



**CITY OF HENDERSONVILLE**  
**ENVIRONMENTAL SUSTAINABILITY BOARD**  
City Hall - Chambers Room | 160 6th Ave E. | Hendersonville NC 28792  
Thursday, November 16, 2023 – 3:30 PM



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## **AGENDA**

**1. CALL TO ORDER**

A. Call to order - *Ann Twiggs, Vice Chairperson*

**2. APPROVAL OF AGENDA**

A. Approval of agenda - *Ann Twiggs, Vice Chairperson*

**3. APPROVAL OF MINUTES**

A. Approval of October 26, 2023 meeting minutes - *Caitlyn Gendusa, staff liaison*

**4. PUBLIC COMMENT**

A. Public comment, 10 minutes

**5. NEW BUSINESS**

A. Neighbors for more Neighbors presentation - *Susan Bean, Mountain True, 15 minutes*

Board discussion on presentation, 10 minutes

B. Budget discussion, *Ann Twiggs, Vice chair, 5 minutes*

Approved budget: \$15,000

**6. STAFF LIAISON UPDATE**

A. Staff liaison update - *Caitlyn Gendusa, staff liaison, 5 minutes*

Notice of resignation of Marcia Shaffer

Reminder of Sustainability Strategic Plan meetings

Energy: Ann Twiggs and Grady Nance

Transportation: None

Waste Reduction: Virginia Tegel and Frank Stewart

Land Management: two non-board members

Water: one non-board member

**7. CITY COUNCIL UPDATE**

A. City council update - *Lyndsey Simpson, Mayor Pro Temp, 5 minutes*

**8. OLD BUSINESS**

A. Vote on 2024 Mayor's Monarch Pledge requirements and designate board member liaison to track and assemble yearly report - *Caitlyn Gendusa, staff liaison, 10 minutes*

B. Voting; *Caitlyn Gendusa, staff liaison, 5 minutes*

Vote on approving 2024 board meetings and confirm next 12/21 meeting

Vote on moving meetings back to City Operations Center

C. Tree Ordinance Revision Committee update: *Virginia Tegel, boardmember, 5 minutes*

**9. SUBCOMMITTEES**

A. Waste Reduction Subcommittee: *Virginia Tegel, boardmember, 10 minutes*

Report on Food Waste Solutions Summit

Update on compost sites

B. Hendo Earth Fest update - *Ann Twiggs and Frank Stewart, members, 5 minutes*

Application revision

Budget proposal

**10. ADJOURNMENT**

*The City of Hendersonville is committed to providing accessible facilities, programs and services for all people in compliance with the Americans with Disabilities Act (ADA). Should you need assistance or an accommodation for this meeting please contact the City Clerk no later than 24 hours prior to the meeting at 697-3005.*



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 City Hall - Assembly Room | 160 6th Ave E | Hendersonville NC 28792  
 Thursday, October 26, 2023 – 3:30 PM



## MINUTES

### 1. CALL TO ORDER

- A. Call To Order - Kelly Phale, Chairperson

Meeting began at 3:30pm

### 2. WELCOME NEW MEMBER

- A. Welcome new member - Kelly Pahle, Chair

### APPROVAL OF AGENDA

2. Approval of agenda

Mary Ellen motioned first followed by Jill.

### APPROVAL OF MINUTES

3. Approval of October minutes

Grady motioned first followed by Marcia.

### PUBLIC COMMENT

4. Public comment - 10 minutes

No comments

### STAFF LIAISON UPDATE - Caitlyn Gendusa, Sustainability Manager

5. Asheville's Sustainability Board Annual Meeting (10 minutes)

6. Sustainability Plan Review Discussion (3 minutes)

Caitlyn is going to send out email with focus area sections for people to join subcommittees reviewing each area.

7. Board review of Policy on Building Efficiency Standard Requirements for All New Municipal City Construction & Renovation (30 minutes)

Ann and Virginia propose looking into including greywater; Caitlyn is going to look into adding this.

Discuss was brought up of including this policy in the regular City Council meeting agenda so the public can be aware of important steps the City is making in sustainability.

### **CITY COUNCIL UPDATE - Lyndsey Simpson, Council Woman**

Councilwoman Simpson, Caitlyn and City attorney, Angie Beaker attended Affordable Housing Conference. Highlights and potential ideas for the City include a community land trust, and potential bond referendum for funds and staff member essential for this work.

Update on development fees.

### **SUBCOMMITTEE UPDATES**

#### 8. Hendo EarthFest – Ann Twiggs & Frank Stewart, Members (5 minutes)

Caitlyn will check on if we can create a direct weblink to the Hendo Earth Fest page.

Ann and Marcia met with Summit Marketing.

Mary Ellen proposed we look into plastic free "swag" if we are giving anything away.

#### 9. Waste Reduction – Virginia Tegel, Member (5 minutes)

Progress has been made on compost drop off site at a church.

Virginia would like to approach the Brooklyn Community Garden members about having composting while the garden is being constructed. Logan cautioned compost would be low during the winter months and suggested if there is compost to add additional topsoil to prevent erosion.

### **OLD BUSINESS**

#### 10. Tree Ordinance Review - Virginia Tegel, Member (10 minutes)

Councilmember Simpson will bring up suggestion from Logan of including fruit trees.

#### 11. Parks & Greenspace Master Plan Update - Virginia Tegel, Member (5 minutes)

Survey is now posted.

Jill proposed include in the walkability plan the inclusion from the survey on areas that have a 15+ minute drive from a City park.

### **ADJOURNMENT**

Meeting adjourned at 4:36pm

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# Neighbors for More Neighbors WNC

Housing Solutions for a Sustainable Future



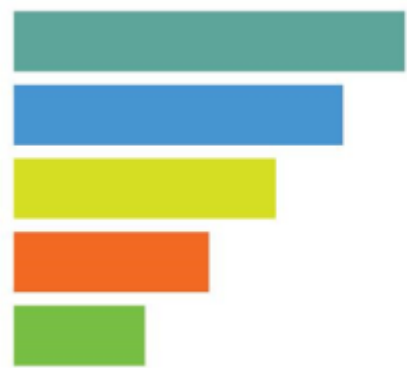


# 568%

From 1976 to 2006, land development in the North Carolina mountains increased 568 percent - from 34,348 acres to 229,422 acres

Population, meanwhile, increased only 42 percent

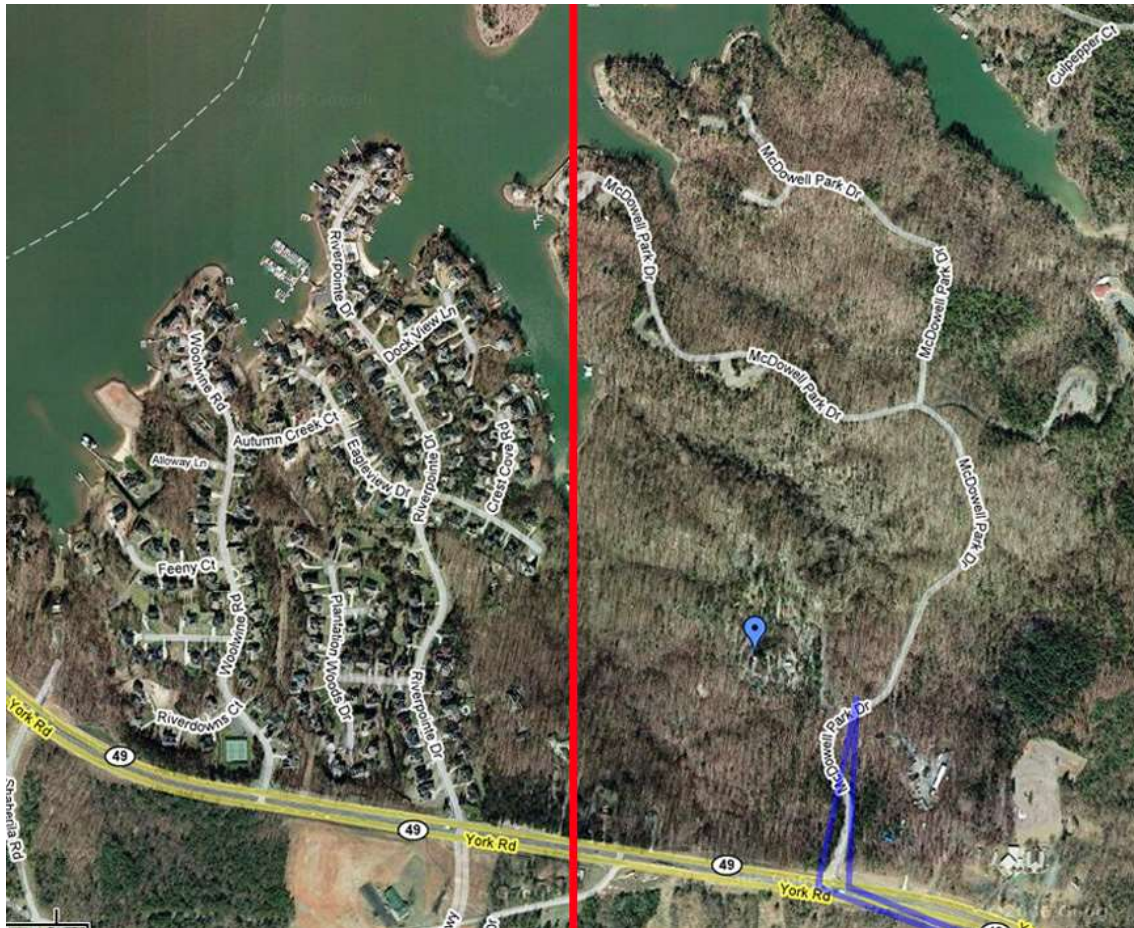


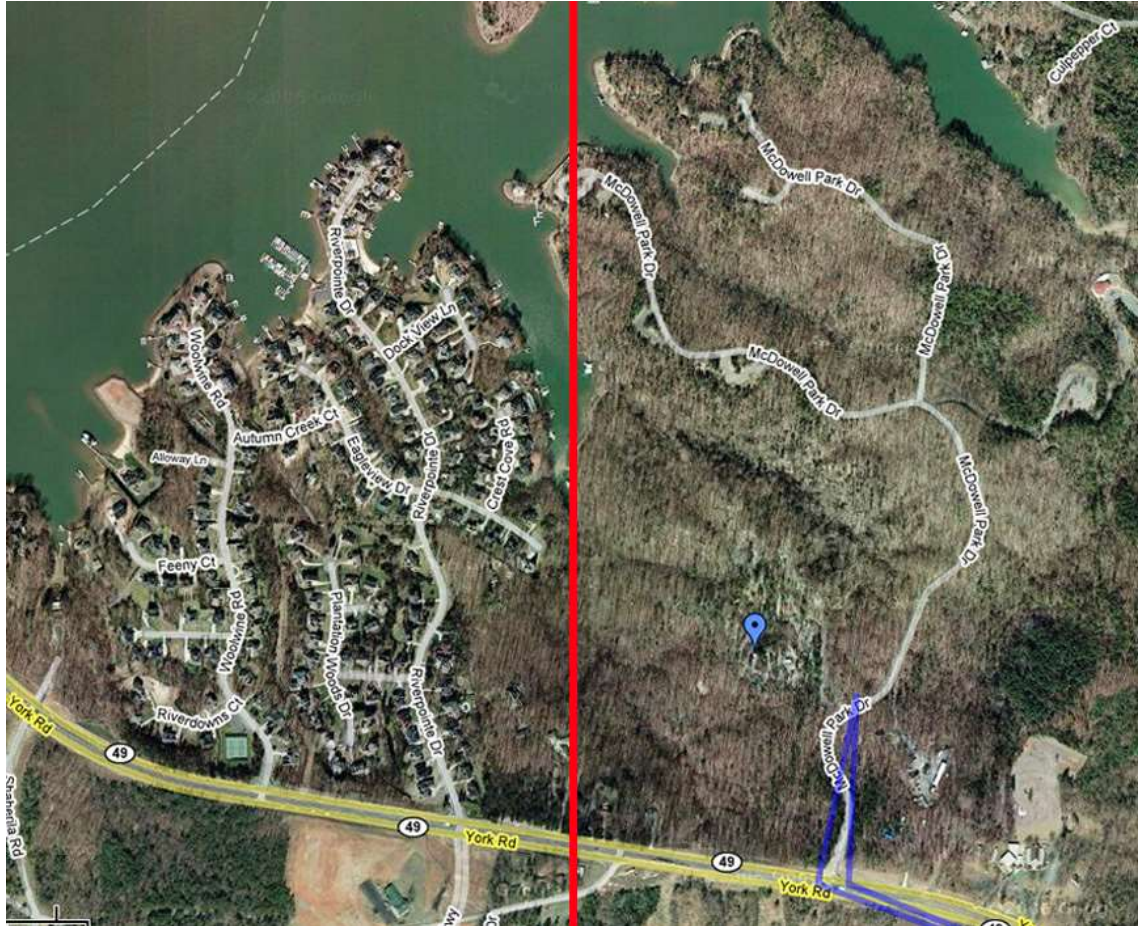
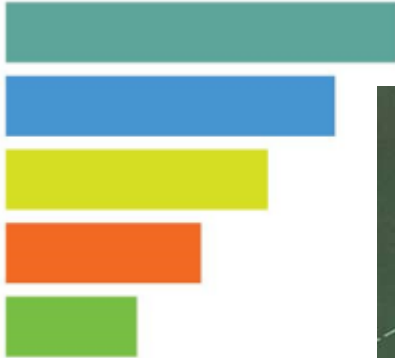


Item A.

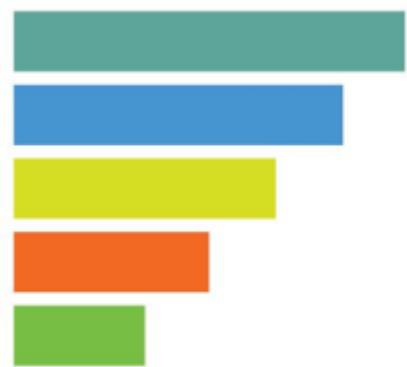








Sprawling Charlotte development on left. McDowell Nature Preserve on right.



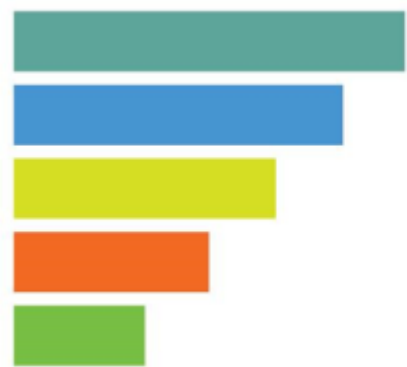
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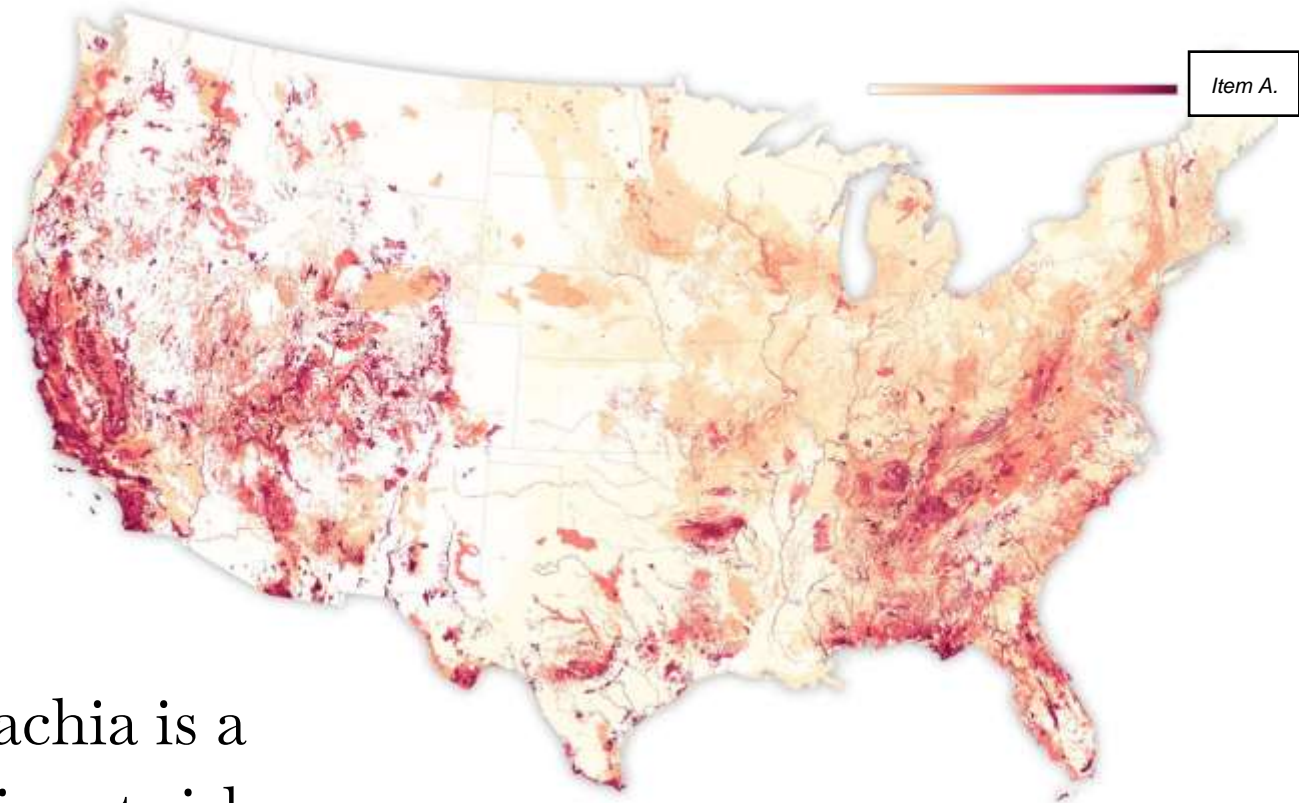
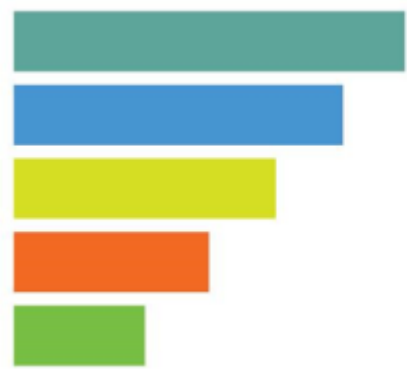


- Housing starts peaked in absolute terms in 1972
- National shortage estimates:
  - Freddie Mac - 3.8 million homes
  - Frannie Mae - 4.4 million homes

Item A.

- The WNC Housing Needs Assessment from 2021 has Henderson County with the second highest rental and for-sale housing gaps in the region (HUD format)
  - Rental: 2,008 family units and 805 senior units
  - For-Sale: 1,184 family units and 710 senior units





Southern Appalachia is a hotspot for species at risk of vanishing



# Missing Middle Housing



HousingMiddleHousing.com is powered by Opticos Design  
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Item A.



## Best Practices on Municipal Zoning Policy

Allow more homes on every lot that allows a single-detached house

Allow one or more accessory dwelling units on all residential lots

Allow apartments or mixed-use developments in more places

Allow apartments & mixed-use developments to include more homes

Remove or reduce minimum lot sizes & allow fee-simple lot division

Allow manufactured homes everywhere

Allow very small homes



# Hawkins Points Example

Item A.



# More Neighbors? Yes, Please!





# MountainTrue Recommendations for the GenH Survey

Blog post to members, supporters and public

<https://mountaintrue.org/hendersonville-genh-survey/>





Q1: As you look into the future, what are the top three things you are most concerned about for Hendersonville?

MT Recommendation: Consider including Environmental Health & Housing among your 3 selections. Prioritizing and investing in environmental protection is critical to making us more resilient to climate change challenges and maintaining Hendersonville residents' health. Housing for all the reasons shared previously.





Q4: Where in Hendersonville do you think new development (homes, jobs, etc.) should occur?

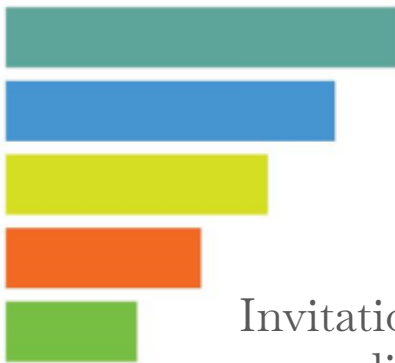
MT Recommendation: Please consider choosing  
**“Within the existing city limits with increased density.”**

Q8: what housing types (beyond single-family houses) does Hendersonville need to ensure residents can find housing to match their life stage?

MT Recommendation: Please consider including  
**“Missing Middle Housing”** among your selections.



## Questions?



Invitation to consult with  
us on different development  
projects

Contact:

Susan Bean

[susan@mountaintrue.org](mailto:susan@mountaintrue.org)

828-450-4543

Nancy Diaz

[nancy@mountaintrue.org](mailto:nancy@mountaintrue.org)

828-290-9175

Use	\$
<i>Memberships</i>	
ICLEI	\$2,000
Southeast SDN	\$300
Bee City	\$300
<i>Community Outreach</i>	
Monarch Pledge Requirements	
Pollinator Garden & Upkeep	\$5,000
Monarch Migration	\$500
Native seed swap/giveaway	\$250
Hendo Earth Fest	\$4,500
Composting Initiatives	\$1,000
Recycling & Plastics Initiatives	\$500
Other	\$500
<i>Other</i>	
Sustainability Hero Award	\$100
	\$14,950

NOTE: TYPICALLY IN APRIL OF EACH YEAR BUDGETTED FUNDING IS CUT OFF TO PREPARE FOR THE NEXT YEAR'S BUDGET CYCLE. THIS MEANS THE BOARD SHOULD USE UP REMAINING FUNDS BY APRIL.

## Action Item Selections

Each year, you must commit to at least 3 Action Items from this list which you will report on at the end of the year. At least 1 action must be taken from the “Program & Demonstration Gardens” section.

### Communications and Convening

- Issue a Proclamation to raise awareness about the decline of the monarch butterfly and the species’ need for habitat.

*Example Activities:*

1. *Issue a Monarch Day Pledge*
2. *Incorporate monarchs into your Earth Day, Pollinator Week or other proclamation*

- Launch or maintain a public communication effort to encourage residents to plant monarch gardens at their homes or in their neighborhoods. (If you have community members who speak a language other than English, we encourage you to also communicate in that language; Champion Pledges must communicate in that language.)
- Engage with community garden groups and urge them to plant native milkweeds and nectar-producing plants.
- Engage with city parks and recreation, public works, sustainability, and other relevant staff to identify opportunities to revise and maintain mowing programs and milkweed / native nectar plant planting programs.
- Engage with gardening leaders and partners (e.g., Master Naturalists, Master Gardeners, Nature Centers, Native Plant Society Chapters, other long-standing and influential community leaders) to support monarch butterfly conservation.

*Example Activities:*

1. *Develop community gardens with local gardening leaders*
2. *Host programming and other activities with Nature Centers*
3. *Coordinate and collaborate with local gardening groups at schools, colleges, and universities*

- Engage with Homeowners Associations (HOAs), Community Associations or neighborhood organizations to identify opportunities to plant monarch gardens and revise maintenance and mowing programs.
- Engage with developers, planners, landscape architects, and other community leaders and organizers engaged in planning processes to identify opportunities to create monarch habitat.



- Create a community-driven educational conservation strategy that focuses on and benefits local, underserved residents.

*Example Activities:*

1. *Conduct outreach and support habitat / green space improvements in underserved communities.*
2. *Develop brochures in different languages*

- Create a community art project to enhance and promote monarch and pollinator conservation as well as cultural awareness and recognition.

*Example Activities:*

1. *Host photo contests*
2. *Commission murals*
3. *Create and show films and documentaries*
4. *Support public art installations*
5. *Collaborate with local artists, including school, college, and university art departments to create community-wide art*

### **Program and Demonstration Gardens**

- Host or support a native seed or plant sale, giveaway or swap.
- Facilitate or support a milkweed seed collection and propagation effort.
- Plant or maintain a monarch and pollinator-friendly demonstration garden at City Hall or another prominent or culturally significant community location.
- Convert vacant lots to monarch habitat.
- Plant milkweed and pollinator-friendly native nectar plants in medians and public rights-of-way.

- Launch or maintain an outdoor education program(s) (e.g., at schools, after-school programs, community centers and groups) that builds awareness and creates habitat by engaging students, educators, and the community in planting native milkweed and pollinator-friendly native nectar plants (i.e., National Wildlife Federation’s Eco-Schools USA Schoolyard Habitats program and Monarch Mission curriculum).

*Example Activities:*

1. [Eco-Schools USA Schoolyard Habitats](#)
2. [PK-12 Monarch Mission Curriculum](#) (English and Spanish)
3. [National Wildlife Federation Campus Pollinator Pledge](#)

- Earn or maintain recognition for being a wildlife-friendly city by participating in other wildlife and habitat conservation efforts (i.e., National Wildlife Federation’s Community Wildlife Habitat program).

*Example Activities:*

1. Join the [Community Wildlife Habitat](#)

- Host or support a monarch neighborhood challenge to engage neighborhoods and homeowners’ associations within the community to increase awareness, support community unity around a common mission, and/or create habitat for the monarch butterfly.

*Example Activities:*

1. Host photo challenges
2. Create property certification challenges
3. Collaborate with schools, universities, and colleges to host joint awareness and habitat creation challenges

- Initiate or support community science (or citizen science) efforts that help monitor monarch migration and health.

*Example Activities:*

1. Community Science Opportunities ([Monarch Joint Venture](#))
2. NWF’s Monarch Stewards Program Certification
3. Engage with local colleges and universities science departments to host community-wide opportunities
4. Monarch Migration Tracking ([Journey North](#))

- Add or maintain native milkweed and nectar producing plants in community gardens.

- Launch, expand, or continue an invasive species removal program that will support the re-establishment of native habitats for monarch butterflies and other pollinators.

- Host or support a monarch butterfly festival that is accessible to all residents in the community and promotes monarch and pollinator conservation, as well as cultural awareness and recognition.
- Display educational signage at monarch gardens and pollinator habitat.

*Example Activities:*

1. [Neighborhood Garden Signs \(Victory Garden of Tomorrow\)](#)
2. *Create plant labels or interpretive language for community gardens, parks, prairie habitat, rights-of-way, etc.*

## Systems Change

Please select the actions that you will begin to work on this year, are in progress, or have already been completed.

- Remove milkweed from the list of noxious plants in city weed / landscaping ordinances (if applicable).
- Change weed or mowing ordinances to allow for native prairie and plant habitats.
- Increase the percentage of native plants, shrubs and trees that must be used in city landscaping ordinances and encourage use of milkweed, where appropriate.
- Direct city property managers to consider the use of native milkweed and nectar plants at city properties where possible.
- Integrate monarch butterfly conservation into the city's Park Master Plan, Sustainability Plan, Climate Resiliency Plan or other city plans.
- Change ordinances so herbicides, insecticides, or other chemicals used in the community are not harmful to pollinators.

*Example Activities:*

1. *Work with local school districts to eliminate or minimize the use of pesticides, herbicides, and insecticides on school properties*
  2. *Adopt Integrated Pest Management (IPM) practices*
- Adopt ordinances that support reducing light pollution.
  - California Specific: Pass a resolution to protect over-wintering monarch butterfly habitat on public or private lands.

# Reduce Food Waste at Home

North Carolina generates about 3.5 billion pounds of food waste each year. Households are the largest contributor, accounting for 40% of the state's wasted food.



## What are the costs of food waste?

**ENVIRONMENTAL:** Each year in the United States, the greenhouse gases generated to produce uneaten food are equal to the emissions from 42 coal-fired power plants. When food breaks down in landfills, it gives off methane — a powerful greenhouse gas.

**FINANCIAL:** Each year, the average American family of four wastes \$1,500 on uneaten food.

**SOCIAL:** One in eight Americans do not have reliable and consistent access to enough food even though food is wasted daily.



## Why do we waste so much food?

Households throw food out for several reasons:

- Poor meal planning
- Improper food storage
- Over-buying at the grocery store
- Waiting too long to consume
- Confusion about "date labels"



## How can we prevent food waste?

- Plan meals with ingredients you already have before buying more.
- Bring your shopping list to the grocery store and only buy what you need.
- Put older food items in the front of the fridge and newer items in the back.
- Portion the right amount of food, and learn to love leftovers.
- Freeze food you will not immediately eat.
- Trust your senses rather than relying on date labels.

With the exception of baby formula, food date labels refer to a product's best quality and not the point at which it is unsafe to eat.

- If possible, donate food you will not use. Visit Feeding the Carolinas at [feedingthecarolinas.org](http://feedingthecarolinas.org) to learn more.
- Compost food you cannot eat or donate.
  - Find a drop-off location
  - Use a compost company
  - Start a backyard compost pile

Sources: "Preventing Wasted Food at Home." EPA; "From Farm to Kitchen: The Environmental Impacts of U.S. Food Waste." EPA; "ReFed, Insights Engine for NC." ReFed; "Hunger in the North Carolina." Feeding America.

**USE THE**  
**FoodNC**  
FOOD WASTE STOPS WITH ME  
[usethefood.nc.gov](http://usethefood.nc.gov)

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