



MINUTES
LOCAL GOVERNMENT COMMITTEE FOR
COOPERATIVE ACTION
Commissioners' Meeting Room/Courtroom of the Historic Courthouse
Main Street | Hendersonville NC 28792
Tuesday, January 17, 2023 – 3:00 PM

MINUTES

<u>City of Hendersonville:</u>	Barbara Volk, Mayor; John Connet, City Manager; Brian Pahle, Assistant City Manager; Debbie O'Neal-Roundtree, City Council Member; Lee Smith, Utility Director; Jill Murray, City Clerk
<u>Henderson County:</u>	Rebecca McCall, Chairman; J. Michael Edney, Vice-Chair
<u>Laurel Park:</u>	J. Carey O'Cain, Mayor
<u>Village of Flat Rock:</u>	Susan Gregory, Vice-Mayor
<u>Town of Fletcher:</u>	Preston Blakely, Mayor; Keith Reed, Council Member
<u>Town of Mills River:</u>	Shanon Gonce, Mayor; Sandra Goode, Council Member

1. WELCOME AND PLEDGE OF ALLEGIANCE

Mayor Barbara Volk called the meeting to order and led the Pledge of Allegiance.

2. PUBLIC COMMENTS - None

3. CONSIDERATION OF AGENDA

A motion was made to approve the agenda as presented. Motion carried unanimously.

4. APPROVAL OF MINUTES – October 18, 2022

A motion was made to approve the minutes as presented. Motion carried unanimously.

5. OLD BUSINESS - None

6. NEW BUSINESS

A. 2045 Comprehensive Plan – Autumn Radcliff, Planning Director & Janna Bianculli, Senior Planner, Henderson County.

Autumn Radcliff and Janna Bianculli presented the 2045 Comprehensive Plan for the County. In the summer of 2021, Henderson County undertook the process of creating a new Comprehensive Plan. The result is a document that establishes a vision for the community and guides the County's growth and development for the next 25 years. This plan will be reviewed every 5 years and an update will be conducted after 10 years, in 2032. Starting the update two years after the next Census will optimize the planning process since the data will be new and more reliable

than using solely American Community Survey data. The County Planning staff presented the draft 2045 Comprehensive Plan to the County Board of Commissioners on December 5, 2022. During the January 3rd, 2023 meeting, the Board of Commissioners decided they wanted to go through the goals and recommendations in addition to the Planning Board. On February 15, 2023, the Commissioners held another work session. They edited goal one and edited about halfway through goal two. All community members were invited to attend these meetings and give comments. The current plan was adopted in 2004 and needs to be reviewed and updated. Since that time, development increased rapidly and inadvertently stalled on development of middle housing. Additionally, the current Comprehensive Plan was adopted prior to implementation of the Land Development Code. As a result, the future land use map does not adequately reflect the desires of the community to preserve their agricultural and environmental assets, while balancing economic growth. This plan addresses those factors and many others, ensuring it serves present and future residents alike. Adoption is slated for May, 2023. Chairman Rebecca McCall said she would like to link the County plan with the other municipalities' comprehensive plans and Mayor Barbara Volk agreed and said she wants to make sure that the City's plan meshes with the County's.

B. Water Utility System/Cold Weather Update – *Lee Smith, Utility Director, City of Hendersonville.*

Lee Smith spoke about how the City's utility system held up under the severe weather. He explained that they made sure all tanks are filled up and generators were working property. They have been aggressively attacking any water main leaks. They received over 150 calls from residents and most of them were regarding their service lines. He explained to them to that they have to keep the water moving during a freeze, i.e., leave a faucet dripping. They have also started a list of things to improve for next year and are working on that.

C. Downtown Parking Update – *Brian Pahle, Assistant City Manager, City of Hendersonville*

Brian Pahle gave an update on the parking deck.

- There are 253 new spaces in the parking deck. Fees are \$1.50 per hour and are charged in one-hour increments. Parking for less than an hour is free. This grace period allows quick stops downtown.
- On-Street meters are \$2.00 per hour and are charged in one-hour increments.
- Paid parking is enforced Monday-Saturday from 9 am – 7 pm.
- Parking is free on Sundays and holidays.
- Pay with mobile phone on the ParkMobile app.
- The parking deck walk-up kiosk, surface lot kiosks and on-street kiosks accept payment via credit card and cash.
- Parking deck permits are valid 24 hours a day/7 days a week and holidays and are \$80/month.
- The monthly interior lot (Apple lot, Azalea lot, Maple and Maple Annex Lot & Spruce Lot) permit is \$60/month. This permit is not applicable in the parking deck or exterior lots (Dogwood lot).

- Exterior Lot (Dogwood lot) us \$25/month and can be used in any city-owned surface lot outside the municipal service boundary (outside Church Street & King Street). This permit is not applicable in the parking deck or interior lots (Apple, Azalea, Maple & Spruce).

We sold 458 permits, oversold by 100. We consulted with the Downtown Advisory Committee on all of this and they were on board.

Mayor J. Carey O’Cain asked if the top of the parking deck could be used as a wedding venue?

7. UPDATES

a. City of Hendersonville – Mayor Barbara Volk said that things are quiet at the city. We are moving the mini golf to Edwards Park and the Girl Scout Hut is gone. Fire station #1 demo will start next week.

b. Village of Flat Rock - Vice Mayor Susan Gregory said that they recently allocated ARPA funds, all but \$174,000, and they are waiting on contract reviews. They are seeking grants from the state for the Park at Flat Rock. Also, the North Highland Lake Road project is starting up.

c. Town of Laurel Park – Mayor J. Carey O’Cain said that we signed the streambank restoration for Laurel Green and it will take three months to complete. We are in budget season and will figure out where we’re going with taxes.

d. Town of Fletcher – Mayor Preston Blakley said the builder pulled out of the Town Center Project. ARPA funds were spent on salaries and fringe benefits in the amount of \$2.6 million dollars. We are in the budget process and are looking at the final design on the athletic park.

e. Henderson County – Chairman Rebecca McCall said they have a two-day budget workshop coming up. The expansion of the courthouse and detention center is in the hands of the architect. J. Michael Edney said the Ecusta Trail is in the works.

f. Town of Mills River – Mayor Shanon Gonce thanked Henderson County for hosting us. Council Member Sandra Goode said the Elf on a Shelf was a hit. The new Fire Department is coming along, The town purchased three acres. We have \$2.3 million in ARPA money and plan to invest half this year and half next year. We used \$500,000 for land conservation and \$500,000 for land acquisition and some was used for salaries. A second picnic shelter is opening soon and we will also have a natural species habitat.

8. REMINDER OF NEXT MEETING – *April 18, 2023 hosted by the Village of Flat Rock*

9. ADJOURNMENT

There being no further business, a motion was made to adjourn the meeting at 3:53 p.m.

ATTEST:

Barbara G. Volk, Mayor
City of Hendersonville

Jill Murray, CMC, NCCMC
City Clerk
City of Hendersonville