



# MINUTES

August 24, 2022

## SECOND MONTHLY MEETING OF THE CITY COUNCIL CITY OPERATIONS CENTER | 305 WILLIAMS ST. | 4:00 p.m.

**Present:** Mayor Barbara G. Volk, Mayor Pro Tem Lyndsey Simpson and Council Members: Dr. Jennifer Hensley, Debbie O'Neal-Roundtree, and Jerry A. Smith Jr., J.D.

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

### 1. **CALL TO ORDER**

Mayor Barbara G. Volk called the meeting to order at 4:00 p.m. and welcomed those in attendance. A quorum was established with the majority of members in attendance.

### 2. **CONSENT**

#### **A. August Budget Amendments – Adam Murr, Budget Manager**

*I move that City Council adopt budget amendment(s) 08242022-01, 08242022-02, 08242022-03, 08242022-04, 08242022-05, 08242022-06, 08242022-07, 08242022-08, and 08242022-09 as presented.*

***Council Member Dr. Jennifer Hensley moved that City Council approve the consent agenda as presented. A unanimous vote of the Council followed. Motion carried.***

### 3. **PRESENTATIONS**

#### **A. Presentation Regarding Proposed Parking Rates and Fees – Brian Pahle, Assistant City Manager**

Assistant City Manager Brian Pahle provided an update on the Parking Deck and Management Program. Manager Pahle discussed permit logistics, the parking deck logistics, parking enforcement and the Park Mobile software. Manager Pahle reminded everyone of available permit locations and permitting information and discussed managing parking inventory best practice guidelines. Manager Pahle provided information and pricing regarding proposed metered spaces within various surface lots and the new parking deck.

Council Members discussed disabled parking spaces and directed staff to provide further information. Council Members discussed fees and downtown employee parking options and various concerns regarding management of permits.

Manager Pahle discussed enforcement and stressed that all vehicles will be required to pull into lots rather than backing in so that the license plates can be read. Manager Pahle stated there will be much public communication regarding rules and said warnings would be the first approach.

Downtown Manager Jamie Carpenter discussed the ParkMobile app and encouraged the public to begin using the software to become familiar with it.

Manager Pahle provided recommended rates and fees as outlined below:

Deck Permit @ \$80 per month

Interior Permit @ \$60 per month

Employee & Resident Permit @ \$25 per month

Council Member Dr. Jennifer Hensley expressed concerns regarding cash only payments to towing companies and Police Chief Blair Myhand discussed towing enforcement and clarified that the City will evaluate and approve certain towing companies based on various criteria.

### 4. **NEW BUSINESS**

#### **A. Fire Station 1 and Edwards Park Guaranteed Maximum Price (GMP) – Adam Murr, Budget Manager**

Budget Manager Adam Murr stated Edifice, the City's contracted Construction Manager at Risk, has bid the construction and trades related to the Fire Station 1 and Edwards Park project (#19019). Mr. Murr stated Edifice has provided the City a guaranteed maximum price (GMP) of \$14,758,042 and advised there may be additional opportunities to manage costs and lower the GMP.

***City Council Member Lyndsey Simpson moved that City Council adopt the Resolution Authorizing the City Manager to Execute a Contract Amendment with Edifice, LLC. For a Guaranteed Maximum Price (GMP) not to exceed \$14,758,042 and Authorize the City Manager to Make Change Orders for the Fire Station 1 and Edwards Park Project (#19019) as presented. A unanimous vote of the Council followed. Motion carried.***

**B. Discussion Regarding Social Districts – John Connet, City Manager**

City Manager John Connet recalled prior and current legislation allowing social districts within certain areas and outlined the broad authority of City Council to regulate the activity.

Council Member Lyndsey Simpson stated she feels this is something the City should consider and said she believes it is an opportunity to properly regulate the activity.

Mayor Barbara G. Volk stated she is not convinced this is appropriate and said she thinks of Hendersonville as more of a family-oriented place and said allowing alcohol on the street is not the image she has of the City.

Council Member Jerry Smith Jr., J.D. asked what need is trying to be met and discussed concerns of regulating beverages being taken into nonparticipating businesses.

Council Member Dr. Jennifer Hensley discussed the intent of the NC general assembly in allowing businesses flexibility and of the economic development considerations.

After much discussion, Council Members have agreed to add this topic to their Council Conversations sessions. Sessions are scheduled as follows:

**Tuesday, September 27, 2022 | 6:00 p.m.**

St. Paul's Tabernacle Church

813 6th Avenue West

Hosted by Council Member Jerry Smith

**Monday, October 3, 2022 | 6:00 p.m.**

Ebenezer Baptist Church Fellowship Hall

2557 Chimney Rock Road

Hosted by Mayor Barbara Volk

**Tuesday, October 11, 2022 | 6:00 p.m.**

Guidon Brewing Company

415 8th Avenue East

Hosted by Mayor Pro Tem Lyndsey Simpson

**Tuesday, October 18, 2022 | 6:00 p.m.**

Henderson County Chamber of Commerce

204 Kanuga Road

Hosted by Council Member Debbie Roundtree

**Tuesday, October 25, 2022 | 6:00 p.m.**

Boys & Girls Club of Henderson County

1304 Ashe Street

Hosted by Council Member Jennifer Hensley

**5. CLOSED SESSION**

**A. Closed Session – John Connet, City Manager**

***At 5:18 p.m. Council Member Jerry A. Smith Jr., J.D. moved that City Council enter closed session pursuant to NCGS § 143-318.11 (a) (1) and (6) to prevent the disclosure of information that is privileged or confidential pursuant to the law of this State or of the United States, or not considered a public record within the meaning of Chapter 132 of the General Statutes and to consider the qualifications, competence, performance and character, fitness conditions of an individual public officer. A unanimous vote of the Council followed. Motion carried.***

*At 6:03 p.m. Council Member Debbie O'Neal-Roundtree moved that City Council return to open session. A unanimous vote of the Council followed. Motion carried.*

**6. ADJOURN**

There being no further discussion, the meeting was adjourned at 6:04 p.m. upon unanimous assent of the Council.

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Barbara G. Volk, Mayor

ATTEST:

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Angela L. Reece, City Clerk