

September 17, 2025

## **MINUTES**

**STATE OF NORTH CAROLINA  
COUNTY OF HENDERSON**

**BOARD OF COMMISSIONERS  
WEDNESDAY, SEPTEMBER 17, 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, Chief Communications Officer Mike Morgan, Planning Director Autumn Radcliff, Planner Austin Parks, Code A/V Technician Oscar Guerrero, DSS Director Lorie Horne, Parks and Recreation Director Bruce Gilliam, Grants Administrator Emily Kanipe, Director of Human Resources Karen Ensley, Recovery Director Natalia Santana-Pollard, Behavioral Health Director Jodi Grabowski, Tax Assessor Kevin Hensley, Building Services Director Crystal Lyda, Capital Projects Manager Bryan Rhodes, Social Media Coordinator Tiffany Lucey, Finance Director Randal Cox, and NC Lead Fellow Abby Buxton. Deputy Chris Stepp 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**

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

### **RESOLUTIONS AND RECOGNITIONS**

#### **2025.157 Resolution - We are Hope Week**

The Board of Commissioners was requested to adopt a resolution, designating September 22-26, 2025, as "We Are Hope" Week in Henderson County Public Schools' middle and high schools.

#### **RESOLUTION – HONORING THE OBSERVANCE OF “WE ARE HOPE” WEEK IN HENDERSON COUNTY PUBLIC SCHOOLS’ MIDDLE AND HIGH SCHOOLS**

**WHEREAS,** Substance and alcohol misuse adversely affect the brain, liver, heart, and overall health and can cause adverse behavioral, psychological, social, and fatal consequences; and

**WHEREAS,** there were more than 83,300 drug overdose deaths in the United States in 2024, and the overall trend since 2018 is marked by a sharp rise, driven largely by synthetic opioids like fentanyl; and

**WHEREAS,** substance and alcohol abuse continue to occur among children and youth in our society: with overall usage among youth declining during the last 10 years due to education and prevention efforts; and

Approved:

**WHEREAS,** student leaders in Henderson County Public Schools' six high schools and four middle schools have joined with local Henderson County Hope Coalition in educating their peers on alcohol, tobacco, marijuana, and prescription drug use and misuse; and

**WHEREAS,** students at Apple Valley Middle, Flat Rock Middle, Hendersonville Middle, Rugby Middle, East Henderson High, Innovative High School, Henderson County Career Academy, Hendersonville High, North Henderson High, and West Henderson High are pledging to be and remain substance-free.

**NOW, THEREFORE, BE IT RESOLVED** by the Henderson County Board of Commissioners, that September 22nd, 2025 – September 26th, 2025, be observed in Henderson County Public Schools' middle and high schools as “We Are Hope” substance abuse prevention week.

In witness whereof, I have hereunto set my hand and caused the seal of the County of Henderson to be affixed.

Adopted this the 17<sup>th</sup> day of September 2025.

*Commissioner McCall made a motion for the Board to adopt the Resolution, designating September 22-26, 2025, as “We Are Hope” Week in Henderson County Public Schools' middle and high schools. All voted in favor, and the motion carried.*

**2025.158 Resolution in Memoriam – Charles James Kirk (Add on)**

The Henderson County Board of Commissioners was requested to adopt a resolution recognizing Mr. Charles James Kirk.

**RESOLUTION OF MEMORIAM**

*Charles James Kirk*

*October 14, 1993 – September 10, 2025*

**WHEREAS,** On September 10, 2025, Charles James Kirk (“Charlie Kirk”) was publicly assassinated at Utah Valley University while speaking at an event; and

**WHEREAS,** Charlie Kirk built his mission on the cornerstone of the belief that political discourse is best when it is open, civil, and rooted in the First Amendment; and

**WHEREAS,** Charlie Kirk was dedicated to fostering an environment for open debate and dialogue on some of the toughest issues facing American politics; and

**WHEREAS,** The Henderson County Board of Commissioners proudly uphold the First Amendment and believes that exercising that right should come without risk of death or injury; and

**WHEREAS,** The United States of America was founded upon the universal truths that men are endowed with certain unalienable rights, among which are life, liberty, and the pursuit of happiness.

Approved:

**NOW, THEREFORE, BE IT RESOLVED** that Charles James Kirk will be remembered for his dedication to pursuing open dialogue in a world of polarized politics. The Board of Commissioners reaffirms its commitment to the First Amendment and the rights of all Americans to peacefully assemble and to express their political views and opinions without fear of violence.

In witness whereof I have hereunto set my hand and caused the seal of the County of Henderson to be affixed.

**ADOPTED** this 17th day of September 2025.

*Chairman Lapsley made the motion to adopt the resolution. All voted in favor, and the motion carried.*

**PUBLIC COMMENT** *(Comments are the views and opinions of the speaker)*

There was none.

#### **DISCUSSION/ADJUSTMENT OF AGENDA**

Vice-Chair Edney added a Closed Session to the Agenda Pursuant to N.C. Gen. Stat. § 143-318.11(a)(3) to consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body.

*Vice-Chair Edney moved to approve the agenda as amended. All voted in favor, and the motion carried.*

*Vice Chair Edney made a motion to approve the consent agenda. 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 meeting:

September 2, 2025

*Motion: I move the Board approve the minutes from September 2025.*

##### **Tax Collector's Report**

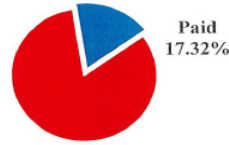
The following report from the office of the Tax Collector was provided for the Board's information.

Approved:

Please find outlined below collections information through September 3, 2025 for 2025 real and personal property bills mailed on July 31, 2025. Vehicles taxes are billed monthly by NC DMV.

**Henderson County Annual Bills (Real and Personal Property):**

|                               |                         |               |
|-------------------------------|-------------------------|---------------|
| <b>2025 Beginning Charge:</b> | <b>\$103,831,601.64</b> |               |
| Discoveries & Imm.            | \$149,663.12            |               |
| Releases & Refunds:           | <b>(\$16,207.26)</b>    |               |
| <u>Net Charge:</u>            | <u>\$103,965,057.50</u> |               |
| Unpaid Taxes:                 | \$85,961,415.68         | Unpaid 82.68% |
| <b>Amount Collected:</b>      | <b>\$18,003,641.82</b>  |               |



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

|                          |                       |        |
|--------------------------|-----------------------|--------|
| Net Charge:              | \$1,457,383.98        |        |
| Unpaid Taxes:            | \$5,237.12            | 99.64% |
| <b>Amount Collected:</b> | <b>\$1,452,146.86</b> |        |

**Henderson County FY25 Budget Analysis:**

| <u>Budget Ordinance</u>               | <u>Revenue Collected</u>            |
|---------------------------------------|-------------------------------------|
| Ad Valorem: \$106,227,288.00          | Ad Valorem: \$19,455,788.68         |
| Prior Years: \$1,030,500.00           | Prior Years: \$206,443.72           |
| <b>Budget Total: \$107,257,788.00</b> | <b>YTD Revenue: \$19,662,232.40</b> |



### 2025.158 Grant – NC Arts Council Grassroots Program

A grant contract and related budget amendment for the North Carolina Arts Council's Grassroots Art Program were presented for the Board's review and approval. Henderson County is acting as a pass-through entity for these funds, totaling \$80,837. With the Board's approval, Henderson County will accept the grant funds from the North Carolina Arts Council, serve as a member on the awardee selection committee, draft grant contracts for each awardee, and disburse all grant funds to the organizations selected by the committee. The Grant Administrator will ensure that subgrantees meet the North Carolina Arts Council's reporting requirements and submit the grant's final report.

*Motion: I move that the Board of Commissioners approve the grant contract with the North Carolina Arts Council for the Grassroots Art Program and the associated budget amendment as presented.*

### Architect of Record Proposal – Medical Office Building, Mills River

The Board was requested to approve a proposal letter from LS3P Architects for design services, including Design Development through Construction Administration Phase (finish), for the Mills River location Medical Office Building, and to authorize staff to proceed with the Henderson County/Henderson Hospital Corporation Medical Office Building.

*Motion: I move that the Board approve the proposal letter from LS3P Architects, in the amount of \$2,304,571, for the Mills River Medical Office Building location.*

### Chronic Nuisance Property – 264 Misty Mountain Drive

The Code Enforcement and Zoning Department has cited a particular parcel of property three times within the past year for violation of the County's nuisance ordinance, Chapter 52 of the Henderson County Code. The property is listed in the geographical information system under PIN 9528786300, with the owner identified as "Joan Kilpatrick". A copy of each notice of violation was provided as part of this agenda item.

Approved:

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 violate the ordinance, the county shall, without further notice in the calendar year in which notice is given, take action to remedy the violation. 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 was hired to clear up the property under the authority noted above.

*Motion: I move that the Board give the owner(s) of the property which is the subject of this agenda item the notice provided for under N.C.G.S. §153A-140.2.*

### Vaya Health – Quarterly Fiscal Monitoring Report for the quarter ended June 30, 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 County Finance Officer received the FMR for Vaya Health on August 25, 2025.

#### Fiscal Monitoring Report

|   |  |  |  |
|---|--|--|--|
| LME / MCO NAME: VAYA HEALTH   |  | FOR THE PERIOD ENDING: 6/30/2025 - Unaudited |  |
| # of month in the fiscal year (July = 1, August = 2, ..., June = 12) =====> |  | 12   |  |
| 1. REPORT OF BUDGET VS. ACTUAL  |  |  |  |
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Approved:

|  |             |              |               |               |              |         |
|--|-------------|--------------|---------------|---------------|--------------|---------|
| <b>TOTAL REVENUE</b>   | 993,080,105 | 964,647,101  | 1,765,176,654 | 1,733,231,941 | 31,944,713   | 98.19%  |
| <b>EXPENDITURES:</b>   |             |              |               |               |              |         |
| Administration   | 172,011,382 | 160,469,727  | 226,663,269   | 196,934,786   | 29,928,483   | 86.81%  |
| LME Provided Services (Service Support)  | 3,540,654   | 3,608,849    | 4,576,388     | 4,096,462     | 480,636      | 89.49%  |
| Provider Payments (State Funds)  | 88,871,217  | 72,970,026   | 127,512,530   | 117,633,773   | 9,878,757    | 92.25%  |
| Provider Payments (Federal Funds)  | 70,891,696  | 48,626,734   | 75,697,300    | 49,922,141    | 25,775,159   | 66.95%  |
| Provider Payments (County Funds)   | 5,235,546   | 3,766,936    | 6,247,382     | 5,179,076     | 1,068,307    | 82.90%  |
| Provider Payments (Medicaid)   | 651,199,204 | 665,473,221  | 1,323,272,509 | 1,355,165,767 | (31,893,258) | 102.41% |
| Permanent Supported Housing and Back at Home Payments                                    | 930,505     | 926,488      | 1,007,475     | 967,432       | 40,043       | 98.01%  |
| <b>TOTAL EXPENDITURES</b>  | 993,080,105 | 955,829,981  | 1,765,176,654 | 1,729,898,225 | 35,278,428   | 98.00%  |
| <b>Net Income or (Loss) (from Operations and Risk Reserve)</b>                           |             | 8,817,120    |               | 3,333,716     |              |         |
| <b>Less Risk Reserve Revenue</b>   |             | (7,035,102)  |               | -             |              |         |
| <b>NET INCOME OR (LOSS) FROM OPERATIONS</b>  |             | 1,782,018    |               | 3,333,716     |              |         |
| <b>2. FUND BALANCE</b>   |             |              |               |               |              |         |
| Restricted FB for Risk Reserve   |             | 113,042,171  |               | -             |              |         |
| Restricted FB-State Statute, Ppds & Investment in Fixed Assets, in Lieu of Risk Corridor |             | 77,323,998   |               | 111,019,430   |              |         |
| Unrestricted FB (Including Board Commitments)  |             | (15,066,212) |               | 84,840,827    |              |         |
| <b>TOTAL FUND BALANCE</b>  |             | 175,299,957  |               | 195,860,257   |              |         |
| <b>3. CURRENT CASH POSITION</b>  |             |              |               |               |              |         |
| Current Cash and Investments   |             |              |               | 257,207,083   |              |         |
| <b>4. ESTIMATED SERVICES INCURRED BUT NOT REPORTED/PAID (IBNR)</b>                       |             |              |               | 64,197,700    |              |         |

*Motion: I move that the Board of Commissioners approve the Vaya Health Fiscal Monitoring Report for the quarter ended June 30, 2025.*

### **HCPS Needs-Based Public School Capital Fund Grant Application**

Henderson County Public Schools (HCPS) requested that Henderson County partner in applying for a Needs-Based Public School Capital Fund Grant to replace part of the Rugby Middle School HVAC System.

The total grant funding requested is \$397,500 for the project, which is estimated to cost \$530,000. A local match of 25% is required, \$132,500, and is anticipated to be expended from Maintenance, Repair, Technology, and Security (MRTS) funding allocated to HCPS, as appropriate.

*Motion: I move that the Henderson County Board of Commissioners approve and execute the Henderson County Public Schools Needs-Based Public School Capital Fund 2025-2026 Grant Application.*

### **2025.159 Grant Project Resolution – NC Department of Environmental Quality**

Staff was pursuing grant funding for the design of the Etowah Sewer System. The North Carolina Department of Environmental Quality (NCDEQ) Division of Water Infrastructure requires a resolution for their Fall 2025 grant application, due September 30. Any grant funding awarded by NCDEQ, up to \$500,000, will be used to advertise and contract for the design of the Etowah Sewer System.

*Motion: I move that the Board approve the project resolution required for the Division of Water Infrastructure Fall 2025 grant application to fund the design of the Etowah Sewer system.*

### **Correction of Motion – September 2, 2025**

On September 2, 2025, the Board authorized the County Engineer to execute an agreement with WithersRavenel, Inc. to perform services utilizing the Asset Inventory and Assessment Grant (AIA) Grant for the Etowah Sewer System.

The amount set out in the Suggested Motion to the Board, as well as the amount approved by the

Approved:

Board, was \$177,000. The correct total award (shown on the documents attached to the Request for Board Action) was \$177,750.

*Motion: I move the Board amend the minutes of its September 2, 2025, meeting to show a contract award to WithersRavenel, Inc. of \$177,750.*

*Chairman Lapsley made the motion to adopt the consent agenda as presented. All voted in favor, and the motion carried.*

## **PUBLIC HEARINGS**

*Chairman Lapsley made a motion to go into the public hearing. All voted in favor, and the motion carried.*

### **2025.160 Close an Unopened 40 Foot Right-of-Way**

Planning and Property Addressing staff received a petition to close a 40-foot unopened 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 September 2nd, 2025, meeting.

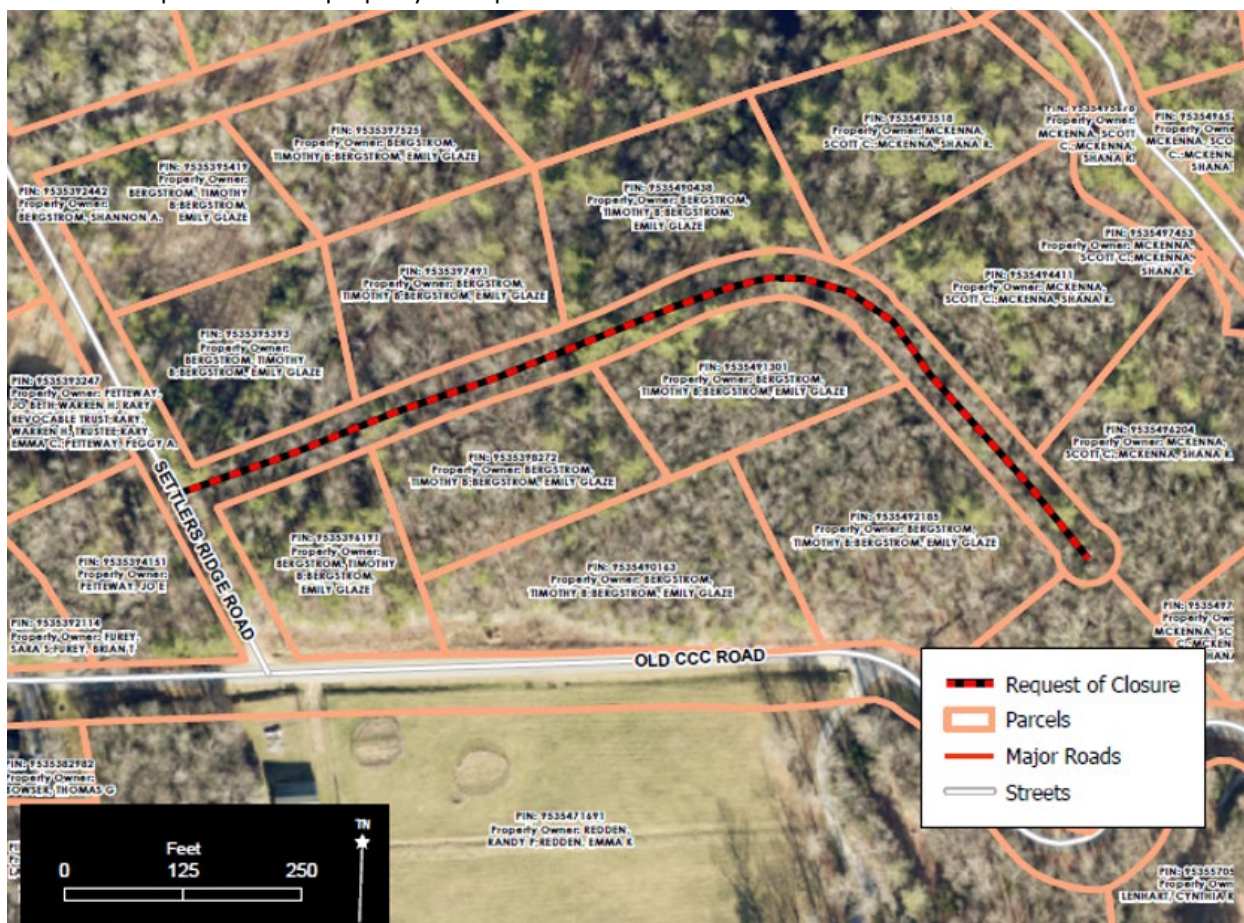
## **PUBLIC NOTICE:**

Approved:

The public hearing notice was advertised in the Hendersonville Lightning on September 3, 2025, September 10, 2025, and September 17, 2025. Notices of the hearing were mailed on August 18th, 2025, to the adjacent property owners.

## Application Summary

- Request submitted to close a unopened portion of 40 ft ROW off Settlers Ridge Rd
- Petitioner is Dallas Ducote on behalf of the adjacent property owners
- On September 2<sup>nd</sup>, BOC approved resolution of intention to close ROW and set a public hearing
- Public notice of the hearing was given
  - Notice in the Hendersonville Lightning on September 03, 2025, September 10, 2025, and September 17, 2025.
  - Notice to adjacent property owners was mailed on August 18<sup>th</sup>.
  - Notice posted on the property on September 5<sup>th</sup>



**Public Input:** There was none.

*Chairman Lapsley made a motion to close the public hearing. All voted in favor, and the motion carried.*

Approved:

*Vice-Chair Edney made the motion that the Board approve the right-of-way closure for an unopened 40-foot right-of-way and sign the Order of Closure. All voted in favor, and the motion carried.*

*Chairman Lapsley made a motion to go into the public hearing. All voted in favor, and the motion carried.*

#### **2025.161 Rezoning Application #R-2025-08, Vulcan ETJ**

The zoning map amendment, application #R-2025-08, pertains to a portion of PINs 9670-03-8082 and 9670-12-8754, which Vulcan Lands, Inc. owns. The subject area is located off Clear Creek Rd and Nix Rd. The parent parcels are currently split zoned between the City of Hendersonville and the County. The owner has requested the 16.12-acre portion of the property in the City of Hendersonville's Extra-territorial Jurisdiction (ETJ) be removed. The City of Hendersonville recently processed and approved this request. Planning Staff initiated the application on July 28, 2025, to rezone approximately 16.12 acres of land and to regulate via the County's Land Development Code.

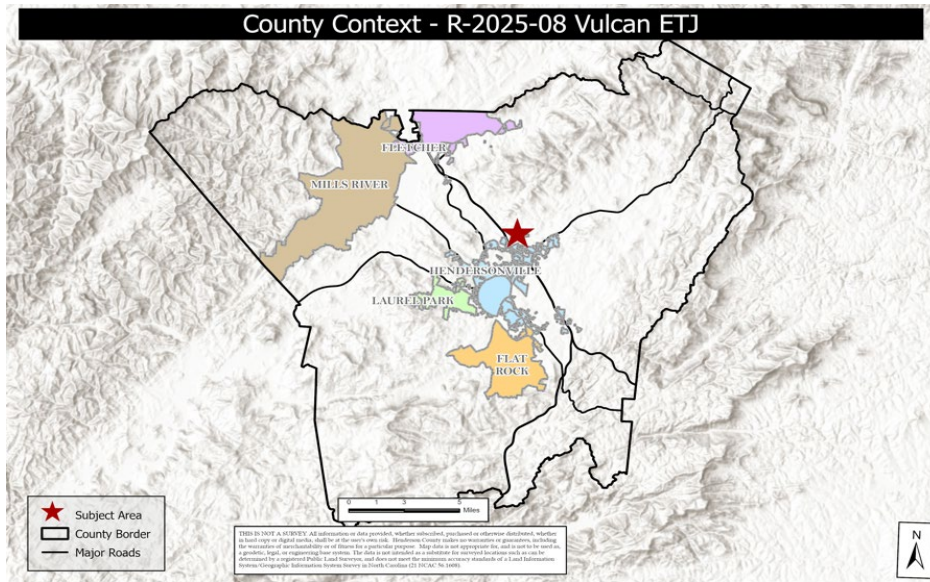
The Technical Review Committee (TRC) reviewed this application during its meeting on August 19, 2025, and voted to forward it to the Planning Board. The Planning Board held a public meeting on August 21, 2025, and voted to send forward a favorable recommendation to the Board of Commissioners.

#### **PUBLIC NOTICE:**

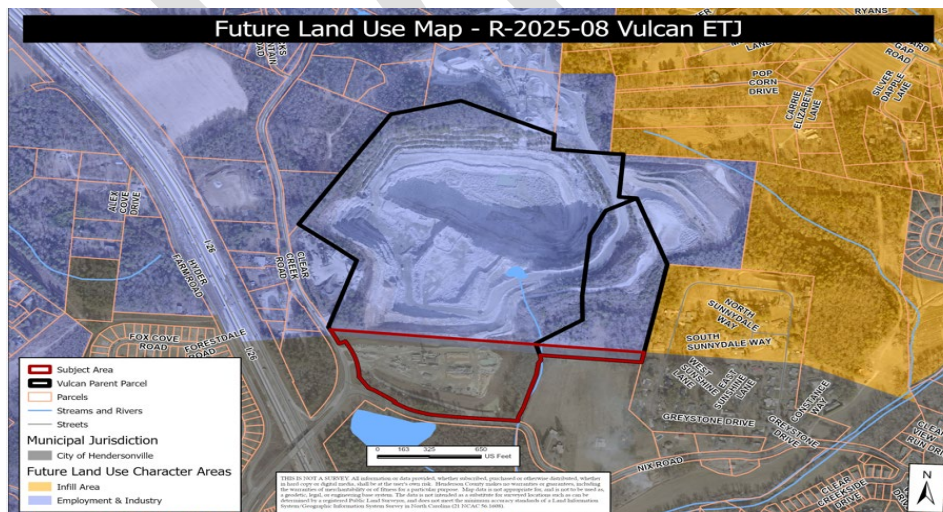
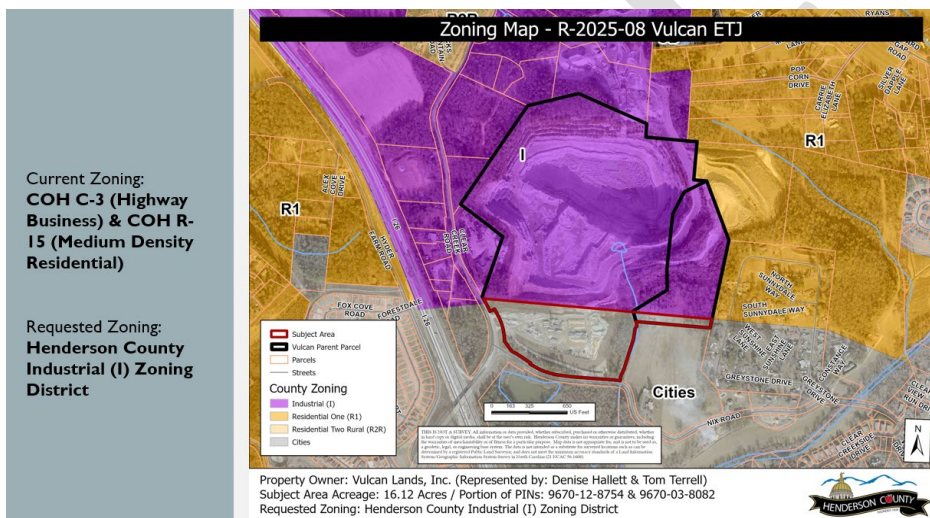
Before taking action on the application, the Board of Commissioners must hold a public hearing. In accordance with §42-303 and §42-346 (C) of the Henderson County Land Development Code and State Law. Notice of the September 17, 2025, public hearing regarding rezoning application #R-2025-08 was published in the Hendersonville Lightning on September 3, 2025, and September 10, 2025. The Planning Department sent notices of the hearing via first-class mail to the property owners within 400 feet of the Subject Area on September 3, 2025, and posted signs advertising the hearing on September 4, 2025.

- Rezoning Application #R-2025-08 , was initiated by Planning Staff on July 28, 2025, to rezone approximately 16.12 acres of land within the City's ETJ to Henderson County's Industrial (I) zoning district
- Portion of PINs: 9670-03-8082 & 9670-12-8754
- Subject area is currently zoned COH R-15 and COH C-3
- Access from Clear Creek Rd and Nix Rd
- Owners: Vulcan Lands, Inc.
- Agent: Denise Hallet

Approved:



Property Owner: Vulcan Lands, Inc. (Represented by: Denise Hallett & Tom Terrell)  
 Subject Area Acreage: 16.12 Acres / Portion of PINs: 9670-12-8754 & 9670-03-8082  
 Requested Zoning: Henderson County Industrial (I) Zoning District



Property Owner: Vulcan Lands, Inc. (Represented by: Denise Hallett & Tom Terrell)  
 Subject Area Acreage: 16.12 Acres / Portion of PINs: 9670-12-8754 & 9670-03-8082  
 Requested Zoning: Henderson County Industrial (I) Zoning District



Approved:

## 2045 COMPREHENSIVE PLAN FUTURE LAND USE CHARACTER AREAS

### FLUM Character Areas:

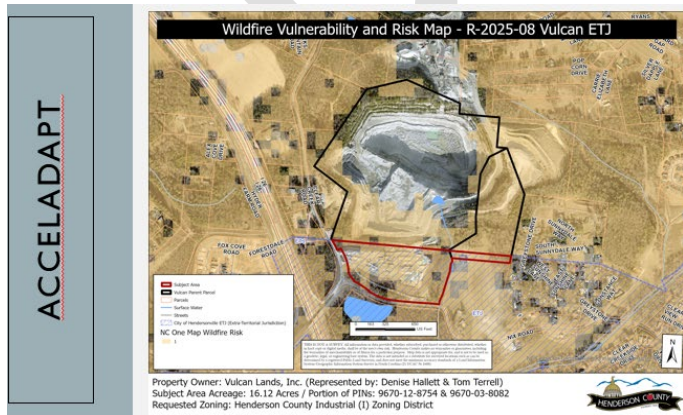
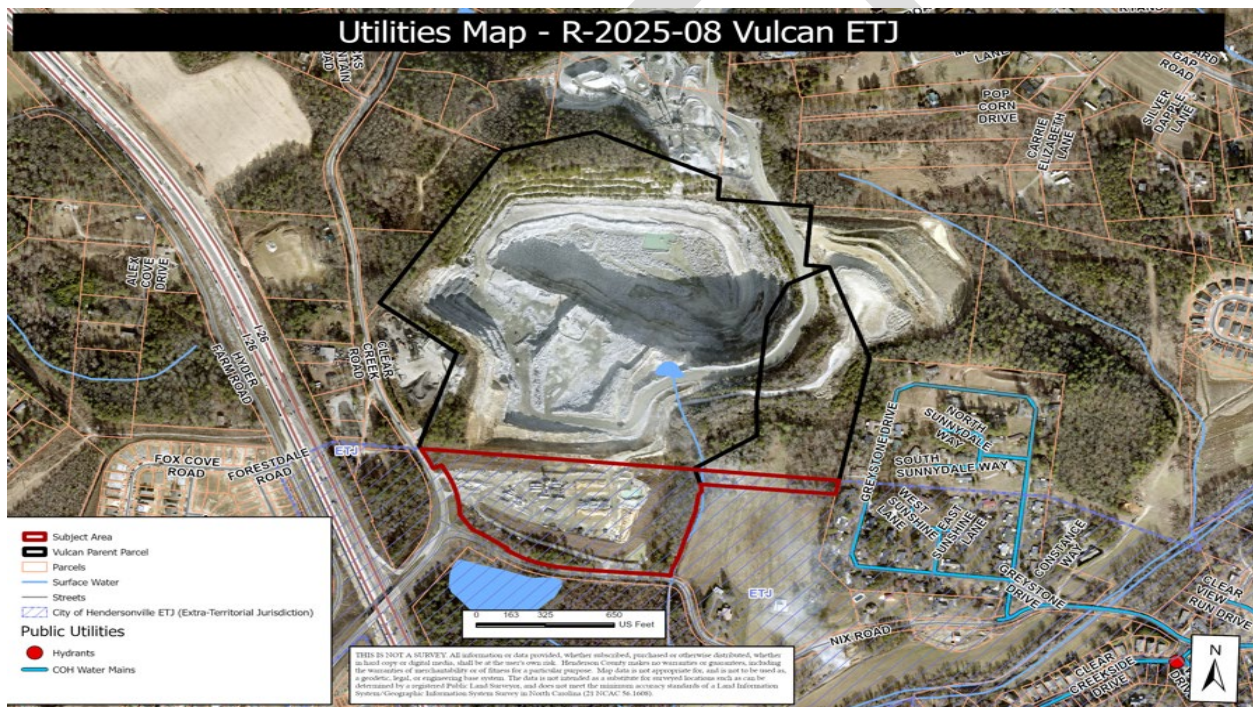
**Employment and Industry:** "Employment and Industry areas offer job-generation, site-ready parks, accessible road networks, and utilities. Industries come in many different forms including manufacturing, agriculture, distribution, office, research and development (R&D) etc. The design of development sites in these areas should be tailored to be compatible with other nearby uses."

Note: Planning Staff recommends extending the Employment & Industry Character Area onto the subject area if the rezoning request is approved.

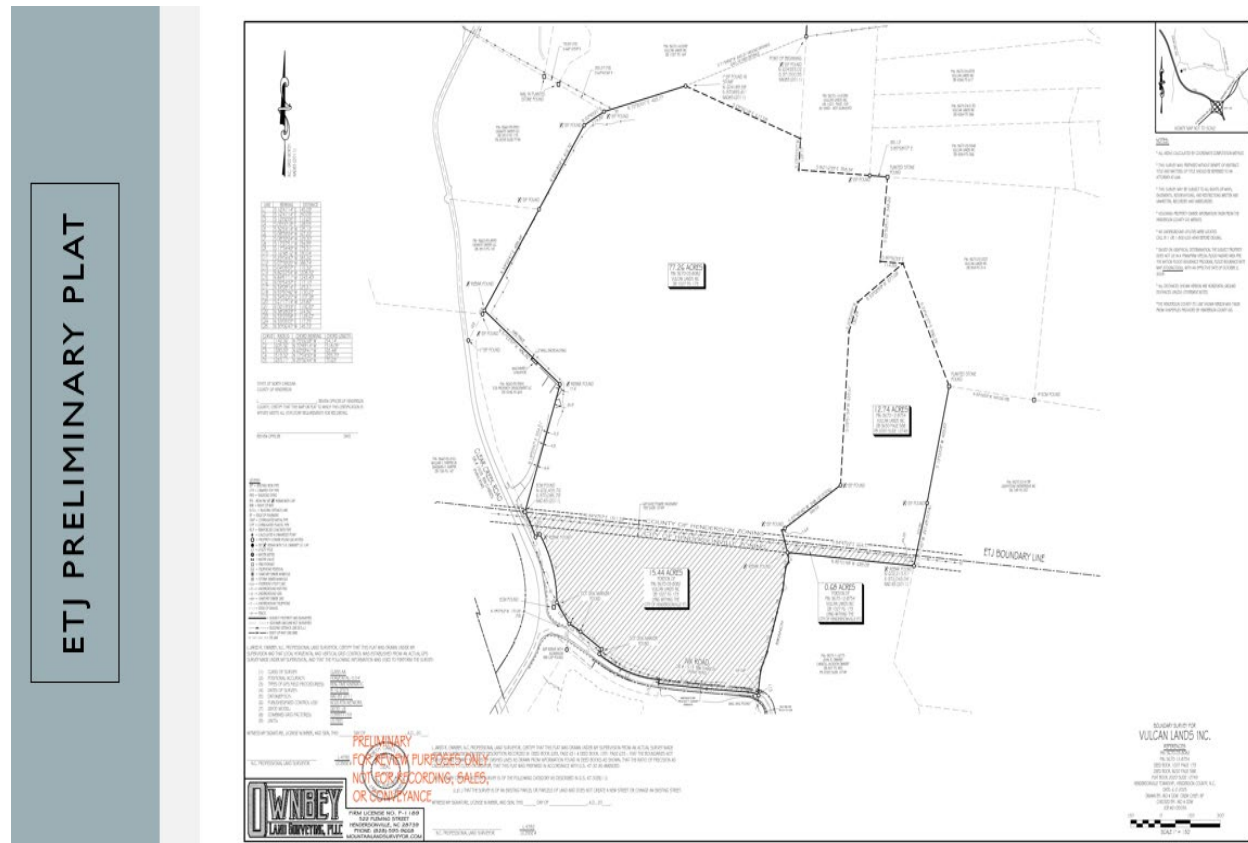
### 2045 COMPREHENSIVE PLAN

#### Plan Outcomes & Goals

- Goal 6: Stimulate innovative economic development initiatives, entrepreneurship, and local businesses.
- Industrial (I) zoning helps accomplish Goal 6 of the 245 Plan. The I zoning district's primary goal is to promote economic growth and support the existing local business



Approved:



## REVIEW PROCESS

- TRC reviewed the application on August 19, 2025
  - The TRC forwarded the application to the Planning Board
- Planning Board reviewed the application August 21, 2025
  - The Planning Board voted unanimously to forward a favorable recommendation to the Board of Commissioners
- A 2045 Comprehensive Plan Statement is included as an attachment

**Public Input:** There was none.

*Chairman Lapsley made the motion to go out of the public hearing. All voted in favor, and the motion carried.*

*Vice-Chair Edney made the motion that the Board approve rezoning application #R-2025-08 to rezone the Subject Area to an Industrial (I) zoning district with the 2045 Comprehensive Plan Statement based on the recommendations of the 2045 Comprehensive Plan. All voted in favor, and the motion carried.*

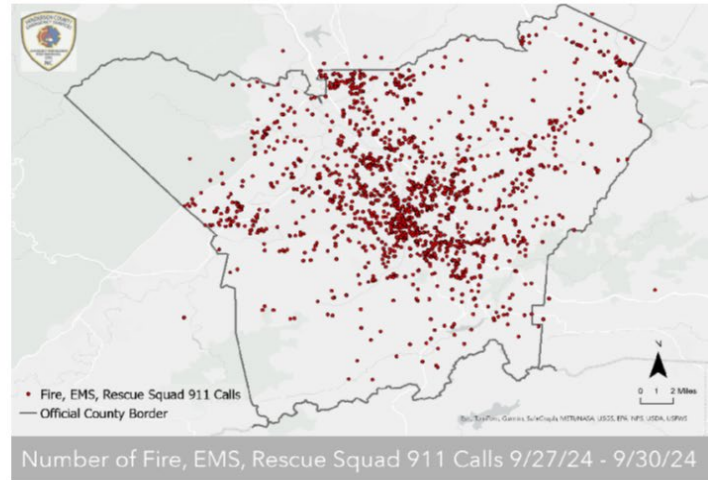
Approved:

## DISCUSSION

### A. Hurricane Helene Update

#### Calls for Service

- ▶ During the first 24 hours of the storm the 911 center received over 4,000 phone calls.
- ▶ At one time there were over 1,000 active calls for service in the computer aided dispatch system.
- ▶ The EOC – Helene Call Center has received over 11,500 calls since September 2024.



#### Financial Summary to Date

##### Revenues:

|                             |                  |
|-----------------------------|------------------|
| FEMA Funding Received       | \$16,532,644.16  |
| Cash Flow Loan Net Proceeds | \$ 8,046,192.57  |
| Donations, Unassigned       | \$ 104,628.30    |
| Insurance Proceeds          | \$ 538,876.21    |
| Interest Earned             | \$ 55,690.13     |
| Grants                      | \$ 25,000.00     |
| Reimbursements              | \$ 5,384.00      |
|                             | <hr/>            |
|                             | \$ 25,308,415.37 |

##### Expenditures:

|                                       |                  |
|---------------------------------------|------------------|
| Personnel                             | \$3,681,455.06   |
| Debris Management/Monitoring          | \$ 20,205,722.07 |
| Debris Mgt/Monitoring (open invoices) | \$ 32,690,193.08 |
| Other Disaster Response               | 2,757,159.97     |
|                                       | <hr/>            |
|                                       | \$59,334,530.18  |

##### Net

**\$-34,026,114.81**

#### FEMA Projects Summary - Obligated

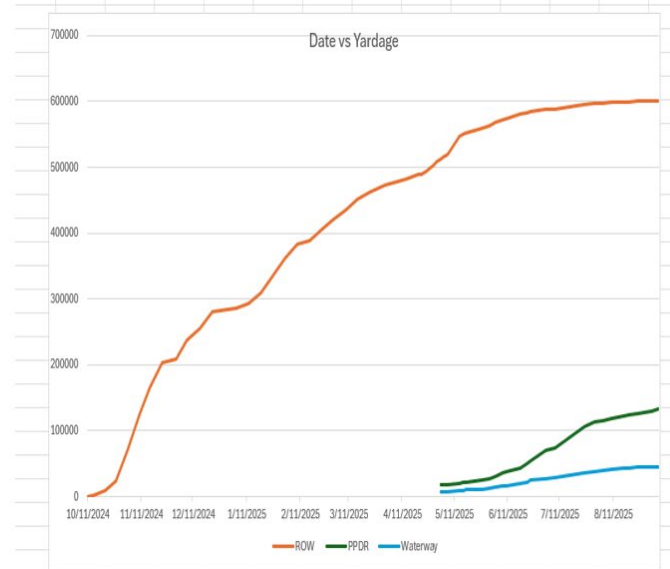
| Title                           | Process Step                | Total Cost   |
|---------------------------------|-----------------------------|--------------|
| Expedited Funding               | Obligated, Payment Received | \$15,224,300 |
| United Way                      | Obligated, Payment Received | \$91,277     |
| Private Property Debris Removal | Obligated, Payment Received | \$78,048.30  |

**Total \$15,393,625.30**

Approved:

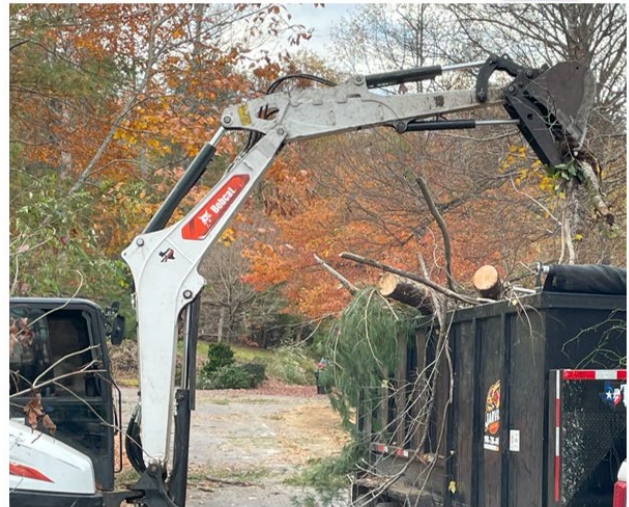
## Debris Collection

- ▶ Total Days of Debris Removal Operations: 331
- ▶ Cubic Yards of Debris Removed: 998,720
- ▶ Tons of Debris Removed: 65,269 (or 22,000 elephants)
- ▶ Approximately 1,157 waterway debris sites have been identified by County staff and are awaiting FEMA approval.



## Private Property Debris Removal

- ▶ A total of 1,839 applications were received.
  - ▶ 767 Completed or 42%
- ▶ County is working diligently with FEMA, NC Emergency Management and associated contractors for continued long-term success of the program.



## Hazard Mitigation Grant Program

- ▶ 131 applications submitted for landslide stabilization.
  - ▶ 6 Acquisitions
  - ▶ 54 Stabilizations
- ▶ 87 flooding/landslide acquisition applications now submitted to FEMA for review.



Approved:

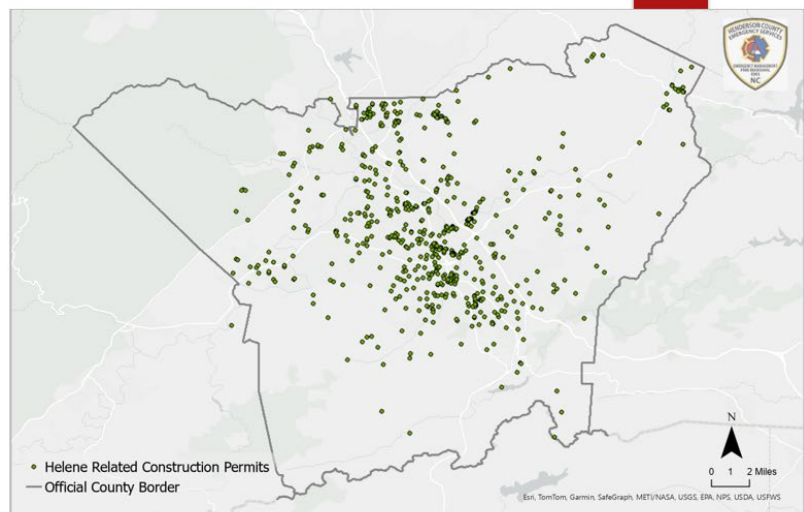
## Roadway Repairs

- ▶ According to North Carolina Department of Transportation, 425 miles of roadway have been repaired in Henderson County since the storm.
- ▶ This is the distance from Hendersonville, NC to Gettysburg National Military Park!
- ▶ Repairs continue throughout the county including the coordination of efforts in the Hickory Nut Gorge.



## Repairing and Rebuilding

- ▶ In the aftermath of the storm the County conducted 59,400 damage assessments.
  - ▶ 1,400 were majority damaged
  - ▶ 1,700 incurred minor damage
  - ▶ 288 were destroyed
- ▶ From October 2024 – August 2024 the County has issued 722 permits for building repairs and demolitions specifically related to Hurricane Helene.
- ▶ Almost 300 Certificate of Occupancies have been provided to residents.



Helene Permit Applications 8/27/24 - 8/31/25

## Community Partnerships

- ▶ Henderson County is partnering with the Disaster Recovery Partnership for long-term recovery needs.
- ▶ The Disaster Recovery Partnership is a coalition of 50-member nonprofit organizations which fill with gap in resident needs.
- ▶ Additionally, over 500 residents have visited the Multi Agency Resource Center hosted at the VFW.



Approved:

## B. Construction Projects Update

Bryan Rhodes and Chris Todd provided the Board with an update on construction projects throughout Henderson County.

**BRCC MRTS Projects** – Programming is underway for the Facilities Building. Henderson County staff, BRCC, and the design team are collaborating to address the City of Hendersonville’s utility extension requirements, ensuring the selected site is suitable for new construction.

### Henderson County Public Schools MRTS Projects

- Tarheel Paving is the contractor for multiple paving improvement projects. Work is planned at Hendersonville Elementary, Glenn Marlow, Fletcher Elementary, Clear Creek Elementary, Apple Valley, and Flat Rock Middle, with all improvements scheduled for completion by the end of September.
- Bonitz Roofing is the contractor for multiple roofing projects. Work is planned for West and East Henderson High Schools.
- Johnson Controls is the contractor for HVAC projects at Apple Valley, Flat Rock, Hendersonville Middle, North Henderson High, West Henderson High, and Rugby Middle.

### Henderson County Capital Projects


Mr. Rhodes provided updates on the schedules for the Medical Office Building at the Spartanburg Highway location, the JCAR Courts, and the Sports Complex.

### Henderson County Public Schools Bus Garage


- RFQ architect launched September 3rd.
- The architect selection committee will meet on September 24<sup>th</sup>.
- Selected architectural firm presented for approval on October 15<sup>th</sup>.

## C. Nonprofit Update

Funded nonprofit organizations provide operational updates.




**FIRST CONTACT**  
Ministries, Inc




**FIRST CONTACT**  
Ministries, Inc


### We Are Unique



ABSITNENCE FOCUSED



PEER SUPPORTED




FAITH BASED

### Core Beliefs

True freedom is found through the power of God  
John 8:36 “So if the Son sets you free, you will be FREE indeed.”


True transformation is found in Christ  
2 Corinthians 5:17 “Therefore, if anyone is in Christ, he is a new creation;  
The old has passed away; the new has come.



**FIRST CONTACT**  
Ministries, Inc.


## Mission

- Rescue
- Renew
- Restore



STAIRWAY TO RECOVERY

Approved:



**Our Purpose:**


To reach and help as many individuals as we can

### Treatment

Transitional Living (substance free housing)

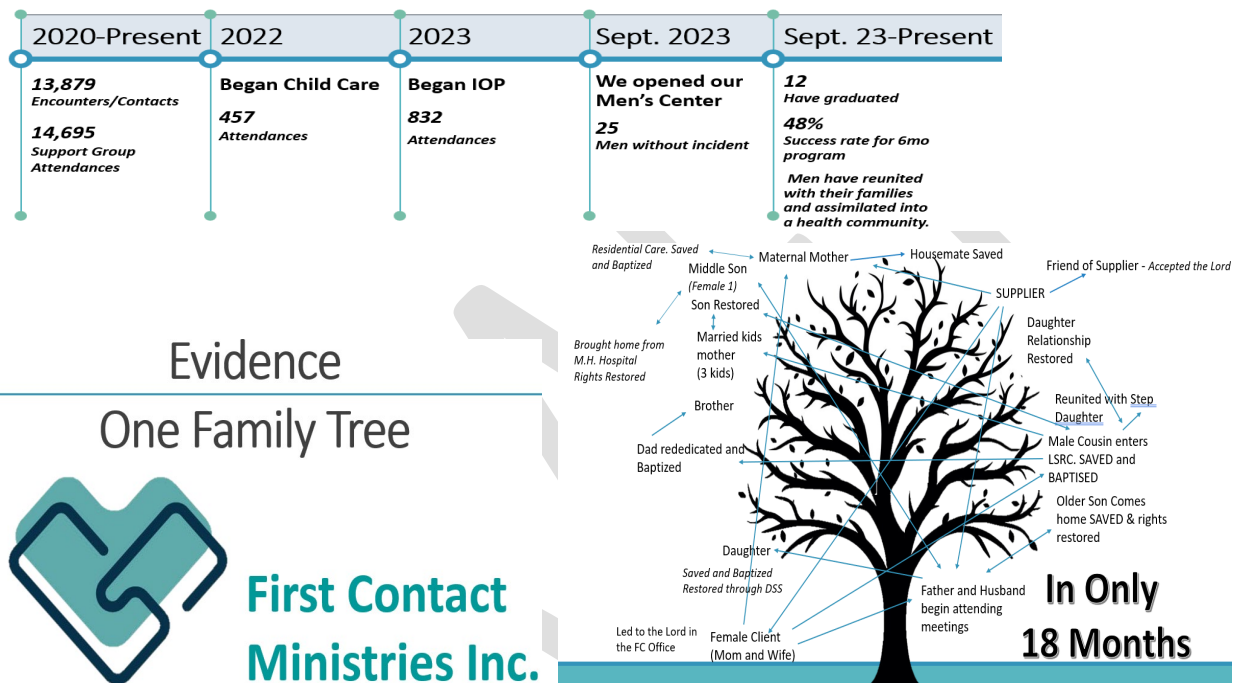
Re-Assimilation Into the Community (substance free communities)

### Reunite With the Family



**We Provide the Following Services:**

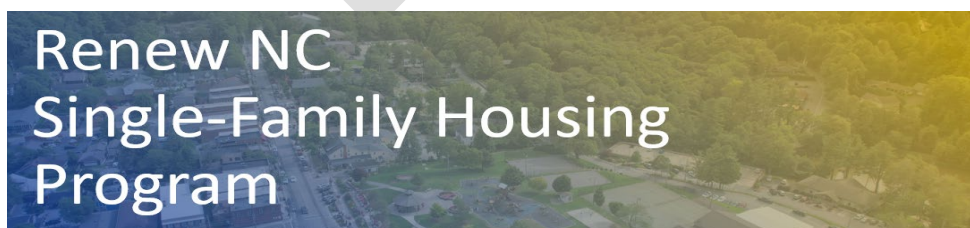
- Navigation: 1000 Organization data-base
- Both peer and professional Counseling
- Support groups – recovering addicts and family members
- Intensive out-patient and aftercare services
- Men's recovery center
- Transitional living



## Renew NC Single Family Housing Program

*(This item was moved up in the meeting due to time constraints of the presenter.)*

Stephanie McGarrah, Deputy Secretary for Community Revitalization within the North Carolina Department of Commerce, provided a presentation on Renew NC's Single Family Housing Program.



Stephanie McGarrah, Deputy Secretary  
Division of Community Revitalization



Approved:

## CDBG-DR ALLOCATION BREAKDOWN



- **\$807M:** Single-Family Housing Program
- **\$191M:** Multi-Family Housing Program
- **\$53M:** Workforce Housing for Ownership



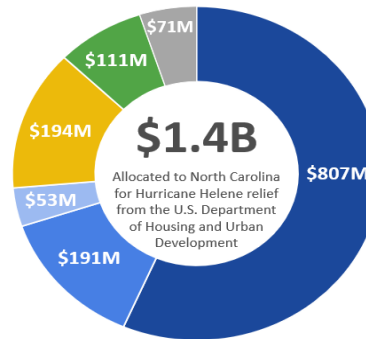
- **\$194M:** Community Infrastructure Program



- **\$111M:** Economic Revitalization Program



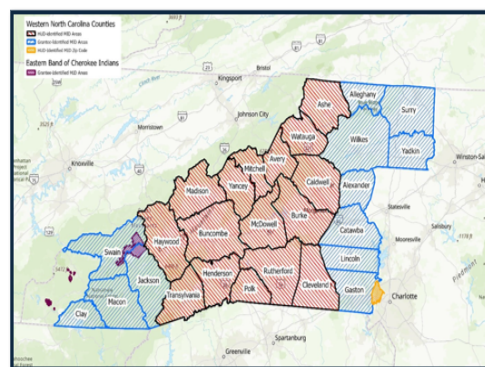
- **\$71M:** Administration



## HUD REQUIREMENTS

- HUD identifies Most Impacted and Distressed (MID) areas for the grantees & requires that at least 80% of the CDBG-DR funds are spent in these areas
- HUD requires that at least 70% of CDBG-DR funds must benefit Low to Moderate Income (LMI) households and communities
- An action plan **outlines the proposed use** of Community Development Block Grant – Disaster Recovery (CDBG-DR) funds
- Grantee must comply with federal laws – procurement, environmental, housing, etc.

### HUD and STATE MID AREAS



### RENEW NC SINGLE-FAMILY HOUSING PROGRAM

## INTRODUCTION

### Program Mission

The Renew NC Single-Family Housing Program is North Carolina's long-term disaster recovery effort to address remaining unmet owner-occupied, single-family disaster recovery needs in areas impacted by Hurricane Helene by providing **housing and mobile home rehabilitation, reconstruction, replacement**, or, in some cases, reimbursement.



### Program Administration

Renew NC is a program delivered through the North Carolina Department of Commerce Division of Community Revitalization, funded by a U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant Disaster Recovery (CDBG-DR) grant.



Approved:

## RENEW NC SINGLE-FAMILY HOUSING PROGRAM

## FREQUENTLY ASKED QUESTIONS

What can the program provide applicants?

- The program seeks to repair, reconstruct, or replace Helene-damaged, owner-occupied single-family housing. It is expected that the program will mostly be reconstructing homes.

What kind of finishes will the program provide in homes it repairs or reconstructs?

- The program will be providing contract grade finishes to program houses.

A full list of Frequently Asked Questions and Answers can be found at [renewnc.org/resources/](https://renewnc.org/resources/).

## RENEW NC SINGLE-FAMILY HOUSING PROGRAM

## ELIGIBILITY CRITERIA

Applicants must meet all the following criteria to qualify for the program:

- ✓ The applicant must have owned the damaged property at the time of Hurricane Helene, September 27, 2024, and must still own the property.
- ✓ The applicant must have occupied the home as a primary residence at the time of Hurricane Helene, September 27, 2024.
- ✓ The property must have been damaged as a result of Hurricane Helene.
- ✓ The property must be an eligible structure type.
- ✓ The applicant must be current on their property taxes or on a payment plan in good standing.
- ✓ If there is a mortgage on the property, the mortgage must be in good standing.
- ✓ The applicant's household must qualify as low-to-moderate income, with a combined annual household income of no more than 120% of the Area Median Income, adjusted for family size.

## RENEW NC SINGLE-FAMILY HOUSING PROGRAM

## DOCUMENTS NEEDED TO APPLY

Required:

- Valid Photo ID
- Proof of Citizenship or Immigration Status
- Income Documentation
- Proof of Ownership
- Proof of Primary Residence
- Proof of Damage
- Benefit Information from Other Recovery Sources

Required if Applicable:

- Proof of Insurance for Damaged Property
- Proof of Disability
- Power of Attorney/Communication Designee

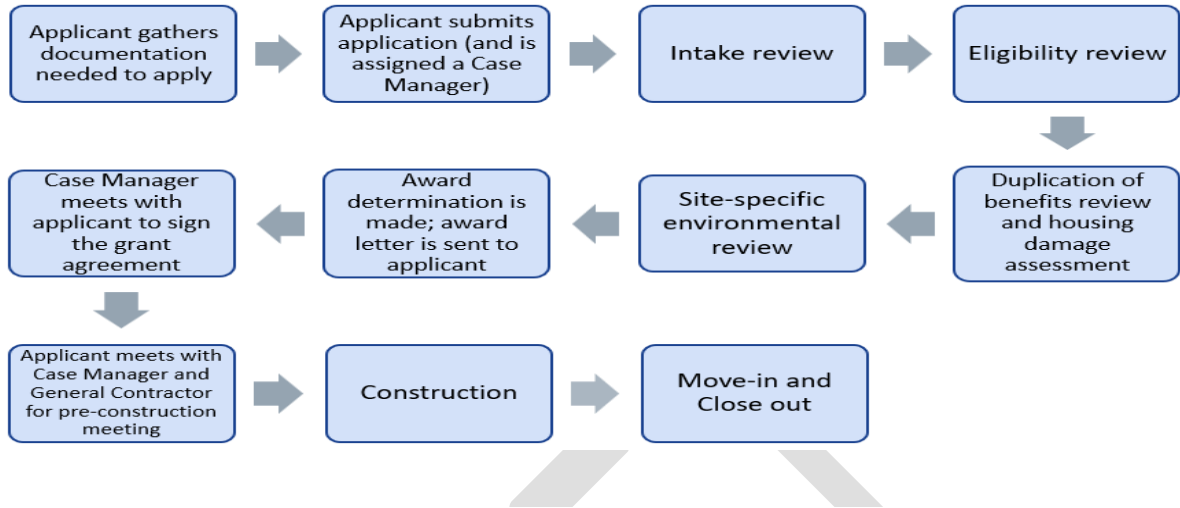
Why do I need to provide income information for the program?

This is a federal requirement of CDBG-DR funding from HUD.

Approved:

RENEW NC SINGLE-FAMILY HOUSING PROGRAM

## APPLICANT PROCESS OVERVIEW



RENEW NC SINGLE-FAMILY HOUSING PROGRAM

## HENDERSON COUNTY APPLICATIONS

As of September 16, 2025:



RENEW NC SINGLE-FAMILY HOUSING PROGRAM

## APPLY BY DECEMBER 31, 2025

**In-Person**

Visit any **Renew NC Program Intake Center** open from 8:00 AM to 6:00 PM, Monday through Saturday

**Renew NC Intake Center**  
128 Bingham Road  
Suite 875  
Asheville, NC 28806

**Online Portal**

Complete an application online at [www.RenewNC.org](http://www.RenewNC.org)

**Mobile App**

Download the “**Renew NC Housing Program**” mobile app from the Google Play Store or the Apple App Store

**Phone Call**

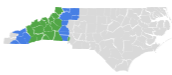
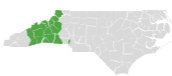
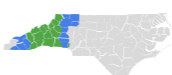
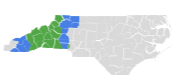
Call 888-791-0207 to be connected to a Case Manager

**Henderson County Multi-Agency Resource Center**  
900 North Main Street  
Hendersonville, NC 28792  
(Monday – Friday, 8 AM – 5 PM)

Learn more about the program at [www.RenewNC.org](http://www.RenewNC.org)

Approved:

## RENEW NC UPCOMING PROGRAMS

| Program and Anticipated Timeline                 | Award Range   | Description  | Applicants   | Locations   |                       |
|--|---|--|--|---|-----------------------|
| Multi-Family Housing Program (October 2025)      | <b>Small projects:</b><br>\$250K - \$1.5M<br><b>Large projects:</b><br>\$500K - \$15M | <b>Competitive grant funding to support</b> reconstruction, rehabilitation or construction of <b>affordable rental housing</b>                                   | Private developers, local governments, public or non-profit organizations, and CHDOs/CBDOs |  | HUD & State MID areas |
| Workforce Housing for Ownership (Early 2026)     | \$2M - \$5M   | <b>Competitive grant funding for development and construction of units</b> for purchase by LMI (low to moderate income) households                               | Local governments, public, private, or nonprofit organizations, and CHDOs/CBDOs            |  | HUD MID areas only    |
| Economic Revitalization Program (November 2025)  | \$500K - \$10M  | <b>Grant funding to support revitalization activities</b> (e.g., rehabilitation of commercial structures, small business locations) in impacted commercial areas | Local governments and non-profit organizations   |  | HUD & State MID areas |
| Community Infrastructure Program (November 2025) | \$500K - \$15M  | <b>Competitive grant funding for infrastructure projects</b> that will help Helene impacted communities become more resilient to natural hazards                 | Local governments  |  | HUD & State MID areas |

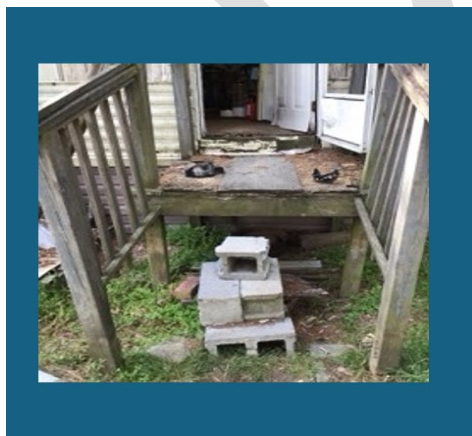
Housing Assistance Chief Executive Officer Meg Lebeck provided the following presentation to the Board.



10 funds supporting Henderson County residents

20 clients year-to-date

4 households served by County grant funding



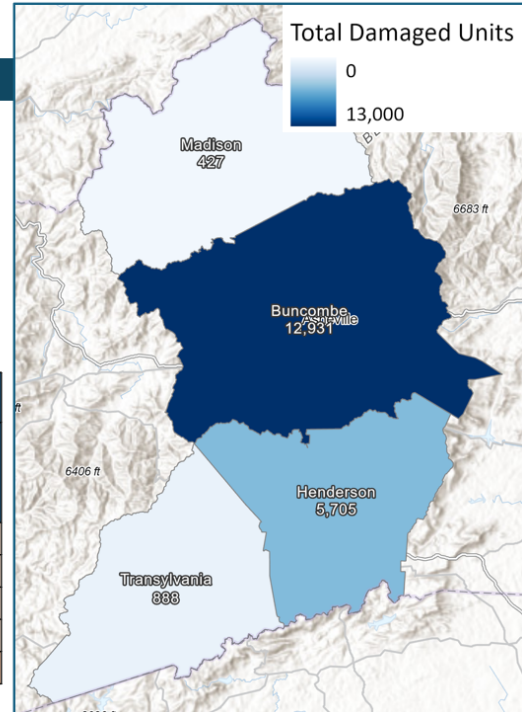
Approved:

### Natural Disaster Impact

Of the **19,951 housing units** that were damaged due to Tropical Storm Helene in September 2024, **nearly two-thirds (64.8%)** were located in **Buncombe County** and **over quarter (28.6%)** were within **Henderson County**. The vast majority (**85.9%**) of the region's damaged units were owner occupied.

| County       | Owner-Occupied Damaged Units | Share of Damaged Units | Renter-Occupied Damaged Units | Share of Damaged Units | Total Damaged Units |
|--------------|------------------------------|------------------------|-------------------------------|------------------------|---------------------|
| Buncombe     | 11,070                       | 85.6%                  | 1,861                         | 14.4%                  | 12,931              |
| Henderson    | 4,933                        | 86.5%                  | 772                           | 13.5%                  | 5,705               |
| Madison      | 357                          | 83.6%                  | 70                            | 16.4%                  | 427                 |
| Transylvania | 774                          | 87.2%                  | 114                           | 12.8%                  | 888                 |
| Region       | 17,134                       | 85.9%                  | 2,817                         | 14.1%                  | 19,951              |

Source: FEMA



### DISASTER RESPONSE

177 on waitlist

7 new applications

20 repair projects in progress

2 complete rebuilds underway

14 total projects closed

672 volunteer hours logged this month

Hired an additional case manager



Approved:



## An estimated 5,700 housing units are in the Henderson County pipeline

| Type                | For Sale     | For Rent     |
|---------------------|--------------|--------------|
| Affordable          | 169          | 163          |
| Market Rate         | 3,066        | 2,333        |
| <b>Total</b>        | <b>3,235</b> | <b>2,496</b> |
| % in Hendersonville | 35%          | 83%          |



### Cantrell Hills

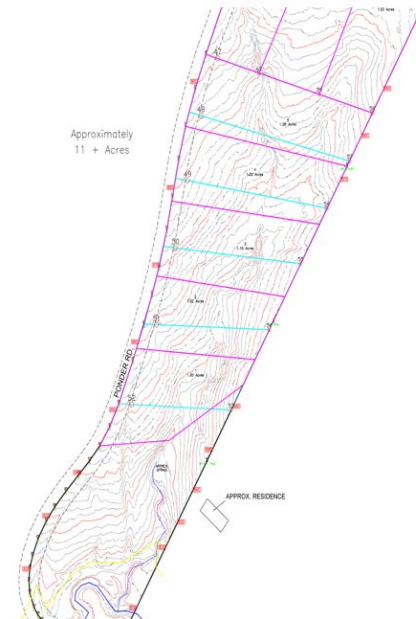
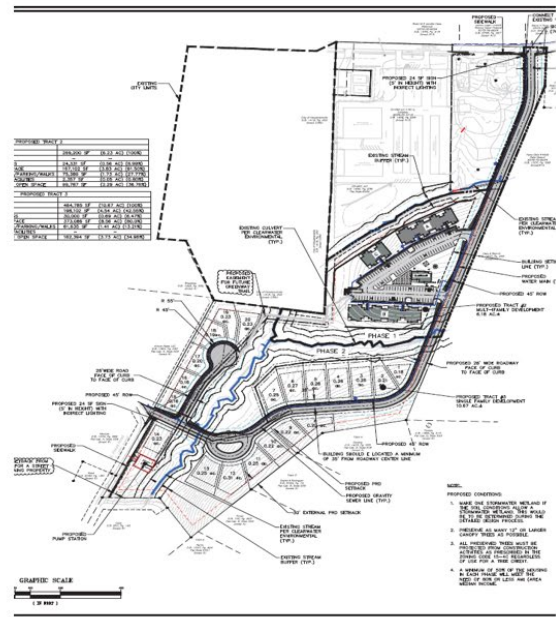
Affordable at households earning 130% AMI or \$110,000  
\$450,000+ / 3-bedroom

Source: Henderson County Planning Department & Hendersonville Housing Dashboard.  
Projects recently completed, under construction, entitled, or in pre-entitlement.



## APPLE RIDGE

Approved:



Development agreements with municipalities, conditional zoning, soft loans from DAFs for land acquisition

## NOMINATIONS AND APPOINTMENTS

### 1. Cemetery Advisory Committee – 4 vacs.

*Commissioner McCall made the motion to nominate Warren Scott for reappointment to Seat #1, Jennie Giles for reappointment to Seat #2, Jay Jackson for reappointment to Seat #3, and Ernest McCall for reappointment to Seat #4. All voted in favor, and the motion carried.*

Approved:

**2. Fletcher Planning and Zoning Board of Adjustment – 1 vac**

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

**3. Hendersonville City Zoning Board of Adjustment – 2 vacs.**

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

**4. Home and Community Care Block Grant Committee – 1 vac.**

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

**5. Jury Commission – 1 vac.**

*Commissioner Franklin made the motion to nominate Joseph Guy for appointment to Seat #1. All voted in favor, and the motion carried.*

**6. Laurel Park Zoning Board of Adjustment – 1 vac.**

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

**7. Library Board of Trustees – 1 vac**

*Commissioner Franklin made the motion to nominate Bonnie Mangold for appointment to Seat #3. All voted in favor, and the motion carried.*

**8. Nursing/Adult Care Home Community Advisory Committee – 13 vacs.**

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

**COMMISSIONER UPDATES**

The only update was from Commissioner McCall, who noted that the NCDOT litter sweep was the week of September 13-27.

**GENERAL ASSEMBLY UPDATE**

Mr. Mitchell provided a brief update on the General Assembly.

**COUNTY MANAGER'S REPORT**

Mr. Mitchell thanked Jimmy Brissie for organizing the September 11th ceremony and asked Mike Morgan to review plans for the one-year anniversary of Hurricane Helene. Mr. Morgan reported that on September 27th, the county will hold a noon moment of silence followed by twelve bell tolls from the courthouse dome to honor the citizens who lost their lives in the storm.

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

**ADJOURN**

Approved:

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Denisa A. Lauffer, Clerk to the Board

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William G. Lapsley, Chairman

DRAFT

Approved: