

## MINUTES

**STATE OF NORTH CAROLINA  
COUNTY OF HENDERSON**

**BOARD OF COMMISSIONERS  
MONDAY, FEBRUARY 6, 2023**

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

Also present were: Director of Business and Community Development Christopher Todd, Finance Director Samantha Reynolds, Budget Manager/Internal Auditor Sonya Flynn, Budget Analyst Jennifer Miranda, Engineer Marcus Jones, Chief Communications Officer Mike Morgan, Planning Director Autumn Radcliff, Tax Assessor Darlene Burgess, Tax Collector Luke Small, Assistant Tax Assessor Kevin Hensley, Tax Collector Nicole Brown, Emergency Management/Rescue Coordinator Jimmy Brissie, Human Resources Director Karen Ensley, Strategic Project Coordinator Erick Mendez, Board of Elections Director Karen Hebb, Social Services Director Jerrie McFalls, Assistant County Engineer Deb Johnston, PIO Kathy Finotti – videotaping, and Deputies Carl Greco and Matthew Covil provided security

### CALL TO ORDER/WELCOME

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

### INVOCATION

Commissioner Andreotta provided the invocation.

### PLEDGE OF ALLEGIANCE

Randi-Mae and Sandie Eatmon, Young Naturalist 4-H Club, led the Pledge of Allegiance to the American Flag.

### RESOLUTIONS AND RECOGNITIONS

#### **2022.14 Resolution of Memorandum – Lorraine Williams**

The Henderson County Board of Commissioners was requested to adopt a Resolution in Memoriam for Lorraine Seger, who passed away on January 13, 2023. Lorraine served as a part of the Volunteer in Partnership program with the Sheriff's Office for 12 years and had been posted at the Historic Courthouse since 2010.

#### ***RESOLUTION OF MEMORIAM***

#### ***LORRAINE SEGER***

***June 28, 1934 - January 13, 2023***

**WHEREAS,** Henderson County Volunteers in Partnership program member Lorraine Seger passed away peacefully in the company of her family in Hampstead, North Carolina, on January 13, 2023; and

Approved: February 15, 2023

**WHEREAS,** Lorraine volunteered her time with the Henderson County Sheriff's Office, taking great pride in her security position at the Historic Courthouse from 2010 through 2022; and

**WHEREAS,** Lorraine enjoyed her Monday afternoons at the Historic Courthouse security desk greeting employees, citizens, and visitors alike; and

**WHEREAS,** Lorraine contributed to her Henderson County community in many ways, serving as an organist for her church and at various community events, delivering greeting cards in her neighborhood for those needing cheer and sympathy; and

**WHEREAS,** Lorraine lived every day to its fullest during her 20 years as a county resident;

**NOW, THEREFORE, BE IT RESOLVED** that Lorraine Seger will be remembered for her service to the citizens and visitors of Henderson County and her many contributions to our community.

In witness whereof, I have hereunto set my hand and caused the seal of the County of Henderson to be affixed.

Adopted this the 6<sup>th</sup> day of February 2023.

*Chairman McCall made the motion to adopt the Resolution as presented. All voted in favor, and the motion carried.*

#### **INTRODUCTION OF FEDERAL REPRESENTATIVES**

Robin Ramsey, with Senator Thom Tillis' office, was present to introduce herself to the Board. Ms. Ramsey is the regional representative for Senator Tillis' office and staffs his local office in the Historic Courthouse.

#### **INFORMAL PUBLIC COMMENT**

1. Brenda Sherrer spoke representing the League of Women Voters. She stated that the league is non-partisan; they do not support/oppose any political party or candidate. She believes government should be open, accountable, ethical, and responsive to citizens. She was in opposition to the resolution supporting the identification of party affiliation for Henderson County Board of Education candidates.
2. Sharon Burlingame, a retired Henderson County teacher, opposed the resolution supporting the identification of party affiliation for candidates for Henderson County Board of Education.
3. Jane Pulling was in opposition to the resolution supporting the identification of party affiliation for Henderson County Board of Education candidates.
4. Dennis Justice was in opposition to the resolution supporting the identification of party affiliation for Henderson County Board of Education candidates.
5. Paul Goebel believes the resolution supporting the identification of party affiliation for candidates for Henderson County Board of Education would be inherently divisive. He believes this is designed to separate one side from the other and he opposes the resolution.
6. Ken Ruberg believes division, anger, and hatred exist today in American politics. He was in opposition to the resolution supporting the identification of party affiliation for Henderson County Board of Education candidates.
7. Bryan Mellish, who lives in the Dana community, spoke regarding trash that litters Henderson County roads. He questions why inmates are no longer picking up trash on roadways.

8. New resident Ilene Proctor spoke of the need for better signage on roads and interstates.
9. Joe Elliott stated he was in opposition to the proposed resolution supporting the identification of party affiliation for candidates for Henderson County Board of Education and the process being expanded beyond the Board of Education.
10. Nine-year-old Bruce Pryor spoke about his love for farming and how he hopes to be able to work on his families' farm in the future. He was in opposition to the proposed Cabin Creek Development
11. Benjamin Dowling said he lives on Cabin Creek Rd adjacent to the proposed development in Green River. He was in opposition to the proposed Cabin Creek Development
12. James Maybin lives on Cabin Creek Road in the Mountain Valley Community . He said county natives have been good stewards of our land. He was in opposition to the proposed Cabin Creek Development
13. Corey McGraw said he had been a member of the Green River Community for nearly thirty years. He was in opposition to the proposed Cabin Creek Development
14. Mary Ellen Kustin stated local politics are not and should not be national politics. She was in opposition to the resolution supporting the identification of party affiliation for Henderson County Board of Education candidates.
15. Katy Gash urged the Board not to turn our local School Board Elections into a partisan affair. She was in opposition resolution supporting the identification of party affiliation for Henderson County Board of Education candidates.
16. Dorothee Hayes left the meeting before being called to speak.
17. Luke Maybin said he was a lifetime resident of the Green River Community. He disagrees that change is inevitable in Henderson County. He was in opposition resolution supporting the identification of party affiliation for Henderson County Board of Education candidates.
18. Dorothy Callaway said withholding candidate information from voters was not a virtue, voters want the information. She was in support of the resolution supporting the identification of party affiliation for Henderson County Board of Education candidates.
19. Rachel Poller said Henderson County Public Schools are among some of the best in the state. She was in opposition resolution supporting the identification of party affiliation for Henderson County Board of Education candidates.
20. Gary Griffin spoke in support of the proposed Edneyville Sewer project.
21. Melinda Lowrance Spoke on behalf of the Hendersonville NCAAP. She voiced the organization's opposition to the resolution supporting the identification of party affiliation for candidates for the Henderson County Board of Elections.
22. Garrett Graham stated that he owns a Summer Camp in the Green River Community and was in opposition to the proposed Cabin Creek Development
23. Hendersonville High School student Rose Henderson spoke against the resolution supporting the identification of party affiliation for candidates for Henderson County Board of Education.
24. Chris Walters spoke regarding rural economics.
25. Candler Willis spoke in support of the resolution supporting the identification of party affiliation for Henderson County Board of Elections candidates.
26. Brett Callaway spoke in support of the resolution supporting the identification of party affiliation for candidates for Henderson County Board of Elections.
27. Stan Shelley spoke in opposition of the resolution supporting the identification of party affiliation for candidates for Henderson County Board of Elections.

28. Jim Bailes spoke in opposition of the resolution supporting the identification of party affiliation for candidates for Henderson County Board of Elections.
29. Deb Lyda spoke in support of the proposed Edneyville Sewer project.
30. Ethan Green spoke against the proposed Cabin Creek Road development project.
31. Anna Hoy spoke in opposition to the resolution supporting the identification of party affiliation for Henderson County Board of Elections candidates.
32. Eva Ritchey spoke in support of the opposition voiced in the meeting regarding the party affiliation of Henderson County Board of Elections candidates.
33. Ardie Gallant spoke in support of the resolution supporting the identification of party affiliation for candidates for Henderson County Board of Elections.
34. James Lyon opposes the resolution supporting the identification of party affiliation for Henderson County Board of Elections candidates.
35. Thomas Bianchi spoke in opposition to the proposed Cabin Creek Road development project and the lighting pollution the development would bring to the rural community.
36. Mikaela Garren spoke in support of protecting the greenspace in Henderson County and her opposition to the Green River development project.
37. Gina Baxter spoke in opposition to the resolution supporting the identification of party affiliation for candidates for Henderson County Board of Elections.

Chairman McCall informed the audience there would be a 10-minute break before proceeding with the rest of the meeting.

The meeting was reconvened at 7:23 p.m.

#### **DISCUSSION/ADJUSTMENT OF AGENDA**

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

CONSENT AGENDA consisted of the following:

#### **Minutes**

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

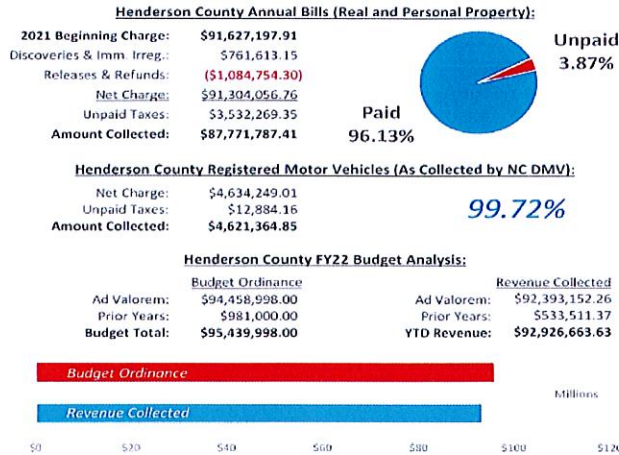
January 18, 2023 - Regularly Scheduled Meeting

Motion:

*I move the Board approve the minutes of January 18, 2023.*

#### **Tax Collector's Report**

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



**2023.15 Pending Releases and Refunds**

The Assessor has reviewed the pending releases and refunds. As a result of that review, it is the Assessor’s opinion is these findings are in order. Supporting documentation is on file in the County Assessor’s Office.

These pending release and refund requests were submitted for approval by the Henderson County Board of Commissioners.

<b>Type:</b>	<b>Amount:</b>
Total Taxes Released from the Charge	\$ 16,707.71
Total Refunds as a result of the Above Releases	\$ 603.26

Motion:

*I move the Board approve the Combined Release/Refund Report as presented.*

**County Financial Report/Cash Balance Report – December 2022**

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

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

- Dues/Non-Profit Contributions – the timing of board-approved appropriations
- Human Resources – the timing of board-approved purchases
- Finance – the timing of board-approved purchases
- Rescue Squad – payment of 2<sup>nd</sup> quarter Board appropriation
- Site Development – the timing of Board approved purchases
- Agri-Business – excess operating expenditures to be covered by membership fees

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

Year to Date Net Revenues under Expenditures for the Misc. Other Governmental Activities Fund is due to the expenditure of program funds held in fund balance received during the previous fiscal year.

Year to Date Net Revenues under Expenditures for the ARPA Fund is due to Board approved expenditures from restricted fund balance for ARPA funds received in a previous fiscal year.

HENDERSON COUNTY  
FINANCIAL REPORT  
DECEMBER 2022

GENERAL FUND REVENUES						
	BUDGET	CURRENT MONTH	YEAR TO DATE	% USED	ENCUMBRANCES	TOTAL
General Fund	191,330,180	30,144,340.51	110,603,640.48	57.7%	-	110,603,640.48

GENERAL FUND EXPENDITURES						
	BUDGET	CURRENT MONTH	YEAR TO DATE	% USED	ENCUMBRANCES	TOTAL
Governing Body	574,991.00	39,333.27	247,806.90	43.1%	-	247,806.90
Dues/Non-Profit Contributions	1,006,401.00	2,607.44	652,793.09	64.7%	-	652,793.09
County Manager	392,022.00	27,023.34	134,008.39	34.2%	-	134,008.39
Administrative Services	756,312.00	120,344.87	352,872.15	46.7%	-	352,872.15
Human Resources	1,174,860.00	111,843.49	602,506.14	51.5%	-	602,506.14
Elections	994,733.00	46,448.14	484,341.28	48.7%	21,850.87	506,092.15
Finance	1,248,748.00	146,200.91	640,333.05	51.2%	-	640,333.05
County Assessor	1,996,430.00	161,944.40	892,108.88	44.7%	-	892,108.88
Tax Collector	543,131.00	35,440.39	237,591.03	43.7%	-	237,591.03
Legal	991,880.00	79,663.20	499,283.80	50.3%	-	499,283.80
Register of Deeds	703,454.00	51,472.36	334,543.17	47.6%	19,385.00	353,928.17
Facilities Services	5,662,060.00	445,408.83	2,159,334.22	38.1%	332,034.02	2,691,368.24
Garage	473,053.00	(1,001.92)	147,013.15	30.9%	-	147,013.15
Court Facilities	153,000.00	11,120.22	60,678.66	39.7%	1,209.93	61,888.59
Information Technology	5,733,098.00	460,156.16	2,256,626.76	39.3%	376,906.39	2,833,533.15
Sheriff	22,488,484.00	1,794,927.77	10,042,656.01	44.7%	363,458.81	10,406,114.82
Detention Center	6,280,838.00	462,761.23	2,728,152.15	43.4%	291,923.72	3,020,075.87
Emergency Management	957,760.00	57,895.25	475,806.85	49.7%	38,208.40	514,015.25
Fire Services	824,720.00	75,266.43	315,096.67	38.2%	91,260.00	406,356.67
Building Services	1,507,480.00	122,052.32	675,343.23	44.8%	-	675,343.23
Wellness Clinic	1,352,315.00	103,410.12	639,097.71	47.3%	82,565.14	721,662.85
Emergency Medical Services	9,462,971.00	717,222.16	4,106,433.15	43.4%	42,123.79	4,148,578.94
Animal Services	864,123.00	84,524.69	384,597.85	44.5%	94,576.76	479,174.61
Rescue Squad	557,750.00	(146.02)	287,923.92	51.6%	-	287,923.92
Forestry Services	91,484.00	-	15,021.94	16.4%	-	15,021.94
Soil & Water Conservation	794,678.00	32,633.19	211,191.16	26.6%	381,989.00	593,180.16
Planning	913,427.00	66,494.20	394,767.00	43.2%	12,040.26	406,807.26
Code Enforcement Services	325,193.00	25,005.17	149,570.75	46.0%	-	149,570.75
Site Development	247,341.00	25,893.67	135,976.49	55.0%	-	135,976.49
Heritage Museum	100,000.00	8,333.33	49,999.98	50.0%	-	49,999.98
Cooperative Extension	598,356.00	50,000.01	235,266.27	39.3%	-	235,266.27
Projects Management	286,800.00	15,293.29	101,506.13	35.4%	-	101,506.13
Economic Development	801,724.00	-	217,000.00	27.1%	-	217,000.00
Agri-Business	157,268.00	15,970.33	113,893.47	60.8%	-	113,893.47
Public Health	13,531,658.00	858,668.64	4,799,773.31	35.5%	482,204.51	5,281,980.02
Environmental Health	1,703,286.00	149,373.77	699,503.17	41.0%	12,400.00	711,903.17
H&CC Block Grant	820,341.00	73,596.30	339,338.75	41.4%	-	339,338.75
Medical Services - Autopsies	90,000.00	6,300.00	28,300.00	31.4%	-	28,300.00
Mental Health	528,612.00	-	264,306.00	50.0%	-	264,306.00
Rural Transportation Assist Program	201,384.00	13,476.76	62,393.00	31.0%	-	62,393.00
Social Services	20,688,003	1,752,256.83	9,239,262.44	44.7%	23,913.70	9,263,176.14
Juvenile Justice Programs	218,745.00	423.95	104,880.50	47.9%	-	104,880.50
Veteran Services	141,120.00	6,069.33	40,711.22	28.8%	-	40,711.22
Public Library	4,001,274.00	385,213.14	1,960,742.13	49.0%	173,381.33	2,134,123.46
Recreation	2,684,351.00	204,124.31	1,267,969.34	47.2%	43,757.89	1,311,727.23
Public Education	88,362,938	437,500.00	19,064,000.00	49.7%	-	19,064,000.00
Debt Service	19,668,907	-	8,845,623.31	45.0%	-	8,845,623.31
Non-Departmental	7,323,342.00	892,293.34	2,989,944.32	40.8%	-	2,989,944.32
Interfund Transfers	10,349,722	877,476.64	3,264,861.04	49.9%	-	3,264,861.04
<b>TOTAL</b>	<b>191,550,180</b>	<b>11,046,507.73</b>	<b>85,952,924.53</b>		<b>3,291,189.58</b>	<b>89,244,114.11</b>

Net Revenues over (under) Exp. - 19,097,832.78 24,650,715.95 (3,291,189.58) 21,359,526.37

HENDERSON COUNTY  
FINANCIAL REPORT  
DECEMBER 2022

APPROPRIATIONS DETAIL						
	BUDGET	CURRENT MONTH	YEAR TO DATE	% USED	ENCUMBRANCES	TOTAL
<b>SOCIAL SERVICES</b>						
Staff Operations	16,726,787.00	1,439,456.60	7,699,628.01	46.0%	25,913.70	7,725,541.71
Federal & State Programs	3,860,216.00	307,095.80	1,505,494.80	39.0%	-	1,505,494.80
General Assistance	101,000.00	5,704.43	34,139.63	33.8%	-	34,139.63
<b>TOTAL</b>	<b>20,688,003</b>	<b>1,752,256.83</b>	<b>9,239,262.44</b>		<b>25,913.70</b>	<b>9,265,176.14</b>
<b>EDUCATION</b>						
Schools Current/Capital Expense	33,112,938.00	-	16,439,000.00	49.6%	-	16,439,000.00
Blue Ridge Community College	5,250,000.00	437,500.00	2,625,000.00	50.0%	-	2,625,000.00
<b>TOTAL</b>	<b>38,362,938</b>	<b>437,500.00</b>	<b>19,064,000.00</b>		<b>-</b>	<b>19,064,000.00</b>
<b>DEBT SERVICE</b>						
Public Schools	11,951,709.00	-	4,626,358.01	38.7%	-	4,626,358.01
Blue Ridge Community College	3,372,266.00	-	1,769,870.07	52.5%	-	1,769,870.07
Henderson County	4,344,932.00	-	2,449,367.43	56.4%	-	2,449,367.43
<b>TOTAL</b>	<b>19,668,907</b>	<b>-</b>	<b>8,845,625.51</b>		<b>-</b>	<b>8,845,625.51</b>
<b>INTERFUND TRANSFERS</b>						
Public Transit Fund	14,874	1,239.30	7,437.00	50.0%	-	7,437.00
Capital Projects Fund	250,000	20,833.34	125,000.04	50.0%	-	125,000.04
Capital Reserve Fund	1,710,808	142,567.33	855,403.58	50.0%	-	855,403.58
Fire Districts Fund	20,000	-	-	0.0%	-	-
HCPS MRTS	5,132,424	427,702.00	2,566,212.00	50.0%	-	2,566,212.00
BRCC MRTS	3,421,615	285,134.67	1,710,808.02	50.0%	-	1,710,808.02
<b>TOTAL</b>	<b>10,549,722</b>	<b>877,476.84</b>	<b>5,264,861.04</b>		<b>-</b>	<b>5,264,861.04</b>
SPECIAL REVENUE FUNDS						
	BUDGET	CURRENT MONTH	YEAR TO DATE	% USED	ENCUMBRANCES	TOTAL
<b>FIRE DISTRICTS FUND</b>						
Revenues:	12,264,624	2,557,020.68	10,084,584.96	82.2%	-	10,084,584.96
Expenditures:	12,264,624	4,748,686.24	7,530,113.27	61.4%	-	7,530,113.27
Net Revenues over (under) Exp	-	(2,191,665.56)	2,554,471.69		-	2,554,471.69
<b>REVALUATION RESERVE FUND</b>						
Revenues:	1,517,381	129,561.17	771,698.69	50.9%	-	771,698.69
Expenditures:	1,517,381	61,085.19	661,060.08	43.6%	-	661,060.08
Net Revenues over (under) Exp	-	48,475.98	110,638.61		-	110,638.61
<b>EMERGENCY TELEPHONE SYSTEM (911) FUND</b>						
Revenues:	452,332	8,184.27	40,007.24	8.8%	-	40,007.24
Expenditures:	452,332	129,389.20	210,378.71	46.5%	29,975.04	240,353.75
Net Revenues over (under) Exp	-	(121,204.93)	(170,371.47)		(29,975.04)	(200,346.51)
<b>PUBLIC TRANSIT FUND</b>						
Revenues:	1,088,403	7,405.74	644,235.01	59.2%	-	644,235.01
Expenditures:	1,088,403	58,991.69	312,938.65	28.8%	60,993.05	393,931.70
Net Revenues over (under) Exp	-	(51,585.95)	331,296.36		(60,993.05)	250,303.31
<b>MISC. OTHER GOVERNMENTAL ACTIVITIES</b>						
Revenues:	1,193,856	90,859.78	346,003.16	29.0%	-	346,003.16
Expenditures:	1,193,856	42,737.17	780,358.56	65.4%	-	780,358.56
Net Revenues over (under) Exp	-	48,122.61	(434,355.40)		-	(434,355.40)
<b>ARPA FUND</b>						
Revenues:	1,424,992	34,082.94	144,049.86	10.1%	-	144,049.86
Expenditures:	1,424,992	559,822.00	1,424,992.00	100.0%	466,608.83	1,891,600.83
Net Revenues over (under) Exp	-	(525,739.06)	(1,280,942.14)		(466,608.83)	(1,747,550.97)
<b>OPIOID FUND</b>						
Revenues:	-	1,687.61	757,603.46		-	757,603.46
Expenditures:	-	-	18.08		-	18.08
Net Revenues over (under) Exp	-	1,687.61	757,585.38		-	757,585.38

HENDERSON COUNTY  
CASH BALANCE REPORT  
DECEMBER 2022

<u>Fund(s)</u>	<u>11/30/22</u> <u>Beg. Cash</u> <u>Balance</u>	<u>Debits</u> <u>Revenues</u>	<u>(Credits)</u> <u>Expenditures</u>	<u>12/31/22</u> <u>Ending Cash</u> <u>Balance</u>
General	\$ 100,896,784.05	\$ 36,582,032.95	\$ (19,149,181.35)	\$ 118,329,635.65
Special Revenue	44,359,155.95	2,971,355.10	(5,660,501.10)	\$ 41,670,009.95
Capital Projects	4,770,644.84	973,890.88	(1,023,208.70)	\$ 4,721,327.02
Enterprise	1,629,299.73	615,679.79	(931,308.81)	\$ 1,313,670.71
HCP5 - Maint. and Repair	6,856,575.98	427,702.00	-	\$ 7,284,277.98
BRCC - Maint. and Repair	2,304,823.00	136,893.00	-	\$ 2,441,716.00
Custodial	4,016,051.70	4,547,490.97	(3,557,348.68)	\$ 5,006,193.99
<b>Total</b>	<b>\$ 164,833,335.25</b>	<b>\$ 46,255,044.69</b>	<b>\$ (30,321,548.64)</b>	
<b>Total cash available as of 12/31/2022</b>				<b>\$ 180,766,831.30</b>

HENDERSON COUNTY  
FINANCIAL REPORT  
DECEMBER 2022

<b>CAPITAL PROJECTS</b>						
	<b>BUDGET</b>	<b>CURRENT MONTH</b>	<b>PROJECT TO DATE</b>	<b>% USED</b>	<b>ENCUMBRANCES</b>	<b>TOTAL</b>
<b>EDNEYVILLE ELEMENTARY SCHOOL PROJECT (1702)</b>						
Revenues:	26,854,136	6,011.49	27,780,411.12	103.4%	-	27,780,411.12
Expenditures:	26,854,136	-	25,331,294.76	94.3%	-	25,331,294.76
<b>Net Revenues over (under) Exp</b>	<b>-</b>	<b>6,011.49</b>	<b>2,449,116.36</b>		<b>-</b>	<b>2,449,116.36</b>
<b>HENDERSONVILLE HIGH SCHOOL PROJECT - 2019 (1903)</b>						
Revenues:	60,442,694	487.66	61,165,283.96	101.2%	-	61,165,283.96
Expenditures:	60,442,694	551,510.78	60,937,920.67	100.8%	107,501.33	61,045,422.20
<b>Net Revenues over (under) Exp</b>	<b>-</b>	<b>(551,022.92)</b>	<b>227,363.09</b>		<b>(107,501.33)</b>	<b>119,861.76</b>
<b>BRCC PATTON BUILDING PROJECT (1904)</b>						
Revenues:	24,800,016	2,600.26	25,487,986.04	102.8%	-	25,487,986.04
Expenditures:	24,800,016	9,135.84	24,870,673.35	100.3%	324,184.04	25,194,857.39
<b>Net Revenues over (under) Exp</b>	<b>-</b>	<b>(6,535.58)</b>	<b>617,312.69</b>		<b>(324,184.04)</b>	<b>293,128.65</b>
<b>ENTERPRISE FUNDS</b>						
	<b>BUDGET</b>	<b>CURRENT MONTH</b>	<b>YEAR TO DATE</b>	<b>% USED</b>	<b>ENCUMBRANCES</b>	<b>TOTAL</b>
<b>SOLID WASTE LANDFILL FUND</b>						
Revenues:	8,739,933	611,855.18	4,290,230.04	49.1%	-	4,290,230.04
Expenditures:	8,739,933	917,720.65	4,147,871.11	47.5%	2,582,965.42	7,130,836.53
<b>Net Revenues over (under) Exp</b>	<b>-</b>	<b>(305,865.48)</b>	<b>142,358.93</b>		<b>(2,982,965.42)</b>	<b>(2,840,606.49)</b>
<b>JUSTICE ACADEMY SEWER FUND</b>						
Revenues:	65,781	4,871.83	27,322.81	41.5%	-	27,322.81
Expenditures:	65,781	3,848.44	19,087.05	29.0%	-	19,087.05
<b>Net Revenues over (under) Exp</b>	<b>-</b>	<b>1,023.39</b>	<b>8,235.76</b>		<b>-</b>	<b>8,235.76</b>



Motion:

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

**Henderson County Public Schools Financial Reports – October 2022**

The Henderson County Public Schools October 2022 Local Current Expense Fund / Other Restricted Funds Report was provided for the Board’s information.

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

	LOCAL CURRENT EXPENSE FUND		OTHER RESTRICTED FUND		Combined Total	Prior YTD
	Budget	YTD Activity	Budget	YTD Activity		
<b>REVENUES:</b>						
3200 State Sources	\$ -	\$ -	\$ 6,000	\$ -	\$ -	\$ 4,000
3700 Federal Sources-Restricted	-	-	1,104,588	60,626	60,626	97,213
3800 Other Federal-ROTC	-	-	100,520	19,918	19,918	23,944
4100 County Appropriation	31,378,000	12,551,200	-	-	12,551,200	11,971,200
4200 Local -Tuition/Fees	-	-	68,000	14,460	14,460	19,585
4400 Local-Unrestricted	630,000	170,474	120,401	55,077	225,551	229,070
4800 Local-Restricted	-	-	606,609	173,264	173,264	166,055
4900 Fund Balance Appropriated/Transfer From school	1,056,822	-	49,772	-	-	-
<b>TOTAL FUND REVENUES</b>	<b>\$ 33,104,822</b>	<b>\$ 12,721,674</b>	<b>\$ 2,057,890</b>	<b>\$ 323,365</b>	<b>\$ 13,045,039</b>	<b>\$ 12,511,067</b>
<b>EXPENDITURES:</b>						
<b>Instructional Services:</b>						
5100 Regular Instructional Services	\$ 9,942,027	\$ 1,726,304	\$ 347,517	\$ 89,770	\$ 1,816,073	\$ 1,332,925
5200 Special Populations Services	1,350,630	61,814	618,679	96,339	150,153	157,961
5300 Alternative Programs and Services	222,310	5,191	211,599	126,741	132,923	96,952
5400 School Leadership Services	2,773,663	843,226	12,522	10,769	653,995	674,333
5500 Co-Curricular Services	881,122	61,414	10,000	2,435	63,849	57,330
5800 School-Based Support Services	1,569,903	326,431	8,000	152	326,584	370,862
<b>Total Instructional Services</b>	<b>\$ 16,739,755</b>	<b>\$ 3,025,371</b>	<b>\$ 1,208,517</b>	<b>\$ 328,206</b>	<b>\$ 3,353,577</b>	<b>\$ 2,690,363</b>
<b>System-Wide Support Services:</b>						
6100 Support and Development Services	\$ 298,112	\$ 80,700	\$ 6,500	\$ 5,366	\$ 86,066	\$ 85,653
6200 Special Population Support	235,922	73,609	5,050	961	74,569	67,742
6300 Alternative Programs	56,817	30,820	431	431	31,251	21,365
6400 Technology Support Services	1,318,682	400,066	140,000	-	400,066	615,375
6500 Operational Support Services	6,721,655	2,320,489	306,033	38,060	2,358,549	2,302,084
6600 Financial and Human Resource Services	2,109,940	1,484,900	71,688	41,715	1,526,615	1,173,360
6700 Accountability Services	220,065	64,282	10,400	1,200	65,482	50,133
6800 System-Wide Pupil Support Services	402,068	122,313	538	538	122,852	98,324
6900 Policy, Leadership and Public Relations	706,800	242,921	13,220	12,769	255,710	264,816
<b>Total System-Wide Support Services</b>	<b>\$ 14,110,161</b>	<b>\$ 4,820,100</b>	<b>\$ 553,859</b>	<b>\$ 101,060</b>	<b>\$ 4,921,160</b>	<b>\$ 4,718,852</b>
<b>Ancillary Services:</b>						
7100 Community Services	\$ 388	\$ 388	\$ 135,703	\$ 39,050	\$ 39,478	\$ 45,112
7200 Nutrition Services	228,607	1,508	-	-	1,508	1,161
<b>Total Ancillary Services</b>	<b>\$ 228,994</b>	<b>\$ 1,896</b>	<b>\$ 135,703</b>	<b>\$ 39,050</b>	<b>\$ 40,986</b>	<b>\$ 46,273</b>
<b>Non-Programmed Charges:</b>						
8100 Payments to Other Governments	\$ 1,996,000	\$ 403,158	\$ -	\$ -	\$ 403,158	\$ 374,810
8400 Interfund Transfers	\$ 29,912	\$ -	\$ 9,706	\$ 3,706	\$ 3,706	\$ 7,010
8500 Contingency	-	-	103,922	-	-	-
8500 Educational Foundations	-	-	46,184	12,340	12,340	27,085
<b>Total Non-Programmed Charges</b>	<b>\$ 2,025,912</b>	<b>\$ 403,158</b>	<b>\$ 159,812</b>	<b>\$ 16,046</b>	<b>\$ 419,204</b>	<b>\$ 408,905</b>
<b>TOTAL FUND EXPENDITURES</b>	<b>\$ 33,104,822</b>	<b>\$ 8,250,524</b>	<b>\$ 2,057,891</b>	<b>\$ 484,402</b>	<b>\$ 8,734,926</b>	<b>\$ 7,864,394</b>

Motion:

*I move that the Board of Commissioners approve the Henderson County Public Schools October 2022 Financial Reports as presented.*

**Henderson County Public Schools Financial Reports – November 2022**

The Henderson County Public Schools November 2022 Local Current Expense Fund / Other Restricted Funds Report was presented for the Board’s information.

**HENDERSON COUNTY PUBLIC SCHOOLS  
LOCAL CURRENT EXPENSE/OTHER RESTRICTED FUNDS  
as of November 30, 2022**

	LOCAL CURRENT EXPENSE FUND		OTHER RESTRICTED FUND		Combined Total	Prior YTD
	Budget	YTD Activity	Budget	YTD Activity		
<b>REVENUES:</b>						
3200 State Sources	\$ -	\$ -	\$ 8,000	\$ -	\$ -	\$ 4,000
3700 Federal Sources-Restricted	-	-	1,104,588	60,626	60,626	142,736
3800 Other Federal-ROTC	-	-	100,520	19,918	19,918	50,925
4100 County Appropriation	31,378,000	15,689,000	-	-	15,689,000	14,964,000
4200 Local -Tuition/Fees	-	-	68,000	18,540	18,540	20,715
4400 Local-Unrestricted	630,000	173,311	120,401	55,077	228,388	309,834
4800 Local-Restricted	-	-	616,085	170,819	170,819	290,490
4900 Fund Balance Appropriated/Transfer From school	1,096,822	-	50,148	-	-	-
<b>TOTAL FUND REVENUES</b>	<b>\$ 33,104,822</b>	<b>\$ 15,862,311</b>	<b>\$ 2,067,742</b>	<b>\$ 324,980</b>	<b>\$ 16,187,291</b>	<b>\$ 15,782,700</b>
<b>EXPENDITURES:</b>						
<b>Instructional Services:</b>						
5100 Regular Instructional Services	\$ 9,942,027	\$ 4,525,486	\$ 357,093	\$ 142,625	\$ 4,668,111	\$ 3,625,864
5200 Special Populations Services	1,350,830	625,527	619,055	127,511	753,038	698,582
5300 Alternative Programs and Services	222,310	89,373	211,699	110,186	199,558	197,349
5400 School Leadership Services	2,773,563	1,340,985	12,522	9,473	1,350,458	1,113,168
5500 Co-Curricular Services	881,122	78,376	10,000	2,435	80,811	72,224
5800 School-Based Support Services	1,569,903	613,901	8,000	152	614,053	660,486
<b>Total Instructional Services</b>	<b>\$ 16,739,755</b>	<b>\$ 7,273,648</b>	<b>\$ 1,218,369</b>	<b>\$ 392,382</b>	<b>\$ 7,666,030</b>	<b>\$ 6,367,674</b>
<b>System-Wide Support Services:</b>						
6100 Support and Development Services	\$ 298,112	\$ 115,179	\$ 6,500	\$ 17,585	\$ 132,764	\$ 121,950
6200 Special Population Support	235,922	104,047	5,050	1,171	105,218	94,463
6300 Alternative Programs	96,817	43,760	431	431	44,190	33,703
6400 Technology Support Services	1,318,582	544,603	140,000	-	544,603	748,185
6500 Operational Support Services	8,721,855	3,037,670	306,033	91,566	3,129,236	3,028,963
6600 Financial and Human Resource Services	2,109,940	1,575,739	71,688	41,715	1,617,454	1,382,991
6700 Accountability Services	220,065	86,930	10,400	1,200	88,130	112,445
6800 System-Wide Pupil Support Services	402,068	166,330	538	538	166,868	138,756
6900 Policy, Leadership and Public Relations	706,800	310,646	13,220	12,789	323,435	326,656
<b>Total System-Wide Support Services</b>	<b>\$ 14,110,161</b>	<b>\$ 5,984,906</b>	<b>\$ 553,859</b>	<b>\$ 166,994</b>	<b>\$ 6,151,900</b>	<b>\$ 5,988,113</b>
<b>Ancillary Services:</b>						
7100 Community Services	\$ 388	\$ 388	\$ 135,703	\$ 53,834	\$ 54,222	\$ 62,449
7200 Nutrition Services	228,607	83,490	-	-	83,490	67,838
<b>Total Ancillary Services</b>	<b>\$ 228,994</b>	<b>\$ 83,877</b>	<b>\$ 135,703</b>	<b>\$ 53,834</b>	<b>\$ 137,712</b>	<b>\$ 130,287</b>
<b>Non-Programmed Charges:</b>						
8100 Payments to Other Governments	\$ 1,996,000	\$ 606,060	\$ -	\$ -	\$ 606,060	\$ 562,720
8400 Interfund Transfers	\$ 29,912	\$ -	\$ 9,706	\$ 9,706	\$ 9,706	\$ 7,135
8500 Contingency	-	-	103,922	-	-	-
8600 Educational Foundations	-	-	46,184	13,268	13,268	34,109
<b>Total Non-Programmed Charges</b>	<b>\$ 2,025,912</b>	<b>\$ 606,060</b>	<b>\$ 159,812</b>	<b>\$ 22,974</b>	<b>\$ 629,035</b>	<b>\$ 603,964</b>
<b>TOTAL FUND EXPENDITURES</b>	<b>\$ 33,104,822</b>	<b>\$ 13,948,491</b>	<b>\$ 2,067,743</b>	<b>\$ 636,185</b>	<b>\$ 14,584,676</b>	<b>\$ 13,090,038</b>

Motion:

*I move that the Board of Commissioners approve the Henderson County Public Schools November 2022 Financial Reports as presented.*

**THE REMAINDER OF THIS PAGE IS INTENTIONALLY BLANK**

**Henderson County Public Schools Financial Reports – December 2022**

The Henderson County Public Schools December 2022 Local Current Expense Fund / Other Restricted Funds Report was presented for the Board’s information.

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

	LOCAL CURRENT EXPENSE FUND		OTHER RESTRICTED FUND		Combined Total	Prior YTD
	Budget	YTD Activity	Budget	YTD Activity		
<b>REVENUES:</b>						
3200 State Sources	\$ -	\$ -	\$ 8,000	\$ 8,000	\$ 8,000	\$ 4,000
3700 Federal Sources-Restricted	-	-	1,104,588	122,448	122,448	174,563
3800 Other Federal-ROTC	-	-	100,520	23,737	23,737	57,772
4100 County Appropriation	31,378,000	16,625,600	-	-	16,826,600	17,556,800
4200 Local -Tuition/Fees	-	-	68,000	23,840	23,840	22,565
4400 Local-Unrestricted	630,000	254,125	120,401	61,915	318,540	310,329
4800 Local-Restricted	-	-	615,085	174,285	174,285	319,462
4900 Fund Balance Appropriated/Transfer From school	1,056,622	-	60,148	-	-	-
<b>TOTAL FUND REVENUES</b>	<b>\$ 33,104,822</b>	<b>\$ 18,080,925</b>	<b>\$ 2,067,742</b>	<b>\$ 414,125</b>	<b>\$ 19,495,050</b>	<b>\$ 18,845,881</b>
<b>EXPENDITURES:</b>						
<b>Instructional Services:</b>						
5100 Regular Instructional Services	\$ 9,942,027	\$ 5,012,546	\$ 357,093	\$ 197,130	\$ 5,209,676	\$ 3,974,480
5200 Special Populations Services	1,350,830	646,607	619,055	148,825	792,432	774,226
5300 Alternative Programs and Services	222,310	96,676	211,699	126,922	222,699	226,414
5400 School Leadership Services	2,773,563	1,561,413	12,522	9,473	1,570,886	1,292,330
5500 Co-Curricular Services	881,122	400,138	10,000	2,435	402,574	399,200
5600 School-Based Support Services	1,569,503	740,170	8,000	332	740,502	764,510
<b>Total Instructional Services</b>	<b>\$ 16,739,755</b>	<b>\$ 8,457,550</b>	<b>\$ 1,218,359</b>	<b>\$ 481,118</b>	<b>\$ 8,938,656</b>	<b>\$ 7,420,161</b>
<b>System-Wide Support Services:</b>						
6100 Support and Development Services	\$ 258,112	\$ 137,478	\$ 5,500	\$ 14,929	\$ 152,407	\$ 139,282
6200 Special Population Support	235,922	121,229	5,050	1,259	122,488	109,908
6300 Alternative Programs	56,817	50,891	431	431	61,322	36,153
6400 Technology Support Services	1,318,582	649,371	140,000	-	649,371	876,877
6500 Operational Support Services	5,721,855	3,618,859	306,033	114,051	3,732,910	3,391,038
6600 Financial and Human Resource Services	2,109,940	1,714,360	71,658	41,715	1,756,096	1,446,030
6700 Accountability Services	220,065	102,062	10,400	1,200	103,252	127,293
6800 System-Wide Pupil Support Services	402,068	205,078	538	538	205,616	160,147
6900 Policy, Leadership and Public Relations	706,800	340,608	13,220	12,789	353,396	362,255
<b>Total System-Wide Support Services</b>	<b>\$ 14,110,161</b>	<b>\$ 6,939,956</b>	<b>\$ 553,659</b>	<b>\$ 186,912</b>	<b>\$ 7,126,656</b>	<b>\$ 6,650,983</b>
<b>Ancillary Services:</b>						
7100 Community Services	\$ 388	\$ 388	\$ 135,703	\$ 64,416	\$ 64,803	\$ 75,863
7200 Nutrition Services	228,607	83,563	-	-	83,563	67,855
<b>Total Ancillary Services</b>	<b>\$ 228,994</b>	<b>\$ 83,950</b>	<b>\$ 135,703</b>	<b>\$ 64,416</b>	<b>\$ 148,366</b>	<b>\$ 143,777</b>
<b>Non-Programmed Charges:</b>						
8100 Payments to Other Governments	\$ 1,956,000	\$ 813,243	\$ -	\$ -	\$ 813,243	\$ 752,446
8400 Interfund Transfers	\$ 29,912	\$ 29,912	\$ 9,706	\$ 10,562	\$ 40,494	\$ 7,593
8500 Contingency	-	-	103,922	-	-	-
8600 Educational Foundations	-	-	45,184	14,197	14,197	36,568
<b>Total Non-Programmed Charges</b>	<b>\$ 2,025,912</b>	<b>\$ 843,155</b>	<b>\$ 159,812</b>	<b>\$ 24,779</b>	<b>\$ 867,934</b>	<b>\$ 796,708</b>
<b>TOTAL FUND EXPENDITURES</b>	<b>\$ 33,104,822</b>	<b>\$ 16,324,611</b>	<b>\$ 2,067,743</b>	<b>\$ 757,225</b>	<b>\$ 17,081,835</b>	<b>\$ 15,013,629</b>

Motion:

*I move that the Board of Commissioners approve the Henderson County Public Schools December 2022 Financial Reports as presented.*

**Notification of Vacancies**

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

1. Agricultural Advisory Board – 2 vacs.  
Position # 3 (Active Farmer)  
Position # 5 (Regular)
2. Animal Services Committee – 2 vacs.  
Position # 3 (Regular – At Large)  
Position # 6 (Regular – At Large)
3. Henderson County Board of Equalization and Review – 1 vac.  
Position # 2 (Regular)

4. Home and Community Care Block Grant Advisory Committee – 1 vac.  
Position # 5 (Regular)
5. Juvenile Crime Prevention Council – 1 vac.  
Position # 4 (District Attorney)
6. Recreation Advisory Board – 6 vacs.  
Position # 3 (Regular)  
Position # 4 (Regular)  
Position # 5 (Regular)  
Position # 8 (Regular)  
Position #12 (Regular)  
Position #13 (Regular)

### **2023.16 Budget Amendment – Mills River Tower Project**

The Board was requested to approve a Budget Amendment for \$150,000 in the ARPA fund to appropriate fund balance for the Mills River Tower project. The project and the funding source were previously approved by the Board on May 2, 2022. The project will be expended in the Capital Projects Fund.

Motion:

*I move the Board approve the budget amendment as presented, budgeting funds from the ARPA Fund for the Mills River Tower Project.*

### **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 for 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 Open Arms Crisis Pregnancy Center audit 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 Open Arms Crisis Pregnancy Center at the appropriate time during the fiscal year.*

### **BRCC Patton Building, Parking Lot Paving Project**

The Board was requested to approve the Tarheel Paving and Asphalt Co. proposal and authorize staff to proceed with the procurement and contract establishment for the BRCC Patton Building Parking Lot Paving Project.

The proposal received from Tarheel Paving and Asphalt Co. is for a total price of \$537,171.28, which includes the two accepted alternates that are provided on the proposal.

Motion:

*I move the Henderson County Board of Commissioners award the contract, for BRCC Patton Building, Parking Lot Paving Project, in the amount of \$537,171.28, which includes the two accepted alternates.*

**Temporary Project Position – Veteran’s Services Department**

The Board was requested to approve the addition of a temporary project position in the Veterans Services Department, effective February 13, 2023, though not later than June 30, 2023. The addition of the position will allow the Department to hire the replacement for a position that will be retiring in June 2023 and provide a period of training for the new employee. The project position will be temporary and eliminated upon the current employee’s retirement.

Motion:

*I move the Board approve the temporary project position, effective February 13, 2023, through the current employee’s retirement date, but not later than June 30, 2023.*

**Appointment of Replacement UNC Health Designee to Henderson County Hospital Corporation Board of Directors**

Steve Burriss resigned as an *ex officio* (UNC Health Care System) Director of the Henderson County Hospital Corporation. UNC Health Care System has designated Tammy Scarborough for appointment as a designated *ex officio* director based on her position with UNC Health.

Motion:

*I move that the Board appoint Tammy Scarborough to fill the unexpired ex officio term on the Board of Directors of Henderson County Hospital Corporation for the seat formerly held by Steve Burriss.*

**2023.17 Surplus and Sale of (1) Sheriff Vehicle to Blue Ridge Community College**

A resolution was presented declaring a 2011 Chevrolet Tahoe that is no longer being utilized by the Henderson County Sheriff’s Office as surplus property and to authorize the sale of the vehicle to Blue Ridge Community College for public safety training in the amount of \$4,514 as allowed by N.C.G.S. 160A-274.

Motion:

*I move that the Board approve the attached resolution declaring the vehicle presented as surplus and authorize the sale to Blue Ridge Community College in the amount of \$4,514 as allowed by N.C.G.S. 160A-274.*

**2023.18 Governor’s Crime Commission Grant Award**

The Sheriff’s Office requested the Board approve the North Carolina Crime Commission’s Award Grant awarded to the department in the amount of \$24,500.00. This grant will be added to already approved asset forfeiture funds to purchase the Leica RTC 360 3D Crime Scene Mapping.

Motion:

*I move the Board of Commissioners approve the Budget Amendment to receive the grant funds for the needed equipment.*

**American Rescue Plan – Approved Projects Update**

The American Rescue Plan approved projects update as of December 31, 2022, was provided for the Board’s review and approval. The update includes all approved projects to be funded by American Rescue Plan funds with the amount of funds currently encumbered and expended. Amounts expended and encumbered have been reported to the US Department of the Treasury via State and Local Government Fiscal Recovery Funds Compliance Reports for Quarter 4 2022.

**AMERICAN RESCUE PLAN**  
 Funding Plan - Approved Projects  
 \$22,806,876  
 DECEMBER 31, 2022

ARP Project #	Project Description	ARP Eligibility <small>(Expenditure Category)</small>	State Eligibility	PLAN		Encumbered <small>(Contract in Place)</small>	ACTUAL	
				Standard Allowance	ARP Eligible		Expenses	Remaining Encumbrance
				10,000,000.00	12,806,876.00			22,806,876.00
9031	Infusion Therapy - Pardee (8.18.21)	1.6 - Medical Expenses	§ 153A-449		250,000.00	\$ 250,000.00	33,391.17	216,608.83
9032	Infusion Therapy - Advent Health (9.15.21)	1.6 - Medical Expenses	§ 153A-449		250,000.00	\$ 250,000.00	-	250,000.00
xx	Broadband GREAT Grant Funding (3.22.22)	5.17 - Broadband, Other Projects	§ 153A-459		1,000,000.00	-	-	-
2059	Edneyville Sewer - Collection System (5.2.2022)	5.2 - Clean Water: Centralized Wastewater Collection	§ 153A-274(2)		9,300,000.00	-	-	-
9050	Self Insurance Reimbursement (5.2.2022)	1.6 - Medical Expenses	§ 153A-92(a)(d)		559,822.00	-	559,822.00	-
9040	VFW Renovation and Repair (5.2.2022)	6.1 - Revenue Replacement	§ 153A-169	4,200,000.00		\$ 256,768.83	54,821.08	201,967.75
9027	Fletcher EMS (5.22.2022)	6.1 - Revenue Replacement	§143-514, §153A-149(c)(5)	3,100,000.00		\$ 91,016.64	16.64	91,000.00
9052	Mills River Tower Upgrade (5.2.2022)	6.1 - Revenue Replacement	§ 153A-149(c)(11)(17)	150,000.00		\$ 15,000	-	-
9043	Stryker Power Load Systems (5.2.2022)	6.1 - Revenue Replacement	§143-514, §153A-149(c)(5)	117,170.00		\$ 115,138.25	115,138.25	-
9047	Foster Care Services (7.20.2022)	3.8 - Healthy Childhood Environments: Services to Foster Youth	§ 106A-49		348,000.00	\$ -	-	-
2056	All Inclusive Playground (9.21.2022)	6.1 - Revenue Replacement	§ 160A-353(4)	400,000.00		\$ 400,000	-	-
xx	Recreation Sports Complex (10.3.2022)	6.1 - Revenue Replacement	§ 153A-149(c)(11)(17)	2,032,830.00				
xx	Apple Valley Housing Complex (11.7.2022)	5.2 - Clean Water: Centralized Wastewater Collection	§ 153A-274(2)		1,099,054.00			
<b>TOTAL</b>				<b>10,000,000.00</b>	<b>12,806,876.00</b>	<b>977,943.72</b>	<b>763,189.14</b>	<b>759,576.58</b>
<b>REMAINING BALANCE</b>				<b>-</b>	<b>-</b>		<b>Unspent/Unencumbered:</b>	<b>21,284,110.28</b>

Return \$2,031.75

Total interest earned to date: \$ 197,843.48

**Motion:**

*I move that the Board of Commissioners approve the December 31, 2022, American Rescue Plan approved projects as presented.*

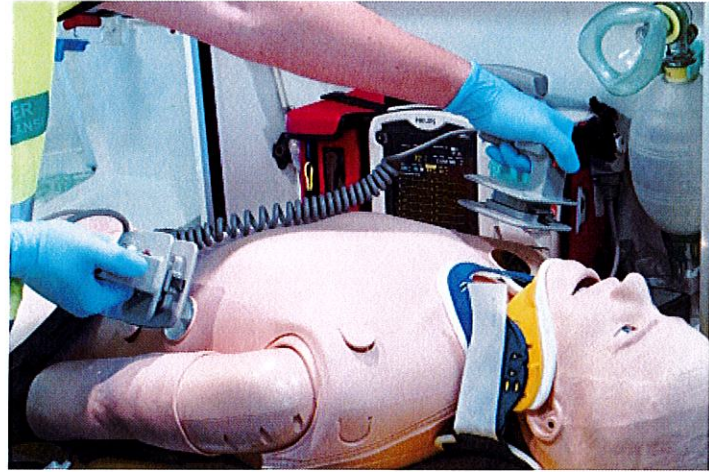
**Flat Rock Park ARPA Funded Projects**

During October 2022, the Village of Flat Rock solicited input for potential American Rescue Plan projects which could benefit EMS and the Fire Departments. Henderson County EMS proposed several potential projects for consideration. After a review of the projects by Village leadership and the County Manager's Office, the Village Council is interested in providing complete funding to EMS for advanced training mannequins. Additionally, they are interested in providing half the funding for an EMS Quick Response Vehicle. Both these pieces of equipment will greatly enhance the capability of providing high quality care to our community. It is requested the Board evaluate the Quick Response Vehicle project and consider providing the match from County ARPA funds.

# Village of Flat Rock

## ARPA EMS Project 1

- Neonatal Resuscitation Simulator with ECG
- Adult ALS Patient Simulator



- Total Project Cost: \$30,000

*Funded 100% by Flat Rock ARPA funds.*

# Village of Flat Rock

## ARPA EMS Project 2



- Backup ALS Quick Response Vehicle
- Operated by on duty EMS supervisory staff
- Carries additional ALS supplies and lifesaving equipment
- Total Project Cost: \$70,000

*The Village proposes this as a joint project with the County, each paying \$35,000 in ARPA funds.*

Motion:

*I move to approve the American Rescue Plan projects and purchases for EMS in conjunction with the Village of Flat Rock and authorize Staff to execute the necessary agreements for funding these projects.*

### Transit Feasibility Study

On September 6, 2022, the Board of Commissioners selected AECOM to perform consulting services for the Apple Country Public Transit Feasibility Study. As part of the study, a steering committee will be formed from appointed members to help guide and direct various elements of the study. These committee members represent diverse sectors of the community, including education, health, business, nonprofits, and public safety. Although the committee will serve as the main form of input, it is also important to include a wide variety of affected stakeholders through interviews and other means of data collection. Additionally, the Transportation Advisory Committee will be included throughout the planning process. The general

public, especially current transit riders, will also play a vital role in the creation of this study.

Once formed, the steering committee will serve as an official, temporary County committee that will meet three to four times during the study process. The meetings will be open to the public.

**Apple Country Public Transit Study Steering Committee**

#	Organization	Contact Name
1	Blue Ridge Community College	Dr. Laura Leatherwood
2	The Partnership for Economic Development	Brittany Brady
3	Pardee Hospital	Milton Butterworth
4	Tourism Development Authority	Michelle Owens/ or designee
5	City Police	Captain Rich Olsen
6	Council on Aging	Suzanne Sherrill
7	County Health Department	Jodi Gabrowski
8	Blue Ridge Community College	Chad Merrill
9	HC Public School System	Carl Taylor/ or designee
10	Sheriff's Department	Vanessa Gilbert/ or designee

Motion:

*I move that the Board approve the suggested community members to the transit study's steering committee.*

**2023.19 Soil and Water Conservation District – 2021 Grant Awards**

The Henderson Soil and Water Conservation District requested that the Board approve grants awarded in the 2021 budget year to the department for Rugby Middle School – Mill Pond Creek Stream Restoration Project. The project will include stream bank stabilization, establishment of a riparian buffer and native vegetation, and the creation of an educational access point/outdoor learning lab. Remaining grant funds from the previous stream restoration project at Rugby Middle School are being included. The amounts awarded to the department for this project are in the table below:

Grant Funder	Award Amount
NC Department of Environmental Quality, Division of Water Resources: Water Resources Development Grant	\$71,600
Community Foundation of Henderson County	\$20,000
Duke Energy Foundation Powerful Communities: K-12 Education Grant	\$10,000
Remaining Previously Approved Grant Funds	\$4,881
<b>TOTAL</b>	<b>\$106,481</b>

Motion:

*I move the Board of Commissioners approve the 2021 grants for the stream restoration project at the Rugby Middle School and the associated Budget Amendment.*

**2023.20 Soil and Water Conservation District – CCAP Grant Award**

The Henderson Soil and Water Conservation District requested that the Board approve the Community Conservation Assistance Program (CCAP) Grant awarded to the department for Rugby Middle School –



Mill Pond Creek Stream Restoration Project. The project will include stream bank stabilization, establishment of a riparian buffer and native vegetation, and the creation of an educational access point/outdoor learning lab. The amount awarded in January 2023 to the department for this project is in the table below:

Grant Funder	Award Amount
Division of Soil and Water: Community Conservation Assistance Program Grant (2023 Cycle)	\$25,000

Motion:

*I move the Board of Commissioners approve the CCAP grant for the stream restoration project at the Rugby Middle School and the associated Budget Amendment.*

**2023.21 Memorandum of Understanding – Economic Investment Fund of Henderson County**

Proposed was a marketing agreement with the Economic Investment Fund of Henderson County (a separate function operated through the Henderson County Partnership for Economic Development). This agreement addresses the marketing and use of proceeds of the property owned by the County in the Ferncliff Industrial Subdivision adjacent to property owned by the Greater Asheville Regional Airport Authority. In substance, this agreement is very similar to that entered into by the County with the Economic Investment Fund for the Garrison property.

Motion:

*I move that the Board approve the agreement as proposed with the Economic Investment Fund of Henderson County.*

*Vice-Chair Edney made the motion to adopt the consent agenda as presented. All voted in favor, and the motion carried.*

**PUBLIC HEARINGS**

*Chairman McCall made the motion to go into Public Hearing. All voted in favor, and the motion carried.*

**2023.22 Economic Incentives for Project Expo**

Partnership for Economic Development CEO Brittany Brady presented the Board with the proposed economic incentives for “Project Expo.” The Company has requested to remain anonymous due to competitive pressures. She states that “Project Expo” is a global leader in technology in manufacturing, looking to create a manufacturing location in the United States. The Company is considering potential sites in Alabama and several NC locations, including Henderson County for its first US location.

The US location would increase production to serve their North and South America customer base. In addition, the US location would improve its sustainability mission to produce products where they are consumed.

The project is considering real estate expansion within the county and the purchase of new equipment. If the project is approved, the Company would invest \$2M over two years in real property improvements. Additionally, the company would invest \$33,750,000 in machinery and equipment over five years. The company would create 92 positions with an average wage of \$67,739. The year-one County incentive would be \$41,654, and the life of the incentive would be \$879,918.

**PUBLIC NOTICE:**

The content of the notice follows:

**NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN pursuant to N.C. Gen. Stat. §158-7.1 that the Henderson County Board of Commissioners will hold a public hearing at a special meeting on February 6, 2023, at 5:30 p.m., or as soon thereafter as the Board can consider the matter, to consider the request of Project Expo Company (the "Company") for economic development incentives. The Company has requested to remain anonymous at this time due to competitive pressures.

The Company is a manufacturing concern located outside the United States looking to build its first United States location.

Under the project as proposed, the public benefit to be derived from the capital project is a total taxable capital investment by the Company of at least \$2,000,000.00 in real property (not including any land acquisition costs) over two years, and \$33,750,000.00 in business personal property (equipment) over five years. The project would result in the creation of 92 new jobs, at an average wage of \$67,739 per year, which is more than the average wage in Henderson County for full-time employment, plus other employment benefits. The contemplated incentives would last for a period of five (5) years. The first year's contemplated incentive, if granted, would be not more than 41,654.25, based on the new investment in the first year, the number of new employees, and the Board's incentives guidelines. The maximum total incentives to be considered in this grant over the five years would be \$879,918.48.

Henderson County will consider granting assistance toward the investment stated above. If approved, the request would be funded through the general property tax revenue.

The hearing will be held in the Commissioners Meeting Room of the Historic Courthouse, located at 1 Historic Courthouse Square, Hendersonville, NC. The public is invited to attend and comment.

Denisa Lauffer, Clerk to the  
Henderson County Board of Commissioners

Please publish January 25, 2023. Thanks!

**Public Input**

There was none.

*Commissioner Lapsley made the motion to go out of the Public Hearing. All voted in favor, and the motion carried.*

*Vice-Chair Edney made the motion to approve the incentives as presented. All voted in favor, and the motion carried.*

**2023.23 Draft Environmental Assessment – Clear Creek Sewer Discharge Permit Application**

*Chairman McCall made the motion to go into Public Hearing. All voted in favor, and the motion carried.*

During the Board's April 4, 2022, meeting, WGLA Engineering was contracted to develop the permit application for a wastewater treatment discharge into Clear Creek. This is the first step in implementing the proposed Clear Creek Sewer System to serve Edneyville Elementary school, the NC Justice Academy, and surrounding areas. A draft Environmental Assessment has been completed with comments received from State agencies. The permit process requires the applicant, Henderson County, to conduct this public hearing. A copy of the draft Environmental Assessment can be found at the following link:

<https://www.hendersoncountync.gov/engineering/page/draft-environmental-assessment-clear-creek-sewer-discharge-permit>

**Clear Creek Sewer System**

Public Hearing

Henderson County Courthouse  
February 6, 2023

Presented by:  
Eric Romaniszyn  
**ClearWater**  
An EnviroScience Company

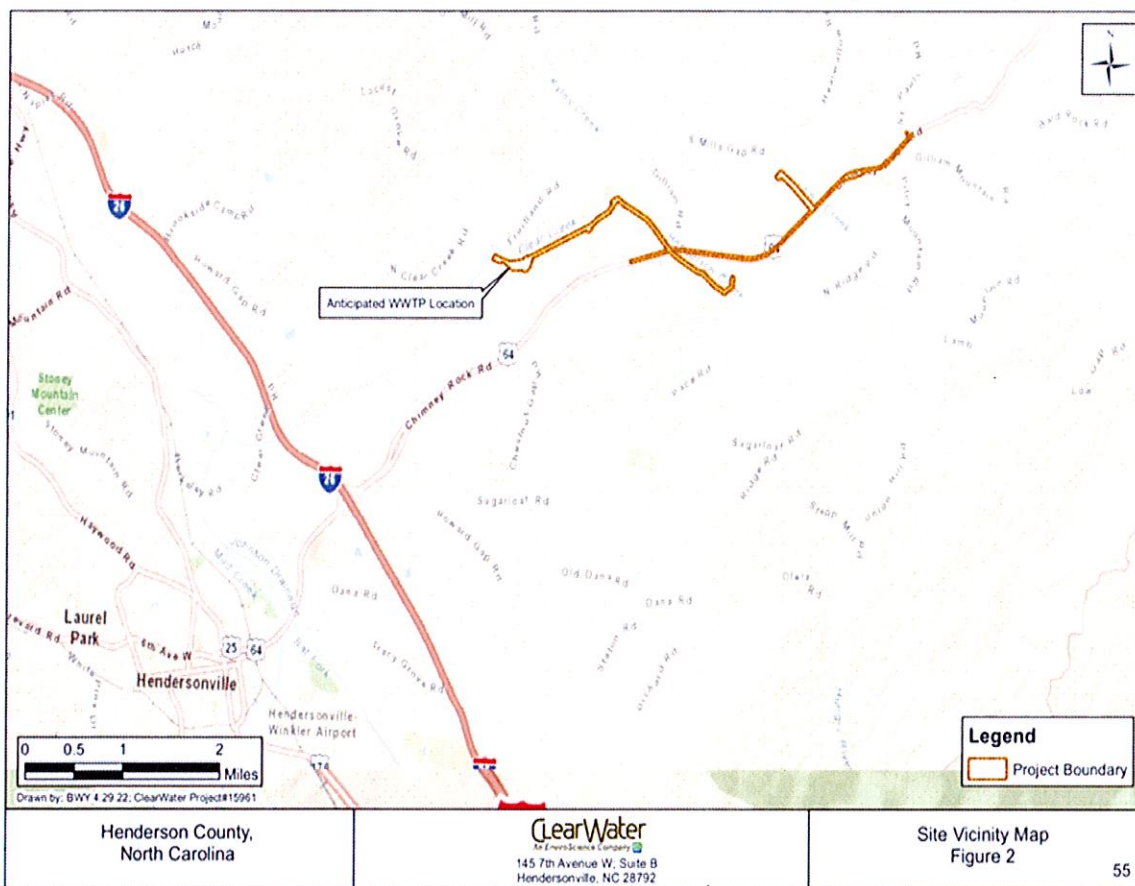
**Project Overview**

- **Project Purpose**
  - New sewer system service Edneyville area
  - WWTP, pump station, sewer line
  - Treat up to 200,000 gallons of wastewater/day
  - Accommodate 20-year population growth rate
- **Purpose of Environmental Assessment**
  - Consider existing conditions
  - Direct impacts
  - Secondary and cumulative impacts
  - Mitigation measures

# Alternatives Considered

- No action
- Land Application
- Wastewater Reuse
- Connection to City of Hendersonville
- Surface Water Discharge (NPDES Permit)

### Clear Creek Sewer Wastewater Treatment Plant (+/- 163 AC)



Eric Romaniszyn, a Senior Scientist with ClearWater Environmental Consultants in Hendersonville, stated they were contracted on behalf of Henderson County to complete an environmental assessment of the Clear Creek Sewer System project as mandated by the State Environmental Policy Act (SEPA). Mr. Romaniszyn presented the following overview for the Board.

Will Buie with WGLA Engineers said this was a big step forward as they received comments from State and Federal Agencies related to this project as part of the draft document. Of those comments, 90% have been dispersed or dispatched. Those folks now agree that there is no significant impact related to the project. They are addressing the last couple of comments as they move forward. Giving the public the opportunity to give public comment at tonight’s meeting is part of that process and will be wrapped into the final environmental documents.

Vice-Chair Edney asked if this draft document was to get the treatment facility permit.

Marcus Jones said this is the first step to get the permit for the wastewater treatment plant. Then we can move on to getting the collection system design permitted and construct.

Vice-Chair Edney said that the map area does not include everywhere the County is running lines. However, Mr. Buie said the map does include all those lines.

Vice-Chair Edney said no, it doesn’t. It does not come up Hwy 64 all the way.

Mr. Buie said it does not travel 64 the entire length. However, he said the sections of Hwy 64 are highlighted in orange in the above map.

Vice-Chair Edney asked how far it is to where the line ends on the map to where City sewer is currently available. Mr. Buie said to get to where the City of Hendersonville has public sewer available; it is about 2 miles away.

Vice-Chair Edney stated, "so we are abandoning that part of the County?" Mr. Buie said absolutely not; there is potential that this could be expanded further. However, this project looks at the basins of Lewis Creek, Henderson Creek, and along Clear Creek to Fruitland Road.

Vice-Chair Edney said this is "baby step one" because we are taking sewer much further than the map indicates.

Commissioner Lapsley noted that a copy of the environmental assessment had been made available for Board members to review; the copy is located in the Commissioners' lobby.

Chairman McCall asked if there were environmental impacts if this project did not move forward. Mr. Buie said there most certainly were environmental impacts. The fact that there are multiple package plants that discharge to streams that are classified as trout waters; many of those package plants have violations, they do not meet water quality standards today, and will continue to deteriorate over the years. We will see a continued degradation of water quality if those package plants are not removed from the system.

Chairman McCall stated that was one of the big reasons the Board is pursuing the project.

#### **Public Input**

There was none.

*Chairman McCall made the motion to go out of the Public Hearing. All voted in favor, and the motion carried.*

#### **DISCUSSION**

##### **2023.24 Tax Collector's Report – Order Advertising Taxes**

The February 2023 Tax Collector's report (required by N.C. Gen. Stat. §105-369(a)) was presented for the Board's information. Among the data presented in the amount of delinquencies for the 2022 tax year.

N.C. Gen. Stat. §105-369(a) requires the Board to order each February the publication of the tax lien notification to delinquent taxpayers for the previous tax year.

In February of each year, the tax collector must report to the governing body the total amount of unpaid taxes for the current fiscal year that are liens on real property. A county tax collector's report is due the first Monday in February, and a municipal tax collector's report is due the second Monday in February. Upon receipt of the report, the governing body must order the tax collector to advertise the tax liens.

Tax Assessor Darlene Burgess, Deputy Collector Luke Small, and Assistant Assessor Kevin Hensley were present to ask the Board for permission to advertise the delinquent unpaid real property tax liens.

Commissioner Hill asked if there was a larger amount that will be advertised this year in comparison to previous years' advertisements. Mrs. Burgess said there were less than last year.

Commissioner Hill asked about the growth in the number of parcels over the last year. Mrs. Burgess said

there are almost 70,000 parcels that are real property parcels. She said there are probably 200-300 more than the prior year. She said that number changes almost daily as parcels are sub-divided or combined.

*Commissioner Lapsley made the motion that the Board enter the proposed order directing the Tax Collector to advertise the delinquent real property tax liens for 2022.*

*And further,*

*Directs the Tax Collector to publish such advertisement according to the General Statutes of the State of North Carolina. All voted in favor, and the motion carried.*

**2023 Reappraisal Update**

- Darlene Burgess, Henderson County Tax Administrator, provided the Board with an update on the status of the 2023 Reappraisal. Mrs. Burgess said that Kevin Hensley had spearheaded the reappraisal, and Luke Small has been a great help throughout the process. She also recognized Nicole Brown, who works in Tax Relief. She credits her staff for working together in order to meet their goals and says they have been instrumental in making this a successful reappraisal.

**HENDERSON COUNTY'S  
2023 REAPPRAISAL**

**Presentation to Henderson County Board of Commissioners  
February 6, 2023**

*Presented by:*  
Darlene Burgess, Tax Administrator  
Kevin Hensley, Henderson County Assistant Assessor  
Luke Small, Deputy Tax Collector

**Recognition of Tax Department Staff**

- Kevin Hensley, Assistant Assessor
- Tommy Cannon, Real Property Administrator
- Luke Small, Deputy Tax Collector
- Oscar Guerrero, Tax Systems Technician
- Nicole Brown, Tax Relief Administrator
- Pam Carver, Land Records Administrator
- Marty Haney, Personal Property Administrator
- Real Property Appraisal and Support Staff:
 

Kendall Deckard	Julia Martin
William Crumpler	Heidi Jansen Metcalf
Andrew Nicholson	Tyler Mundy
Austin Bryan	Kevin Reid
Amber Hunter	Andrew Freeman

**Reappraisal Overview**

- Real Property includes land and any improvements thereon. Henderson County has about 70,000 parcels. 74% are improved. 95% of the County's parcels are residential.
- Henderson County conducts a Reappraisal of real property every four years.
- Reappraisals help to ensure that property owners pay only their fair share of services rendered by local government.
- Henderson County conducts "in-house" reappraisals rather than contracting out to a third-party.
- Henderson County's 2023 Reappraisal was conducted in accordance with North Carolina Reappraisal Standards and all our Appraisers are DOR-Certified.

**The goal of the 2023 Reappraisal is to appraise all real property at 100% of its fair market value as of January 1, 2023.**

## What has been done to prepare for the 2023 Reappraisal?

- Preparation for the 2023 Reappraisal began in 2019.
- Field visits were made on 100% of Henderson County's 70,000. This is done to ensure that the data we have on file for each parcel is accurate.
- 21,478 property transfers were reviewed since 2019. This resulted in 11,980 qualified sales that were used to project fair market value as of January 1, 2023. A qualified sale represents an arms-length transaction and is the best representation of fair market value.
- 9,634 building permits were issued by the County and each one of these properties were visited by appraisal staff.
- The valuation process was conducted by our most seasoned appraisers. A quality control process was implemented where, after valuation of each neighborhood, supervisory staff reviewed the valuations at least twice before finalization.
- Many educational sessions were conducted throughout the community by Tax Department staff. These sessions were held at community centers, fire departments, civic clubs, and municipalities.
- Reappraisal Guides were developed in-house and distributed to taxpayers. A vast amount of information is also available on the County's website.
- Technology has been enhanced to allow taxpayers to easily access the data we have on their properties and compare values with similar properties that have sold.

Commissioner Hill asked Mrs. Burgess to define an "arms-length" transaction for the public's benefit. She said an arms-length transaction is a bona fide sale between a buyer and a seller who are unrelated; It is also the best reflection of fair market value. It is a sale that is not hindered by related party transactions or sales of multi-parcels or sales that may include personal property or any sale that might not reflect the true value of the property.

## How are property values determined?

- State Law (NCGS 105-283) provides that real property be valued at its "true value in money".

*"True value in money" means market value – "... the price estimated in terms of money at which the property would change hands between a willing and financially able buyer and a willing seller, neither being under any compulsion to buy or to sell and both having reasonable knowledge of all the uses to which the property is adapted and for which it is capable of being used."*

**Market value is determined by the most recent sales activity in the local real estate market.**

- Mass Appraisal techniques are used to value properties. These techniques use statistical analyses to measure uniformity and equity amongst properties.
- Uniform or similar properties are grouped together into "Market Areas" or "Neighborhoods" and valued. Henderson County currently has 1,163 active Market Areas.
- Appraisers do not go inside of the homes they visit. This sometimes poses challenges in data accuracy, for example, concerning whether a basement or attic is finished or unfinished.

Mrs. Burgess stated that the appraisers do not enter the homes for the appraisals. Instead, they measure the house, walk around the perimeter, take pictures, and leave a door hanger, so the property owner knows that the appraiser has been on site.

Since the appraisers do not enter the homes, they sometimes must guess as to whether a basement or attic may be finished or unfinished. She said staff relies on taxpayers to report interior areas that have been finished and to also look at their tax data to ensure it is accurate.

Commissioner Andreotta asked how they determine if there is interior space that is finished or unfinished. Mrs. Burgess says staff refers to the building permits that have been issued on the property.

Chairman McCall asked why the appraisers do not enter the homes during their appraisal. Mrs. Burgess stated the main reason is safety, and most taxpayers do not want tax assessors inside their homes.

### What about the Local Sales Market?

- Local sales are strong, and building is growing both in the residential and commercial markets.
- For the 2023 Reappraisal, Henderson County had 11,980 qualified sales that, in addition to other factors, was used to determine the fair market value.
- **The most recent sales are given the most weight in establishing value, as they are a strong indicator of market value as of January 1, 2023.**
- The table below provides a breakdown of the annual number of qualified sales since January 1, 2019.
- Qualified sales represent between 55% and 68% of all sales within the County.

Henderson County Qualified Sales: 2019 – 2022

	2019	2020	2021	2022	Total
# Qualified Sales	2,595	2,755	3,445	3,185	11,980

### What about the Local Sales Market?

- The median home price is an important market indicator and is derived from Henderson County sales that have occurred as reported by MLS.
  - Henderson County’s median home price for a single-family home is currently \$418,000. The median price for all properties (including vacant parcels) per MLS is \$367,200.
  - The *median* home price means that ½ of the homes sold below the median and ½ the homes sold above the median. It is different from the average because it excludes outliers.



The median home price is an *indicator* of the market and is derived from homes that have sold. It cannot be used solely to estimate the value of all the County’s properties.

### What about the Local Sales Market? (cont’d.)

HISTORY OF HENDERSON COUNTY MLS SALES								
Year (as of Jan 1)	SINGLE FAMILY DWELLING				CONDO - TOWNHOMES			
	Median Sales Price	Average Days on Market	Months Supply	Sales Price as % of Original Price	Median Sales Price	Average Days on Market	Months Supply	Sales Price as % of Original Price
2023	\$418,000	25	1.6	97.9%	\$310,000	28	1.4	96.5%
June 2022	\$388,000	22	1.4	100.8%	\$285,000	30	1.5	100.0%
2022	\$361,305	30	1.5	100.0%	\$270,325	31	1.6	100.0%
2021	\$325,000	54	2.8	97.5%	\$231,250	46	2.0	100.1%
2020	\$286,250	63	4.5	96.3%	\$210,000	55	2.6	96.6%
2019	\$271,128	56	4.2	96.4%	\$189,000	44	2.7	96.8%
2018	\$250,000	65	4.2	96.7%	\$181,125	43	2.0	97.8%
2017	\$229,500	69	4.6	95.7%	\$161,500	51	2.5	98.0%
2016	\$219,700	119	6.9	93.2%	\$162,500	100	4.1	96.6%
2015	\$200,000	143	9.3	92.3%	\$155,000	156	7.7	93.3%
2014	\$192,500	143	10.7	92.7%	\$133,000	174	11.7	94.1%
2013	\$183,500	158	12.5	91.4%	\$137,500	199	17.8	89.3%
2012	\$174,500	177	15.5	90.0%	\$131,250	219	22.4	78.9%
2011	\$190,000	171	15.9	86.2%	\$155,000	209	16.1	90.1%

SOURCE: MLS Statistical Data (data includes traditional sales only (no foreclosures or short sales)  
 Reappraisal Years are highlighted in Yellow



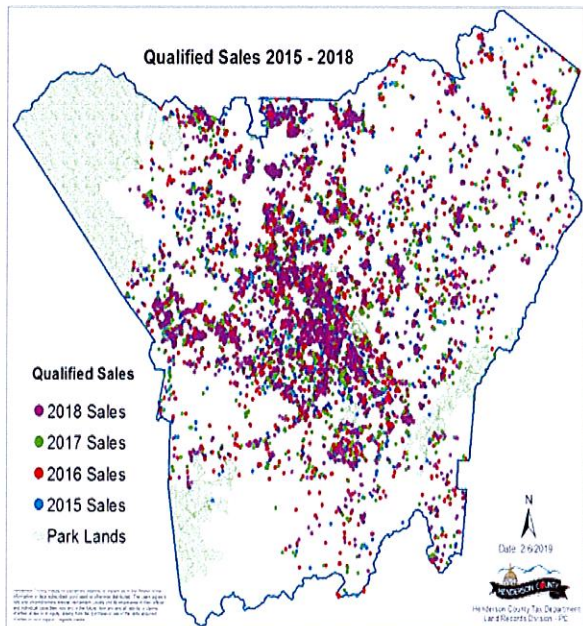
## What about the Local Sales Market? (cont'd.)

Year	SURROUNDING COUNTIES					
	MEDIAN HOME PRICE PER MLS: SINGLE FAMILY DWELLING					
	Henderson	Buncombe	Polk	Transylvania	Rutherford	Greenville Co SC
2022 Dec	\$ 418,000	\$ 455,000	\$ 399,500	\$ 470,000	\$ 250,000	\$ 400,000
2022 Nov	\$ 415,000	\$ 455,000	\$ 400,000	\$ 455,000	\$ 255,000	\$ 450,000
2022 Oct	\$ 408,000	\$ 452,604	\$ 392,500	\$ 450,000	\$ 259,000	\$ 455,000
2022 Sept	\$ 405,000	\$ 450,000	\$ 385,000	\$ 447,750	\$ 257,500	\$ 455,000
2022 Aug	\$ 400,000	\$ 445,000	\$ 377,500	\$ 440,000	\$ 258,500	\$ 444,000
2022 July	\$ 395,000	\$ 440,000	\$ 380,000	\$ 430,500	\$ 256,000	\$ 436,500
2022 June	\$ 389,000	\$ 433,000	\$ 370,000	\$ 427,000	\$ 259,450	\$ 438,000
2022 May	\$ 382,000	\$ 426,050	\$ 375,000	\$ 425,000	\$ 259,000	\$ 435,000
2022 April	\$ 375,000	\$ 420,000	\$ 380,000	\$ 420,000	\$ 254,750	\$ 444,000
2022 Mar	\$ 370,000	\$ 416,200	\$ 375,000	\$ 410,000	\$ 255,000	\$ 436,500
2022 Feb	\$ 365,000	\$ 410,000	\$ 375,000	\$ 405,000	\$ 255,500	\$ 438,000
2022 Jan	\$ 363,000	\$ 405,000	\$ 364,500	\$ 400,000	\$ 255,000	\$ 448,500
2021 Jan	\$ 325,000	\$ 350,000	\$ 304,650	\$ 350,000	\$ 227,000	\$ 299,500
2020 Jan	\$ 286,250	\$ 315,000	\$ 277,000	\$ 291,000	\$ 183,000	\$ 279,500
2019 Jan	\$ 271,128	\$ 299,900	\$ 248,000	\$ 259,750	\$ 178,000	\$ 261,500

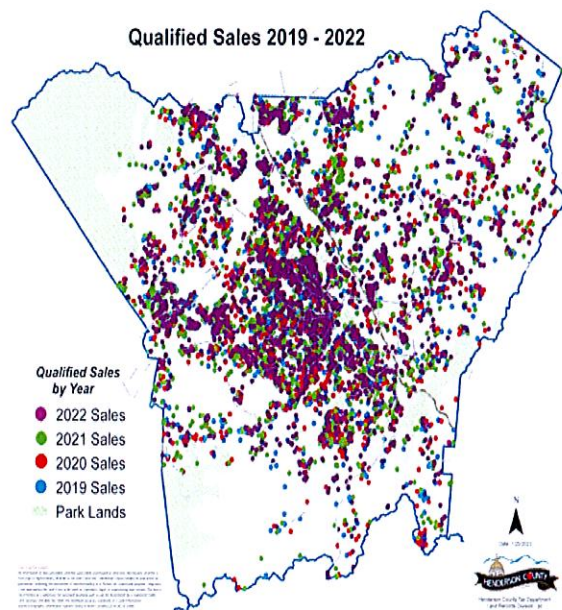
## What about the Local Sales Market? (Continued)

Where are the sales occurring?

SALES USED IN 2019 REAPPRAISAL (2015-2018)



SALES USED IN 2023 REAPPRAISAL (2019-2022)



## What about the Local Sales Market? (Continued)

<b>HENDERSON COUNTY MUNICIPALITIES</b> <b>MEDIAN HOME PRICE PER MLS: ALL PROPERTY TYPES*</b> <b>(includes homes, condos, vacant land, etc.)</b>						
Year	City of Hendersonville	Village of Flat Rock	Town of Fletcher	Town of Laurel Park	Town of Mills River	City of Saluda
2022 Dec	\$ 352,750	\$ 402,500	\$ 401,100	\$ 432,500	\$ 482,350	\$ 360,000
2022 Nov	\$ 350,000	\$ 400,000	\$ 395,000	\$ 435,000	\$ 477,020	\$ 360,000
2022 Oct	\$ 350,000	\$ 399,500	\$ 392,000	\$ 430,000	\$ 460,700	\$ 330,000
2022 Sept	\$ 347,700	\$ 395,000	\$ 394,500	\$ 425,000	\$ 454,700	\$ 335,000
2022 Aug	\$ 342,200	\$ 394,621	\$ 390,000	\$ 397,500	\$ 456,900	\$ 335,075
2022 July	\$ 340,000	\$ 379,900	\$ 390,000	\$ 417,500	\$ 456,900	\$ 333,750
2022 June	\$ 335,000	\$ 370,000	\$ 382,000	\$ 387,450	\$ 447,500	\$ 330,250
2022 May	\$ 330,000	\$ 368,000	\$ 375,000	\$ 375,000	\$ 433,500	\$ 332,500
2022 April	\$ 325,000	\$ 352,100	\$ 370,000	\$ 371,150	\$ 425,000	\$ 326,500
2022 Mar	\$ 320,000	\$ 355,000	\$ 355,000	\$ 378,500	\$ 421,948	\$ 315,000
2022 Feb	\$ 315,000	\$ 352,500	\$ 352,250	\$ 378,500	\$ 421,474	\$ 321,000
2022 Jan	\$ 310,000	\$ 352,500	\$ 352,000	\$ 365,000	\$ 425,000	\$ 328,000
2021 Jan	\$ 272,000	\$ 342,500	\$ 315,000	\$ 314,375	\$ 365,000	\$ 275,000
2020 Jan	\$ 250,000	\$ 325,000	\$ 285,000	\$ 285,000	\$ 321,000	\$ 194,500
2019 Jan	\$ 230,500	\$ 284,733	\$ 272,500	\$ 277,500	\$ 290,000	\$ 215,000

## What about the Local Sales Market? (cont'd.)

### Example of Home Sale:

Mountain Home Fire District  
 .84 acres • 1,624 square feet

Date of Sale	Sales Price
5/23/2006	\$ 225,000
9/28/2020	\$ 281,000
5/24/2022	\$ 440,000

Market Appreciation since 1/1/2019:

**56.58%**



## What about the Local Sales Market? (cont'd.)

### Example of Home Sale:

City of Hendersonville  
 0 acres (Condo) • 1,538 square feet

Date of Sale	Sales Price
12/16/2013	\$ 120,000
6/30/2020	\$ 200,000
8/15/2022	\$ 375,000



Market Appreciation since 1/1/2019:

**87.5%**

## What about the Local Sales Market? (cont'd.)

### Example of Home Sale:

Fletcher Fire District  
 .26 acres • 2,218 square feet

Date of Sale	Sales Price
5/22/2014	\$ 250,000
6/21/2019	\$ 366,500
8/30/2021	\$ 430,000



Market Appreciation since 1/1/2019:

**61.35%**

## What about the Local Building Market? (Continued)

- Building permits continue to rise.
- For FY2022 (July 1, 2021 – June 30, 2022),
  - 2,108 residential permits were issued at an estimated construction cost of \$335,615,030
  - 269 commercial permits were issued at an estimated construction cost of \$159,232,615

### HISTORY OF BUILDING PERMITS ISSUED

Fiscal Year (July 1 - June 30)	RESIDENTIAL			Total Residential Permits	COMMERCIAL New Construction & Addition / Remodel
	New Construction Permits	Additions / Remodel Permits	Manufactured Homes		
2023 (thru 11/2022)	301	448	47	796	109
2022	873	1,039	196	2,108	269
2021	661	1,094	183	1,938	288
2020	626	976	168	1,770	257
2019	641	934	177	1,752	347

Commissioner Hill asked if the 2108 number represents new homes. Mrs. Burgess said that number includes remodeling and addition permits.

## How has Reappraisal affected the County’s Real Property tax base?

- The data in the following slides represents the percentage of increase from 2022 to January 1, 2023.
- The percentage of increase represents (1) growth due to construction, remodels and property development; and (2) market appreciation since the 2019 Reappraisal.
- The percentage of growth annually since the 2019 Reappraisal is estimated in the table below.

Calendar Year	% Growth
2019	2.22%
2020	2.40%
2021	3.36%
2022	Included in Market Increase
Average Growth per Year	2.66%

## How has Reappraisal affected the County’s Real Property tax base?

- **The valuations listed in the remainder of this presentation are preliminary and should not be used for budgetary purposes.**
- Real property values will be adjusted downward to account for value at risk from appeals, tax relief, etc.
- The percentages of increase in this presentation represent the average percentage of increase for each taxing unit. Please remember:
  - Values of neighborhoods within the County changed at different rates; and
  - Values of individual properties within neighborhoods changed at different rates.

COUNTYWIDE INCREASE IN REAL PROPERTY TAX BASE 2022 - 2023	
	Taxable Value
2023 Real Property Value	\$ 21,301,369,123
2022 Real Property Value	\$ 14,386,039,813
\$ Increase in Tax Base	\$ 6,915,329,310
% Increase in Tax Base	48.07%

SOURCE: NCPTS TR101 Valuation Report 1/27/2023

Vice-Chair Edney clarified that the County reappraises real property every four years. And there are some increases yearly based on new construction, remodels, and additions. Mrs. Burgess said yes, that was correct. Edney asked if the \$14,386,039,813 number is the revaluation from four years ago with the incremental increase. Burgess said that was correct. Edney said if the values went from revaluation to revaluation, the number would be much higher.

Chairman McCall clarified for the record that the 48.07% increase in the tax base is not applied to parcels across the Board to all County parcels. Mrs. Burgess said no, those are changed at different rates. She added that the reappraisals would be mailed on Wednesday, February 8.

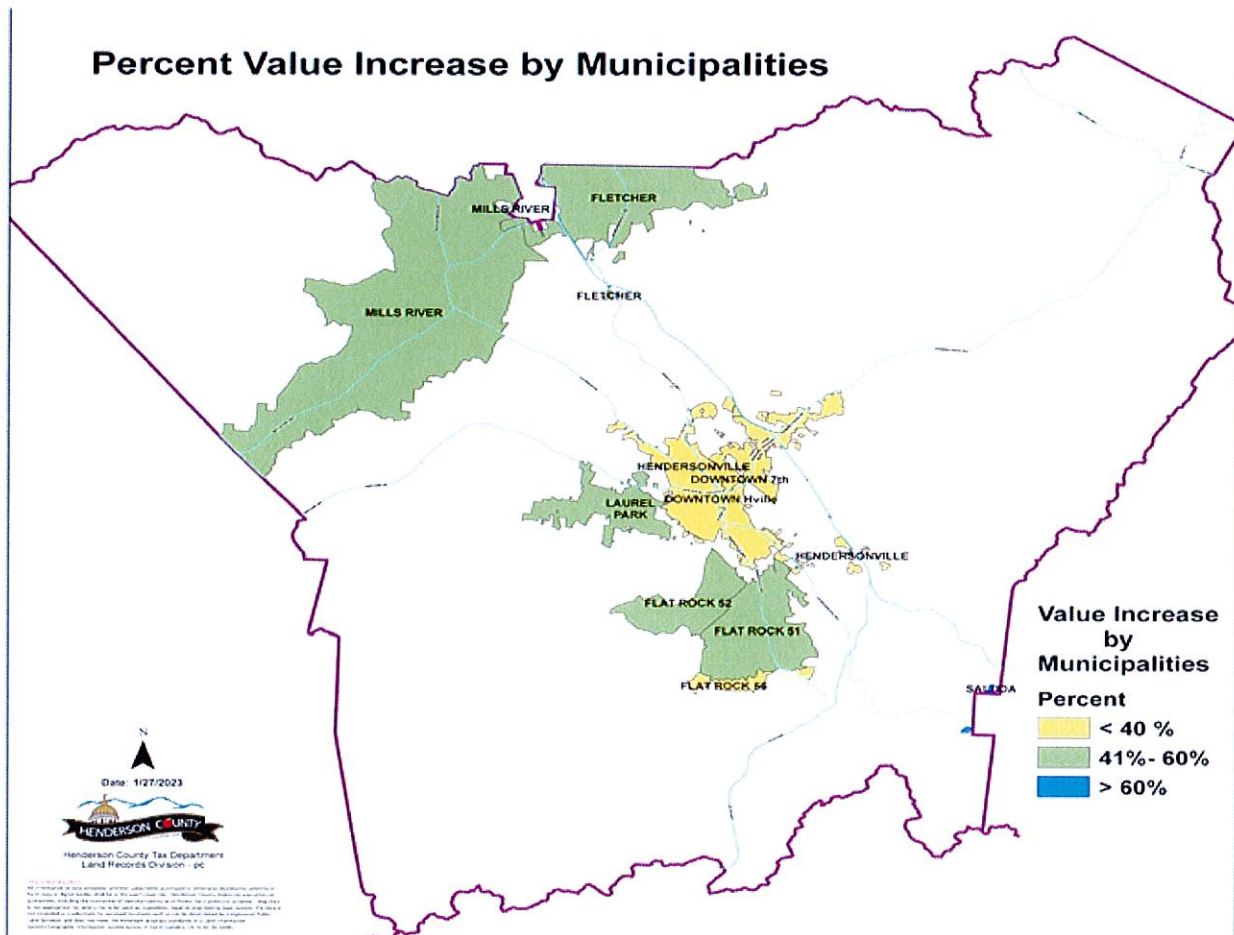
## How has Reappraisal affected the County tax base?

- The Sales Assessment Ratio (SAR) measures the level of assessment against the sales that occur in the local market. The SAR equation is SAR = Assessed Value / Sales Price.
- The SAR should be 100% in a Reappraisal Year.
- As of January 1, 2023, the Countywide SAR is 100%. This means we are assessing property at 100% of the property’s fair market value.
- The SAR as of January 1, 2022 was 73.58%. When the SAR falls below 85% in the 4<sup>th</sup> or 7<sup>th</sup> year following a reappraisal, Public Service values must be equalized, which means the County will lose a portion of Public Service revenue. This scenario was avoided because Henderson County has a 4-year reappraisal cycle.

COUNTYWIDE SALES ASSESSMENT RATIO 2022 V 2023		RECONCILE WITH 48.07% MARKET VALUE INCREASE	
	Taxable Value		
2022 Sales Assessment Ratio	73.58%	Increase in SAR (as of 1/1/2022)	26.42%
2023 Sales Assessment Ratio	100%	2022 <b>Estimated</b> Market Increase	16.50%
Increase in SAR	26.42%	2020 and 2021 Growth	4.62%
		Countywide Average Increase	47.54%

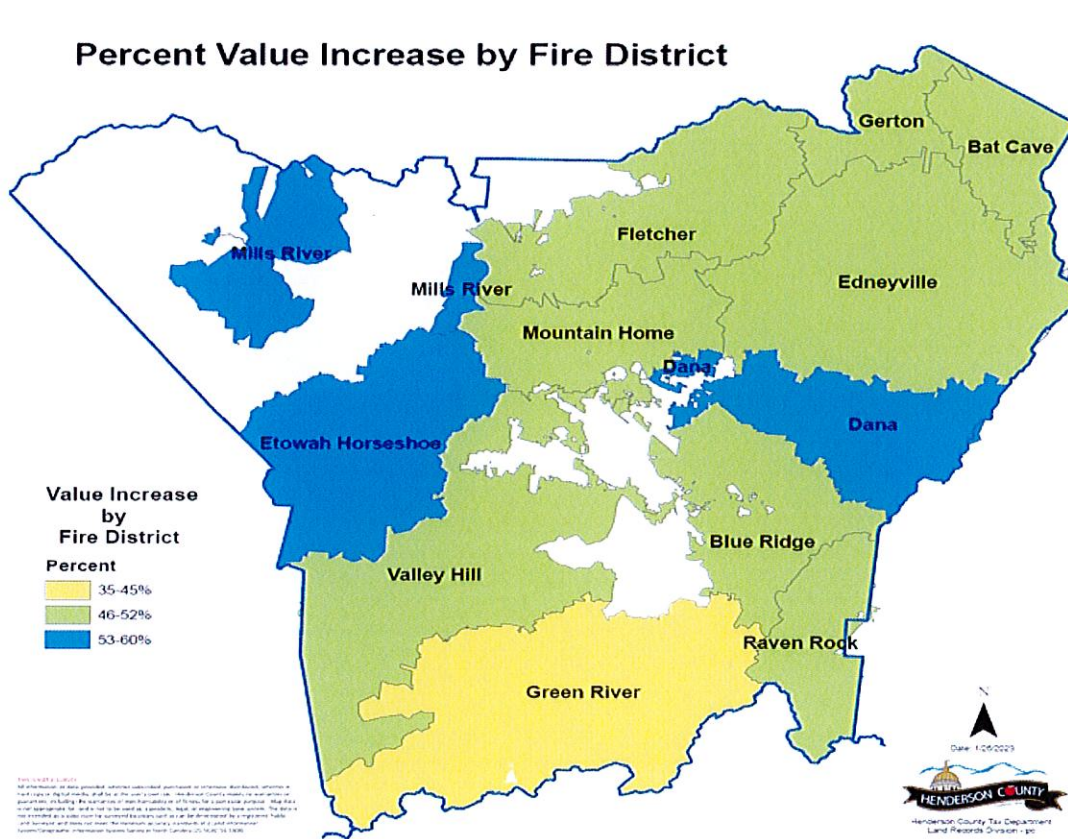
## How has Reappraisal affected the Municipal tax bases?

INCREASE IN REAL PROPERTY TAX BASE 2022 TO 2023: MUNICIPALITIES				
	Taxable Value: 2023 Preliminary *NOT FINAL	Taxable Value: 2022 Actual Billed	2022 - 2023 Increase in Taxable Base \$	2022 - 2023 Increase in Taxable Base %
Hendersonville City	\$ 2,682,768,164	\$ 1,932,592,056	\$ 750,176,108	38.82%
Hendersonville - Downtown	\$ 139,045,940	\$ 108,557,406	\$ 30,488,534	28.09%
Hendersonville - Seventh Avenue	\$ 21,825,100	\$ 17,779,000	\$ 4,046,100	22.76%
Flat Rock - 51	\$ 831,118,500	\$ 576,960,650	\$ 254,157,850	44.05%
Flat Rock - 52	\$ 399,304,050	\$ 282,509,450	\$ 116,794,600	41.34%
Flat Rock - 56	\$ 168,459,700	\$ 121,099,300	\$ 47,360,400	39.11%
Flat Rock Subtotal	\$ 1,398,882,250	\$ 980,569,400	\$ 418,312,850	42.66%
Fletcher	\$ 1,517,512,892	\$ 1,015,189,698	\$ 502,323,194	49.48%
Laurel Park	\$ 643,840,250	\$ 417,715,150	\$ 226,125,100	54.13%
Mills River	\$ 1,836,622,841	\$ 1,202,774,380	\$ 633,848,461	52.70%
Saluda (16 parcels)	\$ 6,139,000	\$ 3,199,800	\$ 2,939,200	91.86%



## How has Reappraisal affected the Fire District tax bases?

INCREASE IN REAL PROPERTY TAX BASE 2022 TO 2023: FIRE DISTRICTS				
	Taxable Value: 2023 Preliminary *NOT FINAL	Taxable Value: 2022 Actual Billed	2022 - 2023 Increase in Taxable Base \$	2022 - 2023 Increase in Taxable Base %
Bat Cave	\$ 149,892,000	\$ 101,892,450	\$ 47,999,550	47.11%
Blue Ridge	\$ 1,424,891,422	\$ 960,591,285	\$ 464,300,137	48.33%
Dana	\$ 798,102,854	\$ 501,119,615	\$ 296,983,239	59.26%
Edneyville	\$ 1,218,327,424	\$ 825,197,574	\$ 393,129,850	47.64%
Etowah-Horse Shoe	\$ 2,004,087,658	\$ 1,300,428,808	\$ 703,658,850	54.11%
Fletcher	\$ 1,349,045,798	\$ 894,354,783	\$ 454,691,015	50.84%
Gerton	\$ 216,174,650	\$ 143,588,918	\$ 72,585,732	50.55%
Green River	\$ 910,175,725	\$ 667,056,925	\$ 243,118,800	36.45%
Mills River	\$ 283,211,296	\$ 183,975,696	\$ 99,235,600	53.94%
Mountain Home	\$ 1,926,392,762	\$ 1,305,632,545	\$ 620,760,217	47.54%
Raven Rock	\$ 322,781,805	\$ 215,682,205	\$ 107,099,600	49.66%
Valley Hill	\$ 2,612,520,332	\$ 1,734,478,525	\$ 878,041,807	50.62%



# 2023 Reappraisal Notices

- Reappraisal Notices will be mailed mid-February 2023.
- If the taxpayer agrees with the value listed, no response to our office is necessary
- If the taxpayer has questions, there are several ways to seek answers

- Visit our website at [www.hendersoncountync.gov/tax](http://www.hendersoncountync.gov/tax) and select the link titled "2023 Reappraisal". Information on specific parcels may be found by selecting the link titled "Online Tools".
- Email our office at [taxdept@hendersoncountync.gov](mailto:taxdept@hendersoncountync.gov)
- Contact our office by telephone at 828-697-4667
- Visit our office in the 1995 Courthouse located at 200 North Grove Street, Hendersonville, NC.

**2023 NOTICE OF ASSESSED VALUE**

Pursuant to NCOS §106-206, all real property within the County has been reappraised. The Market Value Assessed Basis represents 100% of market conditions and is determined in accordance with NCOS §106-202. Please take notice that:

- The Assessed value does not include reductions in value due to Tax Relief Programs.
- The Assessed value, not any value attributable to Tax Relief will be the basis of your tax bill for 2023, which will become due on September 1, 2023.
- Should you disagree with the value indicated by this, your appeal rights are not forfeited.

DATE OF NOTICE	MARKET AREA	ADDRESS	PARCEL NUMBER	PROPERTY DESCRIPTION
MARKET VALUE	EXEMPT VALUE	DEEMED VALUE	ASSESSED VALUE	PHYSICAL ADDRESS OF PROPERTY

**IF YOU AGREE WITH YOUR VALUE, YOU DO NOT NEED TO DO ANYTHING.** If you wish to appeal your appraised value, please do so within 30 days of the date of this Notice using the enclosed Informal Appeal Form. *Your appeal must be in writing.*

- You may appeal using one of three methods: (1) complete the informal appeal form enclosed with this Notice and return it by mail; (2) download and complete an informal appeal form from our website at [www.hendersoncountync.gov/tax](http://www.hendersoncountync.gov/tax), then clicking on "Forms and Applications"; or (3) telephone the Assessor's office at 828-697-4667 to request an appeal form.
- A review of your property value will result in the assessed value being unchanged, increased or decreased. You may appeal the assessed value if (1) the property is appraised for substantially more than its market value, or (2) the property is not equitably assessed compared to similar properties. The assessment cannot be adjusted based on the amount of increase in assessed value of your ability to pay taxes.
- The subject property is income-producing property (apartments, retail, shopping centers, etc.), please attach income and expense statements for the prior three years. All income and expense information submitted will be kept confidential.
- This Notice is the result of a Computer Reappraisal and you have the right to request an on-site review of your property. Your right to appeal to the Board of Equalization & Review is protected during the time we are considering the information you have provided concerning your informal appeal.
- Appellants who do not hold an ownership interest in the subject property must attach a completed Power of Attorney form signed by the property owner. A Power of Attorney form may be downloaded by visiting [www.hendersoncountync.gov/tax](http://www.hendersoncountync.gov/tax), then clicking on "Forms and Applications". You may also contact the Assessor's Office to have a Power of Attorney form mailed to you.
- Documentation to support your opinion of value is essential. Please attach complete copies of all recent sales, appraisals, market analyses, listing statements, real estate listings, photographs and/or income and expense statements, that occurred prior to January 1, 2023.
- When complete, please return the completed appeal form along with all documentation supporting your opinion of value to the County Assessor's Office at 200 North Grove Street, Hendersonville, NC 27033. It is not necessary for you to make a personal visit to our office. The written information you provide will be considered by our assessors, and you will be notified by mail of their decision. Please be sure to include your daytime and evening telephone numbers and an email address in the event an assessor needs to contact you.
- If you disagree with the results of your informal Appeal, you have the right to file a Formal Appeal with the Board of Equalization and Review. This may take place prior to the adjournment date on the Board of Equalization and Review or within thirty (30) days of your last notice of Assessed Value. All Requests for Formal Appeal must be in writing and on the proper form. Formal Appeal forms are available at the Assessor's Office. The first meeting of the Board of Equalization and Review must be held on or before the first Monday of April and no later than the first Monday in May. Agendas and dates will be advertised in the local newspaper.

**TAX RELIEF FOR ELDERLY OR PERMANENTLY DISABLED PERSONS OR DISABLED VETERANS**

NCOS §106-277 provides three programs that reduce the tax liability on a portion of the appraised value of a permanent residence owned and occupied by North Carolina residents aged 65 or older or totally and permanently disabled whose income does not exceed \$12,000. The grantee of \$15,000 or 50% of the appraised value of the residence may be excluded. A deferral program is also available. Income means the owner's gross income from all sources other than gifts, other income received from a spouse, child, grandchild, or other descendant, in addition to a Disabled Veterans Exclusion Program. It includes upon certification by the Veterans Administration. If you feel you may qualify for any of the Tax Relief Programs, please contact the Assessor's Office at 828-697-4667 to request an application. All completed applications must be received by the Assessor's Office on or after March 1, 2023. Applications to expire after June 30, 2023 are considered complete.

## How does the Appeal Process Work?

- Each Reappraisal Notice will include an Informal Appeal form with directions on how to appeal.
- If the taxpayer disagrees with the value listed on the Notice, an Informal Appeal may be filed. Informal Appeals will be reviewed by the Assessor.
- Once the BOER convenes on April 14, 2023, the Informal Appeal process ends, and all appeals will be heard before the BOER.
- The BOER will adjourn on May 15, 2023.
- After the BOER adjourns at 5:00 p.m. on May 15, 2023, NO APPEALS WILL BE RECEIVED.
- All appeals received prior to 5:00 p.m. on May 15, 2023 will be heard.

**2023 INFORMAL APPEAL FORM**

**DATE OF NOTICE**    **MARKET AREA**    **ADDRESS**    **PARCEL NUMBER**    **PROPERTY DESCRIPTION**

**MARKET VALUE**    **EXEMPT VALUE**    **DEEMED VALUE**    **ASSESSED VALUE**    **PHYSICAL ADDRESS OF PROPERTY**

**IF YOU AGREE WITH YOUR VALUE, YOU DO NOT NEED TO DO ANYTHING.** If you wish to appeal your appraised value, please do so within 30 days of the date of this Notice using this form. *Your appeal must be in writing.*

**OPINION OF VALUE:**  
 What is the most probable price this property would sell for? \$ \_\_\_\_\_  
 How did you value the property?  Purchase Price  \_\_\_\_\_  
 What is the basis for your opinion of value? (check all that apply and include copies of appraisals, listing statements, offers to sell, pictures of any other supporting documentation)  
 Recent Purchase     Recent Listing Price     Recent Appraisal     Comparable Sale     Recent Construction Cost  
 Assessor Judgment

**BUILDING INFORMATION:**  
 Building Use:  Residential     Commercial     Industrial  
 Building Type:  Single Family Dwelling     Duplex     Condominium     Manufactured Home  
 Building Characteristics (check all that apply):  
 Central Heating     Central Air Conditioning     Other: \_\_\_\_\_ Number of Fireplaces: \_\_\_\_\_  
 Total Inside Area: \_\_\_\_\_ Square Feet  
 Basement     Fully Finished     Partially Finished     Unfinished  
 Deck     Fully Finished     Partially Finished     Unfinished  
 Garage     Fully Finished     Partially Finished     Unfinished

List other structures located on property (barn, garage, shed, etc.): \_\_\_\_\_

**INCOME INFORMATION (for properties rented or leased to others):**  
 Please submit income and expense statements for the last three years.

**DO YOU WISH TO REQUEST AN ON-SITE VISIT OF YOUR PROPERTY?**     Yes     No

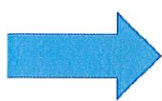
**ADDITIONAL INFORMATION THAT SUPPORTS OWNER'S OPINION OF VALUE:** (Please attach additional pages if necessary)

**OWNER'S CONTACT INFORMATION**  
 Name: \_\_\_\_\_    Daytime Phone: \_\_\_\_\_    Mobile Phone: \_\_\_\_\_  
 Email Address: \_\_\_\_\_

**AFFIRMATION:**  
 I, the undersigned, hereby affirm to the best of my knowledge and belief, the information submitted on this Informal Appeal Form, including any accompanying statements and other information, to be true and complete.

Signature of Owner: \_\_\_\_\_    Date: \_\_\_\_\_

**PLEASE INCLUDE THIS FORM IS FULLY COMPLETED.** After completion, please return this form WITHIN 30 DAYS to the Assessor's Office at 200 North Grove Street, Suite 222, Hendersonville, NC 27033. Documentation to support your opinion of value is essential. Please attach complete copies of any documentation you have to support your opinion of the value of the property. Documentation must be dated prior to January 1, 2023. If you have questions, please telephone the Assessor's Office at 828-697-4667. Please allow two to four weeks for your Informal Appeal to be processed.



During the 2019 Reappraisal, 66,710 Notices were mailed. There were 2,923 total Appeals (4.38%). 2,566 were handled at the informal level and 340 Appeals were heard at the BOER level.



## Technology to assist the taxpayer

- To find detailed information about the 2023 Reappraisal:  
<https://www.hendersoncountync.gov/tax/page/2023-reappraisal>
  
- To review a map of the property:  
<https://www.hendersoncountync.gov/gis/page/welcome-gomaps-henderson-countys-online-gis-mapping-system>
  
- To review the data we have regarding real property :  
<https://lrcpwa.ncptscloud.com/Henderson/>
  
- To look up current and past tax bills:  
<https://bcpwa.ncptscloud.com/hendersontax/>
  
- To review sales of similar properties:  
<https://property.spatalest.com/nc/henderson#/>

Darlene Burgess reiterated that the 2023 Reappraisal Notices would be mailed this Wednesday, February 8, 2023.

Vice-Chair Edney asked when the tax values would be updated on the Tax Assessor’s website. Mrs. Burgess said the new values would be available to view Tuesday, February 8, 2023, at 2:01 a.m.

Chairman McCall commended the Tax Assessor, her staff, and the Board of Equalization and review for their work in the 2023 Reappraisal process.

### **2023.25 Resolution – Supporting the Identification of Party Affiliation for Candidates for the Board of Education**

The Henderson County Board of Commissioners was requested to adopt the below Resolution in Support of the identification of party affiliation for candidates for the Henderson County Board of Education.

#### **RESOLUTION SUPPORTING THE IDENTIFICATION OF PARTY AFFILIATION FOR CANDIDATES FOR HENDERSON COUNTY BOARD OF EDUCATION**

- WHEREAS,** members of the Henderson County Board of Education are currently elected as non-partisan candidates, and,
  
- WHEREAS,** identification of candidates’ party and/or ideological affiliation will provide voters with more information on the policies and positions such candidates support; and,
  
- WHEREAS,** an estimated twenty-nine (29) other school districts in North Carolina currently identify their Board of Education candidates by party affiliation; and,
  
- WHEREAS,** election clarity and transparency are of utmost importance to insure voters a basis for their decisions;

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

1. That the Henderson County Board of Commissioners requests the North Carolina General Assembly establish that henceforth the party affiliation of candidates for the Henderson County Board of Education be identified on any/all primary and general election ballots.

2. Further, that this change in the election of the Henderson County Board of Education members shall not impact the terms of any current members of the Henderson County Board of Education.

3. Further, this change begins in the next election cycle for Henderson County Board of Education members, in 2024.

4. That this Resolution shall be forwarded to the Senator and Representatives who represent Henderson County in the North Carolina General Assembly and a copy be retained in the Office of the Clerk to the Board of Commissioners.

Adopted this the 6<sup>th</sup> day of February 2023.

*Commissioner Andreotta made the motion to adopt the Resolution as presented. All voted in favor, and the motion carried.*

**Pisgah Legal Services Presentation**

Daniel Crary, Regional Development Officer with Pisgah Legal Services, presented an update to the Board.

HENDERSON COUNTY  
BOARD OF COMMISSIONERS' MEETING  
FEBRUARY 6, 2023

DANIEL CAREY, JAMES GORSUCH, ESQ., MEGHAN MORAN, ESQ.  
STANDING FOR JUSTICE AND DIGNITY SINCE 1978



**PROGRAMS**

- Children's Law
- Community Economic Development
- Consumer Law
- Domestic and Sexual Violence Prevention
- Elder Law
- Expunction and Driver's License Restoration
- Homelessness Prevention
- Health Care and Income Security
- Justice for All
- Medical-Legal Partnerships
- Mountain Area Volunteer Lawyer
- NC Medicaid Ombudsman
- Veterans Law
- WNC Health and Economic Opportunity Program



## WHO WE HELP

The most **vulnerable** people in WNC: children, single parents, seniors, people with mental & physical disabilities, the working poor

Most services delivered to **very low-income people** (at or below 125% of the federal poverty line or \$28,788 for a family of three)

Average income of PLS clients in 2022: \$16,419

75% of PLS clients are **women**

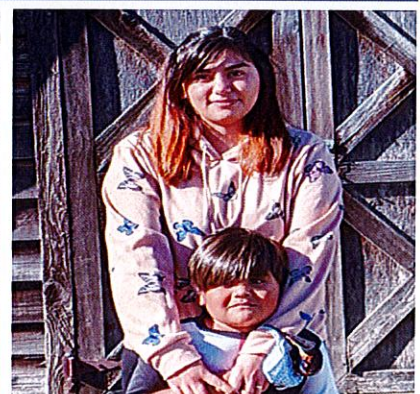
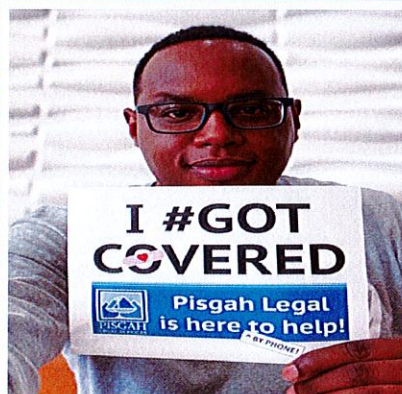
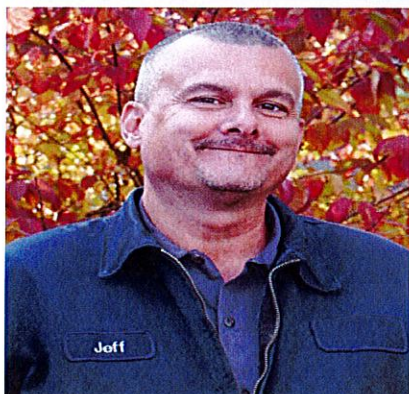


## 2022 IMPACT NUMBERS FOR HENDERSON COUNTY

### HIGHLIGHTS

- Closed and Pending Cases: 1036 (16% of the 6464 total cases in the 18-county region PLS serves)
- Family Law (Domestic Violence and Child Abuse): ~39% of PLS caseload
- Homelessness Prevention: ~29% of PLS caseload
- PLS helped >2700\* people in Henderson County, including >1200 children
- \*if we include assistance with health insurance and tax filings, the total number of people served in Henderson County is >3100
- Total estimated cost for PLS services to Henderson County residents in 2022: \$1.1m

## QUESTIONS?



### Teen Court Project

Dr. Michelle Geiser, Program Director with Hope Coalition, presented information to the Board on a proposed Teen Court project proposed for Henderson County.

After discussion, the consensus of the Board was to add this item to the agenda for the next Board meeting for additional discussion.

**State Budget Allocation – SL-2022-74**

Henderson County has received a \$1,000,000 State Budget Allocation. This allocation has been made as directed by the NC General Assembly pursuant to Session Law 2022-74 for local government projects to be used for public purposes. Staff requested the Board to select projects to fund with the State Budget Allocation. Once determined, the required Scope of Work will be submitted to the NC Office of State Management and Budget.

Potential Projects for \$1M State Budget Allocation (SL-2022-74)  
 OSBM/Local Government Projects - nonrecurring funds for the 2022-2023 fiscal year shall be used to provide directed grants...for public purposes.

<u>Project Name</u>	<u>Project Description</u>	<u>Estimated Cost</u>
Library Windows	Renovate and replace from windows and façade for Main Library	400,000.00
DHHS Drainage	DHHS Drainage Phase 1 - Human Services	140,000.00
JP Paving	Repave main lot and Chat Jones Lot - Jackson Park	200,000.00
DHHS Drainage	DHHS Drainage Phase 2 - Human Services	155,000.00
HCH Generator	Generator Service Upgrade - Historic Courthouse	180,000.00
EMSHQ parking	EMSHQ Gravel area, garage, expansion and fencing	200,000.00
AAC Turf	Replace AAC Turf Field	1,000,000.00
Human Services Training Room	Human Services Training Room (Public Health and DSS)	1,000,000.00

*Commissioner Lapsley made the motion to fund the library windows, DHHS Drainage Phase I, JP Paving, DHHS Drainage Phase II, and the EMSHQ Parking for \$1M State Budget Allocation; or revised numbers for these projects that total \$1M. All voted in favor, and the motion carried.*

**NOMINATIONS AND APPOINTMENTS**

1. Fire Commission – 1 vac.

*Commissioner Hill made the motion to reappoint Martin Harris to position #7 by acclamation. All voted in favor, and the motion carried.*

2. Henderson County Board of Equalization and Review – 1 vac.

*Vice-Chair Edney made the motion to reappoint Steve Wilkie to position #7. All voted in favor, and the motion carried.*

3. Henderson County Transportation Advisory Committee - 1 vac.  
 There were no nominations, and this item was carried to the next meeting.

4. Home & Community Care Block Grant Advisory Committee – 1 vac.  
 There were no nominations, and this item was carried to the next meeting.

5. Juvenile Crime Prevention Council – 4 vacs.

There were no nominations, and this item was carried to the next meeting.

6. Nursing/Adult Care Home Community Advisory Committee – 12 vacs.

*Chairman McCall made the motion to reappoint Jean Tuech to position #23 by acclamation. All voted in favor, and the motion carried.*

#### **COMMISSIONER UPDATES**

Commissioner Andreotta encouraged everyone to support local Girl Scouts out selling Girl Scout cookies.

Commissioner Hill did not have any updates to share.

Vice-Chair Edney noted that the cameras in the Boardroom were in dire need of replacement. He asked for an update to the Boardroom audio and visual equipment.

Commissioner Lapsley did not have any updates to share.

Chairman McCall stated that MyfutureNC had met earlier in the day to review the problems with the workforce and the initiative to get kids back in school.

#### **COUNTY MANAGER'S REPORT**

County Manager John Mitchell thanked the Board for their attention to tonight's long agenda.

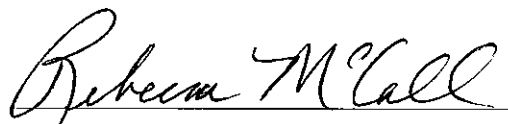
*Commissioner Edney made the motion that the Board go into closed session pursuant to N.C. Gen. Stat. §143-318.11(a)(3)(5), for the reasons set out in the Board's agenda packet. All voted in favor, and the motion carried.*

*Chairman McCall made the motion to go out of closed session and adjourn at 11.10 p.m. All voted in favor, and the motion carried.*

#### **ADJOURN**



Denisa A. Lauffer, Clerk to the Board



Rebecca McCall, Chairman

**During the February 6, 2023, regular meeting, the Board enacted the following:**

- 2023.14 Resolution of Memorandum – Lorraine Williams**
- 2023.15 Pending Releases and Refunds**
- 2023.16 Budget Amendment – Mills River Tower Project**
- 2023.17 Surplus and Sale of (1) Sheriff Vehicle to Blue Ridge Community College**
- 2023.18 Governor’s Crime Commissioner Grant Award**
- 2023.19 Soil and Water Conservation District -2021 Grant Awards**
- 2023.20 Soil and Water Conservation District – CCAP Grant Award**
- 2023.21 MOU – Economic Investment Fund of Henderson County**
- 2023.22 Public Hearing – Economic Incentives for Project Expo**
- 2023.23 Public Hearing – Draft Environmental Assessment – Clear Creek Sewer**
- 2023.24 Tax Collector’s Report – Order Advertising Taxes**
- 2023.25 Resolution – Supporting the Identification of Party Affiliation for the Board of Education**

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

Rebecca K. McCall  
Chairman  
J. Michael Edney  
Vice-Chairman



William G. Lapsley  
Daniel J. Andreotta  
David H. Hill

*RESOLUTION OF MEMORIAM*

*LORRAINE SEGER*

*June 28, 1934 - January 13, 2023*

WHEREAS, Henderson County Volunteers in Partnership program member Lorraine Seger passed away peacefully, in the company of her family in Hampstead, North Carolina on January 13, 2023; and

WHEREAS, Lorraine volunteered her time with the Henderson County Sheriff's Office, taking great pride in her security position at the Historic Courthouse from 2010 through 2022; and

WHEREAS, Lorraine enjoyed her Monday afternoons at the Historic Courthouse security desk greeting employees, citizens, and visitors alike; and

WHEREAS, Lorraine contributed to her Henderson County community in many ways, serving as an organist for her church and at various community events, and delivering greeting cards in her neighborhood for those needing cheer and sympathy; and

WHEREAS, Lorraine lived every day to its fullest during her 20 years as a county resident;

NOW, THEREFORE, BE IT RESOLVED that Lorraine Seger will be remembered for her service to the citizens and visitors of Henderson County, and her many contributions to our community.

In witness whereof I have hereunto set my hand and caused the seal of the County of Henderson to be affixed.

Adopted this the 6<sup>th</sup> day of February, 2023.

  
\_\_\_\_\_  
REBECCA MCCALL, CHAIRMAN  
HENDERSON COUNTY BOARD OF COMMISSIONERS

ATTEST:

  
\_\_\_\_\_  
DENISA A. LAPORTE, CLERK TO THE BOARD

**REQUEST FOR BOARD ACTION**

**HENDERSON COUNTY  
BOARD OF COMMISSIONERS**

**MEETING DATE:** February 6, 2023  
**SUBJECT:** Budget Amendment – Mills River Tower Project  
**PRESENTERS:** Samantha R. Reynolds, Finance Director  
**ATTACHMENTS:** Yes  
1. Budget Amendment

**SUMMARY OF REQUEST:**

The Board is requested to approve a Budget Amendment for \$150,000 in the ARPA fund to appropriate fund balance for the Mills River Tower project. The project and funding source was previously approved by the Board on May 2, 2022. The project will be expended in the Capital Projects Fund.

**BOARD ACTION REQUESTED:**

The Board is requested to approve the attached Budget Amendment as presented.

***Suggested Motion:***

*I move the Board approve the budget amendment as presented, budgeting funds from the ARPA Fund for the Mills River Tower Project.*



**LINE-ITEM TRANSFER REQUEST  
HENDERSON COUNTY**



Department: FINANCE

Please make the following line-item transfers:

What expense line-item is to be increased?

Account	Line-Item Description	Amount
<u>405400-569931-9052</u>	<u>UNALLOCATED GRANT FUNDS</u>	<u>\$200,000</u>
<u>395400-598040</u>	<u>TRANSFER TO CAPITAL PROJECT FUND</u>	<u>\$150,000</u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
		\$350,000

What expense line-item is to be decreased? Or what additional revenue is now expected?

Account	Line-Item Description	Amount
<u>404400-403900-9052</u>	<u>TRANSFER FROM ARPA FUND</u>	<u>\$150,000</u>
<u>404400-454019-9052</u>	<u>LOCAL - MISC GRANT FUNDS (MILLS RIVER)</u>	<u>\$50,000</u>
<u>394500-401000</u>	<u>FUND BALANCE APPROPRIATED</u>	<u>\$150,000</u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
		\$350,000

**Justification:** *Please provide a brief justification for this line-item transfer request.* \$0  
 TO BUDGET FOR THE BOARD APPROVED MILLS RIVER TOWER UPGRADE FUNDED BY APRA FUNDS (REVENUE REPLACEMENT). BOC APPROVED THE PROJECT ON 5/2/2022, AND ASSOCIATED BUDGET AMENDMENT ON 1/18/2023.

\_\_\_\_\_  
Authorized by Department Head

\_\_\_\_\_  
Authorized by Budget Office

\_\_\_\_\_  
Authorized by County Manager

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

<i>For Budget Use Only</i>	
Batch #	_____
BA #	_____
Batch Date	_____

**REQUEST FOR BOARD ACTION**

**HENDERSON COUNTY  
BOARD OF COMMISSIONERS**

**MEETING DATE:** Monday, February 6, 2023  
**SUBJECT:** Soil and Water Conservation District – CCAP Grant Award  
**PRESENTER:** Betsy Gerwig, Conservation Engineer  
**ATTACHMENTS:** Yes  
1. Budget Amendment  
2. Grant Award Letter

**SUMMARY OF REQUEST:**

The Henderson Soil and Water Conservation District is requesting that the Board approve the Community Conservation Assistance Program (CCAP) Grant awarded to the department for Rugby Middle School – Mill Pond Creek Stream Restoration Project. The project will include stream bank stabilization, establishment of a riparian buffer and native vegetation, and the creation of an educational access point/outdoor learning lab. The amount awarded in January 2023 to the department for this project is in the table below:

<b>Grant Funder</b>	<b>Award Amount</b>
Division of Soil and Water: Community Conservation Assistance Program Grant (2023 Cycle)	\$25,000

**BOARD ACTION REQUESTED:**

The Board is requested to approve the CCAP grant which will allow for stream bank stabilization, establishment of riparian buffer and native vegetation, and an educational access point at the Rugby Middle School, and the associated Budget Amendment.

**Suggested Motion:**

*I move the Board of Commissioners approve the CCAP grant for the stream restoration project at the Rugby Middle School, and the associated Budget Amendment.*

**LINE-ITEM TRANSFER REQUEST  
HENDERSON COUNTY**

Department: Soil & Water

Please make the following line-item transfers:

What expense line-item is to be increased?

Account	Line-Item Description	Amount
<u>115471-539000-9011</u>	<u>CONTRACTED SERVICES</u>	<u>\$25,000</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	\$25,000

What expense line-item is to be decreased? Or what additional revenue is now expected?

Account	Line-Item Description	Amount
<u>114471-457007-9011</u>	<u>Div of Soil &amp; Water- Cost Share (CCAP)</u>	<u>\$25,000</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	\$25,000
_____	_____	\$0

**Justification:** Please provide a brief justification for this line-item transfer request.

To budget for funding received from the NC Division of Soil & Water Conservation (CCAP) for the Rugby stream bank stabillization project. BOC approved 2.6.2023.

\_\_\_\_\_  
Authorized by Department Head

\_\_\_\_\_  
Date

\_\_\_\_\_  
Authorized by Budget Office

\_\_\_\_\_  
Date

\_\_\_\_\_  
Authorized by County Manager

\_\_\_\_\_  
Date

**For Budget Use Only**

Batch # \_\_\_\_\_

BA # \_\_\_\_\_

Batch Date \_\_\_\_\_

**LINE-ITEM TRANSFER REQUEST  
HENDERSON COUNTY**

Department: Soil & Water

Please make the following line-item transfers:

What expense line-item is to be increased?

Account	Line-Item Description	Amount
<u>115471-538100-9011</u>	<u>PROFESSIONAL SERVICES</u>	<u>\$1,070</u>
<u>115471-538107-9011</u>	<u>ENGINEERING FEES</u>	<u>\$2,560</u>
<u>115471-539000-9011</u>	<u>CONTRACTED SERVICES</u>	<u>\$102,851</u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u>\$106,481</u>

What expense line-item is to be decreased? Or what additional revenue is now expected?

Account	Line-Item Description	Amount
<u>114471-454019-9011</u>	<u>LOCAL - MISC GRANTS</u>	<u>\$30,000</u>
<u>114471-457001-9011</u>	<u>DIV OF WATER RESOURCES - GRANT</u>	<u>\$71,600</u>
<u>114990-401000-9011</u>	<u>FUND BALANCE APPROPRIATED</u>	<u>\$4,881</u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u>\$106,481</u>
<u> </u>	<u> </u>	<u>\$0</u>

**Justification:** Please provide a brief justification for this line-item transfer request.

To budget for previously approved grant funds and appropriate fund balance for funds received in FY2021 for the Rugby Streambank Project. BOC approved 2.6.2023.

\_\_\_\_\_  
Authorized by Department Head

\_\_\_\_\_  
Date

\_\_\_\_\_  
Authorized by Budget Office

\_\_\_\_\_  
Date

\_\_\_\_\_  
Authorized by County Manager

\_\_\_\_\_  
Date

*For Budget Use Only*

Batch # \_\_\_\_\_

BA # \_\_\_\_\_

Batch Date \_\_\_\_\_

# 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](http://www.hendersoncountync.gov)

**William G. Lapsley**  
Chairman  
**Rebecca K. McCall**  
Vice-Chairman



**J. Michael Edney**  
**Daniel J. Andreotta**  
**David H. Hill**

February 6, 2023

Darlene Burgess, Assessor  
Henderson County Assessor's Office  
200 N. Grove Street, Suite 102  
Hendersonville, NC 28792

Dear Mrs. Burgess:

Attached, please find tax release requests in the amount of \$16,707.71 and tax refund requests in the amount of \$603.26 reviewed at the Henderson County Board of Commissioners' Meeting on Monday, February 6, 2023. All Releases and refunds were approved.

Sincerely,

A handwritten signature in black ink that reads "Rebecca McCall". The signature is written in a cursive, flowing style.

Rebecca McCall, Chairman  
Henderson County Board of Commissioners

RM/dal

enclosures

# NCPTS Pending Release/Refund Report. Tuesday, January 24, 2023\*

OWNER	ABSTRACT	NOTE	VALUE CHANGE	ADJ. NUMBER	USER ID	STATUS ADDRESS	TAX DISTRICT	LEVY TYPE	BILLED	PAID	RELEASE	REFUND
ANSLEY, MERRILL SCOTT	0003103559-2022-2022-0000	VOID 2020 COWA FROM ABSTRACT PER STARS; TAXPAYER TRADED IN THE 2020 COWA FOR THE 2021 C&W; TAXPAYER COMPLETED A REQUEST FOR RELEASE/REFUND	(\$2,876)	8448	SMORROW	1063 MILLS RIVER WAY HORSE SHOE NC 28742	COUNTY	TAX	\$26.79	\$26.79	\$16.13	\$16.13
								LATE LIST FEE	\$1.07	\$1.07	\$0.00	\$0.00
								TOTAL:	\$16.13	\$16.13	\$16.13	\$16.13
						MILLS RIVER FIRE		TAX	\$5.25	\$5.25	\$3.16	\$3.16
								LATE LIST FEE	\$0.21	\$0.21	\$0.00	\$0.00
								TOTAL:	\$3.16	\$3.16	\$3.16	\$3.16
								ABSTRACT TOTAL:	\$19.29	\$19.29	\$19.29	\$19.29
BRAY, LEE ANN	0002450132-2022-2022-0000	VOID ABSTRACT FOR 2022 DUE TO MOBILE HOME LISTED AS REAL PROPERTY ON ABSTRACT 2871822	(\$2,876)	8432	SMORROW	479 FORTESCUE RD ZIRCONIA NC 28790	COUNTY	TAX	\$142.77	\$142.77	\$142.77	\$142.77
								LATE LIST FEE	\$0.00	\$0.00	\$0.00	\$0.00
								TOTAL:	\$142.77	\$142.77	\$142.77	\$142.77
						GREEN RIVER FIRE		TAX	\$25.45	\$25.45	\$25.45	\$25.45
								LATE LIST FEE	\$0.00	\$0.00	\$0.00	\$0.00
								TOTAL:	\$25.45	\$25.45	\$25.45	\$25.45
								ABSTRACT TOTAL:	\$168.22	\$168.22	\$168.22	\$168.22
BRUCE D. CAPPS CONSTRUCTION CO.	0003095517-2022-2022-0000	BUSINESS CLOSED ON 12/31/2021, AND REPORTED THIS INFORMATION TO THE ASSESSOR'S OFFICE IN A TIMELY MANNER. PROPERTY WAS ASSESSED ERRONEOUSLY DUE TO CLERICAL ERROR. ADJUSTMENT SUBMITTED TO VOID THE 2022 BUSINESS PERSONAL PROPERTY TAX BILL FOR TAX YEAR 2022.	(\$25,449)	8443	LSTACK	81 TERRY'S CREEK RD ZIRCONIA NC 28790	COUNTY	TAX	\$196.19	\$196.19	\$196.19	\$196.19
								LATE LIST FEE	\$0.00	\$0.00	\$0.00	\$0.00
								TOTAL:	\$196.19	\$196.19	\$196.19	\$196.19
						GREEN RIVER FIRE		TAX	\$34.97	\$34.97	\$34.97	\$34.97
								LATE LIST FEE	\$0.00	\$0.00	\$0.00	\$0.00
								TOTAL:	\$34.97	\$34.97	\$34.97	\$34.97
								ABSTRACT TOTAL:	\$231.16	\$231.16	\$231.16	\$231.16
CASE, RANDALL ALEXANDER	0002807011-2022-2022-0000	VOID WATERCRAFTS DUE TO TAXPAYER INFORMING OUR OFFICE OF THE SALE OF WATERCRAFTS; VERIFICATION THROUGH NC WILDLIFE: 1992 MONARK LISTED AS SOLD PER NC WILDLIFE AS OF 11/03/21; 1995 SHEW LISTED TO A NEW OWNER PER NC WILDLIFE AS OF 06/28/21; TAXPAYER FILED REQUEST FOR RELEASE/REFUND FOR THE 2022 TAX YEAR	(\$34,971)	8435	SMORROW	71 OLD CASE RD FLETCHER NC 28732	COUNTY	TAX	\$16.46	\$16.46	\$13.14	\$13.14
								LATE LIST FEE	\$1.65	\$1.65	\$1.31	\$1.31
								TOTAL:	\$14.45	\$14.45	\$14.45	\$14.45
								ABSTRACT TOTAL:	\$14.45	\$14.45	\$14.45	\$14.45

\*Adjustments submitted for approval on or before

# NCPTS Pending Release/Refund Report. Tuesday, January 24, 2023\*

OWNER	ABSTRACT	NOTE	VALUE CHANGE	ADJ. NUMBER	USER ID	SITUS ADDRESS	TAX DISTRICT	LEVY TYPE	BILLED	PAID	RELEASE	REFUND
CASE, SONYA R	0002445923-2022-2022-0000	VOID \$10,000 IN CONSTRUCTION IN PROGRESS DUE TO AN ERRORNEOUS CLERICAL ERROR	(\$10,000)	8433	SMORROW	101 SUNSET HILL DR ETOWAH NC 28729	COUNTY	TAX	\$90.46	\$28.76	\$56.10	\$0.00
								LATE LIST FEE	\$9.05	\$9.05	\$5.61	\$0.00
								TOTAL:	\$18.54	\$5.89	\$61.71	\$5.61
								TAX			\$11.50	\$0.00
<b>OWNER TOTAL:</b>									\$18.54	\$5.89	\$61.71	\$0.00
DOTSON, ROBERT WAYNE JR	0003100066-2022-2022-0000	VOID 1997 GODFREY SWEETWATER 2019 FOR TAX YEAR 2022 DUE TO TAXPAYER SELLING WATERCRAFT ON OR ABOUT 04/2021; CONFIRMATION OF TRANSFER OF OWNERSHIP; TAXPAYER COMPLETED A REQUEST FOR RELEASE/REFUND	(\$1,304)	8434	SMORROW	703 BELL MOUNTAIN RD RD ZIRCONIA NC 28790	COUNTY	TAX	\$1.85	\$1.85	\$1.15	\$1.15
								LATE LIST FEE			\$12.65	\$1.15
								TOTAL:			\$74.36	\$6.76
								TAX			\$74.36	\$6.76
<b>OWNER TOTAL:</b>									\$1.85	\$1.85	\$1.15	\$1.15
									ABSTRACT TOTAL:	\$13.66	\$7.32	\$0.00
HARDIN, MICHAEL	0003106894-2022-2022-0000	TAXPAYER PROVIDED DOCUMENTATION FROM BLUE SPRINGS BOAT COMPANY LLC WITH TRADE INFORMATION FOR 1998 BAYLINER BOAT ON DATE 08/03/2021 WITH HULL ID: USPA53GHF798	(\$1,304)	8440	YGONZALEZ	36 PERSEVERANCE PATHWAY HENDERSONVILLE NC 28739	COUNTY	TAX	\$2.33	\$2.33	\$0.73	\$0.73
								LATE LIST FEE			\$8.05	\$0.73
								TOTAL:	\$4.15	\$2.43	\$1.30	\$0.00
								TAX			\$1.30	\$0.00
<b>OWNER TOTAL:</b>									\$2.33	\$2.43	\$1.30	\$0.00
									ABSTRACT TOTAL:	\$9.48	\$9.48	\$0.86
									ABSTRACT TOTAL:	\$336.57	\$56.10	\$56.10
									ABSTRACT TOTAL:	\$33.66	\$5.61	\$5.61
									ABSTRACT TOTAL:	\$61.71	\$61.71	\$61.71
									ABSTRACT TOTAL:	\$61.71	\$61.71	\$61.71
HOOPER, JANET	0000096249-2022-2022-0000	MH SOLD ON 06/15/2021 IS NO LONGER REAL PROPERTY.	(\$10,000)	8437	TCANNON	185 HANNAHS DR FLETCHER NC 28732	COUNTY	TAX	\$256.38	\$102.66	\$153.71	\$61.71
								LATE LIST FEE	\$0.00	\$0.00	\$0.00	\$0.00
								TOTAL:			\$153.71	\$0.00
								TAX			\$153.71	\$0.00
<b>OWNER TOTAL:</b>									\$256.38	\$102.66	\$153.71	\$61.71
									ABSTRACT TOTAL:	\$0.00	\$0.00	\$0.00
									ABSTRACT TOTAL:	\$153.71	\$153.71	\$0.00
									ABSTRACT TOTAL:	\$153.71	\$153.71	\$0.00
J & M HEATING & COOLING INC	0000573485-2022-2022-0000	CALLED PHONE NUMBER SHOWING ON GOOGLE FROM ADDRESS WHERE BUSINESS WAS LOCATED, GENTLEMAN ANSWER PHONE SAID HE HAD BOUGHT BUSINESS FROM MR JACKSON ON NOVEMBER OR DECEMBER OF 2021,BUT HE HAD CHANGE BUSINESS NAME AND ADDRESS. PER MY CONVERSATION AND VERIFYING THAT BUSINESS DID CLOSED ON 2021. WENT AN VOIDED ABSTRACT FOR 2022.	(\$8,870)	8445	YGONZALEZ	123 PRESSLEY HILL RD FLETCHER NC 28732	COUNTY	TAX	\$49.76	\$0.00	\$49.76	\$0.00
								LATE LIST FEE	\$4.98	\$0.00	\$4.98	\$0.00
								TOTAL:			\$54.74	\$0.00
								TAX			\$54.74	\$0.00
<b>OWNER TOTAL:</b>									\$49.76	\$0.00	\$49.76	\$0.00
									ABSTRACT TOTAL:	\$0.00	\$0.00	\$0.00
									ABSTRACT TOTAL:	\$0.00	\$0.00	\$0.00
									ABSTRACT TOTAL:	\$54.74	\$54.74	\$0.00
									ABSTRACT TOTAL:	\$54.74	\$54.74	\$0.00
<b>OWNER TOTAL:</b>											\$54.74	\$0.00

\*Adjustments submitted for approval on or before

# NCPTS Pending Release/Refund Report. Tuesday, January 24, 2023\*

OWNER	ABSTRACT	NOTE	ADJ. NUMBER	VALUE CHANGE	USER ID	SITUS ADDRESS	TAX DISTRICT	LEVY TYPE	BILLED	PAID	RELEASE	REFUND
JARRETT, DOUGLAS EDWARD	0003096831-2022-2022-0000	DUE TO CLERICAL ERROR, PROPERTY WAS ASSESSED ERRONEOUSLY. PROPERTY WAS NOT OWNED BY TAXPAYER AS OF THE JANUARY 1ST, 2022 ASSESSMENT DATE. REQUEST FOR ADJUSTMENT SUBMITTED TO VOID THE TAX BILL FOR 2022.	8431	(\$4,630)	LSTACK	72 FORGE MOUNTAIN RD MILLS RIVER NC 28759	COUNTY	TAX	\$25.97	\$0.00	\$25.97	\$0.00
								LATE LIST FEE	\$0.00	\$0.00	\$0.00	\$0.00
								TOTAL:			\$25.97	\$0.00
								ABSTRACT TOTAL:		\$25.97		\$0.00
JONES, AUSTIN BLAKE	0003100241-2022-2022-0000	VOID ABSTRACT; PERSONAL PROPERTY LISTED/BILLED IN RUTHERFORD COUNTY	8451	(\$2,402)	SMORROW	529 HYDER ALLEN LN HENDERSONVILLE NC 28792	COUNTY	TAX	\$13.48	\$0.00	\$13.48	\$0.00
								LATE LIST FEE	\$1.35	\$0.00	\$1.35	\$0.00
								TOTAL:			\$14.83	\$0.00
								TAX	\$3.36	\$0.00	\$3.36	\$0.00
								LATE LIST FEE	\$0.34	\$0.00	\$0.34	\$0.00
								TOTAL:			\$3.70	\$0.00
								ABSTRACT TOTAL:		\$18.53		\$0.00
LAWING, MICHAEL DEAN	0003004911-2022-2022-0000	CREATE ADJUSTMENT FOR 2011 HOME TL DUE TO OWNERSHIP CHANGE IN 2018 PER STARS; CURRENT TAXPAYER DOES NOT OWN TL	8442	(\$993)	SMORROW	10 HEMLOCK RD HORSE SHOE NC 28742	COUNTY	TAX	\$6.76	\$6.76	\$5.57	\$0.00
								LATE LIST FEE	\$0.68	\$0.68	\$0.56	\$0.00
								TOTAL:			\$6.13	\$6.13
								ABSTRACT TOTAL:			\$6.13	\$6.13
LONDON, JEFFREY SCOTT	0002917355-2022-2022-0000	VOID 1990 PROCRAFT WATERCRAFT PER NC WILDLIFE	8446	(\$1,381)	SMORROW	3171 SUMMER RD HENDERSONVILLE NC 28792	COUNTY	TAX	\$10.55	\$0.00	\$7.75	\$0.00
								LATE LIST FEE	\$1.06	\$0.00	\$0.77	\$0.00
								TOTAL:			\$8.52	\$0.00
								TAX	\$2.16	\$0.00	\$1.59	\$0.00
								LATE LIST FEE	\$0.22	\$0.00	\$0.16	\$0.00
								TOTAL:			\$1.75	\$0.00
								ABSTRACT TOTAL:			\$10.27	\$0.00
MOSS, ELLEN LIVING TRUST	0003057621-2022-2022-0000	VOID ABSTRACT DUE TO MOBILE HOME BEING LISTED AS REAL PROPERTY ON PARCEL NO 9935549	8429	(\$1,381)	SMORROW	2543 ST PAULS RD HENDERSONVILLE NC 28792	COUNTY	TAX	\$173.30	\$0.00	\$173.30	\$0.00
								LATE LIST FEE	\$0.00	\$0.00	\$0.00	\$0.00
								TOTAL:			\$173.30	\$0.00
								TAX	\$35.53	\$0.00	\$35.53	\$0.00
								LATE LIST FEE	\$0.00	\$0.00	\$0.00	\$0.00
								TOTAL:			\$35.53	\$0.00
								ABSTRACT TOTAL:			\$208.83	\$0.00
NICHOLS, MATTHEW	0000187019-2022-2022-0000	VOID ABSTRACT; MOBILE HOME DEMOLISHED FOR TAX YEAR 2022 PER PICTOMETRY	8441	(\$4,881)	SMORROW	11 LEAFY GLEN DR FLAT ROCK NC 28731	COUNTY	TAX	\$27.38	\$0.00	\$27.38	\$0.00
								LATE LIST FEE	\$2.74	\$0.00	\$2.74	\$0.00
								TOTAL:			\$30.12	\$0.00
								TAX	\$6.35	\$0.00	\$6.35	\$0.00
								LATE LIST FEE	\$0.63	\$0.00	\$0.63	\$0.00
								TOTAL:			\$6.98	\$0.00
								ABSTRACT TOTAL:			\$37.10	\$0.00
								OWNER TOTAL:			\$37.10	\$0.00

\*Adjustments submitted for approval on or before



# NCPTS Pending Release/Refund Report. Tuesday, January 24, 2023\*

OWNER	ABSTRACT	NOTE	VALUE CHANGE	ADJ. NUMBER	USER ID	SITUS ADDRESS	TAX DISTRICT	LEVY TYPE	BILLED	PAID	RELEASE	REFUND
PACCAR FINANCIAL CORP	0003107343-2022-2022-0000	PERSONAL PROPERTY IS LISTED AND TAXED BY A PUBLIC SERVICE COMPANY. (JUSTUS TRUCK LINES)	(\$1,553,309)	8452	MHANEY	2507 SUGARLOAF RD HENDERSONVILLE NC 28792	COUNTY	TAX LATE LIST FEE TOTAL: TAX LATE LIST FEE TOTAL:	\$8,714.06 \$871.41  \$9,585.47 \$2,174.63 \$217.46 \$2,392.09	\$0.00 \$0.00  \$0.00 \$0.00 \$0.00 \$11,977.56	\$8,714.06 \$871.41  \$9,585.47 \$2,174.63 \$217.46 \$11,977.56	\$0.00 \$0.00  \$0.00 \$0.00 \$0.00 \$0.00
<b>OWNER TOTAL:</b>												
(\$1,553,309)												
PHILLIPS, T ASHTON THE TRUST	0002854280-2022-2022-0000	HOUSE LISTED ON INCORRECT PARCEL. HOUSE NOW LISTED ON REID# 9961274. THE HOUSE WAS DOUBLE LISTED.	(\$479,500)	8438	TCANNON	256 W CHESTNUT RIDGES RD HENDERSONVILLE NC 28739	COUNTY	TAX LATE LIST FEE TOTAL: TAX LATE LIST FEE TOTAL:	\$3,927.00 \$0.00  \$700.00 \$0.00 \$0.00	\$0.00 \$0.00  \$0.00 \$0.00 \$0.00 \$11,977.56	\$2,690.00 \$0.00  \$2,690.00 \$0.00 \$0.00 \$11,977.56	\$0.00 \$0.00  \$0.00 \$0.00 \$0.00 \$0.00
<b>OWNER TOTAL:</b>												
(\$479,500)												
REILAND, HEIDI LYNN	0003106613-2022-2022-0000	PER DMV RECORDS UT REGISTERED IN POLK COUNTY	(\$1,710)	8436	YGONZALEZ	104 SUNSHINE DR HORSE SHOE NC 28742	COUNTY	TAX LATE LIST FEE TOTAL: TAX LATE LIST FEE TOTAL:	\$9.59 \$0.96  \$1.97 \$0.00 \$0.00	\$0.00 \$0.00  \$0.00 \$0.00 \$0.00 \$479.50	\$9.59 \$0.96  \$10.55 \$0.00 \$0.00 \$479.50	\$0.00 \$0.00  \$0.00 \$0.00 \$0.00 \$0.00
<b>OWNER TOTAL:</b>												
(\$1,710)												
ROBERTS, JAMES C	0002675277-2022-2022-0000	VOID ABSTRACT FOR 2022 AS MOBILE HOME IS LISTED AS REAL PROPERTY ON PARCEL 104476	(\$23,818)	8427	SMORROW	208 WESTALL ST EAST FLAT ROCK NC 28726	COUNTY	TAX LATE LIST FEE TOTAL: TAX LATE LIST FEE TOTAL:	\$133.62 \$0.00  \$30.96 \$0.00 \$0.00	\$133.62 \$0.00  \$30.96 \$0.00 \$0.00 \$30.96	\$133.62 \$0.00  \$30.96 \$0.00 \$0.00 \$30.96	\$0.00 \$0.00  \$0.00 \$0.00 \$0.00 \$0.00
<b>OWNER TOTAL:</b>												
(\$23,818)												
ROBERTS, JAMES CHARLIE	0003024011-2022-2022-0000	VOID ABSTRACT FOR 2022 AS MOBILE HOME IS LISTED AS REAL PROPERTY ON PARCEL 104476	(\$25,184)	8428	SMORROW	206 WESTALL ST EAST FLAT ROCK NC 28726	COUNTY	TAX LATE LIST FEE TOTAL: TAX LATE LIST FEE TOTAL:	\$141.28 \$0.00  \$32.74 \$0.00 \$0.00	\$141.28 \$0.00  \$32.74 \$0.00 \$0.00 \$164.58	\$141.28 \$0.00  \$32.74 \$0.00 \$0.00 \$164.58	\$0.00 \$0.00  \$0.00 \$0.00 \$0.00 \$0.00
<b>OWNER TOTAL:</b>												
(\$25,184)												

\*Adjustments submitted for approval on or before

# NCPTS Pending Release/Refund Report. Tuesday, January 24, 2023\*

OWNER	ABSTRACT	NOTE	VALUE CHANGE	ADJ. NUMBER	USER ID	SITUS ADDRESS	TAX DISTRICT	LEVY TYPE	BILLED	PAID	RELEASE	REFUND
SURRETT, ANTHONY WAYNE	0000265747-2022-2022-0000	VOID ABSTRACT, MOBILE HOME SOLD WITH REAL PROPERTY ON 12/01/2021	(\$8,563)	8450	SMORROW	25 SURRETT DR FLAT ROCK NC 28731	COUNTY	TAX LATE LIST FEE TOTAL: TAX LATE LIST FEE TOTAL:	\$48.04 \$4.80 \$52.84 \$11.13 \$1.11	\$0.00 \$0.00 \$0.00 \$0.00	\$48.04 \$4.80 \$52.84 \$11.13 \$12.24	\$0.00 \$0.00 \$0.00 \$0.00
	0003098044-2022-2022-0000	VOID ABSTRACT, MOBILE HOME SOLD WITH REAL PROPERTY ON 12/01/2021	(\$4,459)	8449	SMORROW	40 EVELYNS WAY FLAT ROCK NC 28731	COUNTY	TAX LATE LIST FEE TOTAL: TAX LATE LIST FEE TOTAL:	\$25.01 \$2.50 \$27.51 \$5.80 \$0.58	\$0.00 \$0.00 \$0.00 \$0.00	\$25.01 \$2.50 \$27.51 \$5.80 \$6.38	\$0.00 \$0.00 \$0.00 \$0.00
	0003103920-2022-2022-0000	PER DMV RECORDS SHOWS TAXPAYER DID NOT OWN UT ON 2022.	(\$13,022)	8447	YGONZALEZ	227 BRADSHAW AVE HENDERSONVILLE NC 28792	COUNTY	TAX LATE LIST FEE TOTAL: TAX LATE LIST FEE TOTAL:	\$13.32 \$0.00 \$13.32 \$3.09 \$0.00	\$0.00 \$0.00 \$0.00 \$0.00	\$13.32 \$0.00 \$13.32 \$3.09 \$0.00	\$0.00 \$0.00 \$0.00 \$0.00
WALDEN, LARRY ANTHONY			(\$2,374)									
<b>OWNER TOTAL:</b>												
<b>OWNER TOTAL: (\$2,374)</b>												
<b>GRAND TOTALS:</b>												
<b>GRAND TOTALS: (\$2,267,308)</b>												
<b>GRAND TOTALS: \$16,707.71</b>												
<b>GRAND TOTALS: \$603.26</b>												

\*Adjustments submitted for approval on or before

# 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

**Rebecca K. McCall**  
Chairman  
**J. Michael Edney**  
Vice-Chairman



**William G. Lapsley**  
**Daniel J. Andreotta**  
**David H. Hill**

## RESOLUTION DECLARING PERSONAL PROPERTY AS SURPLUS AND AUTHORIZING THE DISPOSITION OF PERSONAL PROPERTY BY SALE

**WHEREAS**, Henderson County owns the vehicle 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 vehicle as surplus and authorizing the sale to Blue Ridge Community College in the amount of \$4,514 via the sale, lease, exchange and joint use of governmental property as authorized by N.C.G.S. 160A-274; and

**WHEREAS**, it is the intent of the County to sale said surplus property.

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

1. The vehicle itemized on the attached Exhibit B is hereby declared to be surplus property.
2. Henderson County is hereby authorized to transfer by sale, the surplus property described above to Blue Ridge Community College.
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 6<sup>th</sup> day of February 2023.

HENDERSON COUNTY BOARD OF COMMISSIONERS

BY: Rebecca McCall  
Rebecca McCall, Chairman

ATTEST:

Denisa Lauffer  
Denisa Lauffer, Clerk to the Board



N.C.G.S. 160A-274

§ 160A-274. Sale, lease, exchange and joint use of governmental property.

(a) For the purposes of this section, "governmental unit" means a city, county, school administrative unit, sanitary district, fire district, the State, or any other public district, authority, department, agency, board, commission, or institution.

(b) Any governmental unit may, upon such terms and conditions as it deems wise, with or without consideration, exchange with, lease to, lease from, sell to, or purchase from any other governmental unit any interest in real or personal property.

(c) Action under this section shall be taken by the governing body of the governmental unit. Action hereunder by any State agency, except the Department of Transportation, shall be taken only after approval by the Department of Administration. Action with regard to State property under the control of the Department of Transportation shall be taken by the Department of Transportation or its duly authorized delegate. Provided, any county board of education or board of education for any city administrative unit may, upon such terms and conditions as it deems wise, lease to another governmental unit for one dollar (\$1.00) per year any real property owned or held by the board which has been determined by the board to be unnecessary or undesirable for public school purposes. (1969, c. 806; 1971, c. 698, s. 1; 1973, c. 507, s. 5; 1975, c. 455; c. 664, s. 9; c. 879, s. 46; 1977, c. 464, s. 34; 2001-328, s. 6.)

**Exhibit B: Proposed Surplus Property**

<b>ASSET NUMBER</b>	<b>DESCRIPTION</b>	<b>SERIAL</b>	<b>SALES PRICE</b>
14896	2011 Chevrolet Tahoe	1GNLC2E05BR349685	\$4,514
		TOTAL	\$4,514

# 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](http://www.hendersoncountync.gov)

**Rebecca K. McCall**  
Chairman  
**J. Michael Edney**  
Vice-Chairman



**William G. Lapsley**  
**Daniel J. Andreotta**  
**David H. Hill**

**WHEREAS**, Henderson County (herein called the “Agency”) has completed an application contract for Governors Crime Commission ; and the Henderson County Board of Commissioners (herein called the “Governing Body”) has thoroughly considered the problem identified and has reviewed the project as described in the contract, and

**WHEREAS**, the project referenced above is in the best interest of the Governing Body and general public, and

**WHEREAS**, the Board Chair is authorized to file, on behalf of the Governing Body, an application contract in the form prescribed by the Governor’s Crime Commission for federal funding in the amount of \$24,500.00 to be made to the Governing Body to assist in defraying the cost of the project described in the contract application, and

**WHEREAS**, the Governing Body has formally appropriated the cash contribution of \$0.00 as required by the project contract, and

**WHEREAS**, that the project director Mike Vesely, Deputy Sheriff designated in the application contract shall furnish or make arrangement for other appropriate persons to furnish such information, data, documents and reports as required by the contract, if approved, or as may be required by the Governor’s Crime Commission, and

**WHEREAS**, that certified copies of this resolution be included as part of the contract referenced above; and

**WHEREAS**, that this resolution shall take effect immediately upon its adoption.

# 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

**Rebecca K. McCall**  
Chairman  
**J. Michael Edney**  
Vice-Chairman

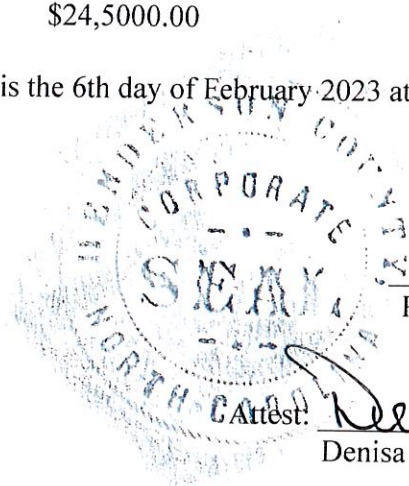


**William G. Lapsley**  
**Daniel J. Andreotta**  
**David H. Hill**

**NOW, THEREFORE, BE IT RESOLVED BY HENDERSON BOARD OF COMMISSIONERS:**

That Henderson County does hereby accept the Governor's Crime Commission grant of  
\$24,5000.00

Adopted this the 6th day of February 2023 at 113 North Main St, Hendersonville, North  
Carolina.



*Rebecca McCall*

Rebecca McCall - Board Chair

Attest:

*Denisa Lauffer*

Denisa Lauffer- Clerk to the Board of Commissioners



State Grant Certification – No Overdue Tax Debts

Date: 02-06-2023

To: State Agency Head and Chief Fiscal Officer

**Certification:**

We certify that Henderson County does not have any overdue tax debts, as defined by N.C.G.S. §105-243.1, at the federal, State, or local level. We further understand that any person who makes a false statement in violation of N.C.G.S. §143C-6-23(c) is guilty of a criminal offense punishable as provided by N.C.G.S. §143C-10-1.

**Sworn Statement:**

Rebecca McCall and Mike Vesely being duly sworn, say that we are the Board Chair and Project Director, respectively, of Henderson County of \_\_\_\_\_ in the State of North Carolina; and that the foregoing certification is true, accurate, and complete to the best of our knowledge and was made and subscribed by us. We also acknowledge and understand that any misuse of State funds will be reported to the appropriate authorities for further action.

*Rebecca McCall*

Board Chair

\_\_\_\_\_

Project Director

(Seal)

Sworn to and subscribed before me on the day of the date of said certification.

\_\_\_\_\_  
Notary Signature

My Commission Expires: \_\_\_\_\_

If there are any questions, please contact the Governor’s Crime Commission’s Grants Management Director at (919) 733-4564 or you may contact the North Carolina Office of State Budget and Management, [NCGrants@osbm.nc.gov](mailto:NCGrants@osbm.nc.gov) - (919) 807-4795.

G.S. §105-243.1 defines: “Overdue tax debt. – Any part of a tax debt that remains unpaid 90 days or more after the notice of final assessment was mailed to the taxpayer. The term does not include a tax debt, however, if the taxpayer entered into an installment agreement for the tax debt under G.S. 105-237 within 90 days after the notice of final assessment was mailed and has not failed to make any payments due under the installment agreement.”



**LINE-ITEM TRANSFER REQUEST  
HENDERSON COUNTY**



Department: FINANCE/SHERIFF'S OFFICE

Please make the following line-item transfers:

What expense line-item is to be increased?

Account	Line-Item Description	Amount	
<u>115431-551000-9034</u>	<u>HCSO: CAPITAL OUTLAY - EQUIPMENT</u>	<u>\$24,500</u>	
<u> </u>	<u> </u>	<u> </u>	
<u> </u>	<u> </u>	<u> </u>	
<u> </u>	<u> </u>	<u> </u>	
<u> </u>	<u> </u>	<u> </u>	
<u> </u>	<u> </u>	<u> </u>	
<u> </u>	<u> </u>	<u> </u>	
<u> </u>	<u> </u>	<u> </u>	\$24,500

What expense line-item is to be decreased? Or what additional revenue is now expected?

Account	Line-Item Description	Amount	
<u>114431-451001-9034</u>	<u>HCSO: GCC JAG GRANT FUNDING</u>	<u>\$24,500</u>	
<u> </u>	<u> </u>	<u> </u>	
<u> </u>	<u> </u>	<u> </u>	
<u> </u>	<u> </u>	<u> </u>	
<u> </u>	<u> </u>	<u> </u>	
<u> </u>	<u> </u>	<u> </u>	
<u> </u>	<u> </u>	<u> </u>	
<u> </u>	<u> </u>	<u> </u>	
<u> </u>	<u> </u>	<u> </u>	
<u> </u>	<u> </u>	<u> </u>	
<u> </u>	<u> </u>	<u> </u>	
<u> </u>	<u> </u>	<u> </u>	
<u> </u>	<u> </u>	<u> </u>	
<u> </u>	<u> </u>	<u> </u>	
<u> </u>	<u> </u>	<u> </u>	
<u> </u>	<u> </u>	<u> </u>	\$24,500

**Justification:** *Please provide a brief justification for this line-item transfer request.* \$0  
 TO BUDGET FOR NC DPS GOVERNERS CRIME COMMISSION GRANT, AWARDED TO THE SHERIFFS OFFICE. BOC APPROVED ON 2.6.2023.

	2/6/2023
Authorized by Department Head	Date
Authorized by Budget Office	Date
Authorized by County Manager	Date

*For Budget Use Only*

Batch # \_\_\_\_\_

BA # \_\_\_\_\_

Batch Date \_\_\_\_\_

## MEMORANUM OF UNDERSTANDING

A MOU TO PROVIDE FOR THE DEVELOPMENT OF THE FERNCLIFF PARK PROPERTY BETWEEN THE ECONOMIC INVESTMENT FUND OF HENDERSON COUNTY, THE COUNTY OF HENDERSON MADE PURSUANT TO N.C. GEN. STAT. §158-7.1

---

This MEMORANDUM OF UNDERSTANDING (the "*Agreement*") is made this the 6th day of ~~January~~, 2023, by and among the following parties:

- February
1. Economic Investment Fund of Henderson County, Inc., a North Carolina nonprofit corporation (the "*Fund*"), whose address is 330 North King Street, Hendersonville, North Carolina 28792.
  2. The County of Henderson, a body corporate and politic of the State of North Carolina (the "*County*"), whose address is 1 Historic Courthouse Square, Suite 5, Hendersonville, North Carolina 28792.

\* \* \* \* \*

The parties agree as follows:

### Purpose and Background.

3. The *Agreement* is to provide for the marketing, development and sale to industries meeting the *County's* Economic Development Assistance Guidelines, in a manner consistent with the land development ordinances of the *County*, of the "Ferncliff Park", which consists of 39.7 acres, more or less, and is located off Ferncliff Park Road in Mills River, Henderson County (the "*Property*").

4. The *Property* is more fully known as the parcel identified by PIN 9643239462. Exhibit A, and shown on the geographical information system of the *County*.

5. The *County* owns the *Property* for economic development purposes. The *Fund* markets the property and has received funds for due diligence purposes. The *Fund* has requested that the *County* transfer the property and the proceeds of the sale into an Economic Development Account to be established to support economic and product development through the Henderson County Partnership for Economic Development, Inc., a North Carolina nonprofit corporation ("*Partnership*") and the *Fund*.

6. The *Fund* has been marketing and will continue to market the *Property* through the *Partnership*.

7. The agreement will follow the covenants of Ferncliff Park and the potential expansion of the park through a land transfer with the Asheville Regional Airport for parcels identified through PIN 9643149129 and 9643159128

### Duration.

8. This *Agreement* shall remain in effect until the sale of all of the *Property* by the *Fund/County* to industrial clients qualifying for incentives under the *County's* Economic Development Assistance Guidelines (attached hereto and incorporated by reference as Exhibits B and C) or by mutual consent of both parties, at which point this *Agreement* shall expire and terminate as to all provisions except those which, by their terms, survive such expiration and termination.

**Ownership to the Fund.**

9. Because the *Fund* is established to secure industrial property and has and will invest into the due diligence of the property, proceeds shall go to the referenced Economic Development Account (do we want to say it this way based on John M's comments?).

10. Upon completing the MOU with the Asheville Regional Airport, the *County* shall transfer ownership and title of the *Property* to the *Fund*, subject to the first lien Deed of Trust.

**Operational Ownership of the Property.**

11. The marketing by the *Partnership* and the negotiations for the sale of the *Property* by the *Fund* shall attempt to locate manufacturing industries compatible with the goals of the area and which qualify for incentives under the Economic Development Assistance Guidelines the *County* and shall subdivide the *Property* for the same.

12. The terms of any proposed sale by the *Fund* and the associated Release by the *County*, will be presented, on a confidential basis pursuant to N.C. Gen. Stat. §143-318.11(a)(4), to the *County*. Such proposed sale shall be to a concern which qualifies for incentives under the Economic Development Assistance Guidelines of the *County* (Exhibits B and C).

13. Upon the *Initial Sale*, and all sales following, the proceeds of such sale(s) shall be applied as follows:

A. Repayment to *County* of for any expense above the initial 2022 purchase price and an establishment of an Economic Development Account that shall act as a revolving loan fund for economic development purposes. Net proceeds will be placed in the Account and will be used for economic development purposes by the *Fund and the Partnership*.

14. This *Agreement* provides the entire agreement of the parties hereto, and all prior or contemporaneous discussions, written communications, emails, are superseded by the terms hereof. This *Agreement* may only be amended by written instrument signed by all parties hereto.

15. This *Agreement* may not be assigned by any party hereto without the express written consent of all other parties.

16. There shall be no intended nor incidental third-party beneficiaries to this *Agreement*.

17. The *Fund* shall require all purchasers of the *Property* to certify to all of the following as part of the purchase agreement:

A. That the purchaser will comply with, and require all contractors and subcontractors to comply with, the requirements of Article 2 of Chapter 64 of the North Carolina General Statutes, "Verification of Work Authorization," sometimes known as E-verify;

B. That the purchaser is not on the Iran Final Divestment List created by the N.C. State Treasurer pursuant to N.C.G.S. § 147-86.58, and will not contract with anyone on such List; and

C. That the purchaser is not on the Companies that Boycott Israel List created by the N.C. State Treasurer pursuant to N.C.G.S. § 147-86.80, and will not contract with anyone on such List in performance of the work hereunder.

---

REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

Executed by the parties, as of the date shown above.

ECONOMIC INVESTMENT FUND  
OF HENDERSON COUNTY, INC.

By: \_\_\_\_\_  
P. KELLY LEONARD, Chairman

COUNTY OF HENDERSON

By: Rebecca McCall  
REBECCA MCCALL, Chairman of the Henderson  
County Board of Commissioners

Attest:

Denise L. Galt  
Clerk, Henderson County Board of Commissioners



This *Agreement* has been pre-audited in that manner required by the Local Government Fiscal Control Act.

\_\_\_\_\_  
Finance Director for the City of Hendersonville

\_\_\_\_\_  
Finance Director for Henderson County

STATE OF NORTH CAROLINA  
COUNTY OF HENDERSON COUNTY

BEFORE THE HENDERSON COUNTY  
BOARD OF COMMISSIONERS

---

IN THE MATTER OF THE ADVERTISEMENT OF TAX LIENS

---

ORDER

Having received the report of the Henderson County Tax Collector dated February 6, 2023, which report indicates that there exist unpaid taxes for Tax Year 2022 of \$3,532,269.35, it appears to the Board of Commissioners of Henderson County and the Board so finds that it is appropriate and necessary to advertise, pursuant to N.C. Gen. Stat. §105-369, the Tax Liens on Real Property for Failure to Pay Taxes.

WHEREFORE, IT IS ORDERED that the Henderson County Tax Collector proceed to advertise the tax liens pursuant to N.C. Gen. Stat. §105-369.

Unanimously adopted, this 6<sup>th</sup> day of February 2023.

HENDERSON COUNTY BOARD OF COMMISSIONERS

By: Rebecca McCall  
REBECCA MCCALL, Chairman

Attest:

Denisa A. Lauffer  
Denisa A. Lauffer, Clerk to the Board



# 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

Rebecca K. McCall  
Chairman  
J. Michael Edney  
Vice-Chairman



William G. Lapsley  
Daniel J. Andreotta  
David H. Hill

## RESOLUTION SUPPORTING THE IDENTIFICATION OF PARTY AFFILIATION FOR CANDIDATES FOR HENDERSON COUNTY BOARD OF EDUCATION

WHEREAS, members of the Henderson County Board of Education are currently elected as non-partisan candidates; and,

WHEREAS, identification of candidates' party and/or ideological affiliation will provide voters with more information on the policies and positions such candidates support; and,

WHEREAS, an estimated forty-six (46) other school districts in North Carolina currently identify their Board of Education candidates by party affiliation; and,

WHEREAS, election clarity and transparency are of utmost importance to insure voters a basis for their decisions;

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

1. That the Henderson County Board of Commissioners requests the North Carolina General Assembly establish that henceforth the party affiliation of candidates for the Henderson County Board of Education be identified on any/all primary and general election ballots.

2. Further, that this change in the election of the Henderson County Board of Education members shall not impact the terms of any current members of the Henderson County Board of Education.

3. Further, that this change begin in the next election cycle for members of the Henderson County Board of Education, in 2024.

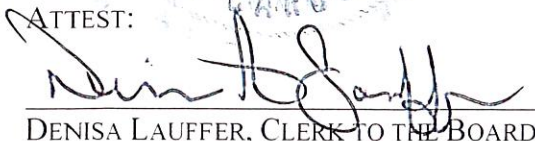
4. That this Resolution shall be forwarded to the Senator and Representatives who represent Henderson County in the North Carolina General Assembly and a copy be retained in the Office of the Clerk to the Board of Commissioners.

Adopted this the 6<sup>th</sup> day of February, 2023.



REBECCA MCCALL, CHAIRMAN  
HENDERSON COUNTY BOARD OF COMMISSIONERS

ATTEST:

  
DENISA LAUFFER, CLERK TO THE BOARD