

MINUTES

**STATE OF NORTH CAROLINA
COUNTY OF HENDERSON**

**BOARD OF COMMISSIONERS
WEDNESDAY, MARCH 20, 2024**

The Henderson County Board of Commissioners met for a regularly scheduled meeting at 9:30 a.m. in the Commissioners' Meeting Room of the Historic Courthouse on Main Street, Hendersonville.

Present for the meeting were Chairman Rebecca McCall, Vice-Chair J. Michael 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, Parks and Recreation Director Bruce Gilliam, Engineer Marcus Jones, Planning Director Autumn Radcliff, Planner Liz Hansen, Human Resources Director Karen Ensley, Capital Projects Manager Bryan Rhodes, DSS Director Jerrie McFalls, Emergency Management/Rescue Coordinator Jimmy Brissie, and PIO Kathy Finotti – videotaping. Deputy Chris Stepp provided security.

CALL TO ORDER/WELCOME

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

INVOCATION

County Manager John Mitchell provided the invocation.

PLEDGE OF ALLEGIANCE

Commissioner Hill led the Pledge of Allegiance to the American Flag.

RESOLUTIONS AND RECOGNITIONS

2024.035 Resolution – Declaring March as National Athletic Training Month in Henderson County

The Henderson County Board of Commissioners was requested to adopt the Resolution below, declaring March as National Athletic Training Month in Henderson County.

Commissioner Andreotta read the Resolution aloud.

RESOLUTION - DECLARING MARCH AS NATIONAL ATHLETIC TRAINING MONTH IN HENDERSON COUNTY

WHEREAS, athletic trainers have a long history of providing quality health care for athletes and those engaged in physical activity based on specific tasks, knowledge, and skills acquired through their nationally regulated educational processes and

Approved:

WHEREAS, athletic trainers provide prevention of injuries, recognition, evaluation and aggressive treatment, rehabilitation, health care administration, education and guidance; and

WHEREAS, the National Athletic Trainers' Association represents and supports members of the athletic training profession employed in the following settings: professional sports, colleges and universities, high schools, clinics and hospitals, corporate and industrial settings, and military branches; and

WHEREAS, leading organizations concerned with athletic training and health care have joined together in a common desire to raise public awareness of the importance of the athletic training profession and to emphasize the importance of quality health care within the aforementioned settings and

WHEREAS, such an effort will improve health care for athletes and those engaged in physical activity and promote athletic trainers as health professionals;

NOW, THEREFORE, BE IT RESOLVED that the Henderson County Board of Commissioners do hereby proclaim March as National Athletic Training Month in Henderson County and urge the citizens of the County to learn more about the importance of athletic training.

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

Adopted this the 20th day of March 2024.

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

Recognition - Hendersonville High School Construction Award

Vannoy and LS3P presented to Henderson County and HCPS the Carolinas AGC's 2023 Pinnacle Award for "Best Building Project" for the Hendersonville High School Renovations and Expansion Project completed in the summer of 2022. The team was fortunate to be awarded this achievement, out of all Projects within North and South Carolina, in the category of +\$5M! Pinnacle entries are judged on unique aspects and challenges, special values, project management, budget and schedule, and safety performance. Pinnacle-winning projects enhance the Carolinas and advance the construction industry.

The HHS Expansion Project could not have been as successful without the support and hard work of the commissioners, Henderson County Staff, HCPS staff, Hendersonville High School staff, and the community. What set this project apart was the cooperation and coordination that everyone involved in the project shared daily. When the pandemic shut down schools in March of 2020, this team (Henderson County Commissioners, HCPS, Hendersonville High Faculty, LS3P, WGLA, Vannoy, and numerous other local Trades and Vendors) thought "out-of-the-box" and worked together to come up with solutions that brought this project in 11 months ahead of schedule, and

Approved:

roughly \$1.5M under budget. Vannoy and LS3P were grateful to be a part of the continued growth and success of this County.

INFORMAL PUBLIC COMMENT

1. Suzanne Hale supported protecting lands and forests from increased development; she believed the board's revisions to the Comprehensive Plan made the proposed plan worse instead of better and failed to deliver what the citizens wanted.
2. Deb Lyda said that farming preserves land and promotes tourism.
3. Lenore Threlkeld does not believe the proposed comp plan protects farmlands and urged the Board not to adopt the plan.
4. Ken Shelton said the proposed comp plan largely ignores the survey results submitted by the county's citizens. He supported keeping Henderson County's land rural.
5. Garrett Graham does not want Henderson County to be overdeveloped. He supported the formation of a Farmland Preservation Task Force and urged the Board not to adopt the plan.
6. Joe Elliott referred to the proposed Comp Plan as a "word salad." He believed the plan did not support the opinions of the 7000 survey results that were returned to the county as part of the development of the proposed plan.
7. Paul Shoemaker loved the county's rural character and believed growth should be planned to protect and preserve its rural areas.
8. John Cooler requested the Board reconsider the adoption of the proposed Comp Plan.
9. Danny Maybin believed Commissioner Hill to be a man of integrity and commended Hill for his conscious way of governing. Maybin said there was a disconnect between local government and its constituents.
10. Jason Jordan urged the Board to consider a collaborative approach to forming the Farmland Task Force and delay the adoption of the Comp Plan.
11. Lori Chabot opposed a recently approved campground in her neighborhood.
12. Randal Richmond was in opposition to the Green Haven Campground that had been approved to operate in his community in the Etowah community.
13. Ron Chabot was in opposition to the Green Haven Campground.
14. Jane Bilello wanted to preserve and protect the county's environment. She voiced concerns about rural and floodplain areas in the county.
15. David Weintraub opposed the adoption of the Comp Plan, saying it lacked vision and foresight.
16. Matt Matteson said the current Comp Plan adopted in 1993 was about solutions and intelligent growth. He believed the proposed 2045 plan needs to be amended before adoption.
17. Sharon Willen wanted to protect the county's rural and conservative nature. She supported a plan that included efficient and effective residential and commercial growth management.
18. Chuck McGrady supported changes to the utility service area and urged the Board to resist extending the sewer line, which would promote sprawl.
19. Michael Reid was concerned about the proposed density allowed in the plan. He said the county had ignored problems with Etowah sewer.
20. Richard Freudenberger urged that the Board not adopt the plan.
21. Chris Berg agreed with Chuck McGeady's approach of examining the plan's goals and using the tools of the urban service boundary conservatively. He did not support leading the infrastructure of sewers as the major tool to shape the county's growth. Berg also spoke of atmospheric problems regarding methane and carbon dioxide.
22. Nora Stepp had seen consistent population growth and believed the secret about how wonderful the county was out.
23. Konnie Hall opposed the approval of a men's drug rehabilitation center on Evans Road. She believed

Approved:

- the special use permit approval was a complete sham and urged the Board to revoke it.
24. Kirk Hall opposed the special use permit approval for First Contact Addiction Ministries and wanted the Board to revoke the permit.
 25. Louise Harvey believed the Zoning Board of Adjustment had erred in approving the special use permit for First Contact Addiction Ministries.
 26. Charles Harvey echoed the comments made by Louise Harvey regarding the special use permit approval for First Contact Addiction Ministries.
 27. Nancy Diaz supported the adoption of the Comp Plan. She urged the Board to form a joint resolution with the City of Hendersonville for water and sewer.

DISCUSSION/ADJUSTMENT OF AGENDA

Chairman McCall made the motion to accept the agenda as presented. All voted in favor, and the motion carried.

CONSENT AGENDA consisted of the following:

Approval of Minutes

Draft minutes were presented for Board review and approval for the following meeting:
February 27, 2024 – Special Called Meeting and March 4, 2024 – Regularly Scheduled Meeting

Motion:


I move the Board approve the minutes of February 27 and March 4, 2024.

Tax Collector’s Report


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

Please find outlined below collections information through March 6, 2024 for 2023 real and personal property bills mailed on August 21, 2023. Vehicles taxes are billed monthly by NC DMV.

Henderson County Annual Bills (Real and Personal Property):

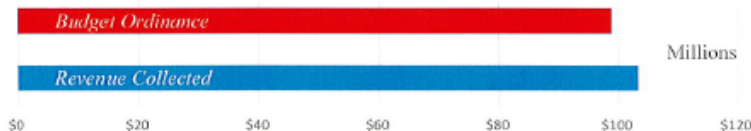
2023 Beginning Charge:	\$99,217,401.89	
Discoveries & Imm.	\$216,128.76	
Releases & Refunds:	(\$298,034.81)	
<u>Net Charge:</u>	<u>\$99,135,495.84</u>	
Unpaid Taxes:	\$1,752,222.56	
Amount Collected:	\$97,383,273.28	98.23%

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

Net Charge:	\$5,183,259.04	
Unpaid Taxes:	\$16,135.73	
Amount Collected:	\$5,167,123.31	

Henderson County FY24 Budget Analysis:

<u>Budget Ordinance</u>		<u>Revenue Collected</u>	
Ad Valorem:	\$97,695,412.00	Ad Valorem:	\$102,550,396.59
Prior Years:	\$1,041,250.00	Prior Years:	\$702,159.60
Budget Total:	\$98,736,662.00	YTD Revenue:	\$103,252,556.19



Dogwood Health Trust Grant for Housing Assistance Cooperation

On behalf of and in support of the Housing Assistance Corporation Apple Ridge project, Henderson County has identified a funding source through the Dogwood Health Trust to help meet the project’s financial requirements.

Approved:

The Apple Ridge project is located near the city of Hendersonville, in Henderson County, North Carolina. Homes offered at the Apple Ridge Subdivision will be 3-4 bedroom two bath homes with an approximate square footage of 1176 – 1244. These homes are available to qualified persons based on household size and income. The Housing Assistance Corporation's homeownership program utilizes the USDA 502 Direct loan, which targets 80% AMI and below. The 20 units proposed for this grant application will be in our sweat equity program. Homeowners work in groups of 4-6 and are involved in 65% of the build of all homes. Once all 4-6 homes are completed, everyone moves in. HAC's organizational goals are to provide safe and affordable housing to persons of limited income, and this project is highly needed in the Henderson County area. Henderson County has already committed \$1.5 million to this project for utilities and infrastructure, and the City of Hendersonville has committed \$800,000 for utilities.

The additional grant request through Strategic Priority Grant on behalf of the Housing Assistance Corporation is for \$1 million to support general construction needs.

Motion:

I move that the Henderson County Board of Commissioners direct staff to move forward on seeking the Strategic Priority Grant through the Dogwood Health Trust in support of the Housing Assistance Corporation's Apple Ridge project.

2024.036 Budget Amendment – E911 Fund Balance Appropriation

Staff requested the Board approve a budget amendment that appropriates the E911 fund balance for PowerPhone Total Response Protocol Software for specific call handling features, which was not included in the original budget for E911.

Motion:

I move the Board approve the budget amendment to appropriate fund balance.

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

DISCUSSION

Chairman McCall thanked the Planning Board Staff for creating the proposed 2045 Comprehensive Plan and for the countless hours spent going through the plan line by line to ensure it was the best plan possible. Mrs. McCall emphasized that the plan was not a Land Development Code or a zoning ordinance. This plan is an outline, a plan.

2024.037 Henderson County 2045 Comprehensive Plan Adoption

Starting in July of 2021, the County embarked on developing its new comprehensive plan. Over the course of 24 months, thousands of community members actively participated in the planning process to shape the plan's vision for 2045. On December 5, 2022, the Board of Commissioners (BOC) were presented the Planning Board's recommended draft version and held a public hearing. The Board decided in January 2023 to review each plan goal and its action steps and, in July 2023, began to review the draft Future Land Use Map (FLUM).

The Board responded to public comment, strengthened recommendations related to agricultural preservation, and edited the FLUM in the Etowah area. The latest version of the 2045 Comprehensive Plan reflects these changes, along with others the Board discussed over several months.

Approved:

Copies of the plan, including all 2023 BOC revisions, were provided at the January 2nd meeting and made available online for public view. The Board decided to review the entire document and allow the public to review the changes as they are incorporated into the document’s final form. The BOC requested staff return in March to present the adoption plan.

2045 Comprehensive Plan

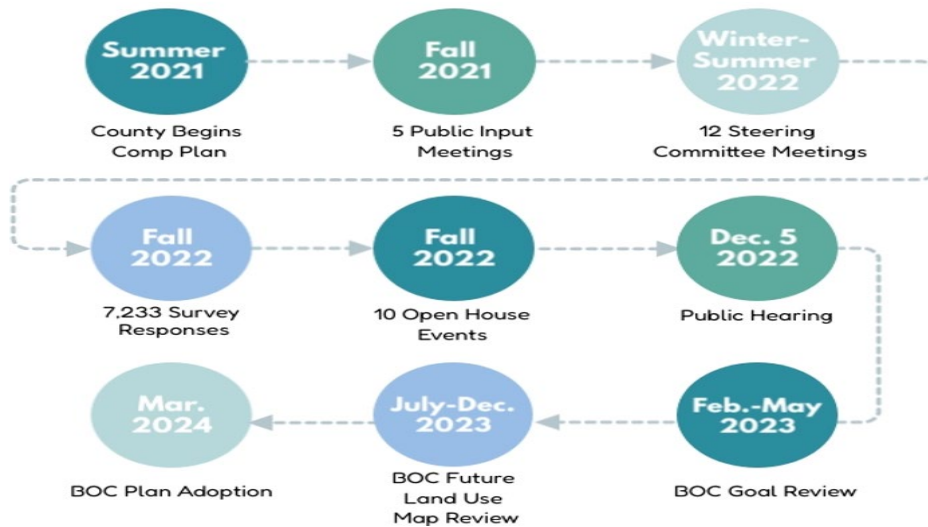
HENDERSON COUNTY BOARD OF COMMISSIONERS
MARCH 20, 2024

JANNA BIANCULLI, SENIOR PLANNER
HENDERSON COUNTY PLANNING DEPARTMENT

Overview

- ▶ Henderson County is required to “adopt and reasonably maintain a comprehensive plan” under NC General Statute § 160D-501
- ▶ The Henderson County 2045 Comprehensive Plan is a roadmap for how the County can grow over the next 20 years, while maintaining rural character. The plan calls for preservation of farmland and open space, redevelopment and investment in anchor areas within the Utility Service Area, connectivity of people, jobs, businesses, and infrastructure, and expanding opportunity to communities across the County
- ▶ The plan in its entirety will be used when making development decisions
- ▶ The adoption of the 2045 plan will officially replace the existing and extended 2020 plan

PLANNING PROCESS



Approved:

Commissioners' Revised Draft Plan

- ▶ Includes all changes discussed by the Board in 2023 including all edits to the goals and action steps as well as the changes to the Future Land Use Map
- ▶ Additional changes were made for clarity and logic based upon BOC comments made at previous meetings:
 - ▶ Included a definition for Urban Growth Boundary (UGB)
 - ▶ Described the UGB within the plan on the page where the USA is described
- ▶ All changes are based on consensus that the Board reached at previous meetings
- ▶ Although staff posted all changes made to the goals and action steps in a separate document as the changes were made throughout 2023, on January 2nd this final version was posted online at www.hendersoncounty2045.com

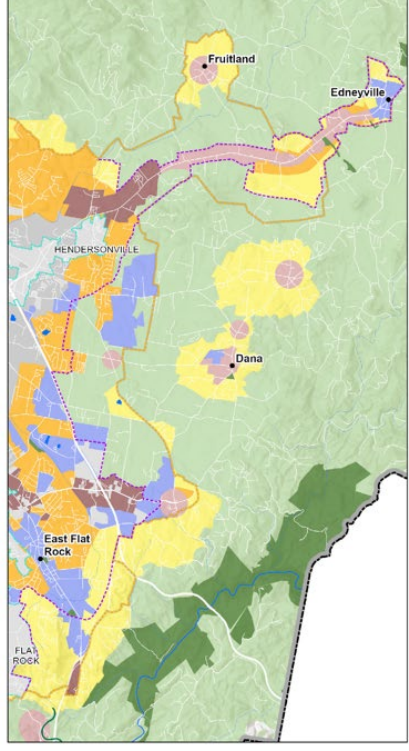
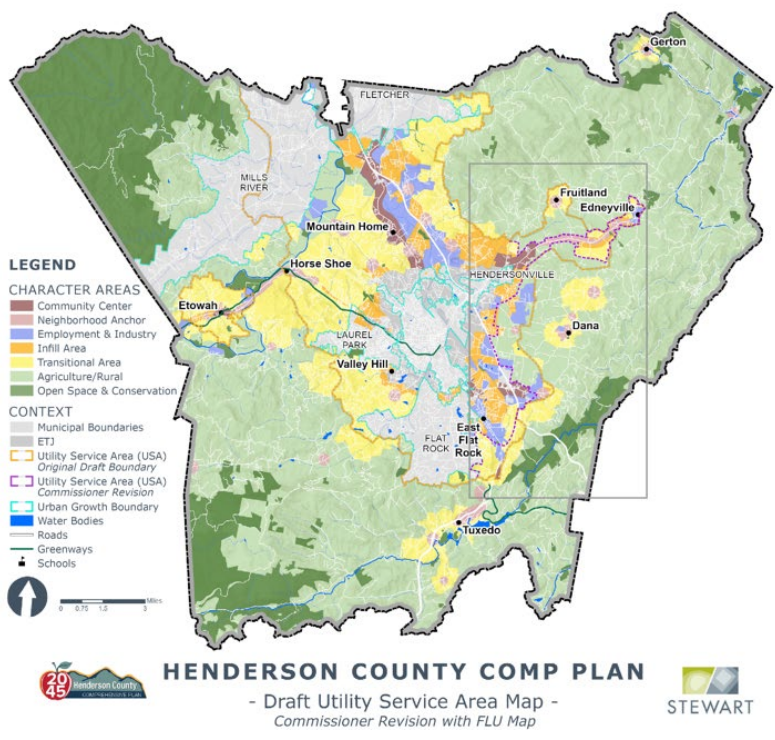
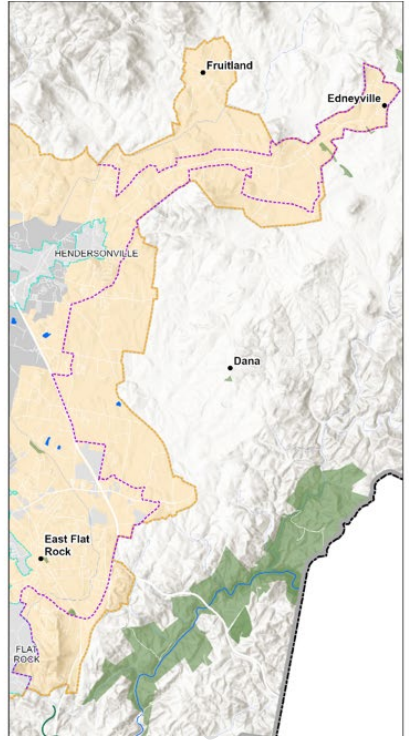
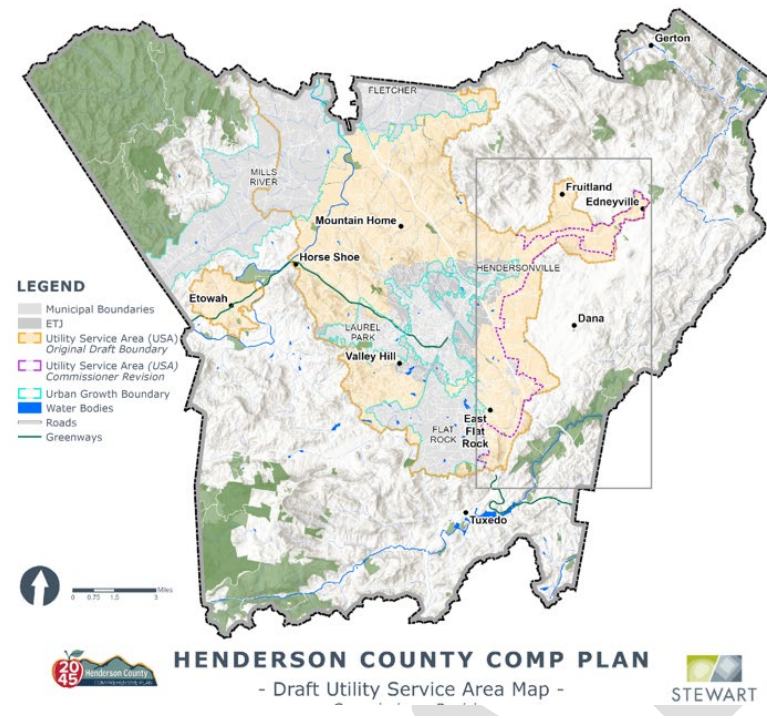
Next Steps

- ▶ Questions & Discussion
- ▶ Adopt Plan



Moving Forward

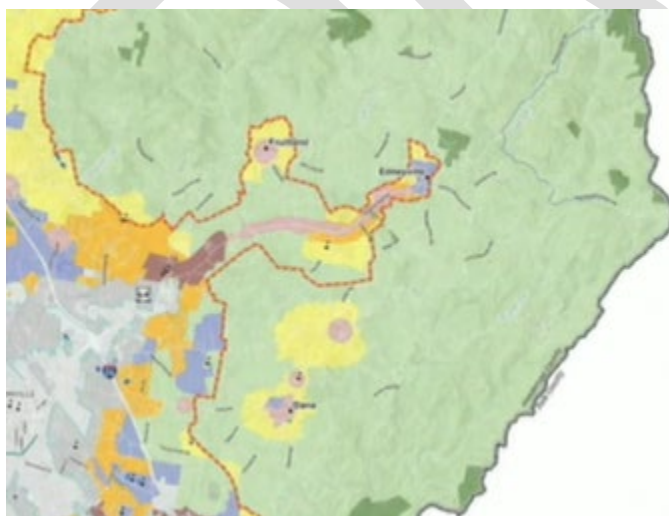
Approved:



Approved:



Chairman McCall said the orange dotted line in the map below identifies the utility service area (USA), and she learned that the city had used this line as its proposed growth line. She explained that the City, which owns the utilities, has the ability to annex if a developer of the property agrees. Now, the county is installing the sewer in the Etowah area and will own that sewer system, and the city will not have the ability to annex. However, McCall wants to change the line representing the utility service area and not include the green spaces shown. She said the dotted line also included a lot of green space in the lower portion of the county east of I26 that she wanted to exclude from the USA. She met with the Planning Department staff to have the map redrawn based on her vision.



The discussion moved to the TA—Transitional Area outlined in the plan. The Board discussed the maximum allowable density per acre. In an effort to prevent extensive growth, Chairman McCall stated she would like to lower the maximum allowable density in the TA from 2-4 units per acre to 2 units per acre. And, in the infill area, the maximum density should be lowered from 8-14 units

Approved:

per acre to 8 units per acre. The requested changes also include:

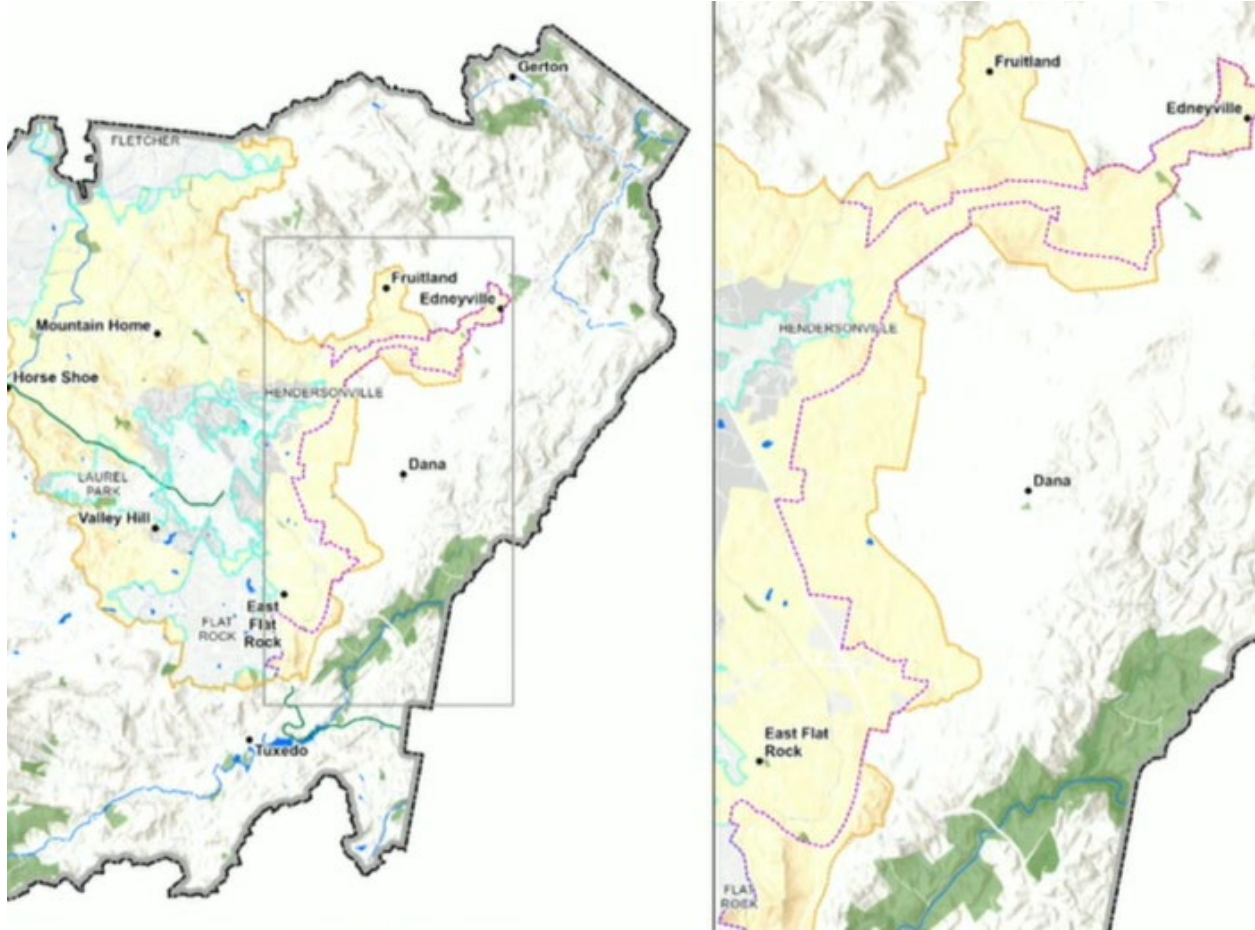
- Pg. 16 Add percentages to the graph legend.
- Pg. 31 Add the word “government” as and industry in the “Stable Economic Growth” paragraph.
- Pg. 49 Include the following sentence in the USA description, “The County encourages future development of water and sewer in coordination with the City of Hendersonville.”
- Pg. 51 Include Dana in the first sentence of #5.
- Appendix. remove definition for “8 80 Cities”.

After a discussion between Commissioner Hill and Chairman McCall, Senior Planner Janna Bianculli clarified that just because the map was a shaded color in an area did not mean the land would have the maximum allowable density. She said the Board would have the opportunity during the Land Development Code rewrite to choose which zoning districts go where.

Those changes are depicted in the map below. The outer yellow and the new dotted red line define the previous line. This new red dotted line brings the USA considerably to the other side of I26, where the city has already annexed except the Edneyville area. She stressed that they (the city) would no longer have the ability to annex that area.

Commissioner Lapsley noted that a number of people have criticized this plan, indicating that it implies that the Board supports urban sprawl. The fact that this utility line is that all development from the current City of Hendersonville is limited to that line is an area where we anticipate and encourage urban development and high-density development. This board does not support that, so he proposed that the line be closer to the existing city limit. Lapsley said the only issue with urban sprawl in the area where this Board has zoning authority is with the City of Hendersonville. He said it needs to be clear to the city that we do not want to encourage the expansion of their urban area beyond the red utility service area line. He proposed that each board member propose where the red line needs to be drawn. Chairman McCall noted that changing this map would mean subsequent maps throughout the plan would need to be changed. John Mitchell said yes and added that for the public and posterity, there would not be a meeting of the Board held behind closed doors to draw the line; the line would be drawn in open session.

Approved:



After discussion, Chairman McCall said the Board was ready to vote with the exception of the open item of finalizing the future land use map. County attorney Russ Burrell said the maps would be an essential part of the vote and suggested the vote be tabled until later in the meeting. With that, Chairman McCall informed the audience that the Board would go into closed session, eat lunch, and resume the meeting at 1:00 p.m.

Commissioner Edney made the motion to go into closed session pursuant to N.C. Gen. Stat. §143-318.11(a)(3),(5). All voted in favor, and the motion carried.

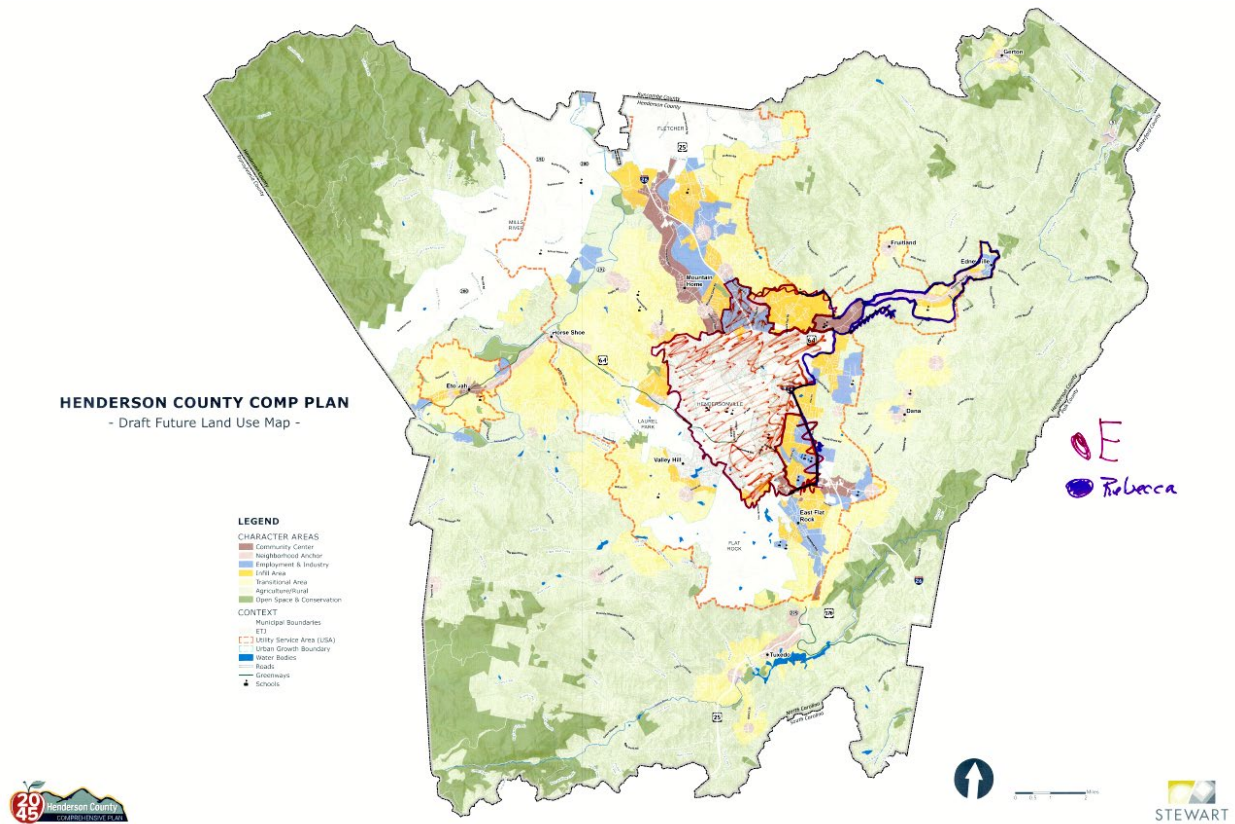
CLOSED SESSION

Vice-Chair Edney made the motion to go out of closed session. All voted in favor, and the motion carried.

The meeting was reconvened at 1:00 p.m.

After much discussion, *Commissioner Lapsley made the motion to adopt the 2045 Comprehensive Plan with the changes recommended by the Chair. These include a maximum allowable density of 8 units per acre in the Infill Area, additions to the document text and graphs, and to include the revisions to the Future Land Use Map, specifically the USA around Edneyville and the municipalities discussed following the lunch break. All voted in favor, and the motion carried.*

Approved:



Commissioner Hill requested that staff provide each member of the Board with a printed copy of the Permitted Use Table along with the Supplemental Requirements. Once received, he said the Board would make their recommendations, which would be sent for review by the Planning Board.

2024.038 Set Public Hearing for Land Development Code Text Amendments (TX-2024-01)

With the adoption of the Henderson County 2045 Comprehensive Plan at this meeting, the Board of Commissioners was requested to set a public hearing for the amendment of the Land Development Code. The Code currently reflects the 2020 Comprehensive Plan in many places since the documents are intertwined. In order for the County to provide development services to the community, basic amendments are required to reflect the newly adopted 2045 Comprehensive Plan. These amendments will convert language from the old plan to corresponding terminology in the new plan.

Chairman McCall made the motion that the Board set a public hearing on the proposed Land Development Code Text Amendments (TX- 2024-01) for Wednesday, April 17, 2024, at 9:30 a.m.

Broadband Task Force

The Broadband Taskforce reviewed program guidance for the North Carolina Department of Information Technology (NCDIT) broadband funding programs, including the GREAT grant (Growing Rural Economies with Access to Technology), RDOF (the Rural Digital Opportunity Fund), and CAB (Completing Access to Broadband). The CAB program is currently seeking funding commitment forms and county priority areas for broadband access. These items will be included in a Scope of Work from counties across the state, and internet service providers will bid for each contract. The task force directed Staff to use spatial data to help identify high-need areas that could be prioritized in a CAB Scope of Work. If no priority areas are identified, all unserved

Approved:

addresses in the County would be considered of equal priority. Any funds committed by the County could thus be used to fund a project area proposed by a provider.

Staff identified areas without broadband access and have mapped those locations alongside Census data, emergency response data, cell service data, and other broadband-funded locations to help select potential priority areas. Staff also estimated how many addresses could be served by different levels of committed funds under CAB’s program rules.

The following steps are for the task force to receive Board direction on total funding allocation. They will then direct Staff to complete CAB Commitment Forms and a Scope of Work and collaborate with NCDIT on selection criteria for responding providers.

Henderson County & Broadband Access
Priority Areas & Funding
for the Completing Access to Broadband Program



Completing Access to Broadband (CAB)

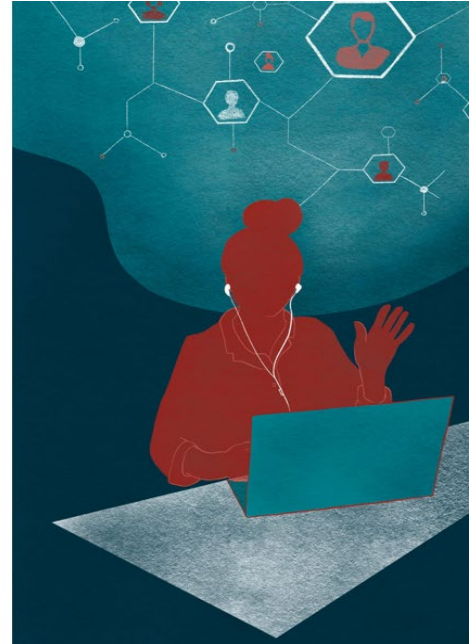
Program Overview

- CAB is a partnership between NCDIT and NC county governments using ARPA funds to connect households and businesses to broadband.
- Procurement process with individual Scopes of Work for each county that may include “high priority areas.” Once award is made, the project is contracted right away to a pre-qualified service provider.
- A *County Commitment Form* with an “up to” amount of funding we plan to commit is required by the program.
- The Stop-Gap Program and BEAD will be following CAB to continue completing access to widely spread unserved areas that are harder to reach.

Approved:

Purpose: Determine Next Steps For CAB

- Allocate funds to be committed for CAB Program
- Identify CAB priority areas (optional)
 - Partner with State to identify high-need
 - See what's eligible under CAB Program rules
 - Examine datasets to help identify high-need areas:
 - Cell coverage
 - Access to emergency services
 - School-age population
 - Income level
 - Density of unserved homes or businesses



Outcomes: Allocating Funds for CAB

Option 1

Commit the \$900,000 ARPA funds already earmarked for Broadband, reaching an *estimated 570 locations.*

Option 2

Commit more funds to leverage as much \$ as we can from the State Match. Connect more people now to internet and make future connections to unserved areas more feasible.

Outcomes: Selecting Priority Areas (optional)

Option 1

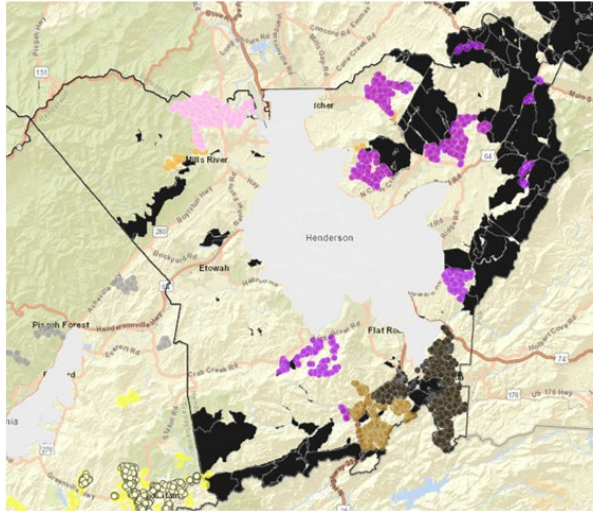
Select one or more Priority Areas for the CAB program's Scope of Work once funding Commitment Forms are complete, which could be **difficult-to-reach areas or acute need**

Option 2

Do not submit any priority areas and let Internet Service Providers who bid on our project propose the areas for connection. If no priority areas are identified, **all eligible addresses are given equal weight.**

Previous Efforts

Approved:



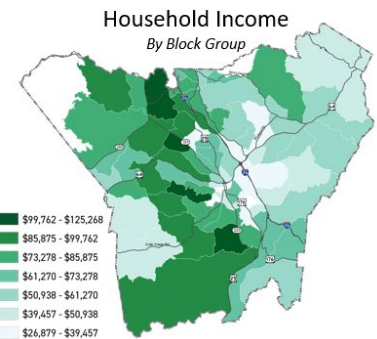
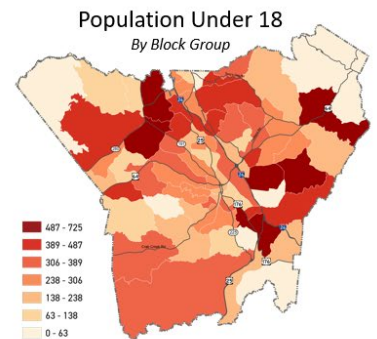
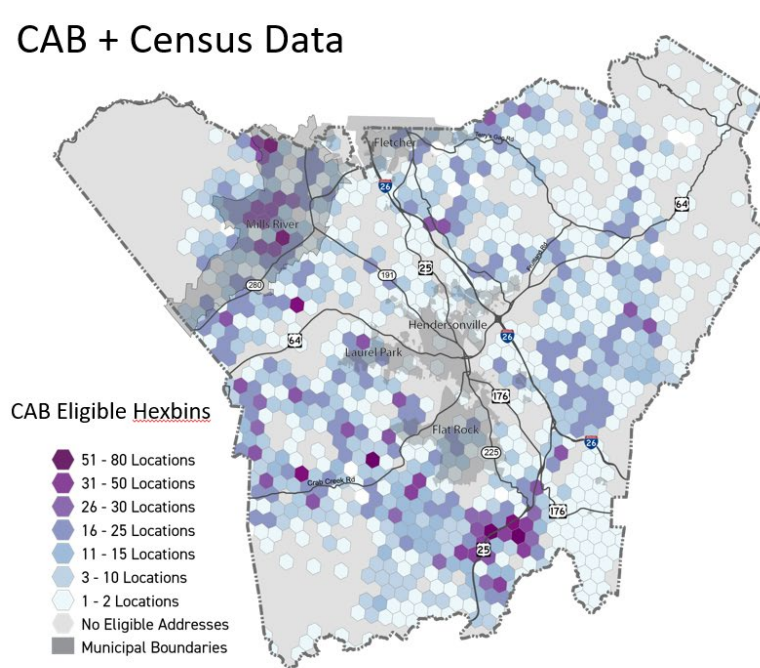
*This map is unverified and DOES NOT reflect updates from the protest period. It is only to illustrate potential unclaimed BSLs that could be included in future GREAT Grant RFP process.

The map shows GREAT grant application and RDOF locations. Some of the mapped addresses align with unserved areas identified by CAB planning tool map.

Mapping Broadband Need

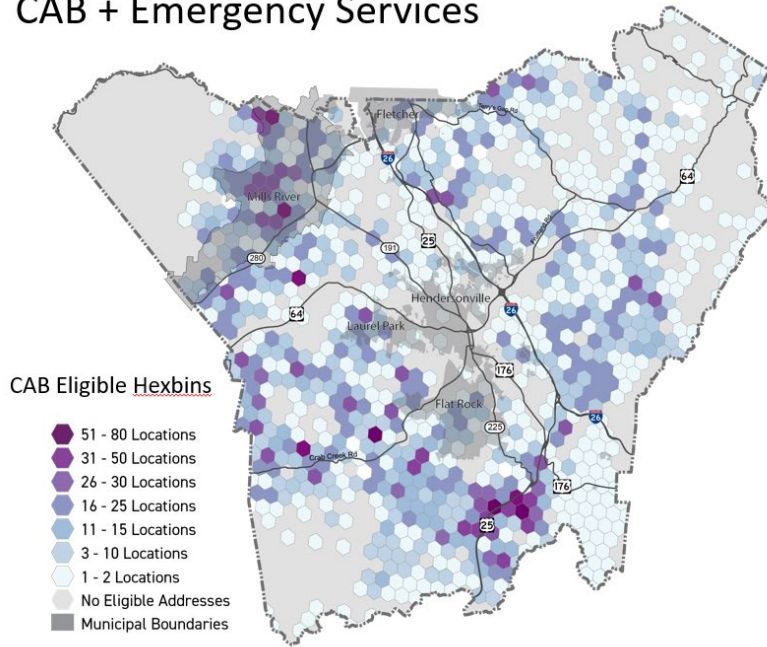
To better identify areas of high need, the following maps show availability of emergency services, cell phone coverage, school-age population density, and income across the County alongside data showing density of unserved addresses.

CAB + Census Data

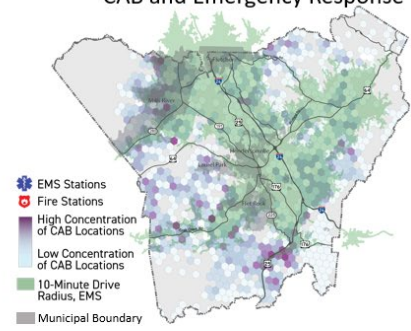


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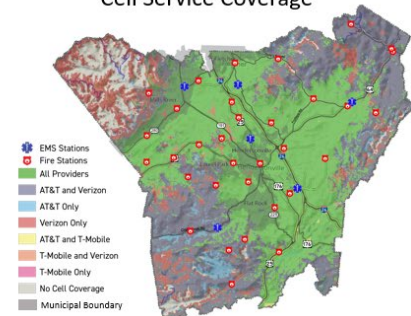
CAB + Emergency Services



CAB and Emergency Response

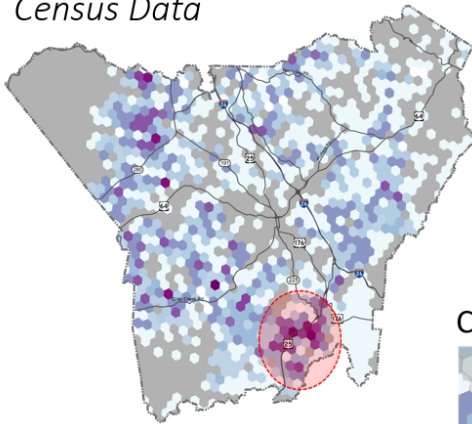


Cell Service Coverage



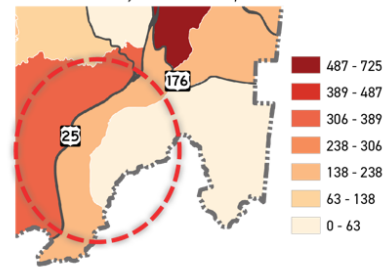
Focus Area 1: SE of County

Census Data

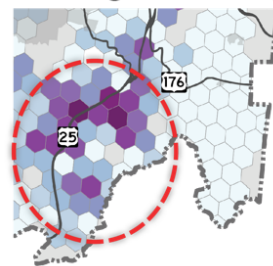


Population Under 18

By Block Group

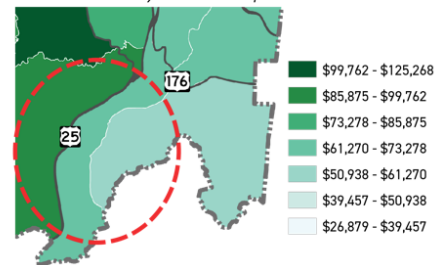


CAB Eligible Density



Household Income

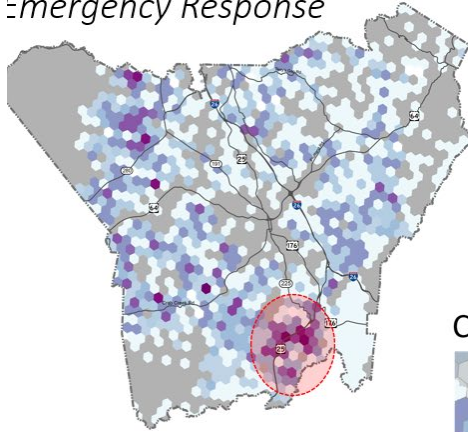
By Block Group



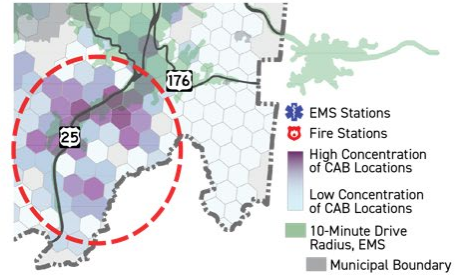
Approved:

Focus Area 1: SE of County

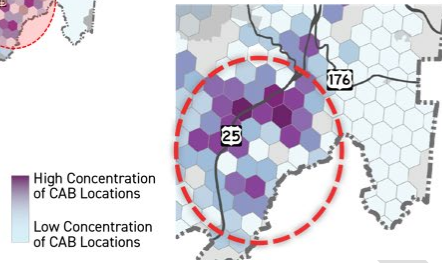
Emergency Response



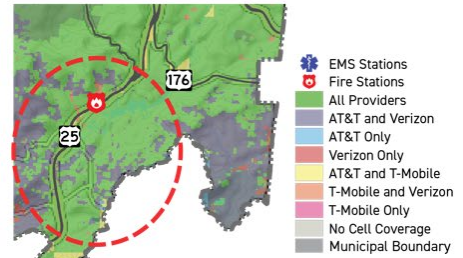
Emergency Response & CAB



CAB Eligible Density

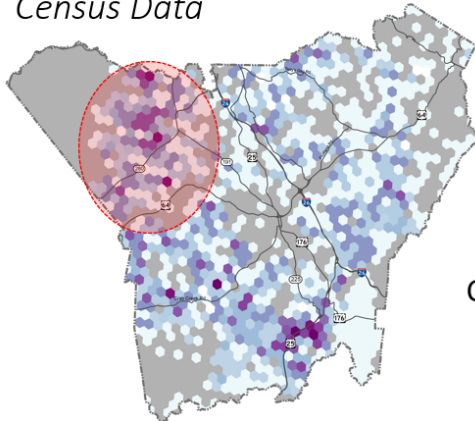


Cell Service Coverage

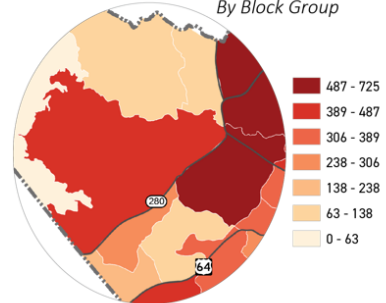


Focus Area 2: NW of County

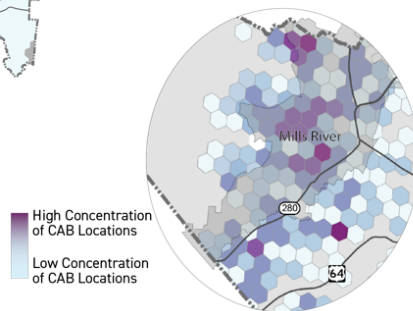
Census Data



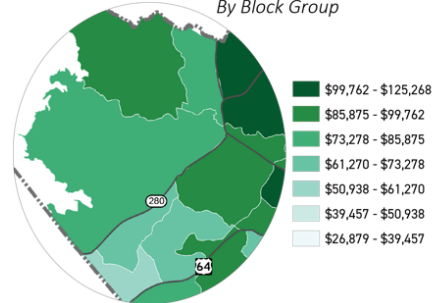
Population Under 18



CAB Eligible Density

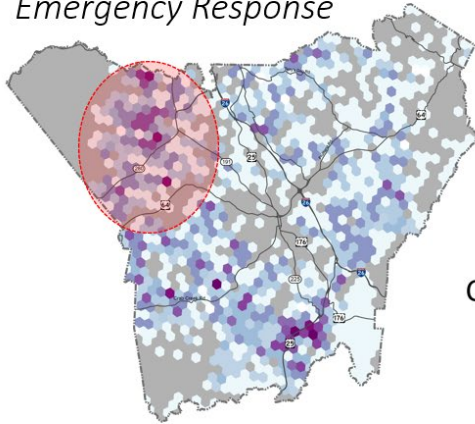


Household Income

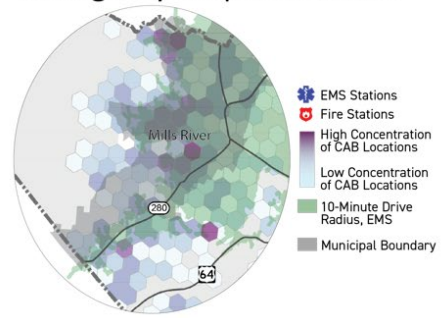


Focus Area 2: NW of County

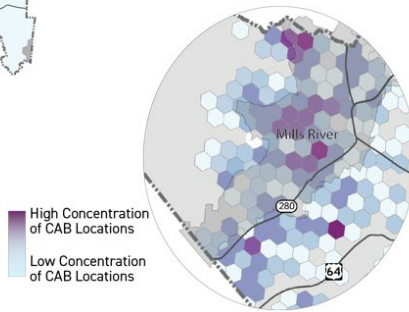
Emergency Response



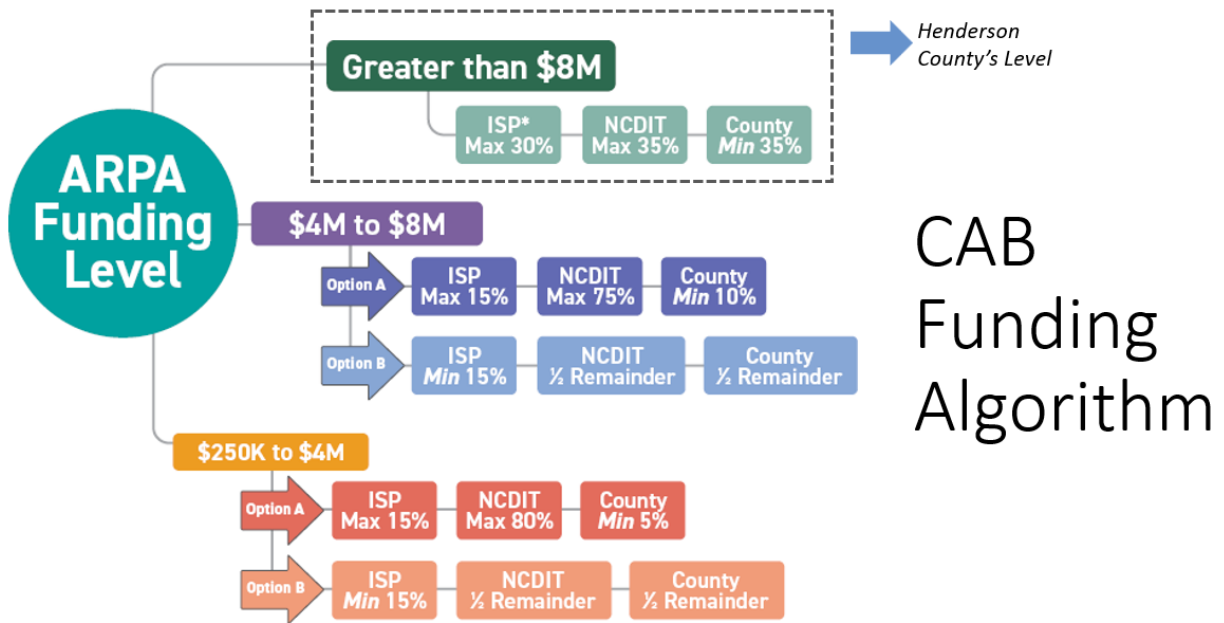
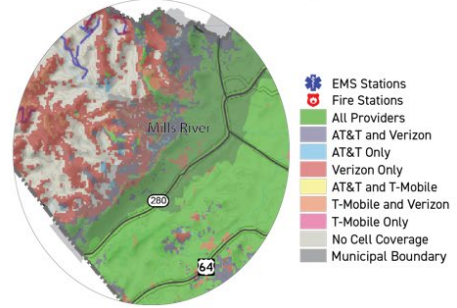
Emergency Response & CAB



CAB Eligible Density



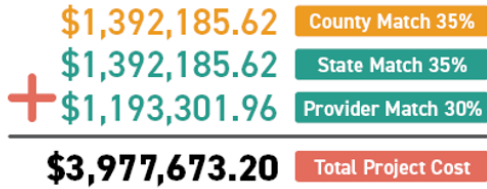
Cell Service Coverage



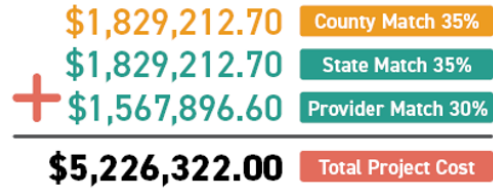
*ISP: Internet Service Provider
 County Contributions can be drawn from American Rescue Plan (ARPA) funds or from a county's General Fund

Project Examples

ERC Example:

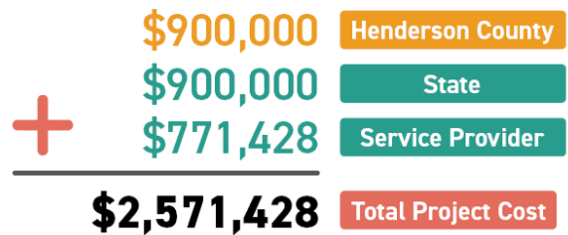


Saluda Mountain Telephone Company Example:



Henderson County Budget

Henderson County currently has \$900,000 in ARPA Funds earmarked to finance broadband

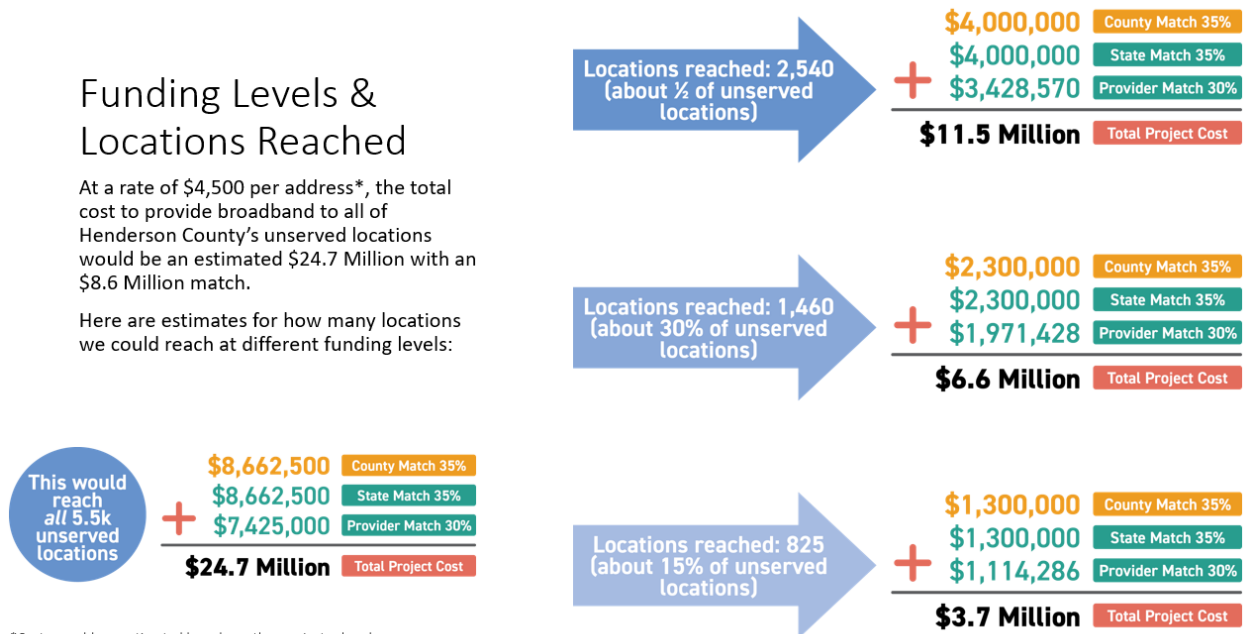


Approved:

Funding Levels & Locations Reached

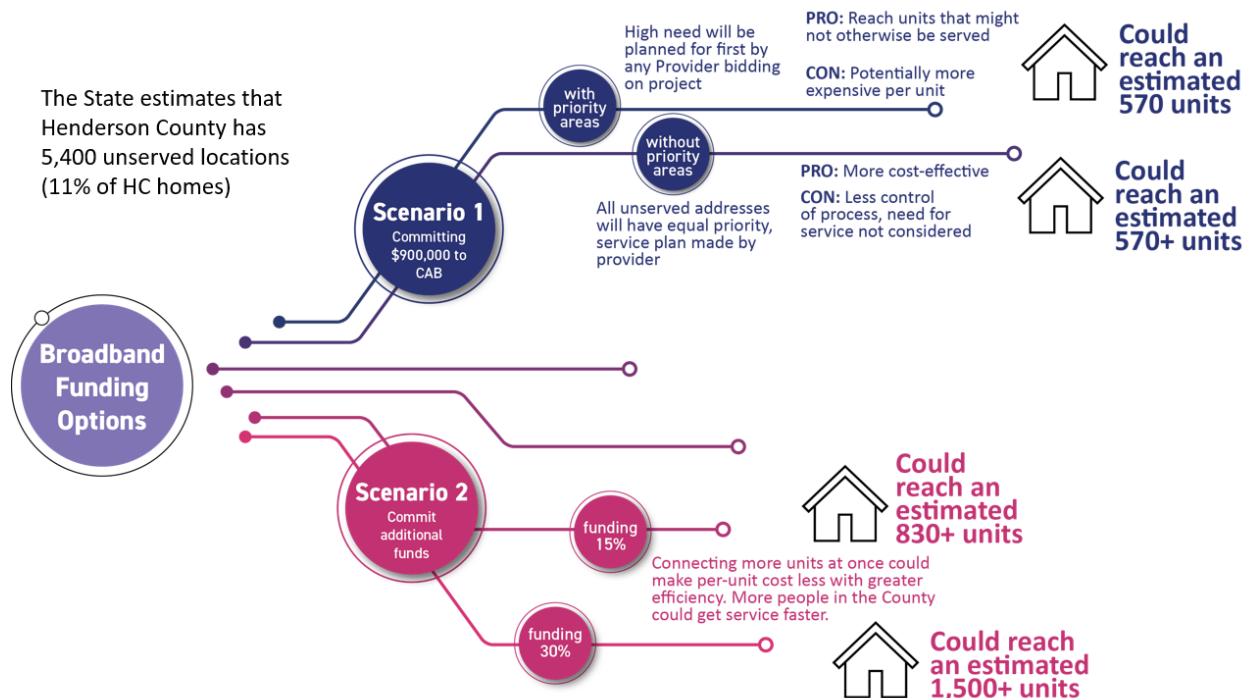
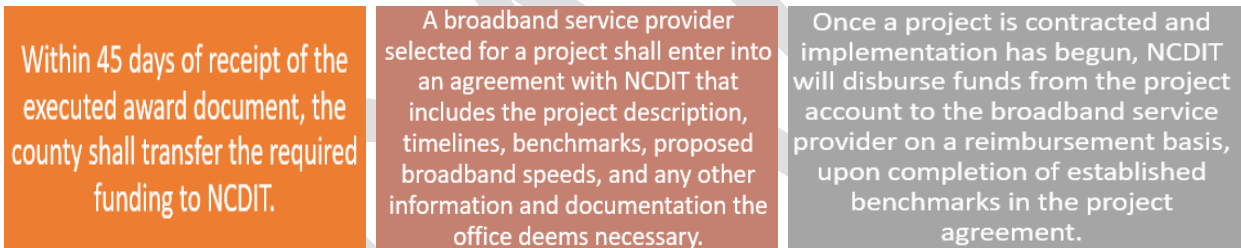
At a rate of \$4,500 per address*, the total cost to provide broadband to all of Henderson County's unserved locations would be an estimated \$24.7 Million with an \$8.6 Million match.

Here are estimates for how many locations we could reach at different funding levels:



*Cost per address estimated based on other projects already completed in the County, see previous slide

Process Once CAB Funds are Awarded:



Approved:

John Mitchell informed the Board that his item would be included in the agenda for the first meeting in April.

Construction Projects Update

Henderson County Capital Projects

Veteran Service's Office



Etowah Library – Outdoor Venue

Enterprises G, Inc. was the selected contractor, and they mobilized on March 11, 2024. Footers are currently in progress, with framing to follow.

Jackson Park – Lower Tennis Courts

Stott Construction was the awarded contractor. The tentative start date is March 18, 2024, and the projected completion date is the first of June.

Dana Park – Community Building Remodel

Enterprises G, Inc. was the selected contractor. The project has begun the demolition phase, with framing to follow.

BRCC MRTS Projects FY 23-24 BRCC MRTS

The board-approved project list for Blue Ridge Community College is 100% contracted. Forty-six projects are complete and fully invoiced; four of the remaining eight will be completed by mid-April.

Henderson County Public Schools MRTS Projects

West Henderson High Renovation and Addition

Carolina Specialties has started demolition in “Area B” and “Area A.”

Upward Elementary Renovation and Addition

Vannoy Construction has erected the project fencing and “cut in” the services road. Temporary safety barricades have been constructed inside for safety purposes.

Approved:



FY 23-24 HCPS MRTS

West High Air Handler Replacement

Cooper Construction will install the unit upon delivery, expected to be June 2024.

Elementary Schools HVAC Controls Upgrade

Prewiring continues and currently sits at 35% complete.

Gutters and Downspouts Project

Bonitz Company has completed the gutters and downspouts project.

Various Roofing

Bonitz Company continues to work on the projects which currently sit at approximately 60% complete.

Atkinson HVAC Upgrade

A successful Prebid has been completed, with a scheduled bid opening on March 27.



Henderson County JCAR Project

Approved:

The Board was requested to approve the RFQ selection of LS3P Architects and authorize staff to proceed with the negotiations and procurement of Architecture and engineering services for the Henderson County / Henderson County Hospital Corporation Medical Office Buildings.

The Statements of Qualifications received were from CRGA Design, Clark Nexsen, LaBella, Peacock Architects, MHA Works, McMillan Pazdan & Smith, CPL, Earl Architects, Novus, DLR Group, and LS3P.

Henderson County Hospital Corporation

1. LS3P

RFQ – Architect of Record

2. Clark Nexsen

Top 3 Selection Committee Results

3. MHA Works

Commissioner Lapsley made the motion the Board approve the selection of LS3P as the Architect of Record for the Henderson County / Henderson County Hospital Corporation Advanced Planning and Design and direct Staff to negotiate an agreement. All voted in favor, and the motion carried.

Farmland Preservation Task Force Update

At the March 4, 2024, Board of Commissioners meeting, the Board voted to approve the creation of a Farmland Preservation Taskforce to assist in the County Farmland Preservation Plan.

Proposed Taskforce Members:

- HC Commissioners
- HC Planning Board
- HC Soil & Water Conservation District
- Agribusiness Henderson County (AgHC)
- NC Cooperative Extension
- NC Farm Bureau Federation
- Henderson County Farmers

NOMINATIONS AND APPOINTMENTS

1. Animal Services Committee – 3 vacs.

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

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

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

Approved:

3. Henderson County Rail Trail Advisory Committee – 2 vacs.

Chairman McCall made the motion to nominate Patrick Kennedy for position #8. All voted in favor, and the motion carried.

4. Hendersonville City Zoning Board of Adjustment – 1 vac.

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

5. Historic Resources Commission – 1 vac.

Commissioner Hill made the motion to nominate Michael Arrowood for position #3. All voted in favor, and the motion carried.

6. Home and Community Care Block Grant Advisory Committee – 1 vac.

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

7. Laurel Park Planning Board – 1 vac.

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

8. Laurel Park Zoning Board of Adjustment – 1 vac.

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

9. Nursing/Adult Care Home Community Advisory Committee – 9 vacs.

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

COMMISSIONER UPDATES

Commissioner Lapsley said he had attended the first meeting of Affordable Housing, and a regular monthly schedule had been determined.

Vice-Chair Edney Congratulated Advent Health on their recent announcement of the intention to construct an additional location in Weaverville.

Chairman McCall said the “We are Hope Banners” were on display and expressed her gratitude to the youth who had pledged to remain drug and alcohol-free.

GENERAL ASSEMBLY UPDATES

John Mitchell shared that the General Assembly’s short session will begin in April and continue through July.

COUNTY MANAGER’S REPORT

Mr. Mitchell thanked the Planning Board staff for their three years of hard work crafting the newly adopted 2045 Comprehensive Plan.

Chairman McCall made the motion to adjourn the meeting at 2:40 pm. All voted in favor, and the motion carried.

ADJOURN

Approved:

Denisa A. Lauffer, Clerk to the Board

Rebecca McCall, Chairman

DRAFT

Approved: