



MINUTES

May 26, 2021

SECOND MONTHLY MEETING OF THE CITY COUNCIL

CITY COUNCIL CHAMBERS – 2ND FLOOR, CITY HALL | 160 SIXTH AVE. E. 4:00 p.m.

Present: Mayor Barbara G. Volk, Mayor Pro Tem Jerry Smith, and Council Members: Jeff Miller, Dr. Jennifer Hensley, and Lyndsey Simpson

Staff Present: City Manager John F. Connet, Assistant City Manager Brian Pahle, City Attorney Angela Becker, City Clerk Angela Reece, Communications Manager Allison Justus, and others

1. CALL TO ORDER

Mayor Volk called the meeting to order at 4:03 p.m. and welcomed those in attendance. A quorum was established with all members in attendance.

2. PRESENTATIONS

A. Public Access Television Funding Request – *Bruce Macdonald*

Mr. Bruce Macdonald addressed City Council presenting information regarding public access television. Mr. Macdonald outlined types of information that could be included on the channel such as emergency information and local news, education and distance learning, social and spiritual programming, and remote meetings and trainings. Mr. Macdonald outlined potential funding mechanisms included in the American Rescue Plan Act Funding for broadband. Mr. Macdonald asked for consideration of funding in the total amount of \$332,000 to jumpstart a (PEG) Public, Educational, and Governmental Access Television channel in Henderson County and said the channel could be sustained with funding from the Video Programming Service Tax. Mr. Macdonald stated he will be visiting the other municipalities in the County to make requests for funding. Mr. Macdonald stated if funding is approved, the channel would be the only public access channel west of Charlotte. Council Member Jerry Smith clarified this channel could benefit small business as well as government. Council Member Dr. Jennifer Hensley stated she is supportive of having the channel for public education and outreach.

B. Dark Sky Ordinance Presentation- *Matthew Manley, Planning Manager*

Planning Manager Matthew Manley addressed City Council presenting information regarding Dark Sky lighting and outlined options for consideration. Daniel Caton, Professor and Observatory Director at Appalachian State University addressed City Council discussing possible improvements to lighting and light fixtures. Professor Caton stated the worst type of fixture are floodlights and said a better fixture would be a shoebox type fixture and provided photo illustrations of area businesses who renovated using these types of fixtures. Professor Caton discussed new technologies such as Phosphor Converted Amber (PCA) LED's which convert lighting to a lower Kelvin color spectrum. He discussed health concerns stating lighting is correlated to melatonin production in the body. He provided Light to Protect the Night – five principles for responsible outdoor lighting information and encouraged everyone to visit darksky.org to obtain more information.

Planning Manager, Matthew Manley presented information regarding a proposed zoning text amendment for Dark Sky and said currently there is no way to review, measure or to enforce a specific outcome under the current standards. Mr. Manley stated a Dark Sky Subcommittee of the Planning Board was formed and tasked with comparing various lighting ordinances from regional and national jurisdictions and said they have utilized the Model Lighting Ordinance (MLO) created by the Illuminating Engineering Society in conjunction with the International Dark Sky Association as the basis for proposed lighting ordinance and tailored it to fit the needs of the City of Hendersonville.

Planner Tyler Morrow discussed creation of lighting zones stating the Committee considered the nature of zoning and development within the zones to make recommendations which correlate with different lumens allowed in each zone.

Planning Manager, Matthew Manley discussed Backlight, Up-light, Glare (BUG) ratings explaining the ratings were developed by the Illuminating Engineering Society in conjunction with the International Dark Sky Association and are used to calculate the light escaping in unwanted directions

from an outdoor light fixture. Mr. Manley stated in their efforts to replace the original “cutoff” system, which applied solely for street lighting, the BUG rating is a comprehensive system for all outdoor lighting and said although there are multiple variables to consider, including site, application, and how the luminaire is installed, BUG ratings serve as a measurement tool to determine the appropriate commercial outdoor lighting for certain applications. Mr. Manley stated the Committee recommended ratings based on these standards and noted that every lighting fixture has a BUG rating so it is additional information a developer would not have to supply.

Council Member Jerry Smith clarified applicants would be required to meet factors such as pole height, distance, orientation, and total amount of lumens allowed for the site under this proposed structure. After much discussion City Council members directed staff to proceed with recommendations for commercial and multi-family residential (9 units or larger) and agreed to revisit single family residential at a later date. City Attorney Angie Beeker stated the addition of standards in the nuisance ordinance under the police power ordinance would be a way to enforce for existing residential zoning.

The Dark Sky Subcommittee will be speaking with other committees and stakeholders and bring back more information to City Council for additional consideration.

C. Update and Discussion Regarding Construction of new Fire Station 1 – *John Connet, City Manager, Brian Pahle, Assistant City Manager, and James Miller, Fire Chief*

Keith Carlyon with ADW Architects addressed City Council providing information regarding construction of new Fire Station 1. City Manager John Connet discussed the following 4 options:

1. Renovate and add space for Fire Department operations and administration on the current site.

<u>Square Footage:</u>	<u>Construction Cost Total:</u>	<u>Total Estimated Project</u>
Existing Bldg. 9,854 Sq. Ft.	\$5,901,501	<u>Costs:</u> \$7,081,801
New Addition. 8,366 Sq. Ft.	<u>Soft Costs:</u> \$1,180,300	
Total 18,220 Sq. Ft.		

2. Renovate and add space for Fire Department operations only on the current site.

<u>Square Footage:</u>	<u>Construction Cost Total:</u>	<u>Total Estimated Project</u>
Existing Bldg. 9,854 Sq. Ft.	\$3,787,164	<u>Costs:</u> \$4,506,726
New Addition. 1,862 Sq. Ft.	<u>Soft Costs:</u> \$719,561	
Total 11,716 Sq. Ft.		

3. Demolish existing building and build new building that includes Fire Department operations and administration on the current site.

<u>Square Footage:</u>	<u>Construction Cost Total:</u>	<u>Total Estimated Project</u>
18,200 Sq. Ft.	\$6,495,350	<u>Costs:</u> \$7,664,513
	<u>Soft Costs:</u> \$1,169,163	

4. Demolish existing building and build new building that includes Fire Department operations only on the current site.

<u>Square Footage:</u>	<u>Construction Cost Total:</u>	<u>Total Estimated Project</u>
14,000 Sq. Ft.	\$5,436,650	<u>Costs:</u> \$6,664,513
	<u>Soft Costs:</u> \$978,588	

Mr. Carlyon discussed design renderings presented by the architect for traditional, transitional, and contemporary and asked Council for feedback on design preference. City Council Member Jerry Smith suggested using the historic Stilwell building at Hendersonville High School for design elements and Council Member Hensley agreed. Council Member Jeff Miller expressed interest in preserving the fire pole. Fire Chief D. James Miller expressed interest in incorporating 125 years of fire service into the new design.

City Manager John Connet discussed the next steps in the process and stated there is a real advantage in going with a construction manager to allow bidding for materials now due to the market facing shortages.

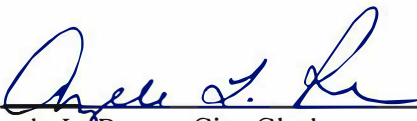
Council Member Jerry Smith clarified the process would take 8 months at most to begin construction. Council Member Dr. Jennifer Hensley inquired regarding construction of Fire Station 3 first, due to population projections and Council Member Smith clarified that the population density was not great enough to justify having a station in that location at that time. City Manager Connet commended Fire Department staff with planning of interim location and said this will allow staff to test the demand on the south side while in a temporary location. Fire Chief Miller welcomed the opportunity to build two stations but said in order for a new station 3 to operate it would need to be significantly larger to accommodate 11 staff members while station 1 is being built and said spreading forces about the city during construction would provide an opportunity to gather factual numbers about cost effectiveness and response times to south side while being financially prudent. Chief Miller further clarified a temporary building can be purchased and then relocated and repurposed for another use.

3. ADJOURN

There being no further discussion, the meeting was adjourned at 6:02 p.m. upon unanimous assent of the Council.


Barbara G. Volk, Mayor

ATTEST:


Angela L. Reece, City Clerk