CITY OF HENDERSONVILLE
CITY COUNCIL SECOND MONTHLY MEETING

City Hall - 2nd Floor Council Chambers | 160 Sixth Ave. E. | Hendersonville NC 28792

Wednesday, January 27, 2021 – 4:00 PM

AGENDA

1. **CALL TO ORDER**

2. **CONSIDERATION OF AGENDA**

3. **PRESENTATIONS**

   A. ESB Update, Sol Smart and Cities Initiative Overview, *Michael Huffman, Stormwater Administrator, Beth Stang, Environmental Sustainability Board Chair, Zach Ambrose, Ambrose Strategy*

4. **DISCUSSION**

   A. Berkeley Mills Park Trade to HCPS – *John Connet, City Manager*

   B. Community Development Department Workplan – *Lew Holloway, Community Development Department Director*

5. **ADJOURN**

6. **ADA Notice**

   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.

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: Michael Huffman **MEETING DATE:** 1/27/21

AGENDA SECTION: Presentation Only **DEPARTMENT:** Engineering

TITLE OF ITEM, Presenter Name, Title: **ESB Update, Sol Smart and Cities Initiative Overview**, *Michael Huffman, Stormwater Administrator, Beth Stang, Environmental Sustainability Board Chair, Zach Ambrose, Ambrose Strategy*

SUGGESTED MOTION(S): N/A

SUMMARY: Representatives from the Environmental Sustainability Board will present council with an update on current projects and goals followed by a brief overview of the following sustainability programs that ESB is recommending the City participate in - Sol Smart and Cities Initiatives

BUDGET IMPACT: $

Is this expenditure approved in the current fiscal year budget? YES / NO

If no, describe how it will be funded.

PROJECT NUMBER: N/A **PETITION NUMBER:** N/A

ADDITIONAL PETITION NUMBER: N/A

PETITIONER NAME: N/A

ATTACHMENTS:

PowerPoint Presentation

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: John Connet **MEETING DATE:** 01/27/2021

AGENDA SECTION: Discussion/Staff Direction **DEPARTMENT:** Administration

TITLE OF ITEM, Presenter Name, Title: Discussion Regarding Berkeley Mills Park Trade to HCPS – *John Connet, City Manager*

SUGGESTED MOTION(S): NA

SUMMARY:

Council Members Miller and Smith met with the Henderson County Public Schools Joint Facilities Committee to discuss the transfer of a portion of Berkeley Mills Park to Henderson County Public Schools for Edwards Park. Council Member Miller and Smith will review their discussion with the committee and ask for guidance from the City Council. They would like to take formal action at the February 4,2021 City Council meeting.

BUDGET IMPACT: $ TBD

Is this expenditure approved in the current fiscal year budget? YES / NO

If no, describe how it will be funded.

PROJECT NUMBER: N/A **PETITION NUMBER:** N/A

ADDITIONAL PETITION NUMBER: N/A

PETITIONER NAME: N/A

ATTACHMENTS:

Notes from meeting between John Connet and John Bryant

Draft Minutes from Joint Facilities Committee Meeting

Map of proposed subdivision of Berkeley Park

Meeting with John Bryant regarding property Trade.

Agreement

- The City of Hendersonville (COH) and Henderson County Public Schools (HCPS) will be trading a portion of Berkeley Mills Park for Edwards Park on N. Main Street.
- HCPS will receive a large portion of the park on the northern side of Balfour Road.
    - This includes the historic baseball field and picnic area.
- COH will maintain a small park area on the northern side and the entire acreage on the southern side of Balfour Road.
- In return for a portion of the Berkeley Mills Park, COH will take ownership of Edwards Park minus a small portion on the southern end of the park that includes a driveway for Bruce Drysdale Elementary School.

Utilization

- HCPS has the intention to improve and construct athletic facilities for Hendersonville High School.
- These improvements include the following.
    - Improvements to the historic baseball field
    - Construct a softball field.
    - Construct six lighted tennis courts.
- COH will utilize Edwards Park for public recreational activities.
    - The Boy Scout Huts will be allowed to remain on Edwards Park.
    - The City will develop a lease agreement stipulating that COH is not responsible for maintenance of these facilities and general property maintenance requirements around the facilities.

Conditions of Trade

- Berkeley Park except for the interior portions of the baseball field and future softball field must remain open to the public when not in use by HCPS. This includes the lighted tennis courts at no cost to the public.
- The COH will be permitted to construct a greenway / walking track around the exterior portion of Berkeley Park that is owned by HCPS.
- HCPS agrees to plant _____ trees to replace the four acres of trees that will be lost during the construction of the softball field and tennis courts.
    - The primary location for these trees will be within the current driveway area once the new park entrance is constructed.
    - The cleared hill area to the left of the current driveway may be another planting option. However, HCPS is not willing to commit until final development plans are completed.

Conditions of Berkeley Park Development

- No local public dollars may be utilized to make improvements for a five-year period.
- All improvements will be dependent upon private donations.
- Development priorities will be dependent upon funding and donor priorities.

To Do

- Surveys for both parcels will be required to prepare subdivision plats for both tracts.
    - HCPS will coordinate the hiring of the surveyor.

    - HCPS and COH will split the surveying cost.
    - Tom Wooten will serve as the main contact for the surveyor.
    - Lew Holloway and staff will provide Tom with subdivision approval requirements for both tracts.
- City Council will discuss this proposed agreement at their January 27th workshop meeting.
- City Council will consider a resolution, memorandum of understanding or agreement at their February 4, 2021 City Council meeting .
    - Angie and John C will draft the aforementioned document.

Joint Facilities Meeting

City of Hendersonville and Henderson County Board of Public Education

January 4, 2021

MINUTES

The Joint Facilities meeting with representatives from the City of Hendersonville and the Henderson County Board of Public Education was held on Monday, January 4, 2021, at 2:00pm, at the Henderson County Public Schools' Central Office in Hendersonville, NC.

Members Present: Hendersonville City Council Members: Jerry Smith, Jeff Miller
Hendersonville Director of Public Works: Tom Wooten

Henderson County Board of Public Education: Blair Craven, Chairperson, Amy Lynn Holt, Vice Chairperson
Administrative Staff: John M. Bryant, Ed.D., Superintendent, Kathy R. Johnson, Executive Assistant

CALL TO ORDER
The meeting came to order at 2:00pm.

AGENDA APPROVAL
No formal agenda was presented.

NEW BUSINESS
The purpose of the meeting was to continue discussions around shared and future facility/property use.

Dr. John Bryant shared that Henderson County Public Schools has declared their Edwards Park property as excess property. Dr. Bryant stated that the school system would be interested in exchanging the Edwards Park parcel for the City owned property, Berkeley Mills Park. Dr. Bryant offered a proposed property swap between the City of Hendersonville and Henderson County Public Schools (HCPS).

Mr. Craven and Dr. Bryant shared a graphic representing a recently commissioned conceptual development plan for Berkeley Mills Park. They discussed using the Berkeley Mills Park property to develop athletic facilities for Hendersonville High School (HHS). The school system would seek to update the existing baseball field and buildings, build a new softball field and add tennis courts for HHS use. Additionally, Mr. Craven proposed possibly developing an aquatic center for school system and community use. In exchange for the Berkeley Mills property, the City of Hendersonville would receive the Edwards Park property in its entirety.

Representatives from the City of Hendersonville expressed an interest in the property exchange. After discussion, they felt a portion of the existing Berkeley Mills property might be considered for the exchange. Mr. Jerry Smith asked Mr. Wooten to review the proposed parcel and determine the exact boundary lines and the actual acreage to be considered. Dr. Bryant was directed to work with City Manager, John Connet on any logistics that may need to be addressed prior to the next City Council meeting. Mr. Craven stated that once the final acreage is determined, he will share the updated information with the members of the school board for consideration.

DRAFT

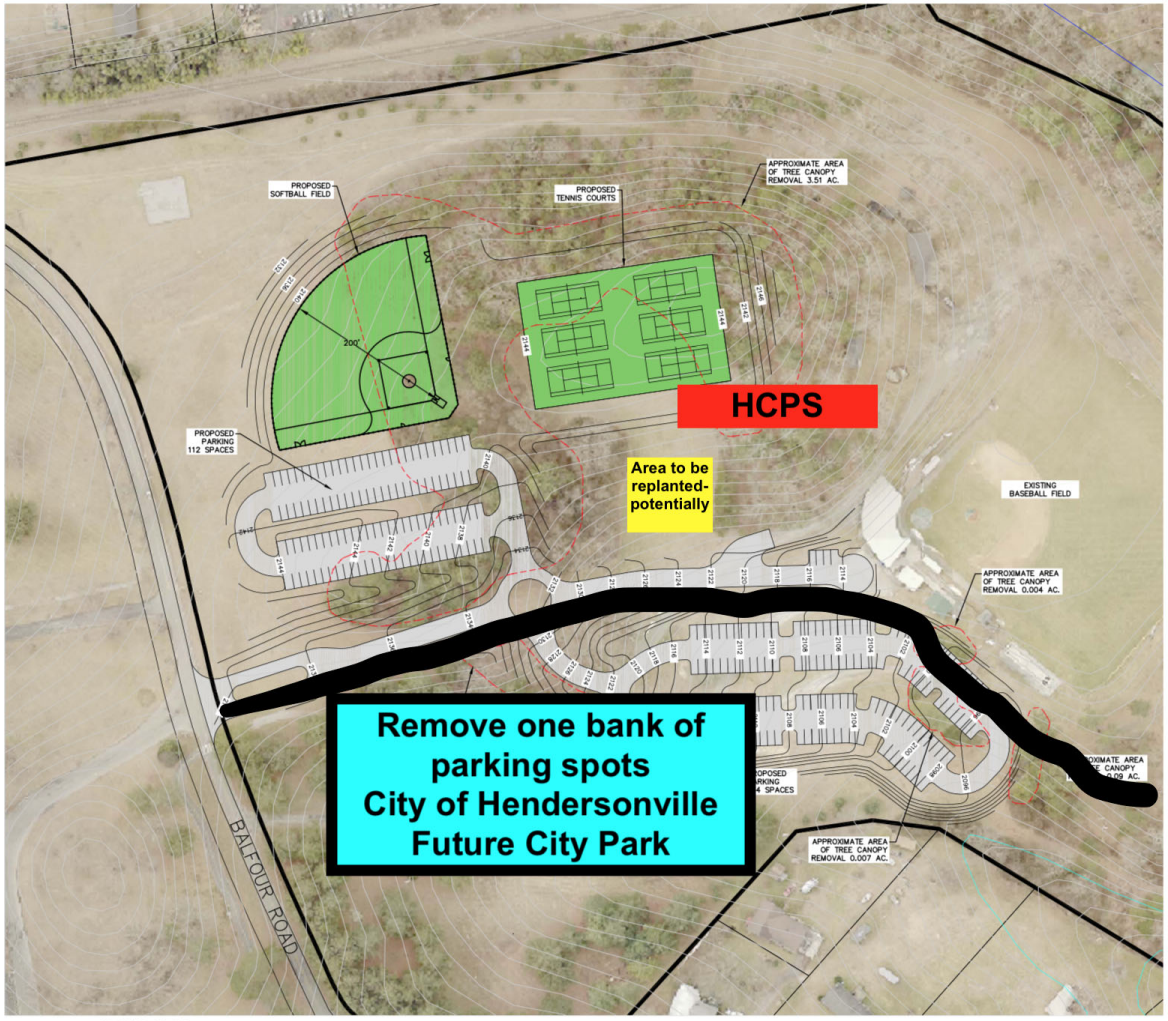
It was agreed that Superintendent John Bryant and City Manager, Mr. John Connet, would be the contact persons from each organization for any interim communications.

Mr. Smith and Mr. Miller will share the final details of the proposal at the Hendersonville City Council meeting on January 27, 2021.

Further meetings on this matter will be determined after the City Council meeting.

ADJOURNMENT
The meeting was adjourned at 3:14pm.

DRAFT



LOCATION MAP
N.T.S.

TOTAL ESTIMATED TREE CANOPY REMOVAL 3.791 AC.

PROJECT SUMMARY

PROJECT NAME:	BERKELEY MILLS PARK
PIN #	9660-50-2582
DB/PG:	1363/221
ZONING	CITIES, R1
OWNER	CITY OF HENDERSONVILLE 160 SIXTH AVENUE EAST HENDERSONVILLE, NC 28792
ENGINEER	WILLIAM R. BUIE, P.E. WGLA ENGINEERING, PLLC 724 5TH AVENUE WEST HENDERSONVILLE, NC 28739
ACREAGE	54.83 AC
#LOT/UNITS	1
DENSITY	1
ACREAGE OVER 60%	0.00 ACRES
WATER SYSTEM	ON SITE (PUBLIC) CITY OF HENDERSONVILLE
SEWER SYSTEM	ON SITE (PUBLIC) CITY OF HENDERSONVILLE
BUILDING SETBACKS	FRONT
SIDE	
REAR	
MAX ALLOWABLE BUILDING HEIGHT	50'
PROPOSED BUILDING HEIGHT:	---
PARKING REQUIRED: (1/500 BUILDING S.F.)	SPACES
PARKING PROVIDED:	297 SPACES
LOADING REQUIRED:	
MAX. IMPERVIOUS AREA ALLOWED:	---
TOTAL PROPOSED IMPERVIOUS:	---

WGLA Engineering
WGLA ENGINEERING, PLLC
724 5th AVENUE WEST
HENDERSONVILLE, NC 28739
(828) 687-7177
WGLA.COM
NC LICENSE P-1342

Berkeley Mills Park

City of Hendersonville
Henderson County
North Carolina

Preliminary Not For Construction

REVISIONS

DATE	DESCRIPTION

811 Know what's below. Call before you dig.

PROJECT NUMBER:	20118
DATE:	4/20
DRAWN BY:	KHC
CHECKED BY:	WRB

Conceptual Grading Plan

C-200

SCALE: 1"=60'

F:\USERS\WR\projects\Henderson County Schools\Berkeley Mills Riverbirding\C-200.dwg, 12/11/2020 11:47:12 AM, 1:60.0253

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER:	Lew Holloway	**MEETING DATE:**	January 27th, 2021
AGENDA SECTION:	Discussion/Staff Direction	**DEPARTMENT:**	Community Development Department

TITLE OF ITEM, Presenter Name, Title: Community Development Department Workplan – *Lew Holloway, Community Development Department Director*

SUGGESTED MOTION(S): N/A

SUMMARY:

Beginning in September 2020, the newly formed Department of Community Development began an internal process of generating an annual Workplan for the Department. Informed by an initial effort to research strategic documents for comparable city departments, staff developed a project/task list which included both discretionary and non-discretionary priorities for the department.

We plan to provide a high-level overview of this initial DRAFT document in total. We will also include short discussion of some of the initiatives we've already undertaken in greater depth. Our goal is to facilitate the alignment of departmental strategic priorities with City Council's vision for community development.

BUDGET IMPACT: $

Is this expenditure approved in the current fiscal year budget? YES / NO

If no, describe how it will be funded.

PROJECT NUMBER: N/A **PETITION NUMBER:** N/A

ADDITIONAL PETITION NUMBER: N/A

PETITIONER NAME: N/A

ATTACHMENTS: