

MINUTES

**STATE OF NORTH CAROLINA
COUNTY OF HENDERSON**

**BOARD OF COMMISSIONERS
WEDNESDAY, JANUARY 19, 2022**

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

Those present were Chairman William Lapsley, Vice-Chair Rebecca McCall, Commissioner Mike Edney, Commissioner Daniel Andreotta, Commissioner David Hill, County Manager John Mitchell, Assistant County Manager Amy Brantley, Attorney Russ Burrell, and Clerk to the Board Denisa Lauffer.

Also present were: Director of Business and Community Development Christopher Todd, Finance Director Samantha Reynolds, Budget Manager/Internal Auditor Sonya Flynn, Engineer Marcus Jones, Recreation Director Carleen Dixon, Planning Director Autumn Radcliff, Chief Deputy Vanessa Gilbert, Emergency Management/Rescue Coordinator Jimmy Brissie, EMS Director Mike Barnette, Budget Analyst Jennifer Miranda, Social Services Director Gerrie McFalls, Construction Project Manager David Berry, Captain Todd McCrain, Register of Deeds Lee King, Library Director Trina Rushing, IT Director Mark Seelenbacher, Environmental Health Supervisor Seth Swift, Building Services Director Crystal Lyda, County Engineer Natalie Berry, PIO Kathy Finotti – videotaping, and Deputy John Ashe provided security

CALL TO ORDER/WELCOME

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

INVOCATION

The invocation was provided by Commissioner Andreotta

PLEDGE OF ALLEGIANCE

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

RESOLUTIONS AND RECOGNITIONS

2022.08 Resolution of Appreciation – Major Frank Stout

The Henderson County Sheriff's Office requested that the service badge and sidearm of Major Frank Stout be given to him in recognition of his retirement from the Henderson County Sheriff's Office.

Major Frank Stout joined the Henderson County Sheriff's Office in 2012, holding the ranks of Captain, Major, and Chief Deputy in addition to his 27 years with the North Carolina Highway Patrol. Major Stout's service and dedication to the Henderson County Sheriff's Office and service, and accomplishments in the field of law enforcement during his 37 years of service are hereby recognized and commended. To honor him and show my gratitude, the Sheriff's Office intends to present his service badge and service sidearm.

Sheriff Griffin made this request on behalf of the Henderson County Sheriff's Office pursuant to North Carolina General Statute 20-187.2(a)

Chairman Lapsley summoned Retired Major Frank Stout and Chief Deputy Vanessa Gilbert to the front of the room while he read the Resolution aloud.

Approved:



**Resolution Honoring
Major Frank Stout**



**For Over 37 Years of Law Enforcement Service
and Awarding Him His Badge and Sidearm**

WHEREAS, Major Frank Stout joined the Henderson County Sheriff’s Office as a benefit-eligible employee on March 8, 2012, and held the ranks of Captain, Major, and Chief Deputy; and

WHEREAS, prior to his service with Henderson County, Major Stout also served as a benefit-eligible sworn law enforcement officer with the North Carolina State Highway Patrol for over 27 years and was assigned to serve the citizens of Henderson County during a portion of his service; and

WHEREAS, Major Stout’s service and dedication to the Henderson County Sheriff’s Office and service, dedication, and accomplishments in the field of law enforcement during his over 37 years of service are hereby recognized and commended; and

WHEREAS, N.C.G.S. 20-187.2 provides that retiring officers of the Henderson County Sheriff’s Office may receive, at the time of their retirement, the badge worn or carried by them during their service with Henderson County; and

WHEREAS, N.C.G.S. 20-187.2 further provides that the Henderson County Board of Commissioners may, in its discretion, award to a retiring officer the service sidearm of such retiring officer at a price determined by the Board of Commissioners, upon securing a permit as required by N.C.G.S. 14-402 et seq; and

WHEREAS, Major Stout has served as a member of the Henderson County Sheriff’s Office for a period of over 9 years, has in excess of 10 years of creditable service with Henderson County, and retires from the Henderson County Sheriff’s Office on November 30, 2021; and

NOW, THEREFORE, BE IT RESOLVED by the Henderson County Board of Commissioners as follows:

1. Sheriff Lowell Griffin is hereby authorized in accordance with the provisions of N.C.G.S. 20-187.2 to transfer to Major Stout the badge worn by him during his service with the Henderson County Sheriff’s Office; and
2. Sheriff Griffin is hereby authorized in accordance with the provisions of N.C.G.S. 20-187.2 to transfer to Major Stout his service sidearm at no cost to the officer and upon him securing a permit required by N.C.G.S. 14-402.

BE IT FURTHER RESOLVED that the Henderson County Board of Commissioners recognizes and thanks to Major Stout for his dedicated service to Henderson County and its citizens.

Adopted this the 19th day of January 2022.

Chairman Lapsley made the motion to adopt the Resolution as presented. All voted in favor and the motion carried 5-0.

DISCUSSION/ADJUSTMENT OF AGENDA

Chairman Lapsley made the motion to adopt the agenda as presented. All voted in favor and the motion carried 5-0.

CONSENT AGENDA consisted of the following:

Minutes

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

January 3, 2022 - Regularly Scheduled Meeting

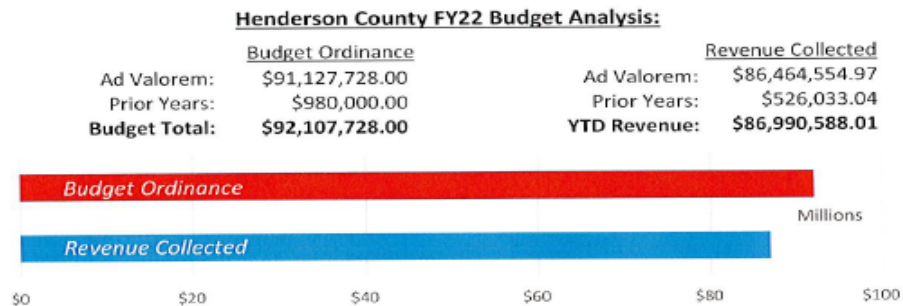
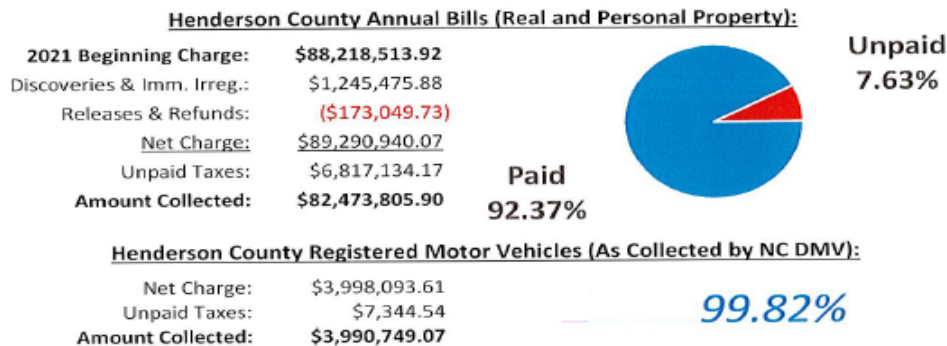
Motion:

I move the Board approve the minutes of January 3, 2022.

Tax Collector’s Report

The attached report from the office of the Tax Collector was provided for the Board’s information.

Please find outlined below collections information through January 6, 2022 for 2021 real and personal property bills mailed on August 27th. Vehicles taxes are billed monthly by NC DMV.



County Financial Report/Cash Balance Report – November 2021

The November 2021 County Financial and Cash Balance Reports were attached for the Board’s review and approval:

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

- Non-profit contributions – payment of 2nd quarter Board approved appropriations and timing of membership dues
- Information Technology – timing of payments for annual subscriptions and board approved purchases
- Emergency Management – timing of Board approved purchases
- Wellness – timing of payment for board approved contracted services
- Rescue Squad – payment of 2nd quarter Board approved appropriation
- Site Development – timing of Board approved purchases
- Agri-business – excess operating expenditures to be covered by membership fees
- Mental Health – payment of 2nd quarter Board approved appropriation
- Juvenile Justice – timing of provider appropriations
- Public Education – payment of 5th of 10 annual appropriations made to the public school system
- Debt Service – timing of annual debt service payments
- Non-Departmental – Occupancy tax transmittal trending above budgeted amounts

Year to Date Net Revenues under Expenditures for the Justice Academy Sewer Fund is due to the timing of budgeted minor equipment for the sewer fund.

Motion:

I move that the Board of Commissioners approve the November 2021 County Financial Report and Cash Balance Report as presented.

Henderson County Public Schools Financial Reports – November 2021

The Henderson County Public Schools November 2021 Local Current Expense Fund / Other Restricted Funds Report was presented for the Board’s information.

Motion:

I move that the Board of Commissioners approve the Henderson County Public Schools November 2021 Financial Reports as presented.

2022.09 Final Adoption - Re - Criminalization of Certain Ordinances

On January 3 the Board adopted the preliminary reading proposed changes to the County’s ordinances reacting to North Carolina Session Law 2021-138, which decriminalized all county and city ordinances adopted under the police power in North Carolina but allowed for the possibility of limited “re-criminalization” of certain (but not all) ordinances, at least to the extent of imposing a maximum \$500.00 fine for violations (no possibility of incarceration).

This is for second and final approval of the proposed changes, which re-impose criminal penalties for violations of the following:

- Animal ordinances
- Noise ordinance
- Parks and recreation areas (including sex offender-free zones)
- Weapons on certain posted county property and failure to keep projectiles on property
- Massage parlors
- Nuisances
- Violation of emergency plans or order

Motion:

I move that the Board give final approval and adopt the proposed ordinance amendments.

2022.10 Amendment to Animal Ordinance (Chapter 16 of the Henderson County Code)

On January 3, 2022, the Board voted to amend the Animal Ordinance, particularly with regard to “wolf hybrids”.

Section 16-1 of the Henderson County Code is amended by amending the definitions listed below, by striking the same, and by adopting in Lieu thereof the following:

(18) Dog – A canine of either sex.

(26) Hybrid – A “hybrid” is an animal that is the product of the breeding of a domesticated animal with a non-domesticated animal, but not including wolves.

(29) Inherently Dangerous Animal – Any love animal, including hybrids, which due to their inherent nature, may be considered dangerous to humans and include but is not limited to:

a. Canidae, including any member of the dog (canid) family not customarily domesticated by man, or any hybrids thereof, but not including with domestic dogs (Canis Familiaris) or hybrids of domestic dogs and wolves.

b. Felidae, including any member of the cat family weighing over 15 pounds not customarily domesticated by man, or any hybrids thereof, but not including domestic cats (Felis Cactus).

- c. Ursidae, including any member of the bear family, or any hybrids thereof.
- d. Venomous Reptiles.

Motion:

I move that the Board adopt the Ordinance Amendment.

2022.11 Contract Revision – First Contact Ministries

At the January 3, 2022 meeting, the Board approved a Budget Amendment for First Contact Ministries. The Board was requested to now adopt a revised funding agreement for the provision of contracted services.

Motion:

I move the Board approve the Funding Agreement for First Contact Ministries.

Notification of Vacancies

The Notification of Vacancies was provided for the Board’s information. They will appear on the next agenda under “Nominations.”

- 1. Henderson County Board of Equalization and Review– 1 vac.
Position #6
- 2. Home and Community Care Block Grant Committee – 1 vac.
Position #1

Purchase and Installation of Video Management System S2 Net VR (Security Cameras)

The Board was requested to approve the Haynes Technologies proposal and authorize staff to proceed with the procurement and installation of a Video Management System (S2 Net VR), Security Camera System, as detailed in the HCPS MRTS FY 2021-2022 Capital Outlay MRTS Planned Projects of Security Cameras for Middle Schools and High Schools.

The proposal received from Haynes Technologies is for a total price of \$541,680.00 versus the budget of \$750,000.00 for both Middle Schools and High Schools Security Camera Systems as detailed on the HCPS FY 2022 Budget Sheet.

Motion:

I move the Henderson County Board of Commissioners award the contract for the purchase and installation of a Video Management System (S2 NetVR) to Haynes Technologies for \$541,680.00.

Public Records Disposal Request – Finance

Finance Staff requested approval from the Board of Commissioners to destroy all records listed on the attached Public Records Disposal Request and Destruction Log in accordance with the County’s Records Retention Policy and the provisions of the N.C. Department of Cultural Resources Retention and Disposition Schedule as the period for retention of these records has expired.

Motion:

I move that the Board of Commissioners approve the Public Records Disposal Request and Destruction Log submitted by the Finance Department.

Chairman Lapsley made the motion to adopt the consent agenda as presented. All voted in favor and the motion carried 5-0.

NOMINATIONS AND APPOINTMENTS

1. Cemetery Advisory Committee – 1 vac.
Commissioner Edney nominated Sandy Rex for position #7.

Chairman Lapsley made the motion to accept the nomination of Sandy Rex for position #7. All voted in favor and the motion carried.

2. EMS Peer review Committee – 4 vac.
There were no nominations and this item was carried to the next meeting.

3. Henderson County Board of Equalization and Review – 1 vac.
There were no nominations and this item was carried to the next meeting.

4. Hendersonville Planning Board – 1 vac.
There were no nominations and this item was carried to the next meeting.

5. Hendersonville Zoning Board of Adjustment – 1 vac.
There were no nominations and this item was carried to the next meeting.

6. Home and Community Care Block Grant Advisory Committee – 2 vac.
There were no nominations and this item was carried to the next meeting.

7. Juvenile Crime Prevention Council – 3 vac.
There were no nominations and this item was carried to the next meeting.

8. Laurel Park Planning Board – 1 vac.
There were no nominations and this item was carried to the next meeting.

9. Laurel Park Zoning Board of Adjustment – 1 vac.
There were no nominations and this item was carried to the next meeting.

10. Nursing/Adult Care Home Community Advisory Committee – 10 vac.
There were no nominations and this item rolled to the next meeting.

Commissioner Edney made the motion that the Board go into closed session at 11:55 a.m. pursuant to N.C. Gen. Stat. §143-318.1 (a)(4)

- 1. 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.

Commissioner Edney made to motion to go out of closed session and return to open session at 1:00 p.m. All voted in favor and the motion carried 5-0.

BUDGET WORKSHOP

County Manager John Mitchell provided the Board with a financial update for the Fiscal Year 2021-2022.



FY21-22 EXPENDITURES

County Department	BOC Adopted	Revisions (as of 12.31.21)	Revised Budget	\$ Expended (as of 12.31.21)	% Expended (as of 12.31.21)
Governing Body	\$553,209	\$152,812	\$706,021	\$375,294	53.2%
Dues & Non-Profits	\$496,765	(\$30,000)	\$466,765	\$232,459	49.8%
County Administration	\$1,126,420	\$0	\$1,126,420	\$564,622	50.1%
Human Resources	\$1,197,484	(\$38,400)	\$1,159,084	\$548,442	47.3%
Elections	\$988,805	\$49,514	\$1,038,319	\$392,129	37.8%
Finance	\$1,083,229	\$0	\$1,083,229	\$532,536	49.2%
Assessor	\$1,961,785	\$0	\$1,961,785	\$790,319	40.3%
Tax Collections	\$534,375	\$0	\$534,375	\$235,836	44.1%
Legal	\$910,391	\$0	\$910,391	\$406,797	44.7%
Register of Deeds	\$783,211	\$0	\$783,211	\$320,434	40.9%
Facility Services & Garage	\$5,554,030	\$32,268	\$5,586,298	\$2,433,509	43.6%
Court Facilities	\$153,000	\$0	\$153,000	\$65,844	43.0%
Information Technology	\$3,864,653	\$304,841	\$4,169,494	\$2,667,968	64.0%

FY21-22 EXPENDITURES

County Department	BOC Adopted	Revisions (as of 12.31.21)	Revised Budget	\$ Expended (as of 12.31.21)	% Expended (as of 12.31.21)
Sheriff	\$20,738,669	\$104,488	\$20,843,157	\$10,751,237	51.6%
Detention Facility	\$5,740,924	\$0	\$5,740,924	\$2,877,001	50.1%
Emergency Management	\$691,301	\$60,797	\$752,098	\$502,140	66.8%
Fire Services	\$777,147	\$0	\$777,147	\$269,328	34.7%
Building Services	\$1,247,606	(\$22,000)	\$1,225,606	\$572,678	46.7%
Wellness Clinic	\$1,109,469	(\$4,640)	\$1,104,829	\$655,338	59.3%
Emergency Medical Services	\$7,565,955	\$2,732	\$7,568,687	\$3,928,595	51.9%
Animal Services	\$748,905	(\$3,800)	\$745,105	\$362,418	48.6%
Rescue Squad	\$381,360	\$0	\$381,360	\$190,812	50.0%
Forestry Services	\$61,251	\$0	\$61,251	\$16,698	27.3%
Soil & Water Conservation	\$393,483	\$74,500	\$467,983	\$274,766	58.7%
Planning	\$882,162	\$0	\$882,162	\$413,700	46.9%
Code Enforcement	\$307,380	\$0	\$307,380	\$156,369	50.9%

FY21-22 EXPENDITURES

County Department	BOC Adopted	Revisions (as of 12.31.21)	Revised Budget	\$ Expended (as of 12.31.21)	% Expended (as of 12.31.21)
Site Development	\$253,859	\$3,600	\$257,459	\$139,159	54.1%
Heritage Museum	\$100,000	\$0	\$100,000	\$50,000	50.0%
Cooperative Extension	\$467,726	\$0	\$467,726	\$215,535	46.1%
Project Management	\$263,376	\$0	\$263,376	\$127,613	48.5%
Economic Development	\$700,825	\$30,000	\$730,825	\$203,375	27.8%
Agri-business	\$170,120	\$0	\$170,120	\$98,568	57.9%
Public Health	\$8,653,607	\$2,094,903	\$10,748,510	\$4,701,884	43.7%
Environmental Health	\$1,461,425	\$0	\$1,461,425	\$697,018	47.7%
Home & Community Care Grant	\$765,989	\$0	\$765,989	\$310,721	40.6%
Medical Services	\$90,000	\$0	\$90,000	\$41,550	46.2%
Mental Health	\$528,612	\$0	\$528,612	\$264,306	50.0%
ROAP (Rural Operating Assistance)	\$196,095	\$5,289	\$201,384	\$22,543	11.2%

FY21-22 EXPENDITURES

County Department	BOC Adopted	Revisions (as of 12.31.21)	Revised Budget	\$ Expended (as of 12.31.21)	% Expended (as of 12.31.21)
Social Services	\$15,657,150	\$0	\$15,657,150	\$6,852,524	43.8%
DSS – Federal & State	\$3,954,283	\$284,823	\$4,239,106	\$1,707,926	40.3%
DSS – General Assistance	\$101,000	\$0	\$101,000	\$26,326	26.1%
Juvenile Justice Grant	\$218,745	\$0	\$218,745	\$135,365	61.9%
Veteran’s Services	\$79,978	\$0	\$79,978	\$28,800	36.0%
Public Library	\$3,516,368	\$74,066	\$3,590,434	\$2,000,333	55.7%
Recreation	\$2,404,070	(\$10,518)	\$2,393,552	\$1,141,987	47.7%
County Debt Service	\$5,666,043	\$0	\$5,666,043	\$3,437,003	60.7%
Non-Departmental	\$614,696	\$2,675,000	\$3,289,696	\$1,865,623	56.7%
Transfers to Other Funds	\$2,275,323	\$111,830	\$2,387,153	\$1,247,662	52.3%
TOTAL	\$107,992,259	\$5,952,105	\$113,944,364	\$55,853,089	49.0%

FY21-22 EXPENDITURES

	BOC Adopted	Revisions (as of 12.31.21)	Revised Budget	\$ Expended (as of 12.31.21)	% Expended (as of 12.31.21)
HC Public School System					
Current Expense	\$31,428,000	\$205,460	\$31,633,460	\$18,856,800	59.6%
Debt Service	\$11,275,450	\$0	\$11,275,450	\$3,792,991	33.6%
MRTS	\$4,934,424	\$0	\$4,934,424	\$2,467,212	50.0%
TOTAL	\$47,637,874	\$205,460	\$47,843,334	\$25,117,003	52.5%
Blue Ridge Community College					
Current Expense	\$4,748,181	\$0	\$4,748,181	\$2,374,091	50.0%
Debt Service	\$3,440,461	\$0	\$3,440,461	\$1,803,975	52.4%
MRTS	\$3,289,616	\$0	\$3,289,616	\$1,644,808	50.0%
TOTAL	\$11,478,258	\$0	\$11,478,258	\$5,822,874	50.7%
GENERAL FUND TOTAL	\$167,108,391	\$6,157,565	\$173,265,956	\$86,792,965	50.1%

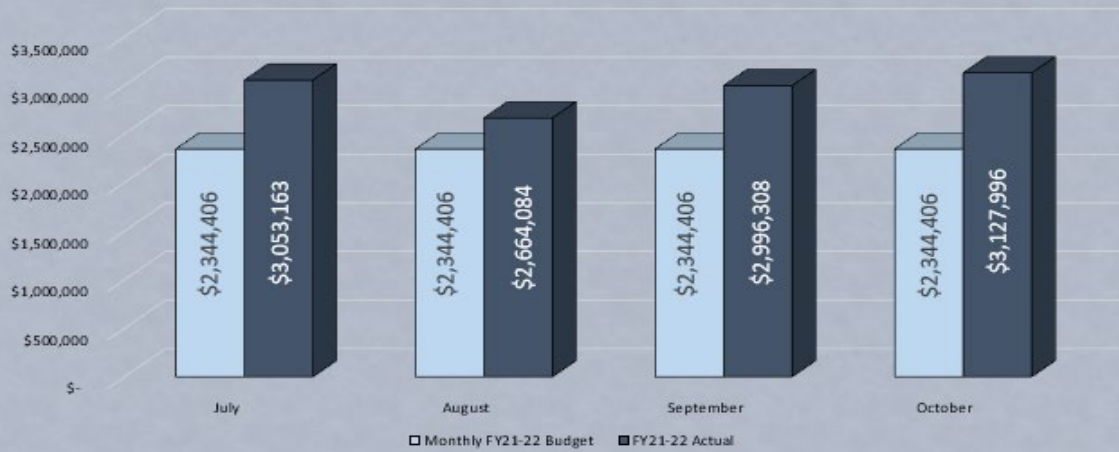
FY21-22 REVENUES

	BOC Adopted	Revisions (as of 12.31.21)	Total Revised Budget	\$ Received (as of 12.31.21)	% Received (as of 12.31.21)
Ad Valorem Taxes - Current Year	\$91,127,728	\$0	\$91,127,728	\$76,691,672	84.2%
Ad Valorem Taxes - Prior Years	\$980,000	\$0	\$980,000	\$642,530	65.6%
Local Option Sales Taxes (4 Months)	\$28,132,879	\$0	\$28,132,879	\$8,921,775	31.7%
Other Taxes and Licenses	\$1,349,000	\$2,710,000	\$4,059,000	\$2,810,048	69.2%
Unrestricted Intergovernmental	\$50,000	\$0	\$50,000	\$3,420	6.8%
Restricted Intergovernmental	\$15,730,050	\$2,415,166	\$18,145,216	\$8,896,228	49.0%
Permits and Fees	\$1,652,020	\$0	\$1,652,020	\$1,449,151	87.7%
Sales and Services	\$7,541,691	\$207,187	\$7,748,878	\$3,985,016	51.4%
Investment Earnings	\$753,000	\$0	\$753,000	\$174,946	23.2%
Other Revenues	\$1,493,240	\$58,360	\$1,551,600	\$777,448	50.1%
Transfers from Other Funds	\$2,740,152	\$0	\$2,740,152	\$1,370,076	50.0%
General Fund Revenues	\$151,549,760	\$5,390,713	\$156,940,473	\$105,722,310	67.4%
Fund Balance Appropriated	\$15,435,776	\$746,414	\$16,182,190	\$0	0.0%
Restricted Fund Balance	\$122,855	\$20,438	\$143,293	\$0	0.0%
TOTAL General Fund Revenues	\$167,108,391	\$6,157,565	\$173,265,956	\$105,722,310	61.0%

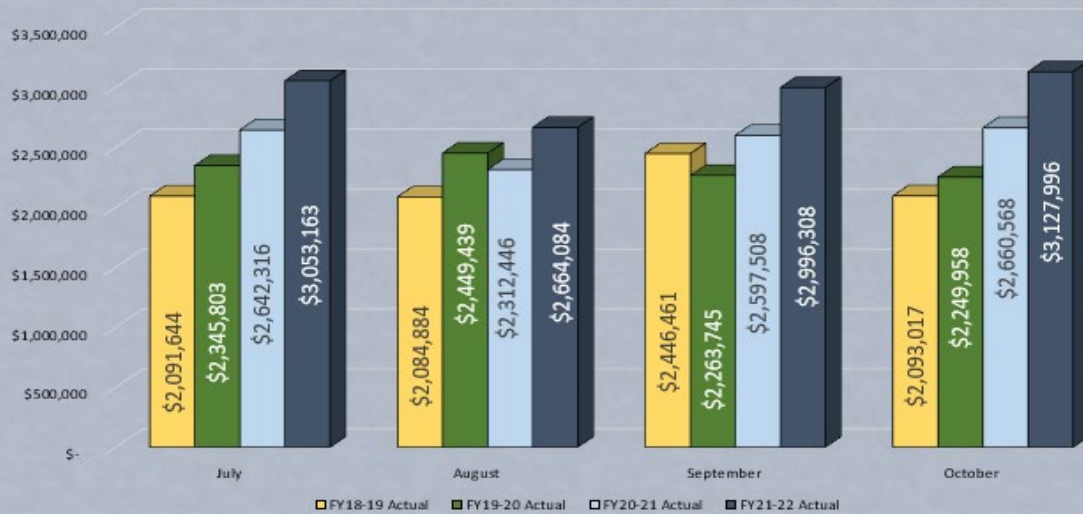
FY21-22 SALES TAX REVENUES - BUDGET

Local Option Sales Tax Budget = \$28,132,879

Year to Date Variance = \$2,463,927



FY21-22 SALES TAX REVENUES - ACTUAL



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 - Parks and Recreation Projects	(\$26,848)	\$1,413,565
	Appropriation - 1995 Courthouse Congressional Office	(\$26,899)	\$1,386,666
FY 2014	Appropriation - 1995 Courthouse Renovations	(\$1,000,000)	\$386,666

CAPITAL RESERVE FUND

Capital Reserve Fund Established in FY 2007		Deposit/Appropriation	Running Balance
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
FY 2018	Appropriation - Transfer to Debt Service Fund (FY15 Debt Roll-Off)	(\$923,463)	\$729,602
	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

CAPITAL RESERVE FUND

Capital Reserve Fund Established in FY 2007		Deposit/Appropriation	Running Balance
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	Deposit - Transfer from General Fund (DSS Software)	\$621,452	\$2,105,977

CAPITAL RESERVE FUND

Capital Reserve Fund Established in FY 2007		Deposit/Appropriation	Running Balance
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
	Appropriation - Etowah Walking Trail (1.20.21)	(\$80,000)	\$3,452,457
	Deposit - Garrison Property Purchase Differential	\$1,892	\$3,454,349
	Appropriation - Oklawaha Greenway Flooding Study (2.17.21)	(\$15,000)	\$3,439,349
	Appropriation - VFW Purchase (4.5.21)	(\$52,715)	\$3,386,634
	Deposit - Garrison Property Down Payment	\$5,000	\$3,391,634
FY 2022	Deposit - Transfer from General Fund (County Capital)	\$1,644,808	\$5,036,442
	Appropriation - VFW Assessment Expenses (1.3.22)	(\$20,000)	\$5,016,442
		BALANCE	\$5,016,442

Capital Financing Debt Schedules

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

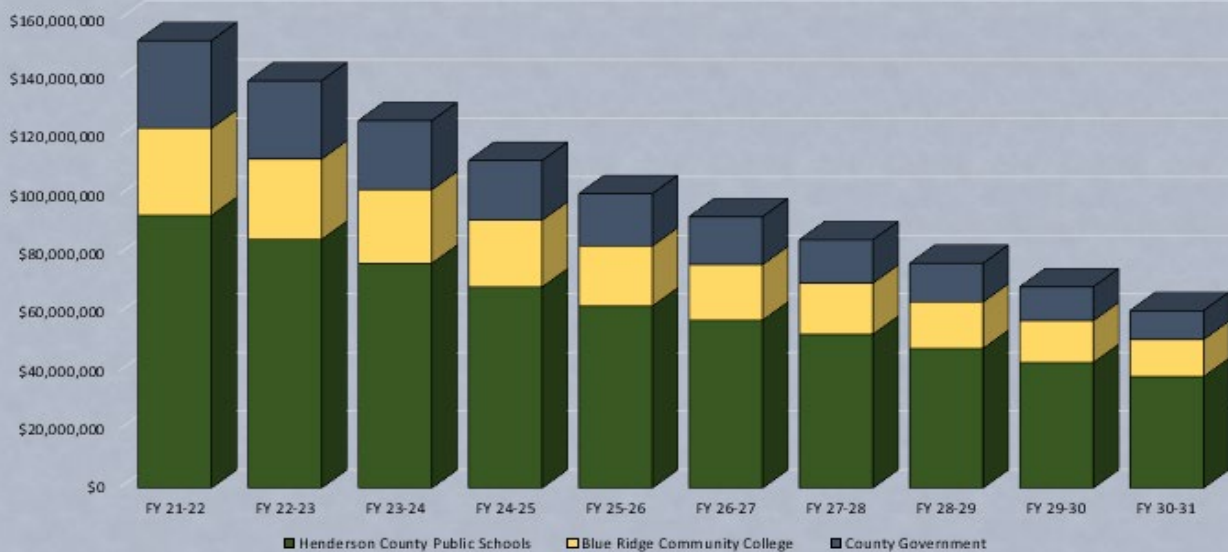
OUTSTANDING DEBT PRINCIPAL - EDUCATION

Henderson County Public Schools	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Hendersonville High School	\$ 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	\$ 23,625,000
Edneyville Elementary	\$ 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	\$ 8,505,000
2016 Innovative High School	\$ 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	\$ 5,825,000
2013 Refinancing Bonds	\$ 3,261,920	\$ 2,416,840	\$ 1,591,000	\$ 785,140	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2012 Refinancing Bonds	\$ 2,013,600	\$ 1,322,400	\$ 650,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2008 Hillandale/Mills River	\$ 6,400,000	\$ 4,571,429	\$ 2,742,858	\$ 914,286	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL HC PUBLIC SCHOOLS	\$ 93,015,520	\$ 84,825,669	\$ 76,674,258	\$ 68,564,426	\$ 62,045,000	\$ 57,225,000	\$ 52,405,000	\$ 47,585,000	\$ 42,770,000	\$ 37,955,000
Blue Ridge Community College	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Health Sciences Education Center	\$ 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	\$ 3,035,000
2013 Refinancing Bonds	\$ 3,350,080	\$ 2,482,160	\$ 1,634,000	\$ 806,360	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Patton Renovation/New Buildings	\$ 19,355,000	\$ 18,275,000	\$ 17,200,000	\$ 16,125,000	\$ 15,050,000	\$ 13,975,000	\$ 12,900,000	\$ 11,825,000	\$ 10,750,000	\$ 9,675,000
TOTAL BRCC	\$ 29,761,747	\$ 27,447,160	\$ 25,139,000	\$ 22,833,027	\$ 20,530,000	\$ 19,011,667	\$ 17,471,667	\$ 15,906,667	\$ 14,320,000	\$ 12,710,000
TOTAL EDUCATION DEBT PRINCIPAL	\$ 122,777,267	\$ 112,272,829	\$ 101,813,258	\$ 91,397,453	\$ 82,575,000	\$ 76,236,667	\$ 69,876,667	\$ 63,491,667	\$ 57,090,000	\$ 50,665,000

OUTSTANDING DEBT PRINCIPAL - COUNTY

Henderson County	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Emergency Services HQ	\$ 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	\$ 3,750,000
Health Sciences Education Center	\$ 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	\$ 6,070,000
2013 Refinancing Bonds	\$ 2,204,000	\$ 1,633,000	\$ 1,075,000	\$ 520,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2012 Refinancing Bonds	\$ 2,181,400	\$ 1,432,600	\$ 704,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2010 LEC/Court Services	\$ 2,000,000	\$ 1,500,000	\$ 1,000,000	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL COUNTY GOVERNMENT	\$ 36,403,850	\$ 32,101,733	\$ 28,734,600	\$ 25,364,600	\$ 21,984,833	\$ 19,307,000	\$ 17,611,333	\$ 15,872,333	\$ 14,083,333	\$ 12,251,000
TOTAL DEBT PRINCIPAL	\$ 152,671,000	\$ 138,983,429	\$ 125,337,858	\$ 111,726,286	\$ 100,410,000	\$ 92,560,000	\$ 84,645,000	\$ 76,655,000	\$ 68,605,000	\$ 60,485,000
FY DEBT PRINCIPAL CHANGE	\$ (16,079,571)	\$ (13,687,571)	\$ (13,645,571)	\$ (13,611,572)	\$ (11,316,286)	\$ (7,850,000)	\$ (7,915,000)	\$ (7,990,000)	\$ (8,050,000)	\$ (8,120,000)

OUTSTANDING DEBT PRINCIPAL



RETIRING DEBT SERVICE - EDUCATION

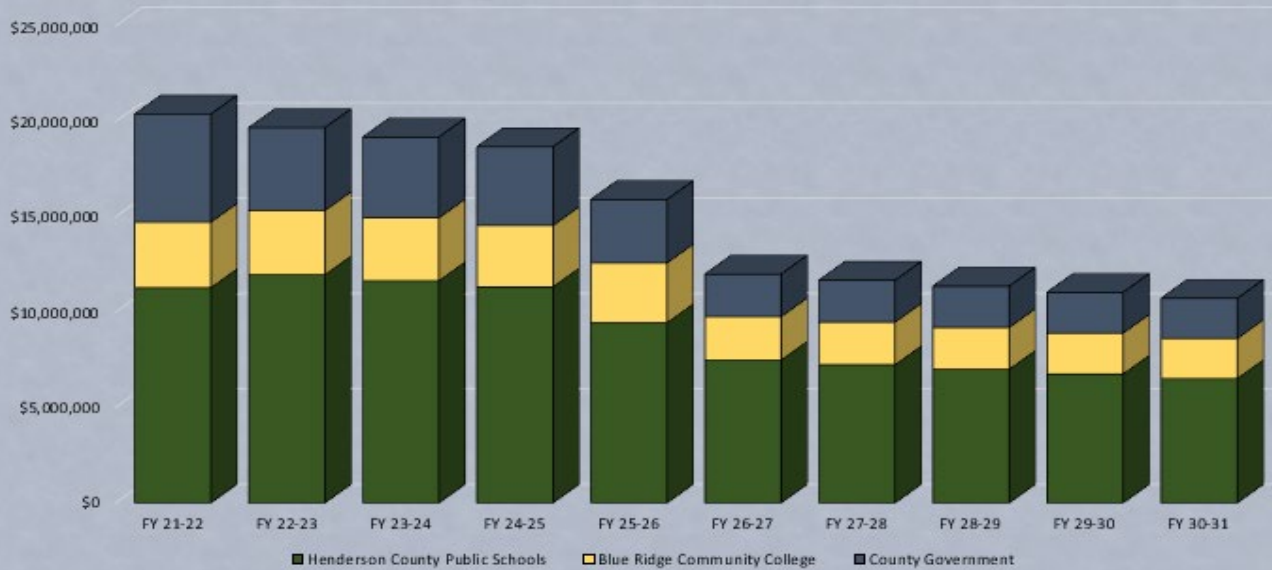
Henderson County Public Schools	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Hendersonville High School	\$ 4,750,488	\$ 4,645,288	\$ 4,540,088	\$ 4,434,888	\$ 4,324,688	\$ 4,193,438	\$ 4,062,188	\$ 3,930,938	\$ 3,799,688	\$ 3,668,438
Edneyville Elementary	\$ 2,159,069	\$ 2,098,069	\$ 2,037,069	\$ 1,976,069	\$ 1,915,069	\$ 1,854,069	\$ 1,793,069	\$ 1,732,069	\$ 1,666,069	\$ 1,605,319
2016 Innovative High School	\$ 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	\$ 1,220,250
2013 Refinancing Bonds	\$ 937,450	\$ 902,151	\$ 866,119	\$ 829,740	\$ 793,031	\$ -	\$ -	\$ -	\$ -	\$ -
2012 Refinancing Bonds	\$ 766,783	\$ 731,069	\$ 698,184	\$ 663,278	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2008 Hillandale/Mills River	\$ 2,027,910	\$ 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
TOTAL HC PUBLIC SCHOOLS	\$ 11,275,450	\$ 11,951,708	\$ 11,642,876	\$ 11,321,925	\$ 9,440,800	\$ 7,480,757	\$ 7,239,757	\$ 6,998,757	\$ 6,752,757	\$ 6,512,007
Blue Ridge Community College	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Health Sciences Education Center	\$ 661,374	\$ 661,832	\$ 661,373	\$ 662,015	\$ 661,740	\$ 661,782	\$ 660,740	\$ 661,865	\$ 661,048	\$ 660,773
2013 Refinancing Bonds	\$ 962,787	\$ 926,534	\$ 889,528	\$ 852,166	\$ 814,464	\$ -	\$ -	\$ -	\$ -	\$ -
Patton Renovation/New Buildings	\$ 1,811,300	\$ 1,778,900	\$ 1,741,500	\$ 1,698,500	\$ 1,655,500	\$ 1,612,500	\$ 1,569,500	\$ 1,526,500	\$ 1,483,500	\$ 1,440,500
Professional Services	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
TOTAL BRCC	\$ 3,440,461	\$ 3,372,266	\$ 3,297,401	\$ 3,217,681	\$ 3,136,704	\$ 2,279,282	\$ 2,235,240	\$ 2,193,365	\$ 2,149,548	\$ 2,106,273
TOTAL EDUCATION DEBT SERVICE	\$ 14,715,911	\$ 15,323,974	\$ 14,940,277	\$ 14,539,606	\$ 12,577,504	\$ 9,760,039	\$ 9,474,997	\$ 9,192,122	\$ 8,902,305	\$ 8,618,280

RETIRING DEBT SERVICE - COUNTY

Henderson County	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Emergency Services HQ	\$ 1,038,913	\$ 1,013,713	\$ 988,513	\$ 963,313	\$ 931,813	\$ 895,313	\$ 864,063	\$ 832,813	\$ 801,563	\$ 770,313
2016 GF Linamar Land Purchase	\$ 947,071	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Health Sciences Education Center	\$ 1,322,747	\$ 1,323,663	\$ 1,322,746	\$ 1,324,030	\$ 1,323,480	\$ 1,323,563	\$ 1,321,480	\$ 1,323,730	\$ 1,322,096	\$ 1,321,546
2013 Refinancing Bonds	\$ 633,413	\$ 609,562	\$ 585,215	\$ 560,635	\$ 535,831	\$ -	\$ -	\$ -	\$ -	\$ -
2012 Refinancing Bonds	\$ 830,682	\$ 791,994	\$ 756,365	\$ 718,551	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2010 LEC/Court Services	\$ 620,000	\$ 596,000	\$ 572,000	\$ 548,000	\$ 524,000	\$ -	\$ -	\$ -	\$ -	\$ -
Professional Services	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
Mud Creek Interceptor *	\$ 263,217	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL COUNTY GOVERNMENT	\$ 5,666,043	\$ 4,344,932	\$ 4,234,839	\$ 4,124,529	\$ 3,325,124	\$ 2,228,876	\$ 2,195,543	\$ 2,166,543	\$ 2,133,659	\$ 2,101,859
TOTAL DEBT SERVICE	\$ 20,381,954	\$ 19,668,906	\$ 19,175,116	\$ 18,664,135	\$ 15,902,628	\$ 11,988,915	\$ 11,670,540	\$ 11,358,665	\$ 11,035,964	\$ 10,720,139
TOTAL ANNUAL DEBT SERVICE CHANGE	\$ 243,567	\$ (713,048)	\$ (493,790)	\$ (510,981)	\$ (2,761,507)	\$ (3,913,713)	\$ (318,375)	\$ (630,250)	\$ (634,576)	\$ (638,526)
TOTAL CUMULATIVE CHANGE (FROM FY19)	\$ 2,740,152	\$ 2,290,327	\$ 1,796,531	\$ 1,285,550	\$ (1,475,957)	\$ (5,389,670)	\$ (5,708,045)	\$ (6,019,920)	\$ (6,342,621)	\$ (6,658,446)

* Mud Creek Interceptor Debt Service amount for FY22 had an off-setting revenue from MSD. Amount is not included in the total cumulative change.

DEBT SERVICE SCHEDULE



DEBT SERVICE FUND

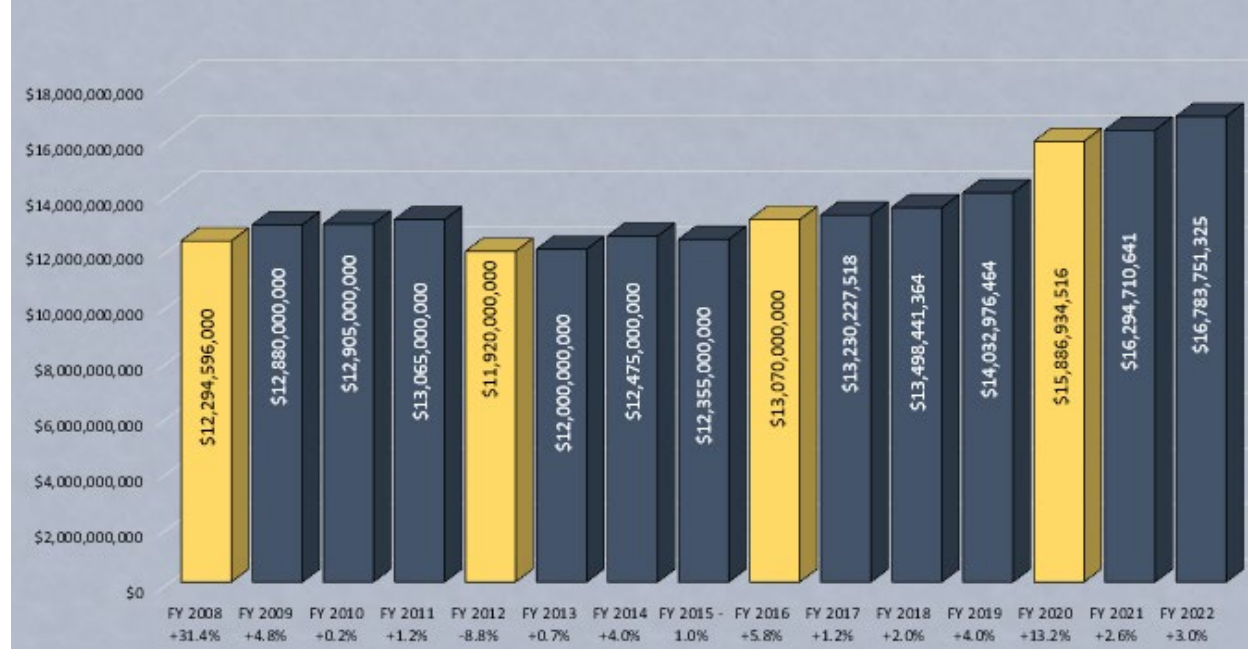
Debt Service Fund Established in FY 2015		Deposit/Appropriation	Running Balance
FY 2015	Deposit – Debt Service Roll-Off	\$923,463	\$923,463
FY 2016	Deposit – Debt Service Roll-Off	\$590,997	\$1,514,460
FY 2017	Deposit – Debt Service Roll-Off	\$1,927,650	\$3,442,110
	Deposit – General Fund Debt Service 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
FY 2022	Appropriation – General Fund Debt Service	(\$2,740,152)	\$2,707,316
	Deposit - BRCC Debt Service from MRTS	\$1,811,300	\$4,518,616
		Current Balance	\$4,518,616

Financial Forecast

Historic Budget Information, Henderson County Revaluation Cycle, Fund Balance History, Comparable County Tax Rates, FY 2022-2023 Financial Forecast

REVISED BUDGET EXPENDITURES				
FY 2021-2022 VARIANCE				
	FY 2020-2021	FY 2021-2022	\$ VARIANCE	% VARIANCE
COUNTY				
• Operations and Maintenance	\$112,896,244	\$108,278,351	-\$4,617,893	-4.1%
• Debt Service	\$8,339,473	\$5,666,043	-\$2,673,430	-32.1%
HENDERSON COUNTY PUBLIC SCHOOLS				
• Operations and Maintenance	\$30,828,000	\$31,633,460	\$805,460	2.6%
• Debt Service	\$12,250,274	\$11,275,450	-\$974,824	-8.0%
• MRTS	\$1,632,050	\$4,934,424	\$3,302,374	202.3%
BLUE RIDGE COMMUNITY COLLEGE				
• Operations and Maintenance	\$4,498,181	\$4,748,181	\$250,000	5.6%
• Debt Service	\$2,302,993	\$3,440,431	\$1,137,438	49.4%
• MRTS	\$800,000	\$3,289,616	\$2,489,616	311.2%
TOTAL BUDGET	\$173,547,215	\$173,265,956	-\$281,259	-0.2%

HENDERSON COUNTY REVALUATION CYCLE



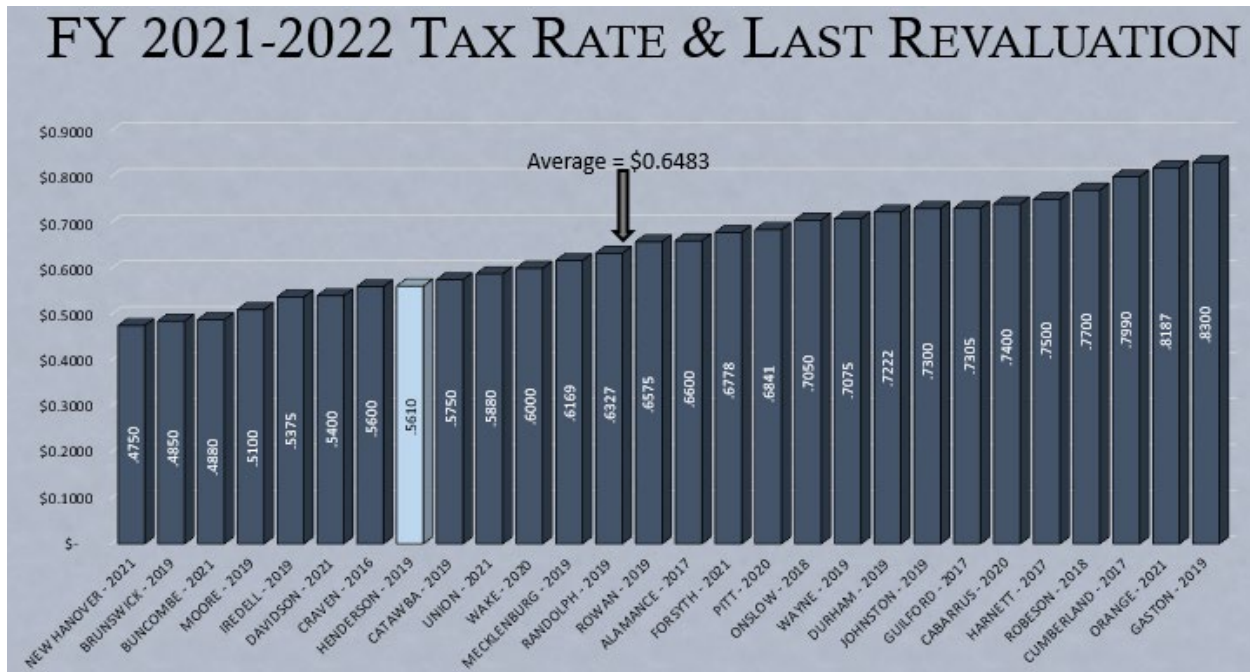
FUND BALANCE HISTORY - OVER 12% POLICY



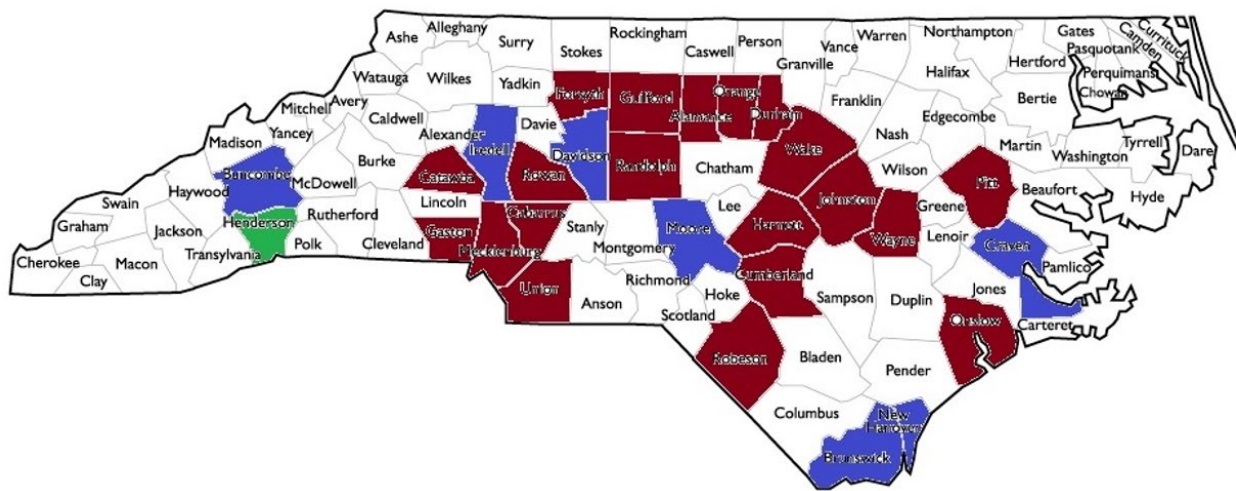
FY 2022-2023 FINANCIAL FORECAST

Total available fund balance over the Board's 12% Policy as of July 1, 2021

\$27,093,074



Map of Comparison Counties



FY 2021-2023 Tax Rate

- The tax rate of \$0.561 per \$100 of valuation is the 8th lowest tax rate of the 28 urban counties – those with a population over 100,000 – and the 23rd lowest of all 100 counties in North Carolina.
- Among 28 Urban North Carolina counties:
 - Highest rate is \$0.8300
 - Lowest rate is \$0.4750
 - Average rate is \$0.6483
- Among all 100 North Carolina counties:
 - Highest rate is \$1.0000
 - Lowest rate is \$0.3300
 - Average rate is \$0.6717

FY 2022-2023 FINANCIAL FORECAST

Projected Revenues for FY 22-23	\$ 157,000,000
Base Budget for FY 22-23	\$ 178,000,000
(Current FY22 Revised = \$173,265,956)	
Amount needed to make budget	(\$ 21,000,000)

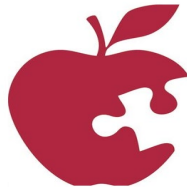
FY 2022-2023 FINANCIAL FORECAST

Fund Balance available over 12%	\$27,093,074
Amount needed to make budget	(\$ 21,000,000)
Projected variance	\$6,093,074

Updates and Emerging Issues

Henderson County Public Schools, Blue Ridge Community College, 95 Courthouse/Detention Center Conceptual Plan, VFW Renovations, Edneyville Elementary Sewer Update

Superintendent Dr. John Bryant – Henderson County Public Schools 2022-2023 Budget Request



2021 – 2022 Total Budget Allocation

Local Appropriation for 2021 – 2022

Current Expense	\$28,928,000
Capital Outlay (Annual Maintenance/Safety Enhancements)	\$1,500,000
Capital Outlay (Maintenance, Repairs, Technology, Safety)	\$4,892,792
Total Appropriation	\$35,320,792

2021 – 2023 Capital Outlay [MRTS]

FY22			
Site	Project	Category	Anticipated Cost
Middle Schools	Security Camera Systems	Safety and Security	\$350,000
High Schools	Security Camera Systems	Safety and Security	\$400,000
Deferred MRTS PY	Roofing and Paving	Annual Maintenance	\$650,000
East Henderson	Building Roof (Old Gym)	Scheduled Replacement	\$200,000
West Henderson	Renovation and Addition	New Construction	\$2,000,000
Technology	Chromebooks	Project Empower	\$300,000
Transportation	Bus Garage	Advanced Planning and Design	\$325,000
Maintenance	Warehouse	New Construction	\$350,000
Central Office	Contingency/Strategic Capital	All Projects	\$317,792
TOTAL BUDGET:			\$4,892,792
FY23			
Site	Project	Category	Anticipated Cost
Elementary Schools	Security Camera Systems	Safety and Security	\$700,000
Transportation	Bus Garage	New Construction	\$3,000,000
Technology	Chromebooks	Project Empower	\$300,000
Various	Paving	Annual Maintenance	\$500,000
Central Office	Contingency/Strategic Capital	All Projects	\$392,792
TOTAL BUDGET:			\$4,892,792

Funding Category	FY22	FY23
Continuation Budget	\$28,928,000	\$29,940,480
Current Expense/ <u>Uncontrollables</u> @ 3.5% <i>(State Retirement System/Insurance/State Salary Schedules/Charter Schools), Instructional/Programmatic/Student Services</i>	\$1,012,480	\$1,047,916
Capital Outlay	\$1,500,000	\$1,500,000
Total Budget	\$31,440,480	\$32,488,396
Capital Outlay [MRTS]	\$4,892,792	\$4,892,792

2022 – 2023 Budget Request Priorities

Current Expense Uncontrollables (@\$795,000*)
 (State Retirement System/Insurance/State Salary Schedules/Charter Schools)

State Increase to Minimum Wage (@\$390,000)
 (FY22 \$13.00/hour – FY23 \$15.00/hour)

0.25% Increase to Local Supplement (@\$310,000)
 Certified Staff 8.75 % to 9.00%
 Non-Certified Staff 6.50% to 6.75%

Blue Ridge Community College – Dr. Laura Leatherwood



Reflecting on 2021

- Capital projects
- Enrollment Growth
- Engaging Adults Initiative
- Free College
- Workforce Development
- New and Expanded Programs
- Expansion of Health Care Programs
- Special Appropriations
- Grants

Enrollment Growth

- Fall 2017 to Fall 2019: 6.7% increase
- Fall 2019 to Fall 2020: 2.3% increase
- Fall 2020 to Fall 2021: 9.1% increase

Spring 2022 looks to be the highest enrollment in history!

New and Expanded Programs

Horticulture Business Certificate
Automotive Electric Drive Certificate
Additional Career and College Promise offerings
Electrical Apprenticeship
Drone Operator
Non-Destructive Testing QA/QC (welding) – Manufacturing
Tool & Die
Construction, Electrical, Plumbing, Masonry, HVAC
Supply Chain Management



Expansion of Health Care Programs

Nursing	Home Care Aide
Respiratory Therapy	Medication Aide
Central Sterile Processing	Psychiatric Technician
Medical Assistant	Pharmacy Technician
Nurse Aide I and II	Phlebotomy
Dialysis Technician	MRI Tech & Ultrasound Tech

Special Appropriations

\$250,000: Equipment for the Public Safety Training Facility (formerly known as POPAT)

\$300,000: Startup funds for Skilled Trades (Construction, Electrical, Plumbing, HVAC, & Masonry)

Secured Grants - \$1.6 million

Outstanding Grant Requests:

Grant	Supports	Amount
GoldenLeaf Foundation	Greenhouse	\$1,000,000
John M. Belk Endowment	Engaging Adults	75,000
North Carolina Community College System	Engaging Adults	50,000
EDA American Rescue Plan: Good Jobs Grant	Nursing and Allied Health Expansion	5,000,000

Budget Requests

- 2022-23 Capital Improvements**
\$ 6,785,537
- 2022-23 Operating**
\$ 5,648,655
- Master Facilities Plan**
Maintenance Building, Student Union, Fletcher Bldg.
\$67,700,000

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. §143–318.1 I(a)(4) to discuss matters relating to the location or expansion of industries or other businesses in the area served by the public body.

Commissioner Edney made the motion that the Board go into closed session pursuant to N.C. Gen. Stat. §143–318.11(a)(4), for the reasons set out in the Board’s agenda packet. All voted in favor and the motion carried 5-0.

The Board reconvened back into open session

95 COURTHOUSE/DETENTION CENTER

Marcus Jones introduced Steve White, Matt Hemphill, Bill Boghosian, and Kenny Burns, representatives from Fentress Architects, that were present to discuss the 95 Courthouse and Detention Center conceptual plans/options



COURTHOUSE



3 OPTIONS:

- Renovation (99,000GSF)
- Full court addition/reno (94,000 GSF annex)
- Partial court reno/addition

DETENTION CENTER

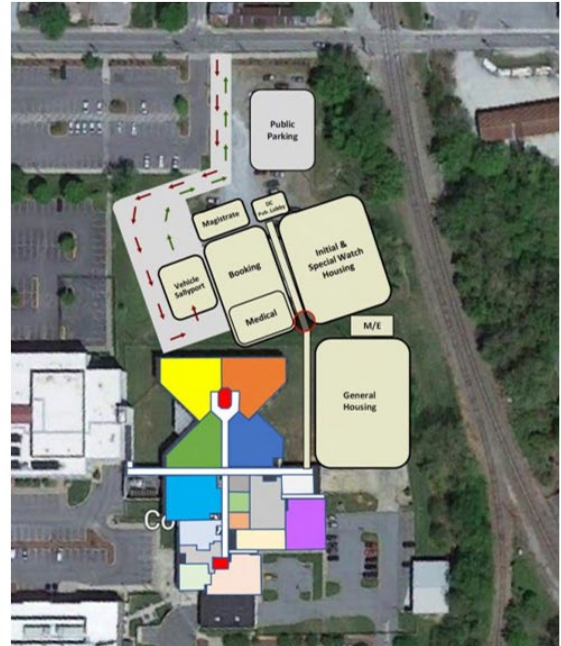
- Needs Assessment and Condition Report (64,000 GSF reno/addition)

FENTRESS ARCHITECTS | FENTRESS, INC.

Detention Center Programming Plan

OUR TASK:

To develop the Program Of Requirements (POR) that will lead to development of blocking and stacking diagrams illustrating the organization of the proposed jail expansion and its relation to the courthouse



Detention Center Programming Plan

TASK:

Tour the current jail and courthouse and review the previously prepared reports with stakeholders to confirm and/or determine the following space needs.



Space Needs Assessment

2.1. PERSONNEL

- The number of personnel in the Sheriff's Office is expected to increase over the planning period to handle the additional workload.
- The Sheriff's Office anticipates increases in staffing to handle the workload that is integrally tied to increases in population and development in the area, as well as to respond to initiatives within the offices.

The following table displays staffing projections for the Sheriff's Office.

Table 2-1. Detention Center – Current and Projected Staffing

Position	Year						
	Current (2022)	2025 (new Jail)	2030	2035	2040	2045	2050
Captain	1	1	1	1	1	1	1
Lieutenant	1	1	1	1	1	1	1
Sergeant	7	7	7	7	7	7	7
Corporal	6	6	6	6	6	6	6
Lance Corporal	4	8	8	8	8	8	8
Officers	28	48	48	48	48	48	48
Transportation	4	6	6	6	6	6	6
Kitchen Staff	4	6	6	6	6	6	6
Administrative Assistant	1	2	2	2	2	2	2
Total	56	85	85	85	85	85	85

- The Detention Center will continue to operate with only 1 Jail Administrator (Captain)
- The Detention Center will continue to operate with only 1 Operations Lieutenant
- The Detention Center will continue to operate with 7 Sergeants (4 shift supervisors, 1 transportation, 1 administrative, 1 I.C.E.)
- The Detention Center will continue to operate with 6 Corporals (4 shift supervisors, 1 transportation, 1 administrative)

During current command restructuring, the sheriff is in the process of creating the rank of Lance Corporal, this will NOT add a position to the following "Detention Officers Line".

- Detention Officers 8 per shift (32 total) or 28 officers with 4 Lance Corporals; will increase to: Detention Officers 48 with 8 Lance Corporals (56 total)
- Transport Officers will increase by 2 (from 4 to 6 in the expanded jail)
- Kitchen Staff will increase by 2 (from 4 to 6 in the expanded jail)
- Administrative Assistants will increase by 1 (from 1 to 2 in the expanded jail)

Staffing numbers beyond the opening of the "New Jail" remain constant based on expansion to 408 beds. The number of beds will not grow in the remaining years without more construction; yet ALL the beds could conceivably be filled immediately after becoming operational.

Existing Space:

Due to the growth in population, workload, and staffing, the existing Henderson County Detention Center will not be able to meet the operational demands placed upon it without some type of renovation and additional space. The detention center was designed in 1993 and construction was completed in 1995. It is currently in its 26th year of service.

Building Space Program

PROGRAM OF REQUIREMENTS

The program of requirements addresses the operational components of the Henderson County Jail. These components are:

- Vehicle Sallyport
- Intake
- Booking
- Remote Court Holding
- Release
- Transportation
- Magistration
- Male Housing
- Female Housing
- Control
- Laundry
- Kitchen
- Canteen
- Medical
- Staff Space
- Program Space
- VIP Group
- SRT
- Warehouse
- Administration
- Circulation

To fulfill the space needs identified in the program of requirements, 51,752 s.f. of the current jail will remain unchanged, 8,525 s.f. of the current jail will be reorganized/renovated and 61,112 s.f. of new building additions will be needed. The total square footage of the jail as programmed is 121,389 s.f. Three options have been developed to illustrate how this can be achieved and are presented in color coded plans.



Henderson County
Building: Jail
Date: 12/20/21

ROOM / SPACE NAME	# OF ROOMS	PROPOSED SIZE	SPACE ALLOCATED TO		REMARKS
			NEW ADDITION	EXISTING TO BE RENOVATED / REMAIN AS IS	
Vehicle Sallyport					
Existing Sallyport					2,613
New Vehicle Sallyport	1	40 x 68	2720		two drive thru lanes with 14'x20' O.H. Door one drive thru lane with 10'x14' O.H. Door that doubles as diagonal parking area search/shake down desk this is an extension of the current sallyport
Secure Corridor/Security Vestibule separating vehicle sallyport from intake and transportation areas	1	6 x 136		816	
Sub-Total (NSF)			2,720		
Circulation, Walls, Chases, etc. (Grossing Factor) @ 10%			272		
Total Gross S.F. this Area			2,992	816	2,613
Intake					
Existing Intake					760
Decontamination Room	1	8 x 8	64		
Open Waiting Area	1	8 x 20	160		
Intake Desk	1	12 x 20	240		
Single Person Holding Cell	2	7 x 10	140		
X-Ray Machine	1	10 x 19	190		
Breathalyzer Room	2	10 x 10	200		
Magistration Counter / Workstation	4	7 x 5	140		
Officer Restroom	1	8 x 8	64		
Sub-Total (NSF)			1,198		
Circulation, Walls, Chases, etc. (Grossing Factor) @ 100%			1,198		
Total Gross S.F. this Area			2,396	0	760
Booking					
Existing Booking					2,011
Booking Desk	1	12 x 30	360		6 stations adjacent to Magistration
Fingerprint/Photo Identification	2	5 x 5	50		
Medical Evaluation	1	10 x 18	180		two workstations
Single Holding Cells	4	7 x 10	280		negative pressure
8-Person Holding Cells	4	10 x 30	1,200		negative pressure
Padded Safety Cell	4	7 x 10	280		flushing floor drain
Dress In / Strip Search	4	9 x 12	432		shower / toilet / lavatory
Issue Storage	1	9 x 12	108		
Inmate Property Storage	1	25 x 60	1,500		residential size washer / dryer work tables conveyor mobile filing system
Inmate Records	1	16 x 20	320		
Staff Restroom	1	8 x 8	64		
Sub-Total (NSF)			4,774		
Circulation, Walls, Chases, etc. (Grossing Factor) @ 100%			4,774		
Total Gross S.F. this Area			9,548	0	2,011

ROOM / SPACE NAME	# OF ROOMS	PROPOSED SIZE	SPACE ALLOCATED TO		REMARKS
			NEW ADDITION	EXISTING TO BE RENOVATED / REMAIN AS IS	
Remote Court Holding					
Single Holding Cell	2	7 x 10	140		
8-Person Holding Cell	4	10 x 30	1,200		
Sub-Total (NSF)			1,340		
Circulation, Walls, Chases, etc. (Grossing Factor) @ 80%			1,072		
Total Gross S.F. this Area			2,412	0	0
Release					
Release Desk	1	12 x 10		120	2 stations adjacent to booking desk, Inmate Property, Inmate Records and Public Lobby
4-Person Holding Cell	2	10 x 15		300	
Sub-Total (NSF)			0	420	
Circulation, Walls, Chases, etc. (Grossing Factor) @ 80%			0	420	
Total Gross S.F. this Area			0	420	0

ROOM / SPACE NAME	# OF ROOMS	PROPOSED SIZE	SPACE ALLOCATED TO		REMARKS
			NEW ADDITION	EXISTING TO BE RENOVATED / REMAIN AS IS	
Transportation					
16-Person Holding Cell	2	20 x 30		1,200	
Officer Station	1	5 x 10		50	
Dressing Room	2	9 x 8		144	
Sub-Total (NSF)			0	1,394	
Circulation, Walls, Chases, etc. (Grossing Factor) @ 80%			0	1,394	
Total Gross S.F. this Area			0	1,394	0

ROOM / SPACE NAME	# OF ROOMS	PROPOSED SIZE	SPACE ALLOCATED TO		REMARKS
			NEW ADDITION	EXISTING TO BE RENOVATED / REMAIN AS IS	
Magistration					
Existing Magistration					1,189
Public Entry Vestibule	1	7 x 10	70		
Public Lobby	1	10 x 20	200		
Secure Public Service Area	1	10 x 20	200		
Lobby Restroom	2	8 x 8	128		
Magistrate Open Office Area	1	20 x 20	400		4 workstations 2 pass throughs to Intake 1 pass through to Bondman Area
Bondsman Area	2	8 x 8	128		
Magistrate Sleeping Room	1	10 x 12	120		
Staff Restroom	1	8 x 14	112		shower / toilet / lavatory
Staff Breakroom	1	12 x 12	144		refrigerator, sink, microwave
Sub-Total (NSF)			1,502		
Circulation, Walls, Chases, etc. (Grossing Factor) @ 70%			1,051		
Total Gross S.F. this Area			2,553	0	1,189



Henderson County
Building: Jail
Date: 12/20/21

ROOM / SPACE NAME	# OF ROOMS	PROPOSED SIZE	SPACE ALLOCATED TO		REMARKS
			NEW ADDITION	EXISTING TO BE RENOVATED / REMAIN AS IS	
Male Housing - 24-Bed Pods (Ground Floor)					
Existing Male Housing					15,088
Pod 1 - Ground Floor					
Single Cells	8	104 s.f. each	832		16 additional single cells located on mezzanine
Showers	6	5 x 5	150		
Toilets / Lavatories	6	4 x 5	120		
Dayroom - 48-person Capacity	1	35 s.f. per inmate	1,680		
Mop Sink	1	5 x 7	35		
Multi-Purpose Room	1	14 x 15	210		
Security Vestibule	1	8 x 8	64		
Exercise	1		300		
Pod 2 - Ground Floor					
Single Cells	8	104 s.f. each	832		16 additional single cells located on mezzanine
Showers	6	5 x 5	150		
Toilets / Lavatories	6	4 x 5	120		
Dayroom - 48-person Capacity	1	35 s.f. per inmate	1,680		
Mop Sink	1	5 x 7	35		
Multi-Purpose Room	1	14 x 15	210		
Security Vestibule	1	8 x 8	64		
Exercise	1		300		
Pod 3 - Ground Floor					
Single Cells	8	104 s.f. each	832		16 additional single cells located on mezzanine
Showers	6	5 x 5	150		
Toilets / Lavatories	6	4 x 5	120		
Dayroom - 48-person Capacity	1	35 s.f. per inmate	1,680		
Mop Sink	1	5 x 7	35		
Multi-Purpose Room	1	14 x 15	210		
Security Vestibule	1	8 x 8	64		
Exercise	1		300		
Pod 4 - Ground Floor					
Single Cells	8	104 s.f. each	832		16 additional single cells located on mezzanine
Showers	6	5 x 5	150		
Toilets / Lavatories	6	4 x 5	120		
Dayroom - 48-person Capacity	1	35 s.f. per inmate	1,680		
Mop Sink	1	5 x 7	35		
Multi-Purpose Room	1	14 x 15	210		
Security Vestibule	1	8 x 8	64		
Exercise	1		300		
Sub-Total (NSF)			13,564		15,088
Circulation, Walls, Chases, etc. (Grossing Factor) @ 50%			6,782		
Total Gross S.F. this Area			20,346	0	15,088

ROOM / SPACE NAME	# OF ROOMS	PROPOSED SIZE	SPACE ALLOCATED TO		REMARKS
			NEW ADDITION	EXISTING TO BE RENOVATED / REMAIN AS IS	
Male Housing - 24-Bed Pods (Mezzanine)					
Existing 2nd Floor Male Housing					9,869
Pod 1 - Mezzanine					
Single Cells	16	104 s.f. each	1,664		
Pod 2 - Mezzanine					
Single Cells	16	104 s.f. each	1,664		
Pod 3 - Mezzanine					
Single Cells	16	104 s.f. each	1,664		
Pod 4 - Mezzanine					
Single Cells	16	104 s.f. each	1,664		
Sub-Total (NSF)			6,656		9,869
Circulation, Walls, Chases, etc. (Grossing Factor) @ 125%			8,320		
Total Gross S.F. this Area			14,976	0	9,869

ROOM / SPACE NAME	# OF ROOMS	PROPOSED SIZE	SPACE ALLOCATED TO		REMARKS
			NEW ADDITION	EXISTING TO BE RENOVATED / REMAIN AS IS	
Female Housing					
Existing Female Housing					7,855
Single Cells	8	7 x 10	560		
Shower Area	2	5 x 5	50		
Sub-Total (NSF)			610		7,855
Circulation, Walls, Chases, etc. (Grossing Factor) @ 125%			763		
Total Gross S.F. this Area			1,373	0	7,855

ROOM / SPACE NAME	# OF ROOMS	PROPOSED SIZE	SPACE ALLOCATED TO		REMARKS
			NEW ADDITION	EXISTING TO BE RENOVATED / REMAIN AS IS	
Control					
Existing Central Control					280 - no work required
Existing Pod Control	1				380 - no work required
New Pod Control	1	16 x 20	320		
New Pod Control Restroom	1	8 x 8	64		
Sub-Total (NSF)			384		660
Circulation, Walls, Chases, etc. (Grossing Factor) @ 70%			269		
Total Gross S.F. this Area			653	0	660

ROOM / SPACE NAME	# OF ROOMS	PROPOSED SIZE	SPACE ALLOCATED TO		REMARKS
			NEW ADDITION	EXISTING TO BE RENOVATED / REMAIN AS IS	
Laundry					
Existing Laundry					548
Soiled Linen Cart Area	1	6 x 6	36		
Commercial Washer	5	4 x 6	120		80 lb capacity each
Commercial Dryer	5	4 x 6	120		120 lb capacity each
Soap Dispensing / Storage	1	8 x 10	80		
Folding Area	1	8 x 12	96		
Clean Linen Storage	1	7 x 30	210		
Clean Linen Cart Area	1	6 x 6	36		
Sub-Total (NSF)			698		548



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Circulation, Walls, Chases, etc. (Grossing Factor) @ 90%					
Total Gross S.F. this Area	0	698	548		

ROOM / SPACE NAME	# OF ROOMS	PROPOSED SIZE	SPACE ALLOCATED TO			REMARKS
			New Addition	EXISTING TO BE RENOVATED	EXISTING TO REMAIN AS IS	
Kitchen						
• Existing Kitchen					3,083	-no work required
• Increase Dry Storage	1	6 x 24			144	
• Increase Freezer Capacity	1	6 x 20			120	
Sub-Total (NSF)					264	
Circulation, Walls, Chases, etc. (Grossing Factor) @ 40%						
Total Gross S.F. this Area	0	264	3,083			

ROOM / SPACE NAME	# OF ROOMS	PROPOSED SIZE	SPACE ALLOCATED TO			REMARKS
			New Addition	EXISTING TO BE RENOVATED	EXISTING TO REMAIN AS IS	
Canteen						
• Existing Canteen					312	
• Canteen Workroom	1	10 x 12			120	-near truck dock
Sub-Total (NSF)					120	
Circulation, Walls, Chases, etc. (Grossing Factor) @ 70%						
Total Gross S.F. this Area	0	120	312			

ROOM / SPACE NAME	# OF ROOMS	PROPOSED SIZE	SPACE ALLOCATED TO			REMARKS
			New Addition	EXISTING TO BE RENOVATED	EXISTING TO REMAIN AS IS	
Medical						
• Existing Medical					728	
• Inmate Waiting Area	1	7 x 8			56	
• Exam Area	2	8 x 10			160	
• Inmate Toilet / Shower Area	1	5 x 12			60	
• Nurses Office	1	14 x 16			224	
• Drug Storage	1	5 x 5			25	
• Equipment Storage	1	9 x 15			135	
• Medical Records	1	9 x 15			135	mobile filing system
• Staff Restroom	1	8 x 8			64	
Sub-Total (NSF)					859	
Circulation, Walls, Chases, etc. (Grossing Factor) @ 70%						
Total Gross S.F. this Area	0	859	728			

ROOM / SPACE NAME	# OF ROOMS	PROPOSED SIZE	SPACE ALLOCATED TO			REMARKS
			New Addition	EXISTING TO BE RENOVATED	EXISTING TO REMAIN AS IS	
Staff Space						
• Existing Staff Space					1,140	
• Locker Rooms	2	16 x 20			640	
• Shower	2	5 x 8			80	
• Restroom	2	8 x 15			240	
• Breakroom	1	14 x 16			224	
Sub-Total (NSF)					1,184	
Circulation, Walls, Chases, etc. (Grossing Factor) @ 70%					829	

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Total Gross S.F. this Area	2,013	0	1,140	
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Program Space				
• Existing Program Space				572
Sub-Total (NSF)				572
Circulation, Walls, Chases, etc. (Grossing Factor) @ 70%				
Total Gross S.F. this Area	0	0	572	

ROOM / SPACE NAME	# OF ROOMS	PROPOSED SIZE	SPACE ALLOCATED TO			REMARKS
			New Addition	EXISTING TO BE RENOVATED	EXISTING TO REMAIN AS IS	
VIP Group						
• Existing VIP Area					1,650	
• Open Office Space	1	20 x 20			400	
• Storage	1	10 x 12			120	
• Restroom	1	8 x 8			64	
Sub-Total (NSF)					584	
Circulation, Walls, Chases, etc. (Grossing Factor) @ 70%					605	
Total Gross S.F. this Area	0	0	1,650			

ROOM / SPACE NAME	# OF ROOMS	PROPOSED SIZE	SPACE ALLOCATED TO			REMARKS
			New Addition	EXISTING TO BE RENOVATED	EXISTING TO REMAIN AS IS	
SMT						
• Existing SRT Area					1,311	
• Open Space / Locker Area	1	16 x 20			320	
• Storage	1	10 x 12			120	
• Restroom	1	8 x 8			64	
Sub-Total (NSF)					504	
Circulation, Walls, Chases, etc. (Grossing Factor) @ 70%					353	
Total Gross S.F. this Area	857	0	1,311			

ROOM / SPACE NAME	# OF ROOMS	PROPOSED SIZE	SPACE ALLOCATED TO			REMARKS
			New Addition	EXISTING TO BE RENOVATED	EXISTING TO REMAIN AS IS	
Warehouse						
• Open Space	1	20 x 25			500	
Sub-Total (NSF)					500	
Circulation, Walls, Chases, etc. (Grossing Factor) @ 70%						
Total Gross S.F. this Area	0	500	0			

ROOM / SPACE NAME	# OF ROOMS	PROPOSED SIZE	SPACE ALLOCATED TO			REMARKS
			New Addition	EXISTING TO BE RENOVATED	EXISTING TO REMAIN AS IS	
Administration						
• Existing Administration					1,568	
• Reception	1	8 x 8			64	open workstation
• Large Office	2	11 x 13			286	
• Standard Office	8	10 x 11			880	
• Conference Room	1	13 x 15			195	
• Break Room	1	12 x 12			144	
• Storage	1	7 x 10			70	
• Restroom	2	8 x 8			128	
• Janitor	1	5 x 7			35	
• IT Room	1	9 x 12			108	
• Entry Lobby	1	12 x 12			144	
• Attorney/Inmate Visitation	3	9 x 9			243	
Sub-Total (NSF)					2,297	
Circulation, Walls, Chases, etc. (Grossing Factor) @ 70%						
Total Gross S.F. this Area	0	2,297	1,568			

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Henderson County
Building: Jail
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ROOM / SPACE NAME	# OF ROOMS	PROPOSED SIZE	SPACE ALLOCATED TO			REMARKS
			New Addition	EXISTING TO BE RENOVATED	EXISTING TO REMAIN AS IS	
Circulation						
• Existing Circulation					795	
• New Circulation Corridor	1	7 x 200			1,400	- cuts through existing Male Housing pods for improved circulation
Sub-Total (NSF)					1,400	
Circulation, Walls, Chases, etc. (Grossing Factor) @ 40%						
Total Gross S.F. this Area	0	1,400	795			
Total Building S.F.	61,112	8,768	51,752			
Grand Total Building S.F.			121,632			

TOTAL DETENTION CENTER AREAS

NEW BUILDING ADDITION: 61,112 GSF

EXISTING RENOVATED: 8,768 GSF

EXISTING TO REMAIN: 51,752 GSF

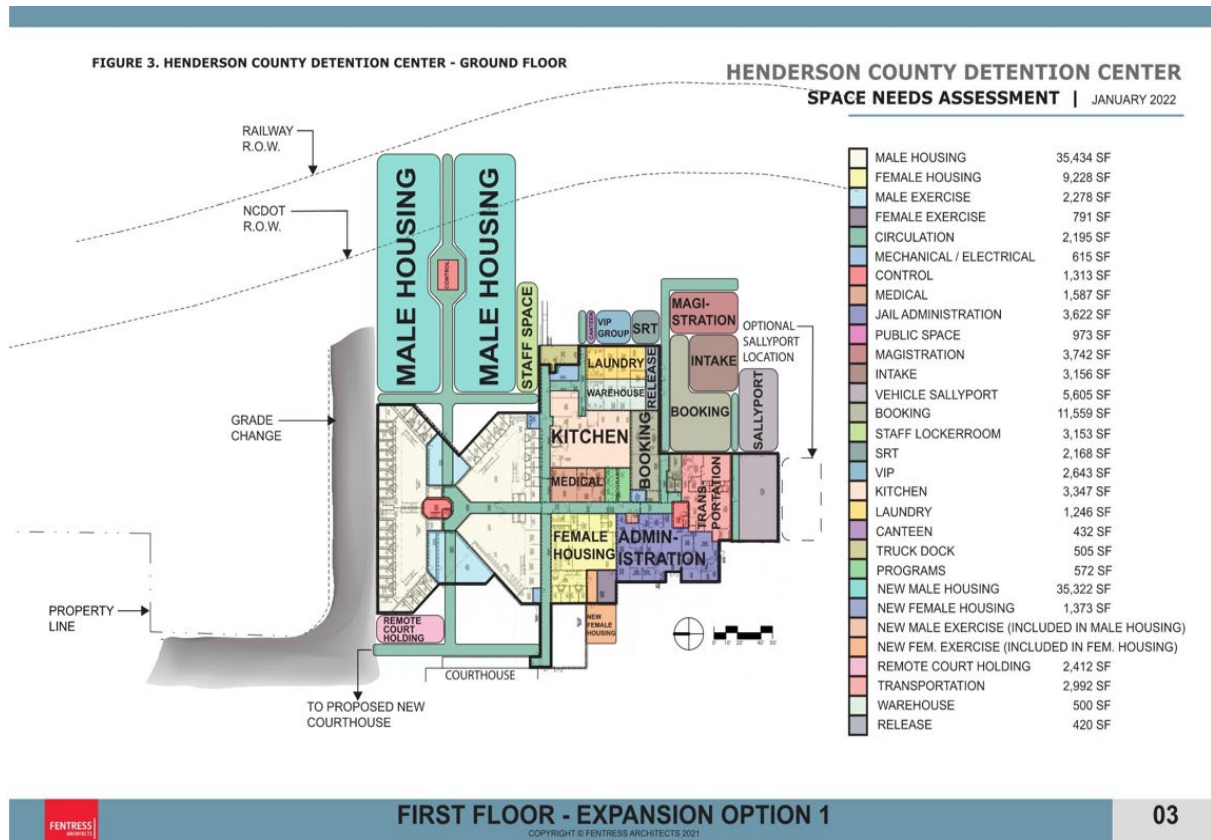
TOTAL BUILDING SIZE: 121,632 GSF

OPTION 1

- **SALLYPORT** - A new vehicle sallyport will be added to the existing vehicle sallyport which will remain and be renovated.
- **INTAKE** - A new intake area will be added.
- **BOOKING** - A new booking area will be added.
- **REMOTE COURT HOLDING** - A new remote court holding area will be added.
- **RELEASE** - A new release area will be created in renovated existing space.
- **TRANSPORTATION** - A new transportation area will be created in renovated existing space.
- **MAGISTRATION** - A new magistration area will be added.
- **MALE HOUSING** - Existing male housing will remain and new male housing added.
- **FEMALE HOUSING** - Existing female housing will remain and new female housing added.
- **CONTROL** - Existing control will remain and new control will be added at new male housing.
- **LAUNDRY** - A new laundry will be created in renovated existing space.
- **KITCHEN** - the kitchen will remain where it is currently located. A new freezer and dry storage will be created in renovated existing space.
- **CANTEEN** - A new canteen will be created in renovated existing space.
- **MEDICAL** - A new medical area will be created in renovated existing space.
- **STAFF SPACE** - A new staff space area will be added.
- **PROGRAM SPACE** - The current program space will remain where it is currently located.
- **VIP GROUP** - A new VIP Group space will be added.
- **SRT** - A new SRT space will be added.
- **WAREHOUSE** - A new warehouse will be created in renovated existing space.
- **ADMINISTRATION** - Administration will remain in its current location and be expanded into existing adjacent space.
- **CIRCULATION** - A new circulation corridor will be created in renovated existing space.

Construction of Option 1 is contingent upon elimination of the NC DOT right of way for a future city street as per plot slide 1570. Without elimination of this right of way, there does not appear to be sufficient land area to construct the new male housing illustrated in the Option 1 bubble diagram.

The estimated probable cost of construction for Option 1 is \$44,720,000.

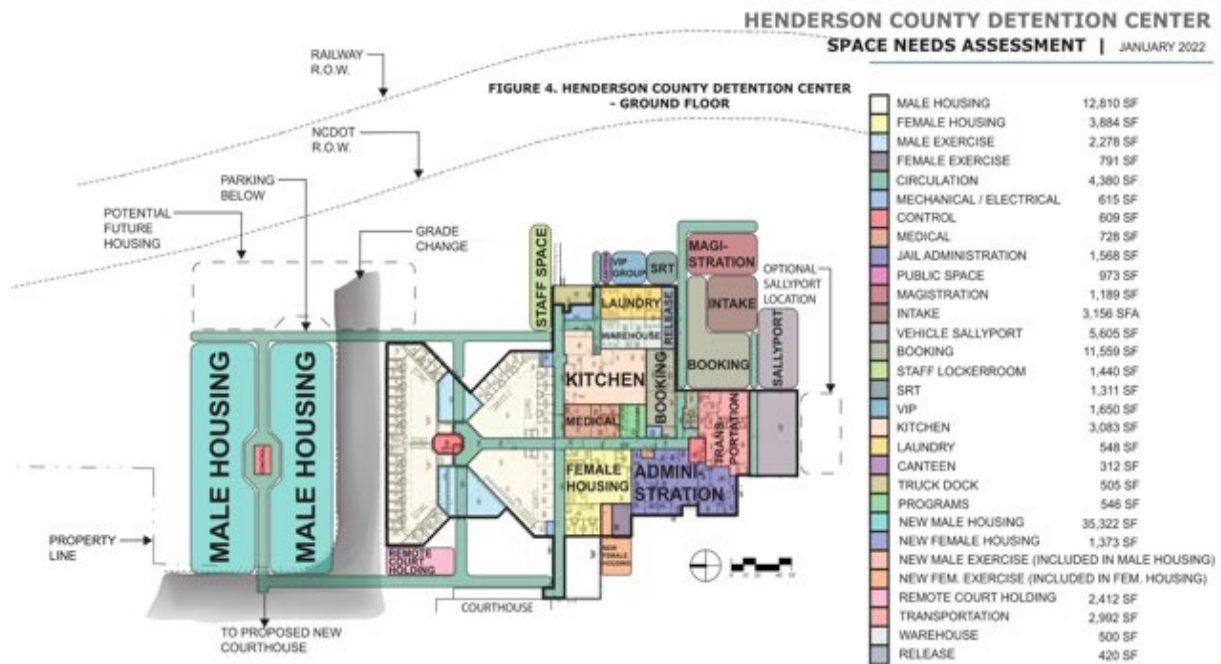


OPTION 2

- **SALLYPORT** – A new vehicle sallyport will be added to the existing vehicle sallyport which will remain and be renovated.
- **INTAKE** – A new intake area will be added.
- **BOOKING** – A new booking area will be added.
- **REMOTE COURT HOLDING** – A new remote court holding area will be added.
- **RELEASE** – A new release area will be created in renovated existing space.
- **TRANSPORTATION** – A new transportation area will be created in renovated existing space.
- **MAGISTRATION** – A new magistration area will be added.
- **MALE HOUSING** – Existing male housing will remain and new male housing added.
- **FEMALE HOUSING** – Existing female housing will remain and new female housing added.
- **CONTROL** – Existing control will remain and new control will be added at new male housing.
- **LAUNDRY** – A new laundry will be created in renovated existing space.
- **KITCHEN** – the kitchen will remain where it is currently located. A new freezer and dry storage will be created in renovated existing space.
- **CANTEEN** – A new canteen will be created in renovated existing space.
- **MEDICAL** – A new medical area will be created in renovated existing space.
- **STAFF SPACE** – A new staff space area will be added.
- **PROGRAM SPACE** – The current program space will remain where it is currently located.
- **VIP GROUP** – A new VIP Group space will be added.
- **SRT** – A new SRT space will be added.
- **WAREHOUSE** – A new warehouse will be created in renovated existing space.
- **ADMINISTRATION** – Administration will remain in its current location and be expanded into existing adjacent space.
- **CIRCULATION** – A new circulation corridor will be created in renovated existing space.

Construction of Option 2 is similar to Option 1 but would place the new male housing area to the north of the current jail in the Sheriff’s Office impound property. This option would be necessary if the proposed right of way for future city street cannot be eliminated as noted in Option 1. The finish floor of the both the new housing area and the current jail should be maintained for efficient circulation. This presents an opportunity to create a parking area below the proposed addition in this.

The estimated probable cost of construction for Option 2 is \$52,220,000.

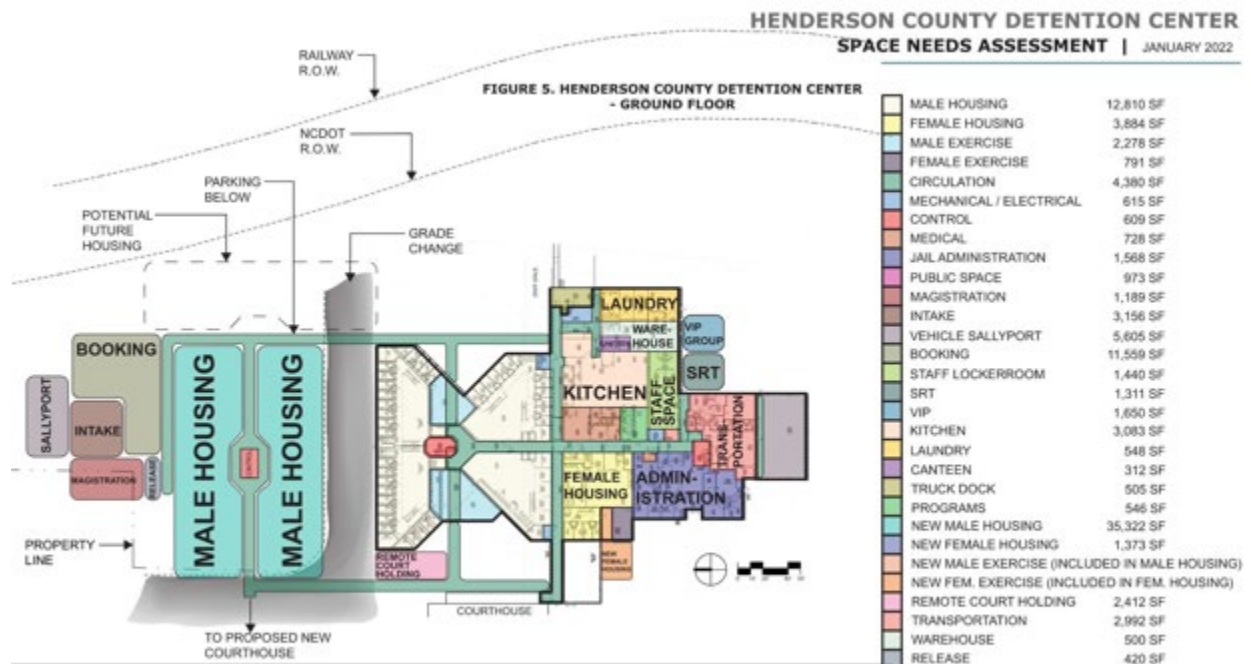


OPTION 3

- **SALLYPORT** – A new vehicle sallyport will be added. The existing vehicle sallyport will remain and be renovated.
- **INTAKE** – A new intake area will be added.
- **BOOKING** – A new booking area will be added.
- **REMOTE COURT HOLDING** – A new remote court holding area will be added.
- **RELEASE** – A new release area will be added.
- **TRANSPORTATION** – A new transportation area will be created in renovated existing space.
- **MAGISTRATION** – A new magistration area will be added.
- **MALE HOUSING** – Existing male housing will remain and new male housing added.
- **FEMALE HOUSING** – Existing female housing will remain and new female housing added.
- **CONTROL** – Existing control will remain and new control will be added at new male housing.
- **LAUNDRY** – A new laundry will be created in renovated existing space.
- **KITCHEN** – the kitchen will remain where it is currently located. A new freezer and dry storage will be created in renovated existing space.
- **CANTEEN** – A new canteen will be created in renovated existing space.
- **MEDICAL** – A new medical area will be created in renovated existing space.
- **STAFF SPACE** – A new staff space area will be added.
- **PROGRAM SPACE** – The current program space will remain where it is currently located.
- **VIP GROUP** – A new VIP Group space will be added.
- **SRT** – A new SRT space will be added.
- **WAREHOUSE** – A new warehouse will be created in renovated existing space.
- **ADMINISTRATION** – Administration will remain in its current location and be expanded into existing adjacent space.
- **CIRCULATION** – A new circulation corridor will be created in renovated existing space.
- **SALLYPORT** – Construction of Option 3 would locate the new Vehicle Sallyport, Intake, Booking, Magistration, release and new Male Housing in the area north of the current jail in the Sheriff’s Office impound property.

This option is presented as an alternative to Option 2 due to the proposed right of way for future city street issue. This option presents an opportunity to create a parking area below the proposed addition in this area.

The estimated probable cost of construction for Option 3 is \$56,720,000.



Site Plan



Courthouse – Preliminary Cost Estimate

Cost/GSF Multipliers *

	LOW	HIGH
Renovation Cost	\$230/GSF	\$284/GSF
New Construction Cost	\$467/GSF	\$565/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 Renovation	\$20.8 M	-	\$25.7M **
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** 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 Renovation	\$22.8 M	-	\$28.1M
94,315 GSF New Construction	\$44.0 M	-	\$53.3M
Site/Landscaping Allowance	\$ 1.0 M	-	\$ 1.5M
	\$67.8 M	-	\$82.9 ***

*** 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 Renovation	\$21.7 M	-	\$26.8M
63,400 GSF New Construction	\$29.6 M	-	\$35.8M
Site/Landscaping Allowance	\$ 1.0 M	-	\$ 1.5M
	\$52.3M	-	\$64.1M

Detention Center – Preliminary Cost Estimate

Cost/GSF Multipliers *

	LOW	HIGH
Renovation Cost	\$230/GSF	\$284/GSF
New Construction Cost	\$467/GSF	\$565/GSF

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

OPTION 1: Expansion is to the East and requires deletion of NC DOT R.O.W!

60,520 GSF Renovation	\$ 7.3 M	-	\$9.1 M
61,112 GSF New Construction	\$29.4 M	-	\$34.6M
Site Landscape Allowance	\$ 0.5 M	-	\$1.0 M
	\$37.2 M	-	\$44.7M

OPTION 2: Male Housing Expansion to the North

60,520 GSF Renovation	\$ 7.3 M	-	\$ 9.1M
61,112 GSF New Construction	\$29.4 M	-	\$34.6M
Site/Landscaping Allowance	\$ 7.0 M	-	\$ 1.5M
	\$43.7 M	-	\$52.2M

OPTION 3: Same as Option 2 plus new Sallyport, Magistration, etc. and Parking under to the north

60,520 GSF Renovation	\$ 7.3 M	-	\$ 9.1 M
61,112 GSF New Construction	\$29.4 M	-	\$34.6 M
New Parking/Site/Landscaping Allowance	\$10.4 M	-	\$ 13.0M
	\$47.1 M	-	\$56.7 M

Suggested Judicial Complex – Total Cost

Detention Center OPTION 1:

Total Construction Cost	\$37.2 M	-	\$44.7 M
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District and Superior Court OPTION 2:

Total Construction Cost	\$67.8 M	-	\$82.9 M
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TOTAL Comprehensive Project Construction Cost:

Total Construction Cost	\$105 M	-	\$127.6M
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Next Steps

- **Future Phases of Work**
 - **Full Site Analysis**
 - **Security Analysis**
 - **Existing Conditions Report of Courthouse**
 - **Concept Design, Phasing Diagrams, Cost Estimate and Schedule**
 - **Design Phases: SD / DD / CD**
 - **Construction**

VFW RENOVATIONS

Lindsay Roden, Architect with McMillan|Pazdan|Smith, provided an update on the VFW renovation project.

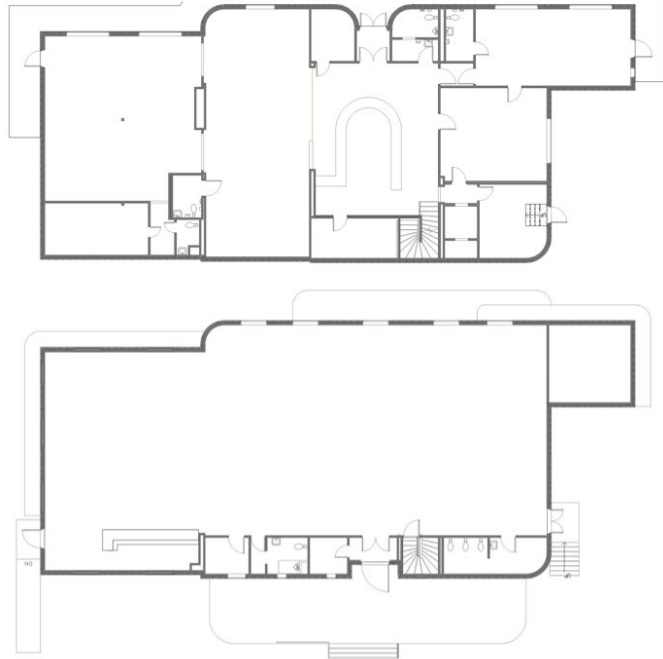


VFW RENOVATION PROJECT UPDATE



Progress Update

- Incorporated Henderson County Feedback
- Refined Design of Building and Site
- Developed Schematic Drawings
- Prepared Schematic Cost Estimate



EXISTING PLANS

- Non-compliant ADA restrooms
- Non-functional kitchen equipment
- Non-compliant interior stair.
- Non-compliant electrical
- Accessibility issues on lower level.



PROPOSED LEVEL 1



- Accessible restrooms.
- Code compliant interior stair.
- Elevator
- Large and small community gathering areas.
- Parks and Rec Office
- Veteran Services Offices
- VFW Meeting Room + storage
- Museum/Display area for Veteran Services Artifacts





STATEMENT OF PROBABLE COST

<ul style="list-style-type: none"> • \$3,532,363.00 • \$75,000.00 • \$389,000.00 • \$40,000.00 • \$212,000.00 • \$4,248,363.00 	<p>Construction Cost (inclusive of Construction Mgmt & Contingencies)</p> <p>HazMat Abatement Allowance</p> <p>(FFE) (Inclusive of Kitchen Equipment, Furniture, Technology)</p> <p>Owner Soft Costs (survey, testing, permits, etc)</p> <p>Design Fees (6%)</p> <p style="text-align: right;">Total Project Costs</p>
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Edneyville Elementary Sewer

The Board directed staff to perform a rate study for the Edneyville Sewer Project. WGLA Engineering with Raftelis Financial Consultants was retained to complete the study. Will Buie, with WGLA Engineering, and Will Kerr, with Raftelis Financial Consultants, presented the Board with the findings of the study.

Edneyville Sewer Option 5A (Alternate WWTP Locations)



Edneyville Sewer Estimated Costs

- ◆ Updated option 5A overall estimated project cost - \$14.0 million
- ◆ Gravity Sewer Service to Fruitland - \$1.3 million
- ◆ Updated option 5A with WWTP at Alternate Location #1 - \$17.6 million (includes gravity sewer to Fruitland)
- ◆ Updated option 5A with WWTP at Alternate Location #2 - \$20.6 million (includes gravity sewer to Fruitland)

Edneyville Sewer Likely Users

- ◆ List of Likely Customers: County/Public Facilities and Private Users
- ◆ Estimated Average Daily Flow: 71,253 GPD
- ◆ Peaking Factor for Flow: 106,880 GPD
- ◆ Account for Natural Growth (assume 1.5%/Year)
- ◆ Treatment Facility Would Likely Be 150,000 GPD Expandable in 150,000 Gallon Increments
- ◆ Discharge Permit Would Likely be 450,000 GPD

Edneyville Sewer Annual Revenue Requirement

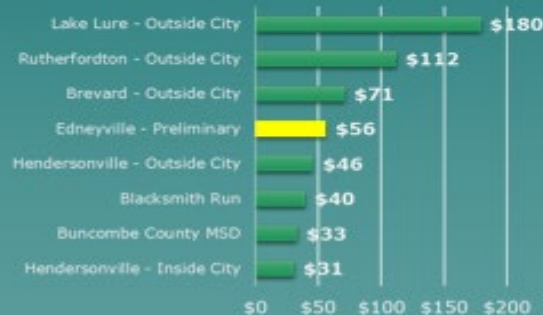
- **Operating Costs**
 - Annual recurring cost
 - Roughly \$100,000 per year
 - + 10% O&M Contingency
- **Capital Costs**
 - New system so immediate R&R needs should be low
 - Free cash flow and building a reserve are critical for financial sustainability
 - Proposed roughly \$50,000 annual reserve contribution
 - Can be used for unforeseen expenses or future R&R

Description	Annual Cost
Pump Station Maintenance (inspection, power, etc.)	\$ 20,000
Contract Operation of WWTF	30,000
WWTF Power, Chemicals, etc.	20,000
Inspections & Maintenance of Collection System	20,000
Annual Equipment Repairs & Maintenance	5,000
Billing Cost	10,000
O&M Contingency (10%)	10,500
Capital/Reserve Contribution	50,000
Total	\$165,500

Edneyville Sewer Rate Considerations

- Monthly fixed charge and volumetric charge
 - Volume charge based on water consumption
- Preliminary rate calculation
- *Key: Balance long term financial sustainability with impact to customers*

Local/Regional Sewer Service Benchmarking
(4,000 Gal Customer)



Summary/Next Steps

- Commissioners select project scope
- Meet with NCDEQ to discuss a possible discharge permit to Clear Creek.
- Based on feedback from NCDEQ, officially request speculative limits for a new discharge to Clear Creek.
- Begin alternatives analysis and environmental studies necessary for permit application submittal.
- Submit NPDES permit request.

Chairman Lapsley emphasized that the decision this Board makes is a big decision for our community. Vice-Chair McCall asked the Edneyville residents that were members of the audience to make a statement.

Fred Pittillo, an Edneyville Resident, stated that if the County does not do something regarding the sewer, he foresees the City of Hendersonville sewer creeping closer to Edneyville. He stated that Fletcher and Mills River are already taken care of with water and sewer availability. He feels this is a critical time now with what happens in those communities.

Vice-Chair McCall made the motion to move forward with the preliminary work required for County Engineer Jones to return to the Board with a proposed scope for an American Recovery Plan Act-compliant project using Option 5A as presented, using the Option 2 location for the treatment facility.

Chairman Lapsley stated that this was a big day for Henderson County.

Commissioner Discussion

ADJOURN

Denisa A. Lauffer, Clerk to the Board

William Lapsley, Chairman