

MINUTES

**STATE OF NORTH CAROLINA
COUNTY OF HENDERSON**

**BOARD OF COMMISSIONERS
MONDAY, OCTOBER 3, 2022**

The Henderson County Board of Commissioners met for a regularly scheduled meeting at 5:30 p.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 Daniel Andreotta, Commissioner David Hill, County Manager John Mitchell, Assistant County Manager Amy Brantley, Attorney Russ Burrell, and Clerk to the Board Denisa Lauffer.

Commissioner Mike Edney arrived later in the meeting.

Also present were: Director of Business and Community Development Christopher Todd, Finance Director Samantha Reynolds, Budget Manager/Internal Auditor Sonya Flynn, NCACC Strategic Project Coordinator Erik Mendez, Engineer Marcus Jones, Tax Administrator Darlene Burgess, Deputy Tax Collector Luke Small, Assistant County Assessor Kevin Hensley, IT Director Mark Seelenbacher, Human Resources Director Karen Ensley, Emergency Management/Rescue Coordinator Jimmy Brissie, Budget Analyst Jennifer Miranda, Assistant Engineer Deb Johnston, and PIO Kathy Finotti – videotaping. Deputy John Ashe provided security.

CALL TO ORDER/WELCOME

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

INVOCATION

Reverend Tim Clark, with Bethel Wesleyan Church, provided the invocation.

PLEDGE OF ALLEGIANCE

Alyssa and Airley Hart, with the Young Naturalist 4-H Club, led the Pledge of Allegiance to the American Flag.

RESOLUTIONS AND RECOGNITIONS

2022.124 Resolution in Honor – Bethel Wesleyan Church's 100-Year Celebration

The Henderson County Board of Commissioners was requested to adopt a Resolution in Honor of Bethel Wesleyan Church's 100-Year Celebration. The celebration, including a Homecoming Concert, will be held on Saturday, October 15, 2022, from 7:00 pm – 10:00 pm.

Vice-Chair McCall read the Resolution aloud and then presented Reverend Tim Clark with the Resolution from the Board of Commissioners.

RESOLUTION

IN HONOR OF BETHEL WESLEYAN CHURCH'S 100-YEAR CELEBRATION

WHEREAS, Bethel Wesleyan Church was established on November 22, 1922, under the leadership of Rev. E.W. Black; and

- WHEREAS,** the church began with eight charter members: Willie Capps, Ella Capps, Vanena Capps Kilpatrick, Mr. & Mrs. S.M. McCall, Volley Corn, Katie Duncan Corn, and Mrs. M.M. Duncan; and
- WHEREAS,** in 1926 the property for the church building was donated by James Adger Smyth, and a frame building was erected; and
- WHEREAS,** the school property consisting of two acres was purchased in 1933; and
- WHEREAS** in 1947, under the leadership of Pastor L.A. Harvey, the parsonage was renovated, and Sunday School classrooms were added to the original building; and
- WHEREAS,** Moultrie H. Smythe donated land for a new sanctuary in 1957, which was built when Rev. Wilbur Groce was pastor; and
- WHEREAS,** in 1964, under the direction of Rev. Roy Nanney, the building was brick veneered, and the two buildings were connected with a passageway; and
- WHEREAS,** Rev. Marlin Mull led the construction of a new parsonage in 1970; and
- WHEREAS,** in 1997, under the direction of Rev. Tom Smith, the church sanctuary was updated, including the addition of a choir loft and enlarging the stage and pulpit; and
- WHEREAS,** the sanctuary renovation was completed in 1999, and construction was begun on the new Family Life Center, which was dedicated to Brisco and Jeanette Anders in December of that same year; and
- WHEREAS,** in 2019, under the direction of Rev. Tim Clark, an additional seven acres of property was purchased to give Bethel Wesleyan room to expand in the future;

NOW, THEREFORE, BE IT RESOLVED that the Henderson County Board of Commissioners expresses their congratulation to Bethel Wesleyan Church on this momentous milestone in the church’s history. In witness whereof, I have hereunto set my hand and caused the seal of the County of Henderson to be affixed.

Adopted this the 3rd day of October 2022.

Vice-Chair McCall made the motion to adopt the Resolution in Honor of Bethel Wesleyan Church’s 100-Year Celebration. All voted in favor, and the motion carried.

Informal Public Comment

- 1. Gayle Kemp spoke in opposition to racism regarding a social media post she had seen on social media.

DISCUSSION/ADJUSTMENT OF AGENDA

Chairman Lapsley added item L to the consent agenda – Release of Incentives Agreement.

Chairman Lapsley made the motion to approve the consent agenda with the revision discussed. All voted in favor, and the motion carried.

CONSENT AGENDA consisted of the following:

Approval of Minutes

Draft minutes were presented for Board review and approval at the following meeting:

Approved: October 19, 2022

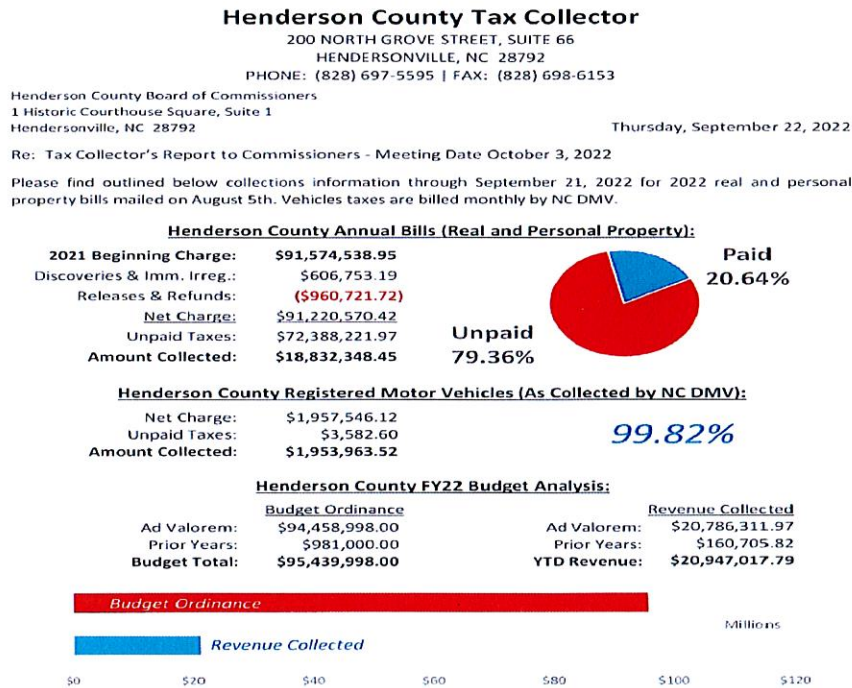
September 21, 2022 - Regularly Scheduled Meeting

Motion:

I move the Board approve the minutes of September 21, 2022.

Tax Collector’s Report

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



County Financial Report/Cash Balance Report – August 2022

The August 2022 County Financial and Cash Balance Reports were presented for the Board’s review.

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

- Legal – the timing of payment of budgeted expenditures
- Register of Deeds – the timing of payment of budgeted expenditures
- Rescue Squad – payment of 1st quarter Board appropriation
- Project Management – the timing of payment of budgeted expenditures
- Agri-business – excess operating expenditures to be covered by membership fees
- Mental Health – payment of 1st quarter Board appropriations
- Recreation – the timing of payment of budgeted expenditures
- Public Education – payment of 2 of 10 annual appropriations made to the public school system
- Non-Departmental – occupancy tax transmittal to be budgeted

Year to Date Net Revenues under Expenditures for the Revaluation Reserve Fund is due to the timing of transfers to fund current-year expenditures.

Year to Date Net Revenues under Expenditures for the Emergency Telephone System (911) Fund is due to utilizing fund balance appropriations for FY23.

Approved: October 19, 2022

HENDERSON COUNTY
FINANCIAL REPORT
AUGUST 2022

GENERAL FUND REVENUES						
	BUDGET	CURRENT MONTH	YEAR TO DATE	% USED	ENCUMBRANCES	TOTAL
General Fund	181,971,687.00	17,454,720.75	19,168,029.12	10.5%	-	19,168,029.12
GENERAL FUND EXPENDITURES						
	BUDGET	CURRENT MONTH	YEAR TO DATE	% USED	ENCUMBRANCES	TOTAL
Governing Body	574,991.00	33,035.78	57,546.44	10.0%	9,038.72	66,703.16
Dues/Non-Profit Contributions	938,401.00	108,429.75	159,319.42	16.8%	-	159,319.42
County Manager	392,022.00	21,204.57	41,379.29	10.6%	-	41,379.29
Administrative Services	736,312.00	45,045.70	88,216.40	11.7%	-	88,216.40
Human Resources	1,174,860.00	83,281.30	167,498.36	14.3%	-	167,498.36
Elections	994,733.00	41,572.77	93,367.45	9.4%	49,000.00	142,367.45
Finance	1,229,664.00	96,285.31	191,742.83	15.6%	-	191,742.83
County Assessor	1,996,430.00	184,284.31	273,267.17	13.7%	-	273,267.17
Tax Collector	543,131.00	48,496.14	83,800.73	15.4%	-	83,800.73
Legal	991,880.00	86,198.45	174,863.82	17.6%	-	174,863.82
Register of Deeds	703,454.00	92,169.31	130,796.77	18.6%	-	130,796.77
Facilities Services	5,437,389.00	416,709.39	597,796.29	11.0%	510,172.54	1,107,968.83
Garage	475,053.00	36,148.27	53,178.65	11.2%	1,610.00	54,788.65
Court Facilities	193,000.00	13,301.70	15,522.59	10.1%	1,209.93	16,732.52
Information Technology	5,644,089.00	518,476.55	843,527.96	14.9%	697,663.16	1,541,191.12
Sheriff	22,121,254.00	1,733,025.08	3,105,275.70	14.0%	395,529.19	3,501,204.89
Detention Center	6,274,393.00	505,324.77	858,926.77	13.6%	443,888.32	1,297,913.09
Emergency Management	937,760.00	62,525.22	126,569.22	13.2%	123,173.25	254,742.47
Fire Services	824,720.00	30,982.13	57,065.40	6.9%	180,420.00	237,485.40
Building Services	1,507,480.00	117,239.07	213,512.83	14.2%	-	213,512.83
Wellness Clinic	1,348,729.00	101,910.13	194,226.35	14.4%	116,790.20	311,016.55
Emergency Medical Services	9,436,789.00	701,585.47	1,251,269.95	13.2%	166,846.03	1,418,116.03
Animal Services	864,123.00	61,658.88	107,151.86	12.4%	77,060.98	184,212.84
Rescue Squad	337,750.00	8,082.37	148,438.47	26.6%	-	148,438.47
Forestry Services	91,484.00	-	-	0.0%	-	-
Soil & Water Conservation	794,678.00	43,572.62	73,527.88	9.3%	48,825.00	122,352.88
Planning	913,427.00	79,278.39	124,627.24	13.6%	14,123.26	138,750.50
Code Enforcement Services	320,541.00	27,205.08	45,925.51	14.6%	-	46,925.51
Site Development	247,941.00	20,171.22	38,790.57	15.6%	-	38,790.57
Heritage Museum	100,000.00	8,333.33	16,666.66	16.7%	-	16,666.66
Cooperative Extension	596,356.00	51,563.51	81,396.22	13.6%	1,194.60	82,590.82
Project Management	286,800.00	37,179.51	56,519.02	19.7%	-	56,519.02
Economic Development	804,724.00	-	108,500.00	13.5%	-	108,500.00
Agri-Business	187,268.00	16,644.76	37,411.65	20.0%	-	37,411.65
Public Health	11,584,866.00	733,409.59	1,357,743.63	11.6%	385,326.22	1,733,069.85
Environmental Health	1,705,286.00	102,383.32	189,927.72	11.1%	12,400.00	202,327.72
H&CC Block Grant	820,541.00	63,481.00	63,481.00	7.7%	-	63,481.00
Medical Services - Autopsies	90,000.00	-	-	0.0%	-	-
Mental Health	328,612.00	-	132,153.00	25.0%	-	132,153.00
Rural Transportation Assist Program	204,384.00	-	-	0.0%	-	-
Social Services	20,688,003.00	1,358,625.38	2,829,487.03	13.7%	77,008.55	2,906,495.58
Juvenile Justice Programs	218,743.00	14,116.33	17,416.55	8.0%	-	17,416.55
Veteran Services	141,120.00	5,355.21	9,413.03	6.7%	-	9,413.03
Public Library	3,882,390.00	321,514.61	525,221.54	16.1%	290,893.43	916,117.02
Recreation	2,684,351.00	323,382.15	471,577.86	17.6%	93,707.09	565,284.95
Public Education	38,362,938.00	3,725,300.00	7,509,334.50	19.6%	-	7,509,334.50
Debt Service	19,668,907.00	2,000.00	2,000.00	0.0%	-	2,000.00
Non-Departmental	364,696.00	479,387.51	846,886.89	149.9%	-	846,886.89
Interfund Transfers	10,349,722.00	1,734,933.68	1,734,933.68	16.8%	-	1,734,933.68
TOTAL	181,971,687	14,517,032.87	25,433,211.90		3,701,406.57	29,134,618.47
Net Revenues over (under) Exp.	-	2,937,687.88	(6,265,182.78)		(3,701,406.57)	(9,966,589.35)

HENDERSON COUNTY
FINANCIAL REPORT
AUGUST 2022

APPROPRIATIONS DETAIL						
	BUDGET	CURRENT MONTH	YEAR TO DATE	% USED	ENCUMBRANCES	TOTAL
SOCIAL SERVICES						
Staff Operations	16,793,098.00	1,293,577.65	2,367,908.19	14.1%	77,008.55	2,444,916.74
Federal & State Programs	3,791,905.00	237,981.00	439,010.92	11.9%	0.00	433,010.92
General Assistance	101,000.00	7,066.93	8,567.92	8.5%	0.00	8,567.92
TOTAL	20,686,003	1,558,625.58	2,829,487.03		77,008.55	2,906,495.58
EDUCATION						
Schools Current/Capital Expense	33,112,938.00	3,287,800.00	6,634,334.50	20.0%	-	6,634,334.50
Blue Ridge Community College	5,250,000.00	437,500.00	875,000.00	16.7%	-	875,000.00
TOTAL	38,362,938	3,725,300.00	7,509,334.50		-	7,509,334.50
DEBT SERVICE						
Public Schools	11,931,709.00	-	-	0.0%	-	-
Blue Ridge Community College	3,372,266.00	-	-	0.0%	-	-
Henderson County	4,344,932.00	2,000.00	2,000.00	0.0%	-	2,000.00
TOTAL	19,668,907	2,000.00	2,000.00		-	2,000.00
INTERFUND TRANSFERS						
Public Transit Fund	14,874	2,479.00	2,479.00	16.7%	-	2,479.00
Capital Projects Fund	230,000	41,666.68	41,666.68	18.1%	-	41,666.68
Capital Reserve Fund	1,710,808	283,134.66	283,134.66	16.5%	-	283,134.66
Fire District Funds	20,000	-	-	0.0%	-	-
HCCPS MRTS	3,132,424	833,404.00	833,404.00	16.7%	-	833,404.00
BROCC MRTS	3,421,616	370,269.34	370,269.34	10.8%	-	370,269.34
TOTAL	10,549,722	1,754,953.68	1,754,953.68		-	1,754,953.68

HENDERSON COUNTY
FINANCIAL REPORT
AUGUST 2022

SPECIAL REVENUE FUNDS						
	BUDGET	CURRENT MONTH	YEAR TO DATE	% USED	ENCUMBRANCES	TOTAL
FIRE DISTRICTS FUND						
Revenues:	12,264,624	1,680,706.63	1,725,570.09	14.1%	-	1,725,570.09
Expenditures:	12,264,624	58,572.74	58,572.74	0.5%	-	58,572.74
Net Revenues over (under) Exp	-	1,622,133.89	1,666,997.35		-	1,666,997.35
REVALUATION RESERVE FUND						
Revenues:	1,517,381	255,279.36	255,279.60	16.8%	-	255,279.60
Expenditures:	1,517,381	235,132.53	297,738.83	19.6%	-	297,738.83
Net Revenues over (under) Exp	-	20,146.83	(42,459.23)		-	(42,459.23)
EMERGENCY TELEPHONE SYSTEM (911) FUND						
Revenues:	452,332	7,935.18	7,935.18	1.8%	-	7,935.18
Expenditures:	452,332	36,909.11	36,639.70	8.1%	36,800.32	73,439.02
Net Revenues over (under) Exp	-	(28,973.93)	(28,703.52)		(36,800.32)	(65,503.84)
PUBLIC TRANSIT FUND						
Revenues:	1,083,609	172,639.30	179,066.30	15.5%	-	179,066.30
Expenditures:	1,083,609	5,516.36	10,700.36	1.0%	-	10,700.36
Net Revenues over (under) Exp	-	167,122.94	168,365.94		-	168,365.94
MISC. OTHER GOVERNMENTAL ACTIVITIES						
Revenues:	1,193,856	41,388.19	86,441.31	7.2%	-	86,441.31
Expenditures:	1,193,856	35,943.92	73,871.07	6.2%	-	73,871.07
Net Revenues over (under) Exp	-	4,444.27	12,570.24		-	12,570.24
COVID-19 FUND (ARPA)						
Revenues:	465,170	24,240.68	24,240.68	-	-	24,240.68
Expenditures:	465,170	465,170.00	465,170.00	-	466,608.83	931,778.83
Net Revenues over (under) Exp	-	(440,929.32)	(440,929.32)		(466,608.83)	(907,538.15)
OPIOID FUND						
Revenues:	-	423.07	423.07	-	-	423.07
Expenditures:	-	-	-	-	-	-
Net Revenues over (under) Exp	-	423.07	423.07		-	423.07

Motion:

I move that the Board of Commissioners approve the August 2022 County Financial Report and Cash Balance Report as presented

Approved: October 19, 2022

Henderson County Public Schools Financial Reports – August 2022

The August 2022 Henderson County Public Schools local current expense fund and other restricted funds were provided for the Board’s information.

**HENDERSON COUNTY PUBLIC SCHOOLS
LOCAL CURRENT EXPENSE/OTHER RESTRICTED FUNDS
as of August 31, 2022**

	LOCAL CURRENT EXPENSE FUND	OTHER RESTRICTED FUND		
REVENUES:				
	YTD Activity	YTD Activity	Combined Total	Prior YTD
3200 State Sources	\$ -	\$ -	\$ -	\$ -
3700 Federal Sources-Restricted	-	41,591	41,591	28,227
3800 Other Federal-ROTC	-	2,521	2,521	-
4100 County Appropriation	6,275,600	-	6,275,600	5,985,600
4200 Local -Tuition/Fees	-	4,500	4,500	4,300
4400 Local-Unrestricted	56,869	6,603	63,472	84,198
4800 Local-Restricted	-	12,144	12,144	29,048
4900 Fund Balance Appropriated/Transfer From school	-	-	-	-
TOTAL FUND REVENUES	\$ 6,332,469	\$ 67,359	\$ 6,399,828	\$ 6,131,373
EXPENDITURES:				
	YTD Activity	YTD Activity	Combined Total	Prior YTD
Instructional Services:				
5100 Regular Instructional Services	\$ 844,133	\$ 36,757	\$ 880,890	\$ 365,995
5200 Special Populations Services	23,671	28,196	51,867	60,591
5300 Alternative Programs and Services	1,015	97,528	98,543	40,820
5400 School Leadership Services	408,382	10,769	419,150	293,361
5500 Co-Curricular Services	33,443	-	33,443	12,039
5800 School-Based Support Services	151,135	152	151,287	158,636
Total Instructional Services	\$ 1,261,778	\$ 173,403	\$ 1,435,181	\$ 931,442
System-Wide Support Services:				
6100 Support and Development Services	\$ 41,901	\$ 8,854	\$ 50,755	\$ 53,919
6200 Special Population Support	34,935	683	35,618	32,832
6300 Alternative Programs	16,978	431	17,409	10,025
6400 Technology Support Services	229,672	-	229,672	400,299
6500 Operational Support Services	1,139,567	13,728	1,153,296	1,060,814
6600 Financial and Human Resource Services	1,220,071	36,855	1,256,926	1,078,916
6700 Accountability Services	32,015	-	32,015	59,846
6800 System-Wide Pupil Support Services	65,414	538	65,953	56,185
6900 Policy, Leadership and Public Relations	113,539	2,799	116,338	220,144
Total System-Wide Support Services	\$ 2,894,094	\$ 63,888	\$ 2,957,982	\$ 2,972,981
Ancillary Services:				
7100 Community Services	\$ 388	\$ 17,223	\$ 17,611	\$ 18,727
7200 Nutrition Services	971	-	971	876
Total Ancillary Services	\$ 1,358	\$ 17,223	\$ 18,582	\$ 19,603
Non-Programmed Charges:				
8100 Payments to Other Governmental Units	\$ 195,379	\$ -	\$ -	\$ 167,342
8600 Educational Foundations	-	1,857	1,857	13,039
Total Non-Programmed Charges	\$ 195,379	\$ 1,857	\$ 1,857	\$ 180,381
TOTAL FUND EXPENDITURES	\$ 4,352,610	\$ 256,371	\$ 4,413,602	\$ 4,104,406

Motion:

I move that the Board approve the Henderson County Public Schools August 2022 Financial Report as presented. All voted in favor, and the motion carried.

Approved: October 19, 2022

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 (Alternate Position)

2022.125 Agreement with ARCA Design – EMS Base #6

With the selection of ARCA Design as the most qualified responding Architectural firm for the subject project during the Board’s August 1, 2022 meeting, staff has negotiated a proposed agreement with ARCA for \$91,000. The scope of the agreement is to perform the design services for the development of EMS Base #6.

Staff recommended a budget of \$110,000 to cover the survey and geotechnical report in addition to ARCA’s fee. Due to the ARP funds allocated to the project, staff has worked closely with ARCA to develop an American Rescue Plan Act compliant agreement and other required documents.

Motion:

I move that the Board authorize the County Engineer to execute the proposed agreement with ARCA Design for \$91,000.

2023 Library Operating Schedule

The proposed 2023 Operating Schedule for the Library was presented for the Board’s approval.

PROPOSED LIBRARY SCHEDULE 2023		
Holiday	Date(s)	
New Year	Monday, January 2, 2023	Closed
ML King, Jr.'s Birthday	Monday, January 16, 2023	Closed
Good Friday	Thursday, April 6, 2023	Main Library closes early @ 5:00 PM
	Friday, April 7, 2023	Closed
Memorial Day	Monday, May 29, 2023	Closed
Independence Day	Tuesday, July 4, 2023	Closed
Labor Day	Monday, September 4, 2023	Closed
Columbus Day	Monday, October 9, 2023	Closed- <i>Staff Development Day</i>
Veterans Day	Friday, November 10, 2023	Closed
Thanksgiving	Wednesday, November 22, 2023	Main Library closes early @ 5:00 PM
	Thursday, November 23, 2023	Closed
	Friday, November 24, 2023	Closed
Christmas	Monday, December 25, 2023	Closed
	Tuesday, December 26, 2023	Closed
	Wednesday, December 27, 2023	Closed

Motion:

I move that the Board approve the 2023 Library Operating Schedule as presented.

2022.126 Surplus and Donation of Stair Chair Stretcher to Valley Hill Fire and Rescue, Inc.

Approved: October 19, 2022

A resolution declaring one (1) Stryker Stair Chair Stretcher no longer used by Henderson County Emergency Medical Services as surplus property and the donation of the Stair Chair to the Valley Hill Fire and Rescue Inc. was presented for the Board's approval as allowed by N.C.G.S. 160A-280 to be used for assisting non-ambulatory patients.

Motion:

I move that the Board approve the resolution declaring the Stair Chair Stretcher presented as surplus and authorizes the donation to the Valley Hill Fire and Rescue Inc. as allowed by N.C.G.S. 160A-280.

Construction Manager at Risk – VFW Building Renovation Project

The Board was requested to approve the RFQ selection of Frank L. Blum Construction Co. and authorize staff to proceed with the negotiations of CMR services.

The Statements of Qualifications received were from Cooper Construction, Harper Construction, Vannoy Construction, and Frank L. Blum Construction.

Motion:

I move the Henderson County Board of Commissioners approve the selection of Frank L. Blum, as the Construction Manager at Risk, for the Henderson County VFW Building Renovation Project and direct Staff to negotiate an agreement.

Offer to Purchase Tax-Foreclosed Property

The Board gave provisional acceptance to the offer of Randy Gene Wyatt to purchase 0.44 acres located at 243 Sparkling Lake Road (lot 16 of High Peak Lake subdivision) in Henderson County, subject to an upset bid. The notice of the possibility of upset bids was published on September 14 in the *Hendersonville Lightning*.

Under Board procedures and the General Statutes, once provisional acceptance has occurred and a final bid after all upset bids are received after published notice, the matter comes back before the board for a final decision on the sale.

Motion:

I move that the Board give final acceptance to the offer of Randy Gene Wyatt to purchase the parcel described in this agenda item and direct that the Chairman and staff execute a quitclaim deed for this property upon payment of all sums due under this offer.

Release of Incentives Agreement (Add on)

ITT Automotive, Inc. ("ITT"), and Continental Automotive Systems, Inc. ("CAS," which expressly includes predecessors in interest in the subject matter hereof to Continental Automotive Systems, Inc.), requested the County execute a release of the County's interest, if any, on November 22, 1996, the agreement signed with the company. This was the original economic development agreement for the plant, now familiar as the Continental Teves plant in Fletcher, North Carolina.

Under the agreement, the County was to convey the site for the plant to ITT. ITT conveyed its interest in the contract to CAS, and the County ultimately conveyed the site to CAS pursuant to a recorded incentives agreement. Under that 1996 agreement, CAS was required to employ 200 persons for a period of at least four years and to invest at least \$65 million. The County was satisfied with CAS' performance under the 1996 agreement. The time for enforcement of the agreement (a "contract under seal" in North Carolina law, with a ten-year statute of limitations) would have expired over a decade ago.

This agreement was sought by CAS to "clear the Incentives Agreement from the title" to the plant site so that CAS may market the property.

Approved: October 19, 2022

Motion:

I move that the Board authorize the Chair to execute the proposed release.

Commissioner Hill made the motion to adopt the consent agenda as presented. All voted in favor, and the motion carried.

PUBLIC HEARING

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

2022.127 Project Eiffel Corporation – Economic Development Incentives

Brittany Brady presented the Board with the proposed incentives for “Project Eiffel.” Project Eiffel is an existing industry within Henderson County and was considering expanding its operations to manifest the Henderson County location as its US Headquarters. The company has a global footprint, and growth opportunities were considered throughout the organization. The project primarily focuses on the construction of real property. The company falls within the Henderson County Economic Development target sectors focusing on industrial manufacturing in the automotive and agricultural machinery industry. If this project gains Board approval, the company will make 4.6 million in investments; 3.6 million in real property, and one million in business personal property over a period of two years. The project would create five new positions with an average annual wage of \$53,100. The company currently employs approximately 160 people in the County.

The year one incentive would be \$14,137.20, and the total incentive over the life of the project would be \$112,312.20.

Elkamet Vice President and General Manager of the East Flat Rock facility Carsten Erkel addressed the Board to express his appreciation for being a member of this community since 2006. He said, upon approval, this would be the fourth expansion for the Henderson County facility. He thanked the Board for their consideration.

Public Input: There was none.

Chairman Lapsley made the motion to go out of public hearing. All voted in favor, and the motion carried.

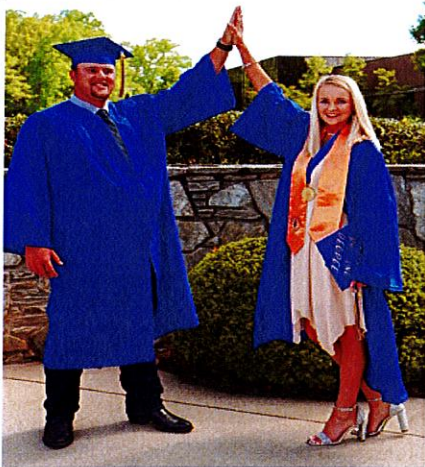
Commissioner Andreotta made the motion to approve the proposed economic incentives as presented. All voted in favor, and the motion carried.

Commissioner Edney arrived and joined the meeting at 5:42 p.m.

DISCUSSION

Blue Ridge Community College – Workforce Development Update

Shanda Bedoian, Director of Corporate and Customized Training, provided the Board of Commissioners with an update on workforce development efforts at Blue Ridge Community College.



Our Mission: “Blue Ridge Community College empowers individuals with knowledge and skills to enrich our communities and build a competitive workforce.”



NC Community Colleges contribute \$19.3 Billion to the state every year.

Blue Ridge Community College adds \$128.1 Million annually to Henderson and Transylvania Counties.

WORKFORCE SOLUTIONS

I. Corporate & Workforce Training



Goal

Equip students with the critical knowledge, competencies, and skills in high demand.

2021-22 Results

- Trained over 6,407 students.
- Served 350 employers

II. Customized Training: Henderson County Manufacturers Supported

[AlphaTech](#)
 Avery Dennison
 Barry Callebaut
 B.I.G. Adventures
 Blue Ridge Metals
 Bold Rock Cidery
 Borg Warner
 Byers Precision
 Cane Creek Cycling
 Coats North America
 Continental Automotive Systems
 Current by GE
[Damp-Chaser Corporation](#)
 Daystar Machining & Technologies
[Demmel Inc.](#)

Diamond Brand
[Elkamet Inc.](#)
 Gaia Herbs
 Greenleaf
 H. Putsch
 Haynes Wire
 Jabil Inc.
 KDS
 Kimberly Clark Corporation
 Kyocera
 Lassonde Pappas
 Leisure Craft
[Lighthead Gear](#)
 Linamar Light Metals
 Manual Woodworkers
 Meritor Inc.

[Microtech Knives](#)
[Ohlins](#)
 Prince Manufacturing
 Printpack
[Raumedic Inc.](#)
[Selee Corporation](#)
 Sierra Nevada Brewing Co.
 Skyline Plastics Inc
 Survival Innovations
 UPM [Raflatac](#)
 Warm Company
 Western Carolina Tool & Mold
 Westrock
[WilsonArt](#)
 Wirtz Wire

II. Customized Training

Definition

Customized Training is a state-wide program providing education, training and support services for new, expanding and existing business and industry.

Funding Criteria

Funding is provided by the Dept. of Commerce's **Economic Incentive Program** according to 3 areas:

1. Job Growth
2. Technology Investment
3. Productivity Enhancement

Results

- **Project-based Funding**
 32 Customized Training projects
 \$2.8M value
 2,989 employees trained
- **Supplementary Funding**
 91 manufacturers served
 \$120k value
 2,345 employees trained

III. Apprenticeship Blue Ridge



Current Sectors Served

- Advanced Manufacturing
- Business & Banking
- Automotive
- Skilled Trades: Electrical, Plumbing
- Healthcare: Nurse Aide

In Development

- Central Sterile Processing (AdventHealth, Pardee UNC Health Care and Mission/HCA)
- Construction with several companies participating
- IT / Cyber Security / Fiber Optics
- Early Childhood Development (WNC Source)

III. Apprenticeship Blue Ridge

Results

- Over **250** apprentices served and growing
- **Year over year growth:**
2019: 4 employers, 2022: 37 employers
- 39% growth in overall WNC apprenticeships
- Over **90% retention**
- **State Award:** 2022 Outstanding Registered Pre-Apprenticeship Program



2022.128 2023 Reappraisal Schedule of Values

Darlene Burgess, Tax Administrator, presented, for the Board’s consideration, the proposed 2023 Schedules of Values for Market Value and for Present Use Value. Information regarding where the public can access the Schedule of Values, as well as the timeline for the 2023 Reappraisal and an update on Reappraisal progress thus far, was also discussed. The following is the general timeline for the 2023 Reappraisal that meets statutory guidelines:

October 3, 2022	Assessor submits proposed Schedule of Values (SOV) to Board of Commissioners.
October 3, 2022	Board authorizes the publication of a statement in the newspaper stating SOV has been submitted to the Board and sets the time and place for a public hearing
November 7, 2022	Public Hearing on the Schedule of Values
November 16, 2022	Adoption of the SOV by the Board of Commissioners
November 23, 20, and December 7, 14, 2022	Publication of the Order of Adoption of SOV (published once a week for four consecutive weeks)
January 1, 2023	The effective date for 2019 Reappraisal
February 1, 2023	Tentative date value change notices will be mailed.

Approved: October 19, 2022

Chairman Lapsley made the motion that the Board authorize Staff to publish a statement that the Schedule of Values has been submitted to the Board.

And, further moved,

The Board schedule a Public Hearing on the 2023 Schedule of Values for Monday, November 7, 2022, at 5:30 pm at the Historic Courthouse. All voted in favor, and the motion carried.

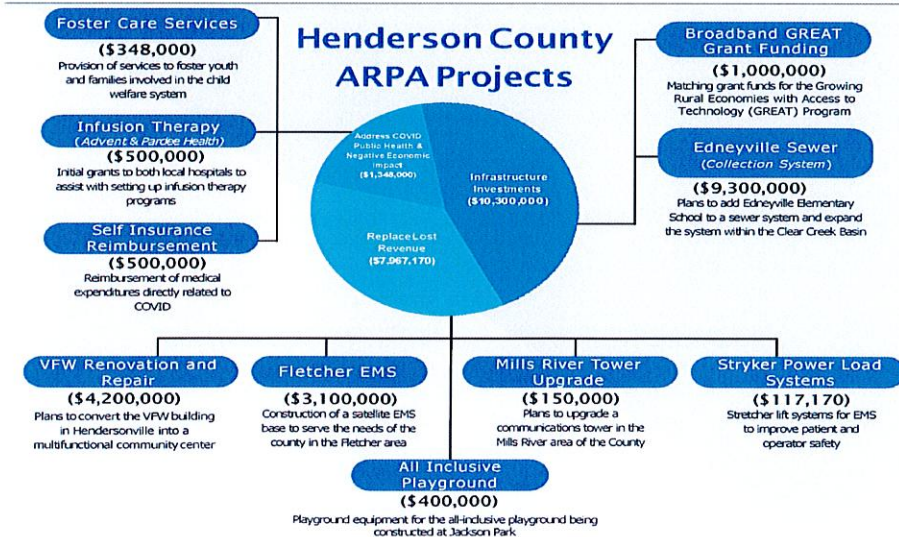
American Rescue Plan Update

The County Manager and Assistant County Manager provided the Board of Commissioners with a brief update on American Rescue Plan planned funding and the approved projects to date.

AMERICAN RESCUE PLAN
Funding Plan - Approved Projects
\$22,806,876

ARP Project #	Project Description	ARP Eligibility (Expenditure Category)	State Eligibility	Standard Allowance	ARP Eligible
				\$ 10,000,000	\$ 12,806,876
9031	Infusion Therapy - Pardee (8.18.21)	1.6 - Medical Expenses	\$ 153A-449		\$ 250,000
9032	Infusion Therapy - Advent Health (9.15.21)	1.6 - Medical Expenses	\$ 153A-449		\$ 250,000
XX	Broadband GREAT Grant Funding (3.22.22)	5.17 - Broadband, Other Projects	\$ 153A-459		\$ 1,000,000
2059	Edneyville Sewer - Collection System (5.2.2022)	5.2 - Clean Water: Centralized Wastewater Collection	\$ 153A-274(2)		\$ 9,300,000
XX	Self Insurance Reimbursement (5.2.2022)	1.6 - Medical Expenses	\$ 153A-92(a)(d)		\$ 500,000
9040	VFW Renovation and Repair (5.2.2022)	6.1 - Revenue Replacement	\$ 153A-169	\$ 4,200,000	
9027	Fletcher EMS (5.2.2022)	6.1 - Revenue Replacement	\$143-517, \$153A-149(c)(5)	\$ 3,100,000	
XX	Mills River Tower Upgrade (5.2.2022)	6.1 - Revenue Replacement	\$153A-149(c)(11)(17)	\$ 150,000	
9043	Stryker Power Load Systems (5.2.2022)	6.1 - Revenue Replacement	\$143-517, \$153A-149(c)(5)	\$ 117,170	
9047	Foster Care Services (7.20.2022)	3.8 - Healthy Childhood Environments: Services to Foster Youth	\$ 108A-49		\$ 348,000
2056	All Inclusive Playground (9.21.2022)	6.1 - Revenue Replacement	\$ 160A-353(4)	\$ 400,000	
TOTAL				\$ 7,967,170	\$ 11,648,000
REMAINING BALANCE				\$ 2,032,830	\$ 1,158,876

As of September 21, 2022



Approved: October 19, 2022

Chairman Lapsley said the Board needs to decide what will be done with the remaining 3.1 million dollars in unappropriated funds. Three formal requests have been submitted to the Board for consideration in regard to the allocation of remaining funds. Those requests include the Town of Fletcher's request for a commitment of funds toward the proposed expansion of and new public library in Fletcher, the Community Foundation, and United Way, which requested assistance with non-profits impacted by the COVID pandemic, and the recreation community in general to expand soccer fields and other recreational facilities in the community.

Chairman Lapsley asked the Board to consider the allocation of \$1.5 million from the remaining \$2 million ARP standard allowance funds for the construction of a library in the Town of Fletcher. The Town of Fletcher has committed 1.5 million, and the State has committed 1.5 million toward the project; Chairman Lapsley asked the Board to consider the allocation of 1.5 million to match Fletcher and the State's commitment.

Amy Brantley said the deadline to commit ARP funds is December 21, 2024, and the funds must be spent by December 31, 2026.

Commissioner Edney stated he would like the Board to allocate the remaining \$2,032,830 standard allowance ARP funds to recreation.

Commissioner Andreotta was in support of the allocation of funds for recreation.

Commissioner Edney made a motion to designate \$2,032,830 for a sports/recreation facility for a yet-to-be-determined location in the County. The motion carried with a 4-1 vote; Chairman Lapsley was the nay vote.

Chairman Lapsley made the motion that the Board notify the Community Foundation that there will not be an appropriation of any ARP funds toward the assistance of non-profits. All voted in favor, and the motion carried.

NOMINATIONS AND APPOINTMENTS

1. EMS Peer Review Committee – 1 vac.
There were no nominations, and this item was rolled to the next meeting.
2. Environmental Advisory Committee – 1 vac.
There were no nominations, and this item was rolled to the next meeting.
3. Home and Community Care Block Grant Advisory Committee – 2 vacs.
There were no nominations, and this item was rolled to the next meeting.
4. Juvenile Crime Prevention Council – 3 vacs.
There were no nominations, and this item was rolled to the next meeting.
5. Nursing/Adult Care Home Community Advisory Committee – 11 vacs.
There were no nominations, and this item was rolled to the next meeting.

COMMISSIONER UPDATES

Commissioner Hill asked Jimmy Brissie if the County had deployed any rescue personnel to Florida in response to Hurricane Ian. Mr. Brissie stated that, thankfully, the County did not have to deploy any rescue personnel.

Vice-Chair McCall thanked the maintenance and facilities staff for upgrading the dome's lighting and the floodlights at the Historic Courthouse. The initiative was set forth by the NCACC, asking all county governments to "paint their buildings green," with a green light for the week of Veterans Day, November

7-11, to honor our veterans. The new LED floodlights have the option to change the color of the lighting. Vice-Chair McCall has requested the lights be pink for the week of October 10-14 for Breast Cancer Awareness, followed by blue lights for Autism Awareness, and then green in November for Veteran's Day.

Commissioner Edney thanked the IT staff for the installation of the new projector in the Boardroom.

Chairman Lapsley did not have any updates to share.

COUNTY MANAGER'S REPORT

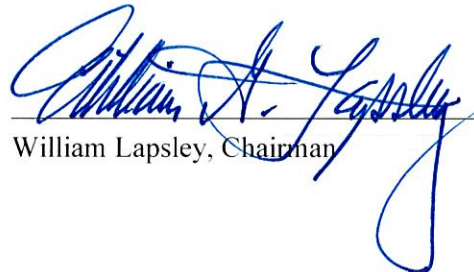
County Manager John Mitchell thanked IT Director Mark Seelenbacher and Mike McKinney for their work in the testing of thirty high-quality cameras for a system staff is referring to as the "Road Show." This equipment will allow citizens to see and hear what transpires at meetings that are held at alternate locations throughout the County.

Chairman Lapsley made the motion to adjourn the meeting at 7:12 p.m. All voted in favor, and the motion carried.

ADJOURN



Denisa A. Lauffer, Clerk to the Board



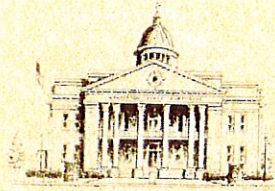
William Lapsley, Chairman

During the October 3, 2022, regular meeting, the Board enacted the following:

- 2022.124 Resolution In Honor – Bethel Wesleyan**
- 2022.125 Agreement with ARCA Design – EMS Base #6**
- 2022.126 Surplus and Donation of Stair Chair Stretcher to Valley Hill Fire and Rescue, Inc.**
- 2022.127 Project Eiffel Corporation – Economic Development Incentives**
- 2022.128 2023 Reappraisal Schedule of Values**

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 HONOR OF BETHEL WESLEYAN CHURCH'S 100 YEAR CELEBRATION

- WHEREAS,** Bethel Wesleyan Church was established on November 22, 1922 under the leadership of Rev. E.W. Black; and
- WHEREAS,** the church began with eight charter members: Willie Capps, Ella Capps, Vanena Capps Kilpatrick, Mr. & Mrs. S.M. McCall, Volley Corn, Katie Duncan Corn and Mrs. M.M. Duncan; and
- WHEREAS,** in 1926 the property for the church building was donated by James Adger Smyth, and a frame building was erected; and
- WHEREAS,** the school property consisting of two acres was purchased in 1933; and
- WHEREAS,** in 1947, under the leadership of Pastor L.A. Harvey, the parsonage was renovated, and Sunday School classrooms were added to the original building; and
- WHEREAS,** Moultrie H. Smythe donated land for a new sanctuary in 1957, which was built when Rev. Wilbur Groce was pastor; and
- WHEREAS,** in 1964, under the direction of Rev. Roy Nanney, the building was brick veneered and the two buildings were connected with a passageway; and
- WHEREAS,** Rev. Marlin Mull led the construction of a new parsonage in 1970; and
- WHEREAS,** in 1997, under the direction of Rev. Tom Smith, the church sanctuary was updated including the addition of a choir loft and enlarging the stage and pulpit; and
- WHEREAS,** the sanctuary renovation was completed in 1999, and construction was begun on the new Family Life Center which was dedicated to Brisco and Jeanette Anders in December of that same year; and
- WHEREAS,** in 2019, under the direction of Rev. Tim Clark, an additional seven acres of property was purchased, to give Bethel Wesleyan room to expand in the future;

NOW, THEREFORE, BE IT RESOLVED that the Henderson County Board of Commissioners expresses their congratulation to Bethel Wesleyan Church on this momentous milestone in the church's history. In witness whereof I have hereunto set my hand and caused the seal of the County of Henderson to be affixed.

Adopted this the 3rd day of October, 2022.


WILLIAM G. LAPSLEY, CHAIRMAN
HENDERSON COUNTY BOARD OF COMMISSIONERS

ATTEST: 
DENISA A. LAFFER, CLERK TO THE BOARD

**RESOLUTION DECLARING PERSONAL PROPERTY AS SURPLUS AND AUTHORIZING THE
DISPOSITION OF PERSONAL PROPERTY BY DONATION**

WHEREAS, Henderson County owns the Stair Chair Stretcher itemized on the attached Exhibit B, hereinafter referred to as "surplus property", that is either obsolete or no longer needed for any governmental use by the County; and

WHEREAS, the Henderson County Board of Commissioners is desirous of declaring the Stair Chair Stretcher as surplus and transferring to the Valley Hill Fire and Rescue Inc. via donation as authorized by N.C.G.S. 160A-280; and

WHEREAS, it is the intent of the County to donate said surplus property;

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


1. The Stair Chair Stretcher itemized on the attached Exhibit B is hereby declared to be surplus property.
2. Henderson County Emergency Medical Services is hereby authorized to transfer by donation, the surplus property described above to the Valley Hill Fire and Rescue Inc.
3. Henderson County makes no express or implied warranties of merchantability of any surplus property, or part thereof, or its fitness for any particular purpose regardless of any oral statements that may be made concerning the surplus property or any part thereof.

This the 3rd day of October, 2022.

HENDERSON COUNTY BOARD OF COMMISSIONERS

BY: 
William Lapsley, Chairman

ATTEST:


Denisa Lauffer, Clerk to the Board

[OFFICIAL SEAL]



Exhibit B - List of Proposed Surplus Property:

<u>DEPARTMENT</u>	<u>Year</u>	<u>Make</u>	<u>Model</u>	<u>Serial#</u>	<u>Asset#</u>
EMS	2003	Stryker	Stair Chair Stretcher	030939507	10914

This instrument was prepared by and,
after recording, return to:

Scott Hargadon
Meltzer, Purtil & Stelle LLC
125 South Wacker Drive, Suite 2900
Chicago, Illinois 60606

Permanent Real Estate Tax Index No.:
*See **Exhibit A** attached hereto*

Address:
*See **Exhibit A** attached hereto*

This space reserved for Recorder's use only

RELEASE OF INCENTIVES AGREEMENT

RECITALS

A. On November 22, 1996, Henderson County, a political subdivision of the State of North Carolina (the "County"), and ITT Automotive, Inc., a Delaware corporation ("ITT") entered into an Agreement dated November 22, 1996 (the "Incentives Agreement") in which the County agreed to grant to ITT certain economic incentives if ITT met the conditions and requirements set forth in the Incentives Agreement for development, investment and employment on the real property comprising 38.28 acres (the "Land") which is legally described on **Exhibit A** hereto.

B. The Incentives Agreement was recorded as Exhibit B to the Deed recorded in Book 911, page 100 of the Henderson County Registry.

C. ITT built a manufacturing plant (the "Plant") on the Land which is the subject of the Incentives Agreement.

D. ITT fully fixtured the Plant and operated the Plant until 1998 with the number of employees that met the requirements of the Incentives Agreement.

E. Continental Texas, Inc., a Delaware corporation ("CTI") purchased from ITT the ongoing business including the Land and the Plant in 1998 and continued to operate the Plant with the number of employees to meet the requirements of the Incentives Agreement for the full five-year term of the Incentives Agreement.

F. The County, during the term of the Incentives Agreement, did not exercise any right of reversion or other remedy it might have had in the event that a default by ITT and/or CTI occurred under the Incentives Agreement.

G. The successor-in-interest to all business assets of CTI, Continental Automotive Systems, Inc., a Delaware corporation, desires to sell the Land and the Plant and has requested

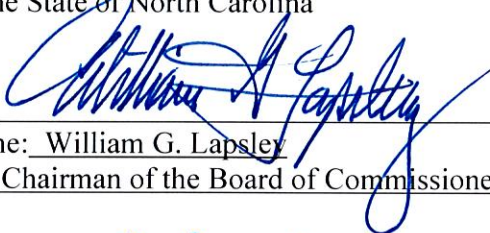
the County to issue a recordable release of the Incentives Agreement so CTI may record the release and clear the Incentives Agreement from title to the Land.

RELEASE

KNOW ALL MEN BY THESE PRESENTS, that **THE COUNTY OF HENDERSON, NORTH CAROLINA**, for and in consideration of the payment of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby, without recourse, remise and release, all interest it may have acquired in, through or by the Incentives Agreement defined in Recital A above.

IN WITNESS WHEREOF, The County of Henderson has executed and delivered this Release of Incentives Agreement as of ~~August~~ ^{October} 3, 2022.

HENDERSON COUNTY, a political subdivision of the State of North Carolina

By: 
Name: William G. Lapsley
Its: Chairman of the Board of Commissioners

Attest:


Clerk to the Board of Commissioners

STATE OF NORTH CAROLINA)
) SS.
COUNTY OF HENDERSON)

The undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that William G. Lapsley, the Chairman of the Board of Commissioners of HENDERSON COUNTY, and Denisa Lauffer, the Clerk to the Board of Commissioners of Henderson County, are personally known to me to be the same persons whose name is subscribed to the foregoing instrument as such person, appeared before me this day in person and acknowledged that each person signed and delivered the said instrument as his or her own free and voluntary act, as the free and voluntary act of Henderson County, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 3rd day of October, 2022.

JOANNE MARTIN HINSON
NOTARY PUBLIC
Henderson County
North Carolina
My Commission Expires May 23, 2023
(SEAL)


NOTARY PUBLIC

My Commission expires: May 23, 2023

EXHIBIT A

LEGAL DESCRIPTION

Lying and being situate in Henderson County, NC, and being more particularly described as follows:

TRACT ONE: BEING all of TRACT "B" containing 38.28 acres, more or less, as shown and described on a plat of survey for Broadpointe Center recorded on Plat Slide 2295 in the office of the Register of Deeds for Henderson County, North Carolina, reference to which is hereby made and incorporated herein.

TRACT TWO: BEING a non-exclusive perpetual 60-foot right-of-way easement over Tract "A," containing 2.27 acres, more or less, as shown and described on the said plat of survey for Broadpointe Center recorded on Plat Slide 2295, in the office of the Register of Deeds for Henderson County, North Carolina, said right-of-way being known as "Quality Way" as designated on said recorded plat.

TRACT THREE: BEING a non-exclusive 45-foot temporary construction access right-of-way easement as shown and described on said plat of survey for Broadpointe Center recorded on Plat Slide 2295 in the office of the Register of Deeds for Henderson County, North Carolina, said right-of-way easement running from the east margin of Fanning Field Road in an easterly direction across Tract "D" to the southwestern margin of Tract "A," all as shown and located on the above-referenced plat.

Address: 1 Quality Way, Fletcher, North Carolina

Parcel No.: 9958527