

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

**Call to Order**

**Moment of Silent Meditation**

**Pledge of Allegiance**

**Public Comments**

**Agenda Approval/Changes**

**Consent Agenda**

1.
  - April 1, 2024 – Agenda Workshop Minutes
  - April 11, 2024 – 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. Preliminary Approval FY 2024-2025 Budget – Budget Officer Toner
8. Flat Rock Playhouse allocation – Council Member Toner
9. Approval of Audit Services – Council Member Toner

**New Business**

10. Term limit policy – Council Member Gregory
11. Village phone service – Vice Mayor Coletta

**Other Business**

12. Mayor-Council Reports

**Public Comments**

**Adjournment**

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

Mayor Weedman presided over the May 9, 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, 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.

**Public Comments** – Polly Angelakis, Superintendent, Carl Sandburg Home National Historic Site, mentioned work is continuing on the design phase of the dam repair and that there will be two young goats at the annual Ice Cream Social.

**Agenda Approval/Changes**

Under *Old Business - Item #9, Approval of Audit Services*, under *New Business – Item #11, Village phone services* were added to the agenda. Council Member Jeter made a motion to approve the agenda as amended, seconded by Council Member Gregory. The motion was carried by unanimous vote.

**Consent Agenda**

1. The Consent Agenda consisted of the following:

- April 1, 2024 - Agenda Workshop Minutes
- April 11, 2024 – Council Meeting Minutes

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

**Special Reports**

2. Administration – Village Administrator Christie

Village Administrator Christie reviewed the April 2024 zoning report dated May 4, 2024, and the Village Administrator report dated May 4, 2024 (see attached reports).

3. Park Update – Council Member Carpenter

Council Member Carpenter gave the following update from the April 25, 2024, Park Commission meeting:

**Park Commission Appointments:**

There are currently three open volunteer spots on the Park Commission. Anyone interested should fill out and submit a volunteer application.

**Public Comments:**

Members of the Highland Golf Villas HOA were there to present several grievances for the Park Commission to pass on to the Village Council:

1. In their opinion, there has not been any upkeep of the tree and vegetation barrier between the Park trail and the Villas. They are requesting regular mulching for the trees, trimming dead branches and limbs on the trees and understory plants, and removal of dead shrubs and trees.
2. Noise levels are still a major concern, especially around the tunnel. They would like to see the tunnel closed and filled in to lessen the amount of noise carrying over to the Villas.
3. The HOA objected to the mini pavilions being considered for the playground. They believe these pavilions will increase the amount of noise they already have to deal with. Members of the Park Commission explained that the mini pavilions are meant to increase security for the playground and would only hold 2-4 people each, if approved.
4. The HOA also complained about the lack of parental oversight, citing numerous issues where unattended and unwatched children have come into the residents' yards and gardens. When the residents ask the kids to leave because they are on private property, the kids just laugh and continue whatever it was they were doing.

**Dye Creek Restoration Project:**

The bulk of the work to restore Dye Creek to its original 1910 boundaries has been completed. As of the date of this Park Commission meeting, Dye Creek is now flowing within its original banks. Grass seed has been planted in the areas around the creek that were damaged by the heavy machinery during this project, and willow trees and understory stakes have been planted along a portion of the new stream banks.

The remaining work to be completed includes using the mountains of topsoil removed during the excavation to fill in the old stream bed and planting the remaining revegetation beginning in November of this year.

The Park Commission is currently waiting for the designs for the two (2) bridges to be installed over Dye Creek so the Village can put them out for bids. The culverts will be removed when the bridges are installed. A ribbon-cutting ceremony will be held to open the bridges, signifying the completion of the Dye Creek Restoration Project.

Many thanks to Village Administrator Christie, Park Director Dages, and Village Council Budget Officer Toner for their endless hours of work on this project to bring it to fruition.

**Proposal for Playground Security:**

The Park Commission was tasked at the March 14, 2024, Council meeting with researching the

design and costs for two (2) playground shade structures that would match our existing Park infrastructure. If approved, the structures would be placed so that both ends of the tunnel would be visible to people sitting in the shade. This research is still ongoing.

As of April 25, 2024, the security cameras for the playground that were authorized earlier by the Village Council are being installed.

**Visitation in the Park:**

The total car count for March 2024 was 18,169 cars entering our parking lot, or an average of 586 per day. For the month of April through April 25<sup>th</sup>, the count was 14,650 for an average of 586 cars per day.

**Incidents Reported in or around the Park:**

- None reported during this period.

**Park Seasonal Activities:**

Park Director Dages reported that several seasonal activities are currently up and running, including Forest Bathing (Nature Immersion), Pollinator Garden Tours, and Pardee Yoga in the Park. Additional educational programs began April 28, 2024. Qi Gong will begin on May 5<sup>th</sup> and continue for eight weeks as an experiment.

**Summer Intern:** A search for this year's intern is continuing.

**Native Bee and Pollinator Educational Signs:**

The Village Council had previously approved the purchase and placement of an educational sign to be installed next to the Pollinator Garden. The sign will resemble a large honeycomb with printed metal plates displaying information about the garden and the pollinators who visit it. The sign will be erected on 4 x 4 posts. A portion of the cost will be covered by a grant. Notification has been received that the sign has been completed and installation needs to be arranged.

**Landscape Architect – Dye Creek**

Following discussion at the April 1, 2024, Agenda meeting, the Village Council gave permission to begin developing a proposal on the scope of work to be done by a Landscape Architect, as well as the cost involved before a final decision would be made on whether or not to move forward with this request.

Park Director Dages reported that he has contacted six landscape architects to discuss their rates for helping us with the Dye Creek Restoration Project revegetation and to assist in creating an overall site plan and map for the Park so the revision of the Park Master Plan can be completed.

**Arbor Day Celebration – April 27, 2024:**

The Village of Flat Rock celebrated Arbor Day, Saturday, April 27, 2024, in the Park with twenty-two people in attendance. Local Boy Scouts planted a Franklinia Tree and another Dawn Redwood. Park Commission member Georgia Bonesteel gave a speech on the history of the Franklinia Tree.

4. Foundation Update – Council Member Toner

The Park Foundation met May 6, 2024, focusing on changes to the Bylaws and Budget:

- Bylaw changes are very minor and include 1) addition of electronic or Zoom meetings as acceptable; 2) Village Council will have final approval of Board candidates as vetted by the Foundation Board of Directors; 3) if the Executive Committee meets, it shall have official minutes of those meetings and distribute them to the entire Board; and 4) a new officer position of President-Elect has been added to facilitate smooth transitioning. There were discussions about whether or not the Foundation is considered a public body, and if they would be allowed to hold Zoom meetings. Village Administrator Christie will consult with Village Attorney Sharon Alexander before the Foundation approves the bylaws.
- Budget not quite complete but will be approved at the next meeting. The budget will include the agreed reimbursement of \$111,600 to the Village for Park expenses. There will be an expected reduction in contributions, due to completion of the Dye Creek campaign (\$210,000), but numerous campaigns build around the 10<sup>th</sup> Anniversary, a Gator fundraiser and Friends of the Park in the next fiscal year will keep the Foundation busy.
- Qi Gong program kicked off this past Tuesday and was well received.
- Foundation is finalizing volunteers for the Ice Cream Social.
- The Friends of the Park thank you party is set for Tuesday, June 11, 2024, 5:00 p.m., at Hubba Hubba Smokehouse.

5. Transportation Update – Vice Mayor Coletta

Vice Mayor Coletta reported the following:

- N. Highland Lake Road has been closed at Greenville Highway by the N.C. Department of Transportation (NCDOT) so the King Creek culvert can be replaced.
- NCDOT will conduct tree trimming along Greenville Highway from N. Highland Lake Road to Kenmure sometime over the next month or two.
- Vice Mayor Coletta heard from a resident in Flat Rock Forest who is concerned about traffic and potential danger at the intersection of Greenville Highway and Boyd Drive

(across from the entrance to Bonclarken). In December 2021, in response to a request from the same resident, Vice Mayor Coletta asked NCDOT to review the intersection, which they did and determined that the line of sight met their requirements.

At that time, the traffic engineer said that “A five-year intersection crash study in 2019 showed two crashes at the intersection. An updated analysis shows only one rear end type crash in the past five years, which would not have been improved by a traffic signal. An intersection warning sign has been in place along NC 225 (SB) for several years. Due to the sight distance and the speed limit, an advisory speed is not required.”

Vice Mayor Coletta informed the resident that she would ask NCDOT to take another look based on a possible increase in traffic since 2019.

6. Tax Report – Mayor Weedman

As of May 9, 2024, the current fiscal year tax collections are at \$1,676,782.14 (99.93 percent) total collected (see attached report).

**Old Business**

7. Preliminary Approval FY 2024-2025 Budget – Budget Officer Toner

Budget Officer Toner presented the proposed FY 2024-2025 Budget Message with a budget totaling \$2,935,564.00. Budget Officer Toner made a motion to approve the preliminary budget, seconded by Council Member Gregory. The motion was carried by unanimous vote.

8. Flat Rock Playhouse allocation – Council Member Toner

Council Member Toner mentioned \$25,000 is currently budgeted for the Playhouse, assuming that when the budget was approved, the inference was that the Playhouse support was also conferred, but not all members of the Village Council support this contribution. Council Member Toner made a motion to award \$25,000 to the Flat Rock Playhouse, seconded by Council Member Gregory. He feels the Flat Rock Playhouse is one of several unique local attractions that help define the character and charm of Flat Rock. He mentioned that COVID almost drove the Playhouse out of business. A review of their finances at the time identified that the average community theatre revenue is made up of sixty percent underwriting, contributions and the like and forty percent ticket sales. The Playhouse was at that time eighty percent of ticket sales, so when performances were shuttered, there was no nest egg. He believes the Flat Rock Playhouse needs and deserves Village support. After discussions, the vote carried a 4-nay, 2-yay vote, and the motion failed.

9. Approval of Audit services – Council Member Toner

As reviewed at the last council meeting, an RFP for the newly required enhanced audit services was distributed to eight qualified firms on April 2nd. Proposals were due back April 20<sup>th</sup>. A proposal was received from Carter CPA. Carter CPA is a mid-size firm of forty (of which twenty are CPAs), with offices in Asheville and Charlotte NC as well as Greenville SC. They have

numerous governmental clients, including in this area the City of Saluda, Town of Biltmore Forest, Town of Bryson City, Town of Montreat, Chimney Rock Village and numerous other government affiliated entities (libraries, schools, etc.) Their proposal is for \$19.5K, fully in line with Carl Shaw's estimated cost and covered in the proposed budget. Carl is familiar with the company and has great confidence in their ability to provide quality service, including an audit of the 2023-2024 budget which will close June 30, 2024. Council Member Toner made a motion for the Village Council to approve the Carter CPA proposal for audit services for the 2023-2024 budget year. The motion was seconded by Council Member Carpenter and carried by unanimous vote.

**New Business**

10. Term limit policy – Council Member Gregory

Council Member Gregory presented a draft copy of the Policy to Govern, Recruitment, Appointment and Term Limits for Commissions, Boards, and Committees. Council Member Gregory made a motion to approve the draft policy, seconded by Council Member Toner. There were discussions of the language in the last paragraph of page three, which reads; "The reappointment will be for a full three-year term." The motion carried a 4-nay, 2-yay vote, with the motion failing. Vice Mayor Coletta made a motion for the proposed alternative language to read: "A serving board member who has reached the end of his or her term limit may be considered for reappointment for a one-year term by consent of the council," seconded by Council Member Carpenter. The motion was carried by unanimous vote.

11. Village phone service – Vice Mayor Coletta

Vice Mayor Coletta mentioned that the Village contract with AT&T has expired, and she has been working with AT&T on renewing the contract. AT&T recommends that the Village switch to Voice-over-Internet Protocol (VoIP) technology. With some Council Members expressing concern with the switch, Council Member Stuller stated she will contact someone she knows with AT&T for more information and will also contact Optimum.

**Other Business**

12. Mayor – Council Reports

Council Member Stuller mentioned she has signed up for the Finance Officer's class in Morganton on May 21, 2024. She will start attending the City of Hendersonville Water & Sewer meetings.

Council Member Gregory mentioned she will be meeting with the Ice Cream Social scoopers on May 15, 2024, 2:00 p.m., in the Assembly Room. She has purchased two freezers for the ice cream, and after the event movers will move the freezers to the storage unit. Two complaints were received after the May 4, 2024, Shred Day event.

Council Member Gregory presented to council members the policy recommendations to consider in Phase II of the Land Development Ordinance review.

**Budget Officer** - Council Member Toner reported the proposed fiscal year 2024-2025 budget and budget message that the Village Council tentatively approved earlier will be filed with the Village Clerk and available for public review. The Village Clerk will also publish notice with the appropriate news media for the public hearing at the June 13, 2024, Council meeting. The Village Council will approve Ordinance No. 126, to adopt the fiscal year 2024-2025 budget.

The current budget is in excellent shape with three items totaling \$7,000 over, audit services, computer software, and legal.

Vice Mayor Coletta received an email request from a resident that the Village not allow trash receptacles to be left beside the roadway. She let the resident know that the Village has no ordinance prohibiting garbage cans being left out, and with limited resources the Village has no way of enforcing any ordinance. Vice Mayor Coletta indicated that the resident asked that she bring the issue before council. Council did not recommend any changes to the Village ordinances or policies on this issue.

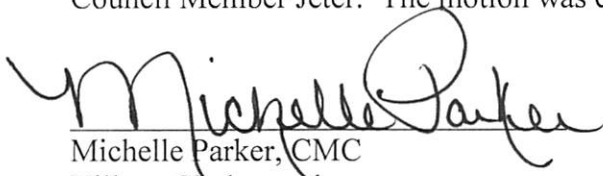
Mayor Weedman discussed water & sewer topics from the NC Homebuilders Association.

Park Director Dages reported Dye Creek is ninety-nine percent complete, and just needs bridges, replanting, and signs. The Village should receive a grant check from DENR soon for Dye Creek expenses.

**Public Comments** – None

**Adjournment**

At 11:30 a.m., Council Member Gregory made a motion to adjourn the meeting, seconded by Council Member Jeter. 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:** May 4, 2024

## Ordinances Activity Report for April 2024

Ordinance Activities	This Month	2024 YTD	2023 YTD
Compliance Certificates Approved for SFD's	3	4	15
Temporary Compliance Certificates Approved	0	0	0
All Other Compliance Certificates Approved	1	6	27
Certificates of Occupancy/Compliance Approved	1	8	42
Variance Applications	0	0	0
Special Exception Application	0	0	0
Special Use Permit Applications	0	0	1
Appeal Applications	0	0	0
Special Use Permit Amendment Applications	0	0	0
Rezoning/Text Amendment Applications	0	0	0
Subdivision Application	0	0	1
Floodplain Development Application	0	0	0
Sign Permits	0	0	1
Historic Landmark Status Application	0	0	0
Ordinance Fees Received	\$525.00	\$1,125.00	\$5,000.00

### April 2024 Ordinances Activity Report

**Certificates of Zoning Compliance applications approved:**

- 1 – Deck Extension - (Kenmure)
- 3 – Single Family Dwellings - (Kenmure, Flat Rock Lakes, Sherwood)

**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 and sedimentation permits but are still in the process of getting their stormwater permit from the County. Per the county, via an email dated 3/19/24, the stormwater permit has been resubmitted and it appears that all the questions have been addressed. They need signatures and some recommendations for a supplemental form. Once this is complete, they can move forward with issuing the permit. They are still finalizing figures

for the bank for the Completion Assurance Agreement and asked for confirmation for what we mean by Infrastructure (roads, stormwater, water, sewer).

### **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. I checked in with Hunter Marks. No further updates.
- The audit of our Land Development Ordinance (LDO) is continuing. The consultant has reviewed the existing LDO for compliance with 160D and presented it to Council. Will start discussion of the LDO/Comprehensive Land Use Plan alignment at the May Planning Board meeting. Council is also receiving a list of possible policy recommendations at their May meeting. Once all the language is agreed upon and approved by our attorney, it will need to be adopted at a public hearing. It is projected that the Land of Sky contract will need to be revised to accommodate this.
- The recombination of property along Greenville Hwy that was approved last October fell through. Have since been provided an additional deed for a total of three deeds to determine if remaining property is one lot or two. Reviewed all three deeds with attorney and it will be considered two lots. Those properties are now for sale. The listing broker/realtor has inquired about cutting in a driveway for one lot and the requirements for creating a driveway easement. Update: We have received multiple inquiries about the property from local realtors. Have been asked about everything from one SFD to a ten-lot subdivision. Last week, I spoke to a woman who said she is in escrow who only wants to build one SFD.
- Reviewing a survey for a driveway easement for property on Mountain Close Lane. It is proposed to go across an unopened alley whose ownership is unknown. After researching and conferring with our attorney, the determination is that the owner of the unopened alleyway must be found as only they can grant permission for an easement over that property.
- Ravenswood: Property on Meminger Dr. went up for sale. Specifically, it is a lot with an existing SFD that is located right on Little River Road and is zoned C-1. Have spoken to neighbors and the HOA president. Looked at old zoning maps dating back to 1998, and it appears that the property has been zoned commercial since that time.
- Received a public records request from an attorney's office located in Durham for all records pertaining to Lake House Academy. Those were sent electronically last week. Also took a phone call from a representative from Embark Behavioral Health. They were following up on their request to change from a therapeutic boarding school to a residential treatment center. (This is not permitted use in the Residential Conference (RC) zoning district.

**SCO, TPO, FDPO, HLO:**

- The Historic Landmark Commission last held a meeting in April 2022. The situation at Beaumont may necessitate the involvement of the commission in the near future. Update: Spoke with the current owner who initially inquired about demolishing the house and subdividing the property. Researched this and conferred with Village Attorney in order to respond. During this time HFR also communicated with the owner and ultimately, he has decided to sell the property to a neighbor who intends to restore it. I have spoken with the prospective owner and sent him some information about the Historic Landmark Status of Beaumont. The commission may be called upon to meet if a certificate of appropriateness application is received. They are set to close on the property May 21<sup>st</sup>.
- 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 April. They are still planning on looking at their bylaws at a future meeting.
- The Planning Board did not meet in April pending the LDO audit presentation to Council. They met this past Tuesday, May 7<sup>th</sup>. The next scheduled meeting is June 4<sup>th</sup>, 2024.

**Village Administrator Report  
May 4, 2024**

**Flat Rock Crime Reports:**

Information obtained from the Citizen Connect incident map link on Henderson County Sheriff's Dept. website shows a map with icons indicating an incident, but with no street names (or dates) 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.

**Reporting period of April 1, 2024 – April 30, 2024:**

The call for service history provided by the Sheriff's department to the Village reveals 132 total calls, with 83 under the law category, 27 under fire, and 24 under EMS. Out of the 83 calls under "law", 4 were listed for animal enforcement with 1 listed as wildlife and 1 listed as bite.

**Website/Facebook Report/EV Charging Station Stats:**

**Reporting period of April 1, 2024 – April 30, 2024:**

- There were 5405 - page views on the home page of the website, an increase of 634 from the previous month.
- Continuing the trend, the calendar had more views than the default home page with a total of 9587 views.
- Following the default home page views, the following 12 sections were viewed most, in descending order: Media Archives, Park FAQ, Mayor and Council, Park Facility Reservations, Park Facilities Reservation Calendar, Contact Us, About Us, How Do I..., Historic Landmarks, Volunteer Opportunities, Recreational Activities, Archived Minutes.
- Items added or updated: Park facilities reservation calendar information, calendar (Shred Day, Ice Cream Social), updates of scheduled meetings of council (Budget Workshop), boards and committees, approved council meeting minutes, council meeting agenda, links to community events, road construction updates, and information about the Dye Creek Project.
- Facebook stats for April 2024:
  - Followers: 1884
  - Post Engagement: 610
  - Post Reach: 2598
  - New Followers: 12
- Electric Vehicle Charging Station Uses:
  - April 2024: 13- Utility cost for last 30 days=\$31.00 for 208 kWh based on \$0.15 per kWh. The Village started charging \$0.20 per kWh last August. Session Fees are the amount ChargePoint collects and remits to the Village. For April 2024 it was \$39.70.

### 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 April. 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 met on April 25<sup>th</sup>, 2024. The next scheduled meeting is May 23<sup>rd</sup>, 2024.
- Park updates include a Girl Scout Silver Award project, Mini-Pavilions, and the Arbor Day Planting Event which took place Saturday, April 27<sup>th</sup>.
- Attended the Park Foundation meeting on April 8<sup>th</sup>, 2024. The next scheduled meeting is May 6<sup>th</sup>, 2024.
- The Park Foundation committed \$30,000 towards the budget for a new "gator".
- Dye Creek- The Park Foundation received one grant of \$20,000 for signage, and another grant through the Community Foundation for \$10,000. They also provided the village with the resources to apply for a grant from the North Carolina Division of Water Resources which was fully funded at \$190,580.00. Fundraising for the Dye Creek project has exceeded expectations. They have also assisted in getting the word out as the project started. Update: Michael has submitted the first reimbursement request to NCDEQ.
- Dye Creek Project Management Contract- The contract was approved and signed.
- Council awarded the Dye Creek project to Baker Grading and Landscaping at the March 4<sup>th</sup> Council meeting. The contract was up for discussion at the March 14<sup>th</sup> meeting and has been signed by all parties.
- We have received six weekly reports thus far, they have completed filling in the old channel and are working on punch list items. They may finish this week. Mr. Dages continues to press Mr. Bick for the revised bridge designs.
- Land of Sky ARP - Staff and Council continues to work with Mary Roderick as needed. Ms. Roderick submitted our annual report April 25<sup>th</sup>. We will need to report again next year.
- The Flat Rock Transportation Advisory Committee continues to meet quarterly. They met on March 12<sup>th</sup>, 2024.
- Have confirmed estimates for budget purposes to repaint the ceiling in the Highlander Room and the exterior of Village Hall.
- Attended a NCLM Risk Management meeting where they discussed the transition from Medcost to Aetna and provided information about changes in cost for health and dental (up 6.5%), workers comp (down 10%) and property and liability (up 17.5%)
- Renewed workers comp and property and casualty insurance through NCLM.
- Have been asked by a company called Developmental Associates, LLC to participate as an assessor in the hiring of a new Town Manager for Mills River. This will take place May 30<sup>th</sup>, and 31<sup>st</sup>, 2024.

**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 (Virtually) the South Mountains Regional Hazard Mitigation Plan stakeholder meeting on April 2<sup>nd</sup>, 2024.

Attended the Local Government Committee for Cooperative Action (LGCCA) meeting in Hendersonville on April 16<sup>th</sup>, 2024.

Attended the National Flood Insurance Program (NFIP) virtual workshop #1 on April 17<sup>th</sup>, 2024. Workshop #2 was May 1<sup>st</sup>, 2024.

Attended Arbor Day Planting at the Park on April 27<sup>th</sup>, 2024.

Report prepared by:

Patricia Christie, CZO

Village Administrator

## Tax Collection Report

May 9, 2024

2023/24 Tax Year

### 2023/2024 Property Tax Collection Report as of 5/8/2024

Billed	\$1,676,489.67
Interest	\$1,528.13
Collections	\$1,676,782.14
Remaining	\$1,235.66

Collection percentage	99.93%
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Continued progress on collections. Currently there are 4 owners and 10 properties still delinquent.

The owner of 1150 West Blue Ridge LLC is making payments and is committed to be fully paid in the coming weeks. An owner on Bluebird Dr. has paid half of his taxes and will be paying the other half before the end of the month.

One owner with three lots in Staton Woods and one owner with 4 lots on Jefferson Forest and Estate Drive are the two remaining owners who are challenging. Letters have been sent to both advising foreclosure action will begin later in May. Council action is needed in this regard.

Experience is that once owners evaluate foreclosure versus payment of amounts owed, payments are made. Time will tell.

The Kenmure lot owned by Zach King was sold on the steps of the courthouse and the winning bidder is paying \$30,000 for what many believe to be an unbuildable lot. Because the Village has a tax lien on the property, payment of amounts owed the Village is expected before the end of May.

Nick Weedman  
Finance Officer