

## MINUTES

**STATE OF NORTH CAROLINA  
COUNTY OF HENDERSON**

**BOARD OF COMMISSIONERS  
WEDNESDAY, NOVEMBER 16, 2022**

The Henderson County Board of Commissioners met for a regularly scheduled meeting at 1:30 p.m. in the Gymnasium at the Larry T. Justus Western Justice Academy located at 3971 Chimney Rock Road, Edneyville, NC 28727.

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, and Attorney Russ Burrell.

Also present were: Director of Business and Community Development Christopher Todd, Finance Director Samantha Reynolds, Budget Manager/Internal Auditor Sonya Flynn, Budget Analyst Jennifer Miranda,, Engineer Marcus Jones, Planning Director Autumn Radcliff, Senior Planner Janna Bianculli, Capital Projects Manager Bryan Rhodes, Emergency Management/Rescue Coordinator Jimmy Brissie, Assistant Engineer Deb Johnston, Information Technology Director Mark Seelenbacher, Infrastructure Manager Mike McKinney, Chief Deputy Vanesa Gilbert, Agribusiness Director Mark Williams, Facility Services Director Andrew Griffin, Human Resources Director Karen Ensley, Assistant Tax Assessor Kevin Hensley and PIO Kathy Finotti – videotaping. Deputy Carl Greco provided security.

### **CALL TO ORDER/WELCOME**

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

### **INVOCATION**

Pastor Bryan Melton, with Mount Moriah Baptist Church, provided the invocation.

### **PLEDGE OF ALLEGIANCE**

Chairman Lapsley led the Pledge of Allegiance to the American Flag.

### **INFORMAL PUBLIC COMMENT**

1. Kenny Barnwell – Spoke in favor of running sewer to Edneyville.
2. Linda Pryor – Spoke in opposition to running sewer in Edneyville until a solid plan is in place to protect the community.
3. Nora Stepp – Spoke in opposition to running sewer in Edneyville.
4. Dennis Justice – Spoke in favor of using more existing parks and recreation for the community and acquiring available property for more recreation opportunities.
5. Isaac Jones – Spoke in opposition to running sewer in Edneyville.
6. Fred Pittillo - Spoke in thanks to the Board for allowing the community to participate in the planning process for the community.

**2045 COMPREHENSIVE PLAN PUBLIC INPUT**

1. Enrique Sanchez – Thanked the Board of the transparent process used in the 2045 Comprehensive Plan. He noted the lack of an implementation section noting the timeline and responsibilities, without which the plan is just a list of recommendations.
2. Jeff Jennings – Spoke in favor of the goals of the plans. He expressed concerns about high-capacity sewer and unplanned sprawl overwhelming the rural character of the county. He suggested the City and County work together and consider a bond to purchase future development rights.
3. Kenny Barnwell – Spoke in favor of density being targeted closer to town, near the line where gravity sewer would need to change to forced main sewer, and the use of zoning to control growth.
4. Louise Harvey – Thanked the Board for supporting Operation Green Light. She stated that despite zoning, special use permit applications will harm the community.
5. Martha Huggins – Stated she welcomed well planned development, but was concerned about overdevelopment, especially with respect to traffic. She spoke in opposition to running sewer in Edneyville, and the creation of high-density development.
6. Stan Rhodes – Spoke in favor of preserving farming and our farmers.

**DISCUSSION/ADJUSTMENT OF AGENDA**

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

*Chairman Lapsley made the motion to approve the consent agenda as presented. 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 for the following meeting:  
November 7, 2022 - Regularly Scheduled Meeting

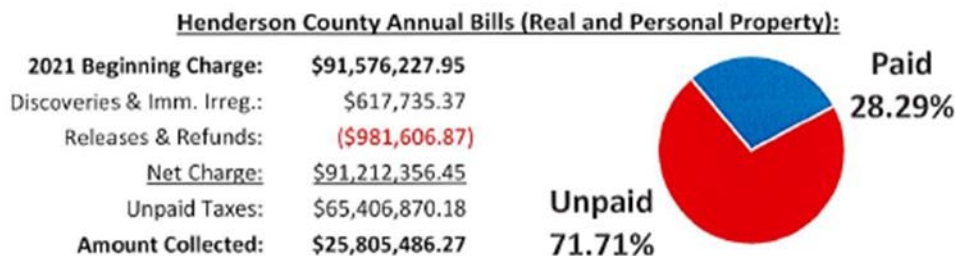
Motion:

*I move the Board approve the minutes of November 7, 2022.*

**Tax Collector’s Report**

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

Please find outlined below collections information through November 6, 2022 for 2022 real and personal property bills mailed on August 5th. Vehicles taxes are billed monthly by NC DMV.



Approved:

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

Net Charge:	\$3,092,219.45	
Unpaid Taxes:	\$7,296.34	<b>99.76%</b>
<b>Amount Collected:</b>	<b>\$3,084,923.11</b>	

**Henderson County FY22 Budget Analysis:**

	<u>Budget Ordinance</u>		<u>Revenue Collected</u>
Ad Valorem:	\$94,458,998.00	Ad Valorem:	\$28,890,409.38
Prior Years:	\$981,000.00	Prior Years:	\$314,756.79
<b>Budget Total:</b>	<b>\$95,439,998.00</b>	<b>YTD Revenue:</b>	<b>\$29,205,166.17</b>



**Public Records Disposal Request – Register of Deeds**

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

Motion:

*I move the Board of Commissioners approve the Public Records Disposal Request and Destruction Log submitted by the Register of Deeds.*

**2022.144 SRO Reimbursement**

Sheriff Lowell Griffin negotiated with City of Hendersonville personnel and reached an agreement regarding school resource officers in the public schools located within the City of Hendersonville. (Agreement is attached to these minutes).

Motion:

*I move that the Board approve the proposed memorandum of the agreement that was provided for this agenda item.*

**Vaya Health – Quarterly Fiscal Monitoring Report (FMR) for the Quarter Ended September 30, 2022**

N.C.G.S. 122C-117(c) requires staff of the local area mental health authority provides the County Finance Officer with the quarterly Fiscal Monitoring Report (FMR) within 30 days of the end of the quarter. The County Finance Officer is then required to provide the FMR to the Board of Commissioners at the next regularly scheduled meeting of the board. The FMR for Vaya Health was received by the County Finance Officer on November 2, 2022. (FMR is attached to these minutes).

Motion:

*I move that the Board of Commissioners approve the September 30, 2022, American Rescue Plan approved projects as presented.*

**2022.145 Set Public Hearing for 2045 Comprehensive Plan**

The Board of Commissioners received a copy of the revised draft 2045 Comprehensive Plan, and a copy of this plan was posted on the county website for public review. The draft includes edits that have been

Approved:

discussed and approved by the Planning Board. Staff anticipates that the Planning Board will make a formal recommendation at its November meeting.

Motion:

*I move that the Board schedule a public hearing on the draft 2045 Comprehensive Plan for Monday, December 5, 2022, at 5:30 p.m.*

### **Not-for-Profit Audit Approval**

At the Board's June 15, 2022 meeting, the Board directed Staff to conduct audits of four (4) not-for-profit agencies which had been allocated funding in the FY2023 Budget and to withhold allocation of funds pending a satisfactory audit. To allow Staff time to conduct those audits and to avoid creating any financial hardship to the agencies, the Board approved the funding agreements along with an addendum which allowed for the release of one-fourth (1/4<sup>th</sup>) of the contribution set out in the Budget Ordinance. Subsequent payments would remain pending satisfactory audit results.

The audit for The Mediation Center has now been completed and deemed satisfactory. Staff requested that the Board authorize the release of the remaining three (3) funding allotments for FY23 during the appropriate fiscal quarter.

Motion:

*I move the Board authorize the release of the three (3) remaining quarterly allotments to the Mediation Center at the appropriate time during the fiscal year.*

### **2022.146 NC Department of Public Safety – State Budget Allocation – SL2021-180**

Staff requested the Board approve a budget amendment for a State Budget allocation to Henderson County in the amount of \$1,950,000. This allocation was made as directed by the NC General Assembly pursuant to Session Law 2021-180 (House Bill-105) for the Bat Fork and French Broad stream restoration and flood resilience projects. Once approved, the funds will be expended in accordance with the Board's approval and disbursed appropriately to Conserving Carolina as per Subgrant Agreements approved by the Board and executed in May 2022. This budget allocation will pass through Henderson County to Conserving Carolina, with a 2.5% administration fee held back by Henderson County.

Motion:

*I move the Board approve the Budget Amendment for the NC Department of Public Safety State Budget Allocation to Henderson County.*

### **FY2023 Fee Schedule Revision – Athletics and Activity Center**

The Board of Commissioners was requested to approve a revision to the FY 2023 Fee Schedule, changing the price for use of the classrooms at the Athletics and Activity Center. This price had previously been set at \$10.00 per hour. Staff requests that the new price of \$1.00 for a half-day rental be adopted to better accommodate use by community groups.

Motion:

*I move the Board of Commissioners amend the FY 2023 Fee Schedule as proposed.*

### **Option on East Flat Rock Property**

Henderson County was presented with an offer to purchase a parcel of land identified as PIN 9587046291. The parcel is located within the East Flat Rock area of the community adjacent to East Flat Rock Park. The parcel has an accessed acreage of 13.5 acres. The proposed sale price is \$425,000, with a due diligence fee of \$15,000 and an initial earnest money deposit of \$15,000.

Motion:

Approved:

*I move that the Board accept the proposed purchase document and direct Staff to execute the necessary contract.*

### **Facility Use Policy Exemption – Special Needs Sports**

The County received an application from Special Needs Sports to use the Historic Courthouse lawn on Saturday, December 10<sup>th</sup>, 2022, from 10:00 am – 2:00 pm for a Special Needs Craft Fair.

To allow for this use on County grounds, the Board was requested to grant a one-time exemption to rule #4 of the County Facility Use Policy, which prohibits solicitation on the grounds. This exemption, if granted, would cover the date and time specified on the application and outlined above.

Motion:

*I move that the Board grant an exemption to the County Facility Use Policy for Special Needs Sports, allowing for the sale of arts and crafts on the Historic Courthouse lawn, or within the Courthouse if necessary, on Saturday, December 10<sup>th</sup>, 2022, from 10:00 am – 2:00 pm.*

### **PUBLIC HEARING**

#### **2022.148 Public Hearing to Consider Proposed Right of Way Closure (Portion of Furniture Drive)**

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

Planning and Property Addressing staff received a petition to close a portion of Furniture Drive right-of-way. Under North Carolina General Statute (NCGS) 153A-241, counties have the power to close any public road or easement, not within a city, except public roads or easements for public roads under the control of the Department of Transportation. To close any road, the Board must:

- Vote to adopt a resolution declaring its intent to close the public road or easement.
- Call and notice a public hearing on closing the road or easement, with notice “reasonably calculated to give full and fair disclosure of the proposed closing to be published once a week for three successive weeks before the hearing, a copy of the resolution to be sent by registered or certified mail to each owner as shown on the county tax records of property adjoining the public road or easement who did not join in the request to have the road or easement closed, and a notice of the closing and public hearing to be prominently posted in at least two places along the road or easement”.
- Hold the public hearing, where the Board must “hear all interested persons who appear with respect to whether the closing would be detrimental to the public interest or to any individual property rights”.
- Then, if the Board “is satisfied that closing the public road or easement is not contrary to the public interest and (in the case of a road) that no individual owning property in the vicinity of the road or in the subdivision in which it is located would thereby be deprived of reasonable means of ingress and egress to his property, the Board may adopt an order closing the road or easement.”
- File a copy of the Board’s order with the Register of Deeds.

Public Input: There was none.

*Chairman Lapsley made the motion to continue the public hearing to the next meeting. All voted in favor, and the motion carried.*

#### **2022.149 Public Hearing for Proposed Economic Development Incentives for Project Orange**

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

Approved:

A public hearing was scheduled for today’s meeting at 1:30 p.m. regarding the request of Project Orange Company for economic development incentives.

Brittney Brady noted the project is an existing industry considering real estate expansion within the county and the purchase of new equipment. If the project is approved, then the company would make would invest \$55,700,000 over two years, comprised of approximately \$18,800,000 in real property and \$36,900,000 in business personal property. In addition to their current headcount of approximately 135, the project would create 30 jobs with an average wage between \$60,133. The total incentives would be \$1,377,255.

Public Input: There was none.

*Chairman Lapsley made the motion to continue the public hearing to the next meeting. All voted in favor, and the motion carried.*

**DISCUSSION**

**Henderson County 2045 Comprehensive Plan**

Autumn Radcliff and Janna Bianculli provided the Board with an update on the Henderson County 2045 Comprehensive Plan.



Approved:

## A COMPREHENSIVE PLAN IS...

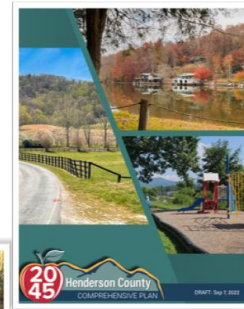
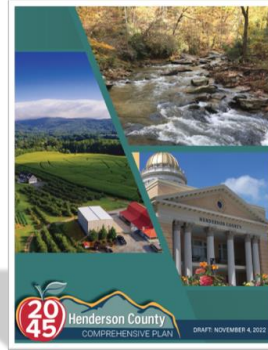
- Long-range**
  - 15 - 25-year time frame
- Guidance**
  - Land uses, intensity, design
  - Infrastructure investment
- Collaborative**
  - Documents a community conversation
- Policy, not regulatory**
  - Lays the groundwork for current and future regulations



Approved:

## PROCESS TIMELINE

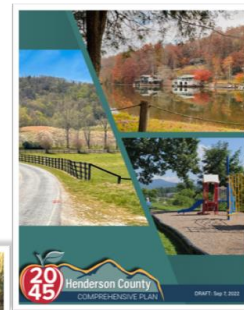
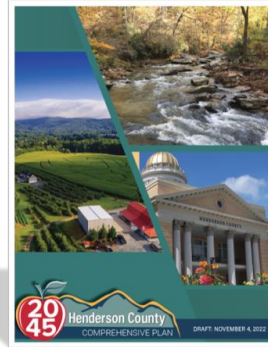
- **September 8th:** Draft plan presented to Steering Committee at Special Called Meeting and copies were provided to the BOC
- **September 13th:** Public Input Meeting at Hendersonville Library
- **September 20th:** Public Input Meeting at Fletcher Library
- **September 26th:** Public Input Meeting at Edneyville Community Center
- **September 27th:** Public Input Meeting at Blue Ridge Community College
- **October 3rd:** Public Input Meeting at Etowah Lions Club
- **Ongoing:** Recorded presentation posted online as well as other virtual public input opportunities



Available to view online at [www.HendersonCounty2045.com](http://www.HendersonCounty2045.com)

## PROCESS TIMELINE

- **September 22nd:** Steering Committee received public comment and considered changes to the proposed USA boundary
- **October 20th:** Steering Committee voted to rename the USA to Utility Service Area. They also voted to shrink the size of the Etowah USA boundary based upon public feedback. The Etowah community members that participated concurred with retaining an overall USA boundary
- **October 27th:** The Steering Committee discussed and changed the Character Areas as well as the Future Land Use Map
- **November 4th:** The revised draft with the Planning Board's approved edits was posted online and given to the Commissioners and the Planning Board



Available to view online at [www.HendersonCounty2045.com](http://www.HendersonCounty2045.com)

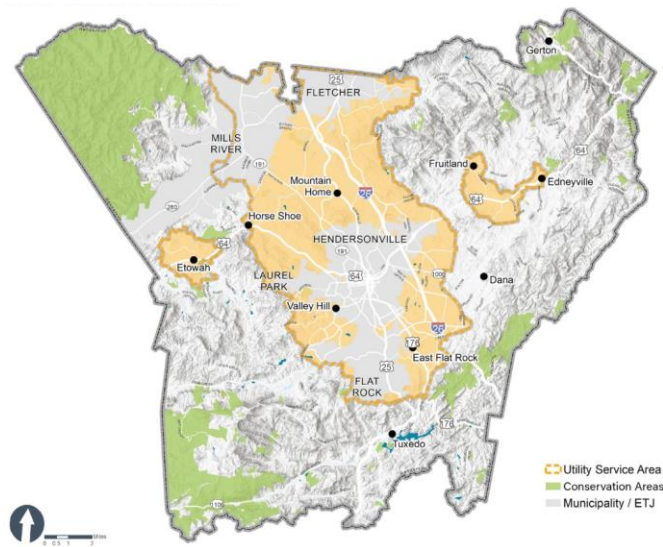
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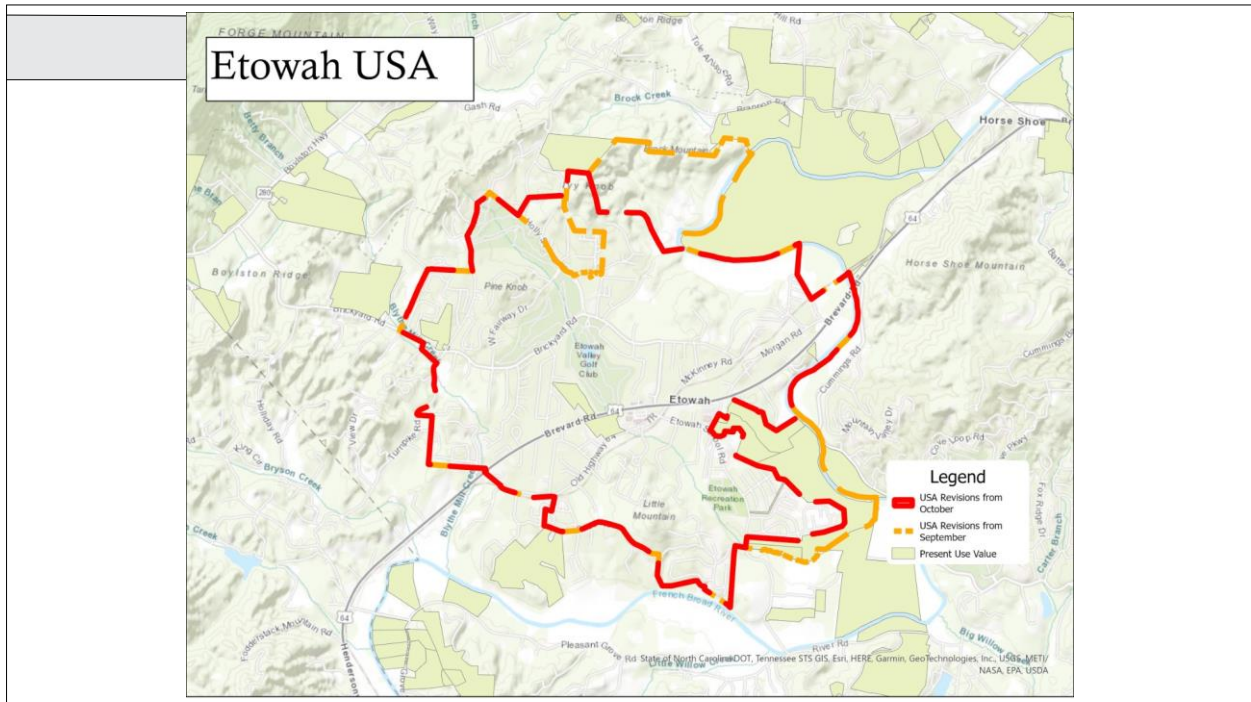
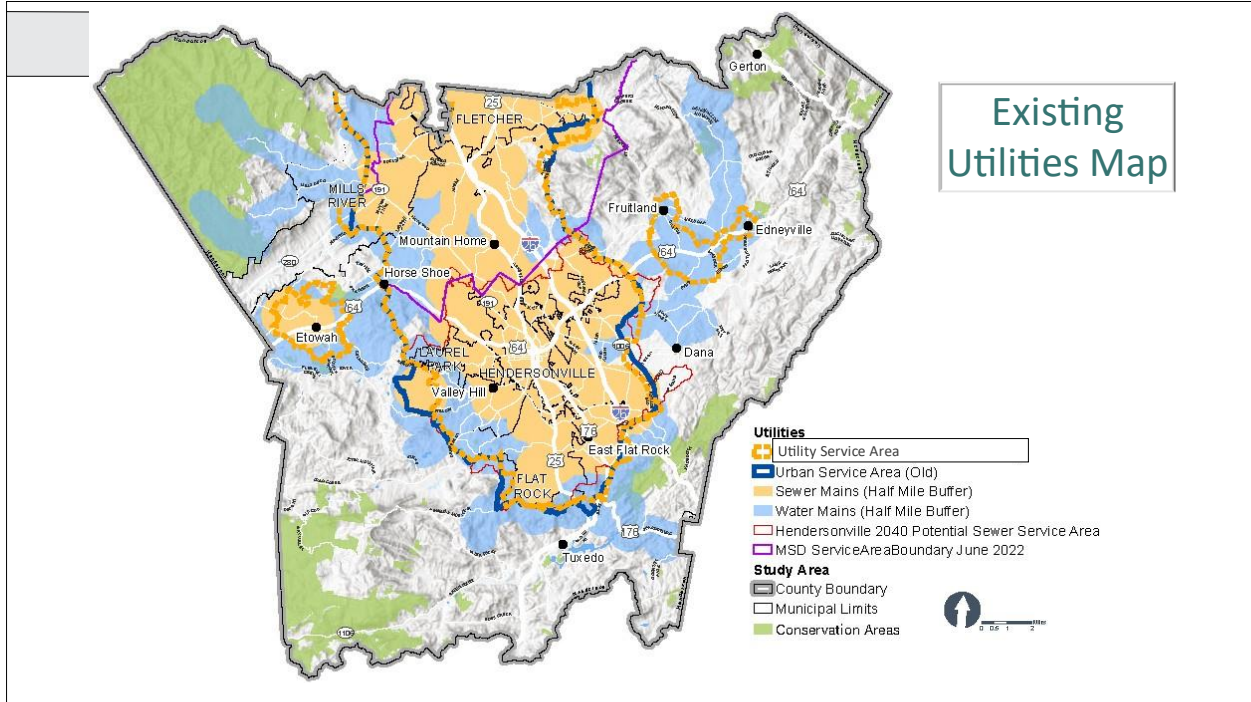


### UTILITY SERVICE AREA

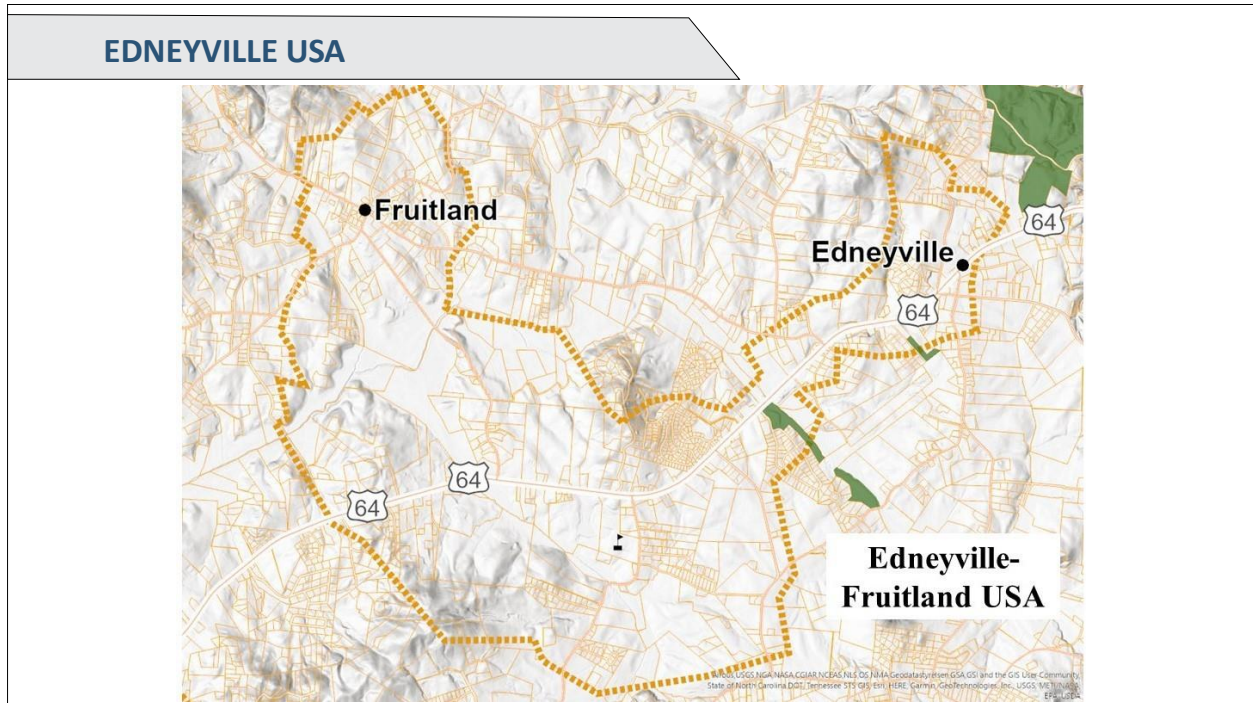
- Represents an area already, and intended to be, served by utilities and other services by 2045.
- Accounts for the existing services as well as the relative feasibility of sewer extension from sewer providers (City of Hendersonville, MSD, Etowah, and proposed Edneyville).
- Although the County participates in an advisory capacity to MSD and communicates with other service providers, the County does not have any control regarding the extension of water or sewer from other entities.
- When the sewer line is built at the Justice Academy and Edneyville Elementary, the County will be in control of extension and maintenance of those lines.
- Utility extensions and service enhancements should generally be encouraged within the Utility Service Area.
- The Etowah and Edneyville areas will be reexamined as the sewer situations change.



Approved:



Approved:



**FUTURE LAND USE**

- Character Areas are NOT the same as zoning districts
- One character area may represent more than one zoning district
- Thorough discussion will be required when reviewing zoning and ordinance amendments to the Land Development Code
- The Comprehensive Plan is a high-level document and the wording in it should be treated as such

Approved:

## FUTURE LAND USE CHARACTER AREAS

### AR AGRICULTURE / RURAL

Agriculture/Rural areas are important for their ability to support diverse agricultural activities. Development in these areas should be uses that do not interfere with agricultural production or drastically change the rural landscape. There are also areas that are significantly constrained due to steep slopes, few road networks, and limited access to infrastructure including broadband and cellular service. Forestry management, agriculture, very low density residential, outdoor recreation, and tourism are expected uses in these areas.

**Where:** In and around concentrations of working agricultural lands. Also includes areas in and around conservation areas, steep mountain ridges and on the edges of the County

**Uses:** Forestry, very low density single family residential, outdoor recreation/tourism, and agriculture of all types including row crops, orchards, greenhouses, production and distribution facilities, agritourism operations, and some rural businesses

**Utility Access:** Varies

**Density:** The majority of the areas will have a maximum allowable density of 1 unit per 1 acre and the environmentally sensitive areas will have a maximum allowable density of 1 unit per 5 acres (gross density)



### OSC OPEN SPACE AND CONSERVATION

Open Space and Conservation areas include protected areas like state and federal lands, parks, and properties with conservation easements. This designation aims to protect sensitive ecological areas as well as facilitate compatible uses like outdoor recreation (including camps) and forestry.

**Where:** Remote area of the County, parks and large conservation easements

**Uses:** Conservation, outdoor recreation, forestry, agriculture

**Utility Access:** None



### TA TRANSITIONAL AREA

Transitional Area encompasses residential areas of limited density. Conservation subdivisions should be encouraged in these areas to provide and protect open space.

**Where:** Outside the core of the Utility Service Area and working agricultural lands

**Uses:** Single family residential, potentially some appropriately sized multifamily as part of planned developments, agricultural uses

**Utility Access:** Varies

**Density:** The maximum allowable density range is 2 to 4 units per 1 acre (gross density)



## FUTURE LAND USE CHARACTER AREAS

### IA INFILL AREA

Infill Area consists of residentially focused areas that include a mix of housing types inside subdivisions and planned developments. These areas should have an improved transportation network and accommodate a variety of home options. Universal design that allows aging-in-place should be encouraged where appropriate.

**Where:** Found near existing municipalities and existing development. Inside the defined Utility Service Area

**Uses:** A mix of types, including single family, townhomes, and apartments where appropriate

**Utility Access:** Served by utilities

**Density:** The maximum allowable density range is 8 to 14 units per 1 acre (gross density)



### CC COMMUNITY CENTER

Community Centers are larger commercial nodes that serve broader geographic areas than Neighborhood Anchors. These areas typically have a high concentration of nonresidential uses and commercial services that contribute to the tax base. Mixed-use development is also encouraged, especially to offer multi-story units that provide commercial use on the bottom and residential units or office space above.

**Where:** Typically found at intersections of State Roads or thoroughfares in areas with more residential development

**Uses:** Medium to large-scale retail, services, restaurants, some offices, businesses, light industry and institutional uses. Mix of housing including single-family homes, townhomes and apartments

**Utility Access:** Typically served by water and potentially sewer



### NA NEIGHBORHOOD ANCHOR

Neighborhood Anchors are small concentrations of commercial, residential, and civic uses in more rural areas centered around structural anchors like schools, churches, and/or crossroads. These areas typically follow a development pattern where commercial uses are clustered directly adjacent to a crossroads, surrounded by residential development and agricultural uses. Developments that accommodate the ability to live, work, and play without commuting, are encouraged here.

**Where:** Typically found at intersections of State Roads or thoroughfares

**Uses:** Small services and retail, churches, fuel stations, light industry, mix of residential types including small-scale multi-family

**Utility Access:** Utilities are typically not necessary due to the small-scale of development, but may be necessary for some development types



### EI EMPLOYMENT AND INDUSTRY

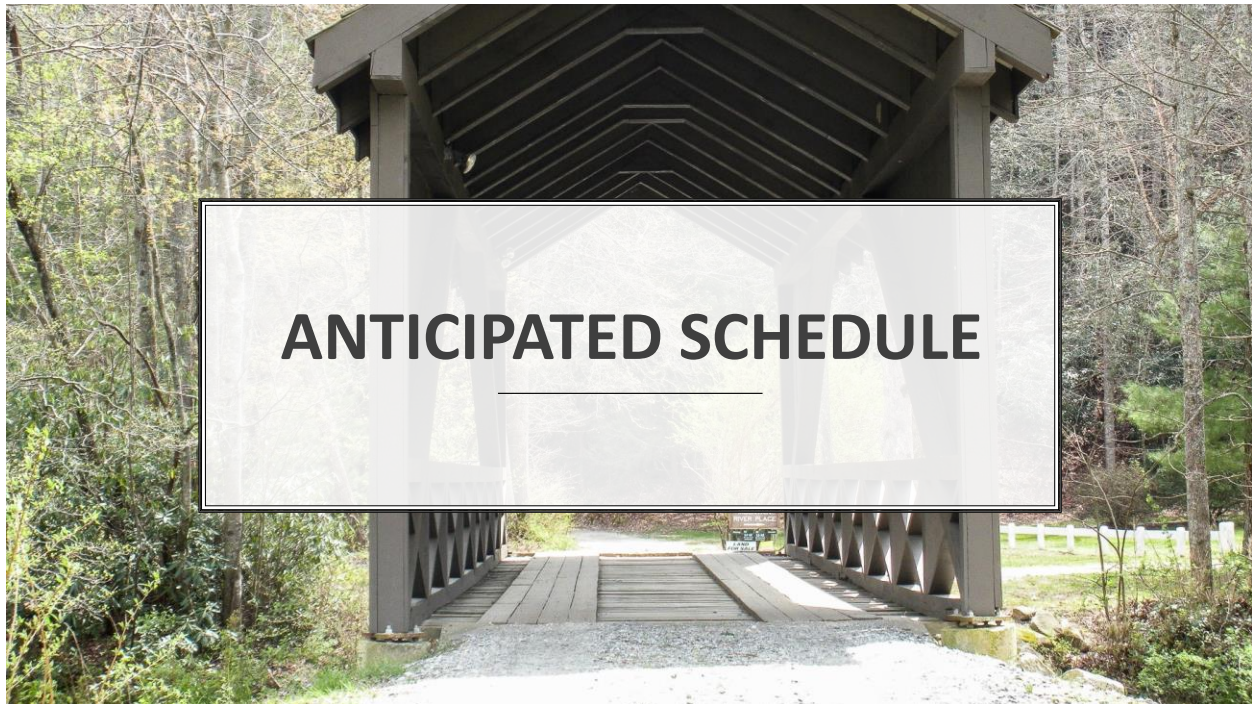
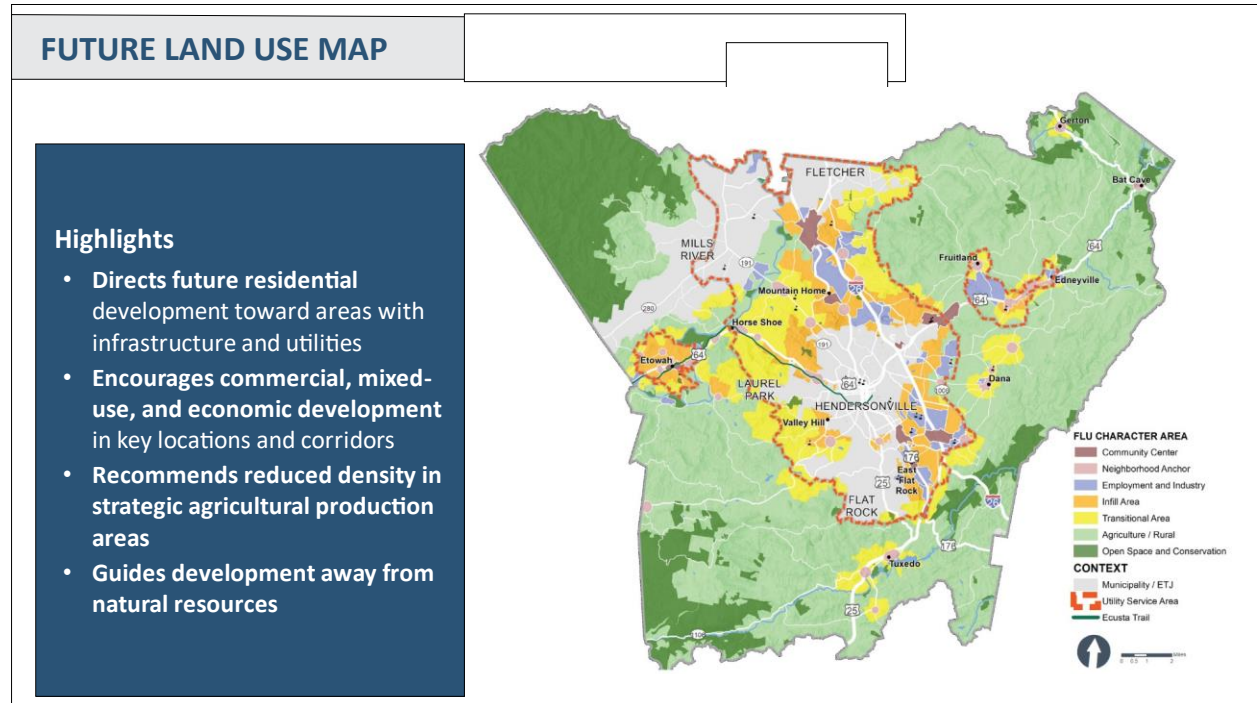
Employment and Industry areas offer job-generation, site-ready parks, accessible road networks, and utilities. Industries come in many different forms including manufacturing, agriculture, distribution, office, research and development (R&D), etc. The design of development sites in these areas should be tailored to be compatible with other nearby uses.

**Where:** Strategic areas with highway and utility access, large available parcels

**Uses:** Agricultural uses including processing facilities and large-scale greenhouses, office and light-to-heavy industrial, as appropriate

**Utility Access:** The majority of these areas will be served by utilities





Approved:

## NEXT STEPS

- **November 17<sup>th</sup>:** Planning Board will review revised plan and will likely recommend the plan for adoption.
- **December/January:** New 2045 Comprehensive Plan will officially replace the existing 2020 plan.

### Following Plan Adoption:

- **January – April:** Planning Board works through the Implementation Plan.
  - Will provide a framework to implement recommendations and action steps
  - Some items are more easily implemented, some items will take several months or years to implement
  - Determine priority actions in the next 1-5 and 1-10 years
  - Implementation Plan will be a living document that is supplemental to the Adopted Plan
  - The Implementation Plan is intended to be consistent with the County's 4year budget plan
  - The plan should be reviewed frequently and modified as necessary



Autumn Radcliff spoke to the implementation plan that had been mentioned during public comments. She noted that the plan would include an implementation plan, that staff would be working on as an addendum.

Commissioner Edney discussed the balance between growth and preservation, given a predicted 25% increase in population by 2045. Staff noted there are a number of interesting tools included in the plan for those farmers who wish to preserve their land for farming. Chairman Lapsley also noted that the Comprehensive Plan is a high-level document for where growth is expected or planned, but the Land Development code and zoning maps are what really drive where development happens.

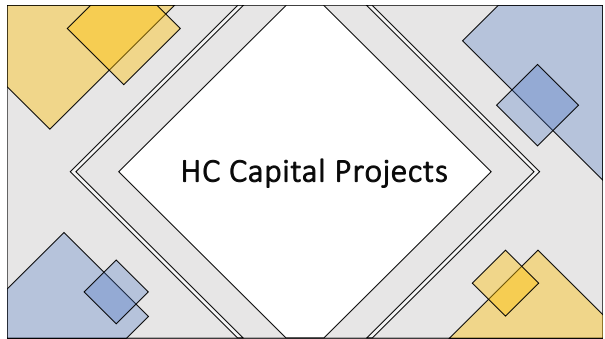
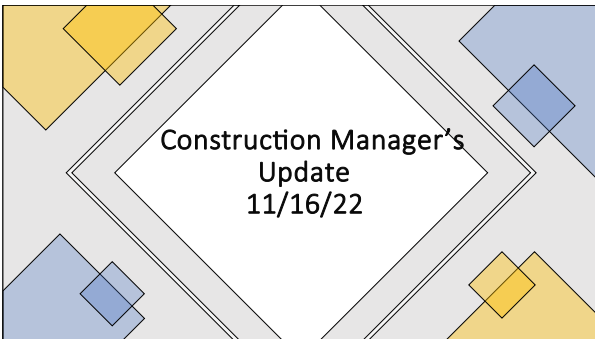
Approved:

Chairman Lapsley noted that at the Planning Board’s meeting scheduled for November 17<sup>th</sup>, the Planning Board is anticipated to vote to forward the draft plan onto the Board of Commissioners. The Board will hold a public hearing on the plan at the December 5, 2022 meeting, and adoption can then take place thereafter.

**Construction Project Updates**

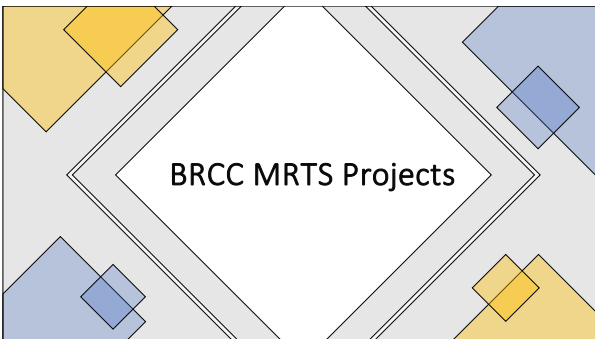
Marcus Jones updated the Board on the progress of the sewer project for the Edneyville Community. He noted that we are considering a sewer line with a separate discharge plant. The last six months has been spent drafting an environmental assessment which has been sent to the state. The state has replied with comments and staff is currently drafting a response to those comments. A public hearing will be scheduled in the coming months. A formal application process will be undertaken to obtain a discharge permit, which is anticipated to be granted by December 2023. The project is currently on schedule.

Bryan Rhodes and Chris Todd provided the Board with an update on construction projects around Henderson County. The monthly report was a review of the scope and statuses of assigned construction management responsibilities.



**VFW Renovation Project**  
•VFW Renovation Project – Through the RFQ process, Frank L. Blum Construction Company was selected as the Construction Manager at Risk and approved by this Board. Staff has had discussions and are in the negotiation process currently, and we hope to have a Contract, for this Board to review, in the next 30 days.

**Judiciary Complex Annex and Renovation (JCAR) Project**  
•Judiciary Complex Annex and Renovation (JCAR) – We have continued to have discussions with the Architect and are awaiting our Geotechnical survey results to come back. Staff hopes to have a presentation to this board in the next 30 days.



**BRCC MRTS Projects**  
There is now only 1 - FY 21-2022 projects that is still ongoing.  
  
That project is:  
Flat Rock Building Furniture – We are still waiting on some punch list items, that have extended lead times. I have been updated that those pieces should be delivered and installed on November 23<sup>rd</sup>, per Young Office.

Approved:

### BRCC MRTS Projects

- As for the FY 22-23 MRTS, we have several projects underway.
- WGLA is working on the engineering for the Patton Bldg. Parking Lot and REI Engineers has started the engineering for the "Old" Patton Bldg. Roof.
- Engineering has been completed for the TEDC Building 1<sup>st</sup> Boiler and 2<sup>nd</sup> Chiller and the 2 RFPs have been posted and have a scheduled bid opening date of 11/30/22.
- All 3 Sink building LED Lighting projects have awarded Contractors and are under Contract at this time, with work starting or already started.

### HCPS MRTS Projects

### HCPS MRTS Projects

- West High Roof – is now COMPLETE and we are waiting on the manufacture's inspection and the close out documents.
- School Security Camera Systems (Middle and High Schools) – should finish by the end of the month, minus some lift work in the gymnasiums and on the exteriors– Haynes Technologies was the awarded Contractor for phase 2 (Elementary Schools) also, and they have told me that they plan to roll right into phase 2 as soon as phase 1 is wrapped up.

### HCPS MRTS West Henderson High School Phase 1 Secure Entries

### West Henderson High Phase 1

### West Henderson High Phase 1

### West High Architectural Services

- The West Henderson Renovation and Addition is underway with an architect having been selected, through the RFQ process, that being LS3P.
- This Board approved going forward with Phase 1 of the West High project in November 7<sup>th</sup>'s meeting, after hearing from the Joint Facilities representatives of this Board and Superintendent Mark Garrett.
- Staff has negotiated a contract for \$240,000 for LS3P (6% of construction cost), and additional \$28,000 for WGLA for necessary civil engineering services.

### Construction Manager's Update

**Any Questions?**

The Architect contracts for the Henderson County Public Schools MRTS Projects were briefly discussed and will be brought back to the Board at the next meeting.

**2022.150 Adoption of the 2023 Reappraisal Schedules of Values**

At the Board's meeting on October 3, 2022, Darlene Burgess, Tax Administrator, presented for the Board's consideration the proposed 2023 Schedules of Values for Market Value and for Present Use Value. At the Board's meeting on November 7, 2022, the public hearing on the Schedules of Values was held.

Approved:



The Board was scheduled to adopt the Schedules of Values at its November 16, 2022, meeting. The general timeline for the 2023 Reappraisal that meets statutory guidelines follows:

October 3, 2022	Assessor submits proposed Schedule of Values (SOV) to Board of Commissioners
October 3, 2022	Board publishes 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 and 30, and December 7 and 14, 2022	Publication of the Order of Adoption of SOV (published once a week for four consecutive weeks)
January 1, 2023	Effective date for 2023 Reappraisal
February 1, 2023	Tentative date value change notices will be mailed

*Commissioner McCall made the motion that the Board adopt the Schedule of Values for Market Value and the Schedule of Values for Present Use Value properties and further authorize the Tax Administrator to publish a Notice in the newspaper regarding the adoption as provided by law.*


**Broadband Update**

Chris Todd provided the Board with an update on the status of the GREAT Grant in Henderson County, as well as future broadband grants.

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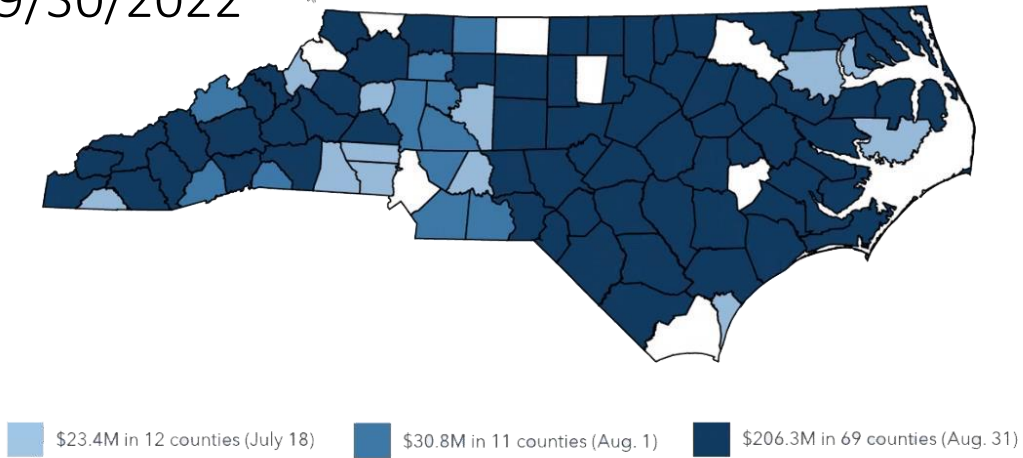
## NORTH CAROLINA MAJOR PROGRAMS

- GREAT
  - Total of 305 applications received
  - Requested \$1.77B in total project costs
  - Three rounds completed – fourth round in process
- Infrastructure Solutions
  - Completing Access to Broadband (CAB)
  - Stop Gap Solutions
  - Pole Replace
- Digital Equity & Literacy Programs
- [Future] BEAD Program participation



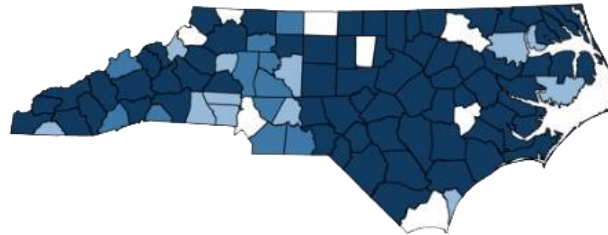
Approved:

# GREAT GRANT AWARDS THROUGH 9/30/2022

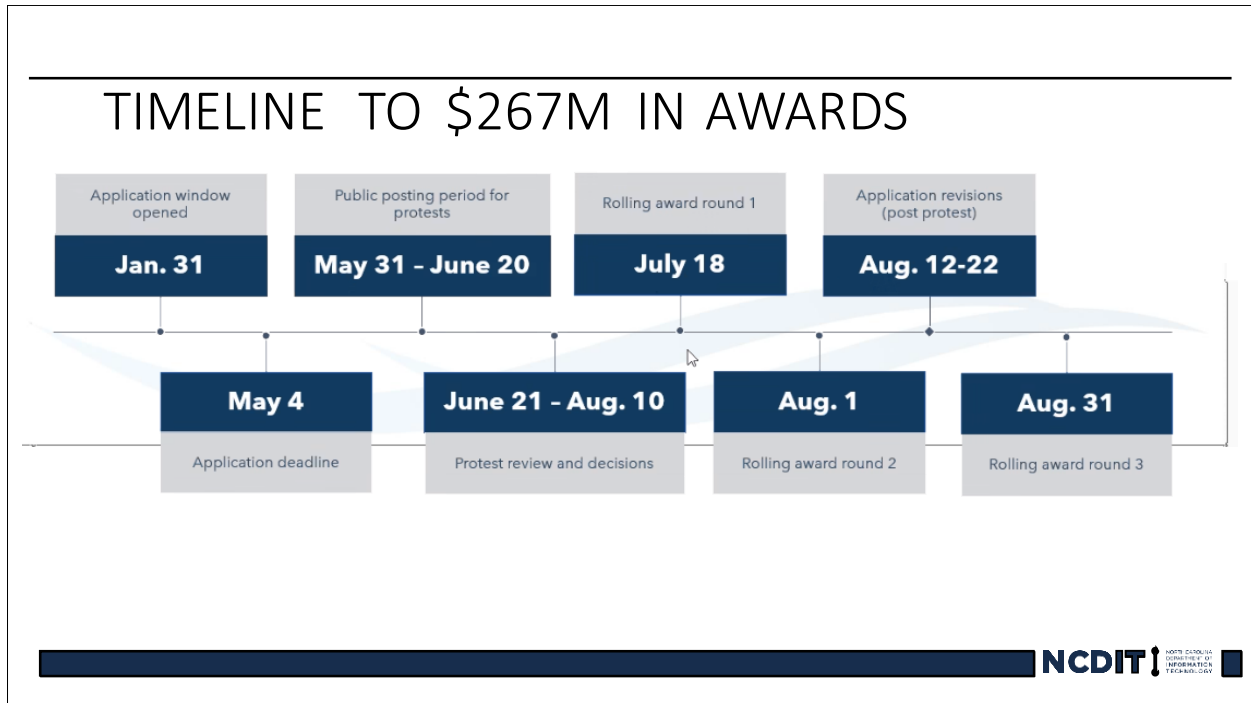


# GREAT GRANT

- Total Awards to date: 92
- Total providers awarded: 15
  - 3 telephone membership co-operatives
  - 2 electric membership co-operatives
  - 5 publicly traded corporations
  - 2 multi-state internet service providers
  - 3 small businesses
- Awarded average cost per location: \$4,776
- Total awarded locations: 112,112
- Total match amount \$146,692,468
- 2021 County Tiers:
  - Tier 1: 38
  - Tier 2: 37
  - Tier 3: 17
- Awards by Regions
  - Mountain: 21
  - Piedmont: 33
  - Coastal Plain: 38



Approved:



## GREAT GRANT PROTESTS

- 216 protests received
- More than 200,000 location points
- Protesting ISP can only submit a protest if the:
  - Proposed project area covers an areas that is a protected area as defined in our Guidance, OR
  - Proposed project area contains 10% or more of total households with access to broadband services

A photograph of office supplies is positioned to the right of the text. It shows two binders, one orange labeled 'Applications' and one yellow labeled 'Grants', stacked on top of each other. In front of them is a calculator, a pen, and some papers.

**NCDIT!** NORTH CAROLINA COMMISSION OF INFORMATION TECHNOLOGY

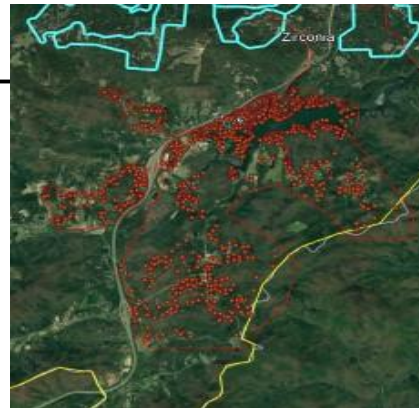
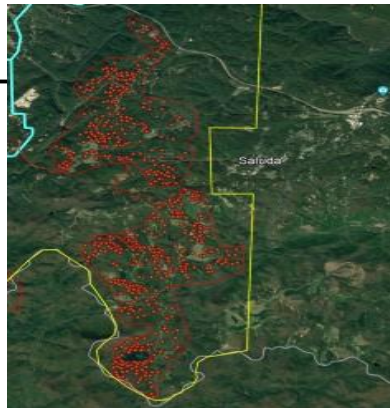
Approved:

# GREAT GRANT PROTESTS OF ELIGIBLE LOCATIONS

- Each protest is reviewed individually
- Data submitted by protester is analyzed for the following:
  - Granularity of information submitted by the protester
  - Protested area
  - 10% threshold
  - "Self-protests"
  - Comparison with FCC Form 477 data
  - Comparison with Speed Test data (N.C. Broadband Survey)
- Protest decisions are exempt for the contested case provisions of the Administrative Procedure Act
- Some protest information is deemed confidential per statute

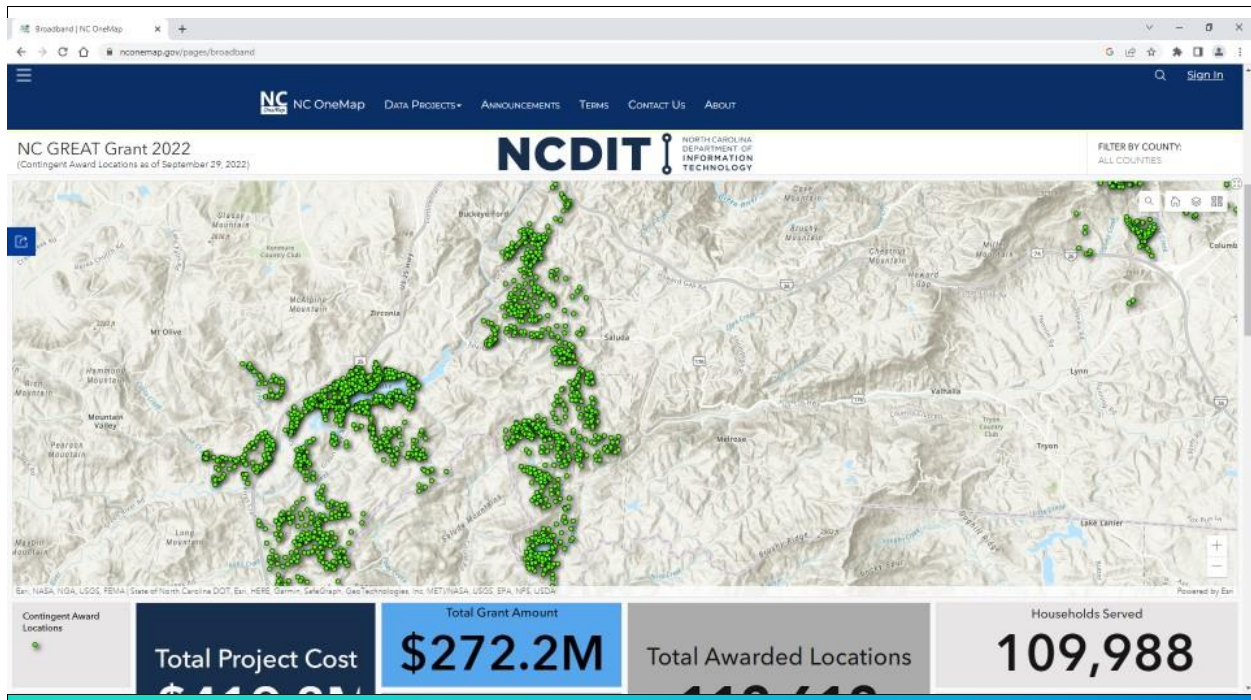
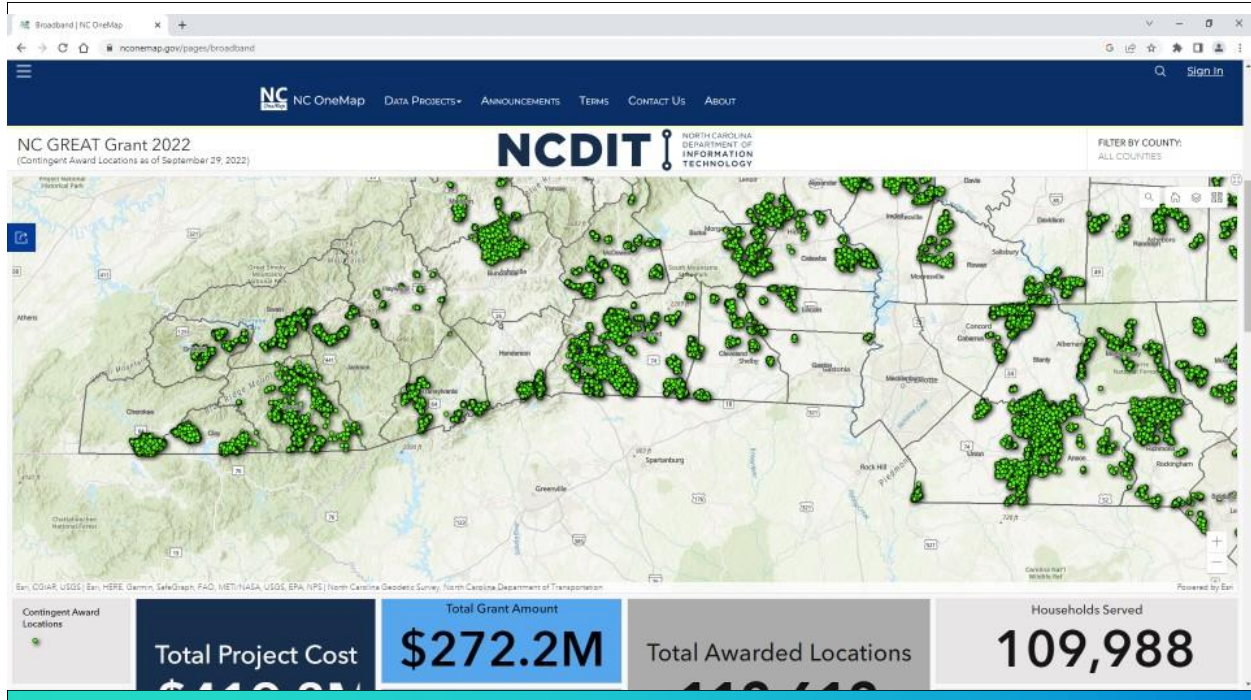


## Henderson County – Optimum Grant



Project Area 1		
<b>Total Locations</b>	<b>Total Homes</b>	<b>Total Businesses</b>
1,495	1,427	68
<b>Total Cost</b>	<b>Total Cost per Location</b>	<b>Backhaul Cost</b>
\$5,635,712	\$3,770	\$82,997
<b>Anticipated Altice Match</b>	<b>Anticipated Grant Request</b>	<b>Anticipated Score</b>
30%	\$3,944,998.40	55
<b>Highest Possible Match Requirement</b>	<b>Lowest Possible Grant Request</b>	<b>Anticipated Score –W/County</b>
50%	\$2,817,856	64

Approved:



Approved:

## CAB PROJECT FUNDING & ELIGIBILITY

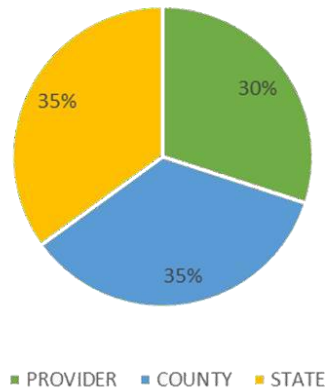
- Designed as three-way partnership between service provider, counties and the State
- Required reviews of financial, operational & technical viability
- A county is considered ineligible to participate in either the North Carolina GREAT or CAB programs:
  - If a county has entered into a contract with an ISP on or after May 1 2021, and,
  - has used federal funds for a broadband infrastructure project unsupported by a State program
- CAB represents a potential opportunity to advance locally focused projects not funded in the current round of GREAT grants



## CAB EXAMPLE PROJECT FUNDING

- Maximum State contribution is \$4M
- Example graph is for a county which received more than \$8M in ARPA funding
- Funding Sources
  - Provider –up to 30% of the total project cost
  - County –At least 35% of the total project cost
  - NC BIO –Up to 35% of the total project cost
- Differing percentages for ARPA funding received
  - More than \$8M in ARPA funding, or
  - Less than \$8M in ARPA funding
    - \$4M to \$8M
    - \$250K to \$4M

Funding Sources - Example Project



Approved:

## NOMINATIONS AND APPOINTMENTS

1. EMS Peer Review Committee – 1 vac.  
There were no nominations, and this item was rolled to the next meeting.
2. Henderson County Board of Equalization and Review – 1 vac.  
*Chairman Lapsley made the motion to appoint Marty Allen to position # 6. All voted in favor, and the motion carried.*
3. Henderson County Zoning Board of Adjustment – 3 vacs.  
*Vice-Chair McCall made the motion to reappoint Anthony Engel to position # 4 and Mark Casoria to position # 7. All voted in favor, and the motion carried.*
4. Home and Community Care Block Grant Advisory Committee – 2 vacs.  
*Chairman Lapsley made the motion to appoint Erica P. Sutton to position # 1. All voted in favor, and the motion carried.*
5. Juvenile Crime Prevention Council – 2 vacs.  
There were no nominations, and this item was rolled to the next meeting.
6. Laurel Park Planning – 1 vac.  
*Chairman Lapsley made the motion to reappoint Clint Dewitt to position # 1. All voted in favor, and the motion carried.*
7. Nursing/Adult Care Home Community Advisory Committee – 14 vacs.  
*Vice-Chair McCall made the motion to reappoint Charlotte Hooker to position #1, Robert Tomasulo to position # 18, and Ronald Howard to position # 21. All voted in favor, and the motion carried.*

## COMMISSIONER UPDATES

Commissioner Andreotta discussed using schools as polling places during elections. He requested local churches and community centers consider allowing the county to utilize their sites for elections.

Commissioner Hill expressed his thanks for the community and wished everyone happy holidays.

Vice-Chair McCall stated she would be heading to Raleigh for the NCACC Legislative Goals conference. She stated she had agreed to co-chair a task force on child-care, and asked Staff to consider appointing a staff liaison to assist in that process.

Commissioner Edney thanked staff for the suggestion to bring the meeting to the community and noted that newly elected Representative Jennifer Baucom was present in the audience.

## GENERAL ASSEMBLY UPDATES

County Manager John Mitchell stated that the debt ceiling was in front of the General Assembly and was of particular interest to the County.

## COUNTY MANAGER'S REPORT

County Manager John Mitchell thanked staff for putting together the meeting on the road. He particularly noted Mike McKinney and Mark Seelenbacher with Information Technology for obtaining and setting up the equipment, as well as Kathy Finotti and Deborah Johnson for running the live-stream.

Approved:

*Commissioner Edney made the motion to go into closed session pursuant to N.C. Gen. Stat. §143-318.11(a)(4) and (a)(5). All voted in favor, and the motion carried.*

*Commissioner Edney made the motion to go out of closed session and adjourn the meeting at 4:38 pm. All voted in favor, and the motion carried.*

**ADJOURN**

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Amy Brantley, Assistant County Manager

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William Lapsley, Chairman

Approved: