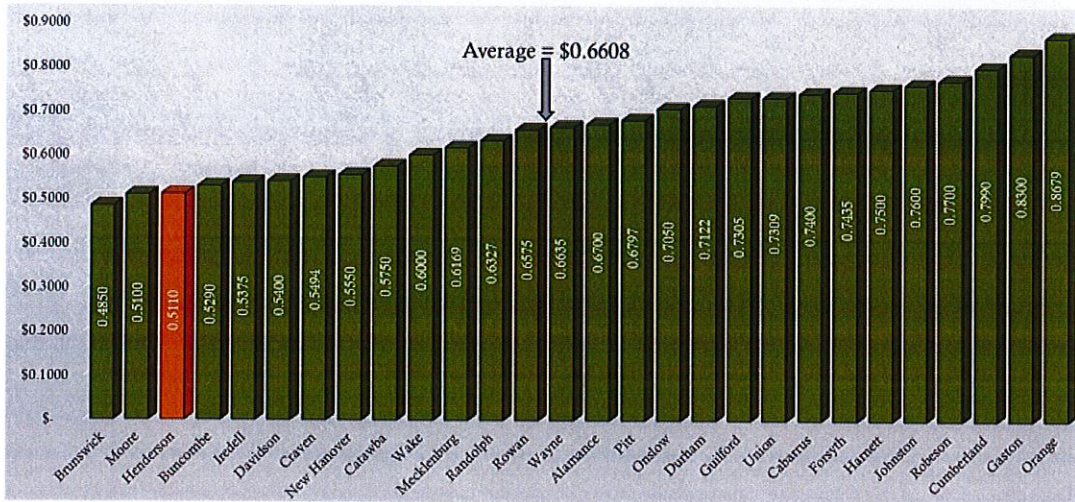
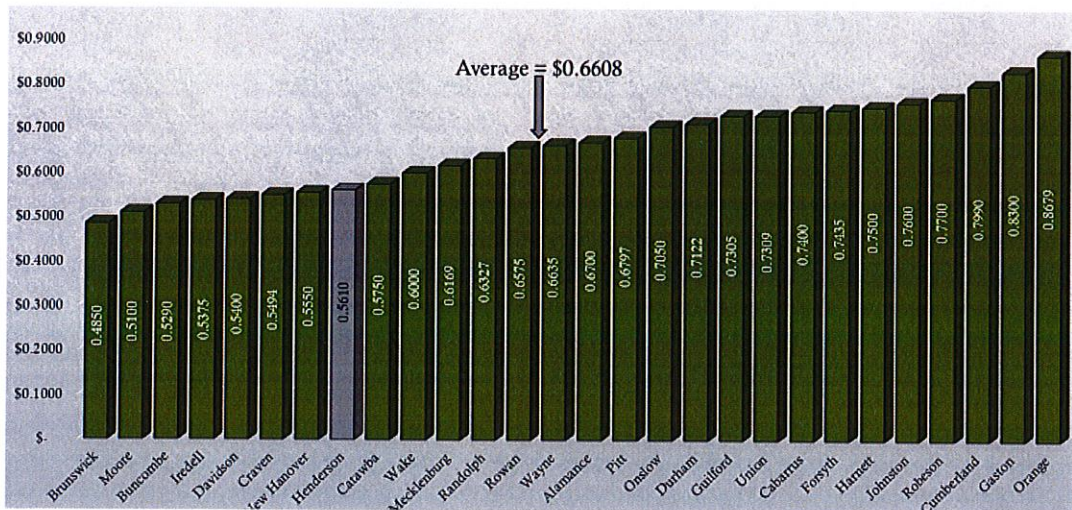
### Map of Comparison Counties





**FY 2020-2021 Tax Rate**

- The tax rate of \$0.561 per \$100 of valuation is the 8<sup>th</sup> lowest tax rate of the 28 urban counties – those with a population over 100,000 – and the 21<sup>st</sup> lowest of all 100 counties in North Carolina.
- Henderson County remained consistent in ranking with other counties between FY20 and FY21, Moore County was added to the list of urban counties in FY21.
- Henderson County’s FY21 Tax Rate = \$0.5610
- Among 28 Urban North Carolina counties:
  - Highest rate is \$0.8679
  - Lowest rate is \$0.4850
  - Average rate is \$0.6608
- Among all 100 North Carolina counties:
  - Highest rate is \$1.0000
  - Lowest rate is \$0.3300
  - Average rate is \$0.6755





**FY 2021-2022 Financial Forecast**

Projected Revenues for FY21-22	\$147,000,000
Base Budget for FY 21-22	\$162,750,000
(Current FY21 Revised = \$156,715,853)	

Base Budget includes appropriation for MRTS	\$7,971,465
Henderson County Public Schools =	\$4,782,879
Blue Ridge Community College =	\$3,188,586

<b>Amount needed to make budget</b>	<b>(\$15,750,000)</b>
<b>Total available fund balance over 12% as of July 1, 2020</b>	<b>\$13,357,989</b>
<b>Projected variance</b>	<b>(\$2,392,011)</b>
<b>Total available fund balance over 10% as of July 1, 2020</b>	<b>\$16,369,340</b>
<b>Projected variance</b>	<b>(\$15,750,000)</b>
<b>Projected balance of fund balance over 10%</b>	<b>\$ 619,340</b>

**Updates and Emerging Issues**

**MRTS Initiative, 95 Courthouse Space Needs Assessment, Detention Center Space Needs Assessment, VFW Building Assessment**

**MAINTENANCE, REPAIR, TECHNOLOGY, SECURITY**

Dr. John Bryant with the Henderson County Public Schools, and Dr. Laural Leatherwood with Blue Ridge Community College, will present to discuss projects associated with the MRTS (Maintenance, Repair, Technology, and Security) Initiative.

Year to Date variance in Sales Tax = \$3,699,074

County Manager Steve Wyatt stated in last year’s budget workshop, the Board voted to use five cents of the tax rate for MRTS. He questioned if it was time to revisit projects placed on hold.



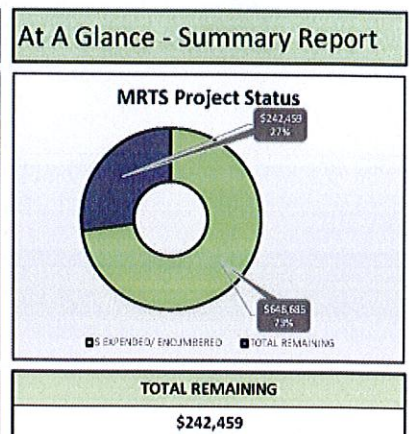
**FACILITIES MAINTENANCE AND REPAIR, TECHNOLOGY AND SECURITY INITIATIVES**

HENDERSON COUNTY PUBLIC SCHOOLS  
November, 2020

Detailed Project Report					
PROJECT	FY21 BOC APPROVED	\$ EXPENDED/ ENCUMBERED	% EXPENDED/ ENCUMBERED	PROJECT STATUS	TOTAL REMAINING
Middle Schools					
Flat Rock HVAC - Phase I	\$ 458,554	\$ 398,149	86.83%	In Progress	\$ 60,405
Rugby HVAC - Phase I	\$ 335,670	\$ 184,559	54.98%	In Progress	\$ 151,111
High Schools					
East - Paving	\$ 96,920	\$ 63,976	66.07%	In Progress	\$ 30,944
<b>TOTAL</b>	<b>\$ 891,144</b>	<b>\$ 648,685</b>	<b>72.79%</b>		<b>\$ 242,459</b>

<b>FY21 BOC APPROVED</b>	<b>EXPENDED/ENCUMBERED</b>	<b>TOTAL REMAINING</b>
\$891,144	\$648,685	\$242,459



**Superintendent Dr. John Bryant - Henderson County Public Schools 2021-2022 Budget Request**

**2020-2021 Total Budget Allocation - Local Appropriation for 2020-2021**

Current Expense	\$28,928,000
Capital Outlay (Annual Maintenance/Safety Enhancements)	\$ 1,500,000
Capital Outlay (COVID 19 ReEntry Planning/Resourses)	\$ 400,000
Capital Outlay (Maintenance, Repairs, Technology, Safety)	\$ Hold
<b>Total Appropriation</b>	<b>\$30,828,000</b>

**2020-2021 MRTS Priorities**

**Upward Elementary School Main Entrance/Cafeteria Renovation**

(Safety and Security Initiative)

FY 19-20 Board of Commissioner Approved Budget \$ 702,000

**Rugby Middle School Main Entrance Renovation**

(Safety and Security Initiative)

FY19-20 Board of Commissioner Approved Budget \$ 500,000

**Project Empower Chromebooks**

(Technology Initiative)

FY19-20 Board of Commissioner Approved Budget \$ 300,000

FY20-21 Board of Commissioner Planned Budget \$ 300,000

**Contingency**

FY19-20 Board of Commissioner Approved Budget \$ 200,000

Superintendent Dr. John Bryant stated double entry is needed for security. The design work and bid process are complete for both schools. Sustaining Chromebooks requires replacement as needed. When COVID hit in March 2020, schools were ready for virtual learning. This is an ongoing expense.

Chairman Lapsley feels if we move forward it would be possible to complete the work prior to next year.

<b>Funding Category</b>	<b>FY21</b>	<b>FY22</b>
Continuation Budget	\$28,928,000	\$28,928,000
Current Expense/Uncontrollables @ 3.5% (State Retirement System/Insurance/State Salary Schedules/ Charter Schools), Instructional/Programmatic/Student Services	N/A	\$1,012,480
Capital Outlay	\$1,500,000	\$1,500,000
Capital Outlay [COVID ReEntry]	\$400,000	\$0
Total Budget	\$30,828,000	\$31,440,480
Capital Outlay [MRTS]	HOLD	\$4,670,760

**2020-2021 NCDPI Facility Needs Survey**

- Every five years, local boards of education are required by G.S. 115C-521(a) to submit their Facility Needs Assessment (long-range plans) to the State Board of Education.
- Schools Planning, School Operations Division, developed a uniform reporting system to assist the local school units in preparing this list of needs. The program contains a list of schools, 2019-20 ADM for each school, and DPI's annual ADM membership projections.
- Typical unit costs and building area standards from the NC Public Schools Facilities Guidelines are built into the program.



Blue Ridge Community College – Dr. Laura B. Leatherwood



FACILITIES MAINTENANCE AND REPAIR, TECHNOLOGY AND SECURITY INITIATIVES

BLUE RIDGE COMMUNITY COLLEGE  
November, 2020

Detailed Project Report

PROJECT	FY21 BOC APPROVED	\$ EXPENDED/ ENCUMBERED	% EXPENDED/ ENCUMBERED	PROJECT STATUS	TOTAL REMAINING
Continuing Education					
Renovation for BLET	\$ 581,544	\$ 224,369	38.58%	In Progress	\$ 357,175
Replace Chiller	\$ 12,960	\$ -	0.00%	In Progress	\$ 12,960
Sink					
Replace Chiller	\$ 43,938	\$ -	0.00%	In Progress	\$ 43,938
Spearman					
Replace Boiler	\$ 14,180	\$ -	0.00%	In Progress	\$ 14,180
New Furniture	\$ 168,356	\$ 167,118	99.26%	In Progress	\$ 1,238
Campus Wide Improvements					
Outdoor Lighting Improvements	\$ 78,722	\$ 14,135	17.96%	In Progress	\$ 64,587
Update Wayfinding and Monument Signs	\$ 64,577	\$ 60,501	93.69%	In Progress	\$ 4,075
Property Acquisition	\$ 500,000	\$ 500,000	100.00%	Complete	\$ -
Additional Classroom Space					
Surveyor Fee	\$ -	\$ 78,415	100.00%	In Progress	\$ 178,415
Architect Fee	\$ 300,000	\$ 698,138	232.71%	In Progress	\$ (398,138)
<b>TOTAL</b>	<b>\$ 1,764,277</b>	<b>\$ 1,742,677</b>	<b>98.78%</b>		<b>\$ 21,600</b>

At A Glance - Summary Report

**MRTS Project Status**

**FY21 BOC APPROVED**  
**\$1,764,277**

**EXPENDED/ENCUMBERED**  
**\$1,742,677**

**TOTAL REMAINING**  
**\$21,600**

Projects on Hold (MRTS): \$351,895

Building	Project	Cost
Henderson	Install welding booth	\$ 23,695
	Install ventilation system	3,245
	Recoat roof	134,400
Killian	Replace chiller	125,000
Sink	Replace piping on air handling units	30,000
Flat Rock	Restroom renovation	35,555

Reflecting on our historic year

COVID-19 Response

- Special funding
- Pivot to online learning
- Student Emergency Needs Fund
- Small business support
- Testing site
- Vaccination site
- Property purchase
- Master planning
- Capital projects
- Largest individual donation in history of the College
- Record giving and endowment growth
- Growing enrollment
- Partnership with HCPS
- New programs and courses
- Economic development
- Apprenticeships





## Capital Improvements & Operating

### 2020-21 Unfunded Needs

Capital: \$2,313,840

### 2021-22 Request

Capital: \$3,281,480

Operating: \$5,031,796

The projects on hold for Blue Ridge Community College will be part of the February 1<sup>st</sup> discussion agenda.

### Current COVID 19 Vaccine situation

Public Health Director Steve Smith stated the call center suffered a cliché, but he feels it had been remedied. Seven hundred (700) appointments have been scheduled.

County Manager Steve Wyatt suggested consideration for a different way of doing things due to stress during this scramble with the call center. Perhaps it is possible to open up a waiting list either by phone or on-line for citizens who would just like to be on the list.

Steve Smith noted that over 30,000 in Henderson County are over 65 years of age. Many will be frustrated, but will be on a list at least. Others providing vaccines besides the Health Department are Blue Ridge Health, Pardee, and Advent Health. We are at this time waiting on allocations of the vaccine. The two important factors here are vaccine supply, and physical space. The Health Department is not sitting on vaccines. We are also obligated for the 2<sup>nd</sup> dose.

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### CLOSED SESSION

The Board is requested to go into closed session pursuant to N.C. Gen. Stat. §143-318.11(a), for the following reason(s):

1. Pursuant to N.C. Gen. Stat. §143-318.11(a)(3), to consult with an attorney employed or retained by the Board to preserve attorney-client privilege.
2. Pursuant to N.C. Gen. Stat. §143-318.11 (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. Pursuant to N.C. Gen. Stat. §143-318.11(a)(5), to establish, or to instruct the staff or agents, concerning the position to be taken by or on behalf of the County in negotiating the purchase of real estate.

*Commissioner Edney made the motion that the Board go into closed session pursuant to N.C. Gen. Stat. §143-318.11(a)(3), (a)(4) and (a)(5), for the reasons set out in the Request for Board Action in the Board's agenda packet. All voted in favor and the motion carried.*

The Board reconvened back into open session.

### 95 COURTHOUSE SPACE NEEDS ASSESSMENT

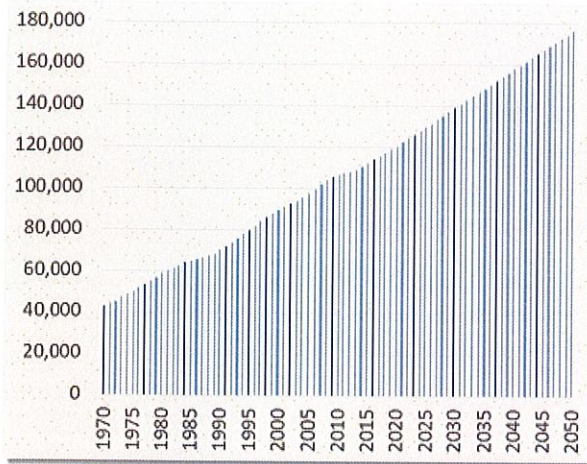
Matt Hemphill with Fentress Inc. provided the Board with the results of the Space Needs Assessment conducted at the 95 Courthouse.





### TRENDS ANALYSIS

#### Henderson County Population



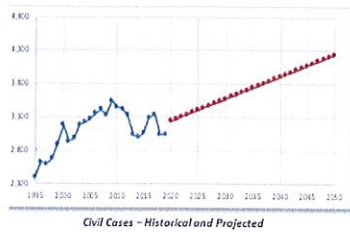
Population Growth, 1969-2019  
Top 12 Counties (% Growth)



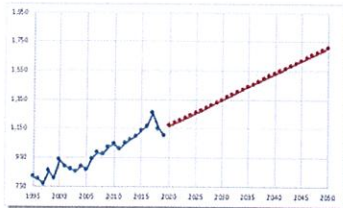
Population Growth, 2019-2050  
Top 17 Counties (% Growth)



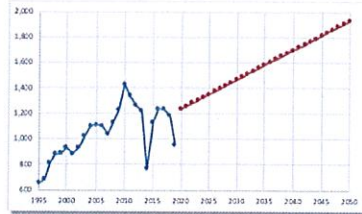
#### Caseload Growth – Civil and Criminal Cases



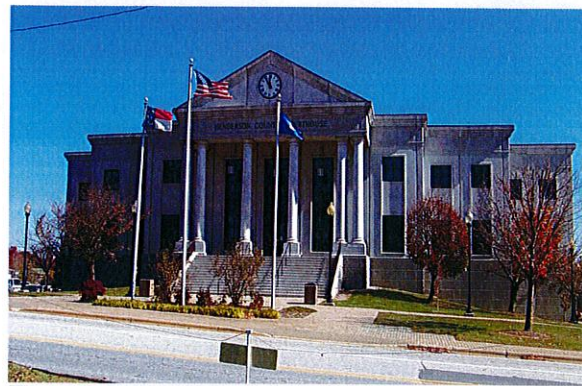
Caseload Growth – Estates and Special Proceedings



Estate Cases – Historical and Projected



Special Proceedings – Historical and Projected

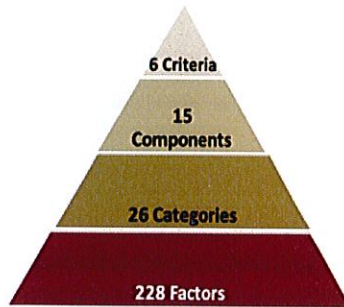


BUILDING SUMMARY	
Year Constructed	1995
Major Renovation Year(s)	2016
Historic Designation	No
Number of Floors (including basement)	3
Approx. Building Area (GSF)	99,100
SPACE SUMMARY	
	<b>QTY</b>
Courtrooms	<b>5</b>
Hearing Rooms	<b>1</b>
Judges' Chambers	<b>7</b>
Courtroom Holding Cells	<b>3</b>
Jury Deliberation Rooms	<b>4</b>
Attorney-Witness Rooms	<b>3</b>
Cellblock Single Cells	<b>In Sheriff's Office</b>
Cellblock Observation Cell	<b>In Sheriff's Office</b>
Cellblock Group Holding Cells	<b>In Sheriff's Office</b>
	<b>Y/N</b>
Dedicated Vehicle Sallyport	<b>In Sheriff's Office</b>
Dedicated Prisoner Elevator	<b>Y</b>
Dedicated Judges/Staff Elevator	<b>Y</b>

**Judge and Staffing Growth**

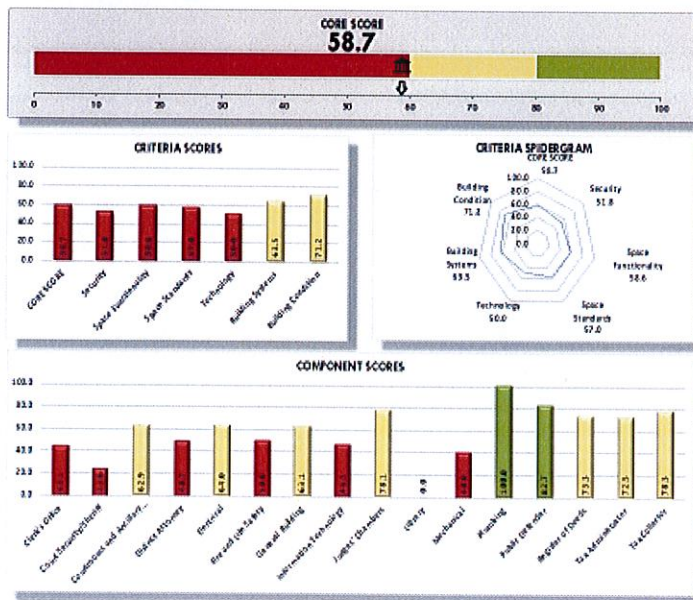
- One additional District Court judge already requested for stated legislature approval; one additional judge projected by 2040 due to caseload growth
- One to two additional assistant district attorneys expected by 2040
- Moderate growth projected in clerk’s office and court-related departments

**Existing Courthouse Analysis  
Courthouse Operations Realtime Evaluation (CORE)**



- Space Standards
- Space Functionality
- Security
- Building Condition
- Building Systems
- Technology

**CORE Results**



**Primary Deficiencies:**

- Lack of secure and restricted circulation
- Inadequate quantity of properly designed courtrooms
- Undersized courtrooms and hearing rooms
- Improperly located main entrance
- Undersized security screening area
- Fragmented clerk’s office; inadequate file storage
- Fragmented District Attorney’ Office
- Building systems beyond useful life
- Lack of adequate expansion space



**Space Needs: Program of Requirements (POR)**  
**COURTHOUSE SPACE RECOMMENDATIONS**

Component	EXISTING	RIGHT SIZE RECOMMENDATION	
	Existing Dept. GSF	Proposed Dept. GSF	Difference
1 BUILDING LOBBY/GENERAL PUBLIC AREAS	3,935	7,325	3,390
2 JUDGES AND RELATED STAFF	1,535	4,065	2,530
3 COURTROOMS AND ANCILLARY SPACES	12,881	31,060	18,179
4 GRAND JURY SUITE	1,030	1,368	338
5 JURY ASSEMBLY	825	1,739	914
6 CLERK'S OFFICE	9,950	11,289	1,339
7 DISTRICT ATTORNEY'S OFFICE	4,155	8,251	4,096
8 PUBLIC DEFENDER'S OFFICE	2,165	3,524	1,359
9 REGISTER OF DEEDS	6,295	7,788	1,493
10 TAX ADMINISTRATION	9,785	9,443	(342)
11 INFORMATION TECHNOLOGY	3,375	4,725	1,350
12 COURT SECURITY AND CELLBLOCK	1,745	1,526	(219)
13 OTHER SERVICES	3,715	3,875	160
14 BUILDING MAINTENANCE	340	1,482	1,142
<b>TOTAL DEPARTMENT GSF (DGSF)</b>	<b>61,731</b>	<b>97,460</b>	<b>35,729</b>
Grossing factor	62% (existing)	65%	-
<b>TOTAL BUILDING GSF (BGSF)</b>	<b>99,100</b>	<b>149,938</b>	<b>50,838</b>

**Housing Strategy Analysis**

**Housing Strategy Options**

**Option 1** – District and Superior Court *remain entirely* within existing building

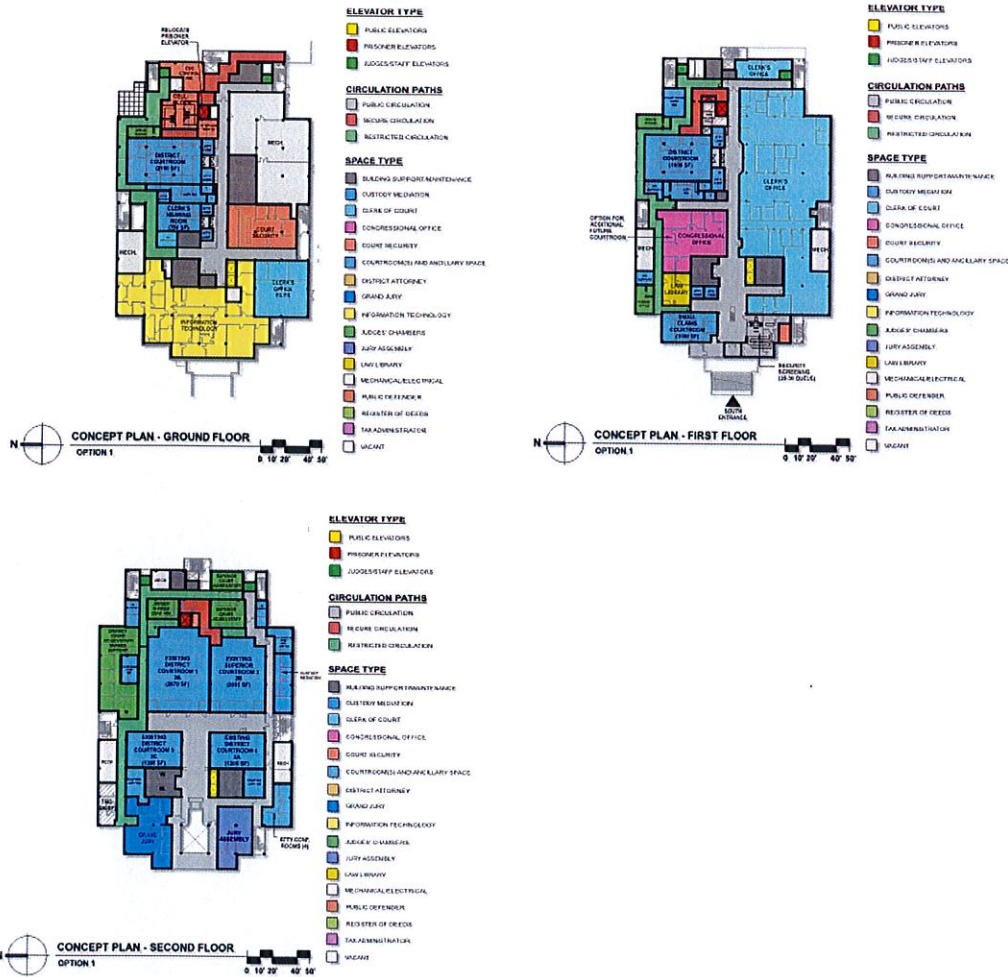
**Option 2** – District and Superior Court *relocate entirely* from existing building

**Option 3** – District and Superior Court *partially relocate* from existing building

**OPTION 1 – District and Superior Court remain entirely within existing building**

PROGRAM OF REQUIREMENTS (POR) ANALYSIS – OPTION 1	
Component	SF Required
Building Lobby/General Public Areas	7,325
Judges And Related Staff	4,065
Courtrooms And Ancillary Spaces	31,060
Grand Jury Suite	1,368
Jury Assembly	1,739
Clerk's Office	11,289
Information Technology	4,725
Court Security	1,526
Other Services (including Congressional Office)	3,715
Building Maintenance	1,482
<b>DGSF</b>	<b>68,454</b>
Grossing Factor @ 65%	
<b>Total GSF Required</b>	<b>105,314</b>
<i>GSF Available in Existing Building</i>	<i>99,100</i>





**OPTION 2 – District and Superior Court relocate entirely from existing building**

Program of Requirements (POR) Analysis – Option 2	
Component	GSF Required
<b>Annex Occupants</b>	
Building Lobby/General Public Areas	7,325
Judges and Related Staff	4,065
Courtrooms and Ancillary Spaces	31,060
Grand Jury Suite	1,368
Jury Assembly	1,739
Clerk's Office	11,289
Court Security	1,526
Other Services	1,451
Building Maintenance/Support	1,482
	<b>DGSF 61,305</b>
	x Grossing Factor @ 65%
<b>Total GSF Required for Annex</b>	<b>94,315</b>
<b>Existing Building Occupants</b>	
Building Lobby/General Public Areas	3,935
District Attorney's Office	8,251
Public Defender's Office	3,524
Register of Deeds	7,788
Tax Administration	9,443
Information Technology	4,725
Congressional Office	2,558
Building Maintenance/Support	340
	<b>DGSF 40,564</b>

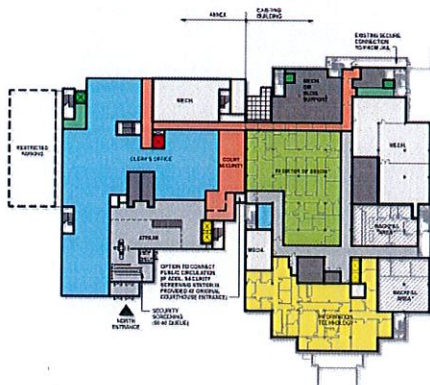




GSF of Existing Building	99,100
Grossing Factor of existing building @ 65%	
<b>Approximate DGSF available for other county agencies</b>	<b>23,850</b>

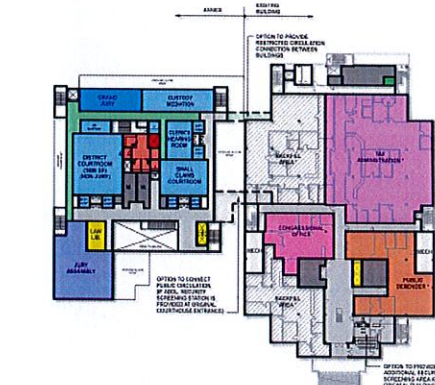


CONCEPT PLAN - SITE  
OPTION 2  
0 10' 20' 40' 50'



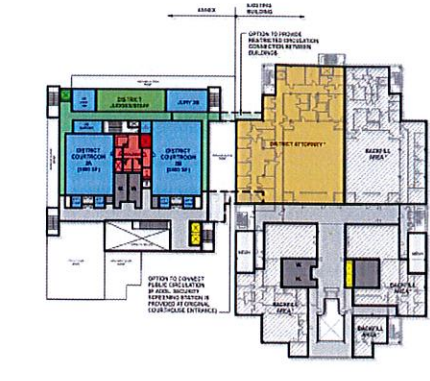
CONCEPT PLAN - GROUND FLOOR  
OPTION 2  
COUNTY AGENCY AND BACKOFFICE LOCATIONS SHOWN IN THE EXISTING BUILDING ARE FOR PROOF-OF-CONCEPT ONLY. FINAL LOCATIONS TBD.  
0 10' 20' 40' 50'

- ELEVATOR TYPE**
- PUBLIC ELEVATORS
  - PRISONER ELEVATORS
  - JUDGE/STAFF ELEVATORS
- CIRCULATION PATHS**
- PUBLIC CIRCULATION
  - SECURE CIRCULATION
  - RESTRICTED CIRCULATION
- SPACE TYPE**
- BUILDING SUPPORT/MAINTENANCE
  - CUSTODY MEDIATION
  - CLERK OF COURT
  - CONGRESSIONAL OFFICE
  - COURT SECURITY
  - COURTROOMS AND RELATED LITIGATION SPACE
  - DISTRICT ATTORNEY
  - GRAND JURY
  - INFORMATION TECHNOLOGY
  - JUDGE CHAMBERS
  - JURY ASSEMBLY
  - LAW LIBRARY
  - MECHANICAL/ELECTRICAL
  - PUBLIC DEFENDER
  - PROSECTOR OF SHERIFF
  - TAX ADMINISTRATOR
  - VACANT



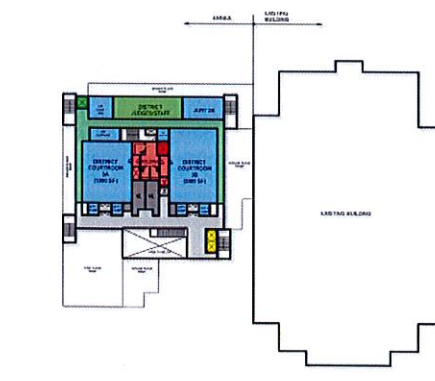
CONCEPT PLAN - FIRST FLOOR  
OPTION 2  
COUNTY AGENCY AND BACKOFFICE LOCATIONS SHOWN IN THE EXISTING BUILDING ARE FOR PROOF-OF-CONCEPT ONLY. FINAL LOCATIONS TBD.  
0 10' 20' 40' 50'

- ELEVATOR TYPE**
- PUBLIC ELEVATORS
  - PRISONER ELEVATORS
  - JUDGE/STAFF ELEVATORS
- CIRCULATION PATHS**
- PUBLIC CIRCULATION
  - SECURE CIRCULATION
  - RESTRICTED CIRCULATION
- SPACE TYPE**
- BUILDING SUPPORT/MAINTENANCE
  - CUSTODY MEDIATION
  - CLERK OF COURT
  - CONGRESSIONAL OFFICE
  - COURT SECURITY
  - COURTROOMS AND RELATED LITIGATION SPACE
  - DISTRICT ATTORNEY
  - GRAND JURY
  - INFORMATION TECHNOLOGY
  - JUDGE CHAMBERS
  - JURY ASSEMBLY
  - LAW LIBRARY
  - MECHANICAL/ELECTRICAL
  - PUBLIC DEFENDER
  - PROSECTOR OF SHERIFF
  - TAX ADMINISTRATOR
  - VACANT



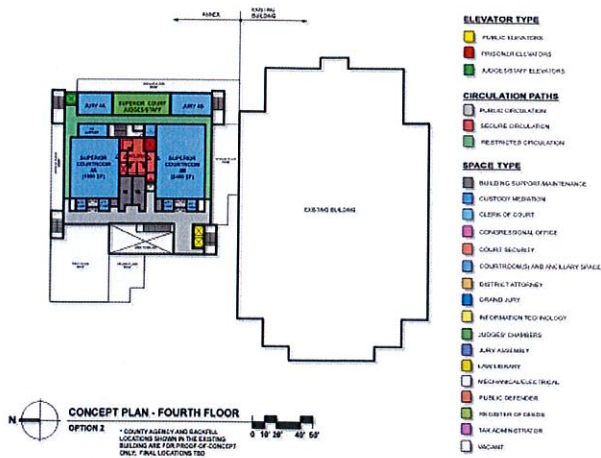
CONCEPT PLAN - SECOND FLOOR  
OPTION 2  
COUNTY AGENCY AND BACKOFFICE LOCATIONS SHOWN IN THE EXISTING BUILDING ARE FOR PROOF-OF-CONCEPT ONLY. FINAL LOCATIONS TBD.  
0 10' 20' 40' 50'

- ELEVATOR TYPE**
- PUBLIC ELEVATORS
  - PRISONER ELEVATORS
  - JUDGE/STAFF ELEVATORS
- CIRCULATION PATHS**
- PUBLIC CIRCULATION
  - SECURE CIRCULATION
  - RESTRICTED CIRCULATION
- SPACE TYPE**
- BUILDING SUPPORT/MAINTENANCE
  - CUSTODY MEDIATION
  - CLERK OF COURT
  - CONGRESSIONAL OFFICE
  - COURT SECURITY
  - COURTROOMS AND RELATED LITIGATION SPACE
  - DISTRICT ATTORNEY
  - GRAND JURY
  - INFORMATION TECHNOLOGY
  - JUDGE CHAMBERS
  - JURY ASSEMBLY
  - LAW LIBRARY
  - MECHANICAL/ELECTRICAL
  - PUBLIC DEFENDER
  - PROSECTOR OF SHERIFF
  - TAX ADMINISTRATOR
  - VACANT



CONCEPT PLAN - THIRD FLOOR  
OPTION 2  
COUNTY AGENCY AND BACKOFFICE LOCATIONS SHOWN IN THE EXISTING BUILDING ARE FOR PROOF-OF-CONCEPT ONLY. FINAL LOCATIONS TBD.  
0 10' 20' 40' 50'

- ELEVATOR TYPE**
- PUBLIC ELEVATORS
  - PRISONER ELEVATORS
  - JUDGE/STAFF ELEVATORS
- CIRCULATION PATHS**
- PUBLIC CIRCULATION
  - SECURE CIRCULATION
  - RESTRICTED CIRCULATION
- SPACE TYPE**
- BUILDING SUPPORT/MAINTENANCE
  - CUSTODY MEDIATION
  - CLERK OF COURT
  - CONGRESSIONAL OFFICE
  - COURT SECURITY
  - COURTROOMS AND RELATED LITIGATION SPACE
  - DISTRICT ATTORNEY
  - GRAND JURY
  - INFORMATION TECHNOLOGY
  - JUDGE CHAMBERS
  - JURY ASSEMBLY
  - LAW LIBRARY
  - MECHANICAL/ELECTRICAL
  - PUBLIC DEFENDER
  - PROSECTOR OF SHERIFF
  - TAX ADMINISTRATOR
  - VACANT



**OPTION 3 – District and Superior Court partially relocate from existing building**

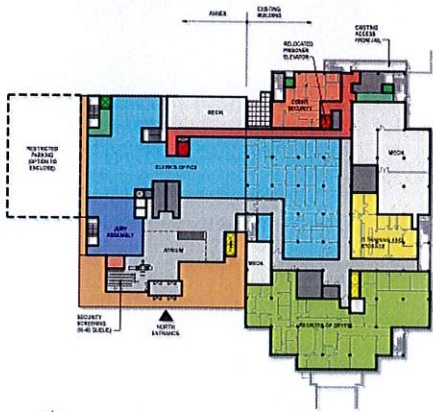
Program of Requirements (POR) Analysis – Option 3	
Component	SF Required
Building Lobby/General Public Areas	7,325
Judges And Related Staff	4,065
Courtrooms And Ancillary Spaces	31,060
Grand Jury Suite	1,368
Jury Assembly	1,739
Clerk's Office	11,289
District Attorney's Office	8,251
Public Defender's' Office	3,524
Register of Deeds	7,788
Tax Administration	9,443
Information Technology	4,725
Court Security	1,526
Other Services (including Congressional Office)	3,875
Building Maintenance	1,482
<b>DGSF</b>	<b>97,460</b>
Grossing Factor @ 60%	
<b>Total GSF Required</b>	<b>162,500</b>
GSF Available in Existing Building	99,100
<b>GSF Required for Annex</b>	<b>63,400</b>





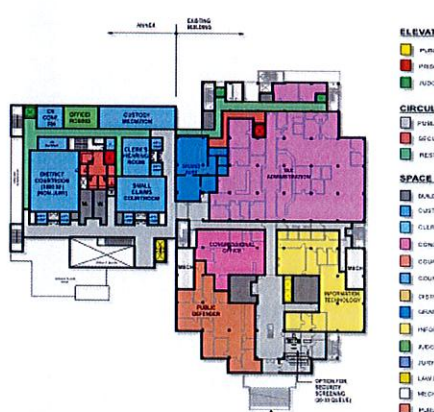


CONCEPT PLAN - SITE  
OPTION 3  
0 10' 20' 40' 50'



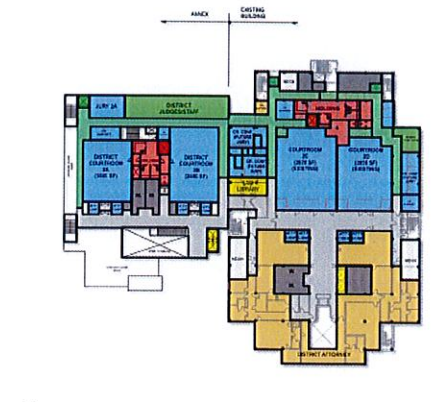
CONCEPT PLAN - GROUND FLOOR  
OPTION 3  
0 10' 20' 40' 50'

- ELEVATOR TYPE**
- Public Elevators
  - Prisoner Elevators
  - Access/Staff Elevators
- CIRCULATION PATHS**
- Public Circulation
  - Secure Circulation
  - Restricted Circulation
- SPACE TYPE**
- Building Support/Maintenance
  - Clerk of Court
  - Clerk of Court
  - Comptroller's Office
  - Court Security
  - Courtrooms and Ancillary Space
  - District Attorney
  - Grand Jury
  - Information Technology
  - Judge Chambers
  - Jury Assembly
  - Law Library
  - Mechanical/Electrical
  - Public Defender
  - Register of Deeds
  - Tax Administration
  - Vacant



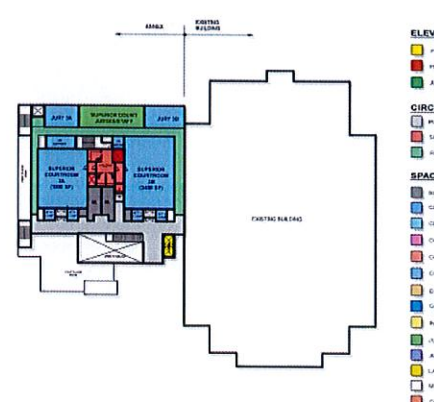
CONCEPT PLAN - FIRST FLOOR  
OPTION 3  
0 10' 20' 40' 50'

- ELEVATOR TYPE**
- Public Elevators
  - Prisoner Elevators
  - Access/Staff Elevators
- CIRCULATION PATHS**
- Public Circulation
  - Secure Circulation
  - Restricted Circulation
- SPACE TYPE**
- Building Support/Maintenance
  - Clerk of Court
  - Clerk of Court
  - Comptroller's Office
  - Court Security
  - Courtrooms and Ancillary Space
  - District Attorney
  - Grand Jury
  - Information Technology
  - Judge Chambers
  - Jury Assembly
  - Law Library
  - Mechanical/Electrical
  - Public Defender
  - Register of Deeds
  - Tax Administration
  - Vacant



CONCEPT PLAN - SECOND FLOOR  
OPTION 3  
0 10' 20' 40' 50'

- ELEVATOR TYPE**
- Public Elevators
  - Prisoner Elevators
  - Access/Staff Elevators
- CIRCULATION PATHS**
- Public Circulation
  - Secure Circulation
  - Restricted Circulation
- SPACE TYPE**
- Building Support/Maintenance
  - Clerk of Court
  - Clerk of Court
  - Comptroller's Office
  - Court Security
  - Courtrooms and Ancillary Space
  - District Attorney
  - Grand Jury
  - Information Technology
  - Judge Chambers
  - Jury Assembly
  - Law Library
  - Mechanical/Electrical
  - Public Defender
  - Register of Deeds
  - Tax Administration
  - Vacant



CONCEPT PLAN - THIRD FLOOR  
OPTION 3  
0 10' 20' 40' 50'

- ELEVATOR TYPE**
- Public Elevators
  - Prisoner Elevators
  - Access/Staff Elevators
- CIRCULATION PATHS**
- Public Circulation
  - Secure Circulation
  - Restricted Circulation
- SPACE TYPE**
- Building Support/Maintenance
  - Clerk of Court
  - Clerk of Court
  - Comptroller's Office
  - Court Security
  - Courtrooms and Ancillary Space
  - District Attorney
  - Grand Jury
  - Information Technology
  - Judge Chambers
  - Jury Assembly
  - Law Library
  - Mechanical/Electrical
  - Public Defender
  - Register of Deeds
  - Tax Administration
  - Vacant

**Cost Analysis**

**Cost/GSF Multipliers \***

Renovation Cost	\$230/GSF
New Construction Cost	\$340/GSF

\*construction costs only; does not include relocation costs, furniture, A/E fees, CR technology, site testing, etc.

**OPTION 1: District and Superior Court remain entirely within existing building (CORE Score 89.2)**

90,345 GSF x \$230/GSF      **\$22.8 M \*\***

\*\* PLUS costs for tenant relocations, renovations, and/or rent in other buildings

**OPTION 2: District and Superior Court relocate entirely from existing building (CORE Score 97.4)**

99,100 GSF x \$230/GSF      \$22.8 M

94,315 GSF x \$340/GSF      \$32.0 M

Site/Landscaping Allowance      \$ 1.0 M

**\$55.8 M \*\*\***

\*\*\* PLUS cost for tenant relocation from other buildings; MINUS rent savings and/or operational cost savings (per year) for underperforming buildings

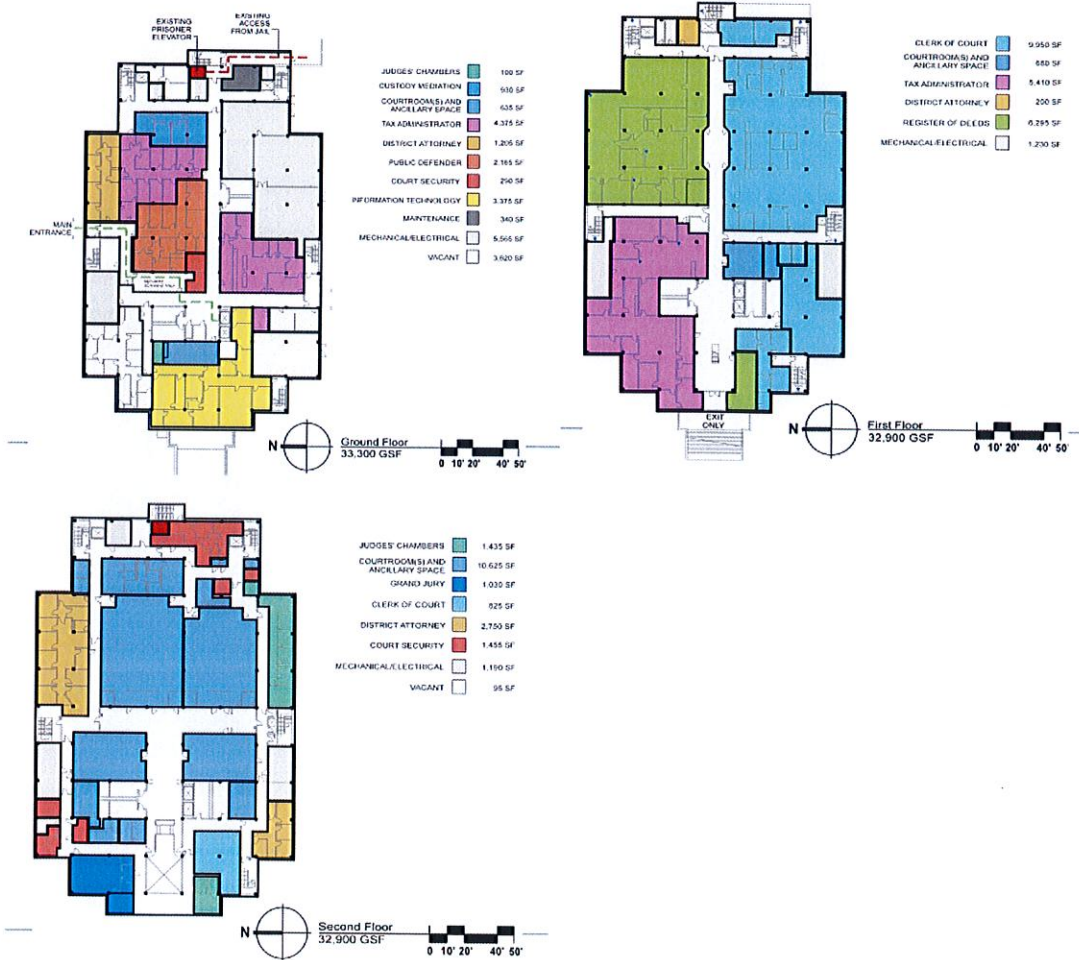
**OPTION 3: District and Superior Court partially relocate from existing building (Core Score 97.4)**

99,100 GSF x \$230/GSF      \$22.8 M

63,400 GSF x \$340/GSF      \$21.6 M

Site/Landscaping Allowance      \$ 1.0 M

**\$45.4 M**





**Detention Center Space Needs Assessment**

Steve Allan, with Solutions for Local Government, will provide the Board with the results of the Space Needs Assessment conducted at the Detention Center.

**Part I – Detention Center Space Needs Assessment**

- Assessment of Existing Facility
- Inmate Population & Bed Projections
- Projection of 30-Year Space Needs
- Recommended Schedule for Development
- Estimates of Probable Costs

**Part II – Facility Condition Assessment Report**

**Section 1. Existing Facility Assessment**

**Regarding inmate Beds:**

The Issue the County must address, in addition to the number of beds, is that the “type” of beds available to accommodate the studies and documented needs of the current inmate population, are woefully inadequate. To the extent that the existing facility cannot, from within, adequately accommodate those needs.

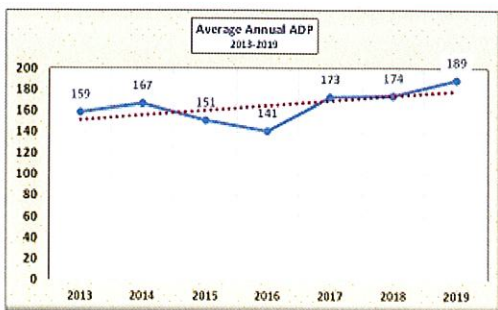
**Facility Priorities that must be address now include:**

- Booking area space needs, including the Vehicle Sallyport
- Additional inmate housing that addresses:
  - Initial Housing
  - “Special Watch” categories per NCAC 14J;
    - **Medical**
    - **Mental Health**
    - **Protective Custody**
    - **Disciplinary Confinement**
    - **Security Risk Level:**
      - **Minimum**
      - **Medium**
      - **Maximum**
  - Medical Unit workspace
  - Additional program space
  - Additional administration office space

**Section 1. Inmate Population & Bed Projections**

**Base Data Utilized**

- County Experienced & Projected Annual Polultions: 2010-2050
- Monthly & Annual Detention Center Admissions: 2013-2020
- Monthly & annual Average Daily Inmate Populations: 2013-2020



**Section 2. Inmate Population & Bed Projections**

**Figure 9**  
Inmate ADP & Bed Projections  
2021-2030

***Inmate Bed Requirements***

Factor/Variable	Jul-21	Jul-22	Jul-23	Jul-24	Jul-25	Jul-26	Jul-27	Jul-28	Jul-29	Jul-30
County Population	121,108	122,454	123,767	125,039	126,283	127,495	128,673	129,824	130,943	132,035
Admin/Pop. Ratio	0.0398	0.0398	0.0398	0.0398	0.0398	0.0398	0.0398	0.0398	0.0398	0.0398
Annual Admissions	4818	4871	4924	4974	5024	5072	5119	5165	5209	5253
ADP/Admissions Ratio	0.0357	0.0357	0.0357	0.0357	0.0357	0.0357	0.0357	0.0357	0.0357	0.0357
'Covid' ADP	177	179	181	183	184	185	188	190	191	193
Adjusted ADP	187	192	196	201	205	210	214	219	223	228
ADP/Bed Multiplier	1.264	1.264	1.264	1.264	1.264	1.264	1.264	1.264	1.264	1.264
<b>No. Beds Required</b>	<b>236</b>	<b>243</b>	<b>248</b>	<b>254</b>	<b>260</b>	<b>265</b>	<b>271</b>	<b>277</b>	<b>282</b>	<b>288</b>

**288**

**Figure 10**  
Inmate ADP & Bed Projections  
2031-2040

Factor/Variable	Jul-31	Jul-32	Jul-33	Jul-34	Jul-35	Jul-36	Jul-37	Jul-38	Jul-39	Jul-40
County Population	133,097	134,133	135,140	136,124	137,081	138,015	138,920	139,805	140,668	141,698
Admin/Pop. Ratio	0.0398	0.0398	0.0398	0.0398	0.0398	0.0398	0.0398	0.0398	0.0398	0.0398
Annual Admissions	5295	5336	5376	5415	5453	5490	5526	5562	5596	5637
ADP/Admissions Ratio	0.0357	0.0357	0.0357	0.0357	0.0357	0.0357	0.0357	0.0357	0.0357	0.0357
'Covid' ADP	194	195	197	199	200	202	203	204	205	207
Adjusted ADP	232	237	241	246	250	255	259	264	268	273
ADP/Bed Multiplier	1.264	1.264	1.264	1.264	1.264	1.264	1.264	1.264	1.264	1.264
<b>No. Beds Required</b>	<b>294</b>	<b>300</b>	<b>305</b>	<b>311</b>	<b>317</b>	<b>322</b>	<b>328</b>	<b>334</b>	<b>339</b>	<b>345</b>

**345**

**Figure 11**  
Inmate ADP & Bed Projections  
2041-2050

Factor/Variable	Jul-41	Jul-42	Jul-43	Jul-44	Jul-45	Jul-46	Jul-47	Jul-48	Jul-49	Jul-50
County Population	142,548	143,646	144,745	145,843	146,941	148,039	149,137	150,236	151,334	152,432
Admin/Pop. Ratio	0.0398	0.0398	0.0398	0.0398	0.0398	0.0398	0.0398	0.0398	0.0398	0.0398
Annual Admissions	5671	5714	5758	5802	5846	5889	5933	5977	6020	6064
ADP/Admissions Ratio	0.0357	0.0357	0.0357	0.0357	0.0357	0.0357	0.0357	0.0357	0.0357	0.0357
'Covid' ADP	208	210	211	213	215	216	218	219	221	223
Adjusted ADP	277	282	287	291	296	300	305	309	314	318
ADP/Bed Multiplier	1.264	1.264	1.264	1.264	1.264	1.264	1.264	1.264	1.264	1.264
<b>No. Beds Required</b>	<b>351</b>	<b>356</b>	<b>362</b>	<b>368</b>	<b>374</b>	<b>379</b>	<b>385</b>	<b>391</b>	<b>396</b>	<b>402</b>

**402**

**Section 3. Projection of Space Needs**

Projects identified for Development:

- Current Critical Needs
  - Booking Facility
  - Medical Unit
  - Initial Housing Unit (42)
  - Special Watch Housing Unit (42)
  - Magistrate's Office
- Interim Needs
  - 6a. Rebuild the Network Main Distribution Frame (MDF);
  - 6b. Replace air based (pneumatic) door locks
  - 6c. Replace the Programmable Logic Controller (PLC) locking system
  - 6d. Replace the existing Northern Technologies Surge Protection Device
  - 6e. Replace sprinkler heads in all Housing Units
  - 6f. Replace Water Valve Controls, faucets & flush valves
  - 6g. Replace existing light fixtures in Administration, all housing units, and Booking



- 7a. Additional Program Space
- Renovate and repurpose the former/original Medical Unit office
- 7b. Additional Administrative Space
- Renovate and repurpose the former Magistrate's office to accommodate expansion of the Detention Center's administrative offices,
- 7c. Vehicle Sallyport Reuse
- Convert the existing Sallyport to a secure Warehouse type storage space.
- 7d. Booking Reuse
- Renovate the Booking area to accommodate secure indoor storage; and office and workshop space for assigned Facility Maintenance personnel.
- 7e. Master Control Room
- Relocate the secure vestibule access.
- 7f. Kitchen Expansion
- Expansion into the former work release area adjacent the Kitchen should begin no later than July 2033.

● Future Needs

- 96 Bed General Housing Unit

Design & construction scheduled for 2034-July 2036. Will accommodate 96 inmates to address projected bed needs thru 2050.

**Section 4. Recommended Schedule for Development**

Project Activity	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Design & Construction-Phase #1										
Project Bldgs. [Phase #1] Occupied										
HCDC Upgrade & Repair-Phase #2										
HCDC Renovations-Phase #2										
	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
HCDC Kitchen Expansion										
Occupied Housing Unit										
Design & Construction-Phase #3										
Housing Unit [Phase #3] Occupied										
	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Occupied Housing Unit #1										
Occupied Housing Unit #2										

**Section 5. Site Concept**



**Section 6. Probably Costs**

Phase 1	Project	Total NSF	Eff. Factor	Total GSF
	Booking	5835	1.60	9336
	Vehicle Sallyport	5032	1.20	6038
	DC Public Lobby	900	1.30	1170
	Medical Unit	1786	1.50	2679
	I/SW Housing Unit	10470	1.80	18846
	Housing Unit Support	1120	1.50	1680
	<b>25143</b>		<b>39749</b>	

Project	Total NSF	Eff. Factor	Total GSF
Magistrate's Office	1800	1.30	2340

Phase 3	Project	Total NSF	Eff. Factor	Total GSF
	General Housing Unit	11120	1.8	20016
	Housing Unit Support	1340	1.5	2010
		<b>12460</b>		<b>22026</b>

**Phase #1 Detention Center Expansion**

**Construction Costs**

Cost Category	Area/Basis	Unit Cost	Cost
Base Construction	38,749	\$ 329	\$ 12,748,421
Site Development	(Est. Only)	\$ 250,000	\$ 250,000
<b>Subtotal-Construction Costs</b>			<b>\$ 12,998,421</b>

**Project Related Costs**

Cost Category	Area/Basis	Unit Cost	Cost
Facility Programming	%	0.005	\$ 64,992
Design Fees	%	0.07	\$ 909,889
Site & Construction Materials Testing	Lump Sum	Lump Sum	\$ 30,000
Printing Costs	Lump Sum	Lump Sum	\$ 10,000
Fixtures, Furnishings & Equipment	%	0.04	\$ 519,937
Escalation	%	0.05	\$ 649,921
Design/Construction Contingency	%	0.05	\$ 649,921
<b>Subtotal-Project Related Costs</b>			<b>\$ 2,834,661</b>
<b>Total Project Cost</b>			<b>\$ 15,833,082</b>

**Phase #1 Magistrate's Office**

**Construction Costs**

Cost Category	Area/Basis	Unit Cost	Cost
Base Construction	2,340	\$ 234	\$ 547,560
Site Development	(Est. Only)	N/A	N/A
<b>Subtotal-Construction Costs</b>			<b>\$ 547,560</b>

**Project Related Costs**

Cost Category	Area/Basis	Unit Cost	Cost
Facility Programming	%	0.005	\$ 2,738
Design Fees	%	0.07	\$ 38,329
Site & Construction Materials Testing	Lump Sum	Lump Sum	\$ 30,000
Printing Costs	Lump Sum	Lump Sum	\$ 10,000
Fixtures, Furnishings & Equipment	%	0.04	\$ 21,902
Escalation	%	0.05	\$ 27,378
Design/Construction Contingency	%	0.05	\$ 27,378
<b>Subtotal-Project Related Costs</b>			<b>\$ 157,725</b>
<b>Total Project Cost</b>			<b>\$ 705,285</b>



**Courthouse Complex Aerial Map**



**VFW Building Assessment**

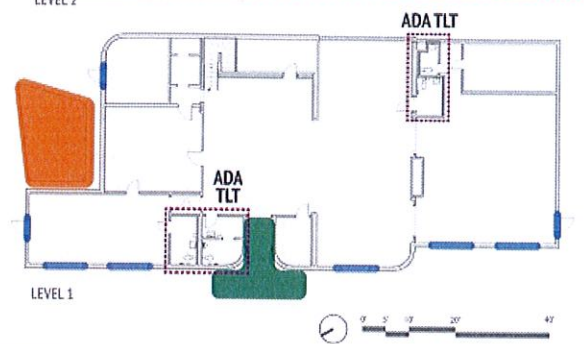
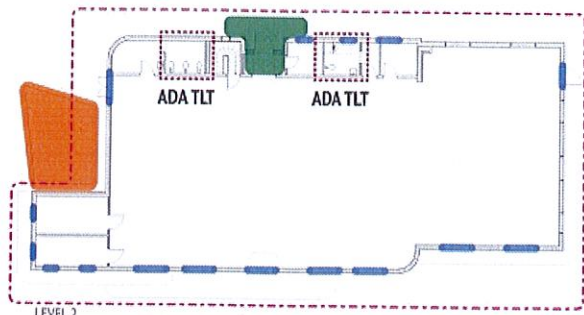
Chad Robertson, Principal Architect with Clark Nexsen, provided the Board with an assessment of the VFW Building located off Asheville Highway.

Conceptual Budgeting - VFW PHASE 1					
Phase 1 Stabilization and repairs	10,000 sf	@	\$ 76.00		\$ 760,000.00
Escalation-Assumed period 2/2021 to 6/2023	8.0 month	@	.5% per month	4.000%	\$ 30,400.00
<b>Sub total</b>					<b>\$ 790,400.00</b>
CM Fee				5.0%	\$ 39,520.00
<b>Sub total</b>					<b>\$ 829,920.00</b>
Bonds and insurance				2.0%	\$ 16,598.40
<b>Grand Total Construction costs</b>					<b>\$ 846,518.40</b>
Owner Contingency				5.0%	\$ 42,325.92
Soft Costs(AE fees, CM pre-con fee, survey, permitting, geotech, special inspector, material testing agent, Air Monitoring etc.)				12.0%	\$ 106,661.32
Furniture, fixture, equipment	- lump sum	@	\$ -		\$ -
Technology/ Equipment	0 lump sum	@	\$ -		\$ -
<b>Total Project costs</b>					<b>\$ 995,505.64</b>

**PHASE 1**

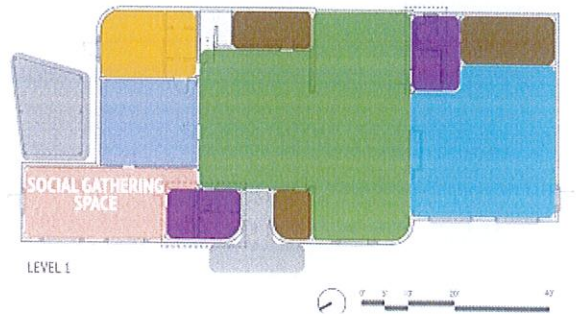
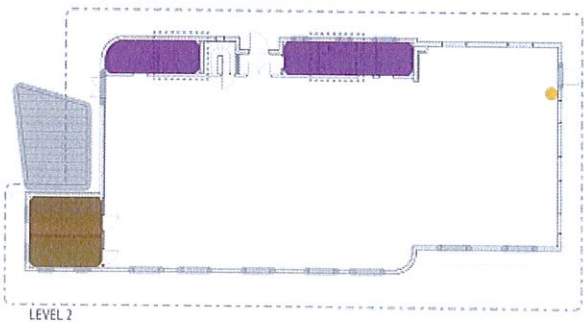
- Exterior Porch Demolition
- Make Entrances Accessible
- New Windows & Doors
- New Roof & Slope Repairs
- Minor ADA Improvements

The first Phase is stabilization only - No upfit cost.



**PHASE 2**

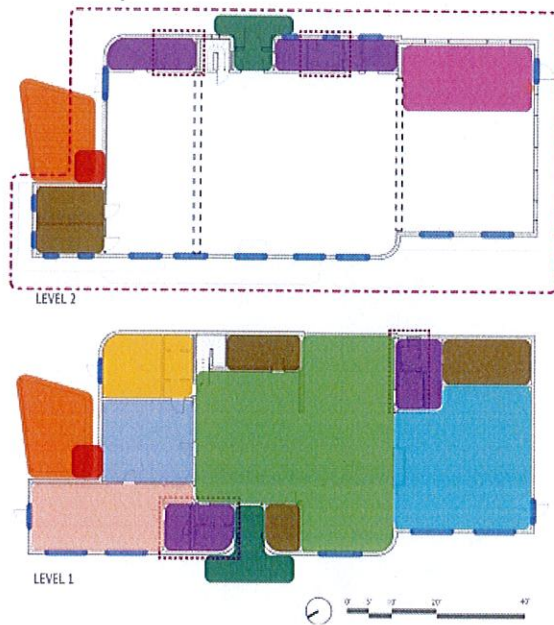
- Museum Space
- Offices
- New Mechanical & Electrical
- New Bathrooms & Plumbing
- Storage
- Breakroom with Kitchen
- Social Gathering Space





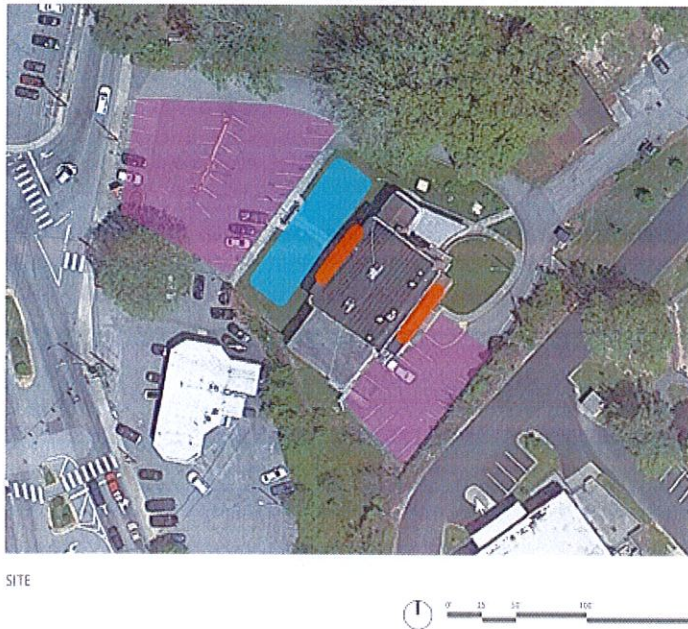
**PHASE 3**

- New Elevator
- Catering Kitchen
- Collapsible Wall



**SITE**

- Shared Parking
- Historic Military Markers
- Improved Accessibility



The commissioners requested an estimate of costs without moving the monuments, the final cost for Phase 2 & Phase 3. Steve Wyatt stated the Capital Reserve Fund would be used.

### **Update on Addressing Substance Abuse**

Judith Lonh, Executive Director of The Free Clinics provided an update to the Board.

#### **Snapshot of SUD Collaborations**

Arising from Substance Abuse Task Force, DPH has contracted with The Free Clinics for three interrelated projects

- County-funded navigator position at county detention center
- NC grant-funded Post-Overdose Response Team (PORT)
- US DOJ grant-funded COSSAP (Comprehensive Opioid, Stimulant, Substance Abuse Program)

#### **COSSAP**

- New Project, not yet launched
- \$300,000 per year for three years
- Award to DPH; contract with TFC (as fiscal agent for HopeRX) for project
- Will create Peer Support Services and Peer Living Room to support persons in treatment or recovery from substance use disorder (SUD)
- Will support training about SUD and recovery for law enforcement, social services, hospitals, and community partners

#### **PORT**

- New Project, launched in August 2020
- \$100,000 per year for two and a half years
- Award to DPH; contract with TFC for project
- Enabled hire of two Peer Support Specialists to initiate conversations about recovery for those who have experienced an overdose and/or are released from detention with a history of SUD
- Partnership with EMS, Pardee, AdventHealth, and county Detention Center for referrals

#### **Detention Center Advocate**

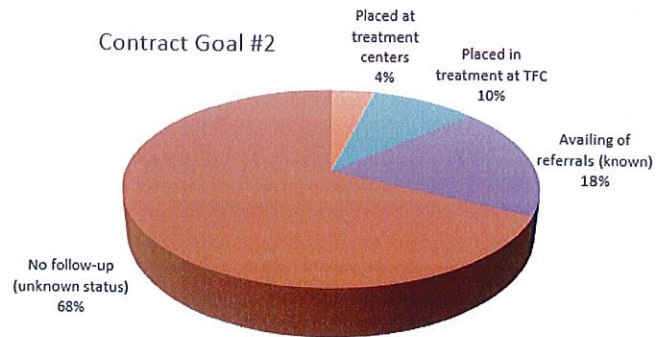
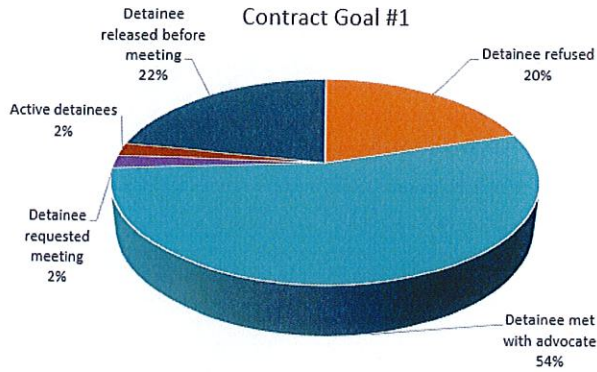
- New Project, launched in January 2020
- \$50,000 per year
- Award to DPH; contract with TFC for project
- Enabled hire of dedicated Patient Health Advocate based at detention
- Project received NC Association of County Commissioners *Excellence in Innovation* recognition, August 2020

#### **Detention Date and Results**

##### **Project/Contract Goals:**

- 1) Meet with 75% of detainees during their detention and
- 2) 20% of former detainees will follow-up with referrals upon release





**Detention Advocate and SUD**

DPH and TFC did not assign a contract goal for getting detainees into treatment because this was a pilot project and we did not know what to anticipate

- 218 out of the 563 detainees the advocate has met have requested treatment and recovery, 39%
- Of the 218 who have requested treatment:
- 75 of the 218 have already been placed in treatment, 34%
- 59 have been accepted for treatment and are awaiting release, 27%
- 58 have applications in process and are awaiting acceptance, 27%
- 26 are ineligible due to sentencing, 12%

88% of those who have requested treatment are currently in treatment, have been accepted to treatment, or have applications for treatment in process.

**Commissioner Discussion**

Chairman Lapsley

- ◆ Substance Abuse Initiative
- ◆ School Resource Officers/Hendersonville (\$200,000)
- ◆ Rails to Trails

Vice-Chair McCall

- ◆ Etowah Park walking trail (\$76,000)
- ◆ Keep Henderson County Beautiful – Clean Roadways
- ◆ Non-Profit First Contact

Commissioner Edney

- ◆ Detention Center Space Needs
- ◆ Sewer to Edneyville
- ◆ Repair to Oklawaha Trail
- ◆ VFW Project Continuation
- ◆ HHS Football Field
- ◆ Alternative Funding Source for Fire Districts
- ◆ Repair of Soccer Fields at Jackson Park
- ◆ Non-Profits

Commissioner Andreotta

- ◆ Fletcher EMS Substation
- ◆ TRIP (Trash Reduction Inmate Program)
- ◆ Volunteer Fire District – Uniformity of service areas

Commissioner Hill

- ◆ Deed scanning and indexing - Register of Deeds records
- ◆ Etowah Park walking trail
- ◆ Fire Districts Funding

**ADJOURN**

*Commissioner Rebecca McCall made the motion to adjourn at 3:25 p.m. All voted in favor and the motion carried.*

Attest:

\_\_\_\_\_  
Teresa L. Wilson, Clerk to the Board

\_\_\_\_\_  
William Lapsley, Chairman



**During the January 20, 2021 regular meeting, the Board enacted the following:**

**2021.01 Pending Releases and Refunds**

**2021.02 Soil and Water Conservation District – Grant Application**

**2020.03 Resolution in Support of NCDOT extending Commercial Boulevard**

**2021.04 Budget Amendment – Property Purchase**

# Henderson County Board of Commissioners

1 Historic Courthouse Square • Suite 1 • Hendersonville, NC 28792  
Phone (828) 697-4808 • Fax (828) 692-9855 • www.hendersoncountync.gov

**William G. Lapsley**  
Chairman  
**Rebecca K. McCall**  
Vice-Chairman



**J. Michael Edney**  
**Daniel J. Andreotta**  
**David H. Hill**

## RESOLUTION IN SUPPORT OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION COMMERCIAL BOULEVARD EXTENSION

**WHEREAS**, the North Carolina Department of Transportation (NCDOT) has a history of supporting the creation of quality jobs and economic development through the design and construction of public industrial access transportation infrastructure; and

**WHEREAS**, the development of the Garrison Industrial Park, including the design and construction of the industrial access drive, is a function of the development plan produced in collaboration with Jabil, Inc., the City of Hendersonville, the Henderson County Partnership for Economic Development and the Economic Investment Fund of Henderson County; and

**WHEREAS**, the first of the occupants of the Garrison Industrial Park, Jabil, Inc., will invest \$38,000,000 in new real and business personal property and create at least 150 new jobs at wages that meet or exceed the County's average annual wage. In addition, Garrison Industrial Park would still have at least two available parcels for future Economic Development; and

**WHEREAS**, the Board appreciates the work NCDOT has done to provide the best possible transportation needs for the citizens of the county;

**NOW, THEREFORE**, be it resolved that we, the Board of Commissioners of Henderson County, support NCDOT's efforts to fund the design and construction of the industrial access drive to serve the Garrison Industrial Park development.

This the 20<sup>th</sup> day of January, 2021.

BOARD OF COMMISSIONERS OF HENDERSON COUNTY

By: \_\_\_\_\_

WILLIAM G. LAPSLEY, Chairman

ATTEST:

Teresa L. Wilson  
Clerk to the Board



**Henderson County  
Board of Commissioners**

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**William G. Lapsley**  
Chairman  
**Rebecca K. McCall**  
Vice-Chairman



**J. Michael Edney**  
**Daniel J. Andreotta**  
**David H. Hill**

January 20, 2021

Darlene Burgess, Assessor  
HENDERSON COUNTY ASSESSOR'S OFFICE  
200 N. Grove Street, Suite 102  
Hendersonville, N. C. 28792

Dear Mrs. Burgess:

Attached please find tax release requests in the amount of \$5,845.92 and tax refund requests in the amount of \$76.40 reviewed at the Henderson County Board of Commissioners' Meeting on Wednesday, January 20, 2021. All releases and refunds were approved.

Sincerely,



William Lapsley, Chairman

Enclosures (1)

**REQUEST FOR BOARD ACTION**

**HENDERSON COUNTY  
BOARD OF  
COMMISSIONERS**

**MEETING DATE:** January 20, 2021  
**SUBJECT:** Pending Releases & Refunds  
**PRESENTER:** Darlene Burgess, Tax Administrator  
**ATTACHMENT:** Yes  
1. Pending Release/Refund Combined Report

**SUMMARY OF REQUEST:**

The attached pending releases and refunds have been reviewed by the Assessor. As a result of that review, it is the opinion of the Assessor that these findings are in order. Supporting documentation is on file in the County Assessor's Office.

These pending release and refund requests are submitted for the approval by the Henderson County Board of Commissioners.

<b>Type:</b>	<b>Amount:</b>
Total Taxes Released from the Charge	\$ 5,845.92
Total Refunds as a Result of the Above Releases	\$ 76.40

**BOARD ACTION REQUESTED:**

The Board is requested to approve this pending release and refund report as presented.

**Suggested Motion:**

*I move the Board approve the Combined Release/Refund Report as presented.*



# NCPTS Pending Release/Refund Report. Monday, December 21, 2020\*

OWNER	ABSTRACT	NOTE	VALUE CHANGE	ADJ. NUMBER	USER ID	SITUS ADDRESS	TAX DISTRICT	LEVY TYPE	BILLED	PAID	RELEASE	REFUND
CARPENTER, MARY KATHRYN	0003099591-2020-2020-0000	PRESENT-USE VALUE STATUS WAS REMOVED IN ERROR. ABSTRACT VOIDED FOR 2020 AND WILL BE REBILLED TO REINSTATE PRESENT-USE VALUE STATUS FOR 2020.	(\$601,200)	7542	DHILL	3581 BREVARD RD HENDERSONVILLE NC 28791	COUNTY	TAX	\$3,372.73	\$0.00	\$3,372.73	\$0.00
								LATE LIST FEE	\$0.00	\$0.00	\$0.00	
								TOTAL:				
								TAX	\$691.38	\$0.00	\$691.38	\$0.00
						ETOWAH-HORSESHOE FIRE		LATE LIST FEE	\$0.00	\$0.00	\$0.00	
								TOTAL:	\$0.00	\$691.38	\$0.00	
										ABSTRACT TOTAL:	\$4,064.11	\$0.00
EGOLF OF HENDERSONVILLE	0003088356-2020-2020-0000	BUSINESS PERSONAL PROPERTY DOUBLE BILLED ON ABSTRACTS 3088356 AND 3099439. ABSTRACT 3088356 VOIDED.	(\$601,200)	7544	KDECKARD	1325 SPARTANBURG HWY HENDERSONVILLE NC 28792	COUNTY	TAX	\$581.65	\$0.00	\$581.65	\$0.00
								LATE LIST FEE	\$58.17	\$0.00	\$58.17	\$0.00
								TOTAL:				
								TAX	\$639.82	\$0.00	\$639.82	\$0.00
								LATE LIST FEE	\$0.00	\$0.00	\$0.00	
								TOTAL:	\$0.00	\$691.38	\$0.00	
										ABSTRACT TOTAL:	\$4,064.11	\$0.00
HOLDEN, MILES DANIEL	000030906-2020-2020-0000	MANUFACTURED HOME IS REAL PROPERTY ON PARCEL 9954123 AND NOT PERSONAL PROPERTY. PERSONAL PROPERTY ABSTRACT VOIDED.	(\$103,681)	7533	RJONES	556 CAROLINA CIR HENDERSONVILLE NC 28792	COUNTY	TAX	\$57.22	\$57.22	\$57.22	\$57.22
								LATE LIST FEE	\$5.72	\$5.72	\$5.72	
								TOTAL:				
								TAX	\$12.24	\$12.24	\$12.24	
						MOUNTAIN HOME FIRE		LATE LIST FEE	\$1.22	\$1.22	\$1.22	
								TOTAL:	\$1.22	\$13.46	\$13.46	
										ABSTRACT TOTAL:	\$76.40	\$76.40
INSINNA, DAVID E.	0003099776-2020-2020-0000	MANUFACTURED HOME DOUBLE BILLED ON ABSTRACTS 3099776 AND 3096433. ABSTRACT 3099776 VOIDED.	(\$10,200)	7534	RJONES	15 TIMMIE LN FLAT ROCK NC 28731	COUNTY	TAX	\$82.19	\$0.00	\$82.19	\$0.00
								LATE LIST FEE	\$8.22	\$0.00	\$8.22	\$0.00
								TOTAL:				
								TAX	\$19.05	\$0.00	\$19.05	\$0.00
						BLUE RIDGE FIRE		LATE LIST FEE	\$1.90	\$1.90	\$0.00	
								TOTAL:	\$1.90	\$20.95	\$0.00	
										ABSTRACT TOTAL:	\$111.36	\$0.00
ISRAEL, THOMAS MICHAEL	0003096880-2020-2020-0000	WATERCRAFT PERMANENTLY LOCATED IN SOUTH CAROLINA.	(\$14,650)	7543	SMORROW	200 N GROVE ST HENDERSONVILLE NC 28792	COUNTY	TAX	\$22.59	\$0.00	\$22.59	\$0.00
								LATE LIST FEE	\$2.26	\$0.00	\$2.26	\$0.00
								TOTAL:				
								TAX	\$24.85	\$0.00	\$24.85	\$0.00
								LATE LIST FEE	\$0.00	\$0.00	\$0.00	
								TOTAL:	\$0.00	\$24.85	\$0.00	
										ABSTRACT TOTAL:	\$111.36	\$0.00
HOFFKE, RICHARD	0002446263-2020-2020-0000	MANUFACTURED HOME IS REAL PROPERTY ON PARCEL 1016361 AND NOT PERSONAL PROPERTY. PERSONAL PROPERTY ABSTRACT VOIDED.	(\$4,026)	7540	RJONES	163 OLD ZIRCONIA RD ZIRCONIA NC 28790	COUNTY	TAX	\$72.93	\$0.00	\$72.93	\$0.00
								LATE LIST FEE	\$7.29	\$0.00	\$7.29	\$0.00
								TOTAL:				
								TAX	\$11.70	\$0.00	\$11.70	\$0.00
						GREEN RIVER FIRE		LATE LIST FEE	\$1.17	\$1.17	\$0.00	
								TOTAL:	\$1.17	\$12.87	\$0.00	
										ABSTRACT TOTAL:	\$93.09	\$0.00
										OWNER TOTAL:	\$93.09	\$0.00

\*Adjustments submitted for approval on or before



# NCPTS Pending Release/Refund Report. Monday, December 21, 2020\*

OWNER	ABSTRACT	NOTE	VALUE CHANGE	ADJ. NUMBER	USER ID	SITUS ADDRESS	TAX DISTRICT	LEVY TYPE	BILLED	PAID	RELEASE	REFUND
OWEN, BRIAN KEITH	0003100183-2020-0000	WATERCRAFT PERMANENTLY LOCATED IN TRANSYLVANIA COUNTY.	(\$4,206)	7541	HSAALTER	224 SUGAR ST HENDERSONVILLE NC 28792	COUNTY	TAX	\$23.60	\$0.00	\$23.60	\$0.00
								LATE LIST FEE	\$2.36	\$0.00	\$2.36	\$0.00
								TOTAL:	\$25.96	\$0.00	\$25.96	\$0.00
						EDNEYVILLE FIRE		TAX	\$4.84	\$0.00	\$4.84	\$0.00
								LATE LIST FEE	\$0.48	\$0.00	\$0.48	\$0.00
								TOTAL:	\$5.32	\$0.00	\$5.32	\$0.00
								ABSTRACT TOTAL:	\$31.28	\$0.00	\$31.28	\$0.00
REYES, GABRIEL PABLO	0002450236-2012-2012-0000	MANUFACTURED HOME WAS REMOVED FROM THE COUNTY IN 2011. ABSTRACT VOIDED FOR 2012.	(\$4,206) (\$17,100)	7532	RJONES	35 HOPE OPAL LN FLETCHER NC 28732	COUNTY	TAX	\$87.83	\$0.00	\$87.83	\$0.00
								LATE LIST FEE	\$8.78	\$0.00	\$8.78	\$0.00
								TOTAL:	\$96.61	\$0.00	\$96.61	\$0.00
						FLETCHER FIRE TAX		TAX	\$17.10	\$0.00	\$17.10	\$0.00
								LATE LIST FEE	\$1.71	\$0.00	\$1.71	\$0.00
								TOTAL:	\$18.81	\$0.00	\$18.81	\$0.00
								ABSTRACT TOTAL:	\$115.42	\$0.00	\$115.42	\$0.00
0002450236-2013-2013-0000		MANUFACTURED HOME WAS REMOVED FROM THE COUNTY IN 2011. ABSTRACT VOIDED FOR 2013.	(\$16,600)	7531	RJONES	35 HOPE OPAL LN FLETCHER NC 28732	COUNTY	TAX	\$85.26	\$0.00	\$85.26	\$0.00
								LATE LIST FEE	\$8.53	\$0.00	\$8.53	\$0.00
								TOTAL:	\$93.79	\$0.00	\$93.79	\$0.00
						FLETCHER FIRE TAX		TAX	\$16.60	\$0.00	\$16.60	\$0.00
								LATE LIST FEE	\$1.66	\$0.00	\$1.66	\$0.00
								TOTAL:	\$18.26	\$0.00	\$18.26	\$0.00
								ABSTRACT TOTAL:	\$112.05	\$0.00	\$112.05	\$0.00
0002450236-2014-2014-0000		MANUFACTURED HOME WAS REMOVED FROM THE COUNTY IN 2011. ABSTRACT VOIDED FOR 2014.	(\$16,600)	7530	RJONES	35 HOPE OPAL LN FLETCHER NC 28732	COUNTY	TAX	\$85.26	\$0.00	\$85.26	\$0.00
								LATE LIST FEE	\$8.53	\$0.00	\$8.53	\$0.00
								TOTAL:	\$93.79	\$0.00	\$93.79	\$0.00
						FLETCHER FIRE TAX		TAX	\$16.60	\$0.00	\$16.60	\$0.00
								LATE LIST FEE	\$1.66	\$0.00	\$1.66	\$0.00
								TOTAL:	\$18.26	\$0.00	\$18.26	\$0.00
								ABSTRACT TOTAL:	\$112.05	\$0.00	\$112.05	\$0.00
0002450236-2015-2015-0000		MANUFACTURED HOME WAS REMOVED FROM THE COUNTY IN 2011. ABSTRACT VOIDED FOR 2015.	(\$66,900)	7529	RJONES	35 HOPE OPAL LN FLETCHER NC 28732	COUNTY	TAX	\$85.26	\$0.00	\$85.26	\$0.00
								LATE LIST FEE	\$8.53	\$0.00	\$8.53	\$0.00
								TOTAL:	\$93.79	\$0.00	\$93.79	\$0.00
						FLETCHER FIRE TAX		TAX	\$19.09	\$0.00	\$19.09	\$0.00
								LATE LIST FEE	\$1.91	\$0.00	\$1.91	\$0.00
								TOTAL:	\$21.00	\$0.00	\$21.00	\$0.00
								ABSTRACT TOTAL:	\$114.79	\$0.00	\$114.79	\$0.00
								OWNER TOTAL:	\$454.31	\$0.00	\$454.31	\$0.00



# NCPTS Pending Release/Refund Report. Monday, December 21, 2020\*

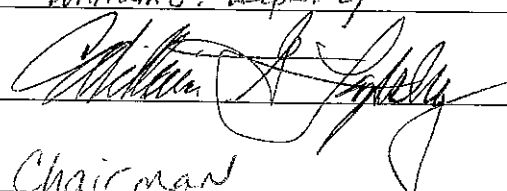
OWNER	ABSTRACT	NOTE	VALUE CHANGE	ADJ. NUMBER	USER ID	SITUS ADDRESS	TAX DISTRICT	LEVY TYPE	BILLED	PAID	RELEASE	REFUND
TIOGA FOREST, LLC	0003097763-2020-2020-0000	BUSINESS SUBMITTED CORRECTED LISTING FORM AFTER MAKING CHANGES. ABSTRACT VOIDED FOR 2020 AND WILL BE REBILLED TO REFLECT CORRECT BUSINESS PERSONAL PROPERTY VALUES.	(\$13,217)	7535	KDECKARD	140 TIOGA TRL HENDERSONVILLE NC 28791	COUNTY	TAX LATE LIST FEE TOTAL: TAX LATE LIST FEE TOTAL:	\$74.15 \$7.41 \$81.56 \$13.22 \$1.32 \$14.54	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$96.10	\$74.15 \$7.41 \$81.56 \$13.22 \$1.32 \$14.54	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00
<b>OWNER TOTAL:</b>												
TJF ENTERPRISES LLC	0003088039-2020-2020-0000	BUSINESS SOLD IN 2019.	(\$31,011)	7539	KDECKARD	401 N MAIN ST HENDERSONVILLE NC 28792	COUNTY	TAX LATE LIST FEE TOTAL: TAX LATE LIST FEE TOTAL:	\$173.97 \$0.00 \$173.97 \$80.63 \$0.00 \$80.63	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$254.60	\$173.97 \$0.00 \$173.97 \$80.63 \$0.00 \$254.60	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00
<b>OWNER TOTAL:</b>												
<b>GRAND TOTALS:</b>												
			(\$31,011)								\$254.60	\$0.00
			(\$862,091)								\$5,845.92	\$76.40

\*Adjustments submitted for approval on or before

**No Conflict of Interest Certification**

Henderson County hereby certifies that, to the best of its knowledge and belief, there are no present or currently planned interests (financial, contractual, organizational, or otherwise) relating to the work to be performed as part of the Bat Fork Stream Restoration Feasibility Study project that would create any actual or potential conflicts of interest (or apparent conflicts of interest) for any of its employees, contractors, subcontractors, designees or other entities or individuals involved in the Bat Fork Stream Restoration Feasibility Study project (including conflicts of interest for immediate family members: spouses, parents, or children) that would impinge on its ability to render impartial, technically sound, and objective assistance or advice or result in it being given an unfair competitive advantage.

In this certification, the term "potential conflict" means reasonably foreseeable conflicts of interest. Henderson County further certifies that it has and will continue to exercise due diligence in identifying and removing or mitigating, to the NC Department of Environmental Quality's satisfaction, any such conflict of interest (or apparent conflict of interest).

Print Name: William G. Lapskey  
Signature:   
Title: Chairman  
Date: 1/20/2021



# Henderson County Board of Commissioners

1 Historic Courthouse Square • Suite 1 • Hendersonville, NC 28792  
Phone (828) 697-4808 • Fax (828) 692-9855 • [www.hendersoncountync.gov](http://www.hendersoncountync.gov)

**William G. Lapsley**  
Chairman  
**Rebecca K. McCall**  
Vice-Chairman



**J. Michael Edney**  
**Daniel J. Andreotta**  
**David H. Hill**

January 4, 2021

Mr. Amin Davis  
NC Division of Water Resources, NC DEQ  
512 N. Salisbury Street  
Raleigh, North Carolina 27604

Mr. Davis:

On behalf of Henderson County, we sincerely appreciate your consideration of this grant request for feasibility study for the restoration of the Bat Fork Stream at Dodd Meadows. The purpose of the study is to analyze the impaired Bat Fork reach, evaluate restoration options, and develop an implementation plan for restoration and stream corridor management. Currently, over 400 tons of sediment is being contributed to the watershed annually as a result of excessive bank erosion. This study will allow experienced stream restoration engineers and ecologists to collect and analyze information describing the Bat Fork project reach to understand stream impairment conditions, site constraints, and stakeholder interests in stream corridor stewardship.

With this feasibility study, the project team will develop an implementation plan for design, permitting, construction, and long-term management of the restoration project including education and recreation uses of the stream corridor. Goals will include: the reduction of sediment entering the waterway, aquatic and terrestrial habitat enhancements, construction of a scenic walking trail, and construction of opportunities for outdoor educational access.

The feasibility study will determine the efforts required for the stream restoration, the creation of a riparian buffer, and the educational access areas surrounding the stream. It is hoped that these projects would be completed within two years of the end of the study. Funding sources, stakeholder involvement, and weather-related events may impact the timeline.

Thank you for your consideration of our feasibility study to restore 1,900 linear feet of the Bat Fork stream. Please do not hesitate to contact the Henderson Soil and Water Conservation District if you have further questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'William G. Lapsley', is written over a large, stylized, circular graphic element that resembles a stylized 'L' or a similar symbol.

William G. Lapsley, Chairman  
Henderson County Board of Commissioners

**Memorandum of Agreement between Henderson County and Conserving Carolina  
Regarding the Bat Fork Stream Restoration Feasibility Study and  
the associated NC Water Resources Development Grant Request**

- I. **Purpose:** The purpose of this Memorandum of Agreement (MOA) is to memorialize the partnership between Henderson County (Henderson County) and Conserving Carolina (CC), in order to seek a grant from the North Carolina Water Resources Development Grant Program to support CC's Bat Fork Stream Restoration Feasibility Study. HENDERSON COUNTY and CONSERVING CAROLINA are the only parties to this MOA (hereinafter "Party" or "Parties").
  
- II. **Background:** Henderson County is a North Carolina county formed in 1838. CC is a North Carolina nonprofit corporation with a mission of protecting and stewarding land and water resources vital to our natural heritage and quality of life and to fostering an appreciation and understanding of the natural world. CC has been contacted by the Henderson County Habitat for Humanity about land the organization owns at its Dodd Meadows residential development off Crest Road that is bisected by a section of Bat Fork Creek. Habitat for Humanity approached CC to explore the possibility of improving the floodplain habitat along the creek in order to make the area a more attractive natural amenity for Dodd Meadow residents. Habitat is interested in creating a trail that would give residents access to the stream and provide a nearby recreational opportunity in a healthy natural setting. In order to study the feasibility of restoring the stream – a 1,900-foot long segment of Bat Fork – and its adjacent floodplain habitat, CC is seeking a grant from the N.C. Water Resources Development (WRD) grant program. Local units of government are the only entities eligible to apply for WRD grants.

The Henderson County Soil and Water Conservation District Board received a presentation regarding the Study at its meeting on December 14, 2020 and voted to support the Study and request that the Henderson County Board of Commissioners approve a WRD grant application in support of the Study.

- III. **Collaboration goals:** The partners acknowledge and agree that their collaborative goals include:
  - a. Submitting an application to the WRD grant program in its Fall 2020 granting cycle; and
  - b. If a grant is awarded, to manage the grant in support of the Study.



**IV. Responsibilities of the Parties:** The Parties acknowledge and agree to the following responsibilities in order to attain the foregoing collaboration goals:

- a. Conserving Carolina will author a grant application to the WRD grant program requesting \$6,000 for the Study;
- b. Henderson County will serve as grantee applicant on behalf of the Study and will submit the proposal developed by CC.

If a grant is awarded,

- c. Henderson County will sign an agreement with the NC Water Resources Development Grant Program and serve as grantee;
- d. Conserving Carolina will oversee and assume responsibility for Study implementation, including restoration design and reporting;
- e. CC will oversee and assume responsibility for Study financial management, including payment of all Study costs, and will ensure that the Study does not exceed the proposed budget;
- f. CC will prepare quarterly reports for Henderson County as required by the WRD grant program. These reports will include summaries of progress on Study implementation, and financial reports of Study expenses paid to date, attaching invoices for the County to use in seeking reimbursement from the WRD grant program;
- g. Henderson County will take the quarterly reports and invoices from CC and forward the reports and invoices on to the WRD grant program;
- h. CC will include \$1,000 in the Study budget to compensate Henderson County for staff time incurred in grant administration;
- i. CC will provide matching funds for the Study from other sources and, in combination with WRD grant funds, will pay all Study costs;
- j. CC will see that all applicable laws governing the award of contracts and the expenditure of public funds by local governments are complied with;
- k. CC will hold the State and the County harmless from any damages that may result from implementation of the Study project; and
- l. CC accepts responsibility for the operation and maintenance of the completed Study.

V. **Principal Contacts:** The principal contacts for the Parties are:

Amy Brantley, Assistant County Manager  
Henderson County  
1 Historic Courthouse Square  
Hendersonville, NC 28792  
[brantley@hendersoncountync.gov](mailto:brantley@hendersoncountync.gov)  
(828) 697-4809 (office)

Kieran Roe, Executive Director  
Conserving Carolina  
847 Case Street  
Hendersonville, NC 28792  
[Kieran@carolinamountain.org](mailto:Kieran@carolinamountain.org)  
(828) 697-5777 (office)

VI. **Limitations:**

- a. This MOA does not create an obligation for funding or budgeting for ongoing trail maintenance or property management. All responsibilities of the Parties are subject to the availability of funds.
- b. This MOA does not create any right or benefit, substantive or procedural, enforceable by law or equity, by persons who are not a Party to this agreement against CC, Henderson County, or their partners. This MOA does not apply to any person not directly associated with a Party.

VII. **Commencement/Duration/Modification/Termination:** This MOA takes effect when signed by all Parties and will remain in effect until either Party terminates the MOA by providing written notice to the other. This MOA may be extended or modified at any time per the mutual written consent of the Parties. Upon receipt of the termination notice, all Parties will take all reasonable actions to cancel outstanding commitments and limit financial expenditures related to the work described in this MOA.

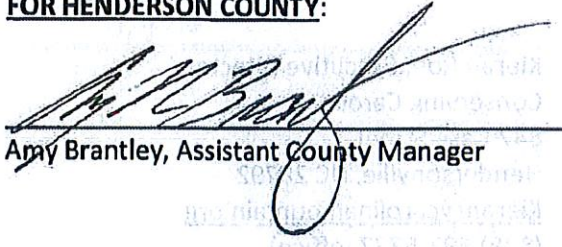
VIII. **Financial Provisions:** All commitments made by Henderson County and CC in this MOA are subject to the availability of funds. Nothing in this MOA, in and of itself, obligates either Party to expend funds or to enter into any contract or incur financial obligations that would be inconsistent with either Party's budget priorities.

IX. **Compliance with Laws:** The Parties will observe all applicable laws and regulations during the execution of the work described in this MOA. The Parties agree and acknowledge that all parties to this transaction are regulated by the federal and state laws and regulations governing governmental and nonprofit corporations as applicable. Neither Party shall engage in any transaction that is illegal or fraudulent.

X. **Approval:** This MOA takes effect upon the date of the last signature below.



**FOR HENDERSON COUNTY:**

  
\_\_\_\_\_  
Amy Brantley, Assistant County Manager

1.20.2021  
Date

**FOR CONSERVING CAROLINA:**

  
\_\_\_\_\_  
Kieran Roe, Executive Director

1/22/21  
Date

**Resolution for Grant Request to NC Water Resources Development Grant Program**

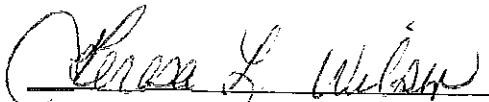
WHEREAS, the Henderson County Soil and Water Conservation District desires to partner with Conserving Carolina in sponsoring the Bat Fork Stream Restoration Feasibility Study at Dodd Meadows, a project to study an impaired section of Bat Fork Creek, evaluate restoration options, and develop an implementation plan for restoration and stream corridor management,

AND WHEREAS, the State of North Carolina has established the N.C. Water Resources Development Grant Program to provide cost-share grants and technical assistance to local governments throughout the state for stream restoration and water management projects;

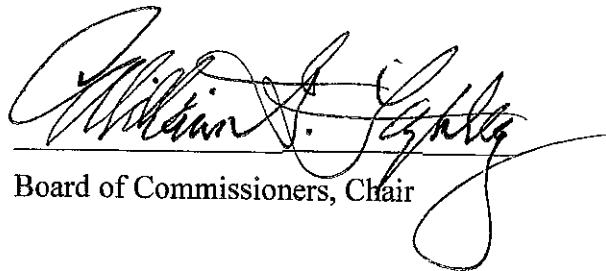
NOW, THEREFORE, BE IT RESOLVED THAT:

- 1) The Henderson County Board of Commissioners requests the State of North Carolina to provide financial assistance to Henderson County for the Bat Fork Stream Restoration Feasibility Study in the amount of \$ 6,000 or 50% percent of nonfederal project costs, whichever is the lesser amount;
- 2) The Board assumes full obligation for payment of the balance of the study costs (or non-federal portion), based upon the commitment by Conserving Carolina to make these payments on behalf of the project;
- 3) The Board will comply with all applicable laws governing the award of contracts and the expenditure of public funds by local governments.

Adopted by the Henderson County Board of Commissioners this 20th day of January, 2021.



Clerk to the Council/Board



Board of Commissioners, Chair





**LINE-ITEM TRANSFER REQUEST  
HENDERSON COUNTY**

Department: Capital Reserve Fund

Please make the following line-item transfers:

What expense line-item is to be increased?

Account	Line-Item Description	Amount
<u>215400 - 598011</u>	<u>Transfer to General Fund</u>	<u>\$1,175,226</u>
<u>115498 - 563000</u>	<u>Payments to Other Agencies</u>	<u>\$1,175,226</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

What expense line-item is to be decreased? Or what additional revenue is now expected?

Account	Line-Item Description	Amount
<u>214400 - 401000</u>	<u>Fund Balance Appropriated</u>	<u>\$1,175,226</u>
<u>114980 - 402100</u>	<u>Transfer from Capital Reserve Fund</u>	<u>\$1,175,226</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

**Justification:** *Please provide a brief justification for this line-item transfer request.*  
 TO TRANSFER FUNDS FROM THE CAPITAL RESERVE FUND FOR THE COUNTY'S PORTION OF THE GARRISON  
 PROPERTY FOR ECONOMIC DEVELOPMENT. APPROVED BY THE BOC 1.20.2021.

<u>BUDGET</u>	<u>1.20.2021</u>
Authorized by Department Head _____	Date
Authorized by Budget Office _____	Date
Authorized by County Manager _____	Date

<i>For Budget Use Only</i>	
Batch # _____	_____
BA # _____	_____
Batch Date _____	_____