

November 3, 2025

Minutes

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON

BOARD OF COMMISSIONERS
MONDAY, NOVEMBER 3, 2025

The Henderson County Board of Commissioners met for a regularly scheduled meeting at 5:30 p.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, 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, Planning Director Autumn Radcliff, A/V Technician Oscar Guerrero, Environmental Health Director Seth Swift, Local Public Health Administrator Camden Stewart, Special Projects Coordinator Nora Sjue, Director of Facility Services Andrew Griffin, Director of Public Health David Jenkins, DSS Director Lorie Horne, Tax Assessor Kevin Hensley, Social Media Coordinator Tiffany Lucey, Finance Director Randal Cox, and NC Lead Fellow Abby Buxton. Deputies Matt Covil and Kayla Brezilac 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

Wyatt Merrell with the Young Naturalist 4-H Club led the Pledge of Allegiance to the American Flag.

RESOLUTIONS AND RECOGNITIONS

2025.184 Resolution of Memoriam– Vaughan Fitzpatrick (add on)

Chairman Lapsley invited Jim and Brian Fitzpatrick to the podium and read the resolution honoring Vaughan Fitzpatrick aloud.

RESOLUTION OF MEMORIAM

Vaughan Fitzpatrick

July 3, 1949 – October 28, 2025

WHEREAS, Vaughan Fitzpatrick, a descendant of the Westfeldt family, Henderson County citizen, philanthropist, and businessman, passed away on October 28, 2025; and

WHEREAS, Mr. Fitzpatrick earned a law degree from Tulane University and served in the U.S. Navy, he was based in Naples, Italy; and

WHEREAS, Mr. Fitzpatrick was a courageous business partner with a vision toward the future of his family's land and through his vision, Ferncliff Industrial Park in Mills River became a reality; and

Approved: November 19, 2025

WHEREAS, Mr. Fitzpatrick, along with other Henderson County leaders, envisioned the creation of the 262-acre Ferncliff Industrial Park as far back as 2006; and

WHEREAS, Ferncliff is a one-of-a-kind industrial park that models for the community at large, how to create a place of business with sustainable employment that protects an area's natural beauty, culture, and character; and

WHEREAS, Ferncliff Industrial Park provides our citizens with employment opportunities; and

WHEREAS, Mr. Fitzpatrick supported numerous non-profits and personal projects which have made a lasting imprint on our County; and

WHEREAS, Mr. Fitzpatrick was a tireless supporter and promoter of Henderson County and its cultural heritage.

NOW, THEREFORE, BE IT RESOLVED that the Henderson County Board of Commissioners is forever indebted to Vaughan Fitzpatrick and the contributions that he and his family have made to Henderson County. We join with his many friends to express our sincere condolences to his family and honor a life well lived on behalf of his country and his home.

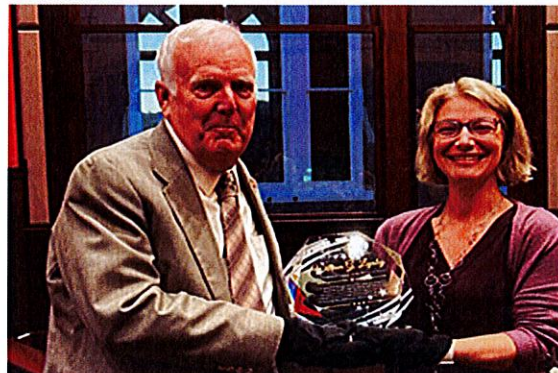
In witness whereof I have hereunto set my hand and caused the seal of the County of Henderson to be affixed.

ADOPTED this 3rd day of November 2025.

Chairman Lapsley made the motion to adopt the resolution of memoriam in honor of Vaughan Fitzpatrick as presented. All voted in favor, and the motion carried.

Henderson County Board of Public Health Service Award – William Lapsley

Dr. Maggie Hayes, Chair of the Board of Health, presented Chairman William Lapsley with the Public Health Service Award. She highlighted his ten years of service on the Board of Health, noting key accomplishments including re-accreditation with honors for the Department of Public Health, support during the COVID-19 pandemic, advocacy for tobacco policy, expansion of school nurse capacity, implementation of school-based influenza vaccinations, initiation of substance-use prevention efforts, and coordination of behavioral health services. She also recognized his efforts to support environmental health staff compensation. Dr. Hayes expressed her appreciation for Chairman Lapsley's leadership and dedication. Dr. Hayes and Public Health Director David Jenkins then presented the award.



Approved: November 19, 2025

Mr. Lapsley reflected on his tenure on the Board of Health, acknowledging the pandemic as a particularly challenging period during which the County responded effectively and, in his words, “did well—better than most.” He thanked his fellow volunteers for their support and expressed gratitude for the recognition.

PUBLIC COMMENT

1. Kenny Barnwell expressed disappointment that State ARPA funds were reallocated from the Edneyville sewer project to the Etowah project. He emphasized that Edneyville residents have worked for nearly twenty years to secure sewer service, noting its inclusion in the 2020 Comprehensive Plan and its

economic and environmental benefits. He stated that claims of community opposition were inaccurate and referenced multiple public meetings showing strong support. He also highlighted challenges with failing septic systems in the area, including at Edneyville Elementary School.

DISCUSSION/ADJUSTMENT OF AGENDA

Vice-Chair Edney made a motion to approve the agenda. All voted in favor, and the motion carried.

Vice-Chair Edney made the 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:

October 15, 2025

Motion: I move the Board approve the minutes from October 15, 2025.

2025.184 Pending Releases and Refunds

The Assessor reviewed the pending releases and refunds. As a result of that review, it is the opinion of the Assessor that these findings are in order. Supporting documentation is on file in the County Assessor’s Office.

These pending release and refund requests were submitted for approval by the Henderson County Board of Commissioners.

Type:	Amount:
Total Taxes Released from the Charge	\$ 4,379.37
Total Refunds as a Result of the Above Releases	\$ 657.19

Motion: I move the Board approve the Combined Release/Refund Report as presented.


Tax Collector’s Report

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

Approved: November 19, 2025

Please find outlined below collections information through October 23, 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):

2025 Beginning Charge:	\$103,835,355.51		Paid	26.52%	
Discoveries & Imm.	\$199,030.39		Unpaid 73.48%		
Releases & Refunds:	(\$60,889.87)				
<u>Net Charge:</u>	<u>\$103,973,496.03</u>				
Unpaid Taxes:	\$76,399,355.48				
Amount Collected:	\$27,574,140.55				

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

Net Charge:	\$2,559,531.66	
Unpaid Taxes:	\$10,397.66	99.59%
Amount Collected:	\$2,549,134.00	

Henderson County FY25 Budget Analysis:

<u>Budget Ordinance</u>	<u>Revenue Collected</u>
Ad Valorem: \$106,227,288.00	Ad Valorem: \$30,123,274.55
Prior Years: \$1,030,500.00	Prior Years: \$313,344.39
Budget Total: \$107,257,788.00	YTD Revenue: \$30,436,618.94



County Financial Report/Cash Balance Report – September 2025

The September 2025 County Financial and Cash Balance Reports were presented for the Board’s review and approval.

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

- Governing Body – timing of payment of board approved expenditures.
- Administrative Services – timing of payment of board approved expenditures.
- Human Resources - timing of payment of board approved expenditures.
- County Assessor - timing of payment of board approved expenditures.
- Tax Collector – timing of payment of board approved expenditures.
- Legal – timing of payment of board approved expenditures.
- Register of Deeds – timing of payment of board approved expenditures.
- Information Technology - timing of payment of board approved expenditures.
- Library - timing of payment of board approved expenditures.
- Recreation - timing of payment of board approved expenditures.
- Public Education – payment of 3 of 10 annual appropriations made to public school system.

Year to Date Net Revenues under Expenditures for the Emergency Telephone System Fund is due to timing of receipts and disbursements of approved expenditures in FY26.

Year to Date Net Revenues under Expenditures for the Public Transit Fund is due to timing of receipts and disbursements of approved expenditures in FY26.

Year to Date Net Revenues under Expenditures for the Misc. Other Governmental Activities Fund is due to timing of receipts and disbursements of approved expenditures in FY26.

Year to Date Net Revenues under Expenditures for the Opioid Fund is due to timing of receipts and disbursements of approved expenditures in FY26.

Year to Date Net Revenues under Expenditures for the Hurricane Helene Fund is due to timing of expenditures and receipt of FEMA reimbursements in FY26.

Year to Date Net Revenues under Expenditures for the Etowah Community Sewer Fund is due to timing of collection receipts and disbursements of approved expenditures in FY26.

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HENDERSON COUNTY
FINANCIAL REPORT
SEPTEMBER 2025

GENERAL FUND REVENUES						
	REVISED BUDGET	CURRENT MONTH	YEAR TO DATE	% USED	ENCUMBRANCES	TOTAL
General Fund	223,080,984.00	13,287,098.01	37,762,803.10	16.9%	-	37,762,803.10
GENERAL FUND EXPENDITURES						
	REVISED BUDGET	CURRENT MONTH	YEAR TO DATE	% USED	ENCUMBRANCES	TOTAL
Governing Body	713,432.00	116,503.53	224,325.73	31.44%	14,295.00	238,620.73
Dues/Non Profit Contributions	1,408,431.00	1,049.54	349,379.66	24.81%	903,664.90	1,253,044.56
County Manager	412,944.00	23,970.65	85,975.67	20.82%	-	85,975.67
Administrative Services	822,564.00	74,859.95	273,893.18	33.30%	-	273,893.18
Human Resources	1,602,266.00	128,851.07	402,352.96	25.11%	-	402,352.96
Elections	1,502,192.00	88,399.74	202,753.48	13.50%	64,300.00	267,053.48
Finance	1,459,519.00	120,112.24	361,908.17	24.80%	-	361,908.17
County Assessor	2,224,436.00	166,190.21	563,449.33	25.33%	23,024.06	586,473.39
Tax Collector	621,523.00	50,192.91	158,150.15	25.45%	-	158,150.15
Legal	1,153,432.00	76,371.22	339,436.79	29.43%	-	339,436.79
Register of Deeds	804,235.00	110,138.94	241,686.26	30.05%	24,296.00	265,982.26
Facility Services	6,338,247.00	402,111.94	1,492,932.86	23.55%	284,190.19	1,777,123.05
Garage	465,069.00	32,889.52	102,168.28	21.97%	-	102,168.28
Court Facilities	153,000.00	9,467.85	22,921.31	14.98%	-	22,921.31
Information Technology	6,634,986.00	503,151.05	2,010,915.76	30.31%	373,111.69	2,384,027.45
Sheriff Department	26,418,628.00	1,827,914.50	6,452,665.70	24.42%	268,130.86	6,720,796.56
Detention Facility	7,255,267.00	493,276.94	1,636,039.00	22.55%	425,592.92	2,061,631.92
Emergency Management	2,699,005.00	149,972.87	589,478.75	21.84%	47,112.00	636,590.75
Fire Services	1,271,246.00	59,982.73	223,871.69	17.61%	98,807.19	322,678.88
Building Services	1,933,820.00	128,499.70	469,336.29	24.27%	-	469,336.29
Wellness Clinic	1,551,790.00	105,217.06	374,241.27	24.12%	109,079.63	483,320.90
Emergency Medical Services	14,906,523.00	1,019,656.30	3,594,500.12	24.11%	112,371.66	3,706,871.78
Animal Services	1,006,894.00	70,047.74	240,604.54	23.90%	75,000.00	315,604.54
Rescue Squad	821,888.00	(130.26)	205,170.01	24.96%	616,416.00	821,586.01
Forestry Services	131,219.00	4,086.68	4,086.68	3.11%	-	4,086.68
Soil & Water	635,007.00	41,635.78	141,689.66	22.31%	12,850.00	154,539.66
Planning	1,334,114.00	88,422.91	315,785.75	23.67%	111,627.20	427,412.95
Code Enforcement	368,640.00	25,104.02	83,613.82	22.68%	-	83,613.82
Site Development	247,581.00	16,185.05	60,248.69	24.33%	-	60,248.69
Heritage Museum	100,000.00	-	25,000.00	25.00%	75,000.00	100,000.00
Cooperative Extension	794,654.00	54,249.55	179,295.14	22.56%	5,250.00	184,545.14
Project Management	412,211.00	26,631.69	96,731.37	23.47%	-	96,731.37
Economic Development	2,152,642.00	-	108,500.00	5.04%	325,500.00	434,000.00
Public Health	14,308,548.00	880,216.67	3,040,739.27	21.25%	1,556,783.64	4,597,522.91
Environmental Health	2,051,804.00	146,083.74	500,650.52	0.00%	-	-
H&CC Block Grant	863,502.00	61,496.75	141,908.25	16.43%	-	141,908.25
Medical Services - Autopsies	95,000.00	23,550.00	23,550.00	24.79%	-	23,550.00
Strategic Behavioral Health	551,365.00	27,109.98	91,368.18	16.57%	-	91,368.18
Mental Health Services	528,612.00	-	132,153.00	25.00%	-	132,153.00
Rural Transportation Assist Program	201,384.00	12,628.00	12,628.00	6.27%	-	12,628.00
Social Services	24,796,619.00	1,757,378.73	6,006,159.76	24.22%	11,196.66	6,017,356.42
Juvenile Justice Programs	346,020.00	38,650.00	78,770.00	22.76%	-	78,770.00
Veterans Services	343,766.00	22,730.03	69,648.04	20.26%	11,250.00	80,898.04
Library	4,503,354.00	317,435.31	1,236,196.96	27.45%	348,615.47	1,584,812.43
Recreation	3,776,930.00	281,913.31	1,005,662.21	26.63%	239,291.37	1,244,953.58
Public Education	43,641,463.00	4,243,312.97	12,792,438.91	29.31%	-	12,792,438.91
Debt Service	24,307,066.00	3,806,045.81	4,322,845.81	17.78%	-	4,322,845.81
Non-Departmental	5,026,736.00	369,822.55	712,932.80	14.18%	-	712,932.80
Interfund Transfers	7,381,410.00	597,104.17	1,781,312.51	24.13%	-	1,781,312.51
TOTAL	223,080,984.00	18,600,491.64	53,582,072.29	24.02%	6,136,756.44	59,218,178.21
Net Revenues over (under) Exp.	-	(5,313,393.63)	(15,819,269.19)			(21,455,375.11)

APPROPRIATIONS DETAIL						
	REVISED BUDGET	CURRENT MONTH	YEAR TO DATE	% USED	ENCUMBRANCES	TOTAL
SOCIAL SERVICES						
Staff Operations	20,868,566.00	1,478,433.50	5,233,699.57	25.1%	11,196.66	5,244,896.23
Federal & State Programs	3,828,053.00	264,344.71	752,103.28	19.6%	-	752,103.28
General Assistance	100,000.00	14,600.52	20,356.91	20.4%	-	20,356.91
TOTAL	24,796,619.00	1,757,378.73	6,006,159.76		11,196.66	6,017,356.42
EDUCATION						
Schools Current/Capital Expense	37,891,463.00	3,764,146.30	11,354,938.90	30.0%	-	11,354,938.90
Blue Ridge Community College	5,750,000.00	479,166.67	1,437,500.01	25.0%	-	1,437,500.01
TOTAL	43,641,463.00	4,243,312.97	12,792,438.91		-	12,792,438.91
DEBT SERVICE						
Public Schools	9,440,800.00	2,160,523.93	2,160,523.93	22.9%	-	2,160,523.93
Blue Ridge Community College	3,137,704.00	546,973.41	546,973.41	17.4%	-	546,973.41
Henderson County	11,728,562.00	1,098,548.47	1,615,348.47	13.8%	-	1,615,348.47
TOTAL	24,307,066.00	3,806,045.81	4,322,845.81		-	4,322,845.81
INTERFUND TRANSFERS						
Capital Projects Fund	200,000.00	16,666.67	50,000.01	25.0%	-	50,000.01
Fire Districts Fund	60,000.00	5,000.00	5,000.00	8.3%	-	5,000.00
HCPS MRTS	4,603,500.00	383,625.00	1,150,875.00	25.0%	-	1,150,875.00
BRCC MRTS	2,301,750.00	191,812.50	575,437.50	25.0%	-	575,437.50
Solid Waste	216,160.00	-	-	0.0%	-	-
TOTAL	7,381,410.00	597,104.17	1,781,312.51		-	1,781,312.51

SPECIAL REVENUE FUNDS						
	REVISED BUDGET	CURRENT MONTH	YEAR TO DATE	% USED	ENCUMBRANCES	TOTAL
FIRE DISTRICTS FUND						
Revenues:	17,285,114.00	1,284,926.41	4,011,013.03	23.2%	-	4,011,013.03
Expenditures:	17,285,114.00	2,600,034.47	2,729,215.75	15.8%	-	2,729,215.75
Net Revenues over (under) Exp	-	(1,315,108.06)	1,281,797.28		-	1,281,797.28
REVALUATION RESERVE FUND						
Revenues:	1,477,379.00	136,813.26	409,720.79	27.7%	-	409,720.79
Expenditures:	1,477,379.00	79,343.13	336,757.83	22.8%	7,354.37	344,112.20
Net Revenues over (under) Exp	-	57,470.13	72,962.96		7,354.37	65,608.59
EMERGENCY TELEPHONE SYSTEM (911) FUND						
Revenues:	302,500.00	25,908.20	54,202.10	17.9%	-	54,202.10
Expenditures:	302,500.00	59,208.30	149,264.66	49.3%	40,765.90	190,030.56
Net Revenues over (under) Exp	-	(33,300.10)	(95,062.56)		40,765.90	(135,828.46)
PUBLIC TRANSIT FUND						
Revenues:	1,758,861.00	3,676.13	45,651.56	2.6%	-	45,651.56
Expenditures:	1,758,861.00	58,182.52	137,422.40	7.8%	70,141.07	207,563.47
Net Revenues over (under) Exp	-	(54,506.39)	(91,770.84)		70,141.07	(161,911.91)
MISC. OTHER GOVERNMENTAL ACTIVITIES						
Revenues:	954,000.00	54,143.35	151,820.07	15.9%	-	151,820.07
Expenditures:	954,000.00	81,402.99	173,945.35	18.2%	-	173,945.35
Net Revenues over (under) Exp	-	(27,259.64)	(22,125.28)		-	(22,125.28)
ARPA FUND						
Revenues:	-	66,264.60	215,942.29	0.0%	-	215,942.29
Expenditures:	-	-	-	0.0%	50,000.00	50,000.00
Net Revenues over (under) Exp	-	66,264.60	215,942.29		50,000.00	165,942.29
OPIOID FUND						
Revenues:	1,091,890.00	26,552.87	72,641.64	6.7%	-	72,641.64
Expenditures:	1,091,890.00	135,178.26	209,222.45	19.2%	26,275.66	235,498.11
Net Revenues over (under) Exp	-	(108,625.39)	(136,580.81)		26,275.66	(162,856.47)
HURRICANE HELENE						
Revenues:	78,031,500.00	5,445,469.88	29,501,906.20	37.8%	-	29,501,906.20
Expenditures:	78,031,500.00	154,006.54	52,158,737.11	66.8%	4,794,253.44	56,952,990.55
Net Revenues over (under) Exp	-	5,291,463.34	(22,656,830.91)		4,794,253.44	(27,451,084.35)

CAPITAL PROJECTS						
	REVISED BUDGET	CURRENT MONTH	PROJECT TO DATE	% USED	ENCUMBRANCES	TOTAL
JUDICIAL CENTER PROJECT (2064)						
Revenues:	12,794,251.00	-	-	0.0%	-	-
Expenditures:	12,794,251.00	70,500.00	7,619,537.54	59.6%	5,222,933.47	12,842,471.01
Net Revenues over (under) Exp	-	(70,500.00)	(7,619,537.54)		5,222,933.47	(12,842,471.01)
MEDICAL OFFICE BUILDING PROJECT - SPARTANBURG HWY (2074)						
Revenues:	1,895,042.00	-	-	0.0%	-	-
Expenditures:	1,895,042.00	-	1,458,779.80	77.0%	78,151.74	1,536,931.54
Net Revenues over (under) Exp	-	-	(1,458,779.80)		78,151.74	(1,536,931.54)

ENTERPRISE FUNDS						
	REVISED BUDGET	CURRENT MONTH	YEAR TO DATE	% USED	ENCUMBRANCES	TOTAL
SOLID WASTE LANDFILL FUND						
Revenues:	11,339,199.00	934,795.60	2,851,583.91	25.1%	-	2,851,583.91
Expenditures:	11,339,199.00	972,995.77	2,131,419.80	18.8%	6,627,403.87	8,758,823.67
Net Revenues over (under) Exp	-	(38,200.17)	720,164.11		6,627,403.87	(5,907,239.76)
JUSTICE ACADEMY SEWER FUND						
Revenues:	72,091.00	7,428.87	22,326.91	31.0%	-	22,326.91
Expenditures:	72,091.00	2,924.52	6,248.52	8.7%	-	6,248.52
Net Revenues over (under) Exp	-	4,504.35	16,078.39		-	16,078.39
ETOWAH COMMUNITY SEWER FUND						
Revenues:	403,480.00	16,114.12	32,391.07	8.0%	-	32,391.07
Expenditures:	403,480.00	20,797.62	38,904.30	9.6%	182,600.00	221,504.30
Net Revenues over (under) Exp	-	(4,683.50)	(6,513.23)		(182,600.00)	(189,113.23)

HENDERSON COUNTY
CASH BALANCE REPORT
SEPTEMBER 2025

Fund(s)	08/31/25 Beg. Cash Balance	Debits Revenue:	(Credits) Expenditures:	09/30/25 Ending Cash Balance
General	\$ 92,660,669.77	\$ 22,554,662.40	\$ (27,019,607.12)	\$ 88,195,725.05
Special Revenue	43,547,723.04	7,445,116.29	(4,271,805.04)	\$ 46,721,034.29
Capital Projects	16,133,569.87	569,555.25	(1,096,812.06)	\$ 15,606,313.06
Enterprise	1,450,776.13	946,287.55	(969,744.48)	\$ 1,427,319.20
HCPS - Maint. and Repair	6,492,612.20	383,625.00	-	\$ 6,876,237.20
BRCC - Maint. and Repair	4,490,792.71	191,812.50	-	\$ 4,682,605.21
Custodial	3,578,932.82	1,488,054.90	(3,294,728.96)	\$ 1,772,258.76
Total	\$ 168,355,076.54	\$ 33,579,113.89	\$ (36,652,697.66)	
Total cash available as of	9/30/2025			\$ 165,281,492.77

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

Henderson County Public Schools Financial Reports – September 2025

The Henderson County Public Schools September 2025 Local Current Expense Fund / Other Restricted Funds Report was presented for the Board’s information.

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**HENDERSON COUNTY PUBLIC SCHOOLS
LOCAL CURRENT EXPENSE/OTHER RESTRICTED FUNDS
as of September 30, 2025**

	LOCAL CURRENT EXPENSE FUND		OTHER RESTRICTED FUND		Combined Total	Prior YTD
	Budget	YTD Activity	Budget	YTD Activity		
REVENUES:						
3200 State Sources	\$ -	\$ -	\$ 58,908	\$ 10,411	\$ 10,411	\$ 3,244
3700 Federal Sources-Restricted	-	-	2,240,718	138,051	138,051	433,109
3800 Other Federal-ROTC	-	-	128,000	3,622	3,622	-
4100 County Appropriation	36,141,463	10,842,439	-	-	10,842,439	10,613,400
4200 Local-Tuition/Fees	-	-	57,000	22,715	22,715	14,785
4400 Local-Unrestricted	658,000	149,292	140,816	41,885	191,157	129,585
4800 Local-Restricted	-	-	280,399	64,085	64,085	231,680
4900 Fund Balance Appropriated/Transfer From school	731,537	-	529,014	5,598	5,598	6,058
TOTAL FUND REVENUES	\$ 37,531,000	\$ 10,991,731	\$ 3,434,854	\$ 284,348	\$ 11,276,079	\$ 11,431,818

EXPENDITURES:

	LOCAL CURRENT EXPENSE FUND		OTHER RESTRICTED FUND		Combined Total	Prior YTD
	Budget	YTD Activity	Budget	YTD Activity		
Instructional Services:						
5100 Regular Instructional Services	\$ 10,095,873	\$ 1,145,335	\$ 522,335	\$ 102,516	\$ 1,247,851	\$ 1,588,785
5200 Special Populations Services	1,349,257	31,890	784,059	183,063	214,953	159,092
5300 Alternative Programs and Services	351,791	29,508	803,350	135,352	164,860	176,346
5400 School Leadership Services	3,662,927	743,164	9,473	11,727	754,891	686,264
5500 Co-Curricular Services	1,131,818	50,018	57,000	7,232	57,250	76,489
5800 School-Based Support Services	2,248,164	418,251	390,622	39,448	455,697	359,257
Total Instructional Services	\$ 18,839,830	\$ 2,416,166	\$ 2,566,839	\$ 479,336	\$ 2,895,502	\$ 3,006,213
System-Wide Support Services:						
6100 Support and Development Services	\$ 554,593	\$ 122,852	\$ 5,250	\$ 2,145	\$ 124,997	\$ 88,204
6200 Special Population Support	88,215	18,422	12,200	1,014	19,436	37,632
6300 Alternative Programs	146,574	29,530	431	431	29,961	29,380
6400 Technology Support Services	1,407,498	376,958	44,139	11,357	388,313	379,543
6500 Operational Support Services	9,503,843	2,011,277	478,728	70,733	2,082,010	2,044,443
6600 Financial and Human Resource Services	2,600,753	1,992,460	73,289	53,533	2,045,993	1,869,124
6700 Accountability Services	222,130	47,974	1,400	1,400	49,374	48,469
6800 System-Wide Pupil Support Services	428,507	102,885	538	538	103,423	109,111
6900 Policy, Leadership and Public Relations	735,383	193,461	13,220	13,220	208,680	228,158
Total System-Wide Support Services	\$ 15,887,476	\$ 4,895,817	\$ 627,194	\$ 154,371	\$ 5,050,188	\$ 4,834,153
Ancillary Services:						
7100 Community Services	\$ 388	\$ 388	\$ 181,685	\$ 42,764	\$ 43,152	\$ 40,751
7200 Nutrition Services	267,557	388	-	-	388	1,083
Total Ancillary Services	\$ 267,944	\$ 775	\$ 181,685	\$ 42,764	\$ 43,539	\$ 41,814
Non-Programmed Charges:						
8100 Payments to Other Governments	\$ 2,735,750	\$ 282,211	\$ -	\$ -	\$ 282,211	\$ 253,854
8400 Interfund Transfers	-	-	12,348	5,735	5,735	5,312
8500 Contingency	-	-	-	-	-	-
8600 Educational Foundations	-	-	46,788	18,360	18,360	8,884
Total Non-Programmed Charges	\$ 2,735,750	\$ 282,211	\$ 59,136	\$ 24,095	\$ 306,306	\$ 268,050
TOTAL FUND EXPENDITURES	\$ 37,531,000	\$ 7,594,969	\$ 3,434,854	\$ 700,566	\$ 8,295,535	\$ 8,150,230

**HENDERSON COUNTY PUBLIC SCHOOLS
CAPITAL OUTLAY
as of September 30, 2025**

REVENUES:

	YTD			Prior Year
	Budget	Activity	Balance	
3200 State Allocations	\$ 500,000	\$ 500,000	\$ -	\$ -
4100 County Appropriation	1,500,000	450,000	1,050,000	300,000
4400 Windsor-Aughtry Donations		250	(250)	500
4800 Lease Purchases/Insurance Settlement			-	68,089
4900 Fund Balance Appropriated/Transfers In	630,697		630,697	
Total Fund Revenues	\$ 2,630,697	\$ 950,250	\$ 1,680,447	\$ 368,589

EXPENDITURES:

	YTD			Prior Year
	Budget	Activity	Balance	
5100 Regular Instructional Services-Equipment	\$ -	\$ -	\$ -	\$ 885
6400 Technology Support Services			-	
6500 Operational Support Services	523,000	259,696	263,304	24,340
7200 Nutrition Services			-	
8100 Payments to Other Governments			-	
8300 Debt Service			-	
9000 Capital Outlay-Land/Buildings	2,107,697	647,262	1,460,435	424,316
Total Fund Expenditures	\$ 2,630,697	\$ 906,958	\$ 1,723,739	\$ 449,541

Motion: I move that the Board of Commissioners approve the Henderson County Public Schools September 2025 Financial Reports as presented.

Notification of Vacancies

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

1. Henderson County Zoning Board of Adjustment – 2 vacs.
 Seat #4 – Regular
 Seat #7 - Alternate
2. Hendersonville Planning Board – 1 vac.
 Seat #1 – Reside in ETJ
3. Home and Community Care Block Grant Advisory Committee – 3 vacs.
 Seat #1 – Regular – At Large
 Seat #5 – Regular – At Large
 Seat #8 – Older Adult – 60+
4. Laurel Park Zoning Board of Adjustment – 1 vac.
 Seat #1 – Reside in ETJ
5. Metropolitan Sewerage District of Buncombe County (MSD) – 1 vac.
 Seat #2 – HVL Representative

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6. Nursing/Adult Care Home Community Advisory Committee – 3 vacs.
 Seat #1 – Regular
 Seat #18 - Regular
 Seat #21- Regular

Records Retention – Local Health Department Records Retention and Disposition Schedule

The NC Department of Cultural Resources issued a new Local Health Departments Records Retention and Disposition Schedule on March 1, 2019. This schedule is the primary means that the Department of Cultural Resources gives its consent to destroy records as outlined in G.S. 121 and G.S. 132. Though the Health Department has been using this Schedule since its issuance, the Department of Cultural Resources has requested that the Board officially approve the Schedule by signing the provided approval sheet.

The Board of Health approved this Schedule at its November 18, 2024, meeting.

Motion: I move the Board approve the Schedule as presented and authorize the Local Health Director and Board of Health Chair to execute the approval sheet.

Records Retention – County Social Services Records Retention and Disposition Schedule

The Henderson County Department of Social Services requested that the 2016 Records Retention Schedule for County Social Services Agencies, as issued by the North Carolina Department of Natural and Cultural Resources Division of Archives and Records Government Records Section, be adopted.

This schedule provides the legal authorization to destroy records when they are no longer needed for administrative, legal, fiscal, or historical purposes. Adoption ensures the department complies with state public records management requirements and supports efficient record management.

Motion: I move the Board adopt the 2016 Records Retention and Disposition for County Social Services Agencies as issued by the North Carolina Department of Natural and Cultural Resources Division of Archives and Records Government Records Section and authorize the Henderson County Department of Social Services to implement the schedule in compliance with applicable laws and guidelines.

Public Records Disposal Request - Tax Department

Staff requested approval from the Board of Commissioners to destroy original records listed on the provided Public Disposal Requests and Destruction Logs – one total page(s) included in accordance with the County’s Record Retention Policy and the provisions of the North Carolina Department of Natural and Cultural Resources Records Retention and Disposition Schedule, a copy of said pages were attached, as the period of these records have expired.

Motion: I move the Board approve the Public Records Disposal Request and Destruction Log as presented.

2025.186 Budget Amendment – Return Unspent Debt Service Funds to Capital Reserve Fund

The Board was requested to approve a Budget Amendment, transferring \$6,712,422 from the

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General Fund to the Capital Reserve Fund. These funds are the result of cost savings in debt service from the financing of the JCAR Courthouse Project – Detention Center portion and the refinancing of the Health Sciences Center.

Motion: I move the Board approve the budget amendment as presented, transferring funds from the General Fund to the Capital Reserve Fund.

2025.187 Budget Amendment – Return Unspent Funds to Capital Reserve Fund

The Hedrick-Rhodes Veterans Center (VFW) Renovation and Repair Project has been successfully completed. Unspent funds remain that were originally transferred from the Capital Reserve Fund. Staff requested that the Board approve a budget amendment to return the unexpended portion to the Capital Reserve Fund.

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

2025.188 Budget Amendment – Return Unspent Funds to General Fund

The Jackson Park all-inclusive playground project was successfully completed. Unspent funds remain, which were originally transferred to the Capital Projects Fund from the General Fund. Staff respectfully requested that the Board of Commissioners approve a budget amendment to return the unexpended portion to the General Fund.

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

2025.189 Budget Amendment – Fund Balance Appropriation

Staff requested that the Board approve a budget amendment that appropriates fund balance for the purchase of uniforms for the Henderson County Sheriff's Office, which will not be fulfilled until FY26. The purchases were approved, budgeted for, and encumbered in FY25 but were not delivered or fulfilled by the end of the fiscal year because of supply chain disruptions or other delays.

Motion: I move the Board approve the budget amendment to appropriate fund balance.

Regional Transportation Safety Action Plan – Letter of Support

The French Broad River Metropolitan Planning Organization (MPO) requested that Henderson County support the Safe Streets for WNC, a regional safety action plan. This plan was developed with input from the MPO's Prioritization Committee, Technical Coordinating Committee, and the MPO Board, all of which have representation from Henderson County. The plan aims to achieve a 10% reduction in fatal and serious injury crashes by 2035, followed by an additional 45% reduction by 2045, and ultimately move toward zero fatalities and serious injuries by 2050.

Motion: I move to support the Safe Streets for WNC Regional Safety Action Plan.

Redirection of Approved Non-Profit Funding - Open Arms Crisis Pregnancy Center

Henderson County's FY2026 Budget Ordinance, as adopted by the Board of Commissioners on June 2, 2025, included a \$20,000 allocation to Open Arms Crisis Pregnancy Center (Open Arms). Based on the FY2026 Non-Profit funding application, Open Arms planned to use the allocation received for transitional housing for pregnant women with specific, targeted objectives.

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The Open Arms Board of Directors requested that the Board approve redirecting funding to replace outdated computer equipment used for client data management and sensitive medical records, for counseling and testing services, and to purchase essential items.

Motion: I move the Board approve the redirection of approved non-profit funding for Open Arms Crisis Pregnancy Center as presented.

Reinstatement of Etowah Sewer System Approved Fees

Due to litigation before the North Carolina Utilities Commission, the Board previously approved that fees adopted in the Henderson County budget ordinance for FY2025-2026 be held in abeyance, effective July 2025.

Litigation has now settled. Staff recommended that the fees as adopted in the FY2025-2026 budget ordinance be reinstated effectively immediately.

Motion: I move the Etowah Sewer System fees enacted as a part of the County's fiscal year 2025-2026 budget be reinstated.

2025.190 Surplus and Donation of Vehicles – Blue Ridge Community College

A resolution was presented declaring seven (7) vehicles no longer used by the Henderson County Sheriff's Office as surplus property and the donation of the vehicles to Blue Ridge Community College as allowed by N.C.G.S. 160A-280.

Motion: I move that the Board approve the resolution declaring the vehicles presented as surplus and authorize the donation to Blue Ridge Community College as allowed by N.C.G.S. 160A-280.

American Rescue Plan – Approved Projects Update

The American Rescue Plan State and Local Fiscal Recovery Funds (SLFRF) Compliance Report as of September 30, 2025, for the Board's review and approval. The update included all approved projects to be funded by American Rescue Plan funds, with the amount of funds currently encumbered and expended. Amounts expended and encumbered have been reported to the US Department of the Treasury via a State and Local Government Fiscal Recovery Funds Compliance Report for Quarter 3, 2025.

Motion: I move that the Board approve the September 30, 2025, American Rescue Plan compliance report as presented.

Opioid Settlement Fund – Authorized Expenditure Update

The Opioid Settlement Fund's authorized expenditures update as of September 30, 2025, was provided for the Board's review and approval. Amounts received and expended will be reported annually to the Community Opioid Resources Engine for NC (CORE-NC) in compliance with the Memorandum of Agreement (MOA).

Motion: I move that the Board of Commissioners approve the September 30, 2025 Authorized Expenditures Update as presented.

2025.191 Adoption of Financing Resolution for Medical Office Building – Spartanburg Highway Project and Real Property Purchase

Staff presented the required initial resolution prepared by the County's Bond Counsel, Parker Poe Adams & Bernstein LLP, authorizes the negotiation of an installment financing contract and provides for certain other related matters for the financing of (a) the acquisition, construction, and equipping of a new medical office building and related site improvements to expand UNC Health Pardee's outpatient and primary care services within the County, and (b) the acquisition, development, and improvement of real property to support economic development initiatives. The maximum amount of this borrowing would be \$45,000,000. The County's obligation would be secured by the pledge of the medical office building property and/or the real property.

The Board previously adopted a reimbursement resolution on March 4, 2024.

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

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

The resolution also sets a public hearing on the proposed financing for November 19, 2025, at 9:30 a.m. and directs the Financial Services Director to cause a notice of public hearing to be published once and no fewer than 14 days prior to the public hearing.

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

I further move that the Board schedule the public hearing on the proposed financing for November 19, 2025, at 9:30 a.m.

Vendor Selection and Fee Proposal – BRCC Water and Sewer Extension

The Board was requested to approve the Request for Proposal (RFQ) selection of WGLA Engineering for the Blue Ridge Community College Water and Sewer Extension project. The Board is also requested to approve the proposal letter from WGLA Engineering for Engineering & Design services, for the Blue Ridge Community College Water and Sewer Extension and authorize staff to proceed. The proposed fee from WGLA is \$45,000.

These services will be funded with Maintenance, Repair, Technology, and Security (MRTS) funding previously allocated to Blue Ridge Community College.

The Statements of Qualifications received were from: High Country Engineering, Terra Firma Engineering, and WGLA Engineering.

Motion: I move the Henderson County Board of Commissioners approve the selection of WGLA as the Engineer and Designer, for the Blue Ridge Community College Water and Sewer

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Extension Project.

I further move the Henderson County Board of Commissioners approve the proposed fee of \$45,000 and authorize staff to proceed with the project.

Solicitation of Sponsorships for Henderson County Sports Complex

Henderson County Capital Projects Department, in collaboration with Parks and Recreation Department, is requesting consideration from the Henderson County Board of Commissioners to solicit private donations for the Henderson County Sports Complex.

The sponsorship program will provide a guide for community members, local businesses, and funders interested in financially supporting the Henderson County Sports Complex. Any amounts raised will be restricted to fund amenities and additional facilities, including restrooms.

The Henderson County Education Foundation has graciously agreed to provide a platform to receive donations.

Motion: I move the Board approve the Henderson County Sports Complex sponsorship program and direct staff to pursue private funding.

2025.192 Resolution Concurring Mills River Participation in Property Assessed Capital Expenditure (C-PACE) Program

The North Carolina Commercial Property Assessed Capital Expenditure (C-PACE) Program was established by the General Assembly in 2024. The Economic Development Partnership of North Carolina administers the program. It is intended to provide a long-term private financing option for renewable energy, energy efficiency, water conservation, and resiliency improvements to commercial property. Private financing is spread over the useful life of the improvement and can be up to 35% of the property's value. The financing is secured by a voluntary senior lien on the property.

There is no financial or legal responsibility to Henderson County. Mills River has passed a resolution authorizing the program.

The Board was requested to consider adopting a concurring resolution to authorize the C-PACE program in Mills River.

Motion: I move that the Board approve the proposed concurring resolution.

Vice-Chair Edney made the motion to approve the consent agenda. All voted in favor, and the motion carried.

DISCUSSION**Clear Creek Sewer System Funding Update**

John Mitchell reported that, since the Board's last meeting, the General Assembly reallocated approximately \$12.7 million previously designated for the Clear Creek Sewer System. He referenced the timeline of public meetings available on the County's website and asked the County Engineer to update the Board on the project's history and potential next steps.

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Marcus Jones presented the following:

Presentation Outline

1. Welcome and Introductions
2. Clear Creek (Edneyville) Sewer System Project
3. Etowah Sewer System Wastewater Plant Replacement Project
4. Questions

CCSS Project: Purpose

- To provide sewer service to Edneyville Elementary school in response to NCDEQ permitting requirement.
- Secondary service benefits of project:
 - NC Justice Academy
 - County Facilities (Community Center, Park, Library)
 - Edneyville Fire Department
 - Existing commercial properties with failing on site systems

CCSS Project: Budget

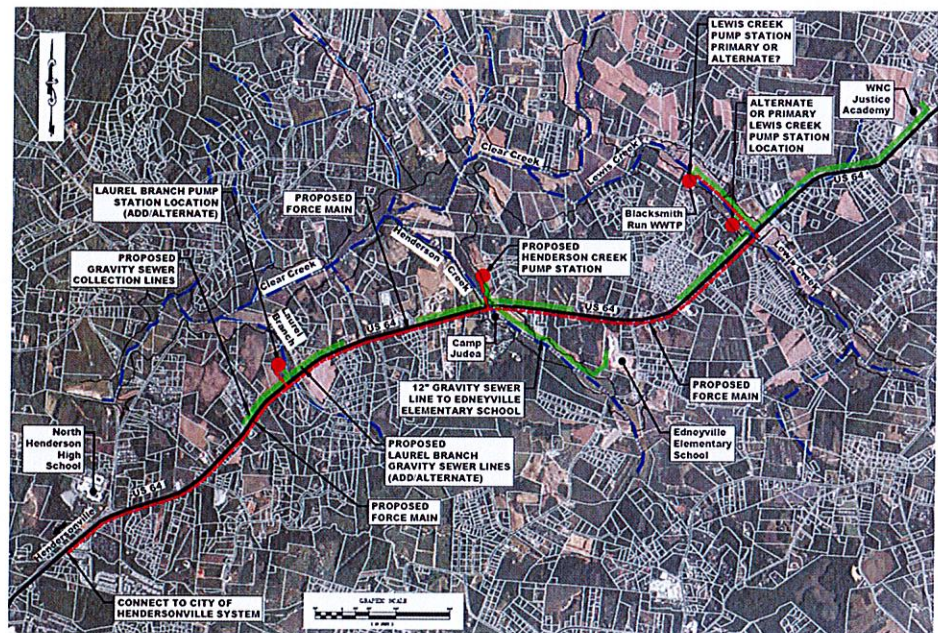
Construction Contract Amount	\$13,993,755.00
Planning and Design Engineering	\$837,750.00 (complete)
Construction Phase Engineering	\$350,000.00
Contingency (5% rounded up)	\$700,000.00
Geotech, Surveys, Etc.	\$311,460.00 (complete)
Appraisals	\$250,000.00 (complete)
Easements	\$597,795.00 (complete)
Legal	\$29,029.00
TOTAL PROJECT COSTS	\$17,069,789.00

CCSS Project: Funding

- NC American Recovery Plan Act of 2021: **\$12.7 million**
(Note, **must** be spent by December 31, 2026)
- County's Capital Reserve (Edneyville Elementary): \$2.5 million
- County Funds (County ARPA allocation) **\$1.05 million**
- County's NC Justice Academy Fund: **\$750,000**
\$17 million

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CCSS Project: Scope



CCSS Project: History

- 2017: McGill Engineers preliminary engineering report
- 2017: Sewer System Impact Study by Benchmark
- 2017: Public Hearing
- 2018: County Engineer / Brooks Engineering On-Site Option Analysis for Edneyville Elementary School
- 2018: Edneyville Elementary School opens with a temporary septic system permit from NCDEQ pending completion of Clear Creek Sewer System
- 2021: KCI Engineers preliminary engineering report
- 2021 Public Hearing
- 2022: WGLA Engineers Rate Analysis
- 2022: WGLA Engineers commence NPDES permitting for proposed Clear Creek Treatment Plant
- 2023: NPDES Public Hearing
- January 2024: WGLA Engineering commence design and permitting for sewer system
- May 2024: Receive NPDES discharge permit from NCDEQ

- October 2025: Construction Contract awarded to Timberline Construction
- October 2025: Sewer easement and property purchased
- October 21, 2025: Senate Bill 449 removed NC ARPA funds, \$12.7 million

Mr. Jones reported that on October 22, staff learned, via the NC School of Government legislative update page, that Senate Bill 49 had reallocated the \$12.7 million previously designated for the Edneyville Sewer Project to the Etowah wastewater treatment plant. Commissioner McCall noted that the Board received no prior communication from Raleigh regarding the change and only became aware of it through the School of Government update.

Etowah Sewer

- July 2024: Purchased sewer assets from Etowah Sewer Company (private) providing significant benefits to customers and water quality.
- At time of purchase the system was:
 - Not compliant with its permits to operate from NCDEQ
 - Poorly documented regarding to permit requirements and maintenance records
 - Not compliant with NC Utility Commission in system transfer
 - Very poor state of maintenance (much worse than reported by ESC)

Etowah Sewer System: County Efforts

- Numerous repairs addressing safety and compliance
- Changed licensed operator for collection system and treatment plant
- Formed the Etowah Sewer Advisory Committee to ensure engagement from system customers and Etowah Citizens
- Received AIA grant and started work to inventory, assess, develop a capital improvement plan, and perform a rate analysis.
- The Required flow reports to NCDEQ under new operator disclosed that previous owner / operator were significantly under reporting.
- Began Treatment Plant Replacement project

Etowah Sewer System: Plant Replacement Project

- Began project in March 2025
- Cost ranges from \$15 million plus
- Schedule is at the earliest 3 years to a more conservative 5 years or more
- Design and Permitting may be complete by December 31, 2026 (\$12.7 million ARPA funding deadline) but construction will not have started.

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Etowah Sewer System: Plant Replacement Project



Etowah Sewer System: Moratorium

- Required flow reports to NCDEQ under new operate disclosed that previous owner / operator were significantly under reporting.
- With accurate flow reports from new operator, treatment plant is now noncompliant; the flow to the plant is greater than the NCDEQ permitted flow. A moratorium letter dated April 7, 2025 was issued by NCDEQ. Moratorium stops all new extensions and connections to the sewer system and is in effect until plant is replaced with additional capacity.

Etowah Sewer System: Moratorium

JOSH STEIN
Governor
D. REID WILSON
Secretary
RICHARD E. ROGERS, JR.
Director



April 7, 2025

CERTIFIED MAIL 7019 1120 0001 4877 6604 - RETURN RECEIPT REQUESTED

Mr. Marcus Jones
County Engineer
1 Historic Court House Square, Suite 6
Hendersonville, NC 28792

Subject: **imposition of Sewer Line Moratorium**
Demonstration of Future Wastewater Treatment Capacities
NPDES Permit NC0071323
Etowah Sewer Company
Henderson County

Members of the Board made the following comments:

Commissioner Egolf expressed concern that the General Assembly reallocated \$12.7 million from the Edneyville Sewer Project to the Etowah project without consulting County officials. He

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emphasized the importance of communication and bipartisan cooperation, noting that planning for the project began as early as 2017. He stated that approximately \$2 million had already been spent on the project and would not be recoverable. He felt the Board should have been directly notified of the change rather than learning of it afterward.

Commissioner Franklin commended County staff and engineers for their effective maintenance of the Etowah Sewer System, noting there have been no complaints or failures. She stated that the Department of Environmental Quality (DEQ) has been supportive regarding both the Edneyville and Etowah projects and expressed confidence that DEQ recognizes the County's responsible and diligent management of public funds.

Commissioner McCall stated that the reason behind the General Assembly's decision to reallocate the \$12.7 million from the Edneyville Sewer Project to the Etowah project remains unknown, as there was no prior communication with the County. She suggested the decision may have been influenced by NCDEQ but emphasized that this is uncertain. Commissioner McCall said she and Vice-Chair Edney plan to meet Thursday with Representative Jennifer Balkcom and Senator Tim Moffitt to seek clarification. She noted that, as a result of the change, the funds cannot be used for Etowah due to funding deadlines, leaving the County without the \$12.7 million.

Vice-Chair Edney stated that he, like the rest of the Board, has more questions than answers regarding the reallocation. He expressed doubt that the legislature could restore the funds in time for the County to utilize them, even if they chose to do so. He said the County should hope for the best but plan for the worst by beginning to consider alternative options.

Chairman Lapsley thanked the County Manager and County Engineer for their work on both sewer projects. He remarked that if a previous Board had not purchased the Etowah Sewer System, the community could be facing an environmental disaster, and he commended the Board at that time for taking decisive action. While he appreciated the review of the Clear Creek (Edneyville) Sewer Project's history, he expressed doubt that the seriousness of the current situation has been fully conveyed.

Chairman Lapsley reviewed the recent legislative action reallocating \$12.7 million previously appropriated to Henderson County for the Edneyville Sewer Project. He stated that the decision, passed on October 21, came as a complete surprise to both the Board and staff, with no prior communication from Representative Balkcom or Senator Moffitt. He commended the County Attorney for discovering the change through legislative monitoring on October 22, after which the Board was notified. Chairman Lapsley said Representative Balkcom informed Mr. Mitchell that concerns from local property owners about potential growth in Edneyville prompted the reallocation. He noted that the County had held multiple public hearings over eight years with broad community support and that a construction contract for the project had been awarded just a week earlier—information Representative Balkcom indicated she was unaware of. Chairman Lapsley stated that the loss of the \$12.7 million effectively ends the project and jeopardizes the County's agreement with the NC Division of Environmental Quality to provide sewer service to Edneyville Elementary School unless alternative funding is secured. He expressed disappointment that the issue could not have been resolved through prior communication. Chairman Lapsley noted that the Board had been publicly commended for expanding the Edneyville Sewer Project to include businesses along Highway 64. The project was originally intended only to serve Edneyville

Elementary School; however, due to public interest and the need to address failing septic systems along the corridor, additional funding was sought to extend service to those properties.

Chairman Lapsley stated that after the County purchased the Etowah Sewer System in July 2024, consulting engineers were engaged to assess the improvements needed to bring the system into compliance. He explained that the County does not yet have a list of required improvements, cost estimates, or detailed engineering plans, and therefore could not utilize the reallocated funds even if available. He noted that typical grant-funded projects require detailed engineering and a preliminary engineering report, which have not yet been completed. Chairman Lapsley expressed that redirecting the \$12.7 million to Etowah was effectively a loss of funds for Henderson County and criticized the lack of communication from legislators, stating the situation could have been avoided with a phone call. Commissioner McCall added that, since the change was made through a Senate bill, Senator Moffitt should also have contacted the County.

Chairman Lapsley stated that the Board of Commissioners was elected to manage local issues on behalf of Henderson County residents, while Representative Balkcom was elected to address state matters. He expressed his opinion that her involvement in this local issue exceeded reasonable authority and has created significant challenges for the Board.

Chairman Lapsley stated that the Board must act quickly, as the construction bid for the Edneyville Sewer Project will expire in 30 days. He outlined several options: (1) terminate the contract and restart the process; (2) redirect funds from the General Fund, which would require borrowing and result in taxpayer-funded debt; (3) reduce the project scope to serve only Edneyville Elementary School and possibly Camp Judaea; or (4) place the project on hold for 30–60 days to determine whether the General Assembly can restore the funding.

Following further discussion, Commissioner McCall requested that staff collaborate to develop potential funding options for the Edneyville Sewer Project and present them to the Board at its next meeting for consideration and possible action. Vice-Chair Edney asked staff to explore reducing the project scope by removing the Justice Academy component and focusing efforts on serving Edneyville Elementary School.

County Manager Mitchell stated that, at the Board's direction, staff would prepare a brief presentation outlining available options. He noted that the County must also evaluate the potential legal and financial ramifications of canceling the construction contract and the impact on easements previously acquired for the project.

Interlocal Agreement – City of Hendersonville

County Manager Mitchell informed the Board that a letter had been received from the City of Hendersonville regarding the interlocal agreement jointly approved by the City and County in June to support the passage of Senate Bill 69. He noted that there has been no movement in Raleigh on the legislation and that the General Assembly has no meetings scheduled in the coming month to consider the bill. Mr. Mitchell stated that if SB69 is to move forward, it would need to be reintroduced during the next legislative session. He said he had drafted a response letter previously shared with the Board and requested direction on whether to proceed with a reply to the City.

Chairman Lapsley reviewed the history of water and sewer issues in the unincorporated areas of the county and summarized recent legislative and interlocal agreement actions. He highlighted the

introduction and progression of Senate Bill 69, the approval of an interlocal agreement on June 16, and subsequent discussion with state representatives.

The consensus of the Board was to communicate the letter to the City of Hendersonville. Mr. Mitchell summarized that the drafted letter expresses the County's appreciation to the City for working collaboratively to develop the interlocal agreement and conveys the County's intent to jointly advocate for the agreement in Raleigh as outlined. Along with the letter, a draft interlocal agreement will be provided should the City wish to proceed with actions that can be undertaken jointly by the County and the City without General Assembly approval.

UNC Health Pardee Spartanburg Highway Medical Office Building (MOB) Guaranteed Maximum Price (GMP)

The Board was requested to approve the Guaranteed Maximum Price (GMP) from Vannoy Construction and authorize staff to proceed to contract for Construction Manager at Risk (CMR) services, for the UNC Health Pardee Spartanburg Highway Medical Office Building Project.

The proposal received from Vannoy Construction is a guaranteed maximum price of \$23,593,501.

Chris Todd outlined the project and highlighted the partnership among Pardee Hospital, UNC Health, and Vannoy Construction. Lance Haney (Vannoy) presented the Guaranteed Maximum Price (GMP) of \$27,264,266.57. The hospital will be responsible for repaying the debt service. Mr. McCall noted the County is borrowing the funds due to its stronger credit rating, with Pardee Hospital covering both interest and principal payments through the lease. Commissioner Edney emphasized that this approach saves taxpayers money. Mr. McCall also stressed the importance of staff involvement in the design process, and Maggie Carvealle (LS3P) confirmed that hospital, design, and County teams have been included in project planning meetings.

Vice-Chair Edney made the motion the Henderson County Board of Commissioners accept the Guaranteed Maximum Price of \$23,593,50, and direct Henderson County Staff to contract with Vannoy Construction on this project. All voted in favor, and the motion carried.

NOMINATIONS AND APPOINTMENTS

1. Animal Services Committee – 1 vac.

Chairman Lapsley made the motion to nominate Barbara Sommerville for appointment to Seat #8. All voted in favor, and the motion carried.

2. Fletcher Planning & Zoning Board of Adjustment

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 was carried to the next meeting.

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

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

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

Commissioner McCall made the motion to nominate Charles Backer for appointment to Seat #2. All voted in favor, and the motion carried.

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

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

COMMISSIONER UPDATES

- **Egolf** recognized the success of the Wolfpack Connect program at BRCC, which guarantees admission to NC State, and commended all involved.
- **Edney** expressed condolences on the passing of David MacMurray, who led the law enforcement program at BRCC.
- **McCall** announced the Adult Recovery Court graduation will be held November 12 at 10:30 a.m. in the meeting room.
- **Franklin** thanked staff for organizing the Treat Street event.
- **Lapsley** reported that UNC Health and Pardee have submitted a Certificate of Need application to build a \$700 million hospital in Buncombe County and noted progress in recovering FEMA funds owed to Henderson County following a productive discussion with the Assistant Deputy of Homeland Security.

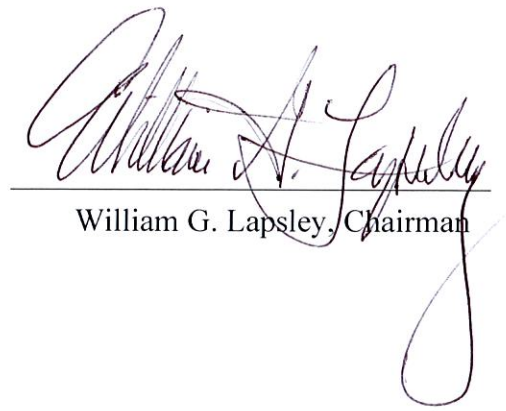
COUNTY MANAGER'S REPORT

Mr. Mitchell reported that the Hickory Nut Gorge Partners program is ongoing and commended the Planning Department's work in the area. He noted the Historic Courthouse dome has been illuminated green in honor of Veterans Day. He thanked Parks and Recreation Director Bruce Gilliam and staff for their efforts with the Treat Street event. Mitchell stated that the County continues to monitor the SNAP program amid the federal government shutdown and will provide the Board with a mid-month update on potential cost impacts, noting that SNAP positions are cost-shared with the federal government. He added that WIC funding is secured through November 30. Regarding FEMA reimbursements, he expressed increased optimism about recent progress. Mitchell also reported that the County has received its audit, which he is reviewing, and that Emergency Management Director Jimmy Brissie is currently in Alaska assisting with typhoon recovery efforts.

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


Denisa A. Lauffer, Clerk to the Board


William G. Lapsley, Chairman

Monday, November 3, 2025 – Board of Commissioners Meeting

2025.184 Resolution – Vaughan Fitzpatrick

2025.185 Pending Releases and Refunds

2025.186 Budget Amendment – Return Unspent Debt Service Funds to Capital Reserve Fund

2025.187 Budget Amendment – Return Unspent Funds to Capital Reserve Fund

2025.188 Budget Amendment – Return Unspent Funding to General Fund

2025.189 Budget Amendment – Fund Balance Appropriation

2025.190 Surplus and Donation of Vehicles – Blue Ridge Community College

2025.191 Adoption of Financing Resolution for Medical Office Building – Spartanburg Highway Project and Real Property Purchase

2025.192 Resolution Concurring Mills River Participation in Property Assessed Capital Expenditure (C-PACE) Program

Henderson County Board of Commissioners

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William G. Lapsley
Chairman
J. Michael Edney
Vice-Chairman



Rebecca K. McCall
Sheila Franklin
Jay Egolf

RESOLUTION OF MEMORIAM *Vaughan Fitzpatrick* *July 3, 1949 – October 28, 2025*

- WHEREAS,** Vaughan Fitzpatrick, a descendant of the Westfeldt family, Henderson County citizen, philanthropist, and businessman, passed away on October 28, 2025; and
- WHEREAS,** Mr. Fitzpatrick earned a law degree from Tulane University and served in the U.S. Navy, he was based in Naples, Italy; and
- WHEREAS,** Mr. Fitzpatrick was a courageous business partner with a vision toward the future of his family's land and through his vision, Ferncliff Industrial Park in Mills River became a reality; and
- WHEREAS,** Mr. Fitzpatrick, along with other Henderson County leaders, envisioned the creation of the 262-acre Ferncliff Industrial Park as far back as 2006; and
- WHEREAS,** Ferncliff is a one-of-a-kind industrial park that models for the community at large, how to create a place of business with sustainable employment that protects an area's natural beauty, culture and character; and
- WHEREAS,** Ferncliff Industrial Park provides our citizens with employment opportunities; and
- WHEREAS,** Mr. Fitzpatrick supported numerous non-profits and personal projects which have made a lasting imprint on our County; and
- WHEREAS,** Mr. Fitzpatrick was a tireless supporter and promoter of Henderson County and its cultural heritage.

NOW, THEREFORE, BE IT RESOLVED that the Henderson County Board of Commissioners is forever indebted to Vaughan Fitzpatrick and the contributions that he and his family have made to Henderson County. We join with his many friends to express our sincere condolences to his family and honor a life well lived on behalf of his country, and his home.

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

ADOPTED this 3rd day of November 2025.

ATTEST:

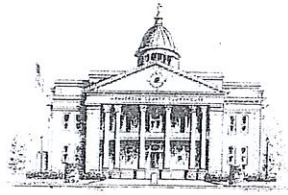

DENISA A. LAUFFER, CLERK TO THE BOARD


WILLIAM LAPSLEY, CHAIRMAN
HENDERSON COUNTY BOARD OF COMMISSIONERS

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Rebecca K. McCall
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RESOLUTION OF MEMORIAM *Vaughan Fitzpatrick* *July 3, 1949 – October 28, 2025*

WHEREAS, Vaughan Fitzpatrick, a descendant of the Westfeldt family, Henderson County citizen, philanthropist, and businessman, passed away on October 28, 2025; and

WHEREAS, Mr. Fitzpatrick earned a law degree from Tulane University and served in the U.S. Navy, he was based in Naples, Italy; and

WHEREAS, Mr. Fitzpatrick was a courageous business partner with a vision toward the future of his family's land and through his vision, Ferncliff Industrial Park in Mills River became a reality; and

WHEREAS, Mr. Fitzpatrick, along with other Henderson County citizens, envisioned the creation of the 262-acre Ferncliff Industrial Park as far back as the 1950s;

WHEREAS, Ferncliff is a place where the community at large, how to create a place of business that respects the area's natural beauty, culture and character; and

WHEREAS, Ferncliff Industrial Park has provided numerous employment opportunities; and

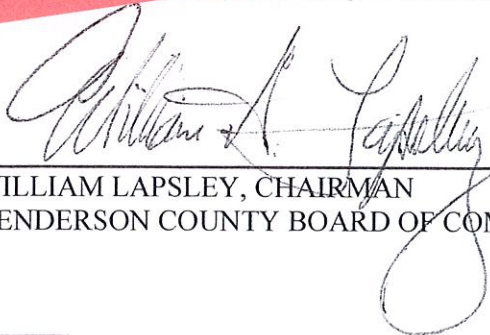
WHEREAS, Mr. Fitzpatrick has supported numerous projects which have made a lasting imprint on our County;

WHEREAS, Mr. Fitzpatrick has been a pillar of Henderson County and its cultural heritage.

NOW, THEREFORE, BE IT resolved that the Board of Commissioners is forever indebted to Vaughan Fitzpatrick and the community of Henderson County. We join with his many friends to express our sincere condolences and on behalf of his country, and his home.

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

ADOPTED this 3rd day of November 2025.



WILLIAM LAPSLEY, CHAIRMAN
HENDERSON COUNTY BOARD OF COMMISSIONERS


ATTEST:


DENISA A. LAUFFER, CLERK TO THE BOARD

REQUEST FOR BOARD ACTION

**HENDERSON COUNTY
BOARD OF COMMISSIONERS**

MEETING DATE: November 3, 2025

SUBJECT: Budget Amendment – Return Unspent Debt Service Funds to Capital Reserve Fund

PRESENTERS: Samantha R. Reynolds, Financial Services Director

ATTACHMENTS: Yes
1. Budget Amendment

SUMMARY OF REQUEST:

The Board is requested to approve a Budget Amendment, transferring \$6,712,422 from the General Fund to the Capital Reserve Fund. These funds are the result of cost savings in debt service from the financing of the JCAR Courthouse Project – Detention Center portion and the refinancing of the Health Sciences Center.

BOARD ACTION REQUESTED:

The Board is requested to approve the attached Budget Amendment as presented.

Suggested Motion:

I move the Board approve the budget amendment as presented, transferring funds from the General Fund to the Capital Reserve Fund.

**LINE-ITEM TRANSFER REQUEST
HENDERSON COUNTY**



Department: ADMINISTRATIVE SERVICES

Please make the following line-item transfers:

What expense line-item is to be increased?

Account	Line-Item Description	Amount
<u>115912-572004</u>	<u>2015 SERIES LOBS - INTEREST</u>	<u>\$3,491</u>
<u>115913-572004</u>	<u>2015 SERIES LOBS - INTEREST</u>	<u>\$6,981</u>
<u>115980-598021</u>	<u>TRANSFER TO CAPITAL RESERVE FUND</u>	<u>\$6,712,422</u>
<u>215400-555000</u>	<u>CAPITAL OUTLAY - BDGS & IMPROVMNT</u>	<u>\$6,712,422</u>
		\$13,435,316

What expense line-item is to be decreased? Or what additional revenue is now expected?

Account	Line-Item Description	Amount
<u>115913-571012</u>	<u>2025 SERIES LOBS - PRINCIPAL</u>	<u>\$3,050,000</u>
<u>115913-572012</u>	<u>2025 SERIES LOBS - INTEREST</u>	<u>\$1,301,206</u>
<u>115913-572013</u>	<u>2026 SERIES LOBS - INTEREST</u>	<u>\$2,371,688</u>
<u>214400-403500</u>	<u>TRANSFER FROM GENERAL FUND</u>	<u>\$6,712,422</u>
		\$13,435,316

Justification: Please provide a brief justification for this line-item transfer request. \$0
 TO RETURN AMOUNTS BUDGETED FOR DEBT SERVICE FOR JCAR DETENTION AND COURTHOUSE PROJECTS NO LONGER NEEDED IN
 FY2025 FOLLOWING CLOSING ON FINANCING AND TO ADJUST DEBT SERVICE BUDGETED FOR THE HEALTH SCIENCES CENTER FOLLOWING
 CLOSING ON REFINANCING OF EXISTING DEBT. BOC APPROVED ON 11.3.2025.

<u>ADMINISTRATIVE SERVICES</u>	<u>11.3.2025</u>
Authorized by Department Head	Date
Authorized by Budget Office	Date
Authorized by County Manager	Date

For Budget Use Only

Batch # _____

BA # _____

Batch Date _____

REQUEST FOR BOARD ACTION

**HENDERSON COUNTY
BOARD OF COMMISSIONERS**

MEETING DATE: November 3, 2025
SUBJECT: Budget Amendment – Capital Reserve Fund
PRESENTER: Sonya Flynn, Budget Manager
ATTACHMENTS: Yes
1. Budget Amendment

SUMMARY OF REQUEST:

The Hedrick-Rhodes Veterans Center (VFW) Renovation and Repair Project has been successfully completed. Unspent funds remain which were originally transferred from the Capital Reserve Fund. Staff respectfully requests that the Board of Commissioners approve a budget amendment to return the unexpended portion to the Capital Reserve Fund.

BOARD ACTION REQUESTED:

The Board is requested to approve the attached budget amendment as presented.

SUGGESTED MOTION:

I move the Board approve the attached budget amendment as presented.

**LINE-ITEM TRANSFER REQUEST
HENDERSON COUNTY**



Department: Administrative Services

Please make the following line-item transfers:

What expense line-item is to be increased?

<u>Account</u>	<u>Line-Item Description</u>	<u>Amount</u>
<u>215400-555000</u>	<u>Capital Outlay-Bdgs & Imprvmnt</u>	<u>\$259,701</u>
<u>405400-598021-9040</u>	<u>Transfer to Capital Reserve Fund</u>	<u>\$259,701</u>
		<u>\$519,402</u>

What expense line-item is to be decreased? Or what additional revenue is now expected?

<u>Account</u>	<u>Line-Item Description</u>	<u>Amount</u>
<u>214400-402400</u>	<u>Transfer from Cap Proj Fund</u>	<u>\$259,701</u>
<u>405400-538106-9040</u>	<u>Architect Fees</u>	<u>\$8,640</u>
<u>405400-555000-9040</u>	<u>Capital Outlay-Bdgs & Imprvmnt</u>	<u>\$251,061</u>
		<u>\$519,402</u>

Justification: *Please provide a brief justification for this line-item transfer request.*

To return unspent funding from the VFW project to the Capital Reserve Fund. BOC approved 11.3.25.

<u>Budget Office</u>	<u>11/3/2025</u>	<i>For Budget Use Only</i> Batch # _____ BA # _____ Batch Date _____
Authorized by Department Head	Date	
<u> </u>	<u> </u>	
Authorized by Budget Office	Date	
<u> </u>	<u> </u>	
Authorized by County Manager	Date	
<u> </u>	<u> </u>	

REQUEST FOR BOARD ACTION

**HENDERSON COUNTY
BOARD OF COMMISSIONERS**

MEETING DATE: November 3, 2025

SUBJECT: Budget Amendment – Return Unspent Funding to General Fund

PRESENTER: Sonya Flynn, Budget Manager

ATTACHMENTS: Yes
1. Budget Amendment

SUMMARY OF REQUEST:

The Jackson Park all-inclusive playground project has been successfully completed. Unspent funds remain which were originally transferred to the Capital Projects Fund from the General Fund. Staff respectfully requests that the Board of Commissioners approve a budget amendment to return the unexpended portion to the General Fund.

BOARD ACTION REQUESTED:

The Board is requested to approve the attached budget amendment as presented.

SUGGESTED MOTION:

I move the Board approve the attached budget amendment as presented.

**LINE-ITEM TRANSFER REQUEST
HENDERSON COUNTY**



Department: Administrative Services

Please make the following line-item transfers:

What expense line-item is to be increased?

Account	Line-Item Description	Amount
<u>405400-598011-2056</u>	<u>Transfer to General Fund</u>	<u>\$5,081</u>
<u>114990-401000</u>	<u>Fund Balance Appropriated</u>	<u>\$5,081</u>
		<u>\$10,162</u>

What expense line-item is to be decreased? Or what additional revenue is now expected?

Account	Line-Item Description	Amount
<u>405400-539000-2056</u>	<u>Contracted Services</u>	<u>\$5,081</u>
<u>114980-402400</u>	<u>Transfer from Cap Proj Fund</u>	<u>\$5,081</u>
		<u>\$10,162</u>

Justification: *Please provide a brief justification for this line-item transfer request.*

To return unspent funding from the Jackson Park all-inclusive playground project from the Capital Projects Fund to the General Fund. BOC approved 11.3.25.

<u>Budget Office</u>	<u>11/3/2025</u>	<i>For Budget Use Only</i> Batch # _____ BA # _____ Batch Date _____
Authorized by Department Head	Date	
 <u> </u>	 <u> </u>	
Authorized by Budget Office	Date	
 <u> </u>	 <u> </u>	
Authorized by County Manager	Date	
 <u> </u>	 <u> </u>	

REQUEST FOR BOARD ACTION

**HENDERSON COUNTY
BOARD OF COMMISSIONERS**

MEETING DATE: November 3, 2025

SUBJECT: Budget Amendment – Fund Balance Appropriation

PRESENTER: Randall L. Cox, Finance Director

ATTACHMENT: Yes
1. Budget Amendment

SUMMARY OF REQUEST:

Staff is requesting the Board approve the attached budget amendment which appropriates fund balance for the purchase uniforms for the Henderson County Sheriff's Office that will not be fulfilled until FY26. The purchases were approved, budgeted for, and encumbered in FY25 but were not delivered or fulfilled by the end of the fiscal year because of supply chain disruptions or other delays.

BOARD ACTION REQUESTED:

The Board is requested to approve the attached budget amendment to appropriate fund balance.

Suggested Motion:

I move the Board approve the budget amendment to appropriate fund balance.

**Henderson County
Board of Commissioners**

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William G. Lapsley
Chairman
J. Michael Edney
Vice-Chairman



Rebecca K. McCall
Sheila W. Franklin
J. Jay Egolf

PROJECT RESOLUTION

**RESOLUTION CONCURRING IN ADOPTION OF
RESOLUTION OF MILLS RIVER, NORTH CAROLINA
TO PARTICIPATE IN THE IN THE COMMERCIAL
PROPERTY ASSESSED CAPITAL EXPENDITURE (C-PACE) PROGRAM**

WHEREAS, as required by N.C. Gen. Stat. § 160A-239.14(a)(1), the Town Council, of Mills River, North Carolina the Town adopted a resolution (the “Resolution of Intent”) declaring the intent of the Town of Mills River to participate in the Commercial Property Assessed Capital Expenditure (C-PACE Program) established under Article 10B of Chapter 160A of the General Statutes of North Carolina, as amended (the “C-PACE Act”); and

WHEREAS, as required by N.C. Gen. Stat. § 160A-239.14(b), after adopting the Resolution of Intent the Town of Mills River (a) held a public hearing on its intent to participate in the C-PACE Program and (b) thereafter adopted a resolution to join the C-PACE Program (the “Authorizing Resolution”); and

WHEREAS, under N.C. Gen. Stat § 160A-239.14(b), the Authorizing Resolution shall be effective only with the concurrence of the governing body of the county in which the Town of Mills River is located; and

WHEREAS, the Town of Mills River is located within the Henderson County (the “County”) and the Board of Commissioners, as the governing board of the County, desires to concur with the adoption of the Authorizing Resolution pursuant to N.C. Gen. Stat § 160A-239.14(b);

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Henderson County, North Carolina as follows:

Section 1. The County hereby concurs with the Authorizing Resolution for purposes of N.C. Gen. Stat § 160A-239.14(b).

Section 2. Nothing in this resolution shall be interpreted as authorizing the County to pledge, offer, or encumber its full faith and credit, and the County shall not pledge, offer, or encumber its full faith and credit in connection with any C-PACE Financing.

**Henderson County
Board of Commissioners**

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William G. Lapsley
Chairman
J. Michael Edney
Vice-Chairman



Rebecca K. McCall
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J. Jay Egolf

Section 3. Should any provision or provisions of this Resolution be declared invalid or unenforceable in any respect by final decree of any court of competent jurisdiction, the invalidity or unenforceability of any such provisions shall not affect the remaining provisions of such Resolution.

Section 4. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed.

Section 5. This Resolution shall take effect upon its adoption.

* * * * *

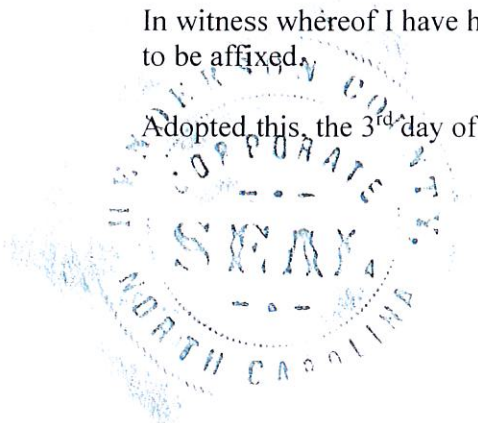
ADOPTED AND APPROVED this 3rd day of November 2025.

* * * * *

Denisa Lauffer, Clerk to the Board of Commissioners for the County of Henderson, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted by the Board of Commissioners of the County at a regular meeting duly called and held on November 3, 2025.

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

Adopted this, the 3rd day of November 2025.



William G. Lapsley
WILLIAM G. LAPSLEY, CHAIRMAN
HENDERSON COUNTY BOARD OF COMMISSIONERS

ATTEST:
Denisa Lauffer
DENISA LAUFFER, CLERK TO THE BOARD

Henderson County Board of Commissioners

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J. Michael Edney
Vice-Chairman



Rebecca K. McCall
Sheila Franklin
Jay Egolf

November 3, 2025

Kevin Hensley, Assessor
Henderson County Assessor's Office
200 N. Grove Street, Suite 102
Hendersonville, NC 28792

Dear Mr. Hensley:

Attached, please find tax release requests in the amount of \$4,379.37 and tax refund requests in the amount of \$657.19 reviewed at the Henderson County Board of Commissioners' Meeting on Monday, November 3, 2025. All Releases and Refunds were approved.

Sincerely,

A handwritten signature in blue ink, appearing to read "William G. Lapsley", is written over a faint, larger version of the same signature. The signature is fluid and cursive.

William G. Lapsley, Chairman
Henderson County Board of Commissioners

WL/dal

enclosures

NCPTS Pending Release/Refund Report. Monday, October 20, 2025*

OWNER	ABSTRACT	NOTE	VALUE CHANGE	ADJ. NUMBER	USER ID	STATUS ADDRESS	TAX DISTRICT	LEVY TYPE	BILLED	PAID	RELEASE	REFUND
CLYDE GASPERSO TRUST	0002867386-2025-0000	ACREAGE CHANGE FOR PREVIOUSLY RECORDED DEED 05/17/2016	(\$21,200)	9430	TCANNON	0 NO ADDRESS ASSIGNED FLETCHER NC 28732	COUNTY	TAX	\$373.68	\$0.00	\$91.37	\$0.00
							FLETCHER FIRE	TAX	\$91.04	\$0.00	\$91.37	\$0.00
								TOTAL:	\$0.00	\$0.00	\$22.26	\$0.00
								TOTAL:	\$0.00	\$0.00	\$22.26	\$0.00
								ABSTRACT TOTAL:	\$113.63	\$0.00	\$113.63	\$0.00
								TOTAL:	\$0.00	\$0.00	\$337.21	\$0.00
								TOTAL:	\$0.00	\$0.00	\$337.21	\$0.00
								TOTAL:	\$0.00	\$0.00	\$337.21	\$0.00
								TOTAL:	\$0.00	\$0.00	\$82.15	\$0.00
								TOTAL:	\$0.00	\$0.00	\$82.15	\$0.00
CU-DI-MAR LLC	0002346153-2024-0000	BUSINESS SOLD TO FLETCHER LOGISTICS CENTER LLC ON NOVEMBER 30,2023. REAL PROPERTY AND TANGIBLE ASSETS.	(\$78,240)	9446	YGONZALEZ	5045 HENDERSONVILLE RD FLETCHER NC 28732	COUNTY	TAX	\$337.21	\$0.00	\$337.21	\$0.00
							FLETCHER FIRE	TAX	\$82.15	\$0.00	\$82.15	\$0.00
								TOTAL:	\$0.00	\$0.00	\$0.00	\$0.00
								TOTAL:	\$0.00	\$0.00	\$0.00	\$0.00
								ABSTRACT TOTAL:	\$419.36	\$0.00	\$419.36	\$0.00
								TOTAL:	\$0.00	\$0.00	\$319.50	\$0.00
								TOTAL:	\$0.00	\$0.00	\$31.95	\$0.00
								TOTAL:	\$0.00	\$0.00	\$31.95	\$0.00
								TOTAL:	\$0.00	\$0.00	\$77.84	\$0.00
								TOTAL:	\$0.00	\$0.00	\$77.84	\$0.00
GASPERSO, CLYDE TRUSTEE	0002867386-2020-0000	ACREAGE CHANGE FOR PREVIOUSLY RECORDED DEED 05/17/2016	(\$152,370)	9425	TCANNON	0 NO ADDRESS ASSIGNED FLETCHER NC 28732	COUNTY	TAX	\$458.34	\$458.34	\$118.93	\$118.93
							FLETCHER FIRE	TAX	\$93.96	\$93.96	\$118.93	\$118.93
								TOTAL:	\$0.00	\$0.00	\$0.00	\$0.00
								TOTAL:	\$0.00	\$0.00	\$0.00	\$0.00
								ABSTRACT TOTAL:	\$437.07	\$0.00	\$437.07	\$0.00
								TOTAL:	\$0.00	\$0.00	\$78.78	\$0.00
								TOTAL:	\$0.00	\$0.00	\$78.78	\$0.00
								TOTAL:	\$0.00	\$0.00	\$85.62	\$0.00
								TOTAL:	\$0.00	\$0.00	\$85.62	\$0.00
								TOTAL:	\$0.00	\$0.00	\$24.38	\$24.38
GASPERSO, CLYDE TRUSTEE	0002867386-2021-0000	ACREAGE CHANGE FOR PREVIOUSLY RECORDED DEED 05/17/2016	(\$21,200)	9426	TCANNON	0 NO ADDRESS ASSIGNED FLETCHER NC 28732	COUNTY	TAX	\$458.34	\$458.34	\$118.93	\$118.93
							FLETCHER FIRE	TAX	\$93.96	\$93.96	\$118.93	\$118.93
								TOTAL:	\$0.00	\$0.00	\$0.00	\$0.00
								TOTAL:	\$0.00	\$0.00	\$0.00	\$0.00
								ABSTRACT TOTAL:	\$143.31	\$0.00	\$143.31	\$0.00
								TOTAL:	\$0.00	\$0.00	\$24.38	\$24.38
								TOTAL:	\$0.00	\$0.00	\$24.38	\$24.38
								TOTAL:	\$0.00	\$0.00	\$24.38	\$24.38
								TOTAL:	\$0.00	\$0.00	\$24.38	\$24.38
								TOTAL:	\$0.00	\$0.00	\$24.38	\$24.38
GASPERSO, CLYDE TRUSTEE	0002867386-2022-0000	ACREAGE CHANGE FOR PREVIOUSLY RECORDED DEED 05/17/2016	(\$21,200)	9427	TCANNON	0 NO ADDRESS ASSIGNED FLETCHER NC 28732	COUNTY	TAX	\$458.34	\$458.34	\$118.93	\$118.93
							FLETCHER FIRE	TAX	\$93.96	\$93.96	\$118.93	\$118.93
								TOTAL:	\$0.00	\$0.00	\$0.00	\$0.00
								TOTAL:	\$0.00	\$0.00	\$0.00	\$0.00
								ABSTRACT TOTAL:	\$143.31	\$0.00	\$143.31	\$0.00
								TOTAL:	\$0.00	\$0.00	\$24.38	\$24.38
								TOTAL:	\$0.00	\$0.00	\$24.38	\$24.38
								TOTAL:	\$0.00	\$0.00	\$24.38	\$24.38
								TOTAL:	\$0.00	\$0.00	\$24.38	\$24.38
								TOTAL:	\$0.00	\$0.00	\$24.38	\$24.38

NCPTS Pending Release/Refund Report. Monday, October 20, 2025*

OWNER	ABSTRACT	NOTE	VALUE CHANGE	ADJ. NUMBER	USER ID	SITUS ADDRESS	TAX/DISTRICT	LEVY TYPE	BILLED	PAID	RELEASE	REFUND
GASPERSON, CLYDE TRUSTEE	0002867386-2023-2023-0000	ACREAGE CHANGE FOR PREVIOUSLY RECORDED DEED 05/17/2016	(\$21,200)	9428	TCANNON	0 NO ADDRESS ASSIGNED FLETCHER NC 28732	COUNTY	TAX	\$373.68	\$373.68	\$91.37	\$91.37
								LATE LIST FEE	\$0.00	\$0.00	\$0.00	
								TOTAL:	\$91.37	\$91.37	\$91.37	
								TOTAL:	\$0.00	\$0.00	\$0.00	
									ABSTRACT TOTAL:	\$22.26	\$22.26	\$0.00
									ABSTRACT TOTAL:	\$113.63	\$113.63	\$113.63
GOMEZ PENA, ISRAEL	0003094273-2025-2025-0000	ACREAGE CHANGE FOR PREVIOUSLY RECORDED DEED 05/17/2016	(\$21,200)	9429	TCANNON	0 NO ADDRESS ASSIGNED FLETCHER NC 28732	COUNTY	TAX	\$373.68	\$373.68	\$91.37	\$91.37
								LATE LIST FEE	\$0.00	\$0.00	\$0.00	
								TOTAL:	\$91.37	\$91.37	\$91.37	
								TOTAL:	\$0.00	\$0.00	\$0.00	
									ABSTRACT TOTAL:	\$22.26	\$22.26	\$0.00
									ABSTRACT TOTAL:	\$113.63	\$113.63	\$113.63
GOMEZ PENA, ISRAEL	0003094273-2025-2025-0000	PER RECORDS RECEIVED, THE TAXPAYER DID NOT OWN THIS TRAILER. TAX BILLS VOIDED FOR 2022-2025.	(\$106,000)	9444	ZMORGAN	42 LIGHTWOOD CT HENDERSONVILLE NC 28792	COUNTY	TAX	\$8.37	\$8.37	\$8.37	\$8.37
								LATE LIST FEE	\$0.84	\$0.84	\$0.84	
								TOTAL:	\$9.21	\$9.21	\$9.21	
								TOTAL:	\$0.00	\$0.00	\$0.00	
									ABSTRACT TOTAL:	\$2.72	\$2.72	\$0.00
									ABSTRACT TOTAL:	\$2.99	\$2.99	\$0.00
									ABSTRACT TOTAL:	\$12.20	\$12.20	\$0.00
JOEY'S NEW YORK BAGELS, INC.	0003092767-2025-2025-0000	PER RECORDS RECEIVED THIS BUSINESS CLOSED AND ALL ASSETS WERE ADDED TO NEW OWNER UNDER ABSTRACT # 3118044	(\$1,943)	9431	DSANTANA	1500 HAYWOOD RD HENDERSONVILLE NC 28791	COUNTY	TAX	\$899.45	\$899.45	\$89.94	\$89.94
								LATE LIST FEE	\$89.94	\$89.94	\$89.94	
								TOTAL:	\$989.39	\$989.39	\$989.39	
								TOTAL:	\$0.00	\$0.00	\$0.00	
									ABSTRACT TOTAL:	\$989.39	\$989.39	\$0.00
									ABSTRACT TOTAL:	\$12.20	\$12.20	\$0.00
									ABSTRACT TOTAL:	\$12.20	\$12.20	\$0.00
K & D RESTAURANT INC	0002986507-2025-2025-0000	BUSINESS SOLD PRIOR TO JANUARY 1, 2025; ALL ASSETS LISTED UNDER NEW OWNER ABSTRACT# 3120248	(\$56,827)	9433	DSANTANA	4055 HENDERSONVILLE RD FLETCHER NC 28732	COUNTY	TAX	\$244.92	\$244.92	\$24.49	\$24.49
								LATE LIST FEE	\$24.49	\$24.49	\$24.49	
								TOTAL:	\$269.41	\$269.41	\$269.41	
								TOTAL:	\$0.00	\$0.00	\$0.00	
									ABSTRACT TOTAL:	\$269.41	\$269.41	\$0.00
									ABSTRACT TOTAL:	\$269.41	\$269.41	\$0.00
SCARLATA ENTERPRISES INC	0003092768-2025-2025-0000	PER RECORDS RECEIVED THIS BUSINESS CLOSED AND ALL ASSETS WERE ADDED TO NEW OWNER UNDER ABSTRACT# 3118042	(\$56,827)	9432	DSANTANA	5829 ASHEVILLE HWY HENDERSONVILLE NC 28791	COUNTY	TAX	\$434.69	\$434.69	\$43.47	\$43.47
								LATE LIST FEE	\$43.47	\$43.47	\$43.47	
								TOTAL:	\$478.16	\$478.16	\$478.16	
								TOTAL:	\$0.00	\$0.00	\$0.00	
									ABSTRACT TOTAL:	\$478.16	\$478.16	\$0.00
									ABSTRACT TOTAL:	\$478.16	\$478.16	\$0.00
STOWE, KIMBERLY ERICKA	0000441167-2025-2024-0000	THIS PERSONAL PROPERTY MOBILE HOME WAS DOUBLE-LISTED. IN 2024, PROPERTY WAS CONVERTED TO A REAL PROPERTY MOBILE HOME AND IS BEING LISTED ON ABSTRACT # 2855348.	(\$100,855)	9424	RJONES	117 S GREENLEAF RD HENDERSONVILLE NC 28739	COUNTY	TAX	\$84.98	\$84.98	\$17.00	\$17.00
								LATE LIST FEE	\$17.00	\$17.00	\$17.00	
								TOTAL:	\$101.98	\$101.98	\$101.98	
								TOTAL:	\$0.00	\$0.00	\$0.00	
									ABSTRACT TOTAL:	\$22.67	\$22.67	\$0.00
									ABSTRACT TOTAL:	\$22.67	\$22.67	\$0.00
									ABSTRACT TOTAL:	\$4.53	\$4.53	\$0.00
									ABSTRACT TOTAL:	\$27.20	\$27.20	\$0.00
									ABSTRACT TOTAL:	\$129.18	\$129.18	\$0.00

NCPTS Pending Release/Refund Report. Monday, October 20, 2025*

OWNER	ABSTRACT	NOTE	VALUE CHANGE	ADJ. NUMBER	USER ID	SITUS ADDRESS	TAX DISTRICT	LEVY TYPE	BILLED	PAID	RELEASE	REFUND
STOWE, KIMBERLY ERICKA	0000441167-2025-2025-0000	THIS PERSONAL PROPERTY MOBILE HOME WAS DOUBLE-LISTED. IN 2024, PROPERTY WAS CONVERTED TO A REAL PROPERTY MOBILE HOME AND IS BEING LISTED ON ABSTRACT # 2855348.	(\$18,124)	9423	RJONES	117 S GREENLEAF RD HENDERSONVILLE NC 28739	COUNTY	TAX LATE LIST FEE TOTAL	\$78.11 \$7.81 \$85.92	\$0.00 \$0.00 \$0.00	\$78.11 \$7.81 \$85.92	\$0.00 \$0.00 \$0.00
							ETOWAH- HORSESHOE FIRE	TAX LATE LIST FEE TOTAL	\$20.84 \$2.08 \$22.92	\$0.00 \$0.00 \$0.00	\$20.84 \$2.08 \$22.92	\$0.00 \$0.00 \$0.00
								ABSTRACT TOTAL:		ABSTRACT TOTAL:	\$108.84	\$0.00
TORRES, SHAMTO	0000260832-2025-2025-0000	OWNER TOTAL: PER RECORDS RECEIVED, THIS MOBILE HOME WAS SOLD ON 11/22/2024. PROPERTY IS NOW BEING LISTED ON ABSTRACT # 3120239.	(\$37,841) (\$28,200)	9445	RJONES	136 COLKEN WAY FLETCHER NC 28732	COUNTY	TAX LATE LIST FEE TOTAL	\$121.54 \$12.15 \$133.69	\$0.00 \$0.00 \$0.00	\$121.54 \$12.15 \$133.69	\$0.00 \$0.00 \$0.00
								ABSTRACT TOTAL:		ABSTRACT TOTAL:	\$133.69	\$0.00
WHEELER, KATHRYN ELAINE	0003117495-2025-2025-0000	OWNER TOTAL: PER RECORDS RECEIVED, THE OWNERSHIP FOR THIS MOBILE HOME HAS CHANGED. PROPERTY IS NOW BEING REPORTED ON ABSTRACT #3120260.	(\$28,200) (\$37,232)	9448	RJONES	436 LANNING RD HENDERSONVILLE NC 28792	COUNTY	TAX LATE LIST FEE TOTAL	\$160.47 \$16.05 \$176.52	\$0.00 \$0.00 \$0.00	\$160.47 \$16.05 \$176.52	\$0.00 \$0.00 \$0.00
							EDNEVILLE FIRE	TAX LATE LIST FEE TOTAL	\$42.82 \$4.28 \$47.10	\$0.00 \$0.00 \$0.00	\$42.82 \$4.28 \$47.10	\$0.00 \$0.00 \$0.00
								ABSTRACT TOTAL:		ABSTRACT TOTAL:	\$223.62	\$0.00
WHITE OAK VETERINARY HOSPITAL PC	0003070921-2025-2025-0000	OWNER TOTAL: BUSINESS SOLD PRIOR TO 1/1/2025 TO NEW OWNER ABS#3118030	(\$37,232) (\$85,978)	9443	DSANTANA	3336 HENDERSONVILLE RD FLETCHER NC 28732	COUNTY	TAX LATE LIST FEE TOTAL	\$370.57 \$37.06 \$407.63	\$0.00 \$0.00 \$0.00	\$370.57 \$37.06 \$407.63	\$0.00 \$0.00 \$0.00
								ABSTRACT TOTAL:		ABSTRACT TOTAL:	\$407.63	\$0.00
								OWNER TOTAL:		OWNER TOTAL:	\$407.63	\$0.00
								GRAND TOTALS:		GRAND TOTALS:	\$4,379.37	\$657.19

**RESOLUTION DECLARING PERSONAL PROPERTY AS SURPLUS
AND AUTHORIZING THE DISPOSITION OF PERSONAL PROPERTY
BY DONATION**

WHEREAS, Henderson County owns the vehicles itemized on the attached Exhibit B, hereinafter referred to as “surplus property”, that is either obsolete or no longer needed for any governmental use by the County; and

WHEREAS, the Henderson County Board of Commissioners is desirous of declaring the vehicle as surplus and transferring to Blue Ridge Community College via donation as authorized by N.C.G.S. 160A-280; and

WHEREAS, it is the intent of the County to donate said surplus property.

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

1. The vehicle(s) itemized on the attached Exhibit B is hereby declared to be surplus property.
2. Henderson County Garage is hereby authorized to transfer by donation the surplus property described above to Blue Ridge Community College.
3. Henderson County makes no express or implied warranties of merchantability of any surplus property, or part thereof, or its fitness for any particular purpose regardless of any oral statements that may be made concerning the surplus property or any part thereof.

THIS the 3rd day of November, 2025.

HENDERSON COUNTY BOARD OF COMMISSIONERS

BY: 
William Lapsley, Chairman

ATTEST:


Denisa Lauffer, Clerk to the Board

[OFFICIAL SEAL]



Exhibit B: Proposed Surplus Property

DEPT	ASSET NO	EQUIPMENT NO	DESCRIPTION	VIN	MILEAGE
SHERIFF	18606	SH151	2019 FORD POLICE INTERCEPTOR (SUV)	1FM5K8AR2KGB23025	81,549
SHERIFF	18088	SH204	2018 FORD EXPLORER	1FM5K8AR5JGA83733	141,830
SHERIFF	18095	SH217	2018 FORD EXPLORER	1FM5K8AR2JGA83737	129,794
SHERIFF	17553	SH323	2016 DODGE DURANGO	1C4RDJFG8GC331908	138,908
SHERIFF	17094	SH317	2015 FORD EXPLORER	1FM5K8AR7FGA28577	75,878
SHERIFF	17903	SH297	2017 DODGE CHARGER	2C3CDXKT5HH567155	111,819
SHERIFF	17833	SH518	2017 DODGE CHARGER	2C3CDXKT9HH557857	128,869



October 7, 2025

Re: Safe Streets for WNC

The Land of Sky Regional Planning Organization (RPO) and the French Broad River Metropolitan Planning Organization (MPO) partnered to develop Safe Streets for WNC – the Land of Sky Regional Transportation Safety Action Plan. The Safe Streets for WNC plan was financially supported by a USDOT Safe Streets and Roads for All (SS4A) grant and was completed in Summer 2025 with an overarching goal:

The region will achieve a 10% reduction in fatal and serious injury crashes by 2035, an additional 45% reduction by 2045, and move toward zero fatalities and serious injuries by 2050.

Safe Streets for WNC follows the Safe System Approach – considering both reactive and proactive measures to reduce and ultimately eliminate fatalities and serious injuries resulting from roadway crashes. Safe Streets for WNC is a regional framework for understanding the most severe safety issues and includes a series of strategies and tools that will be used to develop projects and programs for implementation in the immediate and long term. Within the five county region including Buncombe, Haywood, Henderson, Madison, and Transylvania counties, many local agencies and stakeholders participated in the development of the plan.

NCDOT, local governments, and community organizations are key partners in implementing the Safe Streets for WNC plan. Henderson County is committed to the goals and actions outlined in Safe Streets for WNC. Leadership from Henderson County resolved to support the regional transportation safety action plan on October 15, 2025, and will actively support implementation.

Sincerely,

A handwritten signature in black ink, appearing to read 'William G. Lapsley', written in a cursive style.

William G. Lapsley
County Commission Chair
Henderson County



INFORMAL PUBLIC COMMENT SIGN-UP SHEET

MEETING DATE 11.03.2025

Pursuant to N.C. Gen. Statute 153A-52.1, Henderson County welcomes public comment at its meetings. Please note that each speaker is limited to **three (3) minutes** unless a different time limit is announced by the Board. The Board may also adopt rules limiting the number of persons speaking who are expressing similar viewpoints on a stated issue as well as other rules regarding the maintenance of good order.

Each speaker should be aware, and by their signature hereto agree, that their comments may be recorded (by audio-visual recordings, photography, or other means) and may be (but are not required to be) broadcast by the County as part of the meeting broadcast or as a part of the County's programming on its local video channel(s). By their signature, they further agree that Henderson County is, and will be, the sole owner of all rights in and to such programming. The undersigned hereby indemnifies Henderson County and its employees and agents against any and all claims, damages, liabilities, costs, and expenses arising out of the use of the undersigned person's images and words in connection therewith.

<i>Kenny Barnwell</i>	<i>Kenny Barnwell</i>
PRINTED NAME	Signature
Mailing Address: <i>P.O. Box 137</i>	Topic: <i>Edgewood S. 2012</i>
<i>Edgewood, N.C.</i>	

PRINTED NAME	Signature
Mailing Address:	Topic:

PRINTED NAME	Signature
Mailing Address:	Topic:

PRINTED NAME	Signature
Mailing Address:	Topic:

PRINTED NAME	Signature
Mailing Address:	Topic:

EXTRACTS FROM MINUTES OF THE BOARD OF COMMISSIONERS

A regular meeting of the Board of Commissioners of the County of Henderson, North Carolina, was duly held on November 3, 2025 at 5:30 p.m. in the Commissioners' Meeting Room, Henderson County Historic Courthouse, 1 Historic Courthouse Square, Hendersonville, North Carolina. Bill Lapsley presiding.

The following members were present:

Chairman William Lapsley, Vice-Chair J. Michael Edney, Commissioner Rebecca McCall, Commissioner Sheila Franklin, and Commissioner Jay Egolf

The following members were absent: None

* * * * *

Commissioner Edney moved that the following resolution, copies of which having been made available to the Board of Commissioners, be adopted, by reading the title thereof (further reading waived without objection):

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE COUNTY OF HENDERSON, NORTH CAROLINA, AUTHORIZING THE NEGOTIATION OF AN AMENDMENT TO AN INSTALLMENT FINANCING CONTRACT, DIRECTING THE PUBLICATION OF NOTICE WITH RESPECT THERETO, DECLARING THE INTENT OF THE COUNTY TO REIMBURSE ITSELF FOR CAPITAL EXPENDITURES FROM PROCEEDS THEREOF, AND PROVIDING FOR CERTAIN OTHER RELATED MATTERS THERETO

WHEREAS, the County of Henderson, North Carolina (the "*County*") is a validly existing political subdivision, existing as such under and by virtue of the Constitution, statutes and laws of the State of North Carolina (the "*State*");

WHEREAS, the County has the power, pursuant to the General Statutes of North Carolina to (1) enter into installment contracts to purchase, or finance or refinance the purchase of, real or personal property and to finance or refinance the construction or repair of fixtures or improvements on real property

and (2) create a security interest in some or all of the property financed or refinanced to secure repayment of the purchase price;

WHEREAS, the County has previously executed and delivered:

(1) an Installment Financing Contract dated as of October 1, 2025 (the "*2025 Contract*") with the Henderson County Governmental Financing Corporation (the "*Corporation*"), the proceeds of which were used to (a) finance the renovation and expansion of the County's existing detention facility (the "*Detention Facility*") as part of a County judicial center, and (b) refinance the County's outstanding installment payment obligations related to an Installment Financing Contract, dated as of August 15, 2015, between the County and the Corporation; and

(2) a Deed of Trust, Security Agreement and Fixture Filing dated as of October 1, 2025 (the "*Deed of Trust*"), pursuant to which the County granted a lien on the site of the Detention Facility, together with the real estate improvements thereon and appurtenances thereto;

WHEREAS, it is in the County's best interest to enter into Amendment Number One to the 2025 Contract (the "*First Amendment*" and together with the 2025 Contract, the "*Contract*") with the Corporation to finance (a) the acquisition, construction, and equipping of a new medical office building and related site improvements to expand UNC Health Pardee's outpatient and primary care services within the County, and (b) the acquisition, development, and improvement of real property to support economic development initiatives (collectively, the "*2026 Projects*");

WHEREAS, financing the 2026 Projects is essential to the County's proper, efficient and economic operation and to the general health and welfare of its inhabitants; financing the 2026 Projects will provide an essential use and will permit the County to carry out public functions that it is authorized by law to perform; and entering into the First Amendment is necessary and expedient for the County by virtue of the findings presented herein;

WHEREAS, the First Amendment would allow the County to finance the 2026 Projects and take title thereto at a favorable interest rate currently available in the financial marketplace and on terms advantageous to the County;

WHEREAS, the estimated cost of financing the 2026 Projects, including payment of the costs of execution and delivery of the First Amendment, is an amount not to exceed \$45,000,000 and such cost exceeds the amount that can be prudently raised from currently available appropriations, unappropriated fund balances and non-voted bonds that could be issued by the County in the current fiscal year pursuant to Article V, Section 4 of the Constitution of the State;

WHEREAS, although the cost of financing the 2026 Projects pursuant to the First Amendment is expected to exceed the cost of financing the 2026 Projects pursuant to a bond financing for the same undertaking, the cost of financing the 2026 Projects pursuant to the First Amendment and the obligations of the County thereunder are preferable to a general obligation bond financing or revenue bond financing for several reasons, including but not limited to the following: (1) the cost of a special election necessary to approve a general obligation bond financing, as required by the laws of the State, would result in the expenditure of significant funds; (2) the time required for a general obligation bond election would cause an unnecessary delay which would thereby decrease the financial benefits of financing, constructing, and improving the 2026 Projects; and (3) the 2026 Projects would produce insufficient revenues to permit a revenue bond financing;

WHEREAS, the estimated costs of financing the 2026 Projects pursuant to the First Amendment reasonably compares with an estimate of similar costs under a bond financing for the same undertaking as a result of the findings delineated in the above preambles;

WHEREAS, any future property tax increase, if necessary, to pay installment payments falling due under the First Amendment will not be excessive;

WHEREAS, the sums to fall due under the First Amendment will be adequate but not excessive for its proposed purpose;

WHEREAS, no deficiency judgment may be rendered against the County in any action for its breach of the First Amendment, and the taxing power of the County is not and may not be pledged in any way directly or indirectly or contingently to secure any money due under the First Amendment;

WHEREAS, the County is not in default under any of its debt service obligations;

WHEREAS, the County's budget process and Annual Budget Ordinance are in compliance with the Local Government Budget and Fiscal Control Act, and external auditors have determined that the County has conformed with generally accepted accounting principles as applied to governmental units in preparing its Annual Budget ordinance;

WHEREAS, past audit reports of the County indicate that its debt management and contract obligation payment policies have been carried out in strict compliance with the law, and the County has not been censured by the North Carolina Local Government Commission (the "LGC"), external auditors or any other regulatory agencies in connection with such debt management and contract obligation payment policies;

WHEREAS, a public hearing on the First Amendment after publication of a notice with respect to such public hearing must be held, and approval of the LGC with respect to entering into the First Amendment must be received;

WHEREAS, the County will incur and pay certain expenditures (the "Original Expenditures") in connection with the 2026 Projects prior to the date of execution and delivery of the First Amendment, such Original Expenditures to be paid for originally from a source other than the proceeds of the First Amendment, and the County intends, and reasonably expects, to be reimbursed for such Original Expenditures from a portion of the proceeds of the First Amendment; and

WHEREAS, all findings, conclusions and determinations of the County in this Resolution are subject to modification or affirmation after all interested parties have been afforded the opportunity to present their comments at a public hearing regarding the execution and delivery of the First Amendment and the 2026 Projects financed thereby.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE COUNTY OF HENDERSON, NORTH CAROLINA, AS FOLLOWS:

Section 1. *Authorization to Negotiate the First Amendment.* The County Manager, the Financial Services Director, and the Finance Director, or their respective designees (collectively, the "Authorized Officers"), with advice from the County Attorney and the County's bond counsel, are authorized and directed, individually and collectively, to proceed and negotiate on behalf of the County the First Amendment for a principal amount not to exceed \$45,000,000 to finance the 2026 Projects, to be

entered into in accordance with the provisions of Section 160A-20 of the General Statutes of North Carolina, as amended.

Section 2. **Application to LGC.** The Authorized Officers are directed to file with the LGC an application for its approval of the First Amendment and all relevant transactions contemplated thereby on a form prescribed by the LGC and to state in such application such facts and to attach thereto such exhibits regarding the County and its financial condition as may be required by the LGC.

Section 3. **Direction to Retain Professionals.** The Authorized Officers, with advice from the County Attorney, are authorized and directed to retain the assistance of Parker Poe Adams & Bernstein LLP, as bond counsel, DEC Associates, Inc., as municipal advisor, PNC Capital Markets LLC, as underwriter, and U.S. Bank Trust Company, National Association, as trustee. The Authorized Officers are authorized to retain such other professionals as they deem necessary in their judgment to carry out the transaction contemplated in this Resolution.

Section 4. **Public Hearing.** The Board of Commissioners of the County shall conduct a public hearing (the "**Public Hearing**") on November 19, 2025 at 9:30 a.m. in the Commissioners' Meeting Room, Henderson County Historic Courthouse, 1 Historic Courthouse Square, Hendersonville, North Carolina, concerning the First Amendment, the proposed financing of the 2026 Projects, and any other transactions contemplated therein and associated therewith.

Section 5. **Notice of Public Hearing.** The Clerk to the Board is directed to cause a notice of the Public Hearing, in the form attached hereto as Exhibit A, to be published once in a qualified newspaper of general circulation within the County no fewer than 10 days prior to the Public Hearing.

Section 6. **Repealer.** All motions, orders, resolutions and parts thereof in conflict herewith are hereby repealed.

Section 7. **Reimbursement.** The County presently intends, and reasonably expects, to reimburse itself for Original Expenditures in an amount not to exceed \$45,000,000 on or after the date occurring 60 days prior to the date of adoption of this Resolution from a portion of the proceeds of the First Amendment. The County adopts this Resolution as a declaration of official intent under Section 1.150-2 of the Treasury Regulations promulgated under Section 103 of the Internal Revenue Code of 1986, as amended, to evidence the County's intent to reimburse itself for the Original Expenditures from proceeds of the First Amendment. The Authorized Officers, with advice from the County's bond counsel, are authorized, directed and designated to act on behalf of the County in determining and itemizing all of the Original Expenditures incurred and paid by the County in connection with the 2026 Projects during the period commencing on the date occurring 60 days prior to the date of adoption of this Resolution and ending on the date of the execution and delivery of the First Amendment.

Section 8. **Effective Date.** This Resolution is effective on the date of its adoption.

On motion of Commissioner Edney, the foregoing resolution entitled "**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE COUNTY OF HENDERSON, NORTH CAROLINA, AUTHORIZING THE NEGOTIATION OF AN AMENDMENT TO AN INSTALLMENT FINANCING CONTRACT, DIRECTING THE PUBLICATION OF NOTICE WITH RESPECT THERETO, DECLARING THE INTENT OF THE COUNTY TO REIMBURSE ITSELF FOR CAPITAL EXPENDITURES FROM PROCEEDS THEREOF, AND PROVIDING FOR CERTAIN OTHER RELATED MATTERS THERETO**" was duly adopted by the following vote:

AYES: 5

NAYS: 0

EXHIBIT A
NOTICE OF PUBLIC HEARING

The County of Henderson, North Carolina (the "*County*") previously entered into an Installment Financing Contract dated as of October 1, 2025 (the "*2025 Contract*") with the Henderson County Governmental Financing Corporation (the "*Corporation*"), to finance and refinance the projects described therein. To secure its obligations under the 2025 Contract, the County previously executed and delivered a Deed of Trust, Security Agreement and Fixture Filing dated as of October 1, 2025 (the "*Deed of Trust*") pursuant to which the County granted a lien on the site of its existing detention facility, together with the real estate improvements thereon and appurtenances thereto (collectively, the "*Mortgaged Property*").

At its November 3, 2025 meeting, the Board of Commissioners (the "*Board*") of the County adopted a resolution which authorized the County to enter into Amendment Number One to the 2005 Contract (the "*First Amendment*" and together with the 2025 Contract, the "*Contract*"), the aggregate principal amount of which is currently expected not to exceed \$45,000,000, under which the County will make certain installment payments to finance (a) the acquisition, construction, and equipping of a new medical office building and related site improvements to expand UNC Health Pardee's outpatient and primary care services within the County (collectively, the "*Health Project*"), and (b) the acquisition, development, and improvement of real property to support economic development initiatives (collectively, the "*2026 Projects*"). The maximum stated principal amount of the Contract to be used to finance the Health Project is \$45,000,000. The Health Project will be located at 1500 Spartanburg Highway, Hendersonville, North Carolina 28792, and will be owned and operated by the Henderson County Hospital Corporation, a nonprofit corporation organized and existing under the laws of the State of North Carolina.

The Contract and the Deed of Trust permit the County to enter into amendments to finance or refinance additional projects using the Mortgaged Property as collateral and the County may or may not grant additional collateral in connection with such amendments. On the County's payment of all installment payments due under the Contract, including any future amendments to finance or refinance projects, any lien the Deed of Trust created will terminate and the County's title to the Mortgaged Property will be unencumbered.

NOTICE IS HEREBY GIVEN, pursuant to Sections 160A-20 of the General Statutes of North Carolina and Section 147(f) of the Internal Revenue Code of 1986, that on November 19, 2025 at 9:30 a.m. in the Commissioners' Meeting Room, Henderson County Historic Courthouse, 1 Historic Courthouse Square, Hendersonville, North Carolina, a public hearing will be conducted concerning the approval of the execution and delivery of the First Amendment and the 2026 Projects financed thereby. All interested parties are invited to present comments thereon at the public hearing.

/s/ DENISA A. LAUFFER
Clerk to the Board of Commissioners
County of Henderson, North Carolina

Published: November 5, 2025

STATE OF NORTH CAROLINA)
)
COUNTY OF HENDERSON) ss:

I, *Denisa A. Lauffer*, Clerk to the Board of Commissioners of the County of Henderson, North Carolina, **DO HEREBY CERTIFY** that the foregoing is a true and exact copy of a resolution entitled “RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE COUNTY OF HENDERSON, NORTH CAROLINA, AUTHORIZING THE NEGOTIATION OF AN AMENDMENT TO AN INSTALLMENT FINANCING CONTRACT, DIRECTING THE PUBLICATION OF NOTICE WITH RESPECT THERETO, DECLARING THE INTENT OF THE COUNTY TO REIMBURSE ITSELF FOR CAPITAL EXPENDITURES FROM PROCEEDS THEREOF, AND PROVIDING FOR CERTAIN OTHER RELATED MATTERS THERETO” adopted by the Board of Commissioners of the County of Henderson, North Carolina, at a meeting held on the 3rd day of November, 2025.

WITNESS my hand and the corporate seal of the County of Henderson, North Carolina, this the ___ day of November, 2025.





DENISA A. LAUFFER
Clerk to the Board of Commissioners
County of Henderson, North Carolina

HENDERSON COUNTY
RECORDS RETENTION AND DISPOSITION PROCEDURE
PUBLIC RECORDS DISPOSAL REQUEST AND DESTRUCTION LOG
(Revised February 19, 2020)

DEPARTMENT: Tax – Real Property and Personal Property

RECORD TITLE & DESCRIPTION, INCLUSIVE DATES & QUANTITY	RECORDS WILL BE		RECORDS RETENTION SECTION	IF APPROVED, DATE DESTROYED
	DESTROYED	DUPLICATED *		
2008 Real Property Listing forms 6 boxes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Standard 8 Item 1	
Real Property Changes 2 boxes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Standard 8 Item 1	
Trailer letter/motor vehicle 2 boxes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Standard 8 Item 1	
	<input type="checkbox"/>	<input type="checkbox"/>		

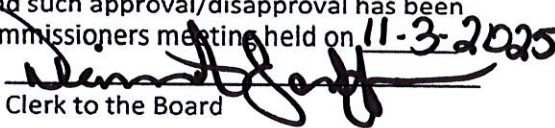
* If duplication is required, indicate method.

Approval is requested for the records listed above to be destroyed in accordance with the provisions of NCGS 121 and 132. The period for retention of these records, as prescribed by the North Carolina Department of Cultural Resources, has expired; **OR** where the period for retention has not expired, the original records have been duplicated on microfilm, microfiche, data processing or word processing equipment, with the understanding that said duplication shall be maintained for the specified period of retention. **NONE** of the original records listed above have been scheduled for permanent preservation by the North Carolina Department of Cultural Resources.


DEPARTMENT HEAD: _____

11/3/2025
DATE: _____

Submitted to the Henderson County Board of Commissioners. The Board: APPROVED
 DISAPPROVED

the destruction/duplication of the above records and such approval/disapproval has been entered into the official minutes of the Board of Commissioners meeting held on 11-3-2025

Clerk to the Board