

## MINUTES

### **STATE OF NORTH CAROLINA COUNTY OF HENDERSON**

**BOARD OF COMMISSIONERS  
MONDAY, NOVEMBER 4, 2025**

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 J. Michael Edney, Commissioner William Lapsley, Commissioner Daniel Andreotta, Commissioner David Hill, County Manager John Mitchell, Assistant County Manager Chris Todd, Financial Services Director Samantha Reynolds, Public Safety Director Jimmy Brissie, Attorney Russ Burrell, and Clerk to the Board Denisa Lauffer.

Also present were County Engineer Marcus Jones, Public Health Director David Jenkins, Budget Manager Sonya Flynn, Chief Communications Officer Mike Morgan, Public Information Officer Kathryn Finotti, A/V Technician Oscar Guerrero, Finance Director Randy Cox, Soil and Water Betsy Gerwig, DSS Director Lorie Horne, Capital Projects Manager Bryan Rhodes, Deputy DSS Director Debbie Dunn, SW I/AT Renee Roof, Emergency Management Rescue Manager Tim McFalls, Public Health Director David Jenkins, Environmental Health Supervisor Seth Swift, Parks and Recreation Director Bruce Gilliam, Human Resources Director Karen Ensley, and Sheriff Lowell Griffin. Deputies Mandy Ladd and Kayla Brezillac 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**

With the Young Naturalist 4-H Club, Zane Capps led the Pledge of Allegiance to the American Flag.

### **INFORMAL PUBLIC COMMENT**

There was none.

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

John Mitchell had two items that needed to be added to the discussion portion of the agenda.

1. Commercial Parking Lots – Ecusta Trail
2. Disinter and Reinter of Remains - Continued Discussion

Mr. Mitchell informed the Board there were two items to add to the consent.

1. Comprehensive Disaster Recovery Management Services – Consultant Selection
2. Lease with the Town of Mills River regarding Storm Debris

*Commissioner Lapsley moved to approve the agenda with the discussed additions. All voted in favor, and the motion carried.*

*Vice-Chair Edney moved Consent Item Q: Comprehensive Disaster Recovery Management Services—Consultant Selection to the Discussion portion of the agenda. All voted in favor, and the motion carried.*

## **CONSENT AGENDA**

### **Approval of Minutes**

Draft minutes were presented for Board review and approval for the following meetings:

October 7, 2024 –Regularly Scheduled Meeting

October 16, 2024 - Regularly Scheduled Meeting

Motion:

*I move the Board approve the minutes of October 7, 2024, and October 16, 2024.*

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

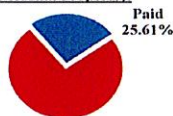
The report from the Tax Collector was provided for the Board's information.

Please find outlined below collections information through October 23, 2024 for 2024 real and personal property bills mailed on July 31, 2024. Vehicles taxes are billed monthly by NC DMV.

#### **Henderson County Annual Bills (Real and Personal Property):**

2024 Beginning Charge:	\$101,658,163.87	
Discoveries & Imm.	\$86,591.32	
Releases & Refunds:	(\$53,728.62)	
Net Charge:	\$101,691,026.57	
Unpaid Taxes:	\$75,644,272.44	
Amount Collected:	\$26,046,754.13	

Unpaid  
74.39%



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

Net Charge:	\$2,281,207.24	
Unpaid Taxes:	\$5,204.62	99.77%
Amount Collected:	\$2,276,002.62	

#### **Henderson County FY25 Budget Analysis:**

<u>Budget Ordinance</u>	<u>Revenue Collected</u>
Ad Valorem: \$103,559,409.00	Ad Valorem: \$28,322,756.75
Prior Years: \$1,041,250.00	Prior Years: \$411,570.32
Budget Total: \$104,600,659.00	YTD Revenue: \$28,734,327.07



### **2024.127 Pending Releases & Refunds**

The assessor reviewed the pending releases and refunds and concluded that these findings were in order. Supporting documentation is on file in the County Assessor's Office.

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

#### **Type:**

#### **Amount:**

Total Taxes Released from the Charge

\$420.46

Total Refunds as a result of the Above Releases

\$ 0.00

Motion:

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

### **County Financial Report/Cash Balance Report – September 2024**

The September 2024 County Financial and Cash Balance Reports were provided for the Board's review.

The following are explanations for departments/programs with higher budgets to actual percentages for September:

- Governing Body – timing of payment of board-approved expenditures
- Tax Collector – the timing of payment of board-approved expenditures
- Legal – timing of payment of board-approved expenditures
- Register of Deeds – timing of payment of board-approved expenditures
- Information Technology – timing of payment of board-approved expenditures
- Emergency Management - the timing of payment of board-approved expenditures
- Rescue Squad – payment of 1<sup>st</sup> quarter Board appropriations
- Planning - timing of payment of board-approved expenditures
- Project Management - timing of payment of board-approved expenditures
- Social Services - timing of payment of board-approved expenditures
- Juvenile Justice Programs - timing of payment of board-approved expenditures
- Public Library – the timing of payment of board-approved expenditures
- Recreation – timing of payment of board-approved expenditures
- Public Education – payment of 3 of 10 annual appropriations made to the public school system
- Non-Departmental - timing of payment of board-approved expenditures
- Interfund Transfers – the timing of payment of board-approved transfers

Year-to-date net revenues under the Expenditures for the Emergency Telephone System (911) Fund are due to the utilization of fund balance appropriations for FY25.

Year-to-date Net Revenues under Expenditures for the Public Transit Fund are due to the timing of disbursements in FY25.

Year-to-date Net Revenues under Expenditures for the Misc. Other Governmental Activities Fund are due to the timing of fines and forfeitures disbursements in FY25.

Year-to-date Net Revenues under Expenditures for the Opioid Fund are due to the timing of Opioid Settlement receipts and disbursement of approved expenditures in FY25.

Year-to-date Net Revenues under Expenditures for the Solid Waste Fund are due to the timing of collection receipts and disbursements of approved expenditures in FY25.

HENDERSON COUNTY FINANCIAL REPORT SEPTEMBER 2024						
GENERAL FUND REVENUES						
	BUDGET	CURRENT MONTH	YEAR TO DATE	% USED	ENCUMBRANCES	TOTAL
General Fund	205,698,655.00	12,116,969.60	35,034,537.24	17.0%	-	35,034,537.24
GENERAL FUND EXPENDITURES						
	BUDGET	CURRENT MONTH	YEAR TO DATE	% USED	ENCUMBRANCES	TOTAL
Governing Body	671,803.00	93,552.10	193,637.98	28.82%	-	193,637.98
Dues/Non Profit Contributions	1,055,544.00	86,057.80	256,963.54	24.34%	319,721.00	576,684.54
County Manager	466,644.00	22,647.32	81,204.89	17.40%	-	81,204.89
Administrative Services	829,103.00	53,098.69	200,979.25	24.24%	-	200,979.25
Human Resources	1,527,684.00	90,680.34	365,859.53	23.95%	21,864.00	387,723.53
Elections	1,241,838.00	54,843.15	238,213.76	19.18%	59,824.52	298,038.28
Finance	1,421,108.00	101,870.88	351,450.23	24.73%	-	351,450.23
County Assessor	2,184,868.00	134,480.63	524,544.49	24.01%	28,946.64	553,491.13
Tax Collector	593,939.00	47,783.79	158,354.72	26.66%	-	158,354.72
Legal	1,107,787.00	76,742.92	317,563.01	28.67%	-	317,563.01
Register of Deeds	788,480.00	49,261.11	207,084.74	26.26%	24,961.00	232,045.74
Facility Services	6,325,028.00	415,966.27	1,198,607.16	18.95%	361,838.17	1,560,445.33
Garage	461,539.00	22,855.67	73,717.48	15.97%	-	73,717.48
Court Facilities	153,000.00	10,277.88	25,423.96	16.62%	-	25,423.96
Information Technology	6,286,966.00	782,785.23	2,116,157.32	33.66%	552,644.43	2,668,801.75
Sheriff Department	25,399,080.00	1,749,735.42	6,274,308.59	24.70%	165,881.25	6,440,189.84
Detention Facility	7,251,349.00	478,599.69	1,708,704.21	23.56%	476,606.78	2,185,310.99
Emergency Management	970,125.00	97,658.10	247,910.59	25.55%	9,640.50	257,551.09
Fire Services	1,097,642.00	74,165.20	175,460.96	15.99%	93,599.19	269,060.15
Building Services	1,863,208.00	125,388.19	439,953.08	23.61%	-	439,953.08
Wellness Clinic	1,533,962.00	108,655.96	414,462.26	27.02%	103,689.64	518,151.90



Emergency Medical Services	13,662,702.00	951,191.12	3,333,718.36	24.40%	112,456.07	3,446,174.43
Animal Services	984,647.00	67,621.97	197,083.53	20.02%	71,833.33	268,916.86
Rescue Squad	782,750.00	340.92	201,184.14	25.70%	-	201,184.14
Forestry Services	133,168.00	3,465.99	3,465.99	2.60%	-	3,465.99
Soil & Water	752,601.00	64,326.68	158,305.11	21.03%	73,788.75	232,093.86
Planning	1,123,598.00	81,611.25	289,351.50	25.75%	26,000.00	315,351.50
Code Enforcement	353,444.00	23,121.83	85,559.79	24.21%	20,000.00	105,559.79
Site Development	234,739.00	15,703.90	57,329.06	24.42%	-	57,329.06
Heritage Museum	100,000.00	8,333.33	24,999.99	25.00%	-	24,999.99
Cooperative Extension	843,323.00	53,456.81	178,977.17	21.22%	-	178,977.17
Project Management	267,161.00	18,235.36	67,201.80	25.15%	-	67,201.80
Economic Development	2,097,190.00	-	108,500.00	5.17%	-	108,500.00
Public Health	11,913,115.00	806,936.53	2,826,346.21	23.72%	430,031.87	3,256,378.08
Environmental Health	1,889,599.00	137,225.07	469,403.48	24.84%	-	469,403.48
H&CC Block Grant	863,502.00	80,267.00	143,829.75	16.66%	-	143,829.75
Medical Services - Autopsies	95,000.00	9,400.00	9,400.00	9.89%	-	9,400.00
Strategic Behavioral Health	473,611.00	18,409.85	69,760.11	14.73%	-	69,760.11
Mental Health Services	528,612.00	-	132,153.00	25.00%	-	132,153.00
Rural Transportation Assist Program	201,384.00	6,599.63	6,599.63	3.28%	-	6,599.63
Social Services	23,598,432.00	1,944,991.44	5,961,696.91	25.26%	30,234.35	5,991,931.26
Juvenile Justice Programs	306,020.00	21,717.00	82,267.00	26.88%	-	82,267.00
Veterans Services	241,124.00	18,722.28	58,988.33	24.46%	11,250.00	70,238.33
Library	4,230,329.00	292,522.87	1,166,952.56	27.59%	385,347.03	1,552,299.59
Recreation	3,185,348.00	229,827.50	915,063.15	28.73%	124,368.61	1,039,431.76
Public Education	42,378,000.00	4,116,966.67	12,413,400.01	29.29%	-	12,413,400.01
Debt Service	22,527,198.00	3,826,497.24	3,826,497.24	16.99%	-	3,826,497.24
Non-Departmental	955,510.00	361,993.00	786,463.91	82.31%	-	786,463.91
Interfund Transfers	7,745,851.00	654,654.26	1,944,796.11	25.11%	-	1,944,796.11
<b>TOTAL</b>	<b>205,698,653.00</b>	<b>18,491,235.74</b>	<b>51,089,855.59</b>		<b>3,504,527.13</b>	<b>54,594,382.72</b>
<b>Net Revenues over (under) Exp.</b>	<b>-</b>	<b>(6,374,266.14)</b>	<b>(16,055,318.35)</b>		<b>(3,504,527.13)</b>	<b>(19,559,845.48)</b>

APPROPRIATIONS DETAIL						
	BUDGET	CURRENT MONTH	YEAR TO DATE	% USED	ENCUMBRANCES	TOTAL
<b>SOCIAL SERVICES</b>						
Staff Operations	19,855,443.00	1,694,089.12	5,222,514.47	26.3%	30,234.35	5,252,748.82
Federal & State Programs	3,642,989.00	249,666.59	729,845.86	20.0%	-	729,845.86
General Assistance	100,000.00	1,235.73	9,336.58	9.3%	-	9,336.58
<b>TOTAL</b>	<b>23,598,432.00</b>	<b>1,944,991.44</b>	<b>5,961,696.91</b>		<b>30,234.35</b>	<b>5,991,931.26</b>
<b>EDUCATION</b>						
Schools Current/Capital Expense	36,628,000.00	3,637,800.00	10,975,900.00	30.0%	-	10,975,900.00
Blue Ridge Community College	5,750,000.00	479,166.67	1,437,500.01	25.0%	-	1,437,500.01
<b>TOTAL</b>	<b>42,378,000.00</b>	<b>4,116,966.67</b>	<b>12,413,400.01</b>		<b>-</b>	<b>12,413,400.01</b>
<b>DEBT SERVICE</b>						
Public Schools	11,321,925.00	2,209,275.36	2,209,275.36	19.5%	-	2,209,275.36
Blue Ridge Community College	3,218,681.00	536,706.76	536,706.76	16.7%	-	536,706.76
Henderson County	7,986,592.00	1,080,515.12	1,080,515.12	13.5%	-	1,080,515.12
<b>TOTAL</b>	<b>22,527,198.00</b>	<b>3,826,497.24</b>	<b>3,826,497.24</b>		<b>-</b>	<b>3,826,497.24</b>
<b>INTERFUND TRANSFERS</b>						
Capital Projects Fund	200,000.00	20,833.34	58,333.35	29.2%	-	58,333.35
Capital Reserve Fund	1,254,919.00	104,576.58	313,729.74	25.0%	-	313,729.74
Fire Districts Fund	60,000.00	10,000.00	15,000.00	25.0%	-	15,000.00
HCPS MRTS	3,603,500.00	300,291.67	900,875.01	25.0%	-	900,875.01
BRCC MRTS	2,301,750.00	191,812.50	575,437.50	25.0%	-	575,437.50
Solid Waste	325,682.00	27,140.17	81,420.51	25.0%	-	81,420.51
<b>TOTAL</b>	<b>7,745,851.00</b>	<b>654,654.26</b>	<b>1,944,796.11</b>		<b>-</b>	<b>1,944,796.11</b>

SPECIAL REVENUE FUNDS						
	BUDGET	CURRENT MONTH	YEAR TO DATE	% USED	ENCUMBRANCES	TOTAL
<b>FIRE DISTRICTS FUND</b>						
Revenues:	16,876,915.00	1,119,640.83	3,878,378.73	23.0%	-	3,878,378.73
Expenditures:	16,876,915.00	2,603,211.04	2,761,957.23	16.4%	-	2,761,957.23
<b>Net Revenues over (under) Exp</b>	<b>-</b>	<b>(1,483,570.21)</b>	<b>1,116,421.50</b>		<b>-</b>	<b>1,116,421.50</b>
<b>REVALUATION RESERVE FUND</b>						
Revenues:	1,413,172.00	131,946.91	396,759.40	28.1%	-	396,759.40
Expenditures:	1,413,172.00	85,551.83	325,576.90	23.0%	173,380.00	498,956.90
<b>Net Revenues over (under) Exp</b>	<b>-</b>	<b>46,395.08</b>	<b>71,182.50</b>		<b>(173,380.00)</b>	<b>(102,197.50)</b>
<b>EMERGENCY TELEPHONE SYSTEM (911) FUND</b>						
Revenues:	360,945.00	27,364.15	57,431.35	15.9%	-	57,431.35
Expenditures:	360,945.00	35,252.18	141,898.23	39.3%	-	141,898.23
<b>Net Revenues over (under) Exp</b>	<b>-</b>	<b>(7,888.03)</b>	<b>(84,466.88)</b>		<b>-</b>	<b>(84,466.88)</b>
<b>PUBLIC TRANSIT FUND</b>						
Revenues:	1,418,890.00	27,366.32	35,417.79	2.5%	-	35,417.79
Expenditures:	1,418,890.00	70,459.42	142,382.13	10.0%	94,685.00	237,067.13
<b>Net Revenues over (under) Exp</b>	<b>-</b>	<b>(43,093.10)</b>	<b>(106,964.34)</b>		<b>(94,685.00)</b>	<b>(201,649.34)</b>
<b>MISC. OTHER GOVERNMENTAL ACTIVITIES</b>						
Revenues:	1,074,000.00	41,553.21	85,530.75	8.0%	-	85,530.75
Expenditures:	1,074,000.00	38,236.07	128,231.42	11.9%	-	128,231.42
<b>Net Revenues over (under) Exp</b>	<b>-</b>	<b>3,317.14</b>	<b>(42,700.67)</b>		<b>-</b>	<b>(42,700.67)</b>
<b>ARPA FUND</b>						
Revenues:	-	87,171.49	303,124.11	0.0%	-	303,124.11
Expenditures:	-	-	-	0.0%	-	-
<b>Net Revenues over (under) Exp</b>	<b>-</b>	<b>87,171.49</b>	<b>303,124.11</b>		<b>-</b>	<b>303,124.11</b>
<b>OPIOID FUND</b>						
Revenues:	1,044,793.00	23,552.70	72,677.12	7.0%	-	72,677.12
Expenditures:	1,044,793.00	28,878.96	84,495.52	8.1%	2,600.00	87,095.52
<b>Net Revenues over (under) Exp</b>	<b>-</b>	<b>(5,326.26)</b>	<b>(11,818.40)</b>		<b>(2,600.00)</b>	<b>(14,418.40)</b>



CAPITAL PROJECTS						
	BUDGET	CURRENT MONTH	PROJECT TO DATE	% USED	ENCUMBRANCES	TOTAL
<b>EDNEYVILLE ELEMENTARY SCHOOL PROJECT (1702)</b>						
Revenues:	26,854,136.00	2,743.88	27,950,134.88	104.1%	-	27,950,134.88
Expenditures:	26,854,136.00	-	26,959,829.76	100.4%	-	26,959,829.76
Net Revenues over (under) Exp	-	2,743.88	990,305.12		-	990,305.12
<b>HENDERSONVILLE HIGH SCHOOL PROJECT - 2019 (1903) - PROJECT COMPLETE</b>						
Revenues:	60,442,604.00	-	61,181,021.22	101.2%	-	61,181,021.22
Expenditures:	60,442,604.00	-	60,940,000.37	100.8%	-	60,940,000.37
Net Revenues over (under) Exp	-	-	241,020.85		-	241,020.85
ENTERPRISE FUNDS						
	BUDGET	CURRENT MONTH	YEAR TO DATE	% USED	ENCUMBRANCES	TOTAL
<b>SOLID WASTE LANDFILL FUND</b>						
Revenues:	17,443,959.00	691,595.29	2,324,701.86	13.3%	-	2,324,701.86
Expenditures:	17,443,959.00	1,334,197.96	2,859,448.34	16.4%	10,678,841.11	13,538,289.45
Net Revenues over (under) Exp	-	(642,602.67)	(534,746.48)		(10,678,841.11)	(11,213,587.59)
<b>JUSTICE ACADEMY SEWER FUND</b>						
Revenues:	70,006.00	7,802.62	23,723.21	33.9%	-	23,723.21
Expenditures:	70,006.00	4,388.22	10,892.29	15.6%	15,979.65	26,871.94
Net Revenues over (under) Exp	-	3,414.40	12,830.92		(15,979.65)	(3,148.73)
<b>ETOWAH COMMUNITY SEWER FUND</b>						
Revenues:	182,602.00	14,957.26	14,957.26	8.2%	-	14,957.26
Expenditures:	182,602.00	8,747.97	9,445.61	5.2%	41,876.00	51,321.61
Net Revenues over (under) Exp	-	6,209.29	5,511.65		(41,876.00)	(36,364.35)

**HENDERSON COUNTY  
CASH BALANCE REPORT  
SEPTEMBER 2024**

Fund(s)	08/31/24 Beg. Cash Balance	Debits Revenues	(Credits) Expenditures	09/30/24 Ending Cash Balance
General	\$ 88,074,867.71	\$ 18,100,335.51	\$ (21,621,860.38)	\$ 84,553,342.84
Special Revenue	45,462,784.21	1,667,019.05	(2,984,428.70)	\$ 44,145,374.56
Capital Projects	19,923,650.18	3,622,446.96	(4,916,804.53)	\$ 18,629,292.61
Enterprise	2,225,862.14	656,617.29	(1,360,690.29)	\$ 1,521,789.14
HCPS - Maint. and Repair	7,765,234.55	300,291.67	(700,797.50)	\$ 7,364,728.72
BRCC - Maint. and Repair	2,645,306.22	191,812.50	-	\$ 2,837,118.72
Custodial	3,243,508.86	1,341,906.54	(2,939,217.14)	\$ 1,646,198.26
Total	<u>\$ 169,341,213.87</u>	<u>\$ 25,880,429.52</u>	<u>\$ (34,523,798.54)</u>	
Total cash available as of	9/30/2024			<u>\$ 160,697,844.85</u>

Motion:

*I move the Board approve the September 2024 County Financial Report and Cash Balance Report as presented.*

**Henderson County Public Schools Financial Report – September 2024**

The Henderson County Public Schools September 2024 Local Current Expense Fund / Other Restricted Funds Report was provided for the Board's information.

Modification Approved: March 19, 2025

**HENDERSON COUNTY PUBLIC SCHOOLS  
LOCAL CURRENT EXPENSE/OTHER RESTRICTED FUNDS  
as of September 30, 2024**

	<b>LOCAL CURRENT EXPENSE FUND</b>		<b>OTHER RESTRICTED FUND</b>			
<b>REVENUES:</b>	<b>Budget</b>	<b>YTD Activity</b>	<b>Budget</b>	<b>YTD Activity</b>	<b>Combined Total</b>	<b>Prior YTD</b>
3200 State Sources	\$ -	\$ -	\$ 8,000	\$ 3,244	\$ 3,244	\$ 8,000
3700 Federal Sources-Restricted	-	-	1,535,274	433,109	433,109	104,304
3800 Other Federal-ROTC	-	-	162,000	-	-	10,566
4100 County Appropriation	35,378,000	10,613,400	-	-	10,613,400	9,863,400
4200 Local-Tuition/Fees	-	-	55,000	14,765	14,765	7,360
4400 Local-Unrestricted	650,000	89,179	119,689	40,386	129,565	140,709
4800 Local-Restricted	-	-	789,549	231,680	231,680	34,321
4900 Fund Balance Appropriated/Transfer From school	1,573,928	-	386,535	6,056	6,056	1,031
<b>TOTAL FUND REVENUES</b>	<b>\$ 37,601,928</b>	<b>\$ 10,702,579</b>	<b>\$ 3,056,047</b>	<b>\$ 729,239</b>	<b>\$ 11,431,818</b>	<b>\$ 10,169,691</b>
<b>EXPENDITURES:</b>						
<b>Instructional Services:</b>	<b>Budget</b>	<b>YTD Activity</b>	<b>Budget</b>	<b>YTD Activity</b>	<b>Combined Total</b>	<b>Prior YTD</b>
5100 Regular Instructional Services	\$ 10,580,430	\$ 1,370,382	\$ 710,468	\$ 198,383	\$ 1,568,765	\$ 1,126,094
5200 Special Populations Services	1,334,746	33,597	921,722	125,495	159,092	159,217
5300 Alternative Programs and Services	472,566	12,902	364,137	163,444	176,346	66,244
5400 School Leadership Services	3,413,720	653,435	11,101	12,830	666,264	631,059
5500 Co-Curricular Services	923,957	50,826	60,000	25,663	76,489	72,764
5800 School-Based Support Services	2,125,995	359,257	15,501	-	359,257	387,875
<b>Total Instructional Services</b>	<b>\$ 18,857,420</b>	<b>\$ 2,480,398</b>	<b>\$ 2,089,020</b>	<b>\$ 525,815</b>	<b>\$ 3,006,213</b>	<b>\$ 2,443,253</b>
<b>System-Wide Support Services:</b>						
6100 Support and Development Services	\$ 476,045	\$ 83,332	\$ 6,500	\$ 4,962	\$ 88,294	\$ 94,021
6200 Special Population Support	83,079	18,470	79,300	19,162	37,632	83,567
6300 Alternative Programs	133,792	28,950	431	431	29,380	21,723
6400 Technology Support Services	1,320,441	371,828	44,139	7,715	379,543	435,552
6500 Operational Support Services	9,883,217	1,982,686	446,782	61,758	2,044,443	1,964,424
6600 Financial and Human Resource Services	2,567,894	1,841,154	95,252	27,970	1,869,124	1,525,220
6700 Accountability Services	214,261	47,209	1,200	1,200	48,409	47,829
6800 System-Wide Pupil Support Services	405,903	108,573	538	538	109,111	85,654
6900 Policy, Leadership and Public Relations	757,913	214,636	14,420	13,520	228,156	222,798
<b>Total System-Wide Support Services</b>	<b>\$ 15,842,545</b>	<b>\$ 4,666,897</b>	<b>\$ 688,561</b>	<b>\$ 137,256</b>	<b>\$ 4,834,153</b>	<b>\$ 4,480,787</b>
<b>Ancillary Services:</b>						
7100 Community Services	\$ 388	\$ 388	\$ 177,881	\$ 40,363	\$ 40,751	\$ 26,579
7200 Nutrition Services	269,327	1,063	6,323	-	1,063	16,045
<b>Total Ancillary Services</b>	<b>\$ 269,714</b>	<b>\$ 1,450</b>	<b>\$ 184,204</b>	<b>\$ 40,363</b>	<b>\$ 41,814</b>	<b>\$ 42,625</b>
<b>Non-Programmed Charges:</b>						
8100 Payments to Other Governments	\$ 2,632,250	\$ 253,854	\$ -	\$ -	\$ 253,854	\$ 420,698
8400 Interfund Transfers	-	-	10,000	5,312	5,312	6,676
8500 Contingency	-	-	48,727	-	-	-
8600 Educational Foundations	-	-	35,535	8,884	8,884	976
<b>Total Non-Programmed Charges</b>	<b>\$ 2,632,250</b>	<b>\$ 253,854</b>	<b>\$ 94,262</b>	<b>\$ 14,196</b>	<b>\$ 268,050</b>	<b>\$ 428,351</b>
<b>TOTAL FUND EXPENDITURES</b>	<b>\$ 37,601,928</b>	<b>\$ 7,432,600</b>	<b>\$ 3,056,047</b>	<b>\$ 717,630</b>	<b>\$ 8,150,230</b>	<b>\$ 7,395,016</b>

**HENDERSON COUNTY PUBLIC SCHOOLS  
CAPITAL OUTLAY  
as of September 30, 2024**

<b>REVENUES:</b>	<b>Budget</b>	<b>YTD Activity</b>	<b>Balance</b>	<b>Prior Year</b>
3400 State Allocations	\$ -	\$ -	\$ -	\$ -
4100 County Appropriation	1,000,000	300,000	700,000	450,000
4400 Windsor-Aughtry Donations	-	500	(500)	250
4800 Lease Purchases/Insurance Settlement	-	68,089	(68,089)	-
4900 Fund Balance Appropriated/Transfers In	640,345	-	640,345	-
<b>Total Fund Revenues</b>	<b>\$ 1,640,345</b>	<b>\$ 368,589</b>	<b>\$ 1,271,756</b>	<b>\$ 450,250</b>
<b>EXPENDITURES:</b>	<b>Budget</b>	<b>YTD Activity</b>	<b>Balance</b>	<b>Prior Year</b>
5100 Regular Instructional Services-Equipment	\$ 20,100	\$ 885	\$ 19,215	\$ 18,157
6400 Technology Support Services	-	-	-	-
6500 Operational Support Services	365,000	24,340	340,660	76,746
7200 Nutrition Services	-	-	-	-
8100 Payments to Other Governments	-	-	-	2,226
8300 Debt Service	-	-	-	-
9000 Capital Outlay-Land/Buildings	1,255,245	424,316	830,929	529,663
<b>Total Fund Expenditures</b>	<b>\$ 1,640,345</b>	<b>\$ 449,541</b>	<b>\$ 1,190,804</b>	<b>\$ 626,791</b>



Motion:

*I move that the Board approve the Henderson County Public Schools' September 2024 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. Animal Services Committee – 1 vac.**  
Position #8
- 2. Henderson County Zoning Board of Adjustment – 3 vacs**  
Positions #1, 3, & 9
- 3. Hendersonville Planning Board – 1 vac.**  
Position #2
- 4. Home and Community Care Block Grant Advisory Committee – 2 vacs.**  
Positions # 2 & 6
- 5. Library Board of Trustees – 1 vac.**  
Position # 8

### **2024.128 Community Care of NC - Capacity Building Grant 2024**

The Henderson County Department of Public Health received a one-time Capacity Building Grant in the amount of \$11,286. These funds are intended to support the department in providing community-based health care services per the approved uses outlined in the award letter.

This grant was approved for acceptance by the Henderson County Board of Health at its August 19, 2024, meeting and were forwarded to the Henderson County Board of Commissioners for consideration and final approval.

Motion:

*I move the Board approve acceptance of the Community Care of NC - Capacity Building Grant for the Henderson County Department of Public Health and authorize the necessary budgetary actions to implement subject to the funding limitations of the agreement.*

### **Bid Award for Purchase of Detention Vehicle**

The Board was requested to approve the low bid of \$87,774 and authorize the Sheriff to proceed with the purchase of a vehicle for Detention. Bidding was conducted between September 25, 2024, and October 11, 2024.

The vehicle was approved as part of the FY2025 budget, which included \$106,015 for its purchase.

Motion:

*I move the Board accept the low bid from Piedmont Truck Center for \$87,774 and authorize the Sheriff to proceed with the purchase.*

### **Not-For-Profit Funding Agreement**

Subsequent to the approval of the FY 2024-2025 Budget, staff distributed funding agreements to the not-for-profit agencies receiving County allocations.

Modification Approved: March 19, 2025

Motion:

*I move the Board authorize the Chairman to execute the funding agreement thereby authorizing the release of payment to the named agency.*

#### **Opioid Settlement Fund – Authorized Expenditures Update**

The Opioid Settlement Fund's authorized expenditures update as of September 30, 2024, was provided for the Board's review. Amounts received and expended will be reported annually to the Community Opioid Resources Engine for NC (CORE-NC) in compliance with the Memorandum of Agreement (MOA).

Motion:

*I move the Board approve the September 30, 2024, Authorized Expenditures Update as presented.*

#### **2024.129 Hurricane Helene Donations - Ratification**

During Hurricane Helene response and relief, Henderson County received net donations totaling \$104,508.30. The Board was requested to ratify the acceptance of these donations. At the discretion of the County Manager, these donations are restricted to emergency response for expenses that are not reimbursed or reimbursable for emerging emergency response issues, or to fund future emergency preparedness activities.

Motion:

*I move the Board approve and ratify the acceptance of net donations received during Hurricane Helene response.*

#### **2024.130 Contract Approval for Project Management for Soil and Water Disaster Relief and Recovery Grant**

On August 5, 2024, the Board selected Resource Institute, Inc., as the most qualified to act as contract administrator for the grant from the North Carolina Department of Public Safety for Disaster Relief and Recovery, and directed staff to attempt to reach an agreement with them. The draft contract provided was the result.

Motion:

*I move the Board agree to the proposed contract with Resource Institute, Inc.*

#### **2024.131 Ratification of Stream Resilience Vendor Contracts**

On August 5, 2024, the Board approved the selection of Resource Institute to provide project management services for the grant appropriation received from North Carolina for stream resilience projects. Since then, the project's scope has been narrowed somewhat because of previous engineering work on a portion of the intended work (funded by other grant funds) that could not be used under applicable procurement rules if included in this contract.

Subsequently, the County received proposals for the remainder of the contract not covered by the Resource Institute scope. Staff recommended Resource Institute be selected for this work.

Motion:

*I move the Board ratify the proposed agreement with Resource Institute, and I further move the Board approve the selection of Resource Institute for the remainder of the work under the grant.*



**Blue Ridge ABC Board Donation – Adult Recovery Court**

On July 23, 2024, the Adult Recovery Court (ARC) submitted a grant proposal to the Blue Ridge ABC Board. Daniel Conway, ARC Coordinator, and Dr. Michelle Geiser, from Hope Coalition, then presented at the quarterly ABC Board Meeting on August 27, 2024. They presented information about the new recovery court program, the involved treatment team, and community partners and shared participant success stories.

The ARC requested \$10,000 to support the program with transportation expenses, DWI/SUD classes and assessments for participants needing driver's license restoration, and training and development for the ARC team. The proposal was accepted, and Blue Ridge awarded \$10,000 to Henderson County.

No county funds or county positions will be required for the initiative.

Motion:

*I move that the Board accept the Blue Ridge ABC Board award for Henderson County and approve the necessary budgetary actions to implement the initiative, subject to the grant's funding limitations.*

**Approval of Lease for Storm Recovery Warehouse**

The proposed lease with the owners of the McAbee Court facility, which has been used as a warehouse for storm recovery after Tropical Storm Helene, was presented for Board approval.

Motion:

*I move the Board approve the proposed lease.*

**2024.132 Ratification of Fee Waivers – Hurricane Helene Response**

The Board was requested to ratify the temporary waiver of fees made in response to Hurricane Helene, beginning October 4, 2024. Fees waived included tipping fees for residential customers for the Solid Waste Enterprise Fund, inspection fees for Building Services, and fees associated with Environmental Health Services.

The Board was requested to direct staff to limit currently approved fee waivers to Hurricane Helene-related damage or response only.

The Board was requested to waive these fees through the end of the calendar year, and they will be reinstated on January 1, 2025.

Motion:

*I move the Board approve the temporary fee waivers through December 31, 2024, and direct staff to limit them to Hurricane Helene-related damage or response.*

**2024.133 Disaster Debris Interlocal Agreement with the City of Hendersonville**

The City of Hendersonville requested an Interlocal Agreement regarding the collection and disposal of storm debris in the aftermath of Tropical Storm Helene. Given that the County has already obligated itself to the collection and disposal of storm debris countywide (and has already commenced the same through its contractor), there is no fiscal effect on the County of this agreement.

Motion:

*I move the Board approve the proposed Interlocal Agreement.*

**Lease with the Town of Mills River regarding Storm Debris (Add on)**

Staff was in the process of negotiating a lease with the Town of Mills River regarding a storm debris site, to be located on Town of Mills River property adjacent to their Town Center. You are requested to authorize staff to complete negotiations for such a lease, and to enter the same on your behalf, on condition that the final lease contain, at a minimum, the following:

- 1) The finally described site will qualify for full FEMA reimbursement as a storm debris site in all respects.
- 2) County staff will have the contractual ability to limit access to the site to the County's debris removal contractor and its subcontractors (including the County's verification contractor), and to any contractors under any such other contracts for storm debris from Henderson County property which may in the future be entered by the County.
- 3) The site may, or may not, be opened to all Henderson County residents (rather than just the County's debris contractor and its subcontractors) for storm debris from property in Henderson County, as determined by Henderson County staff.
- 4) At the end of the use of the site as a debris storage and reduction site an entrance to the site from North Carolina Highway 191 would be sited and constructed.

The determination of whether to open this site to all County residents would be made by County staff based on whether another site or sites is/are located nearby, and the operational needs to clear and reduce the most debris in the shortest time.

Motion:

*I move the Board authorize staff to enter into a lease with the Town of Mills River, regarding debris from Tropical Storm Helene, containing all of the terms stated in this agenda item.*

*Chairman McCall made the motion to adopt the consent agenda. All voted in favor, and the motion carried.*

**DISCUSSION****Hurricane Helene Update**

County engineer Marcus Jones provided the Board with an update on debris removal after Hurricane Helene. He said SDR (the debris contractor) had picked up the equivalent of 18 tons of debris.

**Storm Debris Data**

(as of November 4, 2024)

- **50+** collection vehicles in operation under FEMA process
- **6,268** tons of storm debris at Solid Waste
- **17,850** tons (71,400 CY) of storm debris collection by FEMA process
- **24,118** total tons collected
- Estimate tonnage to be collected: **375,000 tons** or **1,500,000 CY**



## **Information Needed from Citizens**

- Debris form at County's Helene website.
- Release email from Gated Communities.
- Patience, the process is going to take months (hopefully not years) to complete.

Mr. Jones talked about the debris form on the county's website where citizens may report debris locations that are ready for collection. He noted the information provided utilizing this form was helpful for the county and the debris contractor. Commissioner Hill said the debris form was difficult to locate on the webpage with all the other information pertaining to Helene and proposed that a highly visible "hot button" be added to take citizens directly to the form.

### **Debris Management Sites (DMS)**

- Stoney Mountain Transfer Station (operating at 30% over capacity)
- 2 FEMA Contractor DMSs in operation
- 3 FEMA Contractor (or Public Residential) DMSs pending leases
- 3+ DMS sites under investigation by SDR
- Greatest need is a FEMA Contractor site in Edneyville

### **Southern Disaster Recovery (SDR)**

- Need for DMS sites
- Waterway Recovery
- Local Involvement

## **Roadside Pickup Operations**



## **191 Debris Management Site**





Mr. Jones said the county's storm debris contractor SDR (Southern Disaster Recovery) had identified a proposed additional debris site in the Edneyville community. SDR Civil Division Vice-President Alvie McClaran shared the following points.

- Currently, SDR has 54 trucks collecting debris in the county.
- 78,000 cubic yards of debris has been collected.
- SDR was actively running two debris sites
- SDR's biggest need is additional debris sites.
- Additional debris sites would allow additional trucks could be utilized for collection
- Waterway debris removal will begin soon

Mr. McClaren said that his company had all of the equipment needed to remove the debris out of the waterways but said this would be a good area to get our local communities involved. Local grading, tree removal, and landscaping contractor involvement would keep the FEMA reimbursements for debris removal in Henderson County. Local contractors have knowledge of the area and that has proven to be helpful in disaster recovery. He said there were some local haulers already working for SDR in the area. Small excavators and skid steers are ideal for removal of debris in small waterways and getting it up the road right-of-way so SDR's trucks could haul it to debris sites.

Mr. Jones noted DOT had provided him with a list of roads to address for debris removal to open up certain roadways so road repairs could be made. They are also focusing on the C & D debris from structures that were flooded or damaged by the storm. This is more potential hazard for that type of debris than there is vegetative debris.

Commissioner Lapsley raised concerns about the billing and payments to SDR, specifically how the county was ensuring the accuracy of the reported tonnage of debris collected each day. Mr. Jones stated that the county had two contractors working for them, SDR and Debris Tech. Debris Tech's job is to monitor SDR's movements on the ground to ensure they are compliant with FEMA processes and requirements. Jones receives invoices to review from both SDR and Debris Tech



based on the work that has been performed. Once invoices are reviewed and verified, they are submitted for payment. Mr. Lapsley said his assessment was that debris removal would be multimillions of dollars and emphasized the importance that the county was properly managing its responsibilities and safeguarding its financial interests throughout the process. Mr. Mitchell noted that the contract with SDR was pre-negotiated that was set in place with the Federal Government and the State of North Carolina prior to Hurricane Helene. County Attorney Russ Burrell added that the very nature of these contracts were due to problems FEMA had in the past. They are dual contracts; one contract with a contractor to pick up debris and a contract with another contractor whose job is it to go behind and verify what the tonnage that was being collected. Every load is checked as it arrives at the debris site and when the truck leaves the debris site. Mr. McClaren said Debris Tech was responsible for measuring every load and everything is reported directly as prescribed by FEMA.



Public Safety Director Jimmy Brissie said a Recovery Task Force had been established that included local policy makers from the county and its municipalities.

Building Services, Planning, and Tax Department staff had completed the damage assessments which were shown in the presentation provided below.



## Situation Overview

- **Damage Assessments Complete**
- **Recovery Task Force Established**
- **Recovery Housing**
  - Shelter closed Oct. 24
  - First storm-related temporary housing unit established Oct. 30
- **Power Restoration**
  - 10 Duke customers without power as of Nov. 4
- **U.S. 64/74 temporary bridge open**
  - Local & emergency traffic only
- **8 Confirmed Fatalities**



## Henderson County Damage Assessment

Unaffected

**50.4k**

Affected

**952**

Minor

**1.5k**

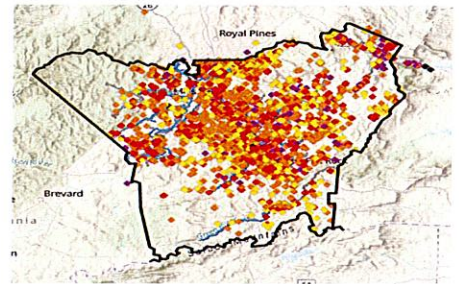
Major

**1.3k**

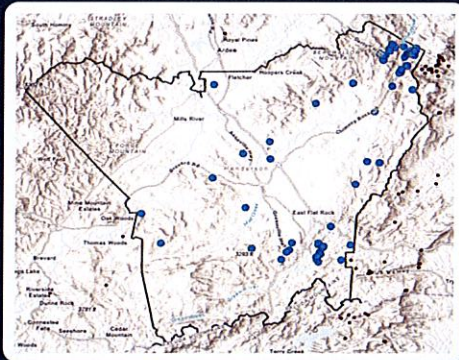
Destroyed

**290**

Unknown

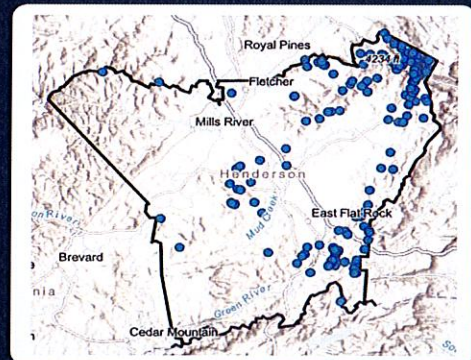
**1.3k**Total  
Assessments  
Performed**55.8k**

## USGS Landslide Map of Henderson County



10/15/2024

Landslides Identified

**86**

11/1/2024

Landslides Identified

**208**

## NCDOT Road Impacts in Henderson County

Total State  
Road Impacts**15**

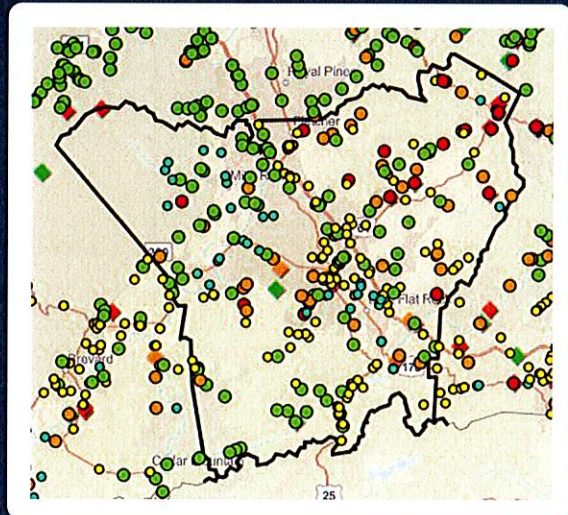
Low

**2**

Major

**9**

High

**4**

Mr. Brissie noted that in North Carolina counties do not maintain roads; roads are maintained by

Modification Approved: March 19, 2025



the state, municipalities, or by private individuals.

## NCDOT Bridge Impacts in Henderson County

Total Bridges

**284**

No Damage **76**

Likely Repair **34**

Likely Replace **17**

Remaining Inspections

**36**

No Inspection Scheduled

**121**

## Non-NCDOT Road Impacts (Crowd Sourced Data)

Total Locations Reported

**456**

Not Passable by Vehicle

**185**

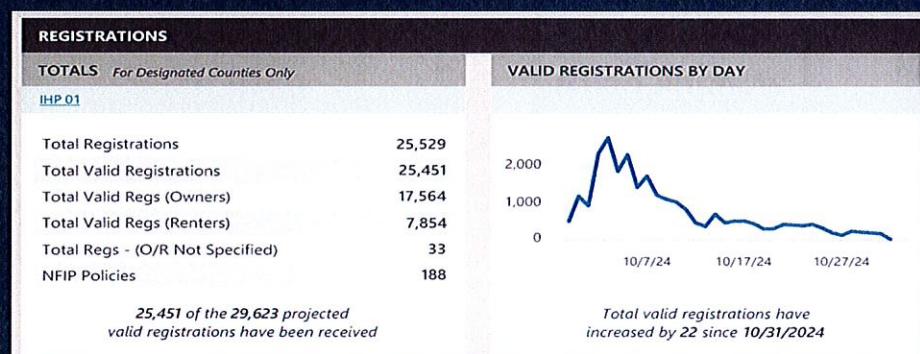
Passable by Vehicle

**271**

*Notice: This data is crowd-sourced and may include multiple reports and municipal road damage.*

## FEMA Individual Assistance

- \$28 million awarded in Henderson County
- 795 FEMA Personnel Deployed in Henderson County



Source: FEMA



## FEMA Individual Assistance Cont.

### HOUSING ASSISTANCE

#### TRANSITIONAL SHELTERING ASSISTANCE (TSA)\*

[TSA Summary Dashboard](#)

Currently Checked In	278
Current Household Member Total	671
Cumulative Checked In	468
Currently Checked Out	190
Cumulative Room Nights	5,405
Cumulative Eligible for TSA	19,771
Cumulative Eligible in Ext Period	19,770

*There are currently 278 registrants Checked-In to TSA.  
December 3, 2024 is the latest eligibility end date*

Source: FEMA

#### DIRECT HOUSING

[Direct Housing Analysis Dashboard](#)

Households Occupying Units	0
Households Ever Occupying Units	0
Remaining To Be Housed	58
Recerts	0
Vacated Households	0



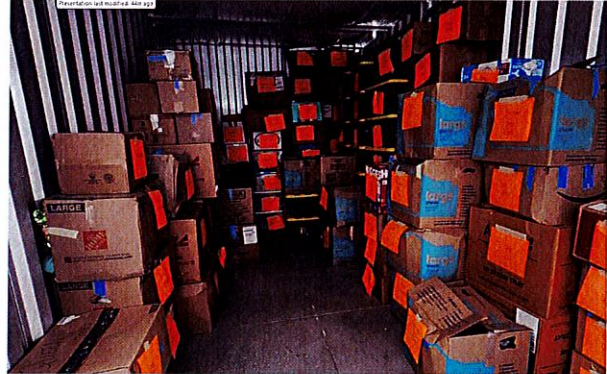
## Resource Hub

- Has transitioned to bulk distribution for community partners.
- Non-profits, food pantries and faith-based organizations can still order supplies.
- The county is working with local and regional food banks to help distribute food supplies to local pantries.

Chairman McCall spoke about the abundance of clothing that had been donated. She said volunteers had worked tirelessly to sort and organize what was received. Seven WNC counties have already received a portion of these donations including Buncombe, Yancey, Polk, Transylvania, Mitchell, Madison, and Avery. Four non-profit agencies have shopped on a regular basis along with 43 people in need that have come to pick-up donated clothing.







## FEMA Disaster Recovery Center

Blue Ridge Commons - 2111 Asheville Highway, Hendersonville



- A one-stop shop for federal, state and local resources as residents apply for FEMA disaster assistance.
- **D-SNAP Registration:**
  - **7,508 applications** approved in Henderson County serving **21,337** individuals.
  - **\$5.2 million** in benefits approved in Henderson County

\*Data is still preliminary

Assistant County Manager Chris Todd said the county was working with its partners at the DRC to hold a resource fair on November 15th-16th. More information would be forthcoming.

### Disaster Recovery Center Resources Fair

**November  
15-16**

**12pm – 6pm**

**Henderson  
County  
citizens,  
businesses  
and  
organizations**

**FEMA, SBA  
and other  
local, State  
and Federal  
resources**

### Henderson County Damage Assessment



UNAFFECTED  
50.4K



AFFECTED  
953



MINOR  
1.5K

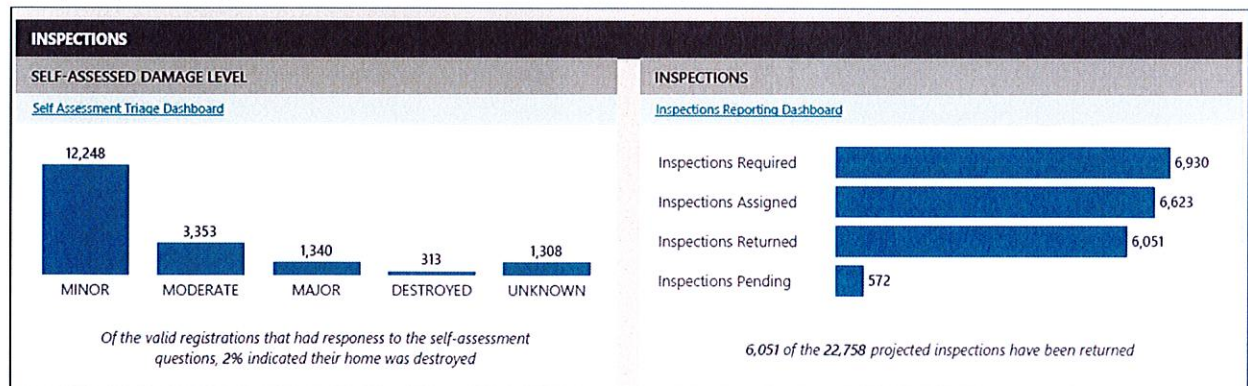


MAJOR  
1.3K



DESTROYED  
290

## Property Damage and Housing





HOUSING ASSISTANCE			
TRANSITIONAL SHELTERING ASSISTANCE (TSA)*		DIRECT HOUSING	
<a href="#">TSA Summary Dashboard</a>		<a href="#">Direct Housing Analysis Dashboard</a>	
Currently Checked In	291	Households Occupying Units	1
Current Household Member Total	705	Households Ever Occupying Units	1
Cumulative Checked In	499	Remaining To Be Housed	56
Currently Checked Out	207	Recerts	1
Cumulative Room Nights	6,325	Vacated Households	0
Cumulative Eligible for TSA	20,202		
Cumulative Eligible in Ext Period	20,003		
There are currently 291 registrants Checked-In to TSA. December 3, 2024 is the latest eligibility end date		Of the applicants currently occupying units, 0 have tentative move out dates within 31 days; 0 applicants have recerts overdue	



Mr. Todd said FEMA operates within the local zoning ordinance, they cannot override the county's Land Development Code.

Today, in Henderson County, and before the storm, citizens who were constructing a home with an active building permit, could place an RV on their property to reside in throughout construction. Under the NC Building Code an RV is not considered a permanent residential dwelling because of the nature in which it is constructed. Planning staff has been reaching out to citizens that have been impacted and may need this type of temporary housing and are discussing if there are any necessary amendments that need to be added to the LDC to allow temporary housing options. Primarily creating temporary campground expansion, possibly temporary mobile home park expansion either in a commercial site that already exists or potentially a new site. Mr. Todd said the Planning Board will hold a special called meeting on November 14<sup>th</sup> to discuss this as it is technically an ordinance amendment. Todd expects to bring language back from this meeting to present to the Board at the November mid-month meeting to allow for temporary uses related to this storm event to offer housing opportunities to citizens impacted by the storm.

## Permitting

- Property owners are currently allowed to place an RV on their property to live in, if they have an active building permit
- Planning Staff are currently investigating best practices to allow other temporary uses in response to the storm. The goal is to amend the LDC to allow for the following temporary uses in all zoning districts in response to ongoing recovery efforts from Hurricane Helene and the Federal Disaster Declaration.
- The Planning Board will hold a meeting on November 14<sup>th</sup> at 5:30PM
  - A public hearing will be held as part the November 20<sup>th</sup> Board of Commissioners Meeting





### **Advent Health (Add on)**

Graham Fields provided an update on Advent Health

- Within 48-hours Advent Health was on the ground with everything from drinking water, gas for generators, fuel for team members, food, and supplies.
- Communication was one of the biggest challenges – radios and satellite phones were brought in.
- Team members from sister facilities were sent from Georgia and Florida for staffing needs.
- Ambulance crews, paramedics, and ambulances sent were helpful for patient transfers to other hospitals.
- Advent Health was operational within about a week after the storm. Medical clinics were open, and walk-ins were allowed for people who were not patients of Advent but needed help.
- Clinics were seeing over 1000 patients a day
- One clinic in Black Mountain did sustain damage and was still not open.
- Some locations in Buncombe County still do not have water to drink.

Mr. Fields said October 1<sup>st</sup> was the first day of Advent's formal partnership with St. Luke's Hospital in Polk County. They were able to go through the journey with them in that time of need. During that same period, a new clinic was opened in Graham County.

Fields said several of Advent's team members had suffered the loss of their homes or substantial damage to their homes. Advent Health had corporately raised over \$400,000 and over \$100,000 locally to support those employees.

Business Development Manager DeLaina Lewkowicz added that the fifth annual First Responders Day of Thanks would be held Wednesday, November 6 from 11:30 a.m. to 1:00 p.m. First Responders Day of Thanks was started five years ago after the tragic loss of Officer Ryan Hendricks.

Mr. Fields concluded the presentation by sharing a short video focusing on Advent Health's efforts after hurricane Helene.

### **Tax Department Update**

Tax Administrator Harry Rising updated the Board on tax collections and valuations following Hurricane Helene's damages.

### **Status of Henderson county Real Property post-Hurricane Helene**



- Per the latest Henderson County Damage Assessment, per FEMA structural guidelines:
  - 52,800 property assessments have been performed (over 95% of total structures)
  - 288 structures destroyed
  - 1300 structures suffered major damage
  - 1500 structures suffered minor damage
  - 901 structures identified as "affected"
  - 47,500 structures identified as "unaffected"
  - 1300 structures listed as unknown.

## Property Tax Law (The Machinery Act)

### • NCGS § 105-283

All property, Real and Personal, shall as far as practicable be appraised or valued at its true value in money. When used in this Subchapter, the words "true value" shall be interpreted as meaning market value, that is, 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.

## Property Tax Law (procedures in years when there is no general reappraisal)

### NCGS § 105-287

(a) In a year in which a general reappraisal of real property in the county is not made under G.S. 105-286, the property shall be listed at the value assigned when last appraised unless the value is changed in accordance with this section. The assessor shall increase or decrease the appraised value of real property, as determined under G.S. 105-286, to recognize a change in the property's value resulting from one or more of the following reasons:

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(2b) Recognize an increase or decrease in the value of the property resulting from a physical change to the land or the improvements on the land...

## The Challenge: Translating FEMA structural evaluations to Market Valuations

- Consultation with the NC Association of Assessing Officers
- Consultation with NC Department of Revenue Real Property Section of the Local Government Division
- Consultation with former and neighboring assessors
- Consultation with Local Real Estate Brokerages



## Conventionally-Built Homes

Table 21: Damage Assessment Matrix for Conventionally-Built Homes

Degree of Damage	Definition	Water Level	Flood Damage	Damage Other Than Flood (e.g., Wind-Driven Rain and Earthquake)
			Examples	Examples
Affected	The residence has minimal cosmetic damage to the exterior and/or interior.	In Unfinished Basement	<ul style="list-style-type: none"> <li>Waterline in the crawl space or an unfinished basement when essential living spaces or mechanical components are not damaged or submerged.</li> <li>Damage to a porch, carport, garage, and/or an outbuilding not for commercial use, etc.</li> </ul>	<ul style="list-style-type: none"> <li>Cosmetic damage, such as paint discoloration or loose siding.</li> <li>Minimal missing shingles or siding.</li> <li>Damage to an attached structure (e.g., porch, carport, garage, or outbuilding not for commercial use), gutters, screens, landscaping, retaining walls, or downed trees that do not affect access to the residence.</li> </ul>
Minor	The residence has sustained a wide range of damage that does not affect structural integrity but could affect habitability.	Below 18 Inches	<ul style="list-style-type: none"> <li>Waterline at 1 to 3 inches in an essential living space.</li> <li>When waterline exceeds 3 inches but is below 18 inches, damage may be major or minor, depending on the following factors: duration of the flood, contaminants in the water, if waterline reached electrical outlets, and number of essential living spaces flooded.</li> <li>Waterline in a finished basement.</li> <li>Damage to mechanical components (e.g., furnace, boiler, water heater, heating ventilating, and air conditioning (HVAC), etc.)</li> <li>Damage or disaster-related contamination to a private well or septic system.</li> </ul>	<ul style="list-style-type: none"> <li>Nonstructural damage to roof components over essential living spaces (e.g., shingles, roof covering, fascia board, soffit, flashing, and skylight).</li> <li>Nonstructural damage to the interior wall components, to include drywall and insulation.</li> <li>Nonstructural damage to exterior components.</li> <li>Multiple small vertical cracks in the foundation.</li> <li>Damage to chimney (i.e., tilting, falling, cracking, or separating from the residence).</li> <li>Damage to mechanical components (e.g., furnace, boiler, water heater, HVAC, etc.).</li> <li>Damage or disaster-related contamination to a private well or septic system.</li> </ul>

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Degree of Damage	Definition	Water Level	Flood Damage	Damage Other Than Flood (e.g., Wind-Driven Rain and Earthquake)
			Examples	Examples
Major	The residence has sustained significant structural damage and requires extensive repairs.	Above 18 Inches	<ul style="list-style-type: none"> <li>Waterline above 18 inches or the electrical outlets in an essential living space.</li> <li>Waterline on the first floor (regardless of depth) of a residence when basement is completely full.</li> <li>When waterline exceeds 3 inches but is below 18 inches, damage may be major or minor depending on the following factors: duration of the flood, contaminants in the water, if waterline reached outlets, and number of essential living spaces flooded.</li> </ul>	<ul style="list-style-type: none"> <li>Failure or partial failure to structural elements of the roof over essential living spaces to include rafters, ceiling joists, ridge boards, etc.</li> <li>Failure or partial failure to structural elements of the walls, to include framing, etc.</li> <li>Failure or partial failure to foundation, to include crumbling, bulging, collapsing, horizontal cracks of more than 2 inches, and shifting of the residence on the foundation of more than 6 inches.</li> </ul>
Destroyed	The residence is a total loss; (e.g., damaged to such an extent that repair is not feasible, requires demolition, and/or confirmed to be in imminent danger).	Above Roofline	<ul style="list-style-type: none"> <li>Waterline at the roofline or higher, or</li> <li>Complete failure of two or more major structural components (e.g., collapse of basement walls, foundation, walls, or roof).</li> </ul>	<ul style="list-style-type: none"> <li>Only foundation remains.</li> <li>Complete failure of two or more major structural components (e.g., collapse of basement walls, foundation, walls, or roof).</li> <li>The residence has a confirmed imminent danger (e.g., impending landslides, mudslides, or sinkholes).</li> </ul>
Inaccessible	Damage to residence cannot be visually verified.	N/A	<ul style="list-style-type: none"> <li>Flood waters are blocking access to residences by covering, washing out, or destroying roads, bridges, or access routes, and degree of damage cannot be visually verified.</li> </ul>	<ul style="list-style-type: none"> <li>Debris from landslides, mudslides, severe soil erosion, or blowdown is blocking access to residences by disrupting or destroying roads, bridges, or access routes and degree of damage cannot be visually verified.</li> </ul>

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## Example guideline from the Real Estate Industry

Source: 360 training

### • HOW MUCH DOES FLOODING DEVALUE A HOUSE?

- Flooding can significantly devalue a house, with the extent of the damage and the location of the property playing a major role. Homes that have been flooded may experience a decrease in value of 15% to 50% or more, depending on the severity of the damage and the location of the property. According to the [National Flood Insurance Program](#), just one inch of flooding can cause \$25,000 or more in damage to a home.



## Proposed Appraisal approach

- 1. Use existing FEMA damage reports to create sample sets of homes to validate valuation benchmarks. Senior appraisers will evaluate select homes in detail to establish appraisal guidelines (ongoing).
- 2. Remaining appraisers will work existing permit queues and sales records to bring the current market data base up to date (completion date 15 November est.)
- 3. Using guidelines established with sample sets, remaining appraisers will visit all 3500 property sites with reported FEMA damage assessments of minor or worse. (Work in priority groups through mid-February).
- 4. Enter appraisal results into Henderson County Property Data Base and prepared notices of valuation for mailing by end of February 2025.

## Projected near-term impact on County Revenues

- Estimates on damage impact on tax revenue are situationally dependent.
- Receipts of current tax levy are slightly ahead of last year's payment rate by about 1.5%. This is before the receipt of funds from mortgage escrow accounts which are typically paid in November and December. Current receipts are 26.938% of current levy.
- The coastal counties agree that net near-term valuation estimates will reflect a drop in value of about 4%. Using the current budget as a reference, that means that property tax revenues for next year will be approximately \$4,070,000 less than this year, given the same tax rate.

## Extended impact of Helene on property valuation

- Despite the extensive damage to homes, businesses, and infrastructure, the longer-term prospects for property value recovery remains strong. Per the data provided by the MLS data base source, overall market value appreciation for this year will be about 4.32%, which is a comparable growth rate to normal years. According to Real Estate sources, Henderson County can expect to see increased property demand from neighboring counties due to the superior recovery performance and proven resilience of our infrastructure and its support network.

Vice-Chair Edney asked if the Tax Department would work with citizens who suffered significant loss due to the storm on their tax bills. Mr. Rising said staff would be as flexible as possible within the limits of the law. Mr. Rising stated the law says tax bills must be paid by January 6. John Mitchell said "The law would be followed under the general statute for the state of North Carolina but he would advocate with the General Assembly for the tools necessary to help our citizens through this difficult time. While it is true that the law must be followed, our first obligation to the citizens is to secure, so it is not in the interest of the county that any citizen be driven from their property."

Mr. Rising said the bills citizens currently have in hand were retroactive for their property value in 2023. He said the tax department would apply the law as mercifully and as fairly as possible.

Commissioner Lapsley asked that staff prepare a list of properties that have had major damage to provide to members of the Board in the next couple of months. This would help Board members understand the financial value and how many property owners would be included in this category. The Board needs to know the situation as early as they can.

Modification Approved: March 19, 2025



## Pardee Hospital Budget Presentation

Jay Kirby, President and CEO of Pardee UNC Health Care (Henderson County Hospital Corporation) presented the organization's FY25 Budget as approved by the Pardee Board.



## FY 2024 Audit

Pardee  
November 4, 2024

### Audit report FY 2024

- BDO preformed the 2024 Audit
- Results of the Audit



- There were no changes in significant accounting policies and practices during 2024.
- Management did not make any significant changes to the processes or significant assumptions used to develop significant accounting estimates in 2024.
- There were no corrected misstatements, other than those that were clearly trivial, related to accounts and/or disclosures that we brought to the attention of management.
- There was one uncorrected misstatement for Shared Services cost related to amortization of Epic. UNC as a system uncorrected the mapping from Shared Services to Depreciation and Amortization line item on the income statement.

### Audit Report Yields No Weaknesses or Deficiencies for FY 2024 Reporting

### Audited Financial Performance

#### Financial Statements

Type of report the auditor issued on whether the financial statements audited were prepared in accordance with GAAP

Unmodified

Internal control over financial reporting:

- Material weakness(es) identified? ☐ yes ☒ no
- Significant deficiency(ies) identified? ☐ yes ☒ none reported

Noncompliance material to financial statements noted?

☐ yes ☒ no

#### Federal Awards

Internal control over major federal programs:

- Material weakness(es) identified? ☐ yes ☒ no
- Significant deficiency(ies) identified? ☐ yes ☒ none reported

Type of auditor's report issued on compliance for major federal programs:

Unmodified

#### FY 2024 Revenues

- 2024 Gross Revenue grew at 15.76% over prior year
  - Admissions increased by 13.89%
  - Surgeries dropped 4.46%
  - Imaging increased 11.13%
  - Medical Oncology increased 7.72% over prior year.
- Collection rate outperformed budget and prior year.
  - Pardee Provided \$27.5 million in Charity Care for FY 2024.
- FY 2024 Net Revenues grew at 21.5% as compared to FY 2023.

### Audited Financial Performance Continued

#### FY 2024 Expenses

- Expenses increased by 19.05% as compared to FY 2023
  - Salaries and Benefits increased 13.78% as compared to prior year
    - Contract Labor expense decreased 38.4% when compared to prior year
  - Drugs increased by 36.7% due to cost related to contract pharmacy cost and increase in Cancer care.
  - Other expenses increase 53.2% as compared to prior year
    - Medicaid Assessment was the largest source of growth in other expenses

### Comprehensive Disaster Recovery Management Services – Selection (moved from consent)

On October 10, 2024, a Request for Proposals was published for comprehensive disaster recovery management services in response to Hurricane Helene disaster response and for professional services related to all aspects of Federal Public Assistance and Mitigation Assistance. The overall

Modification Approved: March 19, 2025

scope of the services is to assist in strategically managing the project development and administration of any and all local, state, and federal disaster programs related to the currently declared emergency for Hurricane Helene. Specifically included in the scope are FEMA Public Assistance Advisory services, Hazard Mitigation Grant Program Management services, Financial and Grant Management Support, Information Technology Data Management and Report Support, and Cost Recovery Plan Development and Implementation.

Proposals were due on October 23, 2024.

Subsequently, staff received proposals and reviewed them. Following that review, primary and secondary firms were selected for award.

Vice-Chair Edney noted that two of the top four companies selected were based in NC and asked Mr. Brissie if that had played a part of the decision making process. Brissie said one of the NC based companies had strong technical advice capabilities but was lacking in the public assistance component. Overall, the consultant needed to have solid work history and good references from previous clients.

*Vice-Chair Edney made the motion the Board approve the selection of iParametrics to provide comprehensive disaster recovery management services, and direct staff to negotiate an agreement. All voted in favor, and the motion carried.*

#### **Ecusta Trail - Pay Parking Lots (Add on)**

Vice-Chair Edney said, with some minor exceptions, the zoning ordinance does not allow pay parking lots anywhere in the County. He said his support of the Ecusta Trail project was largely due its expected boost to the local economy. He believed part of the success of the trail would be the ability for its patrons to park near the trail access. He said citizens who own property around the trail deserved to have the ability to charge for parking if they so desire. Edney stated the Board needed to amend the zoning ordinance to allow pay parking lots along the Ecusta Trail. Mr. Edney requested that the matter be forwarded to the Planning Board and the Rail – Trail Advisory Committee for their review, input, and direction.

*Vice-Chair Edney made the motion to refer the Pay Parking Lots proposal to the Planning Board and the Rail – Trail Advisory Committee to review at their earliest convenience and make any recommendations to the Board. All voted in favor, and the motion carried.*

#### **Permission to Disinter and Reinter Remains (Continued discussion from 10.16.2024 meeting)**

Chris St. Onge, on behalf of Leah & Andrew Zetterholm, LLC, had asked for the Board's consent for the disinterment and reinterment of human remains from property located at 358 Point Hope Lane, Hendersonville, North Carolina.

The property owner listed in Henderson County geographical information systems for the parcel is Leah & Andrew Zetterholm, LLC.

Under N.C. Gen. Stat. §65-106 (a):

**(a) . . . [A]ny person, firm or corporation may effect the disinterment, removal, and reinterment of graves as follows: . . .**

**(4) By any person, firm, or corporation who owns land on which an abandoned cemetery is located after first securing the consent of the**



**government body of the . . . county in which the abandoned cemetery is located.**

The Board discussed this item at their October 16, 2024, meeting and agreed to table the matter pending further investigation.

Chris Todd said that no additional information had been discovered after consulting with Environmental Health staff. The recorded plats are the records as they exist.

Mr. Todd said he had spoken to the individual who oversaw the ground penetrating radar at the site and the evidence, or lack thereof, was inconclusive.

After discussion, the Board agreed to send the matter to the Cemetery Advisory Committee and the Historic Resource Commission to review, discuss, and make any recommendations.

Commissioner Hill said he would reach out to the surveyor who mapped the gravesite on the recorded plat to inquire if additional information was available.

The Board will continue this discussion at an upcoming meeting.

## **NOMINATIONS AND APPOINTMENTS**

1. Cemetery Advisory Committee – 1 vac.

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

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

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

3. Historic Resources Commission – 1 vac.

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

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

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

5. Industrial Facilities and Pollution Control Financing Authority – 2 vacs.

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

6. Juvenile Crime Prevention Council – 1 vac.

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

7. Laurel Park Planning Board – 1 vac.

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

8. Laurel Park Zoning Board of Adjustment – 2 vacs.

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

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

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

## COMMISSIONER UPDATES

Commissioner Andreotta thanked Henderson County Youth Baseball organizers for pulling together after the hurricane and organizing games for several nights at Etowah Park. He felt it was good for the community and families to be together and encourage each other while returning to a sense of normalcy.

Commissioner Hill thanked staff, local organizations, state and federal partners for the many hours spent working toward recovery from Hurricane Helene. He said the care given to the community was much appreciated. He noted that tomorrow, was election day and encouraged all to exercise their right to vote.

Vice-Chair Edney commended the City of Hendersonville for agreeing to “take care of” a lost a sewer line that affected at least sixty people. He thanked county staff for their work in organizing a successful and well attended Halloween celebration. He said Staff had gone above and beyond to ensure that the event was a success.

Commissioner Lapsley said that the Board had heard a report from Advent Health earlier in the meeting but he did not want anyone to lose sight of the contributions made by Pardee Hospital in the aftermath of the storm. He felt they (Pardee) should have been given time to report their efforts as well.

Chairman McCall explained that Pardee Hospital had given their report at an earlier meeting that Advent Health was unable to attend.

In closing, Mr. Lapsley said he had been told that the West Henderson High School girls volleyball team had won the 3A State Championship and wanted to recognize them for their accomplishment.

Chairman McCall commended the Recreation Department for their efforts to clear county parks damaged during the storm so teams could finish out the soccer and baseball season.

## COUNTY MANAGER’S REPORT

John Mitchell said he did not have firm numbers on attendance for this year’s Treat Street but there were indications that it was a successful event. By 7:30 p.m. over 300,000 pieces of candy had been given out by staff. Mars Corporation graciously donated the candy for this year’s event to the county and Main Street merchants.

Mr. Mitchell said he was tentatively planning an event on November 15<sup>th</sup> to commemorate moving forward with the Berkeley project and asked the Board to hold that date on their calendars.

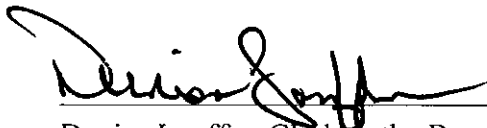
Mitchell said he, the Chairman, county staff had met with the administrators of FEMA, the Small Business Association, the USDA, nationally, the Governor of North Carolina, and many other officials to discuss additional resources for the people here in the county and Western North Carolina. He was in daily discussions with our legislatures in Raleigh and every other day discussions with our congressman to relay existing needs. Based on those conversations his belief was that our legislative delegation in Raleigh would return and put more cash into different programs that already exist in the state. He also believed there would be a push to provide some resources for private roads and bridges. He said this was pure speculation that they are waiting to see what the federal government may do. The legislative delegation in Raleigh has been notified that they will return on the 19<sup>th</sup> of November. This was notable because it is about five to seven days after Federal Congress would return to take up the supplemental. He said the key things that would be advocated for would be small business, agritourism, agriculture, and private roads and bridges.



In closing, Vice-Chair Edney asked Mr. Mitchell to speak to how the county helped support the municipalities and hospitals during and after the hurricane. Mr. Mitchell said the purpose of government was to secure the liberties which are endowed by our creator and staff rose to the occasion by reaching out to and partnering with our neighbors. Once a facility was located that could provide internet and had a generator the county invited them (the municipalities) to come. Laurel Park, the City of Hendersonville, Mills River, and other jurisdictions participated, and it was our pleasure and good cause to provide the resources in which we gathered so they could stand up and serve their citizens. Starlinks were provided to the municipalities and Advent Health. It was very much a team effort on behalf of the citizens.

*Vice-Chair Edney made the motion to go into Closed Session pursuant to 143.318.11(a)(3)(4)& (5). All voted in favor, and the motion carried.*

**ADJOURN**

  
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Denisa Lauffer, Clerk to the Board  
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Rebecca McCall, Chairman