

MINUTES

LGCCA

Local Government Committee for Cooperative Action

October 18, 2022

The Local Government Committee for Cooperative Action (LGCCA) held its quarterly meeting on Tuesday, October 18, 2022 at 3:00 p.m. in the Commissioners' Meeting Room/Courtroom of the Historic Courthouse on Main Street, downtown Hendersonville. Present were:

Henderson County: Chairman William Lapsley, Vice-Chair Rebecca McCall
Laurel Park: Not Represented
Flat Rock: Mayor Nick Weedman, Vice Mayor Anne Coletta
Fletcher: Mayor Preston Blakely
Mills River: Mayor Shanon Gonce, Council member Sandra Goode
Hendersonville: Mayor Barbara Volk, Council member Debbie O'Neal Rountree

WELCOME and PLEDGE OF ALLEGIANCE

Mills River Mayor Shanon Gonce called the meeting to order and led the Pledge of Allegiance.

PUBLIC COMMENTS

Nancy Diaz, Southern Regional Director of Mountain True noted Henderson County is developing a Comprehensive Plan. In conjunction with that, she urged all officials to consider farmland and/or land preservation, greenways, steep slope protections, and preparations for natural disasters.

CONSIDERATION OF AGENDA

Mayor Weedman made a motion to approve the Agenda, and Vice Mayor Coletta seconded the motion. All voted in favor and the motion carried.

CONSIDERATION OF MINUTES- July 19, 2022

Mayor Weedman made a motion to approve the minutes of July 19, 2022, and Council member Goode seconded. All voted in favor and the motion carried.

OLD BUSINESS- None

NEW BUSINESS

A. Darlene Burgess, Henderson County Tax Administrator – 2023 Revaluation Presentation

Henderson County Tax Administrator Darlene Burgess introduced Assistant Assessor Kevin Hensley who explained the process in a revaluation of county properties effective in tax year 2023. Henderson County revalues all properties every four years in accordance with North Carolina General Statutes. Henderson County has 69,433 parcels, 50,825 of which are improved, 2,192 are exempt and 1,604 are deferments. Median Henderson County home sales for September were \$405,000. The County is divided into market areas or neighborhoods for valuation and comparison purposes as part of the mass appraisal process. All properties are visited during each revaluation cycle, with all remaining properties being visited between now and mid-November. Chairman Lapsley added that once the revaluation is complete, the appraisers begin the process again of visiting all properties in the County in preparations for the next revaluation four years later.

Henderson County performs all appraisals for its revaluations in-house and values properties as close as possible to market value as of January 1, 2023. Construction is valued based on percentage of completion as of the same date. A schedule of values was presented to the Henderson County Board of Commissioners on October 3 and is available on the County's website or at the main Library. A public hearing will be held on November 7. Mr. Hensley answered several questions from committee members explaining to Mayor Gonce that the Tax Office offers several options for payment plans in all tax years. Commissioner McCall added there are also tax relief programs available for the qualifying elderly, disabled veterans, etc. Chairman Lapsley noted that the Board of Commissioners sets adopts the values as determined by the Tax Department, however, the municipalities set the tax rates that are applied to those value. There are two components to determining your tax bill. Darlene Burgess added that there is a separate schedule for Present Use Value qualifying properties based on the use of the land rather than the market value.

B. Adopt 2023 Meeting Schedule

The 2023 Meeting Schedule was adopted by motion of Commissioner McCall and second of Mayor Volk. The motion carried unanimously. A copy of the 2023 Meeting Schedule is attached to these minutes and incorporated herein by reference.

UPDATES:

City of Hendersonville

Mayor Volk reported on several things happening in the City of Hendersonville:

1. The City is working on 7th Avenue Branding;
2. The Farmers Market runs through October and as holiday markets in November and December.
3. The Treat Street Carnival is on Halloween from 5-8 PM.
4. The Turkey Trot is on Thanksgiving.
5. The Tree Lighting is on November 25 from 5-8 PM.
6. The Christmas Parade is at night this year on Saturday, December 3 at 5:30 PM.

Village of Flat Rock

Mayor Weedman reported on the following events in the Village of Flat Rock:

1. Finished the process to award grants from American Rescue Plan Funds (ARP), and have awarded one grant. The Village is currently seeking applicants for further grants. The deadline is December 23, 2022.
 2. The Village is working on a project to cooperate with a partner for spending ARP funds.
 3. The Village has applied to be a part of Tree City USA.
 4. The Village recently held a Shred and Drug Take Back Day.
 5. The second and last Town Hall meeting was held and well accepted.
 6. The Park is doing very well. A summer intern will be hired to help with park responsibilities.
- Vice Mayor Anne Coletta announced the improvements to Highland Lake Road are delayed again. Costs are ballooning and Flat Rock Village Council is still hoping the project gets cancelled since they do not support it.

Town of Fletcher

Councilman Preston Blakely gave an update for the Town of Fletcher:

- 1. The developer for the Heart of Fletcher project has backed out, but the Town is trying to work something out with him.
- 2. The Town has a Planning survey in progress.
- 3. New police officers are being hired and are in Basic Law Enforcement Training now.

Henderson County

Chairman Lapsley deferred to Commissioner McCall to update everyone on events in the County:

- 1. The County is continuing to develop its Comprehensive Plan and encourages the municipalities to discuss their plans with the County during this process.
- 2. The County is still looking for land for a sports complex for multiuse fields with the hope of holding tournaments and draw additional revenue.
- 3. The Historic Courthouse dome is lighted pink this month for Breast Cancer Awareness Month. Next month it will be lit green for Veterans Day and to those who have served and are serving their country. She urged the municipalities to do the same.

Town of Mills River

Mayor Shanon Gonce asked Council member Sandra Goode to present updates to the Committee:

- 1. Mills River is applying for a grant to improve playground accessibility and amenities for handicap and disabled individuals.
- 2. The Mills River Farm Market is doing well with its double SNAP program growing every week.

Mayor Gonce added Movie in the Park will be held this Friday at 7 PM or dark. The Parks and Recreation Department will show the original Hocus Pocus movie. Everyone is welcome. He also noted the Hooper Lane bridge is open and urged all municipalities to join Mills River in a creating a program for farmland preservation.

NEXT MEETING

The next meeting of the LGCCA will be January 17, 2023 at 3:00 PM, and will be hosted by the City of Hendersonville.

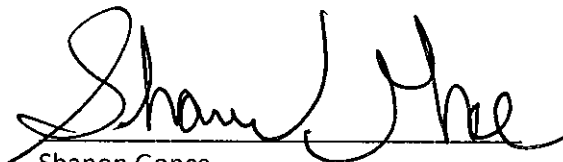
ADJOURNMENT

There being no more business the meeting was adjourned at 4:06 p.m. on motion of Chairman Lapsley and second of Council member Goode.

Respectively submitted:



Susan L. Powell, MMC, NCCMC
Finance Director/Town Clerk
Town of Mills River



Shanon Gonce
Mayor
Town of Mills River

2023 Quarterly Meeting Schedule

Local Government Committee for Cooperative Action LGCCA

3rd Tuesday of January, April, July & October at 3:00 p.m.

Henderson County Commissioners' Meeting Room
1 Historic Courthouse Square
Hendersonville, NC 28792-5097

<u>Date</u>		<u>Host</u>
January 17, 2023	Host	City of Hendersonville
April 18, 2023	Host	Village of Flat Rock
July 18, 2023	Host	Town of Fletcher
October 17, 2023	Host	Henderson County

Hosts next in order:
Town of Laurel Park
Town of Mills River

Special called meetings shall be held on the third Tuesday of the month @ 3:00 PM, and to be hosted by the calling party.