

MINUTES

STATE OF NORTH CAROLINA COUNTY OF HENDERSON

BOARD OF COMMISSIONERS WEDNESDAY, JULY 16, 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, Human Resources Director Karen Ensley, Chief Communications Officer Mike Morgan, Social Media Coordinator Tiffany Lucey, Tax Collector Luke Small, Tax Assessor Kevin Hensley, Construction Projects Coordinator Ron Kilby, Sheriff Lowell Griffin, Fire Marshal Kevin Waldrup, Planning Director Autumn Radcliff, Planner Austin Parks, Planner Carlos Martinez, Library Director Trina Rushing, Project Superintendent Brian Cotton, Recovery Director Natalia Santana-Pollard, Local Public Health Administrator Camden Stewart, DSS Director Lorie Horne, Finance Director Randal Cox, Capital Projects Manager Bryan Rhodes, Strategic Behavioral Health Director Jodi Grabowski, LFNC Fellow Nora Sjue, A/V Technician Oscar Guerrero. Chris Stepp provided security.

CALL TO ORDER/WELCOME

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

INVOCATION

Commissioner McCall provided the invocation.

PLEDGE OF ALLEGIANCE

Commissioner Egolf led the Pledge of Allegiance to the American Flag.

PUBLIC COMMENT

1. Joe Elliott expressed his disappointment in the leadership of state representatives Tim Moffitt, Jake Johnson, and Jennifer Balkcom regarding Senate Bill 382.
2. Arielle Emmett expressed concerns about the loss of the county's tree canopy, referencing Senate Bills 205 and 382, as well as proposed changes to the Land Development Code (LDC). She stated that the county should require developers to replace trees removed during construction.
3. Linda Barat spoke about a chronic nuisance property located next to Roper Mountain Estates, stating that the property was not only an eyesore but also an environmental concern.

DISCUSSION/ADJUSTMENT OF AGENDA

There were no additions or revisions.

Motion: Chairman Lapsley made the motion to approve the agenda as presented. All voted in

Approved: August 4, 2025

favor, and the motion carried.

Motion: Commissioner McCall made the motion to adopt the consent agenda. All voted in favor, and the motion carried.

CONSENT AGENDA

Approval of Minutes

The Board was requested to approve the minutes from the following meeting(s): June 16, 2025, and June 18, 2025.

Motion: I move the Board approve the minutes for the June 16, 2025, and June 18, 2025 meetings.

Notification of Vacancies

The Notification of Vacancies was provided for the Board's information. They will appear on the next agenda under "Nominations."

1. Joint Water & Sewer Commission – 5 vacs.

Positions # 1, 2, 3, & 4 - Regular

Position # 5 – Appointment of Chair*

* - The appointment of the Chairperson alternates between the Henderson County Board of Commissioners and Hendersonville City Council. The initial appointment of two years will be made by the Henderson County Board of Commissioners.

2. Juvenile Crime Prevention Council – 1 vac.

Position #25 – At Large

County Financial Report and Cash Balance Report – May 2025

The May 2025 County Financial and Cash Balance Reports were provided to the Board's review and approval.

The following were explanations for departments/programs with higher budget to actual percentages for the month of May:

- Emergency Management - timing of payment of board approved expenditures.
- Building Services – timing of payment of board approved expenditures.
- Rescue Squad – timing of billing reimbursement of expenditures.
- Planning - timing of payment of board approved expenditures.
- Medical Services Autopsies – timing of payment of board approved expenditures.
- Mental Health Services - timing of payment of board approved expenditures.
- Juvenile Justice Programs - timing of payment of board approved expenditures.
- Public Education – payment of 10 of 10 annual appropriations made to public school system.

Approved: August 4, 2025

The year-to-date net Revenues under Expenditures for the Public Transit Fund were due to the timing of disbursements in FY25.

Year to Date Net Revenues under Expenditures for the Misc. Other Governmental Activities Fund were due to the timing of fines and forfeitures disbursements in FY25.

Year-to-date Net Revenues under Expenditures for the Hurricane Helene Fund were due to the timing of expenditures and receipt of FEMA reimbursements in FY25.

Year-to-date Net Revenues under Expenditures for the Solid Waste Fund were due to the timing of collection receipts, the suspension of tipping fees related to Helene, construction project expenditures, and disbursements of approved expenditures in FY25.

Year-to-date Net Revenues under Expenditures for the Etowah Community Sewer Fund were due to the timing of collection receipts and disbursements of approved expenditures in FY25.

Motion: I move that the Board approve the May 2025 County Financial Report and Cash Balance report.

HENDERSON COUNTY
FINANCIAL REPORT
MAY 2025

GENERAL FUND REVENUES						
	BUDGET	CURRENT MONTH	YEAR TO DATE	% USED	ENCUMBRANCES	TOTAL
General Fund	213,971,122.00	9,657,941.58	179,902,091.83	84.1%	-	179,902,091.83

GENERAL FUND EXPENDITURES						
	BUDGET	CURRENT MONTH	YEAR TO DATE	% USED	ENCUMBRANCES	TOTAL
Governing Body	671,803.00	32,087.63	528,827.17	78.72%	-	528,827.17
Dues/Non Profit Contributions	1,055,544.00	-	938,416.13	88.90%	84,810.49	1,023,226.62
County Manager	466,644.00	25,673.78	355,552.84	76.19%	-	355,552.84
Administrative Services	829,103.00	61,484.13	750,719.80	90.55%	-	750,719.80
Human Resources	1,527,684.00	106,829.63	1,352,174.12	88.51%	6,338.57	1,358,512.69
Elections	1,241,838.00	36,261.80	991,878.05	79.87%	11,320.49	1,003,198.54
Finance	1,421,108.00	92,924.86	1,211,819.60	85.27%	-	1,211,819.60
County Assessor	2,184,868.00	138,280.34	1,769,705.50	81.00%	25,951.03	1,795,656.53
Tax Collector	593,939.00	39,948.32	516,492.61	86.96%	-	516,492.61
Legal	1,107,787.00	62,688.24	980,773.04	88.53%	-	980,773.04
Register of Deeds	788,480.00	40,748.57	629,441.74	79.83%	4,806.47	634,248.21
Facility Services	6,325,028.00	363,282.10	4,629,040.13	73.19%	575,975.04	5,205,015.17
Garage	461,539.00	18,405.83	318,202.51	68.94%	-	318,202.51
Court Facilities	153,000.00	9,387.81	109,450.71	71.54%	-	109,450.71
Information Technology	6,321,223.00	356,444.92	5,086,190.70	80.46%	176,102.65	5,262,293.35
Sheriff Department	25,964,133.00	1,857,262.03	22,236,951.86	85.64%	235,948.62	22,472,900.48
Detention Facility	7,251,349.00	436,349.59	6,106,263.65	84.21%	111,138.38	6,217,402.03
Emergency Management	1,028,045.00	98,869.90	1,122,770.83	109.21%	27,919.88	1,150,690.71
Fire Services	1,097,642.00	45,707.29	745,211.97	67.89%	32,369.73	777,581.70
Building Services	1,863,208.00	126,433.88	1,756,577.59	94.28%	-	1,756,577.59
Wellness Clinic	1,533,962.00	125,687.60	1,369,474.55	89.28%	10,068.43	1,379,542.98
Emergency Medical Services	13,727,556.00	933,234.08	12,055,751.09	87.82%	34,570.65	12,090,321.74
Animal Services	984,647.00	62,141.14	781,054.46	79.32%	46,955.01	828,009.47
Rescue Squad	782,750.00	(562.89)	785,411.62	100.34%	-	785,411.62
Forestry Services	133,168.00	21,705.22	76,377.00	57.35%	-	76,377.00
Soil & Water	864,198.00	36,637.90	529,175.25	61.23%	26,000.00	555,175.25
Planning	1,123,598.00	80,297.70	1,092,378.13	97.22%	45,820.00	1,138,198.13
Code Enforcement	353,444.00	28,623.97	319,835.18	90.49%	20,000.00	339,835.18
Site Development	234,739.00	16,298.75	208,945.82	89.01%	-	208,945.82
Heritage Museum	100,000.00	8,333.33	91,666.63	91.67%	-	91,666.63
Cooperative Extension	843,323.00	55,768.24	696,509.88	82.59%	-	696,509.88
Project Management	323,173.00	25,122.88	277,559.47	85.89%	-	277,559.47
Economic Development	2,097,190.00	100,000.00	534,000.00	25.46%	-	534,000.00
Public Health	14,400,338.00	1,010,889.00	10,150,639.00	70.49%	1,353,648.23	11,504,287.23
Environmental Health	1,889,599.00	129,967.31	1,649,344.67	87.29%	-	1,649,344.67
H&CC Block Grant	863,502.00	85,264.25	764,723.25	88.56%	-	764,723.25
Medical Services - Autopsies	95,000.00	22,525.00	88,750.00	93.42%	-	88,750.00

Approved: August 4, 2025

Strategic Behavioral Health	473,611.00	18,092.66	249,422.31	52.66%	-	249,422.31
Mental Health Services	528,612.00	-	528,612.00	100.00%	-	528,612.00
Rural Transportation Assist Program	201,384.00	17,652.60	147,313.29	73.15%	-	147,313.29
Social Services	24,479,236.00	1,700,469.41	20,599,445.22	84.15%	26,984.05	20,626,429.27
Juvenile Justice Programs	306,020.00	22,686.88	335,826.09	109.74%	-	335,826.09
Veterans Services	241,124.00	15,081.43	200,930.62	83.33%	-	200,930.62
Library	4,354,468.00	279,878.75	3,723,399.86	85.51%	90,894.07	3,814,293.93
Recreation	3,190,948.00	241,135.77	2,782,037.70	87.19%	75,858.04	2,857,895.74
Public Education	42,378,000.00	479,166.67	41,898,833.37	98.87%	-	41,898,833.37
Debt Service	22,712,206.00	7,334,359.95	18,645,162.47	82.09%	-	18,645,162.47
Non-Departmental	4,655,510.00	264,957.37	3,092,956.25	66.44%	-	3,092,956.25
Interfund Transfers	7,745,851.00	645,487.59	7,100,363.49	91.67%	-	7,100,363.49
TOTAL	213,971,122.00	17,709,973.21	182,912,359.22	85.48%	3,023,479.83	185,935,839.05
Net Revenues over (under) Exp.	-	(8,052,031.63)	(3,010,267.39)			(6,033,747.22)

APPROPRIATIONS DETAIL						
	BUDGET	CURRENT MONTH	YEAR TO DATE	% USED	ENCUMBRANCES	TOTAL
SOCIAL SERVICES						
Staff Operations	19,855,443.00	1,337,493.26	17,224,759.90	86.8%	24,584.05	17,249,343.95
Federal & State Programs	4,523,793.00	358,124.71	3,338,976.13	73.8%	2,400.00	3,341,376.13
General Assistance	100,000.00	4,851.44	35,709.19	35.7%	-	35,709.19
TOTAL	24,479,236.00	1,700,469.41	20,599,445.22		26,984.05	20,626,429.27
EDUCATION						
Schools Current/Capital Expense	36,628,000.00	-	36,628,000.00	100.0%	-	36,628,000.00
Blue Ridge Community College	5,750,000.00	479,166.67	5,270,833.37	91.7%	-	5,270,833.37
TOTAL	42,378,000.00	479,166.67	41,898,833.37		-	41,898,833.37
DEBT SERVICE						
Public Schools	11,506,933.00	5,136,813.59	11,307,513.83	98.3%	-	11,307,513.83
Blue Ridge Community College	3,218,681.00	1,394,942.47	3,215,621.78	99.9%	-	3,215,621.78
Henderson County	7,986,592.00	802,603.82	4,122,026.86	51.6%	-	4,122,026.86
TOTAL	22,712,206.00	7,334,359.95	18,645,162.47		-	18,645,162.47
INTERFUND TRANSFERS						
Capital Projects Fund	200,000.00	16,666.67	183,333.37	91.7%	-	183,333.37
Capital Reserve Fund	1,254,919.00	104,576.58	1,150,342.38	91.7%	-	1,150,342.38
Fire Districts Fund	60,000.00	5,000.00	55,000.00	91.7%	-	55,000.00
HCPS MRTS	3,603,500.00	300,291.67	3,303,208.37	91.7%	-	3,303,208.37
BRCC MRTS	2,301,750.00	191,812.50	2,109,937.50	91.7%	-	2,109,937.50
Solid Waste	325,682.00	27,140.17	298,541.87	91.7%	-	298,541.87
TOTAL	7,745,851.00	645,487.59	7,100,363.49		-	7,100,363.49

SPECIAL REVENUE FUNDS						
	BUDGET	CURRENT MONTH	YEAR TO DATE	% USED	ENCUMBRANCES	TOTAL
FIRE DISTRICTS FUND						
Revenues:	16,876,915.00	184,790.57	17,250,962.02	102.2%	-	17,250,962.02
Expenditures:	16,876,915.00	218,233.65	17,069,493.90	101.1%	-	17,069,493.90
Net Revenues over (under) Exp	-	(33,443.08)	181,468.12		-	181,468.12
REVALUATION RESERVE FUND						
Revenues:	1,413,172.00	130,419.54	1,429,727.23	101.2%	-	1,429,727.23
Expenditures:	1,413,172.00	76,507.86	1,141,301.36	80.8%	2,753.88	1,144,055.24
Net Revenues over (under) Exp	-	53,911.68	288,425.87		(2,753.88)	285,671.99
EMERGENCY TELEPHONE SYSTEM (911) FUND						
Revenues:	360,945.00	27,397.16	273,662.48	75.8%	-	273,662.48
Expenditures:	360,945.00	5,114.70	235,546.41	65.3%	27,029.88	262,576.29
Net Revenues over (under) Exp	-	22,282.46	38,116.07		(27,029.88)	11,086.19
PUBLIC TRANSIT FUND						
Revenues:	1,549,212.00	3,734.71	253,644.14	16.4%	-	253,644.14
Expenditures:	1,549,212.00	74,880.20	779,806.81	50.3%	9,750.00	789,556.81
Net Revenues over (under) Exp	-	(71,145.49)	(526,162.67)		(9,750.00)	(635,912.67)
MISC. OTHER GOVERNMENTAL ACTIVITIES						
Revenues:	1,074,000.00	67,952.52	480,676.25	44.8%	-	480,676.25
Expenditures:	1,074,000.00	60,387.84	512,256.17	47.7%	-	512,256.17
Net Revenues over (under) Exp	-	7,564.68	(31,579.92)		-	(31,579.92)
ARPA FUND						
Revenues:	4,532,278.00	73,065.54	853,436.05	18.8%	-	853,436.05
Expenditures:	4,532,278.00	-	654,815.61	14.4%	50,000.00	704,815.61
Net Revenues over (under) Exp	-	73,065.54	198,620.44		(50,000.00)	148,620.44
OPIOID FUND						
Revenues:	1,069,553.00	20,008.71	435,734.84	40.7%	-	435,734.84
Expenditures:	1,069,553.00	44,648.41	430,408.82	40.2%	3,800.00	434,208.82
Net Revenues over (under) Exp	-	(24,639.70)	5,326.02		(3,800.00)	1,526.02
HURRICANE HELENE						
Revenues:	54,644,536.00	5,071,240.33	21,000,765.35	38.4%	-	21,000,765.35
Expenditures:	54,644,536.00	6,218,659.95	22,045,433.98	40.3%	27,548,474.04	49,593,908.02
Net Revenues over (under) Exp	-	(1,147,419.72)	(1,044,668.63)		(27,548,474.04)	(28,593,142.67)

Approved: August 4, 2025

CAPITAL PROJECTS						
	BUDGET	CURRENT MONTH	PROJECT TO DATE	% USED	ENCUMBRANCES	TOTAL
EDNEYVILLE ELEMENTARY SCHOOL PROJECT (1702)						
Revenues:	26,854,136.00	883.89	27,962,156.62	104.1%	-	27,962,156.62
Expenditures:	26,854,136.00	-	26,959,829.76	100.4%	-	26,959,829.76
Net Revenues over (under) Exp	-	883.89	1,002,326.86		-	1,002,326.86
MEDICAL OFFICE BUILDING PROJECT - SPARTANBURG HWY (2074)						
Revenues:	1,535,432.00	-	-	0.0%	-	-
Expenditures:	1,535,432.00	108,599.77	918,505.45	59.8%	618,426.09	1,536,931.54
Net Revenues over (under) Exp	-	(108,599.77)	(918,505.45)		618,426.09	(1,536,931.54)
ENTERPRISE FUNDS						
	BUDGET	CURRENT MONTH	YEAR TO DATE	% USED	ENCUMBRANCES	TOTAL
SOLID WASTE LANDFILL FUND						
Revenues:	18,391,959.00	1,071,006.23	10,007,472.42	54.4%	-	10,007,472.42
Expenditures:	18,391,959.00	1,178,568.17	15,578,265.35	84.7%	1,389,168.21	16,967,433.56
Net Revenues over (under) Exp	-	(107,561.94)	(5,570,792.93)		(1,389,168.21)	(6,959,961.14)
JUSTICE ACADEMY SEWER FUND						
Revenues:	88,038.00	7,165.02	96,555.30	109.7%	-	96,555.30
Expenditures:	88,038.00	2,309.80	82,318.48	93.5%	-	82,318.48
Net Revenues over (under) Exp	-	4,855.22	14,236.82		-	14,236.82
ETOWAH COMMUNITY SEWER FUND						
Revenues:	187,084.00	15,732.09	152,837.45	81.7%	-	152,837.45
Expenditures:	187,084.00	7,985.55	174,401.82	93.2%	14,100.00	188,501.82
Net Revenues over (under) Exp	-	7,746.54	(21,564.37)		(14,100.00)	(35,664.37)

HENDERSON COUNTY
CASH BALANCE REPORT
MAY 2025

Fund(s)	04/30/25 Beg. Cash Balance	Debits Revenues	(Credits) Expenditures	05/31/25 Ending Cash Balance
General	\$ 104,920,365.02	\$ 8,559,502.49	\$ (18,469,007.26)	\$ 95,010,860.25
Special Revenue	48,332,857.95	5,720,762.18	(10,957,779.46)	\$ 43,095,840.67
Capital Projects	17,298,734.13	418,855.61	(1,482,535.82)	\$ 16,235,053.92
Enterprise	1,941,596.82	1,528,540.27	(1,174,370.71)	\$ 2,295,766.38
HCPS - Maint. and Repair	6,204,619.38	352,643.00	-	\$ 6,557,262.38
BRCC - Maint. and Repair	3,723,542.71	191,812.50	-	\$ 3,915,355.21
Custodial	641,016.14	300,839.14	(319,673.59)	\$ 622,181.69
Total	\$ 183,062,732.15	\$ 17,072,955.19	\$ (32,403,366.84)	
Total cash available as of	5/31/2025			\$ 167,732,320.50

Motion: I move that the Board approve the May 2025 County Financial Report and Cash Balance report as presented.

Henderson County Public Schools Financial Reports – May 2025

The Henderson County Public Schools May 2025 Local Current Expense Fund/Other Restricted Funds Report was provided for the Board's information.

Approved: August 4, 2025

**HENDERSON COUNTY PUBLIC SCHOOLS
LOCAL CURRENT EXPENSE/OTHER RESTRICTED FUNDS
as of May 31, 2025**

	LOCAL CURRENT EXPENSE FUND		OTHER RESTRICTED FUND			
REVENUES:	Budget	YTD Activity	Budget	YTD Activity	Combined Total	Prior YTD
3200 State Sources	\$ -	\$ -	\$ 8,000	\$ 58,244	\$ 58,244	\$ 6,263
3700 Federal Sources-Restricted	-	-	1,338,597	805,808	805,808	1,169,360
3800 Other Federal-ROTC	-	-	102,000	139,473	139,473	130,390
4100 County Appropriation	35,378,000	35,378,000	-	-	35,378,000	32,878,000
4200 Local - Tuition/Fees	-	-	63,450	71,428	71,428	51,750
4400 Local-Unrestricted	650,000	555,135	133,562	213,827	788,982	1,052,653
4800 Local-Restricted	-	-	1,134,973	1,108,240	1,108,240	1,243,295
4900 Fund Balance Appropriated/Transfer From school	3,573,928	-	402,435	42,559	42,559	43,642
TOTAL FUND REVENUES	\$ 39,601,928	\$ 35,933,135	\$ 3,243,007	\$ 2,439,579	\$ 38,372,714	\$ 36,575,344
EXPENDITURES:						
Instructional Services:	Budget	YTD Activity	Budget	YTD Activity	Combined Total	Prior YTD
5100 Regular Instructional Services	\$ 10,808,436	\$ 7,186,968	\$ 998,322	\$ 735,163	\$ 7,922,129	\$ 7,111,405
5200 Special Populations Services	1,334,746	716,775	778,938	510,694	1,227,759	1,143,288
5300 Alternative Programs and Services	472,566	321,365	423,620	388,137	709,502	411,771
5400 School Leadership Services	3,413,720	3,079,257	11,191	11,191	3,090,448	2,755,150
5500 Co-Curricular Services	923,957	1,133,045	60,600	41,638	1,174,683	1,311,797
5600 School-Based Support Services	2,154,495	1,769,975	6,500	14,716	1,783,692	1,529,120
Total Instructional Services	\$ 18,907,920	\$ 14,208,383	\$ 2,279,071	\$ 1,701,830	\$ 15,908,213	\$ 14,262,521
System-Wide Support Services:						
6100 Support and Development Services	\$ 476,045	\$ 430,511	\$ 6,500	\$ 21,500	\$ 452,011	\$ 285,431
6200 Special Population Support	83,079	72,059	21,090	19,792	91,840	267,645
6300 Alternative Programs	133,792	116,221	431	431	116,652	93,373
6400 Technology Support Services	1,320,441	1,109,350	44,139	59,436	1,168,788	1,300,603
6500 Operational Support Services	11,556,717	7,875,881	471,302	452,102	8,327,993	8,270,509
6600 Financial and Human Resource Services	2,567,694	2,418,714	110,252	78,347	2,495,091	2,137,581
6700 Accountability Services	214,281	182,641	1,200	1,200	184,141	105,085
6800 System-Wide Pupil Support Services	405,903	360,655	538	538	361,203	391,834
6900 Policy, Leadership and Public Relations	757,813	638,109	14,420	4,059	640,199	649,682
Total System-Wide Support Services	\$ 17,516,045	\$ 13,202,450	\$ 689,872	\$ 635,397	\$ 13,837,847	\$ 13,602,303
Ancillary Services:						
7100 Community Services	\$ 276,388	\$ 275,952	\$ 177,891	\$ 153,559	\$ 429,512	\$ 146,338
7200 Nutrition Services	289,327	99,088	6,323	6,323	105,409	121,472
Total Ancillary Services	\$ 545,714	\$ 375,038	\$ 184,204	\$ 159,883	\$ 534,921	\$ 267,811
Non-Programmed Charges:						
8100 Payments to Other Governments	\$ 2,632,250	\$ 2,456,803	\$ -	\$ -	\$ 2,456,803	\$ 2,336,386
8400 Interfund Transfers	-	-	40,598	39,042	39,042	138,958
8500 Contingency	-	-	33,727	-	-	-
8600 Educational Foundations	-	-	\$35,535.00	\$26,851.97	26,652	18,226
Total Non-Programmed Charges	\$ 2,632,250	\$ 2,456,803	\$ 109,860	\$ 65,694	\$ 2,522,497	\$ 2,493,550
TOTAL FUND EXPENDITURES	\$ 39,601,928	\$ 30,240,675	\$ 3,243,007	\$ 2,562,803	\$ 32,803,478	\$ 30,526,185

Motion: I move that the Board approve the May 2025 County Financial Report and Cash Balance report as presented.

2025 NCACC Annual Conference – Voting Delegate

The North Carolina Association of County Commissioners (NCACC) requested that the Board of Commissioners designate a Voting Delegate for the NCACC Annual Conference.

The NCACC Annual Conference will be held in Pitt County August 21–23, 2025. Each county will be entitled to vote on matters brought before the membership.

In order to facilitate the voting process, NCACC requests that each county designate one voting delegate (and may also assign one alternate voting delegate) prior to the NCACC Annual Conference.

Motion: I move the Board designate Commissioner Rebecca McCall as Henderson County's voting delegate for the NCACC Annual Conference, and Christopher Todd as the alternate delegate.

Approved: August 4, 2025

2025.103 Committed Donation – Henderson County Education Foundation

The Henderson County Education Foundation has committed \$303,493.88 in donated funds in support of the Berkeley Park Sports Complex project.

The Board was requested to approve and accept the committed donation from the Henderson County Education Foundation for the Berkeley Park Sports Complex and approve the related budget amendment.

Motion: I move the Board approve the Donation and Budget Amendment as presented.

2025.104 Library Facility Use Policy – Proposed Revisions

The Board was requested to review and adopt the proposed revisions to the Library Facility Use Policy. Revisions clean up wording and ensure that seated capacities at each space allow for a minimum of 3 feet aisles to accommodate the movement of individuals with mobility aids. Revisions were reviewed and approved for recommendation at the June 12th meeting of the Library Board of Trustees.

Motion: I move that the Board adopt the revised Library Facility Use Policy as presented.

Notice for Chronic Nuisance Property – Eric Eugene Monteith

Henderson County's Code Enforcement and Zoning Services Department has cited a particular parcel of property three times within the past year for violation of your nuisance ordinance, Chapter 52 of the Henderson County Code. The property is listed in the geographical information system under PIN 9630861906, with the owner identified as "Eric Eugene Monteith". A copy of each notice of violation was provided in the Board's agenda packets.

Under N.C.G.S. §153A-140.2,

A county may notify a chronic violator of the county's public nuisance ordinance that, if the violator's property is found to be in violation of the ordinance, the county shall, without further notice in the calendar year in which notice is given, take action to remedy the violation, and the expense of the action shall become a lien upon the property and shall be collected as unpaid taxes. The notice shall be sent by certified mail. A chronic violator is a person who owns property whereupon, in the previous calendar year, the county gave notice of violation at least three times under any provision of the public nuisance ordinance.

This matter would come back before the Board before a contractor is hired to clear up the property under the authority noted above.

Motion: I move the Board give the owner(s) of the property, which is the subject of this agenda item the notice provided for under NCGS §153A-104.2.

Approved: August 4, 2025

Vendor Proposal for HVAC Controls Replacement

The Board was requested to approve a proposal from Johnson Controls and authorize staff to proceed with the procurement and installation of the Henderson County Public Schools Maintenance, Repair, Technology and Security (MRTS) HVAC Controls Replacement Project, per the approved HCPS MRTS FY 24-25 Project Listing.

The proposal received from Johnson Controls is for a total price of \$1,279,554.12, which is within the budget of \$1,650,000.00.

Motion: I move the Board approve the contract to Johnson Controls for \$1,279,554.12 for the purchase and installation of the HCPS HVAC Controls.

Vaya Health – Quarterly Fiscal Monitoring Report (FMR) for the quarter ended March 31, 2025

N.C.G.S. 122C-117(c) requires the staff of the local area mental health authority to provide the County Finance Officer with the quarterly Fiscal Monitoring Report (FMR) within 30 days of the end of the quarter. The County Finance Officer is then required to provide the FMR to the Board of Commissioners at the next regularly scheduled meeting of the board. The FMR for Vaya Health was received by the County Finance Officer on May 29, 2025.

Motion: I move the Board approve the Vaya Health Fiscal Monitoring Report for the quarter ended March 31, 2025.

2025.105 FY 2026 Non-Profit Funding Agreements

Following the adoption of the FY 2025–2026 Budget, staff provided funding agreements to the non-profit organizations that were awarded County funding.

Motion: I move the Board authorize the Chairman to sign the funding agreements, thereby approving the release of the first payment to the listed agencies.

2025.106 Surplus and Donation of Vehicle – Town of Fletcher

A resolution was presented for the Board's consideration declaring one (1) 2017 Dodge Ram 1500 Truck no longer used by the Henderson County Sheriff's Office as surplus property and the donation of the truck to the Town of Fletcher as allowed by N.C.G.S. 160A-280.

Motion: I move that the Board approve the resolution declaring the vehicle presented as surplus and authorize the donation to the Town of Fletcher as allowed by N.C.G.S. 160A-280.

2025.107 Abeyance of Etowah Sewer Charge Increase

Because of the current litigation pending before the North Carolina Utilities Commission, staff recommended that the fee increase for services from the Etowah Sewer System – approved in the FY2025-2026 Budget Ordinance – be held in abeyance. Rather, it was recommended that any fees not be updated until the conclusion is reached.

Approved: August 4, 2025

Motion: I move that the increase in charges for the Etowah sewer system enacted as a part of the County's fiscal year 2026 budget be held in abeyance until further action of this Board.

2025.108 Clear Creek Sewer - Approval of Use of Eminent Domain

Under N.C. Gen. Stat. §40A-3, the County, as a "local public condemner" is authorized to institute eminent domain proceedings for, among other things, "[e]stablishing, extending, enlarging, or improving storm sewer and drainage systems and works, or sewer and septic tank lines and systems." Notice of intention to condemn, as indicated by this Board and as required by N.C. Gen. Stat. §40A-40, as previously been given. While condemnation suits cannot be instituted until at least thirty days have passed since that notice was given, that period will expire at the end of July.

Motion: I move that the Board exercise eminent domain to acquire the property needed for the Clear Creek sewer system and direct the County Attorney to institute condemnation actions for the same.

Sole Source of ABI Ballfield Drag

The Board was requested to approve the proposal and authorize staff to proceed with the procurement of (1) ABI Force Z23slt via the sole source exceptions as allowed under N.C.G.S. 143-129 (e) (6). As a sole-source contract with county government, approval of this agreement by the Board of Commissioners is required.

The sole proposal was received from Benchmark Tool & Supply, Inc., the authorized ABI dealer for our service area, for a total pre-tax price of \$38,349.

The funding for this purchase was approved in the FY2026 budget for capital equipment, in the amount of \$38,349.

Motion: I move the Board accept the sole proposal from Benchmark Tool and Supply, Inc. and authorize Henderson County staff to proceed with the purchase of (1) ABI Force z23SLT in the amount of \$38,349 using the sole source exceptions allowed under N.C.G.S. 143-129 (e) (6).

Sole Source of Crime-Lite Auto Kit

The Board was requested to approve the proposal and authorize staff to proceed with the procurement of the crime-lite auto kit via the sole source exceptions as allowed under N.C.G.S. 143-129 (e)(6) and 2 CFR 200.320 (C) (2). As a sole-source contract with County government, approval of this agreement by the Board of Commissioners is required.

The sole proposal was received from Foster and Freeman for a total pre-tax price of \$79,827.07. Foster and Freeman is the sole manufacturer of the Crime-Lite Auto with the Discover desktop lab stand. The ability to handle cylindrical evidence and make 2D and further enhance the photos taken, and export them to media that is directly comparable to AFIS. Furthermore, the range of environments, ease of use, and the vendor's responsiveness in answering questions, providing

Approved: August 4, 2025

training, and locating local users for the crime lab to connect with and test the equipment on simulated evidence allowed me to verify its function and use. There is no other vendor of the Foster and Freeman Crime-Lite Auto, as their only distribution center in the US is the one we have been in contact with, and thus is the sole source provider of this equipment and technology.

The purchase of the Foster and Freeman Crime-Lite Auto Kit is funded with the Department of Justice Byrne Discretionary Community Project Grant. The current available funds remaining for this grant are \$196,128.

Motion: I move the Henderson County Board of Commissioners to accept the sole proposal from Foster and Freeman and authorize Henderson County staff to proceed with the purchase of the crime-lite auto kit in the amount of \$79,827.07 using the sole source exception as allowed under N.C.G.S 143-129 (e)(6) and 2 CFR 200.320 (c) (2).

Sole Source of ESRI Small Municipal Government Enterprise Agreement (SEGA)

The Board was requested to approve the proposal presented and authorize staff to procure software under the ESRI Small Municipal Government Enterprise Agreement (SEGA) via the sole source exceptions as allowed under N.C.G.S 143-129 (e)(6). As a sole-source contract with County government, approval of this agreement by the Board of Commissioners is required.

The sole proposal received was from ESRI for a total contract price, inclusive of tax, of \$289,185.75. This contract is a 3-year contract billed annually in the amount of \$90,300. This agreement will allow for much greater flexibility with our existing infrastructure with respect to disaster response. We will be able to scale our existing infrastructure, add users, share information, and collaborate with external partners without the need to contact ESRI for additional licensing during an event. ESRI is the sole provider of this type of software; they are the leading provider of Geographic Information Systems across the world and are heavily used at all levels of government.

The funding for year 1 of the contract was approved in the FY2026 technology budget, in the amount of \$90,300.

Motion: I move the Henderson County Board of Commissioners to accept the sole proposal from ESRI and authorize Henderson County staff to contract for ESRI Small Municipal Enterprise Agreement (SEGA) in the amount of \$289,185.75 inclusive of tax over the 3 year contract period using the sole source exception as allowed under N.C.G.S 143-129 (e)(6).

2025.109 Grant Award – North Carolina Amateur Sports

Henderson County's Recreation Department was awarded a \$12,500 Youth Sports Grant from North Carolina Amateur Sports. Funds will be used for the purchase of soccer goals and nets per the grant submission.

The Board was requested to approve and accept the Youth Sports Grant from North Carolina

Approved: August 4, 2025

Amateur Sports and approve the related budget amendment.

Motion: I move the Board approve the proposed Grant Award and Budget Amendment as presented.

2025.110 Appointment of Tax Collector and Tax Assessor

In keeping with the previous organization of the County's tax offices, the Tax Assessor and the Tax Collector, both appointed by the Board of Commissioners, report to the Board through the County Manager's Office. It was recommended that no other senior tax official be appointed at present.

The County Manager recommended the appointment of Kevin Hensley as Tax Assessor, and the appointment of Luke Small as Tax Collector, each for a period of two years.

Motion: I move that the Board appoint Kevin Hensley as Tax Assessor, for a term of two years through June 30, 2027. I further move that the Board appoint Luke Small as Tax Collector, for a term of two years through June 30, 2027.

2025.111 Ecusta Trail Memorandum of Understanding

The Henderson County Rail-Trail Advisory Committee has been working to develop a Memorandum of Understanding (MOU) to clarify and assist in the operation of the Ecusta Trail. The draft MOU brings together a partnership between the County, City of Hendersonville, Town of Laurel Park, and the Friends of the Ecusta Trail.

Motion: I move the Board to adopt the MOU as presented and authorize the County Manager to execute.

Local Firemen's Relief Fund Board – Appointments

Pursuant to NC General Statute 58-84-46, the Board of County Commissioners is authorized to appoint trustees to the Local Firemen's Relief Fund Board. Trustees are recommended to the Board of Commissioners for appointment by the local fire department and serve unlimited terms.

Etowah Horseshoe Volunteer Fire and Rescue recommended Adrian Berry to replace James Shipman as chair of the Board. Also, Ricky Gilbert is requested to replace Tommy Moffitt.

Motion: I move the Board appoint Adrian Berry and Ricky Gilbert to the Local Firemen's Relief Fund Board for Etowah Horse Shoe Fire & Rescue Department.

2024.112 Cooperative Agreement with NC Emergency Management

Recently, North Carolina Emergency Management launched a disaster debris removal program, commonly referred to as the SMART program. Under this program, local jurisdictions may partner with the State for the removal of eligible debris, using state-authorized contractors and monitors to conduct the work. The State then becomes the eligible applicant for FEMA reimbursement for eligible costs. The County continues to have oversight authority for work

Approved: August 4, 2025

completed, working alongside NC Emergency Management. Under this model, the County will no longer be responsible for payment of work done after the transition date. Any work conducted prior to the transition to the SMART program will remain the financial responsibility of the County, and the County will seek reimbursement from FEMA.

After considerable discussion with the State and other communities, staff recommended that the Board authorize the County Manager to execute the Debris Removal Cooperative Memorandum of Agreement with the North Carolina Division of Emergency Management on an agreed-upon date. If approved, the County will work with NC Emergency Management and our debris contractors to select a date for the appropriate project transition as soon as possible. Any work conducted after that date will be the financial responsibility of the North Carolina Division of Emergency Management.

Motion: I move the Board authorize the County Manager to execute the Debris Removal Cooperative Memorandum of Agreement with North Carolina Division of Emergency Management at an agreed-upon date.

Commissioner McCall made the motion to adopt the consent agenda as presented. 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.

2025.113 Public Hearing for Project Energize Economic Development Incentives

A public hearing was requested on the issue of economic development incentives for the Project Energize company.

As stated in the notice of public hearing, under the proposed project, the public benefit to be derived is a total taxable capital investment by the company of at least \$75,300,000.00 over a four-year period. Of this amount, \$18,000,000.00 would be in real property improvements, and the remainder in equipment and personal property. The project would result in the creation of at least one hundred ninety-three (193) jobs, which combined pay an average wage in excess of 150% of the County's median wage for full-time employment, plus other benefits. The contemplated incentives would last for a period of five years. The first year's contemplated incentive, if granted, would be no more than \$256,014.00, based on the new first year investment, the number of new jobs, their wages, and the Board's incentives guidelines for job creation projects. The maximum amount of incentives to be considered in this grant over the five years (for each of the four annual investments) would be \$1,629,734.14.

Public Input: There was none.

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

Approved: August 4, 2025

Motion: Vice-Chair Edney made the motion that the County offer economic development incentives pursuant to the County's Economic Development Guidelines to the Project Energize company. All voted in favor, and the motion carried.

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

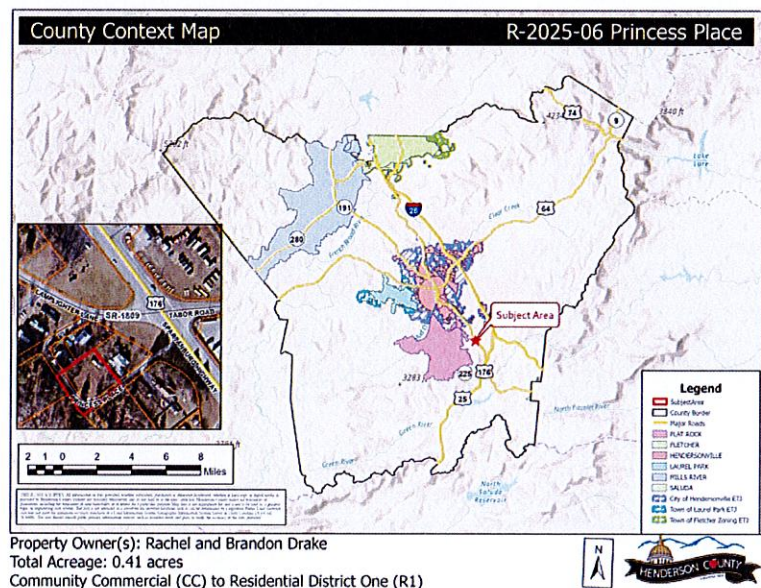
2025.114 Rezoning Application #R-2025-06, Princess Place

Staff received rezoning application #R-2025-06, for a 0.41-acre portion of PIN: 9577-92-9790 owned by Rachel and Brandon Drake (hereafter the subject area). The subject area is located on Spartanburg Highway and Princess Place. The owner requested the subject area be rezoned from Community Commercial (CC) to Residential District One (R1). The application was submitted on April 23, 2025.

PUBLIC NOTICE:

Before taking action on the application, the Board of Commissioners must hold a public hearing. Per the Henderson County Land Development Code and State Law, notices of the July 16, 2025, public hearing were published in the Hendersonville Lightning on July 2, 2025, and July 9, 2025. Notices were also sent via first-class mail to the property owners within 400' of the Subject Area on June 26, 2025, and staff posted signs advertising the hearing on the Subject Area on June 30, 2025.

- This zoning map amendment is for a .41-acre portion of PIN: 9577-92-9790 (hereafter the subject area) with access from Princess Place off Spartanburg Highway (Hwy 176).
- The full parcel is 0.83 acres.
- Zoned Community Commercial.
- The subject area will be subdivided from the parcel.



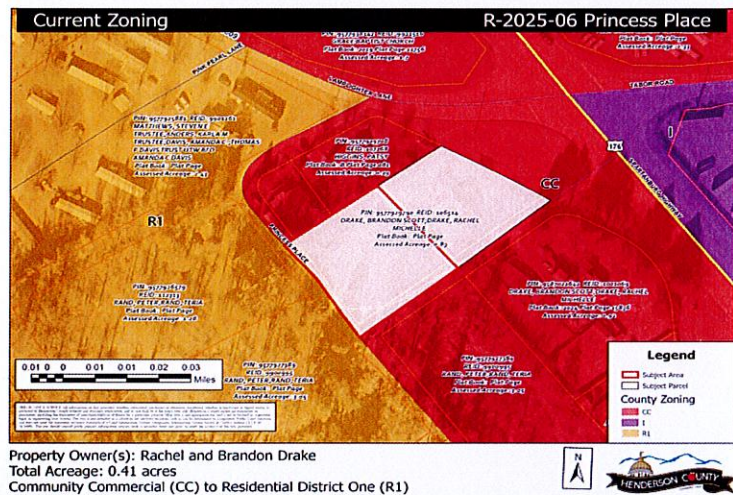
Approved: August 4, 2025

- Rezoning Application R-2025-06, submitted on April 23, 2025, requests that the County rezone 0.41 acres of land from Community Commercial (CC) to Residential One (R1).
- The property owner and applicant is Rachel and Brandon Drake
- On June 17, 2025, the Technical Review Committee motioned to forward the application to the Planning Board for its review and recommendation.



CC Standard density: 16 units per acre
No Residential Uses (Multifamily with special use)
RV Park
Commercial Uses (Offices, Automobile Service, Hospital, Car Wash, Retail Sales <100,000 SF)

R1 Standard density: 1 unit per acre
Residential Uses (Single-family, two-family, and accessory dwellings by right. Multifamily and Adult Care Homes with special use)
Accessory structures (Garage, Greenhouse, Carport, Storage Shed, etc.)
Accessory Uses (Home occupation, home school, dumpster, solar panels)
Educational Uses (Religious institutions, schools, childcare)

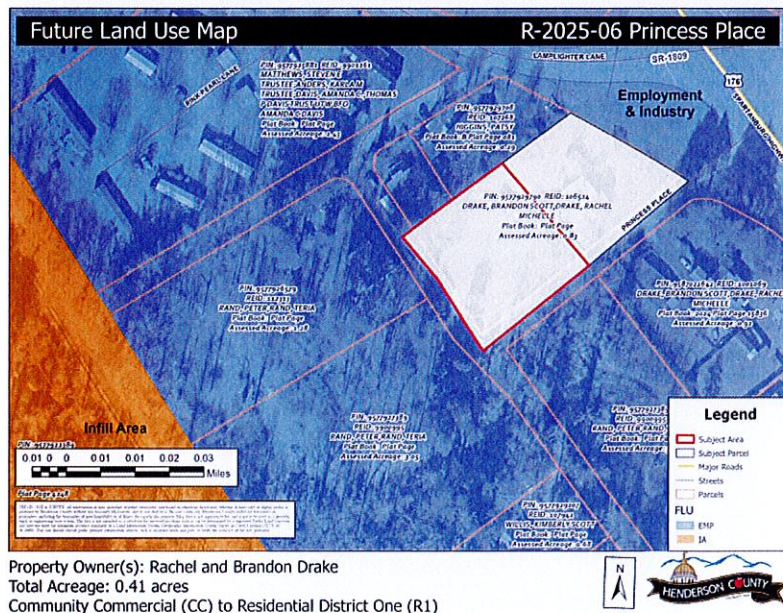


Employment and Industry

Employment and Industry areas offer job generation, site-ready parks, accessible road networks, and utilities. The design of development sites in these areas should be tailored to be compatible with other nearby uses. (Pt. 2, pg. 46).

Where: Strategic areas with highway and utility access, large available parcels

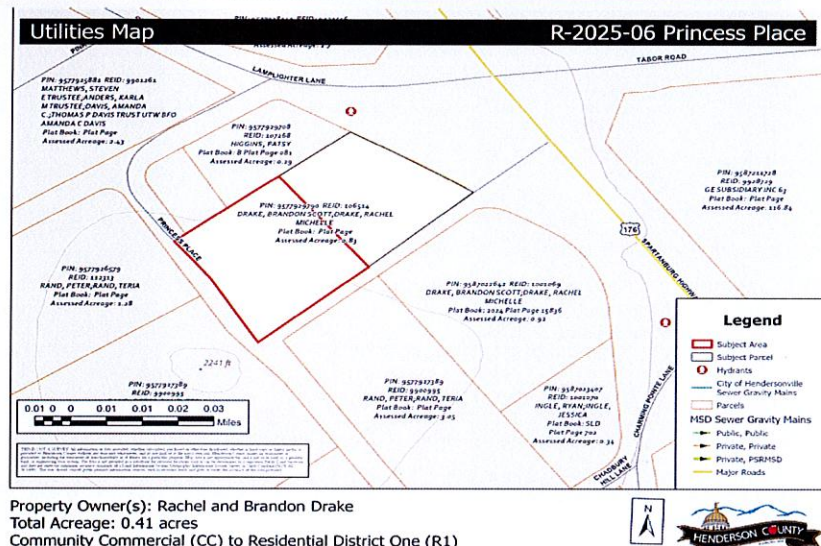
Uses: Agricultural uses including processing facilities and large-scale greenhouses, office and light-to-heavy industrial, as appropriate



Approved: August 4, 2025

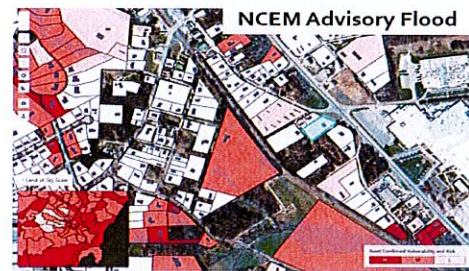


The subject area does not have access to the City of Hendersonville sewer. However, the property has access to the COH water.



**AccelAdapt
Land of Sky
Resilience
Assessment Tool**

The subject area has a low risk of wildfires and minimal risk of flooding and landslides.



Public input: There was none.

Approved: August 4, 2025

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

Motion: Commissioner McCall made the motion that the Board approve rezoning application #R-2025-06 to rezone the Subject Area to the Residential District One (R1) zoning district and include any amendments necessary to make the rezoning consistent with the Comprehensive Plan. All voted in favor, and the motion carried.

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

2025.115 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 Masterpiece Ridge Dr. The other existing unnamed ROW is proposed to be called West Legacy Dr.

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. All property owners have agreed to the proposed road names.



Aerial Map



Public Input: There was none.

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

Commissioner Franklin made the motion that the Board approve naming the ROWs as shown on the map shown to Masterpiece Ridge Dr and West Legacy Dr. All voted in favor,

Approved: August 4, 2025

and the motion carried.

Motion: Chairman Lapsley, seconded by Vice-Chair Edney, made the motion to go into the Public Hearing. All voted in favor, and the motion carried.

2025.116 Final Approval of a Financing Contract for the Detention Center Portion of Henderson County Judicial Center Project

A public hearing was scheduled for July 16, 2025, at 9:30 a.m. in the above matter. Notice was published in the *Hendersonville Lightning* on July 2, 2025.

The Board gave notice that this hearing would be conducted concerning the approval of the execution and delivery of the Financing Contract and the County's acquisition, construction, and equipping of the Project. Under the proposal, the County would pay the capital costs of renovation and expansion of the County's existing detention facility as part of a County judicial center, and the refinancing of the County's outstanding installment payment obligations related to the "Project". This would be done pursuant to an installment financing contract (the "Contract"), in a principal amount not to exceed \$110,000,000, under which the County will make certain installment payments.

At the conclusion of the public hearing, the Board may choose to take action, delay action to a subsequent meeting, or take no action.

Public Input: There was none.

Motion: Chairman Lapsley, seconded by Vice-Chair Edney, made the motion to go out of the Public Hearing. All voted in favor, and the motion carried.

Vice-Chair Edney made a motion that the Board adopt the resolution of the Henderson County Board of Commissioners for the County of Henderson, North Carolina, approving an installment financing contract and delivery thereof, electing directors of the Henderson County Government Financing Corporation, and providing for certain other related matters. All voted in favor, and the motion passed unanimously.

DISCUSSION

Hurricane Helene Update

Staff provided the Board with the most up-to-date information regarding Hurricane Helene in Henderson County.

FEMA Projects Summary - Obligated		
Title	Process Step	Total Cost
Expedited Funding	Obligated, Payment Received	\$15,224,300
Emergency Debris Removal		\$1,139,019
United Way	Obligated, Awaiting Payment	\$91,277
Total		\$16,454,596

Approved: August 4, 2025

FEMA Projects Summary – Phase 5

Title	Process Step	Total Cost
Private Property Debris Removal – 100%	Applicant Signed Project	\$78,048
Total		\$78,048

FEMA Projects Summary – Phase 2

Title	Process Step	Total Cost
Radio Tower Access Roads	Pending PDMG Scope & Cost Routing	\$20,000
Mill Pond Creek Educational Drainage Project	Pending DDD Completion	\$400,000
Private Property Debris Removal – 90%	Pending PDMG Application Review	\$22,735,164
Right of Way Debris Removal – 90%	Pending Application Completion	\$0
Waterway Debris Removal – 90%	Pending Application Completion	\$27,170,859
Waterway Debris Removal - 100%	Pending Application Completion	\$0
Personnel costs thru Dec 2024 – External	Pending Application Completion	\$0
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		\$54,698,582.68

FEMA Projects Summary – Phase 2

Title	Process Step	Total Cost
Jackson Park Field and Lighting	Pending Initial Project Development	\$250,000
Libraries, Activities and Community Center	Pending Initial Project Development	\$40,500
Dana, Etowah, Edneyville and Flat Rock Parks	Pending Initial Project Development	\$35,500
Bearallow Mountain Tower	Pending Initial Project Development	\$25,000
Etowah Sewer	Pending Initial Project Development	\$46,200
Vehicles and Equipment	Pending Initial Project Development	\$76,661
Creeks & Stream Gauges	Pending Initial Project Development	\$100,000
Total		\$573,861

Expedited Payment

Revenues:

FEMA Funding Received	15,224,300.00
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Expenditures:

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

Net

-742,314.26

Approved: August 4, 2025

Summary to Date	
Revenues:	
FEMA Funding Received	16,078,563.88
Cash Flow Loan Net Proceeds	4,603,529.16
Donations, Unassigned	104,628.30
Insurance Proceeds	538,008.21
Interest Earned	55,690.13
Grants	25,000.00
Reimbursements	5,384.00
	<hr/> 21,410,803.68
Expenditures:	
Personnel	3,480,212.94
Debris Management/Monitoring	20,128,222.07
Other Disaster Response	2,310,485.55
	<hr/> 25,918,920.56
Net	-4,508,116.88

Jimmy Brissie provided the most up-to-date information about debris removal.

Helene Debris Removal Update

- Roadway Debris: 588,783 cy
- Tree Cuts (leaners & hangers): 21,107 cuts
- Private Property Debris: 74,610 cy
- Waterway Debris: 27,901 cy
- Total (includes final haul): 910,227 cy

Mr. Brissie and Chris Todd provided the following information:

- **PPDR Program:** Over 1,200 applications had been received, with 850 approved. SDR has 30 crews working and is completing 10–12 sites per day. Debris removal under PPDR is approximately 40% complete and expected to continue for several months.
- **Waterway Debris Cleanup:** Work is underway in Cane Creek, Clear Creek, Green River, Broad River (Bat Cave/Gerton), Mud Creek, and both forks of the Mills River. Work is estimated to be 35% complete. The EWP program may support cleanup of smaller waterways not covered by FEMA.
- **ROW Debris Removal:** Approximately 95% complete.
- **Homeowner Mitigation Projects:** Group 1 (28 properties) is in final FEMA review. Groups 2 and 3 (50 parcels/59 structures) were reviewed and approved by the TRC. Closings could begin as early as October. The State manages the buyout process, with an estimated value of \$13 million.
- **Long-Term Recovery Group:** The Disaster Recovery Partnership (DRP), operating under United Way, has launched its case management system internally and will soon launch publicly.

Approved: August 4, 2025

John Hughes was hired as Program Director, and interviews for case management staff are ongoing.

- **Community Support:** A Resource Fair will be held July 23 from 2–7 PM at the Gerton Fire Department for citizens in the Hickory Nut Gorge area. Natalia Santana Polliard has joined the County as the new Recovery Director, bringing prior FEMA experience.

Construction Projects Update

Bryan Rhodes provided an update about ongoing construction projects throughout the county.

2025.117 FY2024-2025 Tax Collector's Settlement, Approval for Bond Amounts for Tax Collector/Deputy; FY2025-2026 Tax Order for Collection

This was the time for delivery of the tax receipts to the Henderson County Tax Collector; however, before they can be delivered, the following must occur (pursuant to N.C.G.S. 105-352):

- (a) **PREPAYMENTS.** The Tax Collector must deliver any duplicate bills printed for prepayments received by the Tax Collector to the Finance Director and demonstrate to the Finance Director's satisfaction that all prepayments received have been deposited.
- (b) **SETTLEMENT.** The Tax Collector must make settlement with the Board of Commissioners for all taxes placed in his hands for collection for the past year.
- (c) **BOND.** The Board of Commissioners must approve the bond to be issued for the Tax Collector and Deputy Tax Collector for Delinquent Taxes.
- (d) **ORDER OF COLLECTION.** An Order of Collection must be adopted at today's meeting, which will charge the Tax Collector with the collection of FY 2025-2026 taxes, plus all outstanding delinquent taxes.

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Approved: August 4, 2025

FY2025 ANNUAL LEVY

Includes Real Property, Personal Property, Business Personal Property, and Public Service Property billed and collected by the County

LEVY ADDITIONS				
All amounts charged to the Tax Collector				
	COUNTY	FIRE DISTRICTS	MUNICIPAL DISTRICTS	TOTAL
Tax & Penalty	\$ 101,801,248.25	\$ 16,074,067.36	\$ 19,114,914.42	\$136,990,230.03
Interest	\$ 172,503.06	\$ 29,660.38	\$ 30,413.64	\$ 232,577.08
TOTAL	\$ 101,973,751.31	\$ 16,103,727.74	\$ 19,145,328.06	\$ 137,222,807.11

LEVY CREDITS				
All sums allowed as credits to the Tax Collector				
	COUNTY	FIRE DISTRICTS	MUNICIPAL DISTRICTS	TOTAL
Deposits	\$ 101,062,490.21	\$ 15,936,204.85	\$ 18,953,829.50	\$ 135,952,524.56
Adjustments	\$ 57,581.87	\$ 10,371.31	\$ 16,620.97	\$ 84,574.15
Releases	\$ 51,799.95	\$ 4,713.05	\$ 38,333.87	\$ 94,846.87
Interest	\$ 172,503.06	\$ 29,660.38	\$ 30,413.64	\$ 232,577.08
Unpaid Tax: Real & Personal Property	\$ 629,376.22	\$ 122,778.15	\$ 106,130.08	\$ 858,284.45
Unpaid Tax: Registered Motor Vehicles	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 101,973,751.31	\$ 16,103,727.74	\$ 19,145,328.06	\$ 137,222,807.11

REGISTERED MOTOR VEHICLE (RMV) LEVY

*Includes Registered (tagged) Motor Vehicle Tax Bills that are billed and collected on behalf of the County by NC's Tax & Tag Together Program
RMV tax is not part of the Collector's charge, however it is part of the Tax Levy.*

LEVY ADDITIONS				
	COUNTY	FIRE DISTRICTS	MUNICIPAL DISTRICTS	TOTAL
Tax	\$ 8,074,599.59	\$ 1,393,244.82	\$ 2,089,252.31	\$ 11,557,096.72
Vehicle Fee	\$ -	\$ -	\$ 232,340.00	\$ 232,340.00
Interest	\$ 58,409.68	\$ 10,205.20	\$ 15,037.91	\$ 83,652.79
TOTAL	\$ 8,133,009.27	\$ 1,403,450.02	\$ 2,336,630.22	\$ 11,873,089.51

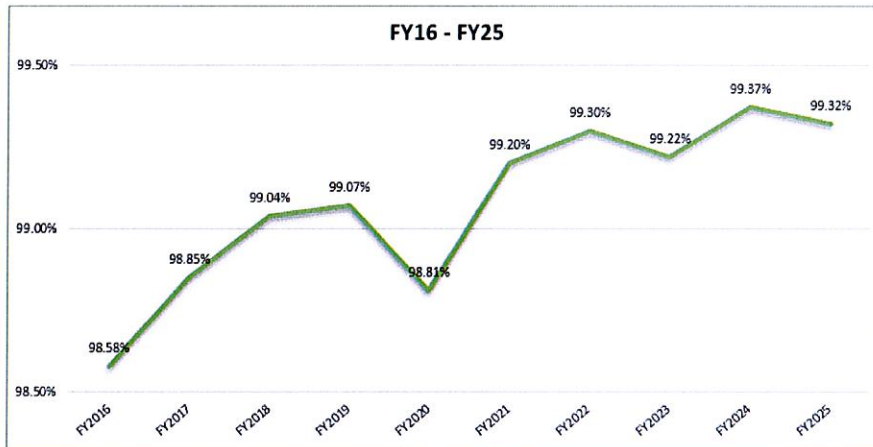
LEVY CREDITS				
	COUNTY	FIRE DISTRICTS	MUNICIPAL DISTRICTS	TOTAL
Levy Collected	\$ 7,942,577.89	\$ 1,369,808.52	\$ 2,282,527.50	\$ 11,594,913.91
Unpaid Levy	\$ 132,021.70	\$ 23,436.30	\$ 39,064.81	\$ 194,522.81
Interest Collected	\$ 58,409.68	\$ 10,205.20	\$ 15,037.91	\$ 83,652.79
TOTAL	\$ 8,133,009.27	\$ 1,403,450.02	\$ 2,336,630.22	\$ 11,873,089.51

**The following slides focus only on the County Levy for
Annual Bills and do not include Fire Districts and/or
Municipal Districts**

Approved: August 4, 2025

FISCAL YEAR-END COLLECTION RATES

	FY2025	FY2024
Annual Levy	99.39%	99.35%
RMV Levy	98.36%*	99.68%
Combined Levy	99.32%	99.37%

COMBINED LEVY COLLECTION RATE TREND:

*Interest refunds issued by the state due to State Executive order 323 duplicated billed amounts

**LEVY COLLECTED
COMPARED TO
FY2025 BUDGETED PROPERTY TAX REVENUE**

	LEVY BUDGETED	LEVY COLLECTED (\$ DEPOSITED)	\$ COLLECTED OVER (UNDER) BUDGET
FY2025	\$ 104,600,659	\$ 110,026,161.37	\$ 5,425,502.37
FY2024	\$ 98,736,662	\$ 106,944,934.76	\$ 8,208,272.76
FY2023	\$ 95,439,998	\$ 100,037,258.80	\$ 4,597,260.80
FY2022	\$ 92,107,728	\$ 96,697,252.46	\$ 4,589,524.46
FY2021	\$ 88,629,211	\$ 93,935,287.74	\$ 5,306,076.74
FY2020	\$ 87,128,532	\$ 90,966,806.18	\$ 3,838,274.18
FY2019	\$ 76,722,389	\$ 80,239,454.85	\$ 3,517,065.85
FY2018	\$ 74,231,301	\$ 78,183,956.57	\$ 3,952,655.57
FY2017	\$ 73,075,676	\$ 76,381,248.10	\$ 3,305,572.10
FY2016	\$ 65,998,066	\$ 68,524,823.14	\$ 2,526,757.14

*Includes Ad Valorem, RMV, and Prior Year budgeted items

Approved: August 4, 2025

COLLECTOR'S EFFORTS TO COLLECT UNPAID TAX

ENFORCED COLLECTION ACTIVITY				
TYPE OF ACTION	FY2025 ACTIVITY		FY2024 ACTIVITY	
	# OF NEW ACTIONS	\$ VALUE *	# OF NEW ACTIONS	\$ VALUE*
Payment Arrangements	221	\$ 709,596	203	\$ 594,954
Bank Account Attachments	462	\$ 830,123	557	\$ 979,630
Wage Garnishments	613	\$ 475,726	775	\$ 642,277
Rent Attachments	3	\$ 21,360	1	\$ 12,921
Garnishments of Escheated Funds	8	\$ 6,294.72	184	\$ 213,445
NC Debt Setoff (State Income Tax Garnishment)	2,354	\$ 1,356,072	2,668	\$ 1,402,683

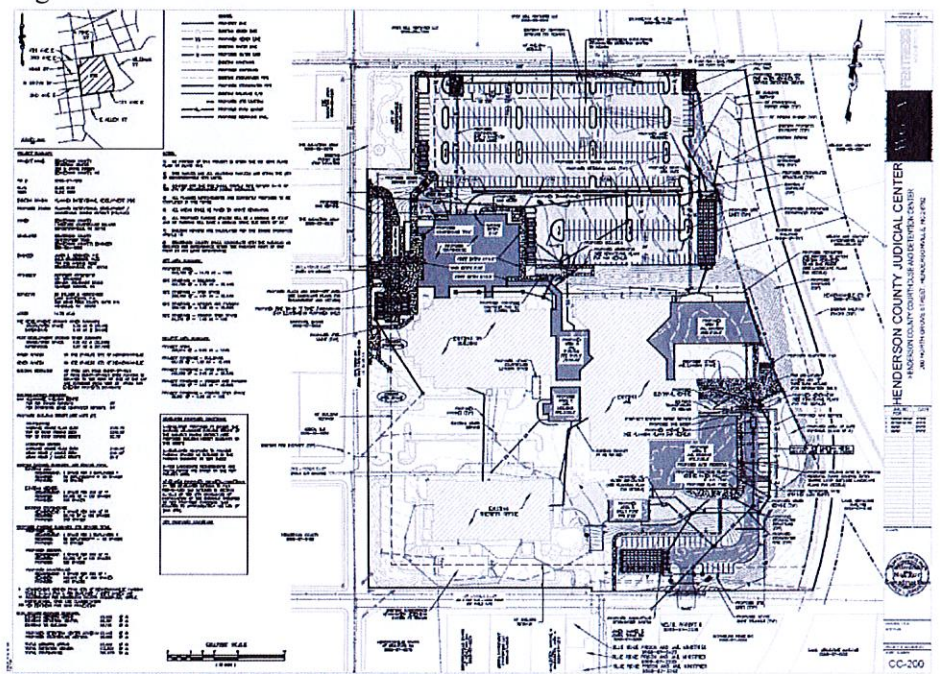
* \$ Value includes the total value of each action when it was created. It should not be confused with collection activity resultant from the action. Total value includes levy, interest, penalties and any collection costs associated with the action.

Vice-Chair Edney made the motion that the Board approve the tax collector's settlement for Fiscal Year 2024-2025 taxes, and further approve the bonds, the order of collection, and charge for collection to the tax collector for Fiscal Year 2025-2026 taxes. All voted in favor, and the motion passed.

Henderson County Judicial Complex Addition & Renovation (JCAR): Detention Center Project Guaranteed Maximum Price Review

The Board was presented with the Guaranteed Maximum Price (GMP) from Haskell-Cooper, Construction Manager at Risk (CMR), for the Judicial Complex Addition and Renovation (JCAR): Detention Center Project.

The following slides were shown:



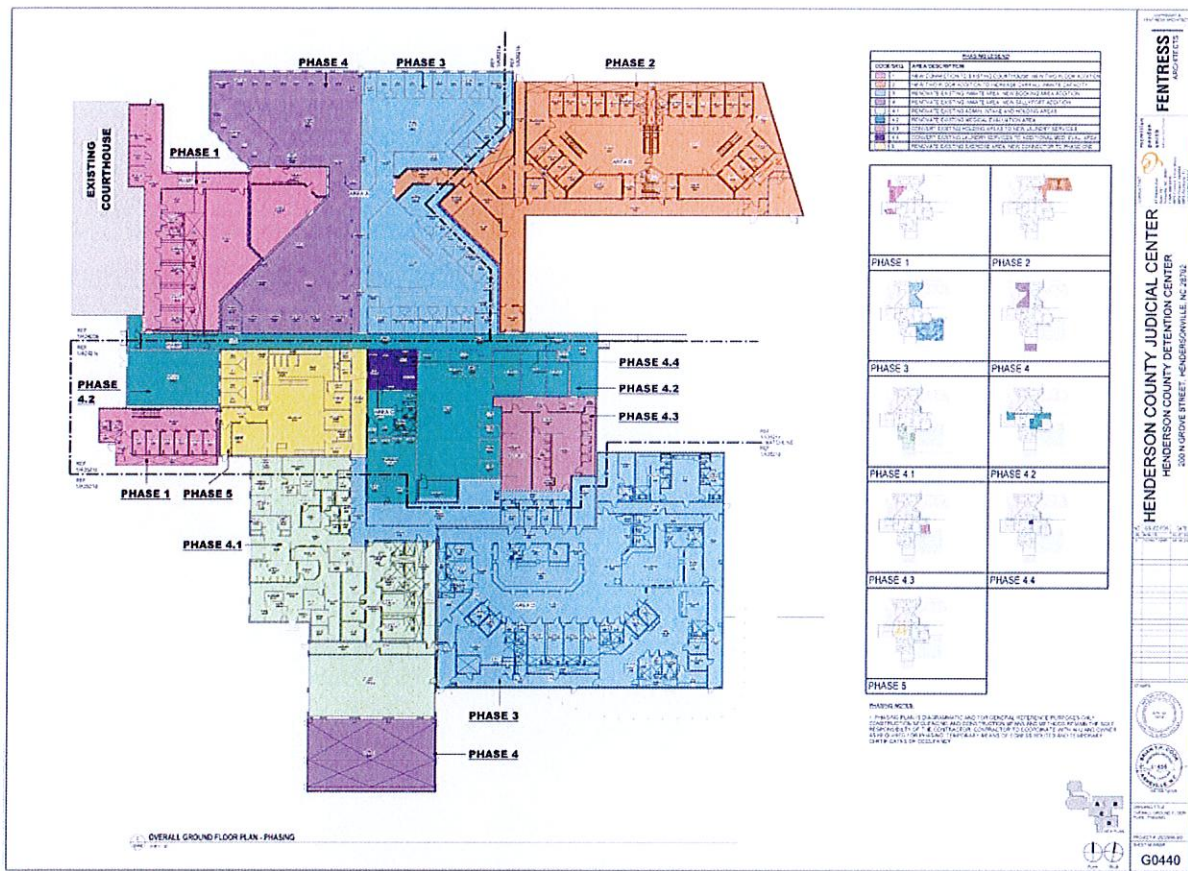
April 3, 2025
HENDERSON COUNTY JUDICIAL CENTER
Hendersonville, NC

SITE PLAN

FENTRESS
ARCHITECTS



Approved: August 4, 2025



Detention Center Budget

Construction Cost

Construction Cost Estimate based on component cost - **not square footage	\$66,298,328.00
CMR Fee (3.75% included in construction cost)	\$2,396,325.00
Construction / Contractor Contingency (5% included in const cost)	\$3,515,771.00
Sub Total	\$66,298,328.00

Soft Cost

FF&E and Technology Allowance	\$2,988,949.84
A&E Design Fees	\$6,464,319.50
Permit Fee	\$464,088.30
Geo Technical and Materials Testing Fees	\$795,579.94
CMR Pre-Construction Fee	\$750,000.00
EERC Allowance	\$180,000.00
Owner Contingency (4%)	\$2,651,933.12
Sub Total	\$14,294,870.69

Overall Total Budget	\$80,593,198.69
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Approved: August 4, 2025

Courts Addition Budget

Construction Cost

Construction Cost Estimate based on component cost - **not square footage	\$74,896,284.00
CMR Fee (3.75% included in construction cost)	\$2,808,610.65
Construction / Contractor Contingency (5% included in const cost)	\$3,437,580.00
Sub Total	\$74,896,284.00

Soft Cost

FF&E and Technology Allowance	\$5,493,777.04
A&E Design Fees	\$6,464,319.50
Permit Fee	\$524,273.99
Geo Technical and Materials Testing Fees (1.2%)	\$898,755.41
CMR Pre-Construction Fee	\$0.00
EERC Allowance	\$180,000.00
Owner Contingency	\$4,493,777.04
Sub Total	\$18,054,902.98

Overall Total Budget	\$92,951,186.98
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Project Budget

- Detention Center - **\$80,593,198.69**
- Courthouse Addition - **\$92,951,186.98**
- Total Budget - **\$173,544,385.67**
- Previously Approved Budget – **158,300,000**

There was a lengthy discussion regarding the increased costs of the JCAR project. Commissioner Franklin and Commissioner Egolf expressed concern about the significant rise in projected costs since the project was originally approved by the previous Board. Commissioner Franklin noted that the approximately \$15.2 million increase would be comparable to funding an additional county facility.

Approved: August 4, 2025

District Attorney Andrew Murray and Clerk of Superior Court Tyler Ray emphasized the need for the JCAR project.

Commissioner Egolf stated, "I strongly believe in two things: I strongly believe in Public Education, and I strongly believe in Law and Order, and how we raise our young people." He added that while he supports the project, it was his responsibility to raise concerns about the cost increase.

Commissioner McCall reiterated the importance of utilizing value engineering to help reduce overall costs.

Commissioner Franklin commented that joining the Board near the end of the County's largest capital project has been challenging. She added that if costs cannot be reduced, several Board members may remain concerned, especially given the number of other important projects also requiring funding and attention.

In closing, Chris Todd clarified that to stay on schedule with the current borrowing timeline, the Board would need to take action at its next meeting on August 4. The required action would be to approve a guaranteed maximum price contract with Haskell-Cooper.

NOMINATIONS AND APPOINTMENTS

1. Fire and Rescue Advisory Committee – 1 vac.

Chairman Lapsley made the motion to nominate Mike Huggins for appointment to seat #4. All voted in favor, and the motion carried.

2. Henderson County Historic Courthouse Corporation/Heritage Museum – 2 vacs.

Vice-Chair Edney made the motion to nominate Clifford Bishop for reappointment to seat #2, and Velvet Hall for appointment to seat #3. All voted in favor, and the motion carried.

3. Rail-Trail Advisory Committee – 2 vacs.

Commissioner Franklin made the motion to nominate Brent Detwiler for reappointment to seat #1. All voted in favor, and the motion passed unanimously.

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

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

5. Home and Community Care Block Grant Committee – 1 vac.

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

6. Hospital Corporation Board of Directors/UNCH – 2 vacs.

Approved: August 4, 2025

Vice-Chair Edney made the motion to nominate Tamela Albrecht for appointment to seat #10, and Dr. Robert Bryant for reappointment to seat #11. All voted in favor, and the motion carried.

7. Juvenile Crime Prevention Council – 10 vacs.

Commissioner McCall made a motion to nominate James Capps for reappointment to seat #4, Sonya Flynn for reappointment to seat #8, Leighton Hannah for reappointment to seat #16, Melanie Adams for reappointment to seat #18, Lauren Riggs for reappointment to seat #19, Jordan Ray for reappointment to seat #20, Garrett Gardin for reappointment to seat #23, and Jonah Jakubielski for reappointment to seat #26. All voted in favor, and the motion carried.

Vice-Chair Edney made the motion to nominate Thomas Ammons for appointment to seat #3. All voted in favor, and the motion carried.

Commissioner McCall made a motion to nominate Jodi Grabowski for appointment to seat #9. All voted in favor, and the motion carried.

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

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

9. Mountain Area Workforce Development Board – 1 vac.

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

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

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

COMMISSIONER UPDATES

Commissioner Franklin had no updates.

Commissioner McCall discussed the number of private cemeteries in the county, noting that some are owned by churches, some by families, and some appear to no longer have any identifiable owner. She shared that a family who owns a church and cemetery recently reached out to her with concerns that the older generation, who has maintained the property, is passing on, and younger family members are not interested in continuing the upkeep. She posed the question, “What happens to it?” and challenged the Cemetery Advisory Committee to explore these situations and offer a recommendation. She emphasized the importance of addressing this issue to prevent church facilities and cemeteries from falling into neglect due to a lack of ownership or interest.

In closing, Commissioner McCall expressed her honor in serving as the grand marshal of the recent Fourth of July parade.

Vice-Chair Edney had no updates.

Approved: August 4, 2025

Commissioner Egolf noted that with the development of the Berkeley Park Sports Complex and the Ecusta Trail, significant funds were being directed toward parks and recreation facilities. He estimated that approximately \$15 million would be invested in parks and recreation once all projects are completed. Egolf proposed that the Board consider discussing the county's occupancy tax, suggesting an increase from five to six percent to support marketing efforts and help expand the county's capacity to attract and accommodate more visitors.

He also commended the recreation department for successfully securing several grants, including one that funded the new accessible playground equipment at East Flat Rock Park. He added that the department was close to obtaining another grant to fund the cost of the tennis courts at Berkeley Park.

Chairman Lapsley provided two updates:

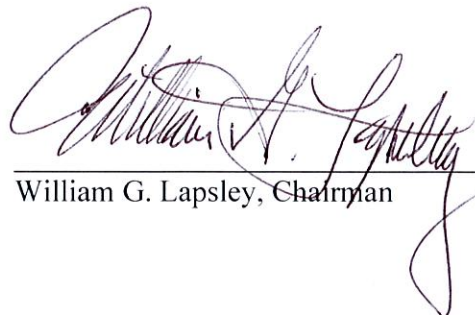
1. He reminded everyone of the grand opening of the Ecusta Trail, scheduled for this Friday at 2 p.m.
2. He discussed the recent joint action by the City Council and the Board of Commissioners to establish the Joint Water and Sewer Commission. Although the codification of the commission has been delayed in Raleigh, he and the County Manager will meet with Representative Balkcom next week to discuss the delay and determine the steps needed to move the process forward. In the meantime, county and city staff have been working collaboratively to identify which items outlined in the interlocal agreement could be implemented. One of those items was the initiation of the nomination process for appointments to the new Joint Commission. Chairman Lapsley encouraged each municipality to submit a recommendation for consideration.

COUNTY MANAGER'S REPORT

Mr. Mitchell provided a brief report on upcoming events.

Motion: Vice Chair Edney made the motion that the Board go into Closed Session pursuant to N.C.G.S. 143.318.11 (a) (3) and (a) (6). All voted in favor, and the motion passed unanimously

ADJOURN


Denisa A. Lauffer, Clerk to the Board
William G. Lapsley, Chairman

Approved: August 4, 2025