

# Board of Commissioners' Agenda

January 3, 2023

Commission Meetings are held at 200 College Street, Room 326 in downtown Asheville beginning at 5:00 p.m.

Public Comment is taken at the beginning of the meeting.

\*\*\*The meeting will broadcast via Facebook Live @Buncombegov.\*\*\*

## Call To Order

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## Discussion / Adjustment / Approval To Follow Agenda

[▲top](#)

## Consent Agenda [▲top](#)

- [Approval of December 5, 2022 Briefing Meeting Minutes](#)
- [Approval of December 5, 2022 Regular Meeting Minutes](#)
- [Meeting Schedule - 2023](#)
- [Tax Collection Report](#)
- [Resolution Awarding a Service Firearm to a Retiring Deputy of the Buncombe County Sheriff's Department - Paul O'Connor](#)
- [Budget Amendment for Justice Assistance Grants \(JAG\) Awards - Sheriff's Office](#)
  - [Ordinance](#)
  - [Memorandum of Understanding](#)

## Public Comment

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## Good News

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## Presentations [▲top](#)

- [Ambulance Franchise Request - Mountain Area Ground Non-Emergency Transportation \(MAGNET\)](#)

- [More Information](#)

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## Public Hearings

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## County Manager's Report [▲top](#)

- [Strategic Plan - Vibrant Economy Follow-up](#)
  - [Memo - Economic Indicators](#)
- [County Support on Water Issue](#)

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## Old Business

[▲top](#)

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## New Business [▲top](#)

- [Resolution Authorizing Execution of Non-Warranty Deed](#)
  - [Resolution](#)
  - [Non-Warranty Deed](#)
  - [More Information](#)
- [Approval of Waste Pro Fee Increase Request](#)
  - [Recycling Pricing](#)
  - [More Information](#)
- [Budget Amendment for NC PRO Emergency Rental Assistance 2 \(ERA2\) Grant](#)
  - [Ordinance](#)
  - [More Information](#)

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## Board Appointments [▲top](#)

- Juvenile Crime Prevention Council
  - Blythe McCoy

- Elizabeth Kraft
- Tyshaun Johnson
- Brandon Priester
- Agricultural Advisory Board for Farmland Preservation
  - Lewis Welch
  - Rachel Kipar
- African American Heritage Commission
  - Tyshaun Johnson
  - Kimberly Price
  - Dewayne McAfee
- Justice Resource Advisory Council
  - Joseph Hackett
- Environmental & Energy Stewardship Subcommittee
  - Christopher Link

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Announcements [▲top](#)

- January 17 @ 3 p.m. - Commissioners' Briefing at 200 College Street, Room 326 in downtown Asheville.
- January 17 @ 5 p.m. - Commissioners' Regular Meeting at 200 College Street, Room 326 in downtown Asheville.

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Closed Session / Open Session

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Adjournment

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**MINUTES OF BUNCOMBE COUNTY BOARD OF COMMISSIONERS'  
REGULAR MEETING OF JANUARY 3, 2023 AT 5 P.M.**

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**BE IT REMEMBERED:** That the Board of Commissioners met in regular session on January 3, 2023, in the Commission Chambers, 200 College Street, Room 326 in downtown Asheville, North Carolina at 5 p.m. where and when the following business was transacted:

The Chairman called the meeting to order with the following members present:

Brownie Newman, Chairman  
Jasmine Beach-Ferrara, Commissioner  
Amanda Edwards, Commissioner  
Martin Moore, Commissioner  
Parker Sloan, Commissioner  
Terri Wells, Vice Chair  
Al Whitesides, Commissioner

Staff present: Avril Pinder, County Manager; Sybil Tate, Assistant County Manager; Dakisha Wesley, Assistant County Manager; John Hudson, Budget Director; Taylor Jones, Emergency Services Director; Jennifer Pike, Tax Collector; Sheriff Quentin Miller; Stoney Blevins, Health & Human Services Director; Tim Love, Intergovernmental Relations; Nathan Pennington, Planning Director; Dane Pederson, Solid Waste Director; Lamar Joyner, Clerk to the Board; Michael Frue, Senior Staff Attorney

## **PLEDGE OF ALLEGIANCE**

## **CONSENT AGENDA**

Commissioner Moore motioned to approve the Consent Agenda, add a **City of Asheville Water System Update** after **Public Comment** and the remainder of the agenda. Commissioner Sloan seconded and the motion passed 7-0.

- Approval of December 5, 2022 Briefing Meeting Minutes
- Approval of December 5, 2022 Regular Meeting Minutes
- Meeting Schedule - 2023
- Tax Collection Report
- Resolution Awarding a Service Firearm to a Retiring Deputy of the Buncombe County Sheriff's Department - Paul O'Connor
- Budget Amendment for Justice Assistance Grants (JAG) Awards - Sheriff's Office
  - Ordinance
  - Memorandum of Understanding

## **PUBLIC COMMENT**

Jean-Pierre Dubreuil, Scott Kuhlman, Ted Donnely, Cathy Anders, Thomas VanDalsen, Ethel Hammond, and Elena Puig expressed their concerns and disapproval for the Pinners Cove (rezoning) new construction project by KLP Pinners EAT, LLC.

Don Yelton express concerns about the Waste Pro contract request and conservation easements.

- **City of Asheville Water System Update**

Esther Manheimer, Asheville Mayor, explained the timeline and issues with the water outage/restoration. She stated that an advisory committee would be created to explore causes of the outage and processes to improve the water system.

Taylor Jones, Emergency Services Director, explained how the County, with community partnerships, assisted in providing water to residents who were experiencing water outage.

## **PRESENTATIONS**

- **Ambulance Franchise Request - Mountain Area Ground Non-Emergency Transportation (MAGNET)**

Michael Frue, Senior Staff Attorney, previewed the Board on an application for grant of convalescent ambulance franchise from Mountain Area Ground Non-Emergency Transportation, LLC ("MAGNET"). This service would have a marginal impact on revenues, however the savings in time will free up County ambulances for emergency responses rather than having a truck out of emergency service for several hours while engaging in a non-emergency transport.

## **COUNTY MANAGER'S REPORT**

- **Strategic Plan - Vibrant Economy Follow-up**

Matt Baker, Strategy & Innovation, provided an update on the Vibrant Economy goals as they were developed as part of the Strategic Plan. Wages, poverty, labor force, and affordable housing data was highlighted during the presentation.

## NEW BUSINESS

- **Resolution Authorizing Execution of Non-Warranty Deed**

Michael Frue, Senior Staff Attorney, explained that Pete Gasperson has requested a non-warranty deed from the County and the County makes no claim of ownership of this property and makes no warranty, express or implied, as to the title to this property.

Commissioner Moore moved to approve the authorizing execution of the non-warranty deed as presented. Vice Chair Wells seconded and the motion passed 7-0.

- **Approval of Waste Pro Fee Increase Request**

Dane Pedersen, Solid Waste Director, and Chip Gingles, Waste Pro, provided information related to requesting a fee increase in the amount of \$0.39 per home, per month. The current contract allows Waste Pro to petition the County for rate adjustments associated with recycling markets at reasonable times.

Commissioner Edwards move to approve basic service collection fee increase in the amount of \$.39 per home, per month beginning January 3, 2023. Commissioner Whitesides seconded and the motion passed 6-1. (NOES-Newman)

- **Budget Amendment for NC PRO Emergency Rental Assistance 2 (ERA2) Grant**

John Hudson, Budget Director, explained the budget amendment and Phillip Hardin, Health & Human Services, provided an update on details of the program to continue assistance on rent and utility payments for eligible recipients.

Vice Chair Wells moved to approve the budget amendment and extending three (3) grant funded positions, as long as funding is available. Commissioner Sloan seconded and the motion passed 7-0.

## BOARD APPOINTMENTS

Chairman Newman moved to appoint **Blythe McCoy, Elizabeth Kraft, Tyshaun Johnson, and Brandon Priester** to the **Juvenile Crime Prevention Council**. Commissioner Beach-Ferrara seconded and the motion passed 7-0.

Vice Chair Wells moved to appoint **Lewis Welch** to the **Agricultural Advisory Board for Farmland Preservation**. Commissioner Beach-Ferrara seconded and the motion passed 7-0.

Chairman Newman moved to appoint **Tyshaun Johnson** to the **African American Heritage Commission**. Commissioner Beach-Ferrara seconded and the motion passed 7-0.

Chairman Newman moved to appoint, by general consensus of receiving the most votes, **Leslie Carey, Christopher German, and Annie McDonald** to the **Historic Resources Commission**.

Vice Chair Wells moved to reappoint **Joseph Hackett** to the **Justice Resource Advisory Council**. Chairman Newman seconded and the motion passed 7-0.

Chairman Newman moved to appoint **Martin Moore (replacing Beach-Ferrara)** to the **Justice Resource Advisory Council**. Commissioner Beach-Ferrara seconded and the motion passed 7-0.

Vice Chair Wells moved to appoint **Christopher Link** to the **Environmental & Energy Stewardship Subcommittee**. Commissioner Beach-Ferrara seconded and the motion passed 7-0.

## ANNOUNCEMENTS

The Chairman made the following announcements:

- *January 17 @ 3 p.m. - Commissioners' Briefing at 200 College Street, Room 326 in downtown Asheville.*
- *January 17 @ 5 p.m. - Commissioners' Regular Meeting at 200 College Street, Room 326 in downtown Asheville.*

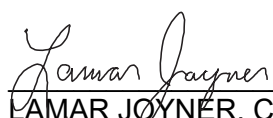
## CLOSED SESSION

Commissioner Beach-Ferrara moved to go into closed session pursuant to NCGS 143-318.11(a) (3) to hear legal matters and NCGS 143-318.11(a) (5) hear real property negotiation matters with no possible action anticipated following the closed session. Commissioner Edwards seconded and the motion passed 7-0.

The Board heard the update and had discussion regarding the matters. No action was taken.

Commissioner Beach-Ferrara moved to go back into open session. Commissioner Whitesides seconded and the motion passed 7-0.

Commissioner Beach-Ferrara moved to adjourn the meeting. Commissioner Whitesides seconded and the motion passed 7-0. The meeting was adjourned at 8:51 p.m.



LAMAR JOYNER, CLERK  
BOARD OF COMMISSIONERS



BROWNIE NEWMAN, CHAIRMAN  
BOARD OF COMMISSIONERS

### 2023 BOC Meeting Schedule (tentative)

Meetings occur the 1<sup>st</sup> and 3<sup>rd</sup> Tuesday of every month (unless specified) in the Commissioner's Chambers located at 200 College Street, 3<sup>rd</sup> floor.

| Meeting Date                                                                 | Meeting Time/Type                       |
|------------------------------------------------------------------------------|-----------------------------------------|
| Jan 3 <sup>rd</sup>                                                          | 3pm- Briefing, 5pm- Regular BOC meeting |
| Jan 17 <sup>th</sup>                                                         | 3pm- Briefing, 5pm- Regular BOC meeting |
| Feb 7 <sup>th</sup>                                                          | 3pm- Briefing, 5pm- Regular BOC meeting |
| Feb 21 <sup>st</sup>                                                         | 3pm- Briefing, 5pm- Regular BOC meeting |
| March 7 <sup>th</sup>                                                        | 3pm- Briefing, 5pm- Regular BOC meeting |
| March 21 <sup>st</sup>                                                       | 3pm- Briefing, 5pm- Regular BOC meeting |
| April 4 <sup>th</sup>                                                        | 3pm- Briefing, 5pm- Regular BOC meeting |
| April 18 <sup>th</sup>                                                       | 3pm- Briefing, 5pm- Regular BOC meeting |
| May 2 <sup>nd</sup>                                                          | 3pm- Briefing, 5pm- Regular BOC meeting |
| May 16 <sup>th</sup>                                                         | 3pm- Briefing, 5pm- Regular BOC meeting |
| June 6 <sup>th</sup>                                                         | 3pm- Briefing, 5pm- Regular BOC meeting |
| June 20 <sup>th</sup>                                                        | 3pm- Briefing, 5pm- Regular BOC meeting |
| July 4 <sup>th</sup> (cancelled)                                             | 3pm- Briefing, 5pm- Regular BOC meeting |
| July 18 <sup>th</sup>                                                        | 3pm- Briefing, 5pm- Regular BOC meeting |
| Aug 1 <sup>st</sup>                                                          | 3pm- Briefing, 5pm- Regular BOC meeting |
| Aug 15 <sup>th</sup>                                                         | 3pm- Briefing, 5pm- Regular BOC meeting |
| Sept 5 <sup>th</sup>                                                         | 3pm- Briefing, 5pm- Regular BOC meeting |
| Sept 19 <sup>th</sup>                                                        | 3pm- Briefing, 5pm- Regular BOC meeting |
| Oct 3 <sup>rd</sup>                                                          | 3pm- Briefing, 5pm- Regular BOC meeting |
| Oct 17 <sup>th</sup>                                                         | 3pm- Briefing, 5pm- Regular BOC meeting |
| Nov 7 <sup>th</sup>                                                          | 3pm- Briefing, 5pm- Regular BOC meeting |
| Nov 21 <sup>st</sup>                                                         | 3pm- Briefing, 5pm- Regular BOC meeting |
| Dec 5 <sup>th</sup>                                                          | 3pm- Briefing, 5pm- Regular BOC meeting |
| Dec 19 <sup>th</sup> (commissioners have cancelled this meeting in the past) | 3pm- Briefing, 5pm- Regular BOC meeting |



## Buncombe County Tax Collections

*Jennifer Pike*  
Tax Collector

### CONSENT

**DEPARTMENT:** Tax Collections

**PRESENTER:** Jennifer Pike

**CONTACT:** Jennifer Pike

**SUBJECT:** Approval of November 2022 Tax Collection Report

### BRIEF SUMMARY:

NCGS 105-350 requires the Tax Collector to submit a report showing the amount of taxes collected.

In the month of November, the majority of mortgage company payments have been processed. The settlement for Mission Health/HCA for prior tax years will continue to be reported as a reduction for prior year collections. Adjustments to the total levy through the remainder of fiscal year 2023 will be due to registered motor vehicle levy and regular property value discoveries or releases.

As of November 30, 2022, the total levy billed for fiscal year 2023 is 49.59% collected, as compared to 49.35% for fiscal year 2022.

Below is Buncombe County year to date reporting for fiscal year 2023, as of November 30, 2022.

### Current Year Collections

| Fiscal Year 2023         | Personal Property | Public Service  | Real Estate       | Motor Vehicles  | Total             |
|--------------------------|-------------------|-----------------|-------------------|-----------------|-------------------|
| Total Levy               | \$ 14,260,641.89  | \$ 4,749,004.93 | \$ 209,515,986.81 | \$ 6,474,111.37 | \$ 234,999,745.00 |
| Amount Collected         | \$ 3,509,076.67   | \$ 70,405.48    | \$ 106,505,688.50 | \$ 6,451,208.66 | \$ 116,536,379.31 |
| Unpaid Balance           | \$ 10,751,565.22  | \$ 4,678,599.45 | \$ 103,010,298.31 | \$ 22,902.71    | \$ 118,463,365.69 |
| Interest Collected       | \$ -              | \$ -            | \$ 36,005.58      | \$ 47,238.23    | \$ 83,243.81      |
| <b>FY23 Collection %</b> | <b>24.61%</b>     | <b>1.48%</b>    | <b>50.83%</b>     | <b>99.65%</b>   | <b>49.59%</b>     |
| <b>FY22 Collection %</b> | <b>24.71%</b>     | <b>1.64%</b>    | <b>50.57%</b>     | <b>99.70%</b>   | <b>49.35%</b>     |

**Total fiscal year 2023 year to date collections, property tax and interest**

**\$ 116,619,623.12**

### Prior Year Collections

| Prior Years 2013-2022 | Personal Property | Real Estate     | Total           |
|-----------------------|-------------------|-----------------|-----------------|
| Amount Collected      | \$ 39,678.24      | \$ (415,811.70) | \$ (376,133.46) |
| Interest Collected    | \$ 5,484.40       | \$ 15,702.53    | \$ 21,186.93    |

**Total prior year collections, fiscal year to date**

**\$ (354,946.53)**

**\*Total property tax released November 2022 due to taxable value adjustments**

**\$ 69,794.71**

**\*Total refunds processed November 2022**

**\$ 32,391.20**

**\*Detailed information for releases and refunds is available in Tax Collections.**

RESOLUTION #23-01-01

RESOLUTION AWARDING A SERVICE FIREARM TO A RETIRING  
DEPUTY OF THE BUNCOMBE COUNTY SHERIFF'S OFFICE

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- WHEREAS, Paul O'Connor is retiring from the Buncombe County Sheriff's Office after 29 years of service; and
- WHEREAS, N.C. Gen. Stat. § 20-187.2 authorizes boards of county commissioners to award to a retiring member of a law-enforcement agency with countywide jurisdiction, such as a sheriff's office, or surviving relatives of such a member, upon request, the service side arm of such deceased or retiring members, at a price determined by such governing body, upon determining that the person receiving the weapon is not ineligible to own, possess, or receive a firearm under the provisions of State or federal law, or if the weapon has been rendered incapable of being fired.
- WHEREAS, it is the practice of this Board to provide a member of the Buncombe County Sheriff's Office who retires through the North Carolina Local Government Retirement System with ten (10) or more years of service with said Office, or who retires due to medical disability, and who meets the qualifications of N.C. Gen. Stat. § 20-187.2, with the service side arm used by the member at the time of the member's retirement at a price of zero (\$0) dollars; and
- WHEREAS, this board finds that the individual named above carried, at the time of the individual's retirement, a service side arm more particularly described as a Glock Model 17, serial number SLR506, and that the individual named above has requested and is entitled to receive said service side arm in working order at a price fixed by this Board

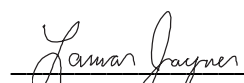
NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners for the County of Buncombe as follows:

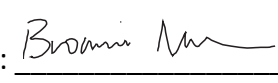
1. That pursuant to N.C. Gen. Stat. § 20-187.2, the individual named above is hereby awarded the service side arm described above for a price of zero (\$0) dollars.
2. That the County Manager or her designee is authorized to undertake any action(s) necessary to transfer the service side arm described above to the individual named above.
3. That this resolution shall become effective upon its adoption.

This the 3<sup>rd</sup> day of January, 2023.

ATTEST

BOARD OF COMMISSIONERS FOR THE  
COUNTY OF BUNCOMBE

  
\_\_\_\_\_  
Lamar Joyner, Clerk

By:   
\_\_\_\_\_  
Brownie Newman, Chair

APPROVED AS TO FORM

  
\_\_\_\_\_  
County Attorney



## Buncombe County Board of Commissioners

### Request for Board Action

**Meeting Date: January 3, 2023**

#### Consent Agenda

**Department:**  
Sheriff's Office

**Presenter(s):**  
John Hudson, Budget Director

**Contact(s):** Quentin Miller, Buncombe County Sheriff  
Elizabeth Russell, Grants Specialist

**Subject:** Grant Awards: JAG 2022 - GCC and JAG 2022

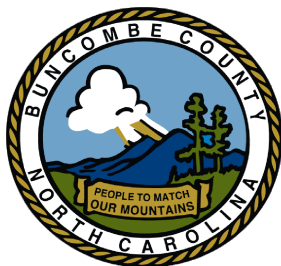
**Brief Summary:** The Buncombe County Sheriff's Office has been awarded \$24,500 through the annual Edward Byrne Justice Assistance Grants (JAG) program. The period of performance is October 1, 2022 through September 30, 2023. The funding will be used to purchase equipment to assist crime scene investigations by enhancing the preservation and analysis of evidence collected by the Crime Scene Investigations Unit.

The Buncombe County Sheriff's Office has also been awarded \$18,129 through the annual Edward Byrne Justice Assistance Grants (JAG) program from the City of Asheville. The period of performance is December 13, 2022 through September 30, 2023. The funding will be used to enhance existing investigations by updating vital technology programs and related equipment for the Crime Investigations Division and the Crisis Negotiation Team.

**Recommended Motion & Requested Action:** Approve budget amendment

**County Manager's Comments & Recommendation:** County Manager recommends as presented

ORDINANCE #23-01-02



**BUNCOMBE COUNTY, NORTH CAROLINA**  
**Grant Projects Ordinance**

**BOARD MEETING DATE: January 3, 2023**

**WHEREAS**, the Budget Director recommends and the Board now desires to amend the FY2022-2023 Grants Projects outlined below in Exhibit "A" to the budget,

**NOW THEREFORE**,

**BE IT ORDAINED** by the Board of Commissioners for the County of Buncombe as follows:

1. That the FY2022-2023 amendments listed in Exhibit A below be hereby adopted.
2. That this ordinance shall be effective upon adoption.

**ADOPTED** this 3rd day of January, 2023

|                         |                                                                                |
|-------------------------|--------------------------------------------------------------------------------|
| <b>Granting Agency:</b> | NC Department of Public Safety - Governor's Crime Commission/City of Asheville |
| <b>Grant Name:</b>      | JAG 2022 - GCC and JAG 2022                                                    |

**Description:**

The Buncombe County Sheriff's Office has been awarded \$24,500 through the annual Edward Byrne Justice Assistance Grants (JAG) program. The period of performance is October 1, 2022 through September 30, 2023. The funding will be used to purchase equipment to assist crime scene investigations by enhancing the preservation and analysis of evidence collected by the Crime Scene Investigations Unit.

The Buncombe County Sheriff's Office has also been awarded \$18,129 through the annual Edward Byrne Justice Assistance Grants (JAG) program from the City of Asheville. The period of performance is December 13, 2022 through September 30, 2023. The funding will be used to enhance existing investigations by updating vital technology programs and related equipment for the Crime Investigations Division and the Crisis Negotiation Team.

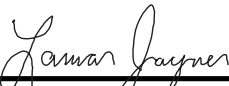
**Funding Source:**

North Carolina Department of Public Safety - Governor's Crime Commission  
City of Asheville

| Exhibit A:<br>Account Description | Increase (Decrease) |                  |
|-----------------------------------|---------------------|------------------|
|                                   | Revenues            | Expenditures     |
| Fund 327 - JAG 2022 - GCC         | \$ 24,500           | \$ 24,500        |
| Fund 327 - JAG 2022               | \$ 18,219           | \$ 18,219        |
| <b>TOTAL</b>                      | <b>\$ 42,719</b>    | <b>\$ 42,719</b> |

**ATTEST:**

**BOARD OF COMMISSIONERS FOR  
THE COUNTY OF BUNCOMBE:**

  
Clerk to the Board

By:   
Chairman of the Board

CITY CLERK

CONTRACT NO. \_\_\_\_\_

THE STATE of North Carolina

COUNTY of Buncombe

**MEMORANDUM OF UNDERSTANDING**

**BETWEEN THE CITY OF ASHEVILLE, NC AND THE COUNTY OF BUNCOMBE, NC**

**2022 BYRNE JUSTICE ASSISTANCE GRANT (JAG) PROGRAM: LOCAL SOLICITATION**

THIS AGREEMENT made and entered into this 13<sup>th</sup> day of December 2022, by and between the City of Asheville, a municipal corporation organized and existing under the laws of the State of North Carolina (hereinafter referred to as "CITY"), and the County of Buncombe, a body politic and corporate, organized and existing under the laws of the State of North Carolina (hereinafter referred to as "COUNTY").

**WHEREAS**, the JAG Program provides Federal funding for law enforcement operations;

**WHEREAS**, the Grant apportions grant funding between CITY and COUNTY law enforcement operations based on a Federal distribution formula; and

**WHEREAS**, CITY and COUNTY find receiving the grant under the terms of this Agreement is in the best interests of both parties, that the undertaking will benefit the public, and that the division of costs fairly compensates each party for the services or functions under this agreement.

**NOW THEREFORE, the CITY and COUNTY agree as follows:**

**Section 1.** CITY agrees to pay COUNTY a total of \$18,219.00 of JAG funds. COUNTY agrees to use \$18,219.00 for the purchase of a license for Magnet Axiom, and to update vital technology programs and related equipment for CID and CNT law enforcement.

**Section 2.** Nothing in the performance of this agreement shall impose any liability for claims against the CITY or COUNTY. Nor does anything in this agreement waive either party's use of the defense of governmental immunity.

**Section 3.** Each party to this Agreement will be responsible for its own actions in providing services under this agreement and shall not be liable for any civil liability that may arise from the furnishing of the services by the other party.

**Section 4.** The parties to this agreement do not intend for any third party to obtain a right by virtue of this agreement.

**Section 5.** By entering into this Agreement, the parties do not intend to create any obligations express or implied other than those set out herein.

**Section 6.** CITY will be the administrating agent of this Grant. CITY will not charge the COUNTY a fee for administering the grant. COUNTY agrees to provide CITY all documentation necessary to demonstrate how the grant funds have been used and assist in the preparation of any audit if necessary.

CITY OF ASHEVILLE, NC

COUNTY OF BUNCOMBE, NC

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Mayor

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County Manager



**Buncombe County Board of Commissioners**  
**Request for Board Action**  
**Meeting Date: 1/17/2023**

**Presentations**

**Department:** Legal & Risk

**Presenter(s):** Michael Frue

**Contact(s):** Michael Frue

**Subject:** Ambulance Franchise Request - Mountain Area Ground Non-Emergency Transportation (MAGNET)

**Brief Summary:** The County received an application for grant of convalescent ambulance franchise from Mountain Area Ground Non-Emergency Transportation, LLC ("MAGNET"). In accordance with County ordinances, County EMS and Legal met with MAGNET owners, Tony Campbell and Chris Roberts, and have made a preliminary determination that this company has the ability to provide safe, adequate and responsible service to Buncombe County.

If this Board grants a convalescent ambulance franchise to MAGNET then the State OEMS will inspect the Applicant's Premises and Equipment to determine whether it meets all requisite standards for licensing.

This service would have a marginal impact on revenues, however the savings in time will free up County ambulances for emergency responses rather than having a truck out of emergency service for several hours while engaging in a non-emergency transport.

**Recommended Motion & Requested Action:** No action required at this time. If there is no objection, we will bring this item to the Board on January 17th.

# Ambulance Franchise Request

## Mountain Area Ground Non-Emergency Transportation (MAGNET)

- Locally owned company providing ambulatory and wheelchair transportation since 2018
  - Serving Buncombe and surrounding counties
  - Partnerships with Land of the Sky and RIDE programs
  - 15+ Skilled Nursing Facilities as well as private individuals
- Requesting Ambulance Franchise to expand services to include stretcher bound convalescent transports.



# Ambulance Franchise Request

## Mountain Area Ground Non-Emergency Transportation (MAGNET)

- Currently only one private ambulance transport service in Buncombe County.
- When convalescent services are not available, 911 ambulances are used to provide transportation
- Addition of convalescent service will meet rising demand for this type of transportation and free up 911 units to respond to emergent calls for service.



# Vibrant Economy Follow-up

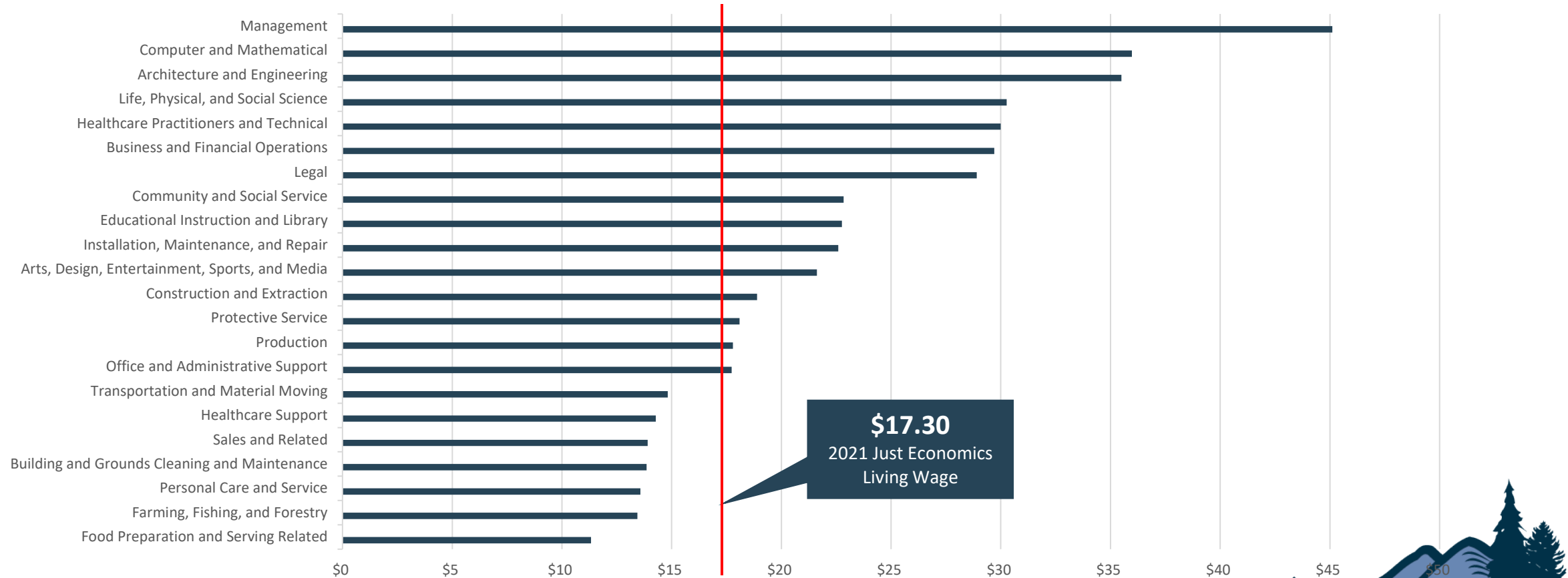
- Median Wage for the Asheville MSA and State:
  - AVL MSA: \$37,356.80
  - North Carolina: \$38,376.00
    - The most recent data suggests that Buncombe County (and Asheville MSA) average wages are flattening while North Carolina average wages are continuing to rise.
- Buncombe County Poverty
  - 11.1% (17,905) of working residents between the ages of 16 & 64 are in poverty
  - 19.2% (6,487) of disabled residents of all ages are in poverty
  - 9.0% (4,494) of seniors (defined here as those residents aged 65 and older) are in poverty
    - It is important to note that the "poverty line" is a variable determined by household size. The figures above are for persons less than 100% of the federal poverty line. Additionally, this is not a distinct count of individuals and persons may be included in more than one category.
- There are more women than men in the Buncombe County labor force. However, the labor force participation rate for women in Buncombe County is 7.8% lower than their male counterparts.
- 29% of all children birth through pre-kindergarten in Buncombe County are enrolled in licensed care.



# Vibrant Economy Follow-up

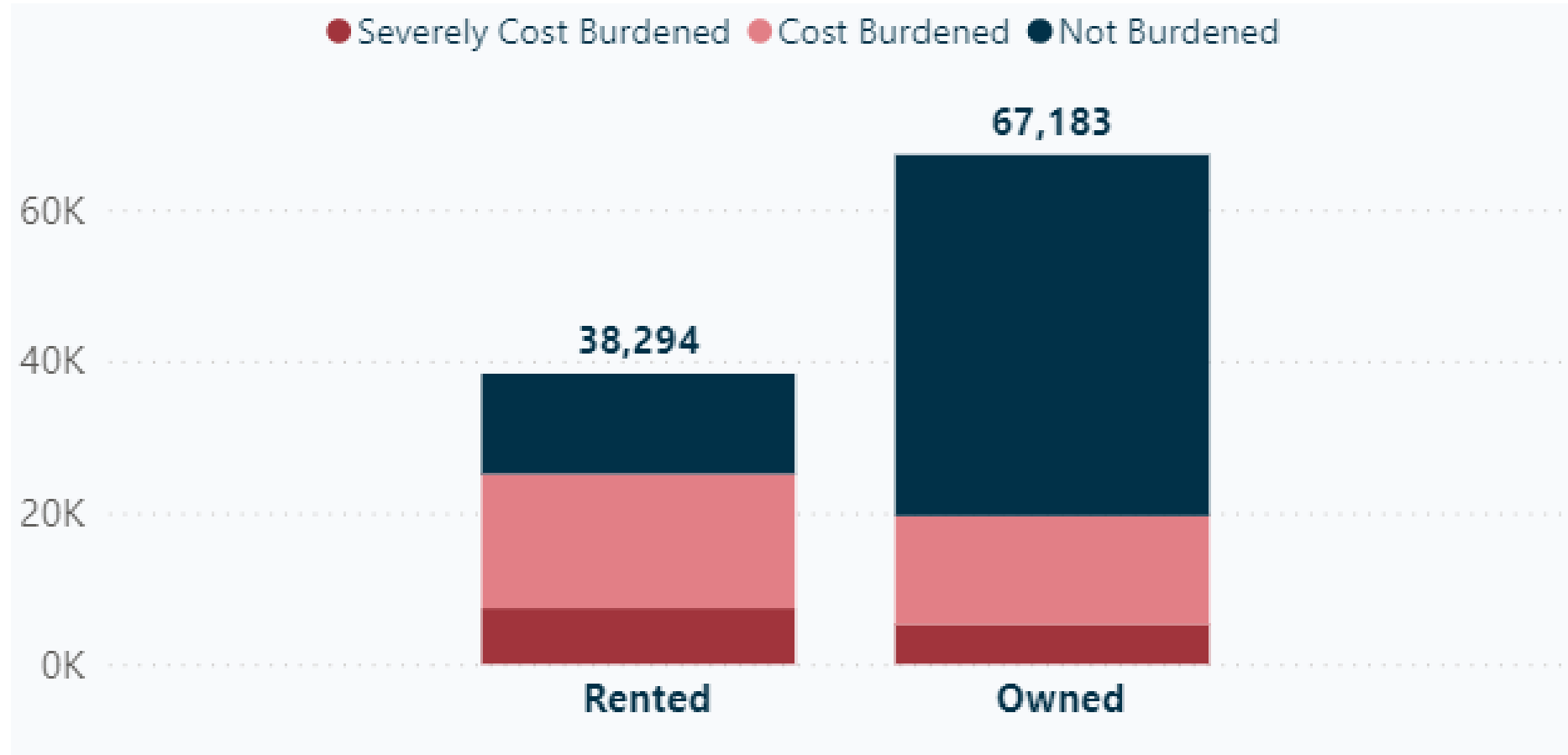
## Wages

Median Hourly Wage by Major Occupation Sector



# Vibrant Economy Follow-up

## Affordable Housing





## Informal Report to the Board of Commissioners

*Avril Pinder*  
County Manager

1/03/2023

**To the Chair and Members of the Commission**

**SUBJECT: Selected Economic Indicators Update**

**Please see the following items of interest brought forward for staff to research during the August 2<sup>nd</sup>, 2022 Board Briefing.**

### **EXECUTIVE SUMMARY**

The county has undertaken multiple initiatives as part of the Buncombe 2025 Strategic Plan and others as directed by this Board to address the issues contained within this memorandum. These initiatives include targeted job growth in high wage sectors, support for Pre-K programs and childcare centers, workforce development programs and collaborations, and investments in affordable housing and broadband.

Additional information will be gathered through the Buncombe County 2043 Comprehensive Plan development cycle that will inform departmental business plans allow them to evolve to meet the needs of the community.

| Requested Metric                                                                    | Summary                                                                                                                                                                                                                                                                                                                                                         |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Median wage for County vs State                                                     | This data is variable depending on the data source so multiple ways of viewing it are provided, but they all tell the same story: Buncombe County wages track just below North Carolina broadly. The most recent data suggests that Buncombe County (and Asheville MSA) average wages are flattening while North Carolina average wages are continuing to rise. |
| Deep dive into the volume of low-wage jobs                                          | For purposes of this analysis, Low Wage jobs are defined as those that are below the Just Economics Living Wage for 2021 (since the data from the Bureau of Labor Statistics is also vintage 2021). Details are provided below, but an example of a low wage job in the Asheville MSA is Waiters/Waitresses with a Median Hourly Wage of \$8.88.                |
| Take the affordable housing graph and build something similar for wages by industry | This data is organized by Major Occupation Sector (North American Industry Classification System (NAICS) nomenclature). The lowest wages for the Asheville MSA are typically found in the Food Preparation and Serving Related Occupations while the highest wages are in the Management Occupations.                                                           |



## Informal Report to the Board of Commissioners

*Avril Pinder*  
County Manager

| Requested Metric                                                                                                         | Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|--------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| What % of people in poverty are working, how many are disabled, how many are seniors (65+)                               | There are different levels of poverty and statistics are included for all three. It is important to note that the "poverty line" is a variable determined by household size. In Buncombe County, at the 100% level, 11.1% of working residents between the ages of 16 & 64 are in poverty. That number increases to 19.2% for the disabled of all ages and decreases to 9% for seniors (seniors are defined here as those residents aged 65 and older). |
| Impact of working mothers leaving workforce                                                                              | There are more women than men nationally and the same is true for Buncombe County. However, the labor force participation rate for women, both nationally and in Buncombe County is lower, 12% lower nationally and 7.8% lower in Buncombe County.                                                                                                                                                                                                      |
| Impact of limited childcare on poverty                                                                                   | Currently, 29% of all children birth through pre-kindergarten in Buncombe County are enrolled in licensed care. Approximately 1,200 children are currently enrolled in the Child Care Subsidy program. There is a correlation between poverty and households with children, particularly in single female householder households.                                                                                                                       |
| Look at poverty by race/ethnicity                                                                                        | Persons who identify as 'White' make up the largest share of persons in poverty in terms of a percentage of the population. However, poverty is more acute on a per capita basis within the BIPOC community. As before, the level of poverty makes a difference in the precise count and all three poverty levels are detailed below.                                                                                                                   |
| Look at cost burdens for community members                                                                               | Drivers for cost burdened households are housing costs and utility costs. The data below examines those by income level and by rental vs. home ownership. Rental households are more likely to be cost burdened on a per capita basis in Buncombe County. More information regarding this topic will be available through the Affordable Housing Committee Goals Dashboard in the near future.                                                          |
| Vehicle miles traveled and how to focus development where less driving is needed in comp plan and future strategic plans | The 2043 Comprehensive Plan will provide the greatest insight into traffic patterns, congestion, and its effects on further development. The results and information gathered through the Comprehensive Plan will be one element that shapes the next iteration of the Strategic Plan. Data from the Bureau of Transportation Statistics indicates that trips within Buncombe County have become shorter post-pandemic.                                 |



# Informal Report to the Board of Commissioners

Avril Pinder  
County Manager

## DETAILED DATA

### 1. Median wage for County/MSA vs State

- Median Wage\* for the **Asheville MSA** and State:
  - AVL MSA: **\$37,356.80**
  - North Carolina: **\$38,376.00**
  - The Asheville MSA includes the counties of Buncombe, Haywood, Henderson, Madison, and Transylvania

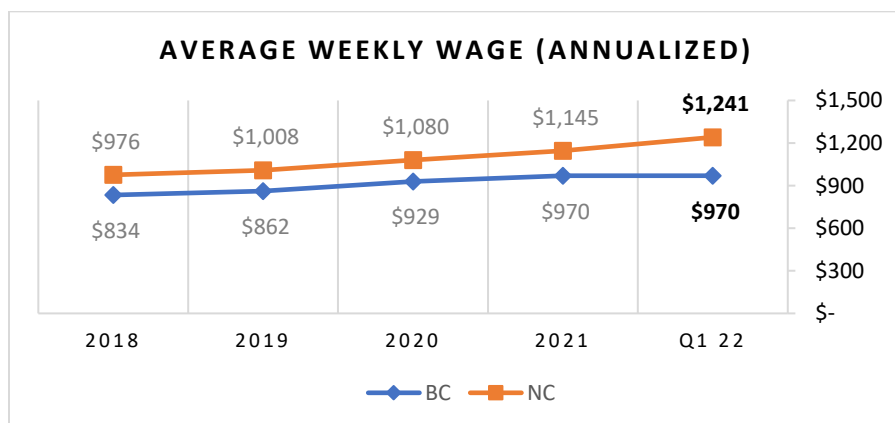
*\*This number is calculated from the Hourly Median Wage for the most recent reporting period (May 2021). Median Hourly Wage X 2080 (hours)*

**SOURCE:** BLS - Occupational Employment and Wage Statistics --- The OEWS survey is a semi-annual mail survey of non-farm establishments and is considered amongst the most reliable sources for wage data.

- Median **Household** Wage for County and State:
  - Buncombe: **\$ 55,032.00**
  - North Carolina: **\$ 56,642.00**

**SOURCE:** US Census – QuickFacts (ACS 2020, 5-year estimate) --- The US Census wage data is self-reported by households and is typically framed in terms of income as opposed to wages making it somewhat less reliable than BLS data.

- Average** Weekly Wages for County and State:
  - Buncombe Q1 2022: **\$ 907.00**
  - North Carolina Q1 2022: **\$ 1,241.00**
  - Most recent data available
  - Full years have been annualized



**SOURCE:** BLS - Quarterly Census of Employment and Wages --- QCEW produces a comprehensive tabulation of data on the number of establishments, monthly employment and quarterly wages for workers covered by State unemployment insurance (UI) laws and Federal workers covered by the Unemployment Compensation for Federal Employees (UCFE) program.



## Informal Report to the Board of Commissioners

Avril Pinder  
County Manager

### 2. Deep dive into the volume of low-wage jobs in the AVL MSA (2021 data):

- Estimated Gross Employment (EGE): **187,260 persons**
- EGE below Just Economics (JE) Living Wage: **74,510 persons**
- Percent below JE Living Wage: **40%**
- Number of Major Occupation Sectors (MOS): **22**
- Number of Low Wage MOS: **7**
- Percent MOS Low Wage: **32%**

*\*These statistics do not include wages derived from occupations that are masked by the BLS or are otherwise not reported in a way that is conducive to an apples-to-apples analysis. Examples of such occupations include Teachers (broadly) and medical doctors (broadly). Reasons why these would be unreported include that the occupation does not generally work year-round, the median hourly wage is greater than \$100, or that the estimate was not released for some other governmental interest or lack of data. The Just Economics Living Wage for 2021 (same year as data analyzed) was \$17.30/hour.*

**Note:** Wages for the OEWS survey are straight-time, gross pay, exclusive of premium pay. Base rate; cost-of-living allowances; guaranteed pay; hazardous-duty pay; incentive pay, including commissions and production bonuses; and tips are included. Excluded are overtime pay, severance pay, shift differentials, nonproduction bonuses, employer cost for supplementary benefits, and tuition reimbursements. [See BLS OEWS Technical Notes.](#)

**SOURCE:** BLS - Occupational Employment and Wage Statistics

**SOURCE:** Just Economics Western North Carolina

The following tables show a breakdown of Low Wage Major Occupation Sectors (Table 1), Example Occupations that fall below the Just Economics Living Wage across multiple MOS (Table 2), and the Top 5 Low Wage Occupations in the Asheville MSA by Total Employment (Table 3).

Low Wage MOS include those Major Occupation Sectors that in aggregate have a Median Hourly Wage lower than the Just Economics Living Wage.

Table 1.

| 2021 Low Wage MOS                                         | 2021 Median Hourly Wage | 2021 Employment |
|-----------------------------------------------------------|-------------------------|-----------------|
| Food Preparation and Serving Related Occupations          | \$11.32                 | 21,780          |
| Personal Care and Service Occupations                     | \$13.57                 | 4,030           |
| Sales and Related Occupations                             | \$13.91                 | 19,800          |
| Building and Grounds Cleaning and Maintenance Occupations | \$13.86                 | 6,100           |
| Healthcare Support Occupations                            | \$14.28                 | 8,920           |
| Transportation and Material Moving Occupations            | \$14.82                 | 15,310          |
| Farming, Fishing, and Forestry Occupations                | \$13.44                 | 520             |



## Informal Report to the Board of Commissioners

*Avril Pinder*  
County Manager

Low wage jobs are not exclusively within Low Wage MOS. The following table gives examples across multiple MOS. Some of which are not identified as Low Wage MOS.

Table 2.

| MOS                                              | Example Occupations                          | 2021 Median Hourly Wage | 2021 Employment |
|--------------------------------------------------|----------------------------------------------|-------------------------|-----------------|
| Office and Administrative Support Occupations    | Hotel, Motel, and Resort Desk Clerks         | \$11.36                 | 770             |
| Food Preparation and Serving Related Occupations | Cooks, Fast Food                             | \$10.75                 | 3,970           |
| Sales and Related Occupations                    | Cashiers                                     | \$10.96                 | 6,150           |
| Healthcare Support Occupations                   | Nursing Assistants                           | \$14.28                 | 3,050           |
| Protective Service Occupations                   | Firefighters                                 | \$15.03                 | 810             |
| Educational Instruction and Library Occupations  | Preschool Teachers, Except Special Education | \$13.71                 | 600             |
| Personal Care and Service Occupations            | Childcare Workers                            | \$11.26                 | 560             |

The table below shows the 5 Low Wage jobs in the Asheville MSA by number of employees in those jobs.

Table 3.

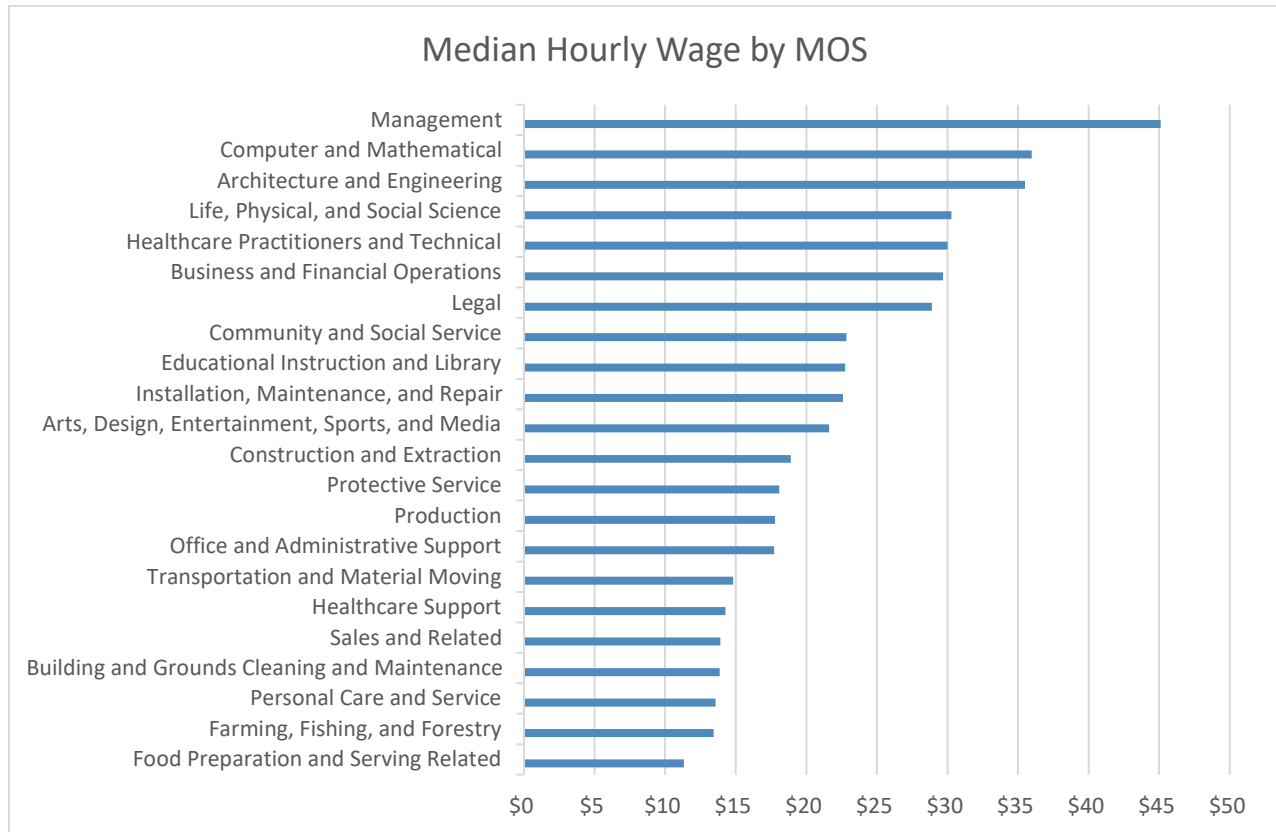
| MOS                                              | 2021 Top 5 Low Wage Occupations | 2021 Median Hourly Wage | 2021 Employment |
|--------------------------------------------------|---------------------------------|-------------------------|-----------------|
| Sales and Related Occupations                    | Cashiers                        | \$10.96                 | 6,150           |
| Sales and Related Occupations                    | Retail Salespersons             | \$13.02                 | 5,800           |
| Transportation and Material Moving Occupations   | Stockers and Order Fillers      | \$13.93                 | 4,130           |
| Food Preparation and Serving Related Occupations | Cooks, Fast Food                | \$10.75                 | 3,970           |
| Food Preparation and Serving Related Occupations | Waiters and Waitresses          | \$8.88 (Tips included)  | 3,930           |



# Informal Report to the Board of Commissioners

Avril Pinder  
County Manager

## 3. Median Hourly Wage Visualization



**SOURCE:** BLS - Occupational Employment and Wage Statistics

## 4. Percent of persons in poverty that are working\*:

| Poverty Level                              | Population Estimate | Percentage of Population |
|--------------------------------------------|---------------------|--------------------------|
| Less than 50 percent of the poverty level  | 7,098               | 4.4%                     |
| Less than 100 percent of the poverty level | 17,905              | 11.1%                    |
| Less than 125 percent of the poverty level | 25,487              | 15.8%                    |

\*Between the ages of 16 and 64.

NOTE: The population in Buncombe County for which poverty status is determined is 252,803.

NOTE: Persons in more extreme poverty are also included in the poverty calculations at higher levels of poverty. **The Poverty Level is determined by the size of the household, so it is impossible to reduce it to a single number here**, however as an example, the poverty line for a family of 4 in the contiguous 48 state and the District of Columbia is \$27,750 for 2022 per the US Department of Health and Human Services. For context, to be eligible for food assistance a household must earn less than 133% of the federal poverty level.

**SOURCE:** US Census –ACS 2020, 5-year estimate Subject Tables. **Working is defined as full time or part time.**



## Informal Report to the Board of Commissioners

*Avril Pinder*  
County Manager

### 5. Percent of persons in poverty are disabled:

| Poverty Level                              | Population Estimate | Percentage of Population |
|--------------------------------------------|---------------------|--------------------------|
| Less than 50 percent of the poverty level  | 1,588               | 4.7%                     |
| Less than 100 percent of the poverty level | 6,487               | 19.2%                    |
| Less than 125 percent of the poverty level | 8,887               | 26.3%                    |

*SOURCE: US Census –ACS 2020, 5-year estimate Subject Tables*

### 6. Percent of persons in poverty are seniors:

| Poverty Level                              | Population Estimate | Percentage of Population |
|--------------------------------------------|---------------------|--------------------------|
| Less than 50 percent of the poverty level  | 849                 | 1.7%                     |
| Less than 100 percent of the poverty level | 4,494               | 9.0%                     |
| Less than 125 percent of the poverty level | 7,390               | 14.8%                    |

*SOURCE: US Census –ACS 2020, 5-year estimate Subject Tables*

### 7. Impact of working mothers leaving the workforce:

- Nationally, while women have a greater total share of the population (50.5%), there are 12% more men than there are women who participate in the labor force. Buncombe County follows this trend with a labor force participation rate of 81.3% for men and 73.5% for women (a difference of 7.8% in favor of men). The impacts of this disparity are difficult to quantify.

*SOURCE: US Census –ACS 2020, 5-year estimate Subject Tables*

### 8. Impact of limited childcare on poverty:

- Buncombe County has 112 licensed childcare facilities 83 (74%) of which are enrolled in the Subsidized Child Care Program. However, not all 83 providers currently have subsidy children enrolled.
- Currently, 29% of all children birth through pre-kindergarten in Buncombe County are enrolled in licensed care. Approximately 1,200 children are currently enrolled in the Child Care Subsidy program.
- Access to childcare is limited by factors such as: staff to children ratio requirements; workforce shortages; high demand for infant/toddler care; limited hours of care available; strict eligibility criteria for financial support programs such as childcare subsidy and NC Pre-K.
- Childcare subsidy voucher values vary depending upon the provider's star level, the provider's approved subsidy rate, the age of the child, and the level of care, however, \$686 is an average monthly payment per child (across all criteria) for the children paid/vouchers being used.



## Informal Report to the Board of Commissioners

*Avril Pinder*  
County Manager

- For North Carolina, the average cost for an infant is \$790/month (\$9,480 annually). This cost drops as a child ages until at four years old the average cost is \$676/month (\$8,113 annually). However, the subsidy rate drops as well.
- Subsidy rates only cover up to the 75<sup>th</sup> percentile of private rates, the intention being to grant childcare access to recipients for a majority of childcare options within a county. This still limits the available childcare options for subsidy recipients when they cannot pay the difference between the subsidy market rate and the private market rate.
- The issue is more acute for parents of very young children who are typically in prime working years, but early in their careers.
  - It should be noted that many factors can lead to poverty and that this issue may not apply in many situations.
- Increased poverty is positively correlated to households with children, particularly when the household is a female only householder.

| Category                                            | Married Couple - Total | Percent below poverty level | Female Householder Only - Total | Percent below poverty level |
|-----------------------------------------------------|------------------------|-----------------------------|---------------------------------|-----------------------------|
| Families                                            | 48,377                 | 4.1%                        | 8,914                           | 18.2%                       |
| With related children of householder under 18 years | 16,861                 | 7.0%                        | 5,327                           | 25.3%                       |
| With related children of householder under 5 years  | 3,612                  | 2.8%                        | 714                             | 25.4%                       |

**SOURCE:** US Census –ACS 2020, 5-year estimate Subject Tables

**SOURCE:** NC DHHS – Division of Childhood Development and Early Education – August 2022 Statistical Report (9/2/2022) and NC Child Care Market Rate Study (7/20/22)

**SOURCE:** Administration for Children & Families

**SOURCE:** The Economic Policy Institute

### 9. Poverty by Race/Ethnicity:

| Race/Ethnicity                             | Estimate | Less than 50 percent of the poverty level | Percent of Population |
|--------------------------------------------|----------|-------------------------------------------|-----------------------|
| White                                      | 8,007    | 3.6%                                      | 3.2%                  |
| Black or African American                  | 798      | 5.2%                                      | 0.3%                  |
| American Indian and Alaska Native          | 4        | 0.5%                                      | 0.0%                  |
| Asian                                      | 131      | 4.1%                                      | 0.1%                  |
| Native Hawaiian and Other Pacific Islander | -        | 0.0%                                      | 0.0%                  |
| Some other race                            | 533      | 16.8%                                     | 0.2%                  |
| Two or more races                          | 340      | 4.5%                                      | 0.1%                  |
| Hispanic or Latino origin (of any race)    | 1,209    | 7.1%                                      | 0.5%                  |



## Informal Report to the Board of Commissioners

*Avril Pinder*  
County Manager

| Race/Ethnicity                             | Estimate | Less than 100 percent of the poverty level | Percent of Population |
|--------------------------------------------|----------|--------------------------------------------|-----------------------|
| White                                      | 23,353   | 10.5%                                      | 9.2%                  |
| Black or African American                  | 2,809    | 18.3%                                      | 1.1%                  |
| American Indian and Alaska Native          | 60       | 7.7%                                       | 0.0%                  |
| Asian                                      | 182      | 5.7%                                       | 0.1%                  |
| Native Hawaiian and Other Pacific Islander | -        | 0.0%                                       | 0.0%                  |
| Some other race                            | 962      | 30.3%                                      | 0.4%                  |
| Two or more races                          | 1,774    | 23.5%                                      | 0.7%                  |
| Hispanic or Latino origin (of any race)    | 5,264    | 30.9%                                      | 2.1%                  |

| Race/Ethnicity                             | Estimate | Less than 125 percent of the poverty level | Percent of Population |
|--------------------------------------------|----------|--------------------------------------------|-----------------------|
| White                                      | 33,362   | 15.0%                                      | 13.2%                 |
| Black or African American                  | 4,266    | 27.8%                                      | 1.7%                  |
| American Indian and Alaska Native          | 89       | 11.4%                                      | 0.0%                  |
| Asian                                      | 646      | 20.2%                                      | 0.3%                  |
| Native Hawaiian and Other Pacific Islander | -        | 0.0%                                       | 0.0%                  |
| Some other race                            | 1,089    | 34.3%                                      | 0.4%                  |
| Two or more races                          | 2,627    | 34.8%                                      | 1.0%                  |
| Hispanic or Latino origin (of any race)    | 7,223    | 42.4%                                      | 2.9%                  |

**SOURCE:** US Census –ACS 2020, 5-year estimate Subject Tables

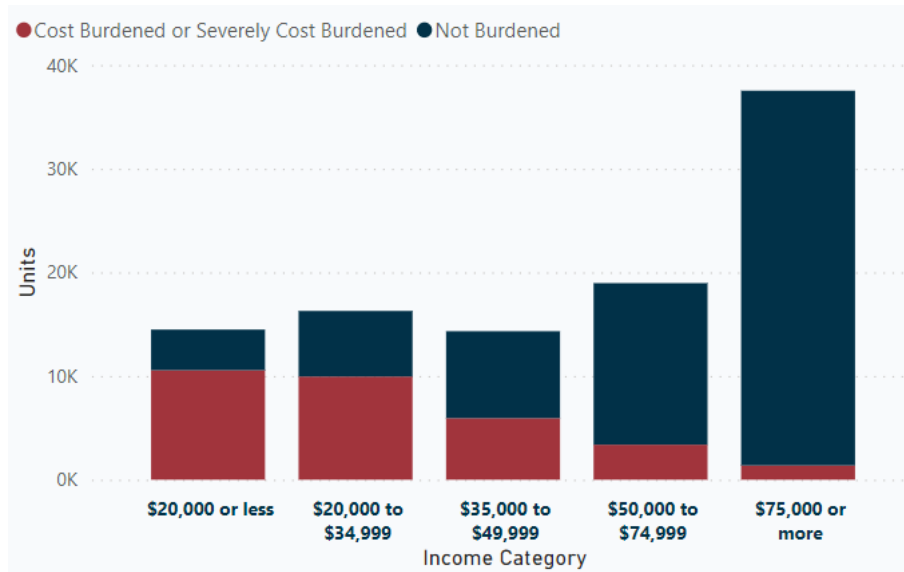
### 10. Cost burdens for community members:

- Cost burdened households are those who spend 30% or more of their income for housing and utilities, while severely cost burdened households have more than 50% of their income go towards housing and utilities.
- The National Housing Act Recommends that no more than 30% of a household's income be used to pay for housing and utilities.
- Through projected population growth alone (an estimated 11.7% by 2030), assuming the average household size stays the same, an additional 12,611 units will need to be created (not all of these will need to be classified as affordable housing units).

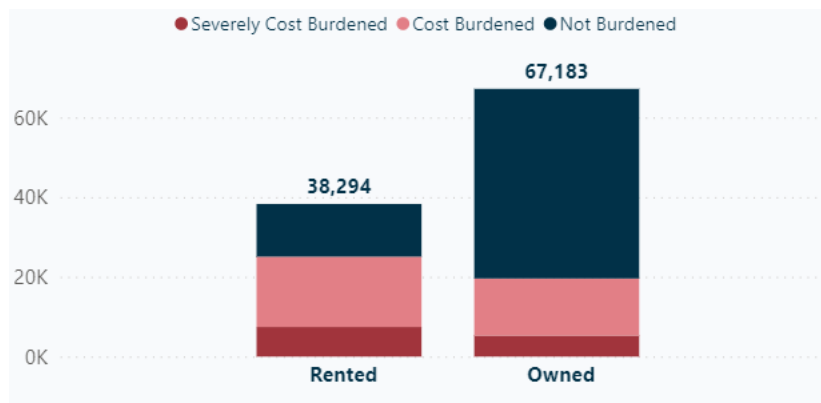


## Informal Report to the Board of Commissioners

*Avril Pinder*  
County Manager



- Cost burdened households are more prevalent amongst those who rent in Buncombe County on a per capita basis.



- Buncombe County has resourced and funded programs dedicated to increasing the affordable housing stock available to county residents and has a goal of increasing the number of affordable housing units available by 3,150 by 2030.

**SOURCE:** US Census –ACS 2020, 5-year estimate Subject Tables

**SOURCE:** NC Office of State Management & Budget - State Demographer



## Informal Report to the Board of Commissioners

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*Avril Pinder*  
County Manager

**Staff are available to assist should you have further questions or require additional analysis on this topic prior to the completion of the Comprehensive Plan or for FY 2024 budgetary deliberations.**

-----  
  
Avril Pinder  
County Manager



# Commissioners' Update

*Presented by*

Taylor Jones, Director  
Buncombe County Emergency Services



# Logistics

- City of Asheville purchased water from Ingles, and it was delivered to Skyland FD/City Station 4.
  - Emergency Services facilitated a forklift and operator to help unload pallets.
- Asheville Fire Marshals and City Parks and Rec provided home water delivery for service area with assistance from Emergency Management staff who delivered pallets of water to Skyland, Enka, Swannanoa, Reynolds, and Fairview Fire Departments.
- Emergency Management Staff assisted City of Asheville with logistics for home water delivery operation.
- Emergency Services obtained additional drinking water from “*Hearts With Hands.*”



# Outreach to Vulnerable Populations

- Emergency Services worked with HHS staff to poll Long Term Care Facilities in the water outage areas to determine if they had any unmet needs.
- Collaborated with City of Asheville on potential needs for 4 facilities.
- City contacted each facility to offer water and none was needed.
- Public engagement team connected residents to water through markets.



# Water Distribution Points

- Communications and Public Engagement provided continuous messaging to make public aware of distribution sites.
- Water distribution points were set up to provide non-potable and drinking water at three fire departments.
  - Non-Potable was most requested for distribution
- Logistics provided by Buncombe County Emergency Services. Staffed by fire department, Buncombe County HHS and Red Cross. Number of households served by date:

|                             | 1/1/23         | 1/2/23         | 1/3/23                       | Totals          |
|-----------------------------|----------------|----------------|------------------------------|-----------------|
| Enka-Candler Fire Station 2 | 20+ households | 80+ households | 20+ (as of 3pm) households   | 120+ households |
| West Buncombe               | 50+ households | 30+ households | 60+ (as of 3pm) households   | 140+ households |
| Woodfin                     | 4 households   | 0 households   | Closed due to lack of demand | 4 households    |



# Buncombe County Schools

- 12 schools in Enka and Erwin Districts under Boil Water Advisory
  - Providing 2 bottles of drinking water per student requires 16,000 bottles per day, Environmental Health providing guidance for safe food preparation
- Emergency Services assisted Buncombe County Schools in obtaining water to operate within Boil Water Advisory through Thursday and have a plan to acquire additional if needed.
- We will continue to support schools as needed while Boil Water Advisory is in effect.





**Buncombe County Board of Commissioners**  
**Request for Board Action**  
**Meeting Date: 1/3/2023**

**New Business**

**Department:** Legal & Risk

**Presenter(s):** Michael Frue

**Contact(s):** Michael Frue

**Subject:** Resolution Authorizing Execution of Non-Warranty Deed

**Brief Summary:** Pete Gasperson and his predecessors in interest have owned or maintained three lots off Summit Avenue in south Asheville for many years. The property is unimproved and is adjacent to the Southern Railways right of way. The Gaspersons paid past due taxes and "discovery bills" due on this property in 1946, but there is no record of a tax foreclosure. The Gaspersons have paid taxes on this parcel ever since. Gasperson has requested a non-warranty deed from the County. Because the Gaspersons have paid taxes on the property for over 75 years it is appropriate to grant this request and execute a non-warranty deed.

The County makes no claim of ownership of this property and makes no warranty, express or implied, as to the title to this property.

**Recommended Motion & Requested Action:** Approve the Resolution Authorizing Execution of Non-Warranty Deed.

**County Manager's comments and Recommendation:** Approve as presented.

RESOLUTION #23-01-03

RESOLUTION AUTHORIZING EXECUTION OF A NON-WARRANTY DEED

-----

WHEREAS, Pete Gasperson, a/k/a Robert T. Gasperson and his predecessors in interest have owned or maintained three lots off Summit Avenue in south Asheville for many years;

WHEREAS, the easternmost lot is adjacent to the Southern Railroad right of way and is described as Lot C on plat recorded in Plat Book 1, Page 62, Block 5 Buncombe County Registry;

WHEREAS, Gasperson and his predecessors have paid taxes on this parcel since 1946;

WHEREAS, in recognition of payment of the property taxes as described, this Board has determined that it is appropriate to grant a non-warranty deed to Mr. Gasperson; and

WHEREAS, this Board makes no claim of ownership of this property and makes no warranty, express or implied, as to the title to this property.

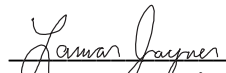
NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners for the County of Buncombe as follows:

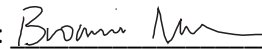
1. That by and with the approval of County Legal Services, the Chairman and County Manager, or either of them, are hereby authorized to execute the attached North Carolina Non-Warranty Deed.
2. That all acts and doings of officers, employees and agents of the County, whether taken prior to, on, or after the date of this Resolution, that are in conformity with and in the furtherance of the purposes and intents of this Resolution as described above shall be, and the same hereby are, in all respects ratified, approved and confirmed.
3. That this resolution shall be effective upon its adoption.

This the 3<sup>rd</sup> day of January, 2023.

ATTEST

BOARD OF COMMISSIONERS FOR THE  
COUNTY OF BUNCOMBE

  
Lamar Joyner, Clerk

By:   
Brownie Newman, Chairman

APPROVED AS TO FORM

  
County Attorney

This instrument prepared by Robert B. Long, Jr., a licensed attorney. Delinquent taxes, if any, to be paid by the closing attorney to the County Tax Collector upon disbursement of closing proceeds.

**NORTH CAROLINA NON-WARRANTY DEED**

**Excise Tax:**

Parcel Identifier No. 9655-11-7013 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: \_\_\_\_\_

This instrument was prepared by: \_\_\_\_\_

Brief description for the Index: Summit Avenue, Asheville, NC

THIS DEED made this \_\_\_\_\_ day of \_\_\_\_\_ January \_\_\_\_\_, 20 23, by and between

**GRANTOR**

Buncombe County, North Carolina

Address: 200 College Street  
Asheville, NC 28801  
Attn: Legal

**GRANTEE**

Pete Gasperson, a/k/a Robert T. Gasperson

Address: 8430 Wallcraft Avenue  
Youngstown, FL 32466-2328

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, without valuable consideration paid by the Grantee, has and by these presents does grant, bargain and convey unto the Grantee in fee simple, all that certain lot and parcel of land situated in the City of Asheville, Limestone Township, Buncombe County, North Carolina and more particularly described as follows:

See EXHIBIT "A" attached hereto and incorporated herein by reference as if fully setout herein.

All or a portion of the property herein conveyed \_\_\_\_ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 1 page 62, Block 5, Buncombe County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

The Grantor makes no claim of ownership of this property and makes no warranty, express or implied, as to the title to the property hereinabove described.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

BUNCOMBE COUNTY, NORTH CAROLINA

By: \_\_\_\_\_

Brownie Newman, Chairman, Buncombe County  
Board of Commissioners

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STATE OF NORTH CAROLINA  
COUNTY OF BUNCOMBE

I, \_\_\_\_\_, a Notary Public for said State and County, certify that Brownie Newman, Chairman of the Buncombe County, North Carolina Board of Commissioners, appeared before me this day and acknowledged to me that he voluntarily executed the foregoing Non-Warranty Deed pursuant to Resolution of the Buncombe County Board of Commissioners, in the capacity indicated, for the purposes therein stated, in the county and state indicated above. The undersigned has personal knowledge of the identify of the principal or satisfactory evidence of the principals' identity by having inspected a picture identification. This the \_\_\_\_\_ day of January, 2023.

\_\_\_\_\_  
\_\_\_\_\_, Notary Public

(printed/typed name)

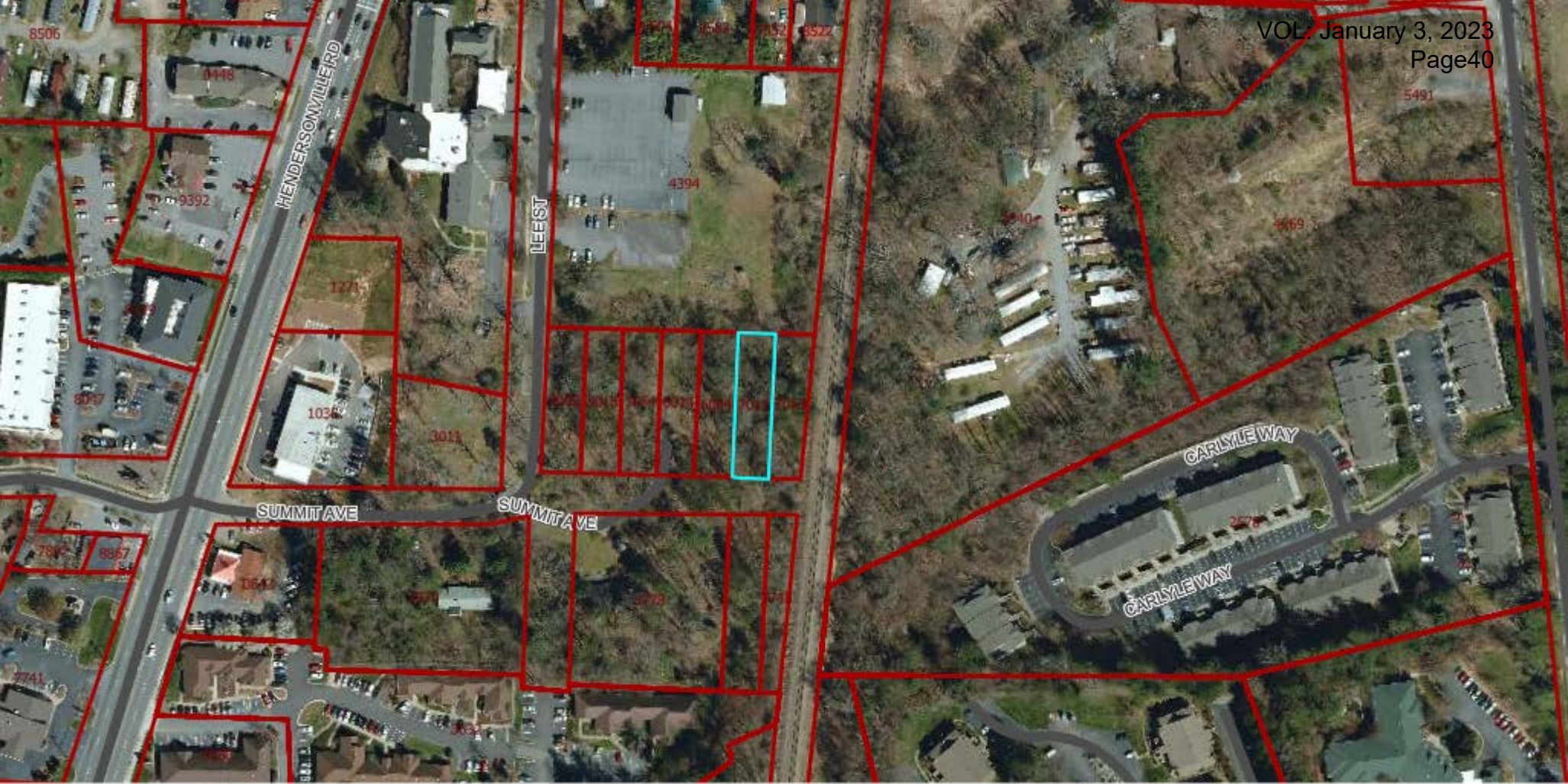
My Commission Expires: \_\_\_\_\_

**EXHIBIT "A"**

City of Asheville, Limestone Township

**BEGINNING** at a rebar found in the margin of Summit Avenue (not constructed) which rebar lies North 84 deg. 53 min. 57 sec. West, from a rebar found at the southeast corner of that certain lot conveyed to Bennie N. McIntosh by deed recorded in Book 3870 at page 131 in the Office of the Register of Deeds of Buncombe County, North Carolina, said McIntosh lot also being shown and described as Lot D on Plat of Skyland Springs recorded in Plat Book 1, Page 62, Block 5 in the Office of the Register of Deeds of Buncombe County, North Carolina, and from the **BEGINNING** point thus established runs North 4 deg. 58 min. 58 sec. East, 192.63 feet to a rebar found at the northwest corner of the aforesaid McIntosh lot, the same also being located in the southern margin of a 15 foot alleyway as shown on the aforesaid plat; thence running North 85 deg. 06 min 07 sec. West, 49.99 feet to an unmarked point in the margin of the aforesaid 15-foot alley right of way; thence South 4 deg. 59 min. 00 sec. West, 192.63 feet to an unmarked point in the margin of Summit Avenue; thence South 85 deg. 05 min. 43 sec. East, 49.99 feet to the point and place of **BEGINNING**.

Said tract is also shown as Lot C on the aforesaid plat recorded in Plat Book 1, Page 62, Block 5 in the Office of the Register of Deeds of Buncombe County, North Carolina and also being shown on that certain plat entitled, "Survey for Pete Gasperson" by Danny R. Tolar & Associates, P.A. bearing date of November 15, 2017, and containing 9,629 sq. ft. more or less.





**Buncombe County Board of Commissioners**  
**Request for Board Action**  
**Meeting Date: 1/3/2023**

**New Business**

**Department:** Solid Waste

**Presenter(s):** Dane Pedersen & Chip Gingles

**Contact(s):** Dane Pedersen

**Subject:** Waste Pro Request for Residential Service Fee Increase

**Brief Summary:** Waste Pro is requesting a fee increase in the amount of \$0.39 per home, per month.

As outlined in Franchise Services Contract, Section 13.3.3; "Contractor may petition the County for rate adjustments associated with recycling markets at reasonable times, not to exceed once per year, on the basis of higher-than-normal increased cost beyond the contractors and County's control. Higher than normal costs will be considered as any amount higher than 20 percent over the preceding calendar year."

**Recommended Motion & Requested Action:** Waste Pro requests a motion to approve basic service collection fee increase in the amount of \$.39 per home, per month beginning January 3, 2023.

## Chip Gingles

---

**From:** Barry Lawson <blawson@curbie.com>  
**Sent:** Monday, December 5, 2022 1:48 PM  
**To:** Chip Gingles  
**Subject:** FW: Pricing for Nov 2022

Barry Lawson



Barry Lawson  
President  
Curbside Management, Inc.  
PO Box 18722  
Asheville, NC 28814  
828.252.2532 Ext 310  
[blawson@curbie.com](mailto:blawson@curbie.com)

Thank you for recycling!  
Please NO plastic bags, NO Styrofoam, NO clothing.  
For a complete list of "What may be Recycled" go to [www.curbie.com](http://www.curbie.com)

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**From:** Barry Lawson  
**Sent:** Monday, November 7, 2022 11:45 AM  
**To:** kbellucy@wasteprousa.com; Chip Gingles (cgingles@wasteprousa.com) <cgingles@wasteprousa.com>; Tim Owens (tiowens@wasteprousa.com) <tiowens@wasteprousa.com>  
**Cc:** Brendan Roberts <broberts@curbie.com>; Teresa Black <tblack@curbie.com>  
**Subject:** Pricing for Nov 2022

Blue Bags (-\$63.00)  
Misc. (Less than 70% cardboard) Normal 40 - 50% cardboard and 50 - 60% mixed recycling (-\$44.00)  
Single Stream (70% of mix cardboard) (-\$31.00)

Clean Cardboard \$0/ton

*Barry Lawson*



Barry Lawson  
President  
Curbside Management, Inc.

## Chip Gingles

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**From:** Barry Lawson <blawson@curbie.com>  
**Sent:** Monday, December 5, 2022 1:48 PM  
**To:** Chip Gingles  
**Subject:** FW: Pricing for Nov 2021

Barry Lawson



Barry Lawson  
President  
Curbside Management, Inc.  
PO Box 18722  
Asheville, NC 28814  
828.252.2532 Ext 310  
[blawson@curbie.com](mailto:blawson@curbie.com)

Thank you for recycling!  
Please NO plastic bags, NO Styrofoam, NO clothing.  
For a complete list of "What may be Recycled" go to [www.curbie.com](http://www.curbie.com)

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**From:** Barry Lawson  
**Sent:** Monday, November 8, 2021 10:34 AM  
**To:** kbellucy@wasteprousa.com; Chip Gingles (cgingles@wasteprousa.com) <cgingles@wasteprousa.com>;  
jdavis@wasteprousa.com  
**Cc:** Brendan Roberts <broberts@curbie.com>  
**Subject:** Pricing for Nov 2021

Blue Bags \$19.00  
Misc. (Less than 70% cardboard) Normal 40 - 50% cardboard and 50 - 60% mixed recycling \$35  
Single Stream (70% of mix cardboard) \$60  
Clean Cardboard \$140.00/ton

Barry Lawson



Barry Lawson  
President  
Curbside Management, Inc.  
PO Box 18722



# Buncombe County, NC Request for Increase

Chip Gingles Regional Vice President



## Factors for Consideration

- **Long-term partnership**
- **Continued investment**
  - Increased wages
  - Capital Spend
  - Customer Education
- **Focused on recruitment**
  - Regionally based recruiter
  - Increased participation in job fairs
  - Enhanced advertising focused on recruitment
  - Sign-on bonus (up to \$5,000)
  - Comprehensive benefits package



## Factors for Consideration

- **Requesting an increase of \$.39 per home**
  - Partially covers the rising recycling processing costs
- **New educational materials**
  - Improve quality of material received at the processing facility
- **Common Contaminants**
  - All residents need to use their recycling cart
  - Place loose items in their cart
  - No plastic bags (No blue bags)



## Factors for Consideration

- In November 2021, Waste Pro was paid a rebate of \$19 per ton for recyclables.
- In November 2022, Waste Pro is charged \$63/ton to dispose of the same recyclables. This is due to volatility in the commodity market.
- The \$82/ton difference in price means that our processing cost have more than quadrupled.



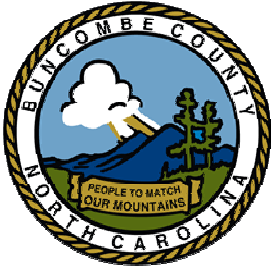
## Recycling Increase (request)

- Per the contract, contractor must *request* approval from BOC
- 2023 increase request is \$.39 cents/month
- Request is for recycling fee increase to be effective on Jan 3, 2023 (if approved at BOC meeting)
- If approved the new rate will be \$22.55 per month



# Questions





## Buncombe County Board of Commissioners

### Request for Board Action

**Meeting Date: January 3, 2023**

#### New Business

**Department:**

Health and Human Services

**Presenter(s):**

John Hudson, Budget

**Contact(s):**

Stoney Blevins, Health and Human Services Director  
Phillip Hardin, Economic Services Division Director

**Subject:**

NC PRO Emergency Rental Assistance 2 (ERA2) Grant

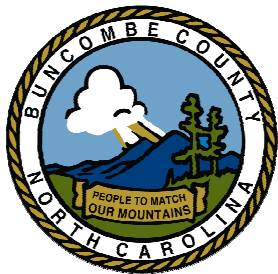
**Brief Summary:** Buncombe County has been awarded funding from the state's allocation of Emergency Rental Assistance 2 in the amount of \$7,980,669. Funding will be used to continue providing assistance on rent and utility payments for eligible recipients with the allowable administrative cost for this award being 5% (\$399,033) and will continue to support three temporary grant positions in HHS Finance and provide contracted services for caseworker positions for approximately 15 months. Funds expire September 30, 2025; the County expects to distribute funds by April 2024. If needed, additional County funds for administration will be requested in the FY24 budget cycle; no county funding is needed in FY23.

**Recommended Motion & Requested Action:**

- 1) Approve budget amendment.
- 2) Extend three (3) grant funded positions, as long as funding is available.

**County Manager's Comments & Recommendation:** County Manager recommends as presented

ORDINANCE #23-01-04



**BUNCOMBE COUNTY, NORTH CAROLINA**  
**Grant Projects Ordinance**

**BOARD MEETING DATE: January 3, 2023**

**WHEREAS**, the Budget Director recommends and the Board now desires to amend the FY2022-2023 Grants Projects outlined below in Exhibit "A" to the budget,

**NOW THEREFORE,**

**BE IT ORDAINED** by the Board of Commissioners for the County of Buncombe as follows:

1. That the FY2022-2023 amendments listed in Exhibit A below be hereby adopted.
2. That this ordinance shall be effective upon adoption.

**ADOPTED** this 3rd day of January, 2023

|                         |                                                 |
|-------------------------|-------------------------------------------------|
| <b>Granting Agency:</b> | North Carolina Pandemic Recovery Office (NCPRO) |
| <b>Grant Name:</b>      | NC PRO ERA2 Grant                               |

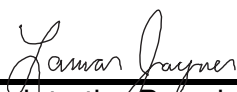
**Description:** Buncombe County has been awarded funding from the state's allocation of Emergency Rental Assistance 2 in the amount of \$7,980,669. Funding will be used to continue providing assistance on rent and utility payments for eligible recipients with the allowable administrative cost for this award being 5% (\$399,033) and will continue to support three temporary grant positions in HHS Finance and provide contracted services for caseworker positions for approximately 15 months. Funds expire September 30, 2025; the County expects to distribute funds by April 2024. If needed, additional County funds for administration will be requested in the FY24 budget cycle; no county funding is needed in FY23.

**Funding Source: CDFA 21.023** North Carolina Pandemic Recovery Office (NCPRO), an agency of the Office of State Budget and Management ("OSBM"), was designated by OSBM to accept and administer funds from the federal COVID-19 pandemic relief funds

| <b>Exhibit A:</b><br><b>Account Description</b> | <b>Increase (Decrease)</b> |                     |
|-------------------------------------------------|----------------------------|---------------------|
|                                                 | <b>Revenues</b>            | <b>Expenditures</b> |
| Fund 327 - Revenues                             | \$ 7,980,669               |                     |
| Fund 327 - Emergency Rental Assistance Benefits |                            | \$ 7,581,636        |
| Fund 327 - Administrative Costs                 |                            | \$ 399,033          |
| <b>TOTAL</b>                                    | <b>\$ 7,980,669</b>        | <b>\$ 7,980,669</b> |

**ATTEST:**

**BOARD OF COMMISSIONERS FOR  
THE COUNTY OF BUNCOMBE:**

  
\_\_\_\_\_  
Clerk to the Board

By:   
\_\_\_\_\_  
Chairman of the Board



# Emergency Housing

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*Presented by*

Phillip Hardin

Health & Human Services



# Community Development Block Grant

- \$825K
- \$366K Remaining
- 182 Served
- Financial Hardship during COVID
- Has to be spent by January 2024



# Emergency Rental Assistance 1

- \$7.8M
- \$0 Remaining
- 2,668 Served
- Income loss due to COVID
- Had to be spent by September 30, 2022



# Emergency Rental Assistance 2

- \$6.1M
- \$0 Remaining
- 2,112 Served
- Financial Hardship during COVID
- Had to be spent by September 30, 2025



# Emergency Rental Assistance NCPRO 1

- \$5.1M
- \$0 Remaining
- 1,733 Served
- Income loss due to COVID
- Had to be spent by September 30, 2022



# Emergency Rental Assistance NCPRO 2

- \$7.9 million available
- Financial hardship during Covid
- Have until September 30, 2025 to spend
- 5% administrative allowance
- Anticipate we will spend within 15 months
- These funds will allow us to restart the program as we have been paused since September 2022



