

**MINUTES OF THE BUNCOMBE COUNTY BOARD OF COMMISSIONERS’  
SPECIALLY CALLED MEETING OF AUGUST 20, 2024, AT 12:00 Noon**

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BE IT REMEMBERED: That the Board of Commissioners met in regular session on August 20, 2024, in the first-floor conference room at 200 College Street in downtown Asheville, North Carolina at 12:00 noon to interview the following candidates for the Short Term Rental Ad Hoc Committee: where and when the following business was transacted.

Present: Chairman Brownie Newman; Vice-Chair Parker Sloan; Commissioner Terri Wells, Commissioner Al Whitesides; Commissioner Amanda Edwards; Commissioner Martin Moore

Absent: Commissioner Jasmine Beach-Ferrara

The Board held 10 minute interviews with the following fifteen applicants for the newly established Short Term Rental Ad Hoc Committee: Matt Allen; Chip Craig; Chris Joyell; M.E. Gray; Matt Lutz; Angelica Cote; Andrea Golden; Kit Molina-Nauert; Jay Gerlach; Kenneth Fischer; Candice Matelski- Brad; and Prabhu Kannan.

**MINUTES OF THE BUNCOMBE COUNTY BOARD OF COMMISSIONERS’  
REGULAR MEETING OF AUGUST 20, 2024, AT 5:00 p.m.**

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BE IT REMEMBERED: That the Board of Commissioners met in regular session on August 20, 2024, in the first-floor conference room at 200 College Street in downtown Asheville, North Carolina at 5:00 p.m. where and when the following business was transacted.

Present: Chairman Brownie Newman; Vice-Chair Parker Sloan; Commissioner Terri Wells, Commissioner Al Whitesides; Commissioner Amanda Edwards; Commissioner Martin Moore.

Absent: Commissioner Jasmine Beach-Ferrara

The Chairman called the meeting to order at 5:08 p.m. and provided opening statements.

**CONSENT AGENDA**

Commissioner Moore moved to approve the Consent agenda as presented, Commissioner Edwards seconded the motion, and it was carried unanimously.

1. Approval of the August 6, 2024 combined Briefing and Regular meeting minutes
2. Resolution approving pyrotechnics experts for conducting fireworks display at the Biltmore Estate on September 7, 2024
  - o Resolution
3. Budget Amendments for compost facility needs
  - o Stormwater Ditch Establishment Budget Amendment

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- Compost Facility Budget Amendment
4. Memo to inform Board of reclassification of expenditures according to the Government Accounting Standards (GASB) previously approved on June 18, 2024

## **PUBLIC COMMENT**

Phyliss spoke about World Peace Month which is in September.

## **GOOD NEWS**

### **Buncombe County HHS Economic Services Team won the NC Association of County Commissioners Excellence in Innovation Award**

Heather Ramsey with the Economic Services Team accepted the award and told the board about the program. The Buncombe County HHS Economic Services Training Team won an award from NCACC for their cross county collaboration in helping develop a website for NC counties to use in the training of their Economic Services staff. This site keeps all training materials, videos and resources in one place and allows other counties to access these materials. 70% of NC Counties have utilized this tool.

## **PRESENTATIONS**

1. August 1-7th Proclaimed as World Breastfeeding Week

Commissioner Sloan read the Proclamation to Khadiya Ross with HHS and Natasha Bowden with LATCH AVL. Natasha Bowen thanked the Commissioners for support of the Coalition.

2. August 26-30 Proclaimed as SMART Week

Commissioner Edwards read the Proclamation declaring SMART week. Karen Gardens thanked the Commissioner and spoke about the partnerships SMART week has made.

3. Tourism Development Authority Board Update

Vic Isley, President of Explore Asheville gave an update on behalf of the Buncombe County Tourism Development Authority Board (BCTDA). She reported that visitor spending in Buncombe is 35x greater than 1983 and that visitor spending accounts for nearly \$3 billion in benefits to local and independent businesses. Additionally, she noted that \$265 million is generated in state and local tax revenues by the visitor economy. The BCTDA has invested \$96 million in 51 community projects in Buncombe County.

## **PUBLIC HEARING**

### **Public Hearing to consider the Schedule of Values for the 2025 revaluation**

Keith Miller provided a brief background to the Schedule of Values for the upcoming 2025 revaluation. Chair Newman opened the Public Hearing at 5:35. There were no speakers and the hearing closed at 5:35 p.m.

## **NEW BUSINESS**

### **Adoption of a Resolution and a Budget Amendment to accept the Community Development Block Grant Recovery Housing Program grant to support Asheville Buncombe Community Christian Ministries in expanding Transformation Village**

Victoria Reichard, Behavioral Health Manager presented background information. In March and April of 2024, two public hearings were held to gain input on the application for the CDBG Recovery Housing Program (RHP) and to receive board approval to submit an application. The CDBG RHP is administered by the North Carolina Department of Commerce's Rural Economic Development Division (REDD) as it was awarded to the State by the US Department of Housing and Urban Development (HUD) and is being treated as a Community Development Block Grant (CDBG). The application was submitted for \$1,000,000 to support Asheville Buncombe Community Christian Ministries (ABCCM) in expanding Transformation Village by constructing a 4 story, 64-unit building with 32-units dedicated to women and mothers with children in recovery from substance use. She explained that the RHP-funded units must be rented to households with income below 80% or less of Area Median Income and must meet RHP affordability requirements for a period of not less than 20 years. Additionally, she noted that the application included Land of Sky as the entity that would administer this grant. REDD has awarded Buncombe County with the \$1,000,000 grant to use the funds for the above stated purpose. Commissioner Wells made the motion to approve the resolution accepting CDBG Recovery Housing Program Grant and the associated documents. Commissioner Whitesides seconded the motion and it was carried unanimously.

### **Resolution to apply for DWI Task Force Funding from the NC Governor's Highway Safety Program**

Lynn Smith from the Sheriff's office explained the Buncombe County Sheriff's Office (BCSO) request for FY25 DWI Task Force Funding from NC Governor's Highway Safety Program, which was approved. She explained that this is year 5 of BCSO receiving the funding for DWI Task Force existing positions, with increasing county match each year. The DWI Task Force Grant provides \$75,082 of funding, (25% of eligible salaries and benefits). The county match for Year 5 is \$225,247, (75% of eligible salaries and benefits). The required county match has been budgeted for FY25. The Sheriff's Office may continue to apply for the funding which is to remain at 25%. She explained that the Resolution and Agreement of Conditions are the first of two steps in this grant award process. Commissioner Wells inquired about the funding percentage and program. Staff explained that the funding has been set aside for the match. Commissioner Wells made the motion to approve. Commissioner Edwards seconded the motion and it was carried unanimously.

### **Budget Amendment and approval of contract for the 200 College Street Renovation project**

John Hudson, Budget Director explained that this action is to consolidate the \$2,458,869 budget of the FY22 Administration Building Envelope Repair into the FY24 200 College St. Renovation project, which would increase the FY24 200 College St. Renovation project budget to \$4,958,869. He informed the Board that no new County funding is required. The consolidation would allow for funding of additional costs related to the exterior remediation of the 200 College St. building to prevent water and air infiltration. This exterior remediation work includes removal of existing exterior finishes, repair, replacement, and installation of waterproofing and insulating materials, as well as installation of exterior finishes. Stone Restoration was the lowest of the two bidders present on that date with a bid of \$3,080,000. After negotiations, a final price of \$2,959,000 was agreed upon, which includes \$269,000 in contingency to cover any unforeseen conditions that exist. The budget amendment to consolidate budget in the FY24 200 College St. Renovation project will allow for funding the contract and bring the project under budget. Commissioner Whitesides made the motion to approve the budget amendment as presented. Commissioner Edwards seconded the motion and it was carried unanimously.

### **BOARD APPOINTMENTS**

- The Board directed the Clerk’s Office to schedule interviews for the three applicants to the **Tourism Development Authority** on Tuesday, September 3 at 2:30 p.m.
- Commissioner Moore moved to reappoint Taylor Cox, Suzanne Booth and Greg Zornes to the **Home & Community Care Block Grant Advisory Committee**. Commissioner Wells seconded the motion and it was carried unanimously.
- Commissioner Edwards moved to reappoint Kasee Metcalf, Martha Salyers, Greg Narron, Elizabeth Lima and Amy Lenell to the **Health & Human Services Board**. The motion was seconded by Commissioner Wells and carried unanimously.
- Chairman Newman explained that the Board held 15 interviews for the **Short-Term Rental Ad Hoc Committee** earlier in the day. He noted that there were a lot of excellent candidates who put a lot of time and detail into their application. Chairman Newman made the motion to appoint the following candidates and that two Commissioner’s would serve as active, but non-voting members, Chairman Newman and Commissioner Sloan. Commissioner Whitesides seconded the motion and it was carried unanimously to appoint:
  1. Matt Lutz - real estate
  2. Chris Joyell - housing
  3. M.E. Gray - real estate
  4. Angelica Cote - ancillary business
  5. Andrea Golden - housing
  6. Kit Molina-Nauert - STR owner/operator
  7. Jay Gerlach - real estate
  8. Matt Allen - real estate
  9. Candice Matelski- Brady - at large
  10. Kenneth Kahn - Planning Board member
  11. Nancy Waldrop - Planning Board member