

AGENDA
VILLAGE OF FLAT ROCK COUNCIL MEETING
VILLAGE HALL ASSEMBLY ROOM
110 VILLAGE CENTER DRIVE
JANUARY 11, 2024
9:30 AM

Call to Order

Moment of Silent Meditation

Pledge of Allegiance

2022/2023 Financial Audit Report – Auditor Carl Shaw

Public Comments

Agenda Approval/Changes

Consent Agenda

1.
 - December 4, 2023 – Agenda Workshop Minutes
 - December 14, 2023 – Council Meeting Minutes

Special Reports

2. Administration – Village Administrator Christie
3. Park Update – Council Member Carpenter
4. Foundation Update – Council Member Toner
5. Transportation Update – Vice Mayor Coletta
6. Tax Report – Mayor Weedman

Old Business

7. Personnel Policy – Council Member Jeter

New Business

8. Park Bridges
9. Historic Preservation – Vice Mayor Coletta
10. Audit Services – Council Member Toner

Other Business

11. Mayor-Council Reports

Public Comments

Adjournment

VILLAGE OF FLAT ROCK COUNCIL MEETING MINUTES
VILLAGE HALL – ASSEMBLY ROOM
110 VILLAGE CENTER DRIVE
JANUARY 11, 2024
9:30 A.M.

Mayor Weedman presided over the January 11, 2024, council meeting at 9:30 a.m. Those present in addition to Mayor Weedman were Vice Mayor Coletta, Council Members Carpenter, Gregory, Jeter, Stuller, Toner, and Village Clerk Parker and Village Administrator Christie.

MOMENT OF SILENT MEDITATION/PLEDGE OF ALLEGIANCE

Mayor Weedman led the group in a moment of silent meditation. He then led the group in the Pledge of Allegiance.

Auditor Carl Shaw - 2022/2023 Financial Audit Report

Mr. Carl Shaw gave an overview of the finances. The Village's financial statements are in compliance, with a clean audit. Mr. Carl Shaw will no longer be preparing the Village's audit starting the fiscal year 2023-2024, but he will continue to prepare the financial reports. The Village will need to solicit for a new auditor. Mayor Weedman and Village Council thanked Mr. Carl Shaw for his long audit services.

Public Comments – Jamie Mahan, Resource Manager, Carl Sandburg National Historic Home, mentioned the house is now open Wednesday – Sunday. The visitor shuttle van is running seven days a week. Engineers should have a final design of work to repair the dam in early 2024.

Agenda Approval/Changes

Under *New Business - Item #9, Historic Preservation*, and *Item #10, Audit Services*, was added to the agenda. The agenda was approved as amended.

Consent Agenda

1. The Consent Agenda consisted of the following:
 - December 4, 2023 - Agenda Workshop Minutes
 - December 14, 2023 – Council Meeting Minutes

Council Member Jeter made a motion to approve the Consent Agenda, seconded by Vice Mayor Coletta. The motion was carried by unanimous vote.

Special Reports

2. Administration – Village Administrator Christie

Village Administrator Christie reviewed the December 2023 zoning report dated January 9, 2024, and the Village Administrator report dated January 8, 2024 (see attached reports).

3. Park Update – Council Member Carpenter

Council Member Carpenter mentioned the Park flooded from the heavy rainstorm. The Park Commission did not meet in December 2023, with the next meeting scheduled for January 18,

2024. Hope to start construction on the Dye Creek Restoration project in March. Park Director Dages commended Park Ranger Thacker for her hard work during the flooding at the Park. The decision was made to close the Park during the flooding.

4. Foundation Update – Council Member Toner

The Park Foundation met Monday, January 8, 2024, and discussed the following:

- Sharon Nunnelee is the new Foundation President. Thanked Maureen Adams for her service on the Foundation.
- The Foundation approved \$7,104.92 park reimbursement for items from 4th Qtr. – 2023, with another \$4,100 possible. Had good discussions about funding criteria, agreed that this will be a topic for the internal Foundation workshop.
- Fundraising for Dye Creek continues to go well. Tracey Daniels reported Dye Creek contributions of \$133,724 to date (does not include grants - \$221K).
- Continuing work on the 2024 Development Calendar – Friends of the Park Thank You in June, 10th Anniversary Celebration in the fall, potential new fun promotional outreach dog-friendly event in summer. Pardee in the Park will kick-off the 5th year when the weather turns warmer with additional health & wellness programs possible. The Foundation may look beyond Pardee for programs.
- There will be an “official” email newsletter reboot in February and the newsletter will be published every other month going forward.
- Pending a review of the By-Laws, the Foundation will meet again in February and will then move to an every other month meeting schedule. If necessary additional meetings can be scheduled.
- Fiscal year-to-date income is running 37 percent above last year and has already passed full year totals for 2020, 2021, and 2022, driven by Dye Creek contributions.
- At the end of December, Net Assets are \$723K, Cash \$704K of which \$535K is unrestricted.

5. Transportation Update – Vice Mayor Coletta

Vice Mayor Coletta reported the following:

- The Flat Rock Transportation Advisory Committee (FRTAC) is looking at getting traffic incident reports for Little River Road and West Blue Ridge Road as both roads are being considered for speed signs.
- The rail line from Hendersonville to Inman, SC, was discussed at the Henderson County Transportation Advisory Committee (HCTAC) meeting. The State of North Carolina has completed a feasibility study for rail transportation from Asheville to Salisbury, NC. There has also been a group working for several years on the Saluda grade rail trail. Several nonprofits from SC and NC, including Conserving Carolina, have been working with Norfolk Southern Railroad, which owns the line from Inman, SC to Zirconia, NC, to create a trail similar to the Ecusta Trail. The group signed an agreement with Norfolk Southern in March 2023, with the terms remaining confidential, to purchase the rail

corridor from Inman to Zirconia. From Zirconia to Flat Rock and Hendersonville, the rail is owned by WATCO. WATCO currently is not interested in selling as they continue to use the line to stack rail cars. This past November 2023, the NC General Assembly in their appropriation budget included over \$12 million over two years to purchase the portion in NC from the state line to Zirconia. The South Carolina state legislature has done the same in appropriating money from Inman to the state line.

6. Tax Report – Mayor Weedman

Mayor Weedman reported that, as of January 10, 2024, the current fiscal year tax collections are at \$1,612,278.60 (96.28 percent) total collected (see attached report).

Old Business

7. Personnel Policy - Council Member Jeter

Council Member Jeter made a motion for the attendance policy to say that absenteeism be determined on a case-by-case basis approved by the Village Administrator as well as sick leave to be used for bereavement leave be on a case-by-case basis approved by the Village Administrator. The motion was seconded by Council Member Gregory and was carried by unanimous vote. The Personnel Policy is complete and approved.

Mayor Weedman thanked Council Member Jeter, Village Administrator Christie, and Deputy Village Clerk Richard for their hard work on preparing the policy.

New Business

8. Park Bridges

Park Director Dages reported Andrew Bick has finished his work updating the project manual to remove all trail crossings from the scope of work. Mr. Bick is ready to send out the second bid packages with the proposed submission date of February 9, 2024, to receive bids and to make determination at the February council meeting. The current plan does not permit any trail crossings, but Park Director Dages would like to have a plan as soon as possible to include trail crossings and have Andrew Bick prepare a second plan with trail crossing options. In the first bid package, a quote was received from the only bidder in December of \$84,000/bridge, \$168,000 for two bridges. Park Director Dages would like to get a consensus from the Village Council to send to Andrew Bick, so he knows what needs to be designed if anything to prepare the second bid package.

Mayor Weedman met with Jimmie Brissie, Henderson County Emergency Management Services, and Marcus Jones, Henderson County Engineer, and according to Mr. Brissie he stated EMS/Fire does not need any vehicular or pedestrian crossings. The Village received a grant of \$190,580 from NC Department of Environmental Quality (NCDEQ) with the provision of bridges. Two suggestions were made, 1) ask (NCDEQ) if the grant would be affected with no bridges and 2) installing a bottomless culvert.

After discussions, the consensus of the Council is to go with the basic bid package. Park Director Dages will contact Andrew Bick. The council wants Andrew Bick to contact engineers to come up with a new plan for a pedestrian crossing and a bottomless culvert with cheaper alternatives that do

not affect the grant.

9. Historic Preservation – Vice Mayor Coletta

On December 21, 2023, Vice Mayor Coletta and Council Member Gregory met via Zoom with the following representatives of the NC State Historic Preservation Organization (SHPO), NC Department of Natural and Cultural Resources (NCNCR):

- Kristi Brantley, Certified Local Government (CLG) Coordinator, SHPO
- Ramona Bartos, Director of Division of Historical Resource
- Renee Gledhill-Early, Environmental Coordinator, SHPO

Their inquiries concerned whether the Village of Flat Rock has authority over and/or responsibilities for the Flat Rock Historic District. They also wanted to know if any steps could be taken by the Flat Rock government to save historic properties that were in severe decline but were not under preservation easements.

The main points from this meeting were:

The National Historic Register is chiefly an “honorific” and inclusion of a property in the register, without further easement or landmark designation, provides no distinct protection. The Environmental Office of SHPO, where Renee works, uses the register as a “starting place” and planning tool, with the intent to prevent the Federal government from harming significant environmental properties or areas.

Municipal government has “no authority over a national historic district,” which is under Federal control. There are no mechanisms for NC municipalities to protect or make decisions affecting a National Historic District.

Historic Landmarks are state-designated and proposed by municipalities such as the Village. According to Renee, it is more difficult to build on the property so designated without some oversight. SHPO looks more “holistically” at such properties, focusing on the property’s location and placement in regard to other historic properties or areas. But any owner can ask that the landmark designation be rescinded at any time.

There are certain actions that municipalities may undertake under state law. NC statutes frequently state these are available to “Certified Local Governments,” but the SHPO representatives at this meeting said being designated as a CLG is not strictly necessary. (CLGs were established by the 1980 Amended National Preservation Act.) The benefit to being a CLG is access to Federal grants (possibly with a match required). The funds for these grants come from gas and oil leak penalties. Each CLG must have a staff member specifically designated to undertake CLG responsibilities and formal training is required. There are only fifty-four CLGs in NC, but there are “hundreds of (historic) commissions.”

In response to questions about any possible municipal actions to protect a declining property, local governments can, via G.S. 160D-949, pass a “Demolition by Neglect Ordinance.” The property in question has to be a “designated landmark or any building or structure within an established historic district.” (G.S. 160D-949b).

The three SHPO representatives cautioned that these ordinances were sometimes “double-edged swords,” used for anti-preservation or political considerations. They suggested the village attorney should be consulted before taking any such action.

Although neither Vice Mayor Coletta nor Council Member Gregory asked about other steps, the SHPO representatives raised other possibilities on their own. A Preservation Ordinance is one possibility for protecting historic properties. Such an ordinance requires a Preservation Plan.

It was suggested that Flat Rock could hire a consultant to draw up such a plan, mentioning that the Town of Davidson had recently done so.

Flat Rock could also possibly establish its own local historic district, but such an action should be “citizen-driven,” rather than imposed by local government. It should start small with a few key places.

The SHPO participants strongly recommended a non-governmental means to protect historic properties in Flat Rock. They urged contact with Preservation NC (presnc.org), a nonprofit organization that has established close ties with potential grantors or buyers that want to restore historic properties. Preservation NC does workshops to reach local owners and organizations who are interested in preservation or want to learn how preservation efforts can help them.

10. Audit Services – Council Member Toner

Council Member Toner mentioned Carl Shaw just gave a clean audit. However, the Village will need a new auditor going forward. Due to significant increases in oversight requirements for government auditing, Mr. Shaw will no longer provide governmental auditing services, but he will continue to prepare the Village’s financial statements. The actual audit report and attestation will need to be prepared by another entity. These changes will take effect in June of this year and therefore will impact the audit of the 2023-2024 budget. Mr. Shaw has agreed to assist with the RFP for the Village.

Council Member Toner requested support of the Council to move forward with preparation of the RFP for a new auditor. This change will result in increased expenses for the audit control budget. The expected increase will be \$20K but is dependent upon the results of the RFP.

Council Member Toner made the motion that Council approve that Carl Shaw prepare and distribute an RFP for audit services for the Village of Flat Rock for budget year 2023-2024. The motion was seconded by Council Member Gregory and carried by unanimous vote.

Council Member Toner made a motion that the Council retain the services of Carl Shaw for preparation of Village financial statements, seconded by Council Member Carpenter. The motion was carried by unanimous vote.

Other Business

11. Mayor – Council Reports

Council Member Jeter mentioned the Land of Sky Regional Council did not meet in December.

Council Member Toner reported the December budget report is in great shape, with a couple of small items running over budget, but no issues, and Revenue is looking good. Council Member Toner presented a schedule laying out the time and requirements associated with preparation of the

2024-2025 budget. This will not require submission of any numbers from council members until April.

Council Member Toner reported in Public Health—December saw a steady increase in respiratory-related emergency room visits and hospital admissions, then a significant drop at the end of the month. Influenza and COVID-related events are roughly equal, a significant change from last year when influenza cases were only about 10 percent of COVID cases. In addition, COVID cases are about 30 percent below last year, but combined, COVID and influenza cases are about 30 percent higher than last year.

Council Member Gregory mentioned the annual Ice Cream Social is scheduled for June 1, 2024, 12:00 noon – 4:00 p.m., and Piggy’s will be supplying the ice cream.

Council Member Gregory expressed concerns with possible child abduction happening around the playground tunnel. She asked council members to visit the park and review. Mayor Weedman suggested this issue be reviewed by the Park Commission.

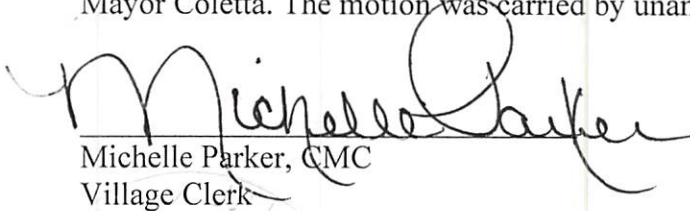
Council Member Stuller mentioned she needs classes on explanations of SHPO, etc.


Council Member Stuller will need to attend the Essentials of Municipal Government class in Asheville, NC, February 15 – 16, 2024.

Public Comments - None

Adjournment

At 11:12 p.m., Council Member Toner made a motion to adjourn the meeting, seconded by Vice Mayor Coletta. The motion was carried by unanimous vote.


Michelle Parker, CMC
Village Clerk


Nick Weedman, Mayor





To: Mayor and Council
 Planning Board Members

From: Zoning Administrator

Date: January 9, 2024

Ordinances Activity Report for December 2023

Ordinance Activities	This Month	2023 YTD	2022 YTD
Compliance Certificates Approved for SFD's	1	15	18
Temporary Compliance Certificates Approved	0	0	0
All Other Compliance Certificates Approved	1	27	17
Certificates of Occupancy/Compliance Approved	3	42	28
Variance Applications	0	0	1
Special Exception Application	0	0	0
Special Use Permit Applications	0	1	0
Appeal Applications	0	0	0
Special Use Permit Amendment Applications	0	0	0
Rezoning/Text Amendment Applications	0	0	1
Subdivision Application	1	1	0
Floodplain Development Application	0	0	1
Sign Permits	0	1	1
Historic Landmark Status Application	0	0	0
Ordinance Fees Received	\$1,825.00	\$6,225.00	\$4,575.00

December 2023 Ordinances Activity Report

Certificates of Zoning Compliance applications approved:

- 1 – Deck - (Kenmure-Fairway Village)
- 1 – Single Family Dwelling - (The Farm at Highland Lake Village)

Highland Lake PMUD: Letters of credit for Unit 1 and 4 have expired. Unit 1 Block 1, now called Park Residences @ Highland Lake Village, came before Council where it was approved (with conditions). They have received their erosion control permits but are still in the process of getting their stormwater permit from the County. They are also finalizing figures for the bank for the Completion Assurance Agreement.

Misc. zoning and other ordinance issues:

- Minor subdivision at Trenholm and Little River Rd approved (Captain Smyth's Preserve). Infrastructure has been installed. Plat was signed and has been recorded. Need proof of covenants being recorded at the register of deeds and the homeowner's association still needs to be established through the secretary of state before any lots can be sold. We have been informed that the owner's trustee has all the needed information to complete these tasks. No further updates.
- Worked with Flat Rock Playhouse Board of Trustee's representative, Joe Ippolito, in reference to a lot with a SFD on it that they wanted to expand. Consulted with village attorney about nonconforming language in the LDO and they worked to combine lots (recombination plat) for the Village to review. Received recombination plat to review and approve. Met with Mr. Ippolito and Mr. Kelsch (architect). Mr. Kelsch has inspected the existing building and is now recommending that the existing structure be demolished and a new one built to meet their needs. This will require a variance due to setback requirements. No further updates.
- The contract for an audit of our LDO was approved and signed by all parties. Met with consultant in October to discuss and review notes. She is also reviewing the existing LDO for compliance with 160D, reviewing definitions, processes, and standards for clarity, and identifying contradictions and ambiguities. She made her first presentation to the Planning Board on November 7th, 2023. Met with her again thanksgiving week. She was not able to attend the December planning board meeting where further review of the LDO was conducted in her absence. I only recently forwarded her questions that arose from that meeting. The Planning Board did not meet in January. She is planning to attend the February meeting.
- Had an inquiry about church property in R-20 (which is only allowed as a special use). The lot is nonconforming and additionally, a Special Use Permit (SUP) would be needed for them to make any improvements to the property. Consulted with Village attorney to see how to advise a potential path forward. Have met with Churches representative twice thus far to review SUP and variance procedures. No further updates.
- Lakehouse Academy asked for copies of their Special Use Permits. They are looking into becoming a residential treatment center in order to accept insurance. The Mayor and I met with the executive director to gain a better understanding of what they are trying to do. Asked village attorney to advise upon review of LDO language. She advises that we can confirm zoning for a private school, but that's all. A zoning confirmation letter was drafted and given to them.
- Received an application for five new units at the Mill House Lodge property. The owner presented a document that claims there are only 40 units currently on site which would allow him to build five more to bring the total up to the forty-five allowed by the M-L zoning district as a permitted use. Asked the tax collector to confirm the current number of units through the tax records, which she did. After reviewing the LDO language I contacted the village attorney about the request, our LDO language, and their declaration of condominium document. Confirmed that the special use permit process is appropriate and notified the applicant.
- Met with Brent Crowell about the potential sale of his father's property above Dunroy. Met with potential buyers as well. Will likely require a variance application.
- Received an application for a minor subdivision for a lot located at the western end of Little River Road. The lot is approximately 5 and a half acres with an existing house. They are looking to create a total of 4 lots, one with the existing house plus three new lots. I am

working with the owner and applicant to get all the required information added to the plan as well as requesting additional documentation about the availability of utilities. If this information is received in a timely manner, this request will go before the Planning Board at their February meeting.

SCO, TPO, FDPO, HLO:

- In April of 2021, we received an inquiry from an engineer out of Forest City about lots 16/17 on Mockingbird Dr. in Statonwoods which are located in the floodplain. He was asking about bringing fill onto those lots to take a portion of them out of the floodplain. He worked with our Floodplain Consultant reference permitting requirements. Signed off on Community Acknowledgement Form (FEMA) for a Conditional Letter of Map Revision (CLOMR) request. In September of 2022, the property owner came into the office requesting a certificate of zoning compliance application to build a SFD. He had some paperwork with him from FEMA dated June of 2021 which was FEMA's conditional concurrence of the (CLOMR-F) request. He still needs a floodplain permit and a CZC permit to bring in fill and build the house. In June of 2023, the property owner came into the office, and we discussed that he still needs to get both a floodplain permit and a certificate of zoning compliance permit. Received the first elevation certificate on October 4th, 2023. Reminded him again that he still needs a flood plain permit and a zoning permit and emailed both applications. The applications were dropped off at the office on October 6th, with no plans or documentation. Have had multiple communications with the owner's representative who has now brought the engineer from Forest City back into the mix. We have received and forwarded a total of three elevation certificates to our flood plain consultant because throughout this process, we thought the proposed house was going to be a slab on grade. The elevation certificates kept referencing a crawl space. Ultimately, we discovered that the owner wants to bring in fill and then cut into the fill to create a crawl space. Working with our local consultant and state official from the North Carolina Division of Emergency Management to work through the particulars. This change could affect the CLOMR-F previously issued by FEMA. No further updates.
- The Historic Landmark Commission last held a meeting in April 2022. No future meetings are scheduled at this time.
- Permission was granted for the placement of banners on Village property last April and May. Both parties were notified. A policy discussion is still pending.

Planning Board and Board of Adjustment Meetings:

- The Board of Adjustment did not meet in December. They are still planning on looking at their bylaws at a future meeting.
- The Planning Board met on December 5th, 2023. Our Land of Sky (LOS) consultant was not able to attend the December meeting but we reviewed her recommendations anyway. The January meeting was cancelled. The next scheduled meeting will be February 6th, 2024.

**Village Administrator Report
January 8, 2024**

Flat Rock Crime Reports:

Information obtained from the Citizen Connect incident map link on Henderson County Sheriff's Dept. website.

Reporting period of December 1, 2023 – December 31, 2023:

The Citizen Connect webpage shows a map with icons indicating an incident, but with no street names to confirm location. The map icon locations are historically inaccurate and need to be verified as being within Village boundaries. Therefore, they are not included again this month. Perhaps Councilmember Gregory could inquire about this.

Website/Facebook Report/EV Charging Station Stats:

Reporting period of December 1, 2023 – December 31, 2023:

- There were 5388 - page views on the home page of the website, an increase of 1071 from the previous month.
- Following the default home page views, the following 12 sections were viewed most, in descending order: Calendar, Media Archives, Mayor and Council, 2023 Village Council Minutes, Contact Us, Annual Audit Reports, About Us, Village Property Tax Information, 2022 Village Council Minutes, Park Facilities Reservation Calendar, North Highland Lake Road Project, Shopping and Dining.
- Items added or updated: Park facilities reservation calendar information, calendar, updates of scheduled meetings of council, boards and committees, approved council meeting minutes, council meeting agenda, links to community events, and road construction updates. The new website launched December 7th.
- Facebook stats for December 2023:
 - Followers: 1850
 - Post Engagement: 353
 - Post Reach: 1131
 - New Followers: 8
- Electric Vehicle Charging Station Uses:
 - December 2023: 18- Utility cost for last 30 days=\$47.00 for 314 kWh based on \$0.15 per kWh. The Village started charging \$0.20 per kWh in August. Session Fees are the amount ChargePoint collects and remits to the Village. For December 2023 it was \$66.15.

Village Hall Office, Grounds, Park, Misc. and Communications:

- For the upcoming month, notices emailed regarding the Village monthly meetings and events. Updated online meeting calendar for January. Need to finish website meeting calendar for rest of year. Updated website as needed.
- Park related issues and staff support: Worked with Council Member Carpenter, Council Member Toner, Michael Dages, and Tracey Daniels. The Park Commission did not meet in December. The next scheduled meeting is January 25th, 2024.
- Park updates include Dye Creek, the North Highland Lake Road project, the Daffodil Memorial Garden, and an updated park area reservation application.
- There was no Park Foundation meeting in December.
- Dye Creek- The Park Foundation has been investigating grant funding for this project as well as conducting their own fund raising. They received one grant for \$20,000 for signage and received word that the grant from the North Carolina Division of Water Resources was fully funded at \$190,580.00. The contract between DEQ and the Village was approved and signed. They recently learned that the Rudnick grant through the Community Foundation was approved for \$10,000.
- Dye Creek Project Management Contract- The contract was approved and signed. We worked with Andrew Bick on the final bid package language with input from Council Member Toner and our attorney which was approved at the November Council meeting.
- The first bid opening was December 4th. Project is set to rebid in January.
- Natalie Berry (Henderson County Director of Site Development) reviewed and approved the flood plain permit for the Dye Creek project.
- Land of Sky ARP - Staff and Council continues to work with Mary Roderick as needed. Ms. Roderick submitted our annual report last April and sent us the annual reports from our grantees. Update: She shared the grant final report from Friends of Carl Sandburg.
- The Flat Rock Transportation Advisory Committee will continue to meet quarterly. They met on December 12th, 2023.
- Council approved the installation of the speed radar signs. The signs were activated, and Vice Mayor Coletta is downloading information from them.
- Obtaining estimates to repaint the ceiling in the Highlander Room and the exterior of Village Hall. Now have three estimates but haven't compared them in order to bring them to Council.
- Working with Carol Richard and Council Member Jeter to review the personnel policy and propose updates. A draft was given to Council in November to review. Discussion of the policy continued to the December meetings. The draft policy was sent to our attorney who asked an associate who specializes in Human Resources to take a look. The comments that were received from them were for the most part incorporated in the draft for the December 14th Council meeting. The Policy was approved pending a definitions discussion of "excessive absenteeism".

Community Meetings, Networking, Agency Contacts:

Hendersonville Lightning

HC Permits and Inspections

Hendersonville Development Assistance Dept.

Blue Ridge Fire Dept

Town of Mills River Manager, Clerk, Zoning Administrator, and Park Director

City of Hendersonville Public Works Director, Planning Manager.

Town of Fletcher Manager, Park Director, and Planning Director

Town of Laurel Park Manager

Henderson County Planning Director, and Planning Staff

Henderson County Director of Site Development

Henderson County Emergency Operations

Attended the meeting of the Western North Carolina Manager's Association (WNCMA) on December 8th, 2023.

Report prepared by:
Patricia Christie, CZO
Village Administrator

Tax Collection Report

January 10, 2024

2023/24 Tax Year

2023/2024 Property Tax Collection Report as of 1/10/2024

Billed	\$1,675,575.23 -
Releases	\$929.16
Collections	\$1,612,278.60
Remaining	\$62,367.47
Includes Utility billing	\$13,065.71
Collection percentage	96.28%

The end of the open tax collection period ended with strong receipts. Collections are somewhat ahead of the same time last year on a percentage basis. Great job, Madam Tax Collector.

A 2 % interest charge will be added to unpaid tax accounts as soon as provisions are made for post marks on or before January 6th,

Now the hard part begins!

Nick Weedman
Finance Officer