

MINUTES OF BUNCOMBE COUNTY BOARD OF COMMISSIONERS'
PRE-MEETING OF APRIL 2, 2019 AT 12:00 P.M.

BE IT REMEMBERED: That the Board of Commissioners met in regular session on April 2, 2019, in the Commission Chambers, 200 College Street, Ground Floor Conference room in downtown Asheville, North Carolina at 12:00 p.m. where and when the following business was transacted:

The Chairman called the meeting to order with the following members present:

Brownie Newman, Chairman
Jasmine Beach-Ferrara, Vice Chair
Joe Belcher, Commissioner
Amanda Edwards, Commissioner
Mike Fryar, Commissioner
Robert Pressley, Commissioner
Al Whitesides, Commissioner

Staff present: Avril Pinder, County Manager; Jim Holland, Assistant County Manager; Donald Warn, Finance Director; Jennifer Barnette, Budget Director; Terri Orange, Internal Auditor; Rachael Nygaard, Strategic Partnership Director; Tim Love, Business Officer; Nathan Pennington, Planning Director; Curt Euler, Employee Benefits & Risk Management Director; Lamar Joyner, Clerk to the Board; Michael Frue, Staff Attorney; Heather Hockaday, Attorney

The Chairman called the meeting to order at 12:02 p.m.

During the meeting, the Board and staff will review and discuss agenda items and receive staff updates with discussions as noted:

Public Hearings:

Linamar Consolidated and Modified Economic Development Agreement (EDA). Tim Love, Business Officer, stated that the request is for the Board to vote on the resolution that would authorize the agreement. The agreement will extend the timeline with the same incentives.

Manufactured Homes Zoning Text Amendment. Nathan Pennington, Planning Director, explained that amendment would expand manufactured housing in zoning districts R-1, R-2 and Beaverdam.

Lees Creek Rezoning Request. Joshua Freeman, Zoning Administrator, stated that the request was consistent with the comprehensive plan and was recommended by the Planning staff. The applicant's plan is to use the property for a pre-k school.

Hernandez Rezoning Request. Joshua Freeman, Zoning Administrator, stated that the request was consistent with the comprehensive plan and was recommended by the Planning staff. The applicant's plan is to use the property for manufactured housing.

Old Business:

Approval of the East Haven Loan Agreement. Rachael Nygaard, Strategic Partnership Director, explained that there were no changes to the agreement. The agreement has terms of 0% interest, 20 year repayment schedule and 3 year disbursement period. The request is for the authorization of the County Manager to execute the agreement and the promissory note.

New Business:

Resolution Authorizing Execution of Easement Agreement to Metropolitan Sewerage District of Buncombe County, North Carolina ["MSD"]. Michael Frue, Senior Staff Attorney, stated that the resolution would clean up the easement that had been in place for the last 30 years or so to comply with regulations.

Grant-Funded Position Policy. Curt Euler, Employee Benefits & Risk Management Director, stated that County Personnel Policy does not address the grant-funded positions and the proposed policy will provide benefits that regular employees have access to. When the grant is over the position goes away or a request can be made to the Board to fund the position.

Staff Updates:

Audit Update. Don Warn, Finance Director, reminded the Board that an extension was in place for the audit and the auditors will present their assessment once completed. It has been delayed due to the fraud investigation and other contributing factors.

MHO Eagle Market Finance Restructuring. Michael Frue explained that the loan restructuring would mirror the loan structure of the Freddie Mac Federal Loan program.

Easement Request (PSNC-Ferry Road & Duke-Bent Creek). Michael Frue stated that this request will come before the Board in two weeks.

FY 20 Budget Update. Jennifer Barnette, Budget Director, reviewed the current numbers and walked through the budget process going forward. Keith Miller, Tax Assessor, explained some aspects of the Mission Health-HCA Healthcare deal as it relates to estimates of property evaluation.

Surplus Property Resolution Discussion. Michael Frue explained that resolution would update the policy to handle all surplus property the same. These items would be presented to the Board quarterly and the donation process would be revamped.

Solid Waste Franchise Update. Dane Pederson, Solid Waste Director, stated that the current contract with Waste Pro will expire at the end of the calendar year and they look to improve the contract process with the committee. He also explained some difficulties with residential trash collection and recycling and a lot of companies are pulling back from this aspect of the business. Mr. Pederson also highlighted the new call center that is assisting with some of the issues.

Avril Pinder, County Manager, introduced the new General Services Director, Michael Mace.

The meeting was adjourned at 2:19 p.m.

LAMAR JOYNER, CLERK
BOARD OF COMMISSIONERS

BROWNIE NEWMAN, CHAIRMAN
BOARD OF COMMISSIONERS