

June 18, 2025

MINUTES

**STATE OF NORTH CAROLINA
COUNTY OF HENDERSON**

**BOARD OF COMMISSIONERS
WEDNESDAY, JUNE 18, 2025**

The Henderson County Board of Commissioners met for a regularly scheduled meeting at 9:30 a.m. in the Commissioners' Meeting Room of the Historic Courthouse on Main Street, Hendersonville.

Present were: Chairman William Lapsley, Vice-Chair J. Michael Edney, Commissioner Rebecca McCall, Commissioner Sheila Franklin, Commissioner Jay Egolf, County Manager John Mitchell, Assistant County Manager Chris Todd, Public Safety Director Jimmy Brissie, Financial Services Director Samantha Reynolds, County Attorney Russ Burrell, and Clerk to the Board Denisa Lauffer.

Also present were: Budget Manager/Internal Auditor Sonya Flynn, Engineer Marcus Jones, Human Resources Director Karen Ensley, Chief Communications Officer Mike Morgan, Director of Facility Services Andrew Griffin, Planning Director Autumn Radcliff, Senior Planner Janna Bianculli, Sheriff Lowell Griffin, DSS Director Lorie Horne, Deputy DSS Director Debbie Dunn, It Director Mark Seelenbacher, Jason Rushing, Tim Condrey, Jack Drost, Mike McKinney, Melanney Orta, Jonathan Jordan, Dakota Burkett, Chris Hartmann, Mandie Sifers, Daryl Williams, Robert Meadows, Parks and Recreation Director Bruce Gilliam, Project Superintendent Brian Cotton Grants Administrator Emily Kanipe, Social Media Coordinator Tiffany Lucey, Project Coordinator Ronnie Kilby, Finance Director Randal Cox, Deputy Stephen Darnell provided security.

CALL TO ORDER/WELCOME

Commissioner Lapsley called the meeting to order and welcomed all in attendance.

INVOCATION

John Mitchell provided the invocation.

PLEDGE OF ALLEGIANCE

Vice-Chair Edney led the Pledge of Allegiance to the American Flag.

RESOLUTIONS AND RECOGNITIONS

Recognition – NCLGISA IT Professional of the Year Award

Amy Walker, member of the North Carolina Local Government Information Systems Association (NCLGISA), was in attendance to present the Association's IT Professional of the Year Award for 2025 to Henderson County IT Director Mark Seelenbacher.

Henderson County Public Schools Athletics Recognition

The Board of Commissioners was requested to recognize Henderson County Public Schools for outstanding athletic performance throughout the school year.

PUBLIC COMMENT

1. Clifford Meek spoke in support of infrastructure in relation to the Saluda Railway.

Approved:

DISCUSSION/ADJUSTMENT OF AGENDA

Vice-Chair Edney made the motion to approve the agenda as presented.

Chairman Lapsley added two items to the consent agenda:

Item Q – Resolution to Approve Amendment to Cash Flow Loan Program Agreement

Item R - Budget Amendment – Transfer to Etowah Sewer Fund

Vice-Chair Edney moved to approve the consent agenda with the addition of Items Q and R. All voted in favor, and the motion carried.

CONSENT AGENDA

Approval of Minutes

Draft minutes were presented for Board review and approval for the following meetings:

May 21, 2025 and June 2, 2025


Motion: I move the Board approve the minutes from May 21, 2025, and June 2, 2025.

Tax Collector's Report

The following report from the office of the Tax Collector was provided for the Board's information.

Please find outlined below collections information through June 4, 2025 for 2024 real and personal property bills mailed on July 31, 2024. Vehicles taxes are billed monthly by NC DMV.

Henderson County Annual Bills (Real and Personal Property):

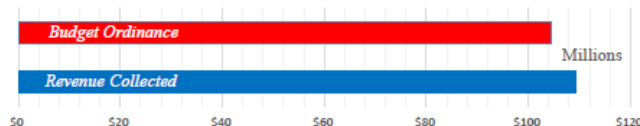
2024 Beginning Charge:	\$101,666,078.08		Unpaid	0.71%
Discoveries & Imm.	\$135,170.17			
Releases & Refunds:	(\$108,022.98)			
<u>Net Charge:</u>	<u>\$101,693,225.27</u>			
Unpaid Taxes:	\$724,646.98	Paid	99.29%	
Amount Collected:	\$100,968,578.29			

Henderson County Registered Motor Vehicles (As Collected by NC DMV):

Net Charge:	\$7,480,459.39	
Unpaid Taxes:	\$130,461.81	98.26%
Amount Collected:	\$7,349,997.58	

Henderson County FY25 Budget Analysis:

<u>Budget Ordinance</u>	<u>Revenue Collected</u>
Ad Valorem: \$103,559,409.00	Ad Valorem: \$108,318,575.87
Prior Years: \$1,041,250.00	Prior Years: \$970,899.81
Budget Total: \$104,600,659.00	YTD Revenue: \$109,289,475.68



2025.088 Adoption of Financing Resolution for JCAR – Detention Center Project

The required initial resolution was presented as prepared by the County's Bond Counsel, Parker Poe Adams & Bernstein LLP, authorized the negotiation of an installment financing contract and provides for certain other related matters for the financing of the renovation and expansion of the County's existing detention facility as part of a County judicial center and to

Approved:

refinance all or a portion of the County's outstanding installment payment obligations related to an Installment Financing Contract, dated as of August 15, 2015, which was used to finance the acquisition, construction, and equipping of a health education center. The maximum amount of this borrowing, to include the financing of the detention center and the refinancing of the health education center would be \$100,000,000. The County's obligation would be secured by the pledge of the detention center property.

The Board previously adopted a reimbursement resolution on February 7, 2022, and the Board previously adopted an amended reimbursement resolution on July 17, 2024.

Note: The "maximum amount" figure in the resolution was not intended to accurately state the project costs or amount to be financed but rather act as a safe harbor number for the purpose of these resolutions only.

The resolution makes the necessary findings for the project and the financing, authorizes the Financial Services Director to make an application to the Local Government Commission (LCG) for approval of the financing, and directs staff to retain the assistance of its bond counsel, financial advisor and the underwriter for the financing.

The resolution also sets a public hearing on the proposed financing for July 16, 2025, at 9:30 a.m. and directs the Financial Services Director to cause a notice of public hearing to be published once and no fewer than 14 days prior to the public hearing.

Motion: I move that the Board of Commissioners adopt the financing resolution authorizing the negotiation of an installment financing contract which provides for certain other related matters for the financing.

I further move that the Board schedule the public hearing on the proposed financing for July 16, 2025, at 9:30 a.m.

FY2025 Home and Community Care Block Grant - Reallocation of Funding

At the June 19, 2024, meeting of the Board of Commissioners, the FY2025 County funding plan for the Home & Community Care Block Grant (HCCBG) was approved. After reviewing year-to-date program expenditures, the Council on Aging was seeking Board approval to reallocate \$2,420 in HCCBG funds from the Liquid Nutrition program to the Congregate Meals program. This request is driven by two main factors: (1) a rise in demand for Congregate Dining services, and (2) difficulties with the Liquid Nutrition program, including the availability of alternative sources, inconsistent participant engagement, and ongoing supply chain challenges.

Motion: I move that the Board authorize the Chairman to sign the HCCBG County Funding Plan County Services Summary and Provider Services Summary, as presented.

2025.089 Resolution to Approve Amendment to Cash Flow Loan Program Agreement

At the May 5, 2025 meeting, the Board approved a resolution to participate in State Cashflow Loan

Approved:

Program for Disaster Response Activities in the amount of \$4,197,972.83. The State Treasurer's Office has since provided a voluntary amendment to the Loan Agreement that provides for more flexible repayment terms and to ease the burden of the repayment obligations of the initial agreement.

The Board was requested to approve the resolution and authorize staff to execute the amendment to the State Cashflow Loan Program agreement.

Motion: I move the Board approve the Resolution and authorize staff to execute the Amendment to the Loan Agreement as presented.

2025.090 Budget Amendment – Henderson County Sheriff's Office Replacement Vehicles

Four vehicles from the Henderson County Sheriff's Office were damaged during Hurricane Helene and were deemed a total loss. Additionally, unrelated to Hurricane Helene, one more vehicle has been deemed a total loss. The cost to replace all five vehicles, including tax/tag fees, is \$214,632. Insurance proceeds of \$101,427 have been received, leaving a funding gap of \$113,205 to replace these five vehicles.

Staff requested to cover the funding gap for the purchase of replacement vehicles from the Revolving Vehicle Fund in the Capital Projects Fund.

The Board was requested to approve a budget amendment to transfer insurance proceeds to the Capital Projects Fund and authorize staff to proceed with the purchase of five replacement vehicles.

Motion: I move the Board approve the budget amendment and authorize staff to proceed with the purchase as presented.

2025.091 Budget Amendment – Unspent Bond Proceeds Transfer

To date, \$1,002,326.86 remains in unspent bond proceeds, sales tax, and interest earnings related to Henderson County's Series 2018A Limited Debt Obligation for Edneyville Elementary School's capital project. According to the Installment Financing Contract, unspent bond proceeds must be applied against future debt service payments as they become due.

The debt service payments for FY2025 total \$1,976,068.77, including \$1,220,000 in principal and \$756,068.77 in interest.

The Board was requested to approve a Budget Amendment to transfer the remaining unspent bond proceeds, sales tax, and interest earnings, less any amounts for arbitrage rebate liability, to the general fund to apply against the FY2025 debt service payments. The amount transferred will not exceed \$1,002,326.86.

Motion: I move that the Board approve the Budget Amendment to transfer unspent bond proceeds

Approved:

to the general fund

2025.092 Budget Amendment – Debt Service Transfer

Pending approval of the request to transfer unspent bond proceeds from the Capital Projects Fund to the General Fund to apply against future debt service payments, the Board was requested to transfer an amount not to exceed \$1,002,326.86 of the amount originally budgeted for Series 2018A LOBS principal and interest to the Debt Service Fund.

Motion: I move the Board approve the budget amendment to transfer funds to the Debt Service Fund.

2025.093 Budget Amendment – Transfer to Solid Waste Fund

On November 4, 2025, the Board ratified a temporary waiver of fees made in response to Hurricane Helene, beginning October 4, 2024, and to be reinstated January 1, 2025. Fees waived included tipping fees for residential customers for the Solid Waste Fund.

This fee waiver resulted in lost revenue of \$621,690 for the Solid Waste Fund during FY2025.

To hold the Solid Waste Fund harmless, in the event the Solid Waste Fund results in a decrease in net position for the fiscal year, the Board was requested to approve a budget amendment, transferring an amount not to exceed \$621,690 from the General Fund to the Solid Waste Fund.

Motion: I move the Board approve a budget amendment transferring an amount not to exceed \$621,690 from the General Fund to the Solid Waste Fund.

2025.094 Budget Amendment –Solid Waste Appropriated Retained Earnings

The Board was requested to approve a budget amendment to appropriate retained earnings from the Solid Waste Fund in the amount of \$365,820 and recognize revised revenue estimates for FY2025. This budget revision was to cover the anticipated cost of the remaining hauling invoices for FY2025.

Motion: I move the Board approve the budget amendment as presented.

2025.095 Budget Amendment – Helene Personnel Costs

The County identified FEMA eligible Hurricane Helene-related personnel costs of \$2,724,515.95 incurred through December 31, 2024. In addition, related personnel costs will continue to be incurred through June 30, 2025.

To track and account for all Hurricane Helene-related costs in one fund and to reimburse the General Fund for FEMA-eligible Helene-related personnel costs, staff requested to transfer applicable personnel costs incurred during FY2025.

Approved:

The Board was requested to approve a budget amendment transferring an amount, not to exceed \$4,000,000, from the Hurricane Helene Fund to the General Fund to reimburse FEMA eligible Helene-related personnel costs incurred during FY2025.

Motion: I move the Board approve the budget amendment as presented.

2025.096 Budget Amendment – Transfer to Capital Reserve Fund

Included in the FY2025 Budget Ordinance was budgeted amount for debt service related to the Detention Center portion of the Henderson County Judicial Center of \$3,858,563. The financing will not result in any debt service in FY2025 as originally planned, so there will be no expenditures against this budgeted amount.

To replenish a portion of the funding from the Capital Reserve Fund to be used to pay debt service for FY2026, the Board was requested to approve a budget amendment, transferring an amount not to exceed \$3,858,563, from the General Fund to the Capital Reserve Fund to the extent the transfer doesn't result in an overall decrease in fund balance for the General Fund for the fiscal year.

Motion: I move the Board approve a budget amendment, transferring an amount not to exceed \$3,858,563 from the General Fund to the Capital Reserve Fund to the extent the transfer doesn't result in an overall decrease in fund balance for the General Fund for the fiscal year.

2025.097 Budget Amendment – Berkeley Park Sports Complex

On December 2, 2024, the Board directed staff to execute agreements with Tennoca Construction Company and Withers Ravenel for the base bid for the Berkeley Sports Complex. The contracts were to include options for alternatives to softball fields, tennis courts, and enhanced soccer turf within the Board's budget for the project, obligating the County's remaining American Rescue Plan Act (ARPA) funds.

The project has progressed sufficiently to begin work on the approved alternates and to prepare for future lighting infrastructure. Staff requested that the Board approve a budget amendment to recognize ARPA interest earnings and appropriate fund balance from the ARPA fund to be able to continue with contract encumbrances. To date \$2,555,051 in ARPA interest revenue is available.

The Board was requested to approve a Budget Amendment, transferring \$2,555,051 from the ARPA fund to the Capital Projects fund.

Motion: I move the Board approve the budget amendment as presented.

2025.098 Grant Award – Berkeley Park Sports Complex

The Recreation Department was awarded a \$50,000 destination enhancement grant from Henderson County Tourism Development Authority (TDA) for the Berkeley Park Sports Complex. Funds must be used for the development of a multi-sports complex.

Approved:

The Board was requested to approve and accept the Henderson County TDA grant funds and approve the related budget amendment.

Motion: I move the Board approve the budget amendment and grant award as presented.

Offer to Purchase Tax-Foreclosed Property (Lot 157, High Vista)

The Board gave provisional acceptance to the offer of Brandon Khan to purchase Lot 157 in the High Vista subdivision on April 7, 2025, on a bid of \$800.00. The notice of the possibility of upset bids was published in the *Hendersonville Lightning* on May 14, 2025, and no upset bids were received.

Under the procedures and the General Statutes, once provisional acceptance has occurred, and no upset bids are received after published notice, the matter comes back before this board for a final decision on the sale.

Motion: I move that the Board give final acceptance to the \$800.00 offer to purchase the parcel described in this agenda item.

Offer to Purchase Tax-Foreclosed Property (Lot 158, High Vista)

The Board gave provisional acceptance to the offer of Marvin Gilmore and Deresa Stroud to purchase Lot 158 in the High Vista subdivision on April 7, 2025, on a bid of \$1,000.00. The notice of the possibility of upset bids was published in the *Hendersonville Lightning* on May 14, 2025, and no upset bids were received.

Under the procedures and the General Statutes, once provisional acceptance has occurred, and no upset bids are received after published notice, the matter comes back before this board for a final decision on the sale.

Motion: I move that the Board give final acceptance to the \$1,000.00 offer to purchase the parcel described in this agenda item.

2025.099 Resolution to Approve Amendment to Cash Flow Loan Program Agreement (Add-on)

At the May 5, 2025, meeting, the Board approved a resolution to participate in the State Cashflow Loan Program for Disaster Recovery Response Activities in the amount of \$4,197,972.83. The State Treasurer's Office has since provided a voluntary amendment to the Loan Agreement, which provides for more flexible repayment terms and eases the burden of the repayment obligations under the initial agreement.

The Board was requested to approve the resolution presented and authorize staff to execute the amendment to the State Cashflow Loan Program agreement.

Motion: I move the Board approve the Resolution and authorize staff to execute the Amendment to the Loan Agreement as presented.

Approved:

2025.100 Budget Amendment – Transfer to Etowah Sewer Fund (Add-on)

During FY2025, the Etowah Sewer Fund’s wastewater treatment plant experienced wall failures. Emergency actions taken to manage and repair the plant walls resulted in unplanned expenditures. Due to these unplanned expenditures, additional funding was requested to replenish the fund.

The Board was requested to approve a budget amendment transferring an amount not to exceed \$70,000 from the General Fund to the Etowah Sewer Fund.

Motion: I move the Board approve a budget amendment transferring an amount not to exceed \$70,000 from the General Fund to the Etowah Sewer Fund.

Motion: Vice-Chair Edney made the motion to adopt the consent agenda. All voted in favor, and the motion passed unanimously.

PUBLIC HEARINGS

Motion: Chairman Lapsley made the motion to go into the Public Hearing. All voted in favor, and the motion carried.

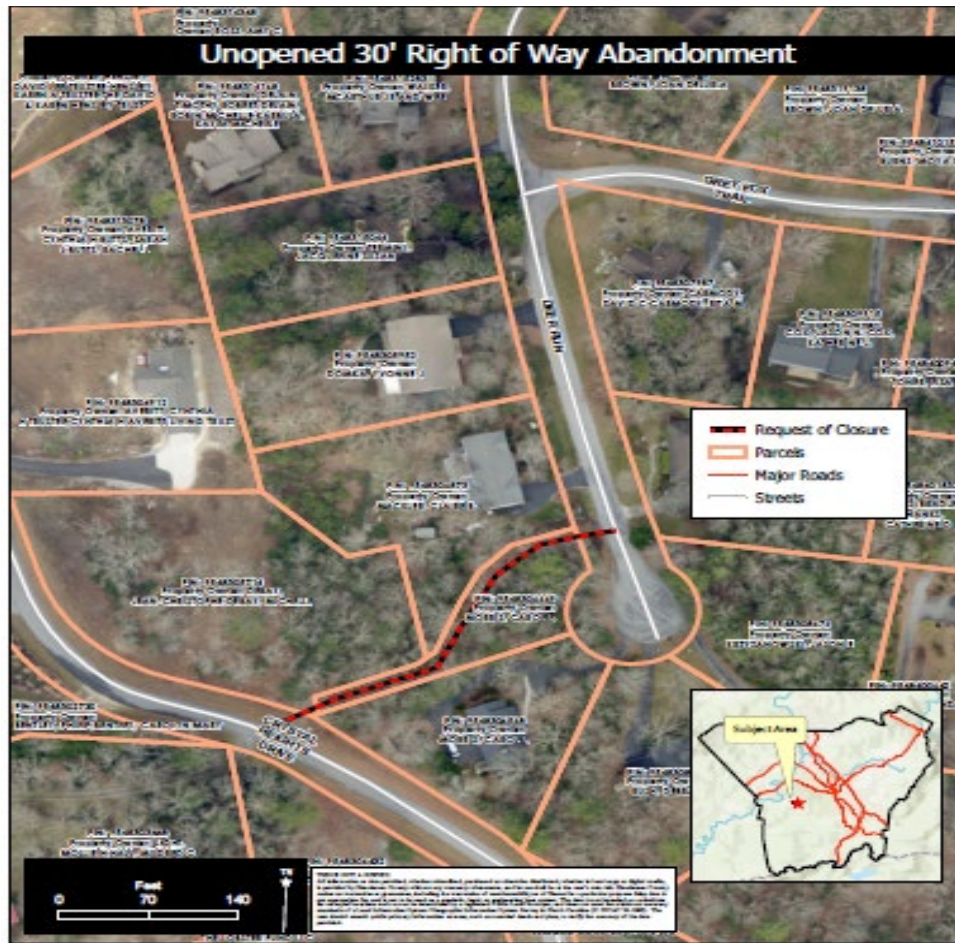
2025.101 Public Hearing for Right-of-Way Closure

Planning and Property Addressing staff received a petition to close an unopened 30-foot right-of-way. Under North Carolina General Statute (NCGS) 153A-241, counties have the power to close any public road or easement not within a city, except public roads or easements for public roads under the control of the Department of Transportation. To close any road, the Board must:

- Vote to adopt a resolution declaring its intent to close the public road or easement.
- Call and notice a public hearing on closing the road or easement, with notice “reasonably calculated to give full and fair disclosure of the proposed closing to be published once a week for three successive weeks before the hearing, a copy of the resolution to be sent by registered or certified mail to each owner as shown on the county tax records of property adjoining the public road or easement who did not join in the request to have the road or easement closed, and a notice of the closing and public hearing to be prominently posted in at least two places along the road or easement”.
- Hold the public hearing, where the Board must “hear all interested persons who appear with respect to whether the closing would be detrimental to the public interest or to any individual property rights”.
- Then, if the Board “is satisfied that closing the public road or easement is not contrary to the public interest and (in the case of a road) that no individual owning property in the vicinity of the road or in the subdivision in which it is located would thereby be deprived of reasonable means of ingress and egress to his property, the Board may adopt an order closing the road or easement.”
- File a copy of the Board’s order with the Register of Deeds.

The Board approved a Resolution of Intent to close the ROW and to hold a public hearing on this ROW closure at its June 2nd, 2025, meeting.

Approved:



Applicant: Claire Mackler, Jean-Christophe and Michelle Debay, and Carol Morris



PUBLIC NOTICE:

The public hearing notice was advertised in the Hendersonville Lightning on June 4, 2025, June 11, 2025, and June 18, 2025. Notices of the hearing were mailed on June 3rd, 2025, to the adjacent property owners.

Public Comment: There was none.

Motion: Chairman Lapsley made the motion to go out of the Public Hearing. All voted in favor, and the motion carried.

Motion: Vice-Chair Edney made the motion the Board approve the right-of-way closure for an unopened 30-foot right-of-way and sign the Order of Closure. All voted in favor, and the motion carried.

DISCUSSION

A. Hurricane Helene Update

The Board was provided with the most current information about Hurricane Helene in Henderson

Approved:

County.

Financial Impacts

Samantha Reynolds gave a brief update on the financial impacts of Hurricane Helene.

FEMA Projects Summary - Obligated

Title	Process Step	Total Cost
Expedited Funding	Obligated, Payment Received	\$15,224,300
Emergency Debris Removal		\$1,139,019
Total		\$16,363,319

FEMA Projects Summary – Phase 3

Title	Process Step	Total Cost
Private Property Debris Removal – CAT A	Pending CRC Project Development	\$68,995
Private Property Debris Removal	Pending Peer Review	\$78,048
United Way CAT B	Pending QA Review	\$91,277
Total		\$238,320

FEMA Projects Summary – Phase 2

Title	Process Step	Total Cost
Leases – DRC and Warehouse	Pending Application Completion	\$930,000
Personnel Costs thru Dec 2024	Pending Application Completion	\$3,442,559.68
Emergency Management – CAT B	Pending Application Completion	\$0
Food Supply Rental Generator	Pending Application Completion	\$0
Waterway Debris Removal	Pending Application Completion	\$0
Total		\$4,372,559.68

Approved:

FEMA Projects Summary – Phase 2

Title	Process Step	Total Cost
Jackson Park Field and Lighting	Pending Initial Project Development	\$200,000
Radio Tower Access Roads	Pending Initial Project Development	\$20,000
Mill Pond Creek Educational Drainage	Pending Initial Project Development	\$400,000
Libraries, Activities and Community Center	Pending Initial Project Development	\$40,500
Dana, Etowah, Edneyville and Flat Rock Parks	Pending Initial Project Development	\$35,500
<u>Bearwallow Mountain Tower</u>	Pending Initial Project Development	\$15,000
Etowah Sewer	Pending Initial Project Development	\$46,200
Vehicles and Equipment	Pending Initial Project Development	\$76,661
Total		\$833,861

Expedited Payment

Revenues:

FEMA Funding Received 15,224,300.00

Expenditures:

Debris Removal 13,538,729.19
 Debris Monitoring 2,280,263.30
 Debris Site Leases 147,621.77
 15,966,614.26

Net

-742,314.26

Debris Update

Jimmy Brissie provided the following information regarding debris removal:

- Right-of-Way Debris Removal continues and is expected to be completed by the end of June
- The window to apply for PPDR (Private Property Debris Removal) will expire at the end of July
- The Waterway Debris Removal Program continues with half a dozen projects currently being worked on
- The end of September is the expected date for debris removal to be complete

Marcus Jones added that 150 cubic yards of debris had been removed from the BRCC debris site.

Hazard Mitigation

- Jimmy Brissie stated that a second round of properties, totaling 59, being considered for hazard mitigation funding will be brought before the Board in the near future.

Approved:

- There are 40 eligible applications for the landslide program.
- Brissie has had discussions with the Town of Laurel Park regarding the Shaws Creek project at Davis Mountain Road; NCDOT may be able to incorporate this work into their project.
- Hazard mitigation projects typically require 18–24 months to complete.
- Properties included in the hazard mitigation program will be deeded to the County upon completion of the mitigation work.

Disaster Recovery Partnership Update

Chris Todd stated that the Long Term Recovery Group had been created and formed following the hurricane, and that the United Way took the lead in coordinating the response efforts.


United Way Executive Director Kat Carlton said it was the mission of the UW to organize and mobilize community resources to improve the lives of Henderson County residents.

UNITED WAY OF HENDERSON COUNTY LOCAL RESPONSE AND RECOVERY



Since the first week after the storm, United Way of Henderson County (UWHC) has been on the ground rapidly organizing and mobilizing resources to improve the lives of Henderson County residents.

Helene devastated our community. And it also highlighted just how strong, resourceful, and resilient our community is. We are a community united, standing side by side to support each other. We have a lot to be proud of, and a long way to go. It is going to take all of us, working together, to lift up Henderson County.




1,500
volunteers
served disaster
response



6,600
volunteer hours
logged helping
recovery






1,300+
Henderson County neighbors
connected to resources through
2-1-1 or nc211.org within the first
thirty days following the storm.

ORGANIZING AND MOBILIZING



- UWHC served through April at the **Disaster Recovery Center**, Disaster Recovery Fairs, and other community outreach events
- Provided leadership and funding to create the Henderson County **Disaster Recovery Partnership**, connecting over 50 local organizations supporting the long-term recovery of our community
- Created and managed logistics to mobilize over **1,500 volunteers** and over **\$150,000 in supplies**
- Creation of local resources and navigation sites, connecting neighbors and nonprofits with available resources
...and so much more.

Approved:

MISSION STATEMENT

Our mission is to **unite** and **empower** the Henderson County **communities** in the face of disasters by promoting effective information sharing, simplifying access to critical resources for individuals and families, and collaboratively addressing unmet needs.



Mr. Todd added that the Board of Commissioners was one of the first financial supporters of this organization, dedicating funds to help establish it. The UW has used that money to help leverage and try to pursue additional funding sources moving forward.

Hickory Nut Gorge Recovery Update

Autumn Radcliff provided an update on the Hickory Nut Gorge Recovery Group. Following Hurricane Helene and in response to citizen requests, the Board directed the creation of a recovery plan, now known as the Hickory Nut Gorge Recovery Plan. Equinox was selected as the consultant to lead the effort. At the previous meeting, the Board appointed members to a Community Partners Group to help guide the planning process.

The first meeting of the group was held on June 9, with representation from key liaisons including NCDOT, the Gerton Fire Chief, and the Bat Cave Fire Chief. The consultant team, though not local to the area, conducted a site visit shortly after the contract was finalized to gain firsthand understanding of the region.

The goal is to complete the recovery plan by November. While the plan will not focus on immediate needs, the team is working closely with emergency services, NCDOT, and community stakeholders to identify and address short-term issues—such as damaged septic systems—while also developing long-term recommendations for land use recovery. Key focus areas include river restoration, hazard mitigation, transportation, economic development, public health, and long-term landscape resilience.

To encourage public engagement, a community survey will be distributed in early July, and a Community Input Session is being planned. Members were provided examples of recovery plans for reference. A distribution list is in place to share updates, and outreach efforts are actively using four Facebook community pages, identified as the primary source of information for many residents.

Recovery is expected to be a 2–3 year process, and Equinox has already proven to be an effective and responsive consultant team.

2025.102 Name Two Unnamed Rights-of-Way

The Henderson County Property Addressing Ordinance requires a right-of-way (ROW) with three or more structures to be named and addressed for the purposes of E911 and emergency services. A portion of property along this unnamed ROW is being developed with a new road that will be called Ada Way. The other existing unnamed ROW is proposed to be called Dee Forest Trail.

Approved:

Staff sent letters to all property owners notifying them of the date and time of the public hearing and the proposed road names, and the hearing was advertised in the Hendersonville Lightning. The Board held the public hearing on June 2nd, 2025. Staff received confirmation from all but one owner, and they have agreed with the new proposed road names Ada Way and Deer Forest Trail. The ROWs are required to be named, and the property owner is waiting on the road name assignment to pull the building permits to construct the homes.

The Board closed the public hearing and tabled the item until the June 18th meeting. Staff did attempt to contact the one property owner who lives in Cary, NC, since the public hearing, but has not received a response.

Application Summary

- Per the Property Addressing Ordinance of Henderson County, three or more structures along an unnamed right-of-way is required to be named for E911 purposes.
- On June 2nd, the BOC held a public hearing. The hearing was closed, and the item was tabled until the June 18th meeting.
- Public notice of the hearing was given
 - Notice in the Hendersonville Lightning on May 21, 2025.
 - Notice to adjacent property owners was mailed on April 1st
 - Notice to adjacent property owners was mailed on June 4th
- Staff received confirmation from all property owners but one out-of-town owner to name the two ROW's to Ada Way and Deer Forest Trail
 - The one owner with a Cary, NC address has not responded



Approved:

Motion: Vice-Chair Edney made the motion that the Board approve naming the ROWs as shown on the map above to Ada Way and Deer Forest Trail. All voted in favor, and the motion carried.

NC Department of Environmental Quality Water and/or Wastewater Study Participation

The NC Department of Environmental Quality (DEQ) was considering conducting a planning study focused on water and/or wastewater systems for the Hickory Nut Gorge, which includes the Town of Lake Lure, Village of Chimney Rock, and the unincorporated areas of Rutherford and Henderson Counties. This study will explore the potential of regionalization for the Town of Lake Lure and the Village of Chimney Rock, and provide options for individual septic system repairs and small, clustered community septic systems in Henderson County.

Although Henderson County may not extend sewer services across the county boundary, the County may be interested in participating in DEQ's study to examine wastewater options and septic system repairs, which could help many rural property owners following the damage caused by Hurricane Helene. This could provide additional funding opportunities.

Ms. Radcliff reported that the NC Department of Environmental Quality (DEQ) had funding available to support septic system repairs and replacements, specifically in the Chimney Rock, Gerton, and Lake Lure areas. The funding is tied to Hurricane Helene recovery efforts and is available with no local match requirement. However, an application and a letter of participation are required to access the funds.

Tim Baldwin, an engineer with DEQ, clarified that while DEQ initiated the outreach, the project itself would be led by community partners—not DEQ. The funds are limited, as the program may eventually be opened to a broader applicant pool. Ms. Radcliff emphasized the need to explore local partnership opportunities and likened the model to a "United Way of wastewater quality," where funding is coordinated and distributed through community collaboration.

Motion: Vice-Chair Edney made the motion that the Board approve the County's participation in the DEQ study to consider septic system repair options in Henderson County's portion of the Hickory Nut Gorge and authorize the County Manager to submit a letter of participation for the grant request. All voted in favor, and the motion carried.

Construction Projects Update

Project Coordinator Ronnie Kilby provided updates on several ongoing construction projects:

- **Blue Ridge Community College Facilities Building** – Programming was well underway, with a tentative construction start date of July 21 and project completion expected by August 27.
- **Henderson County Public Schools (HCPS)** – The Apple Valley Middle School chiller was delivered and was scheduled for installation by the end of June.
- **Paving Projects** – Work was scheduled to be completed by August 8.
- **Roofing Projects** – Bonitz Roofing was awarded contracts for East Henderson High School (EHHS) and West Henderson High School (WHHS).
- **HVAC and Capital Projects** – Progress was ongoing across various school facilities.

Approved:

Brian Cotton provided an update on the **Agricultural Services Building**, noting that the Schematic Design (SD) deliverable was expected in September. Mr. Todd added that meetings were being scheduled with interested stakeholder groups to participate in the design process. Chairman Lapsley emphasized the importance of allowing agricultural and civic groups the opportunity to voice their opinions regarding the building's location.

Medical Office Buildings - Mr. Cotton provided an overview of the project timeline for the proposed Medical Office Buildings located on Spartanburg Highway. Mr. Todd noted that the borrowing for this specific location was anticipated to take place this fall. The Mills River location will follow as the second; however, the two locations are currently on different timelines.

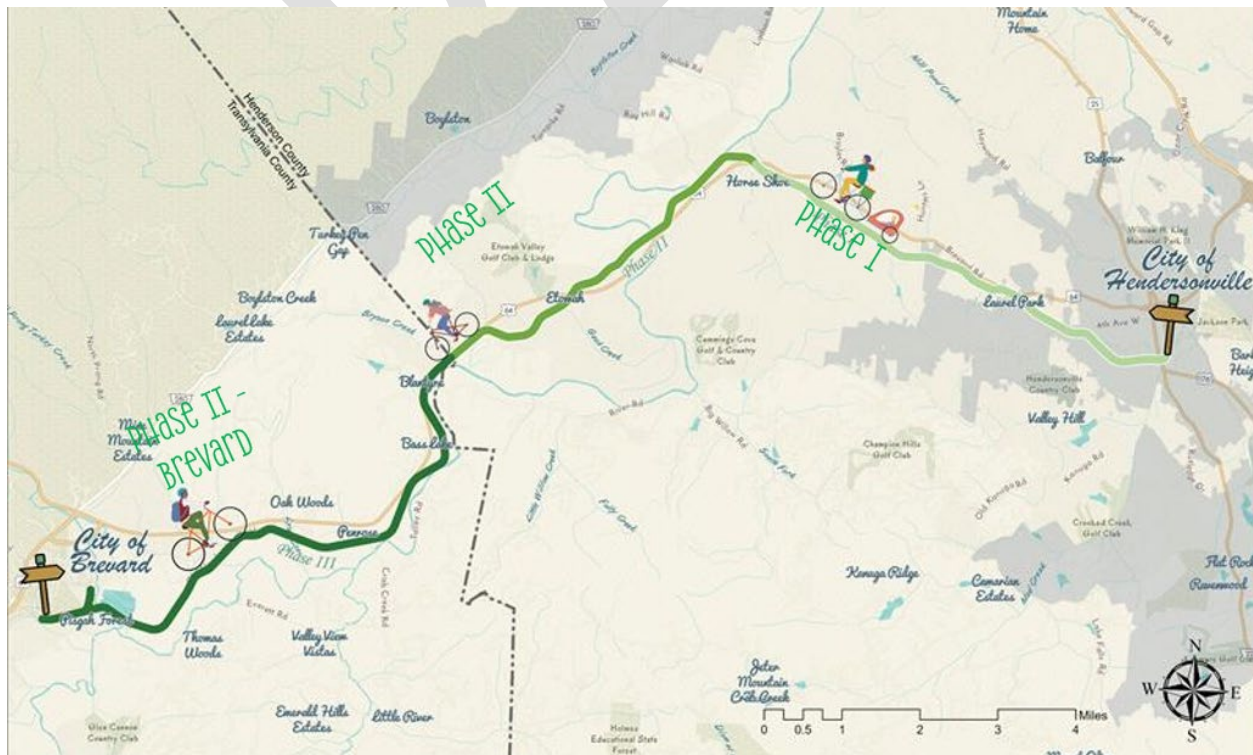
JCAR Project - An update on the JCAR Detention Portion schedule was provided. Mr. Todd informed the Board that bids for the project have been received and are currently being vetted by Haskell Cooper. He noted that the project remains on target within the allotted budget.

Henderson County Sports Complex - A video presentation was shown highlighting the progress of grading and tree removal at the Sports Complex property.

Ecusta Trail Update

Mr. Mitchell noted that over **\$70 million** in funding had been secured by County staff and the Board of Commissioners. Commissioner McCall echoed those comments and praised staff's expertise in grant writing as "above and beyond." Janna Bianculli then provided the Board with the most current information regarding the Ecusta Trail in Henderson County.

Ms. Bianculli then presented the following:

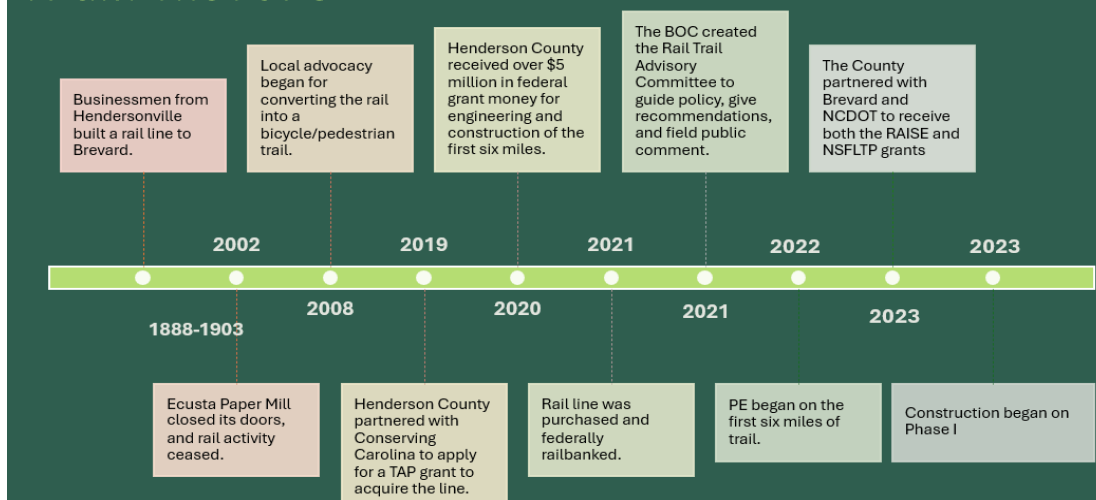


Approved:

ECUSTA TRAIL - BACKGROUND

- The trail is an alternative transportation corridor that connects downtown Hendersonville with the Pisgah National Forest
- The trail traverses urban, suburban, and rural areas
- Staff often describe the trail as a cross between the Swamp Rabbit Trail and the Virginia Creeper – because it is a truly unique trail!
- The trail is federally railbanked, which preserves the rail corridor in perpetuity

TRAIL HISTORY



GRANTS

- Henderson County spurred further grant wins through the initial partnership with Conserving Carolina for the TAP funds to acquire the trail and with the STBG application in 2020
- The project received both RAISE and NSFLTP grants in 2023 due to efforts by NCDOT, City of Brevard, and Henderson County
- Henderson County TDA committed to the creation of the trail early on and has continued that support
- City of Hendersonville provided funding for the ineligible section of the trail (S Main to Kanuga)
- Countless community members donated to Friends of Ecusta Trail and Conserving Carolina for the completion of the trail

Approved:

ECONOMIC BENEFITS

- City of Hendersonville conducted an economic feasibility study in 2013
 - The study allowed the county to apply for the TAP and STBG grants in 2019 and 2020
- Baseline Data Survey: Pre-operation of Ecusta Trail
 - Evaluate the effect of the trail on land use and economic well-being
- As the trail is built and more community members use it, we expect further economic growth
- The Chamber of Commerce has worked with staff to support businesses along the trail
- Trail Partners Creation

TRAIL PARTNERS

- In 2023, staff created an opportunity for businesses adjacent to the trail to come together and discuss opportunities and concerns ahead of the trail opening
- Staff hosted businesses and a church from along the Swamp Rabbit Trail to share their experiences with Ecusta Trail-adjacent business owners
- This group is also a resource to the county as they advise on trail policy and operations
- Staff partnered with the Chamber of Commerce to help make this an independent, self-led group

Trail Partner

Volunteering amenities to share with trail users in exchange for free marketing.
Only for properties directly adjacent to trail

Trail Sponsor

Entities not adjacent to the trail that wish to pay for a trail amenity or sponsor an adjacent business to help provide an amenity.
Available to anyone

Trail Supporter

Entities not adjacent to the trail that wish to volunteer time or resources to support the trail.
Available to anyone

Trail Lease Program

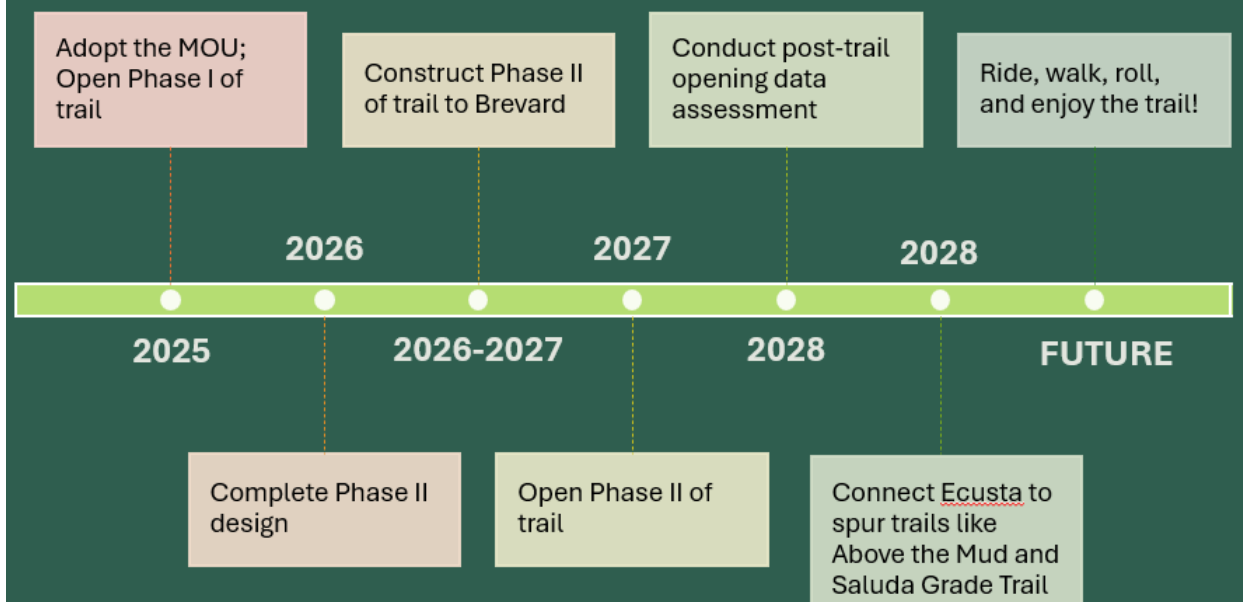
For qualifying adjacent businesses willing to lease an amenity in its entirety to the County to manage for trail users.
Only for properties directly adjacent to trail

- As of today, there are six trail partners and two trail supporters
- Staff are working to increase the number of participants, especially on the second phase
 - Further incentives are likely required to increase participation
- Another meeting (with list of one hundred businesses) will be held in coordination with the Chamber before July 18th to ensure any last-minute questions are addressed, and everyone has an opportunity to participate in the event

progress

- Once complete, the Ecusta Trail will span 19 miles and connect the communities of Hendersonville, Laurel Park, Horse Shoe, Etowah, and Brevard
- The next phase of the trail from Battle Creek Rd in Horse Shoe to the City of Brevard is being designed (11 miles)

Trail Next Steps



Approved:

NOMINATIONS AND APPOINTMENTS**1. Blue Ridge Community College Board of Trustees – 2 vacs.**

Commissioner Franklin made the motion to nominate Dr. John Bryant for reappointment to position #1 and Chip Gould for reappointment to position #3. All voted in favor, and the motion carried.

2. Child Protection and Fatality Prevention Team – 1 vac.

Commissioner McCall made the motion to nominate Judy Smith for appointment to position #8. All voted in favor, and the motion carried.

3. Environmental Advisory Committee – 5 vacs.

Commissioner Franklin made the motion to nominate Jere Brittain for reappointment to position #3, Benjamin Wittmeier for reappointment to position #8, and Arielle Emmett for reappointment to position #9. All voted in favor, and the motion carried.

Commissioner McCall made the motion to nominate Tommy Oakman for appointment to position #4 and Ray Serrao to position #6. All voted in favor, and the motion carried.

4. Fire and Rescue Advisory Committee – 2 vacs.

Commissioner Egolf made the motion to nominate David Hill for appointment to position #3. All voted in favor, and the motion carried.

5. Henderson County Board of Health – 3 vacs.

Commissioner McCall made the motion to nominate Merry Guy for appointment to position #11, Dr. Alison Reid for reappointment to position #2, and Dr. Scott Prechter for reappointment to position #9. All voted in favor, and the motion carried.

6. Henderson County Historic Courthouse Corp./dba/Heritage Museum – 6 vacs.

Commissioner Franklin made the motion to nominate Bessie Bryant for reappointment to position #1, Drew Brannon for reappointment to position #7, and Jim Toms for reappointment to position #9. All voted in favor, and the motion carried.

7. Henderson County Rail-Trail Advisory Committee – 1 vac.

Vice-Chair Edney made the motion to nominate Doug Moon for reappointment to position #7. All voted in favor, and the motion carried.

Approved:

8. Henderson Tourism Development Authority – 1 vac.

Commissioner Egolf made the motion to nominate Tina Little for appointment to position #3. All voted in favor, and the motion carried.

Chairman Lapsley made the motion to nominate Stephen Brown for appointment to position #9. All voted in favor, and the motion carried.

Chairman Lapsley made the motion to nominate Richard Rhodes as the Chairman of the Henderson Tourism Authority. All voted in favor, and the motion carried.

9. Hendersonville Business Advisory Committee – 1 vac.

Chairman Lapsley made the motion to nominate Rebecca Wagoneer for reappointment to position #1. All voted in favor, and the motion carried.

10. Hendersonville City Zoning Board of Adjustment – 3 vacs.

There were no nominations, and this item was carried to the next meeting.

11. Historic Resources Commission – 3 vacs.

Chairman Lapsley made the motion to nominate Reid Barwick for reappointment to position #2 and Bob Davy for reappointment to position #8. All voted in favor, and the motion carried.

Chairman Lapsley made the motion to move member Knox Crowell to position #6 and nominate Robert Johnson for appointment to position #4.

12. Home and Community Care Block Grant Program – 1 vac.

There were no nominations, and this item was carried to the next meeting.

13. Laurel Park Zoning Board of Adjustment – 1 vac.

There were no nominations, and this item was carried to the next meeting.

14. Library Board of Trustees – 5 vacs.

Commissioner Franklin motioned to nominate Chuck McGrady for appointment to position #6, Rachel Poller for reappointment to position #2, Elizabeth Jennings for reappointment to position #5, Anthony Baltiero for reappointment to position #7, and Katrina McGuire for reappointment to position #9. All voted in favor, and the motion carried.

15. Mountain Area Workforce Development Board – 3 vacs.

Approved:

Chairman Lapsley made the motion to nominate Robin Paulison for reappointment to position #3 and Dr. Laura Leatherwood for reappointment to position #4. All voted in favor, and the motion carried.

16. Nursing/Adult Care Home Community Advisory Committee – 11 vacs.

There were no nominations, and this item was carried to the next meeting.

17. Social Services Board – 1 vac.

Commissioner McCall made the motion to nominate Jerrie McFalls for appointment to position #1. All voted in favor, and the motion carried.

COMMISSIONER UPDATES

- **Commissioner Franklin** reported that she recently attended the Farmland Preservation presentation for the proposed Agricultural Services Building. During the event, she heard from farmers who expressed interest in learning more about AgHC. She requested that Brent Coston engage with the farming community to better understand their goals and vision for the agency.
- **Commissioner McCall** commended Henderson County high school and middle school students for their outstanding academic and athletic achievements. She specifically recognized the East Henderson High School basketball team, who are now three-time conference champions, and highlighted student Caiden Brewer, who was named the all-time best player in the county. She also noted that Coach Marquinta Jones had been invited to coach a U.S. team competing in tournaments in Europe. Caiden Brewer was also selected to play on the U.S. team in Europe coached by Jones.
- **Chairman Lapsley** and **Vice-Chair Edney** had no updates to share.
- **Commissioner Egolf** encouraged the Board to collaborate with other municipal boards to raise funds for the Sports Complex at Berkeley Park.

Mr. Egolf proposed that the Board of Commissioners discuss with the school board the potential for schools to use the Fessifern property, while maintaining county ownership of the site.

COUNTY MANAGER'S REPORT

There was no report from the county manager.

Motion: Vice-Chair Edney made the motion to go into Closed Session pursuant to NCGS 143.318.11(a)(3)(4). All voted in favor, and the motion carried.

ADJOURN

Approved:

Denisa A. Lauffer, Clerk to the Board

William G. Lapsley, Chairman

DRAFT

Approved: