

January 21, 2026

MINUTES

**STATE OF NORTH CAROLINA
COUNTY OF HENDERSON**

**BOARD OF COMMISSIONERS
WEDNESDAY, JANUARY 21, 2026**

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

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

Also present were: Budget Manager/Internal Auditor Sonya Flynn, Budget Analyst Jennifer Miranda, Chief Communications Officer Mike Morgan, Code Enforcement Director Matt Champion, Director of Public Health David Jenkins, Site Development Director Deborah Johnston, Planning Director Autumn Radcliff, Code A/V Technician Oscar Guerrero, IT Director Mark Seelenbacher, Special Projects Coordinator Nora Jsue, Senior Planner Janna Bianculi, DSS Director Lorie Horne, DSS Deputy Director Debbie Dunn, Register of Deeds Lee King, Director of Facility Services Andrew Griffin, Environmental Health Supervisor Seth Swift, Parks and Recreation Director Bruce Gilliam, Grants Administrator Emily Kanipe, EMS Manager Mike Barnette, County Engineer Marcus Jones, Library Director Trina Rushing, Wellness Center Director Dr. Jamie Gibbs, Director of Human Resources Karen Ensley, Behavioral Health Director Jodi Grabowski, Tax Collector Luke Small, Tax Assessor Kevin Hensley, Building Services Director Crystal Lyda, Capital Projects Manager Bryan Rhodes, Social Media Coordinator Tiffany Lucey, Finance Director Randal Cox, Soil and Water Conservation District Director/Conservationist Director Jonathan Wallin, and NC Lead Fellow Abby Buxton. Deputy Kayla Brezillac provided security.

CALL TO ORDER/WELCOME

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

INVOCATION

Justin Alexander, the Senior Pastor at First Baptist Church, provided the invocation.

PLEDGE OF ALLEGIANCE

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

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

There was none.

DISCUSSION/ADJUSTMENT OF AGENDA

Vice-Chair Edney added a Closed Session for Property Acquisition.

Chairman Lapsley moved to approve the agenda as amended. All voted in favor, and the motion carried.

Approved: February 4, 2026

CONSENT AGENDA

Approval of Minutes

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

January 05, 2026

Motion: I move the Board approve the minutes from January 5, 2026.

Tax Collector's Report

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

Please find outlined below collections information through January 8, 2026 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):

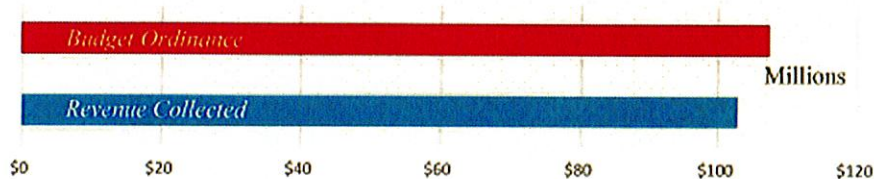
| | | | |
|-------------------------------|-------------------------|--|-------------------------|
| 2025 Beginning Charge: | \$103,844,885.28 |  | Unpaid 5.60% |
| Discoveries & Imm. | \$261,374.88 | | |
| Releases & Refunds: | (\$96,285.18) | | |
| <u>Net Charge:</u> | <u>\$104,009,974.98</u> | | |
| Unpaid Taxes: | \$5,823,192.79 | | |
| Amount Collected: | \$98,186,782.19 | Paid 94.40% | |

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

| | | |
|--------------------------|-----------------------|--------|
| Net Charge: | \$4,165,650.47 | |
| Unpaid Taxes: | \$14,568.24 | 99.65% |
| Amount Collected: | \$4,151,082.23 | |

Henderson County FY25 Budget Analysis:

| | <u>Budget Ordinance</u> | <u>Revenue Collected</u> |
|----------------------|-------------------------|--------------------------------------|
| Ad Valorem: | \$106,227,288.00 | Ad Valorem: \$102,337,864.42 |
| Prior Years: | \$1,030,500.00 | Prior Years: \$464,841.26 |
| Budget Total: | \$107,257,788.00 | YTD Revenue: \$102,802,705.68 |



Hurricane Helene Project Positions

During October 2024, the Board of Commissioners authorized the County Manager to hire 20 project positions to assist with response and recovery activities related to Hurricane Helene. Since that time, the Board has approved position extensions as needed. Over the past 15 months, the need for several of these positions has been eliminated, and several of the employees have transitioned into regular full-time roles.

Leadership has worked closely to monitor the need for these positions and is requesting that six of the project positions be moved to regular full-time positions and that the remaining vacant project positions be eliminated. Funds for these positions were included in the FY26 budget, resulting in no potential increase to the current budget. The regular full-time positions will transition to their respective departments, including Solid Waste, Emergency Management, Planning, and

Approved: February 4, 2026

Administrative Services.

Motion: I move that the Board of Commissioners approve the transition of six project positions to regular full-time employees and authorize staff to make the necessary budget transfers to move project position funding to the appropriate departments.

2026.005 Appointment of Commissioner Representatives

The list of Boards and Committees was being provided for the Board's approval.

Commissioners have reviewed the following list of commissioner representatives, and the consensus was to appoint the slate of representatives as follows:

1. AgHC – Sheila Franklin
2. Agricultural Advisory Board – Rebecca McCall
3. Environmental Advisory Committee – William Lapsley
4. Etowah Sewer Advisory Committee – Jay Egolf
5. Farmland Preservation Taskforce – Rebecca McCall, Jay Egolf
6. Fire and Rescue Advisory Committee – William Lapsley
7. French Broad River MPO/Transportation Advisory Committee – Sheila Franklin, Jay Egolf
8. Governmental Financing Corporation - Rebecca McCall, William Lapsley
9. Henderson County Board of Health – Jay Egolf
10. Henderson County Historic Courthouse Corporation dba/Heritage Museum – Rebecca McCall
11. Henderson County Partnership for Economic Development – Rebecca McCall
12. Henderson County Planning Board – William Lapsley
13. Henderson County Transportation Advisory Committee - Jay Egolf, Sheila Franklin
14. Hospital Corporation Board of Directors/UNCH – J. Michael Edney
15. Joint College Facility Committee - J. Michael Edney, Rebecca McCall
16. Joint School Facilities Committee - J. Michael Edney, Rebecca McCall
17. Juvenile Crime Prevention Council - J. Michael Edney
18. Land-of-Sky Regional Council – William Lapsley
19. Library Board of Trustees – Sheila Franklin
20. Local Emergency Planning Committee (LEPC) - J. Michael Edney
21. Local Government Committee of Cooperative Action (LGCCA) – William Lapsley, J. Michael Edney
22. Metropolitan Sewerage District of Buncombe County (MSD) – William Lapsley
23. Mountain Area Workforce Development Board - Sheila Franklin
24. NCACC Representative – Rebecca McCall
25. Nursing/Adult Care Home Community Advisory Committee – Sheila Franklin
26. Recreation Advisory Board – Rebecca McCall
27. Rescue Squad Board of Directors – Rebecca McCall
28. Social Services Board – Sheila Franklin
29. Tourism Development Authority – Jay Egolf
30. Vaya Health Regional Board – William Lapsley

Approved: February 4, 2026

Motion: I move the Board to appoint the slate of representatives as presented.

Firm Selection – Construction Administration for Ecusta Amenities Package

On October 29, 2025, staff released a Request for Qualifications for a consultant to assist in the Construction Administration of the Ecusta Trail Amenities Package. On Thursday, November 13, 2025, staff received one proposal. The scoring committee was composed of staff from various planning, parks and recreation, administration, and capital projects.

The Board was requested to approve the selection of Watermark Landscape Architecture and to authorize staff to proceed with negotiations and the procurement of Construction Administration services for the Ecusta Trail Amenities Package.

Motion: I move the Board approve the Helene Recovery Fund for PARTF 2025-2026 Grant application and sign the certification of local government approval.

Grant Application – Helene Recovery Fund for PARTF 2025-2026

Henderson County Parks and Recreation requested approval from the Board of Commissioners to apply for the Helene Recovery Fund for PARTF 2025-2026 Grant. Funding from this grant will provide additional funding for the Henderson County Sports Complex. Staff proposed requesting \$150,000 for the project. The PARTF grant requires a one for one match. If approved, the \$150,000 match will be satisfied by the County's current investments in the project. The Recreation Advisory Board has recommended that the staff apply for this grant by the January 30th deadline.

Motion: I move the Henderson County Board of Commissioners approve the Helene Recovery Fund for PARTF 2025-2026 Grant application and sign the certification of local government approval

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

NOMINATIONS AND APPOINTMENTS

1. Etowah Sewer Advisory Committee – 1 vac.

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

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

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

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

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

4. Library Board of Trustees – 1 vac.

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

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

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

BUDGET WORKSHOP

County Manager John Mitchell presented the Board with the proposed FY 2026–2027 County budget.

FY 2026-2027
BOARD OF
COMMISSIONERS'
BUDGET PLANNING
WORKSHOP

JANUARY 21, 2026
COMMISSIONERS' MEETING ROOM
HISTORIC COURTHOUSE



- 9:45 am - **FY2025-2026 Financial Update**
- 10:00 am - **Capital Financing Debt Schedules**
- 10:15 am - **Financial Forecast**
- 11:00 am - **Henderson County Public Schools**
- 11:30 am - **Blue Ridge Community College**
- 12:00 pm - **Lunch**
- 1:00 pm - **Highlights and Accomplishments**
- 1:30 pm - **Capital Projects Update**
- 2:00 pm - **Board Discussion**
- 3:00 pm - **Adjourn**

FY25-26 FINANCIAL UPDATE

FY 2025-2026 Expenditures

FY 2025-2026 Revenues

**FY 2025-2026 Sales Tax
Collections**

Capital Reserve Fund

FY25-26 EXPENDITURES *(as of 12.31.25)*

| County Department | Adopted Budget | Revisions | Total Revised Budget | \$ Expended | % Expended |
|----------------------------|----------------|------------|----------------------|--------------|------------|
| Governing Body | \$ 713,432 | \$ - | \$ 713,432 | \$ 421,350 | 59.1% |
| Dues & Non-Profits | \$ 1,327,594 | \$ 80,837 | \$ 1,408,431 | \$ 698,756 | 49.6% |
| County Administration | \$ 1,235,508 | \$ - | \$ 1,235,508 | \$ 662,558 | 53.6% |
| Human Resources | \$ 1,602,266 | \$ - | \$ 1,602,266 | \$ 745,587 | 46.5% |
| Elections | \$ 1,502,192 | \$ - | \$ 1,502,192 | \$ 318,153 | 21.2% |
| Finance | \$ 1,459,519 | \$ - | \$ 1,459,519 | \$ 639,926 | 43.8% |
| Assessor | \$ 2,224,436 | \$ (3,500) | \$ 2,220,936 | \$ 946,740 | 42.6% |
| Tax Collections | \$ 621,523 | \$ 3,500 | \$ 625,023 | \$ 324,045 | 51.8% |
| Legal | \$ 1,153,432 | \$ - | \$ 1,153,432 | \$ 560,429 | 48.6% |
| Register of Deeds | \$ 749,300 | \$ 54,935 | \$ 804,235 | \$ 415,706 | 51.7% |
| Facility Services & Garage | \$ 6,803,316 | \$ 600,000 | \$ 7,403,316 | \$ 2,921,529 | 39.5% |
| Court Facilities | \$ 153,000 | \$ - | \$ 153,000 | \$ 54,296 | 35.5% |
| Information Technology | \$ 6,634,986 | \$ 91,481 | \$ 6,726,467 | \$ 3,040,547 | 45.2% |

Approved: February 4, 2026

FY25-26 EXPENDITURES *(as of 12.31.25)*

| County Department | Adopted Budget | Revisions | Total Revised Budget | \$ Expended | % Expended |
|----------------------------|----------------|------------|----------------------|---------------|------------|
| Sheriff | \$ 26,183,291 | \$ 781,932 | \$ 26,965,223 | \$ 12,246,743 | 45.4% |
| Detention Facility | \$ 7,255,267 | \$ - | \$ 7,255,267 | \$ 3,249,859 | 44.8% |
| Emergency Management | \$ 2,564,992 | \$ 134,013 | \$ 2,699,005 | \$ 1,027,319 | 38.1% |
| Fire Services | \$ 1,271,246 | \$ 3,753 | \$ 1,274,999 | \$ 435,074 | 34.1% |
| Building Services | \$ 1,933,820 | \$ - | \$ 1,933,820 | \$ 905,662 | 46.8% |
| Wellness Clinic | \$ 1,551,790 | \$ - | \$ 1,551,790 | \$ 713,757 | 46.0% |
| Emergency Medical Services | \$ 14,906,523 | \$ 10,652 | \$ 14,917,175 | \$ 6,707,135 | 45.0% |
| Animal Services | \$ 1,006,894 | \$ - | \$ 1,006,894 | \$ 482,141 | 47.9% |
| Rescue Squad | \$ 821,888 | \$ - | \$ 821,888 | \$ 411,953 | 50.1% |
| Forestry Services | \$ 131,219 | \$ - | \$ 131,219 | \$ 26,035 | 19.8% |
| Soil & Water Conservation | \$ 635,007 | \$ 141,495 | \$ 776,502 | \$ 257,471 | 33.2% |
| Planning | \$ 1,250,274 | \$ 83,840 | \$ 1,334,114 | \$ 658,887 | 49.4% |
| Code Enforcement | \$ 368,640 | \$ - | \$ 368,640 | \$ 179,010 | 48.6% |

FY25-26 EXPENDITURES *(as of 12.31.25)*

| County Department | Adopted Budget | Revisions | Total Revised Budget | \$ Expended | % Expended |
|-----------------------------|----------------|--------------|----------------------|--------------|------------|
| Site Development | \$ 247,581 | \$ - | \$ 247,581 | \$ 110,178 | 44.5% |
| Heritage Museum | \$ 100,000 | \$ - | \$ 100,000 | \$ 50,000 | 50.0% |
| Cooperative Extension | \$ 794,654 | \$ - | \$ 794,654 | \$ 363,698 | 45.8% |
| Project Management | \$ 412,211 | \$ - | \$ 412,211 | \$ 178,460 | 43.3% |
| Economic Development | \$ 2,152,642 | \$ - | \$ 2,152,642 | \$ 217,000 | 10.1% |
| Public Health | \$ 11,603,338 | \$ 2,705,210 | \$ 14,308,548 | \$ 5,662,972 | 39.6% |
| Environmental Health | \$ 2,051,804 | \$ - | \$ 2,051,804 | \$ 935,247 | 45.6% |
| Home & Community Care Grant | \$ 863,502 | \$ - | \$ 863,502 | \$ 304,203 | 35.2% |
| Medical Services | \$ 95,000 | \$ - | \$ 95,000 | \$ 46,825 | 49.3% |
| Strategic Behavioral Health | \$ 506,365 | \$ 105,564 | \$ 611,929 | \$ 209,206 | 34.2% |
| Mental Health (VAYA) | \$ 528,612 | \$ - | \$ 528,612 | \$ 264,306 | 50.0% |
| Rural Operating Assistance | \$ 201,384 | \$ - | \$ 201,384 | \$ 90,853 | 45.1% |
| Social Services | \$ 20,868,566 | \$ - | \$ 20,868,566 | \$ 9,648,236 | 46.2% |

FY25-26 EXPENDITURES *(as of 12.31.25)*

| County Department | Adopted Budget | Revisions | Total Revised Budget | \$ Expended | % Expended |
|--------------------------|-----------------------|---------------------|-----------------------|----------------------|--------------|
| DSS – Federal & State | \$ 3,630,282 | \$ 282,771 | \$ 3,913,053 | \$ 1,564,129 | 40.0% |
| DSS – General Assistance | \$ 100,000 | \$ - | \$ 100,000 | \$ 28,681 | 28.7% |
| Juvenile Justice Grant | \$ 346,020 | \$ - | \$ 346,020 | \$ 155,013 | 44.8% |
| Veteran's Services | \$ 325,477 | \$ 18,289 | \$ 343,766 | \$ 151,393 | 44.0% |
| Public Library | \$ 4,428,645 | \$ 109,613 | \$ 4,538,258 | \$ 2,250,032 | 49.6% |
| Recreation | \$ 3,759,430 | \$ 17,500 | \$ 3,776,930 | \$ 1,713,578 | 45.4% |
| County Debt Service | \$ 11,728,562 | \$ (6,715,913) | \$ 5,012,649 | \$ 2,302,007 | 45.9% |
| Non-Departmental | \$ 1,376,736 | \$ 3,778,709 | \$ 5,155,445 | \$ 1,570,459 | 30.5% |
| Transfers to Other Funds | \$ 500,000 | \$ 6,688,582 | \$ 7,188,582 | \$ 6,842,422 | 95.2% |
| TOTAL | \$ 152,682,166 | \$ 8,973,263 | \$ 161,655,429 | \$ 73,709,565 | 45.6% |

Approved: February 4, 2026

FY25-26 EXPENDITURES *(as of 12.31.25)*

| Schools | Adopted Budget | Revisions | Total Revised Budget | \$ Expended | % Expended |
|--|-----------------------|---------------------|-----------------------|-----------------------|--------------|
| Henderson County Public Schools | | | | | |
| Current Expense | \$ 36,141,463 | \$ - | \$ 36,141,463 | \$ 21,684,878 | 60.0% |
| Transfer to Other Agency - SRO | \$ 250,000 | \$ - | \$ 250,000 | \$ 125,000 | 50.0% |
| Capital Expense | \$ 1,500,000 | \$ - | \$ 1,500,000 | \$ 900,000 | 60.0% |
| Debt Service | \$ 9,440,800 | \$ - | \$ 9,440,800 | \$ 4,148,702 | 43.9% |
| MRTS | \$ 4,603,500 | \$ - | \$ 4,603,500 | \$ 2,301,750 | 50.0% |
| TOTAL | \$ 51,935,763 | \$ - | \$ 51,935,763 | \$ 29,160,330 | 56.1% |
| Blue Ridge Community College | | | | | |
| Current Expense | \$ 5,750,000 | \$ - | \$ 5,750,000 | \$ 2,875,000 | 50.0% |
| Debt Service | \$ 3,137,704 | \$ 3,491 | \$ 3,141,195 | \$ 1,651,540 | 52.6% |
| MRTS | \$ 2,301,750 | \$ - | \$ 2,301,750 | \$ 1,150,875 | 50.0% |
| TOTAL | \$ 11,189,454 | \$ 3,491 | \$ 11,192,945 | \$ 5,677,415 | 50.7% |
| GENERAL FUND TOTAL | \$ 215,807,383 | \$ 8,976,754 | \$ 224,784,137 | \$ 108,547,309 | 48.3% |

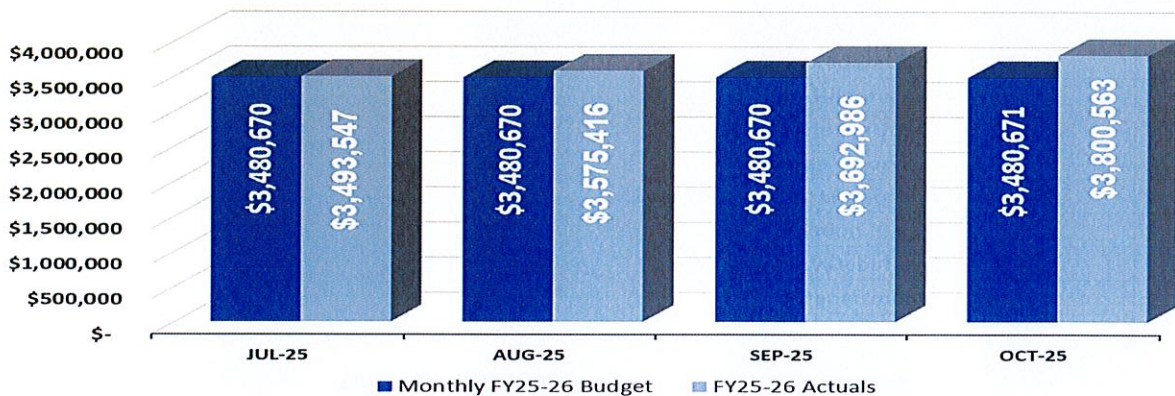
FY25-26 REVENUES *(as of 12.31.25)*

| | BOC Adopted | Revisions | Total Revised Budget | \$ Received | % Received |
|---------------------------------------|-----------------------|---------------------|-----------------------|-----------------------|--------------|
| Ad Valorem Taxes - Current Year | \$ 106,852,288 | \$ - | \$ 106,852,288 | \$ 90,344,099 | 84.6% |
| Ad Valorem Taxes - Prior Years | \$ 405,500 | \$ - | \$ 405,500 | \$ 193,065 | 47.6% |
| Local Option Sales Taxes | \$ 41,768,049 | \$ - | \$ 41,768,049 | \$ 10,761,950 | 25.8% |
| Medicaid Hold Harmless | \$ 2,202,384 | \$ - | \$ 2,202,384 | \$ - | 0.0% |
| Other Taxes and Licenses | \$ 1,732,000 | \$ 3,700,000 | \$ 5,432,000 | \$ 3,017,099 | 55.5% |
| Unrestricted Intergovernmental (PILT) | \$ 61,000 | \$ - | \$ 61,000 | \$ 3,428 | 5.6% |
| Restricted Intergovernmental | \$ 16,777,933 | \$ 4,013,093 | \$ 20,791,026 | \$ 7,828,866 | 37.7% |
| Permits and Fees | \$ 2,257,113 | \$ - | \$ 2,257,113 | \$ 1,743,327 | 77.2% |
| Sales and Services | \$ 9,053,335 | \$ - | \$ 9,053,335 | \$ 5,243,320 | 57.9% |
| Investment Earnings | \$ 3,010,000 | \$ - | \$ 3,010,000 | \$ 1,894,955 | 63.0% |
| Other Revenues | \$ 1,569,172 | \$ 125,597 | \$ 1,694,769 | \$ 1,075,095 | 63.4% |
| Transfers from Other Funds | \$ 8,506,365 | \$ 33,493 | \$ 8,539,858 | \$ 3,965,591 | 46.4% |
| General Fund Revenues | \$ 194,195,139 | \$ 7,872,183 | \$ 202,067,322 | \$ 126,070,795 | 62.4% |
| Fund Balance Appropriated | \$ 21,526,666 | \$ 994,581 | \$ 22,521,247 | \$ - | 0.0% |
| Restricted Fund Balance Appropriated | \$ 85,578 | \$ 109,990 | \$ 195,568 | \$ - | 0.0% |
| TOTAL General Fund Revenues | \$ 215,807,383 | \$ 8,976,754 | \$ 224,784,137 | \$ 126,070,795 | 56.1% |

FY25-26 SALES TAX REVENUES – BUDGET TO ACTUAL

Local Option Sales Tax Budget = \$41,768,049

Year to Date Variance = 639,831



Approved: February 4, 2026

CAPITAL RESERVE FUND

| Fiscal Year | Description | Deposit/ Appropriation | Running Balance |
|-------------|--|---------------------------|--------------------|
| FY 2007 | Deposit - Sale of Land Development Building | \$1,337,195 | \$1,337,195 |
| FY 2008 | Deposit - Transfer from General Fund | \$1,400,000 | \$2,737,195 |
| FY 2009 | Appropriation - Detention Center Generator | (\$300,000) | \$2,437,195 |
| FY 2010 | Deposit - Transfer from General Fund | \$772,677 | \$3,209,872 |
| | Appropriation - Compressed Natural Gas Project | (\$35,000) | \$3,174,872 |
| FY 2011 | Appropriation - Parks and Recreation Projects | (\$156,249) | \$3,018,623 |
| | Appropriation - Tuxedo Mill Demolition | (\$143,324) | \$2,875,299 |
| | Appropriation - Law Enforcement Center | (\$1,058,347) | \$1,816,952 |
| | Deposit - Progress Energy (Bent Creek Easement) | \$8,500 | \$1,825,452 |
| | Appropriation - Boyd Property | (\$750,000) | \$1,075,452 |
| FY 2012 | Deposit - Sale of Nuckolls Building | \$700,000 | \$1,775,452 |
| | Appropriation - Parks and Recreation Projects | (\$535,039) | \$1,240,413 |
| FY 2013 | Deposit - Transfer from General Fund (Recreation) | \$200,000 | \$1,440,413 |
| | Appropriation - Parks and Recreation Projects | (\$26,848) | \$1,413,565 |
| | Appropriation - 1995 Courthouse Congressional Office | (\$26,899) | \$1,386,666 |

CAPITAL RESERVE FUND

| Fiscal Year | Description | Deposit/ Appropriation | Running Balance |
|-------------|--|---------------------------|--------------------|
| FY 2014 | Appropriation - 1995 Courthouse Renovations | (\$1,000,000) | \$386,666 |
| FY 2015 | Deposit - Transfer from General Fund (Recreation) | \$400,000 | \$786,666 |
| | Deposit - Transfer from General Fund (Debt Service) | \$923,463 | \$1,710,129 |
| | Deposit - P&I Software | \$75,000 | \$1,785,129 |
| | Deposit - Transfer from General Fund (Conditional School Funding) | \$166,183 | \$1,951,312 |
| | Appropriation - Tuxedo Park | (\$177,269) | \$1,774,043 |
| | Appropriation - Dana Park | (\$195,978) | \$1,578,065 |
| FY 2016 | Deposit - P&I Software | \$75,000 | \$1,653,065 |
| FY 2017 | Deposit - P&I Software | \$75,000 | \$1,728,065 |
| | Appropriation - Transfer P&I Software Reserve to Project Fund | (\$75,000) | \$1,653,065 |
| | Appropriation - Transfer to Debt Service Fund (FY15 Debt Roll-Off) | (\$923,463) | \$729,602 |
| FY 2018 | Deposit - P&I Software | \$75,000 | \$804,602 |
| | Appropriation - Transfer P&I Software Reserve to Project Fund | (\$225,000) | \$579,602 |
| | Deposit - Sale of 6th Avenue Clubhouse & Fairground Property | \$407,573 | \$987,175 |
| | Appropriation - CNG Compressor | (\$252,243) | \$734,932 |
| | Deposit - Transfer from General Fund (FY18 LETC Debt Service) | \$749,593 | \$1,484,525 |
| | Deposit - Transfer from General Fund (DSS Software) | \$621,452 | \$2,105,977 |

CAPITAL RESERVE FUND

| Fiscal Year | Description | Deposit/ Appropriation | Running Balance |
|-------------|--|---------------------------|--------------------|
| FY 2019 | Deposit - Transfer from General Fund (School Capital) | \$946,669 | \$3,052,646 |
| | Deposit - Transfer from General Fund (County Capital) | \$1,283,332 | \$4,335,978 |
| | Deposit - P&I Software | \$75,000 | \$4,410,978 |
| | Appropriation - Partnership for Economic Development Roof | (\$24,865) | \$4,386,113 |
| | Appropriation - Replacement of Detention Fire Alarm System | (\$115,950) | \$4,270,163 |
| | Appropriation - Recreation Portable Restroom Units | (\$102,880) | \$4,167,283 |
| | Appropriation - HCPS Flat Rock and Rugby HVAC Project | (\$250,850) | \$3,916,433 |
| | Appropriation - Transfer P&I Software Reserve to Project Fund | (\$75,000) | \$3,841,433 |
| | Deposit - Transfer from General Fund (Sheriff Vehicles) | \$327,218 | \$4,168,651 |
| FY 2020 | Deposit - Transfer from General Fund (1¢ County Capital) | \$1,556,920 | \$5,725,571 |
| | Deposit - Transfer from General Fund (HCPS SROs - HCPS did not accept) | \$200,000 | \$5,925,571 |
| | Appropriation - Electrical Upfit at Garage (\$35,000 Original Budget) | (\$3,396) | \$5,922,175 |
| | Appropriation - CNG Generator (\$130,000 Original Budget) | (\$103,735) | \$5,818,440 |
| | Appropriation - Finance Window - Bullet Resistant (\$10,000 Original Budget) | (\$7,869) | \$5,810,571 |
| | Appropriation - Voting Equipment (1.6.20) | (\$323,490) | \$5,487,081 |
| | Appropriation - DSS Future Space Renovation (2.3.20) | (\$525,217) | \$4,961,864 |
| | Appropriation - 95 Courthouse Skylights (3.18.20) | (\$118,550) | \$4,843,314 |

CAPITAL RESERVE FUND

| Fiscal Year | Description | Deposit/ Appropriation | Running Balance |
|-------------|---|---------------------------|--------------------|
| FY 2021 | Appropriation - DSS Document Management System (10.21.20) | (\$105,631) | \$4,737,683 |
| | Appropriation - 1995 Courthouse Congressional Office (12.7.20) | (\$30,000) | \$4,707,683 |
| | Appropriation - Garrison Property Purchase (1.20.21) | (\$1,175,226) | \$3,532,457 |
| | Appropriation - Etowah Walking Trail (1.20.21) | (\$80,000) | \$3,452,457 |
| | Deposit - Garrison Property Purchase Differential | \$1,892 | \$3,454,349 |
| | Appropriation - Oklawaha Greenway Flooding Study (2.17.21) | (\$15,000) | \$3,439,349 |
| | Appropriation - VFW Purchase (4.5.21) | (\$52,715) | \$3,386,634 |
| | Deposit - Garrison Property Downpayment | \$5,000 | \$3,391,634 |
| FY 2022 | Deposit - Transfer from General Fund (County Capital) | \$1,644,808 | \$5,036,442 |
| | Appropriation - VFW Project Costs (1.3.22) | (\$20,000) | \$5,016,442 |
| | Deposit - Volunteer Fire Departments (Work Comp) (6.15.22) | \$250,000 | \$5,266,442 |
| FY 2023 | Deposit - Transfer from General Fund (County Capital) | \$1,710,808 | \$6,977,250 |
| | Appropriation - AAC Generator (3.6.23) | (\$17,388) | \$6,959,862 |
| | Appropriation - QRV Purchase (3.6.23) | (\$35,000) | \$6,924,862 |
| | Appropriation - State Budget Allocation - Project Variance (4.3.23) | (\$95,000) | \$6,829,862 |

Approved: February 4, 2026

CAPITAL RESERVE FUND

| Fiscal Year | Description | Deposit/ Appropriation | Running Balance |
|------------------------|---|---------------------------|----------------------|
| FY 2024 | Deposit - Transfer from General Fund (JCAR) | \$4,603,500 | \$11,433,362 |
| | Appropriation - VFW Renovation (7.19.23) | (\$1,258,765) | \$10,174,597 |
| | Appropriation - Jackson Park Lower Tennis Courts (10.2.23) | (\$300,000) | \$9,874,597 |
| | Appropriation - East Flat Rock Park - Disc Golf (2.5.24) | (\$40,000) | \$9,834,597 |
| | Appropriation - Sheriff's Vehicles for FY25 (2.5.24) | (\$372,350) | \$9,462,247 |
| | Deposit - Fire Districts Funding | \$250,000 | \$9,712,247 |
| | Deposit - Unspent Capital Projects Funding | \$35,383 | \$9,747,630 |
| | Deposit - Return of Jackson Park Lower Tennis Courts | \$300,000 | \$10,047,630 |
| FY 2025 | Deposit - Transfer from General Fund (JCAR) | \$1,254,919 | \$11,302,549 |
| | Deposit - Sheriff's Vehicles for FY25 - return | \$372,350 | \$11,674,899 |
| | Deposit - JCAR Unspent Debt Service | \$3,858,563 | \$15,533,462 |
| | Deposit - Unspent Capital Projects Funding - Dana Park | \$1,090 | \$15,534,552 |
| | Appropriation - Etowah Sewer Company Acquisition (08.05.2024) | (\$400,000) | \$15,134,552 |
| FY2026 | Appropriation - JCAR Debt Service - FY26 Ordinance | (\$4,500,000) | \$10,634,552 |
| | Appropriation - EFRP Accessibility Grant (9.2.2025) | (\$99,703) | \$10,534,849 |
| | Deposit - Return JCAR Debt Service (11.3.2025) | \$6,712,422 | \$17,247,271 |
| | Deposit - Return Unused VFW Funding (11.3.2025) | \$259,701 | \$17,506,972 |
| CURRENT BALANCE | | | \$ 17,506,972 |

CAPITAL RESERVE FUND BALANCE DESIGNATIONS

| DESIGNATION | AMOUNT |
|--------------------------------|---------------------|
| School Capital | \$1,112,852 |
| DSS Document Management System | 515,821 |
| Fire Training Center | 250,000 |
| Clear Creek Sewer Project | 2,580,429 |
| JCAR Debt Service | 13,047,870 |
| TOTAL | \$17,506,972 |

Approved: February 4, 2026

CAPITAL FINANCING DEBT SCHEDULES

Outstanding Debt Principal –
Education

Outstanding Debt Principal –
County

Retiring Debt Service –
Education

Retiring Debt Service – County

Debt Service Fund

OUTSTANDING DEBT PRINCIPAL - EDUCATION

| Henderson County Public Schools | FY 2026 | FY 2027 | FY 2028 | FY 2029 | FY 2030 | FY 2031 | FY 2032 | FY 2033 | FY 2034 | FY 2035 |
|---------------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| Hendersonville High School | \$ 36,750,000 | \$ 34,125,000 | \$ 31,500,000 | \$ 28,875,000 | \$ 26,250,000 | \$ 23,625,000 | \$ 21,000,000 | \$ 18,375,000 | \$ 15,750,000 | \$ 13,125,000 |
| Edneyville Elementary | \$ 14,595,000 | \$ 13,375,000 | \$ 12,155,000 | \$ 10,935,000 | \$ 9,720,000 | \$ 8,505,000 | \$ 7,290,000 | \$ 6,075,000 | \$ 4,860,000 | \$ 3,645,000 |
| 2016 Innovative High School | \$ 10,700,000 | \$ 9,725,000 | \$ 8,750,000 | \$ 7,775,000 | \$ 6,800,000 | \$ 5,825,000 | \$ 4,850,000 | \$ 3,880,000 | \$ 2,910,000 | \$ 1,940,000 |
| TOTAL HC PUBLIC SCHOOLS | \$ 62,045,000 | \$ 57,225,000 | \$ 52,405,000 | \$ 47,585,000 | \$ 42,770,000 | \$ 37,955,000 | \$ 33,140,000 | \$ 28,330,000 | \$ 23,520,000 | \$ 18,710,000 |

| Blue Ridge Community College | FY 2026 | FY 2027 | FY 2028 | FY 2029 | FY 2030 | FY 2031 | FY 2032 | FY 2033 | FY 2034 | FY 2035 |
|---|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| Health Sciences Ed. Center | \$ 4,921,667 | \$ 4,531,667 | \$ 4,123,333 | \$ 3,693,333 | \$ 3,241,667 | \$ 2,766,667 | \$ 2,266,667 | \$ 1,741,667 | \$ 1,190,000 | \$ 610,000 |
| Patton Renovation / New Bldgs. | \$ 15,050,000 | \$ 13,975,000 | \$ 12,900,000 | \$ 11,825,000 | \$ 10,750,000 | \$ 9,675,000 | \$ 8,600,000 | \$ 7,525,000 | \$ 6,450,000 | \$ 5,375,000 |
| TOTAL BRCC | \$ 19,971,667 | \$ 18,506,667 | \$ 17,023,333 | \$ 15,518,333 | \$ 13,991,667 | \$ 12,441,667 | \$ 10,866,667 | \$ 9,266,667 | \$ 7,640,000 | \$ 5,985,000 |
| TOTAL EDUCATION DEBT PRINCIPAL | \$ 82,016,667 | \$ 75,731,667 | \$ 69,428,333 | \$ 63,103,333 | \$ 56,761,667 | \$ 50,396,667 | \$ 44,006,667 | \$ 37,596,667 | \$ 31,160,000 | \$ 24,695,000 |

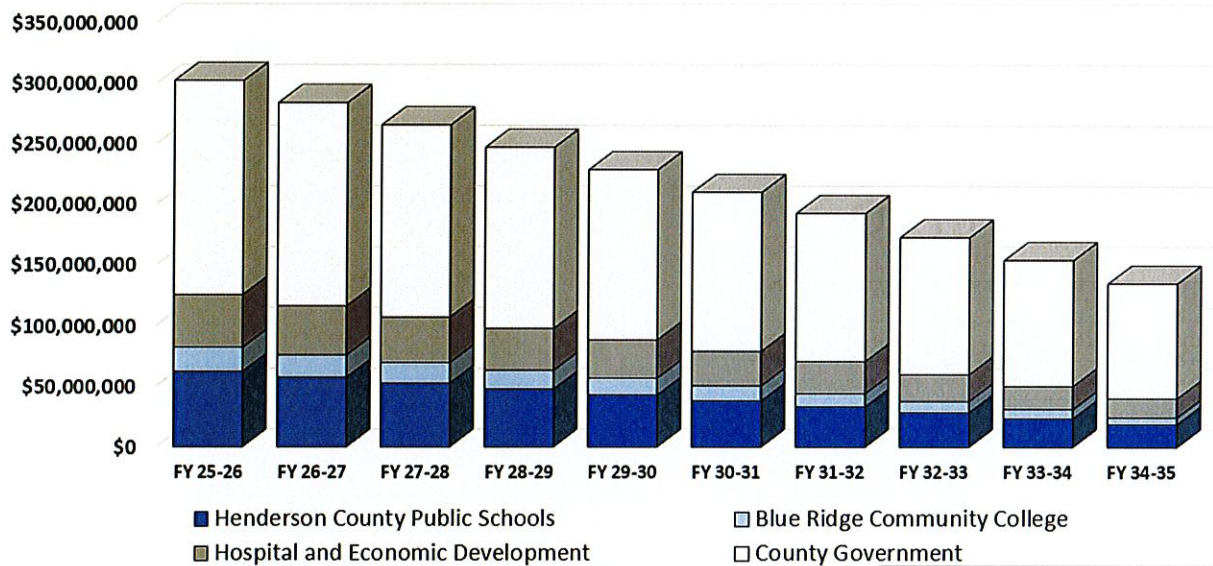
OUTSTANDING DEBT PRINCIPAL – HOSPITAL AND ECONOMIC DEVELOPMENT

| Henderson County | FY 2026 | FY 2027 | FY 2028 | FY 2029 | FY 2030 | FY 2031 | FY 2032 | FY 2033 | FY 2034 | FY 2035 |
|--------------------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| Health Sciences Ed. Center | \$ 9,843,333 | \$ 9,063,333 | \$ 8,246,667 | \$ 7,386,667 | \$ 6,483,333 | \$ 5,533,333 | \$ 4,533,333 | \$ 3,483,333 | \$ 2,380,000 | \$ 1,220,000 |
| MOB – Spartanburg Hwy | \$ 24,780,000 | \$ 23,540,000 | \$ 22,300,000 | \$ 21,060,000 | \$ 19,820,000 | \$ 18,580,000 | \$ 18,580,000 | \$ 16,100,000 | \$ 14,860,000 | \$ 13,620,000 |
| Property Purchase (Airport) | \$ 8,630,000 | \$ 7,765,000 | \$ 6,900,000 | \$ 6,035,000 | \$ 5,170,000 | \$ 4,305,000 | \$ 3,440,000 | \$ 2,580,000 | \$ 1,720,000 | \$ 860,000 |
| TOTAL HOSPITAL & ECON DEV | \$ 43,253,333 | \$ 40,368,333 | \$ 37,446,667 | \$ 34,481,667 | \$ 31,473,333 | \$ 28,418,333 | \$ 26,553,333 | \$ 22,163,333 | \$ 18,960,000 | \$ 15,700,000 |

OUTSTANDING DEBT PRINCIPAL - COUNTY

| Henderson County | FY 2026 | FY 2027 | FY 2028 | FY 2029 | FY 2030 | FY 2031 | FY 2032 | FY 2033 | FY 2034 | FY 2035 |
|---------------------------------|-----------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|
| JCAR Courthouse Expansion | \$ 97,300,000 | \$ 92,435,000 | \$ 87,570,000 | \$ 82,705,000 | \$ 77,840,000 | \$ 72,975,000 | \$ 68,110,000 | \$ 63,245,000 | \$ 58,380,000 | \$ 53,515,000 |
| JCAR Detention Center | \$ 72,320,000 | \$ 68,700,000 | \$ 65,080,000 | \$ 61,460,000 | \$ 57,840,000 | \$ 54,225,000 | \$ 50,610,000 | \$ 46,995,000 | \$ 43,380,000 | \$ 39,765,000 |
| Emergency Services HQ | \$ 6,875,000 | \$ 6,250,000 | \$ 5,625,000 | \$ 5,000,000 | \$ 4,375,000 | \$ 3,750,000 | \$ 3,125,000 | \$ 2,500,000 | \$ 1,875,000 | \$ 1,875,000 |
| TOTAL COUNTY GOVERNMENT | \$176,495,000 | \$167,385,000 | \$158,275,000 | \$149,165,000 | \$140,055,000 | \$130,950,000 | \$121,845,000 | \$112,740,000 | \$103,635,000 | \$ 94,530,000 |
| TOTAL DEBT PRINCIPAL | \$ 301,765,000 | \$ 283,485,000 | \$ 265,150,000 | \$ 246,750,000 | \$ 228,290,000 | \$ 209,765,000 | \$ 192,405,000 | \$ 172,500,000 | \$ 153,755,000 | \$ 134,925,000 |
| FY DEBT PRINCIPAL CHANGE | \$ 117,718,714 | \$ (18,280,000) | \$ (18,335,000) | \$ (18,400,000) | \$ (18,460,000) | \$ (18,525,000) | \$ (17,360,000) | \$ (19,905,000) | \$ (18,745,000) | \$ (18,830,000) |

OUTSTANDING DEBT PRINCIPAL



RETIRING DEBT SERVICE - EDUCATION

| Henderson County Public Schools | FY 2026 | FY 2027 | FY 2028 | FY 2029 | FY 2030 | FY 2031 | FY 2032 | FY 2033 | FY 2034 | FY 2035 |
|-------------------------------------|----------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| Hendersonville High School | \$ 4,324,688 | \$ 4,193,438 | \$ 4,062,188 | \$ 3,930,938 | \$ 3,799,688 | \$ 3,668,438 | \$ 3,537,188 | \$ 3,405,938 | \$ 3,300,938 | \$ 3,195,938 |
| Edneyville Elementary | \$ 1,915,069 | \$ 1,854,069 | \$ 1,793,069 | \$ 1,732,069 | \$ 1,666,069 | \$ 1,605,319 | \$ 1,544,569 | \$ 1,483,819 | \$ 1,435,219 | \$ 1,386,619 |
| 2016 Innovative High School | \$ 1,464,000 | \$ 1,415,250 | \$ 1,366,500 | \$ 1,317,750 | \$ 1,269,000 | \$ 1,220,250 | \$ 1,176,375 | \$ 1,132,475 | \$ 1,093,675 | \$ 1,057,300 |
| 2013 Refinancing Bonds | \$ 793,031 | - | - | - | - | - | - | - | - | - |
| 2008 Hillandale / Mills River | \$ 926,012 | - | - | - | - | - | - | - | - | - |
| Professional Services | \$ 18,000 | \$ 18,000 | \$ 18,000 | \$ 18,000 | \$ 18,000 | \$ 18,000 | \$ 18,000 | \$ 18,000 | \$ 18,000 | \$ 18,000 |
| TOTAL HC PUBLIC SCHOOLS | \$ 9,440,800 | \$ 7,480,757 | \$ 7,239,757 | \$ 6,998,757 | \$ 6,752,757 | \$ 6,512,007 | \$ 6,276,132 | \$ 6,040,232 | \$ 5,847,832 | \$ 5,657,857 |
| Blue Ridge Community College | FY 2026 | FY 2027 | FY 2028 | FY 2029 | FY 2030 | FY 2031 | FY 2032 | FY 2033 | FY 2034 | FY 2035 |
| Health Sciences Ed. Center | \$ 665,231 | \$ 626,334 | \$ 624,709 | \$ 625,417 | \$ 625,042 | \$ 625,209 | \$ 625,834 | \$ 625,209 | \$ 624,959 | \$ 625,000 |
| 2013 Refinancing Bonds | \$ 814,464 | - | - | - | - | - | - | - | - | - |
| Patton Renovation / New Bldgs. | \$ 1,655,500 | \$ 1,612,500 | \$ 1,569,500 | \$ 1,526,500 | \$ 1,483,500 | \$ 1,440,500 | \$ 1,397,500 | \$ 1,354,500 | \$ 1,311,500 | \$ 1,268,500 |
| Professional Services | \$ 6,000 | \$ 6,000 | \$ 6,000 | \$ 6,000 | \$ 6,000 | \$ 6,000 | \$ 6,000 | \$ 6,000 | \$ 6,000 | \$ 6,000 |
| TOTAL BRCC | \$ 3,141,195 | \$ 2,244,834 | \$ 2,200,209 | \$ 2,157,917 | \$ 2,114,542 | \$ 2,071,709 | \$ 2,029,334 | \$ 1,985,709 | \$ 1,942,459 | \$ 1,899,500 |
| TOTAL EDUCATION DEBT SERVICE | \$ 12,581,995 | \$ 9,725,591 | \$ 9,439,966 | \$ 9,156,674 | \$ 8,867,299 | \$ 8,583,716 | \$ 8,305,466 | \$ 8,025,941 | \$ 7,790,291 | \$ 7,557,357 |

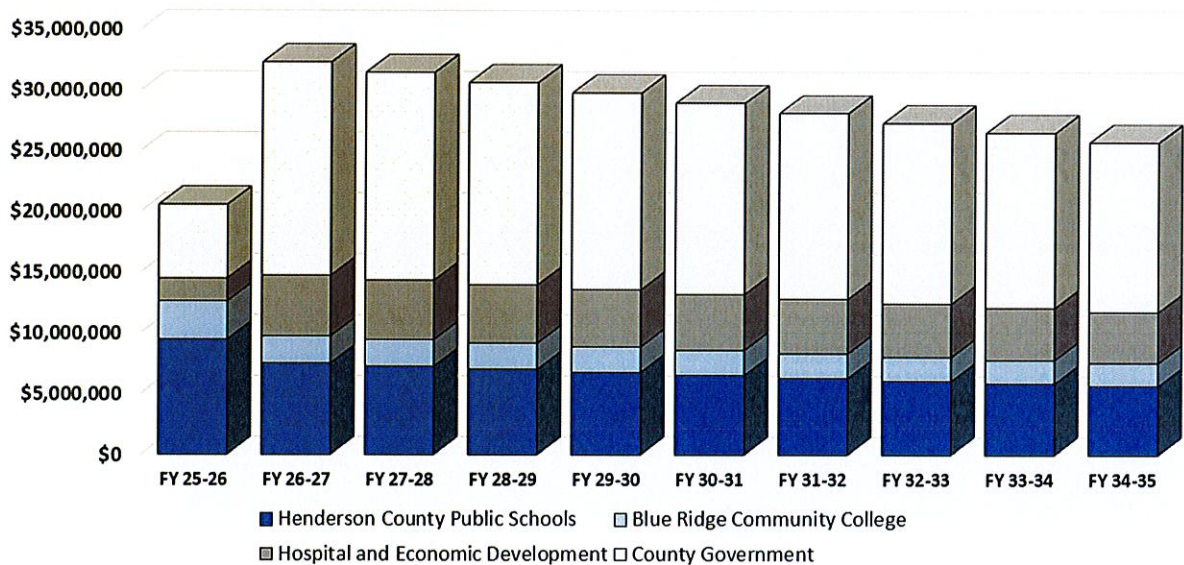
RETIRING DEBT SERVICE – HOSPITAL AND ECONOMIC DEVELOPMENT

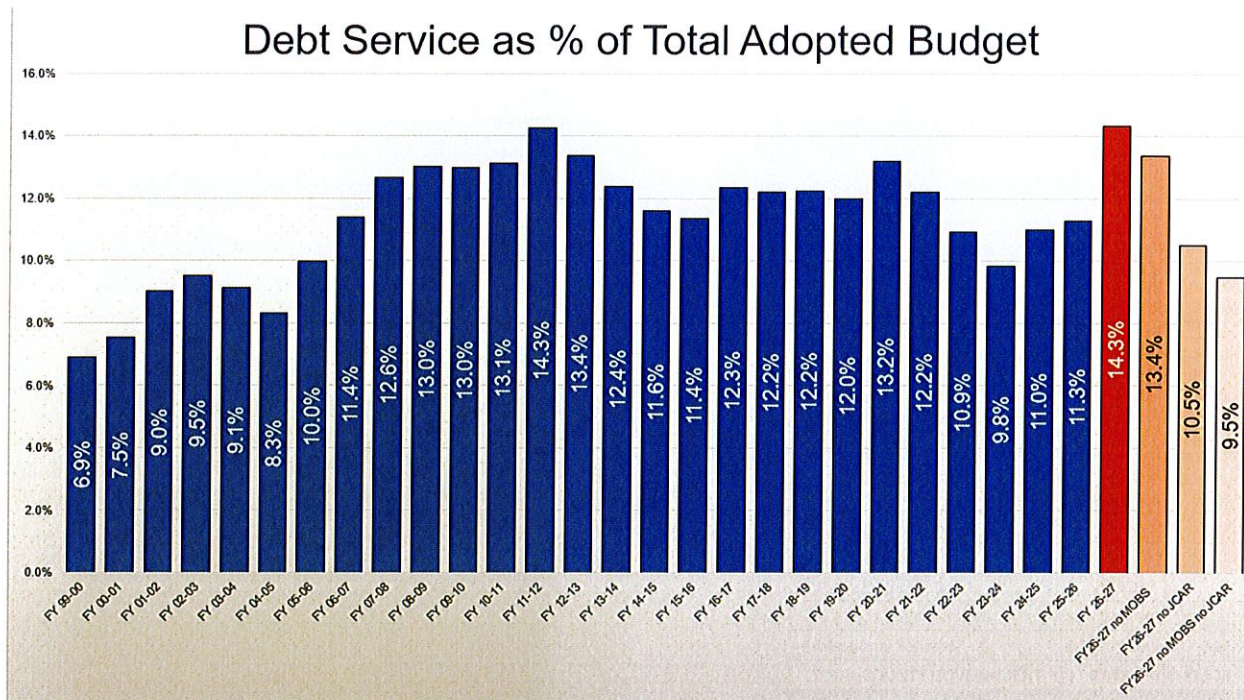
| Henderson County | FY 2026 | FY 2027 | FY 2028 | FY 2029 | FY 2030 | FY 2031 | FY 2032 | FY 2033 | FY 2034 | FY 2035 |
|------------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| Health Sciences Center | \$ 1,330,461 | \$ 1,252,667 | \$ 1,249,417 | \$ 1,250,834 | \$ 1,250,084 | \$ 1,250,417 | \$ 1,251,667 | \$ 1,250,417 | \$ 1,249,917 | \$ 1,250,000 |
| MOB – Spartanburg Hwy | \$ 419,883 | \$ 2,479,000 | \$ 2,417,000 | \$ 2,355,000 | \$ 2,293,000 | \$ 2,231,000 | \$ 2,169,000 | \$ 2,107,000 | \$ 2,045,000 | \$ 1,983,000 |
| Property Purchase (Airport) | \$ 126,232 | \$ 1,237,488 | \$ 1,203,148 | \$ 1,169,240 | \$ 1,134,726 | \$ 1,099,261 | \$ 1,062,931 | \$ 1,020,390 | \$ 981,776 | \$ 942,044 |
| Professional Services | \$ 20,000 | \$ 20,000 | \$ 20,000 | \$ 20,000 | \$ 20,000 | \$ 20,000 | \$ 20,000 | \$ 20,000 | \$ 20,000 | \$ 20,000 |
| TOTAL HOSPITAL AND ECON DEV | \$ 1,896,576 | \$ 4,989,155 | \$ 4,889,565 | \$ 4,795,074 | \$ 4,697,810 | \$ 4,600,678 | \$ 4,503,598 | \$ 4,397,807 | \$ 4,296,693 | \$ 4,195,044 |

RETIRING DEBT SERVICE - COUNTY

| Henderson County | FY 2026 | FY 2027 | FY 2028 | FY 2029 | FY 2030 | FY 2031 | FY 2032 | FY 2033 | FY 2034 | FY 2035 |
|---|-----------------------|----------------------|----------------------|-----------------------|-----------------------|-----------------------|-----------------------|----------------------|----------------------|----------------------|
| JCAR Courthouse Expansion | \$ 2,371,688 | \$ 9,608,375 | \$ 9,365,125 | \$ 9,121,875 | \$ 8,878,625 | \$ 8,635,375 | \$ 8,392,125 | \$ 8,148,875 | \$ 7,905,625 | \$ 7,662,375 |
| JCAR Detention Center | \$ 1,672,544 | \$ 7,009,938 | \$ 6,828,938 | \$ 6,647,938 | \$ 6,466,938 | \$ 6,281,063 | \$ 6,100,313 | \$ 5,919,563 | \$ 5,738,813 | \$ 5,558,063 |
| Emergency Services HQ | \$ 931,813 | \$ 895,313 | \$ 864,063 | \$ 832,813 | \$ 801,563 | \$ 770,313 | \$ 739,063 | \$ 720,313 | \$ 701,563 | \$ 682,813 |
| 2013 Refinancing Bonds | \$ 535,831 | - | - | - | - | - | - | - | - | - |
| 2010 LEC / Court Services | \$ 524,000 | - | - | - | - | - | - | - | - | - |
| Professional Services | \$ 18,000 | \$ 25,000 | \$ 25,000 | \$ 25,000 | \$ 25,000 | \$ 25,000 | \$ 25,000 | \$ 25,000 | \$ 25,000 | \$ 25,000 |
| TOTAL COUNTY GOVERNMENT | \$ 6,053,876 | \$ 17,538,626 | \$ 17,083,126 | \$ 16,627,626 | \$ 16,172,126 | \$ 15,711,751 | \$ 15,256,501 | \$ 14,813,751 | \$ 14,371,001 | \$ 13,928,251 |
| TOTAL DEBT SERVICE | \$ 20,532,447 | \$ 32,253,372 | \$ 31,412,656 | \$ 30,579,373 | \$ 29,737,235 | \$ 28,896,145 | \$ 28,065,565 | \$ 27,237,499 | \$ 26,457,985 | \$ 25,680,652 |
| TOTAL ANNUAL DEBT SERVICE CHANGE | \$ (1,994,751) | \$ 11,720,925 | \$ (840,716) | \$ (1,673,999) | \$ (1,675,422) | \$ (1,683,229) | \$ (1,671,670) | \$ (828,066) | \$ (779,514) | \$ (777,333) |

RETIRING DEBT SERVICE





DEBT SERVICE FUND

| Fiscal Year | Debt Service Fund established in FY 2015 | Deposit/ Appropriation | Running Balance |
|-------------|---|---------------------------|--------------------|
| FY 2015 | Deposit - Debt Service Roll-Off | \$923,463 | \$923,463 |
| FY 2016 | Deposit - Debt Service Roll-Off | \$590,997 | \$1,514,460 |
| FY2017 | Deposit - Debt Service Roll-Off | \$1,927,650 | \$3,442,110 |
| | Deposit - Transfer from General Fund Debt Service Variance | \$1,490,131 | \$4,932,241 |
| FY 2018 | Deposit - Debt Service Roll-Off | \$509,649 | \$5,441,890 |
| | Deposit - Transfer from General Fund Debt Service Variance | \$2,000,000 | \$7,441,890 |
| | Appropriation - Transfer to School Capital Project Fund | (\$800,000) | \$6,641,890 |
| FY 2019 | Deposit - Transfer from School Capital Project Fund | \$800,000 | \$7,441,890 |
| FY 2020 | Appropriation - Transfer to General Fund for Debt Service | (\$1,153,960) | \$6,287,930 |
| | Deposit - Transfer from General Fund Debt Service (FY20 H'ville High) | \$1,794,589 | \$8,082,519 |
| FY 2021 | Appropriation - Transfer to General Fund for Debt Service | (\$2,635,051) | \$5,447,468 |
| FY 2022 | Appropriation - Transfer to General Fund for Debt Service | (\$2,740,152) | \$2,707,316 |
| | Deposit - BRCC Debt Service from MRTS | \$1,811,300 | \$4,518,616 |

DEBT SERVICE FUND

| Fiscal Year | Debt Service Fund established in FY 2015 | Deposit/ Appropriation | Running Balance |
|------------------------|---|---------------------------|--------------------|
| FY 2023 | Appropriation - Transfer to General Fund for Debt Service | (\$2,290,327) | \$2,228,289 |
| | Deposit - BRCC Debt Service from MRTS | \$1,778,900 | \$4,007,189 |
| FY 2024 | Deposit - Edneyville Elementary (2018 LOBs) Transfer (4.1.2024) | \$1,628,535 | \$5,635,724 |
| FY 2025 | Deposit - Edneyville Elementary (2018 LOBs) Transfer | \$992,886 | \$6,628,610 |
| FY2026 | Appropriation - Transfer to General Fund for Debt Service | (\$3,000,000) | \$3,628,610 |
| CURRENT BALANCE | | | \$3,628,610 |

Approved: February 4, 2026

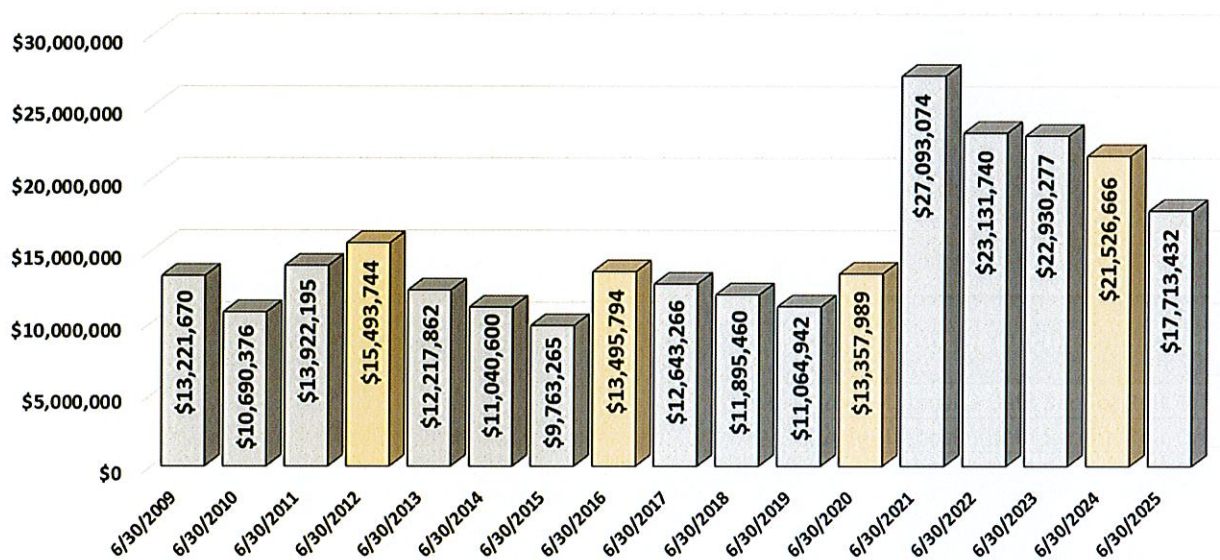
FINANCIAL FORECAST

Fund Balance History

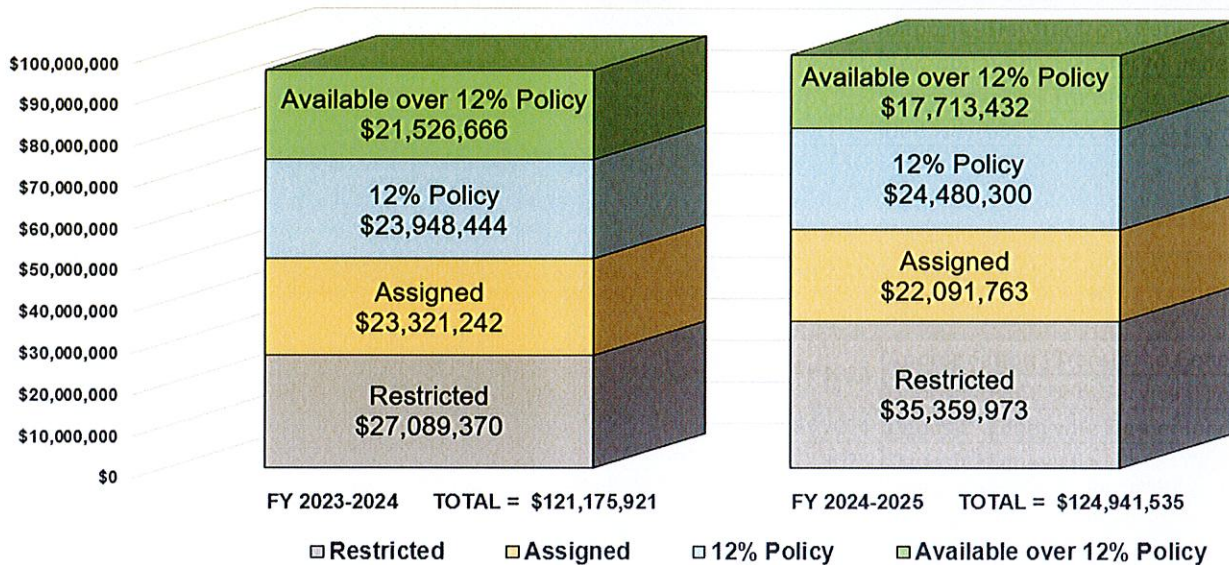
Comparable County Tax Rates

FY2026-2027 Financial Forecast

FUND BALANCE HISTORY - OVER 12% POLICY

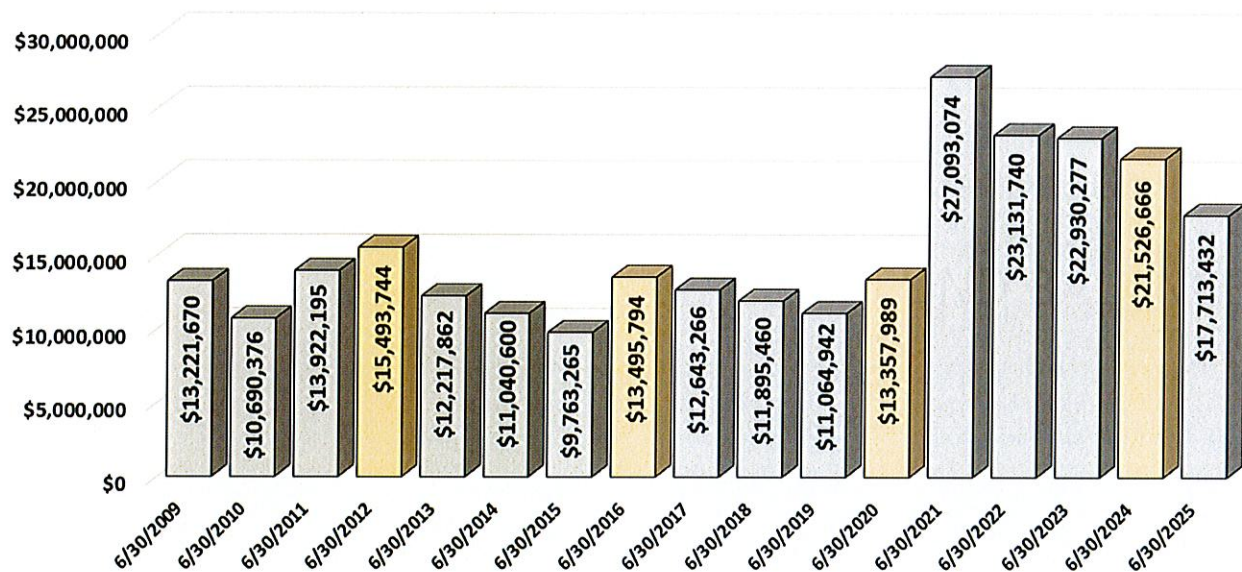


FUND BALANCE COMPONENTS



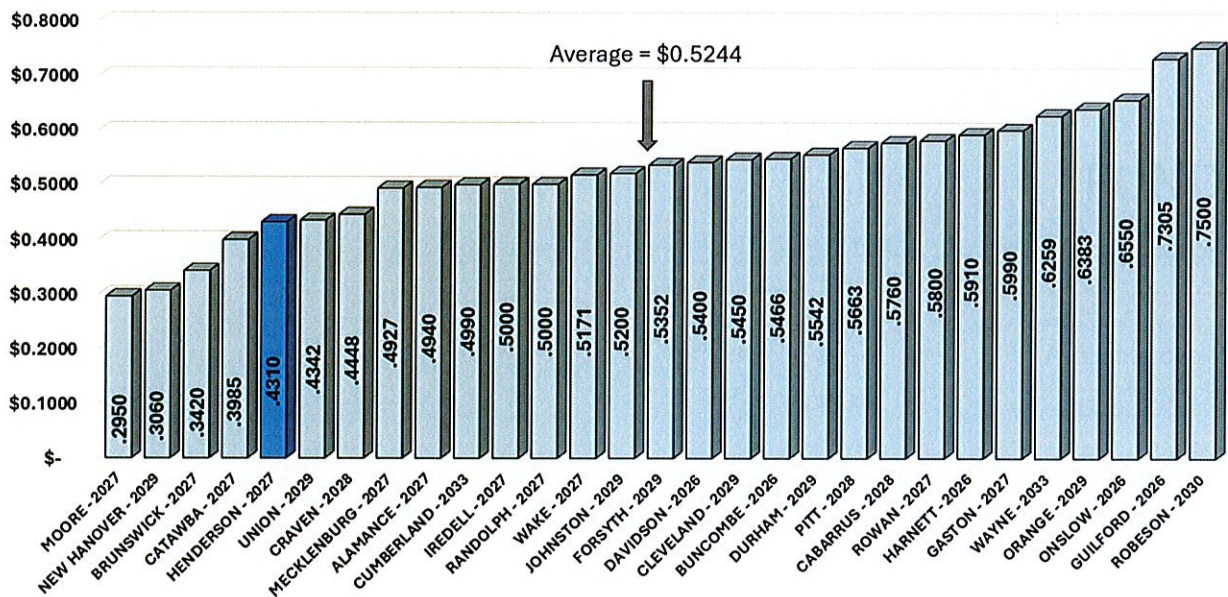
Approved: February 4, 2026

FUND BALANCE HISTORY - OVER 12% POLICY

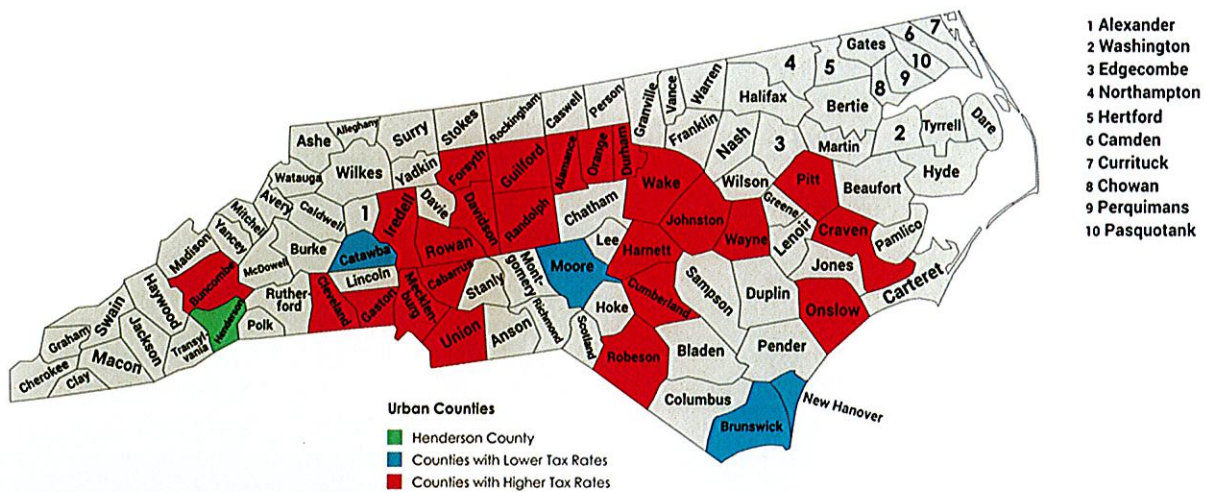


FY 2025-2026 TAX RATES & NEXT REAPPRAISAL

29 Urban Counties shown (with a population of at least 100,000 residents)



MAP OF COMPARISON COUNTY TAX RATES



FY 2025-2026 TAX RATE COMPARISON

The **Henderson County** tax rate of **\$0.4310** per \$100 of valuation:

- ☐ Is the **5th** lowest tax rate of the **29** urban counties in North Carolina (urban = population > 100,000)
- ☐ Is the **17th** lowest tax rate of all **100** counties in North Carolina

Among the **29** Urban counties in North Carolina:

- ☐ The highest tax rate is **\$0.7500** (*Robeson County*)
- ☐ The lowest tax rate is **\$0.2950** (*Moore County*)
- ☐ The average tax rate is **\$0.5244**

Among all **100** counties in North Carolina:

- ☐ The highest tax rate is **\$0.9900** (*Scotland County*)
- ☐ The lowest tax rate is **\$0.2250** (*Carteret County*)
- ☐ The average tax rate is **\$0.5835**

FY 2026-2027 FINANCIAL FORECAST

Expenditures

FY 25-26 Revised Budget

\$ 224,784,137

FY 26-27 Base Budget

\$ 229,000,000

Approved: February 4, 2026

FY 2025-2026 FINANCIAL FORECAST

Revenues

FY 25-26 Revised Budget \$ 224,784,137

FY 26-27 Base Budget \$ 211,000,000

FY 26-27 Fund Balance Appropriation \$ 18,000,000

Henderson County Public Schools Superintendent Mark Garrett presented the proposed FY 2026–2027 budget for HCPS.



**Henderson County
Public Schools**

**Budget Request
2026 - 2027**

*Henderson County Board of Commissioners
Budget Workshop
January 21, 2026*

Calendar for 2026-2027 Budget Development:

- January 21: Board of Commissioners Budget Workshop Presentation
- February 19: Board of Education Budget Workshop
- April 30: Board of Education Budget Workshop
- May 11: Board of Education final approval of proposed budget
- May 15: Deadline for budget submission to the Board of Commissioners (NC G.S. 115c-429)

2026 - 2027 Budget Priorities

- East Henderson High School Safety Enhancements
- Local Supplement Increase
- Local Payroll Uncontrollables
(Legislated Salary & Benefit Rate Increases)
- Local Operational Increases
(Utility Rate Increases)

Board of Commissioners FY26 Total Budget Allocation

| Funding Category | FY26 |
|------------------|--------------|
| Current Expense | \$36,141,463 |
| Capital Outlay | \$1,500,000 |
| Total Allocation | \$37,641,463 |
| MRTS | \$4,603,500 |

Approved: February 4, 2026

Henderson County Public Schools FY26 Budget Requirements

| Funding Category | FY26 |
|---------------------------------|---------------------|
| Current Expense Appropriation | \$36,141,463 |
| HCPS Fund Balance Appropriated | \$731,537 |
| Capital Outlay Appropriation | \$1,500,000 |
| MRTS | \$4,603,500 |
| FY26 Budget Requirements | \$42,976,500 |

Henderson County Public Schools FY27 Budget Requirements

| Funding to Maintain Current Operational Level | FY27 |
|--|--------------|
| Current Expense Needs | \$38,040,000 |
| Capital Outlay | \$1,500,000 |
| Total Appropriation | \$39,540,000 |
| MRTS | \$4,603,500 |

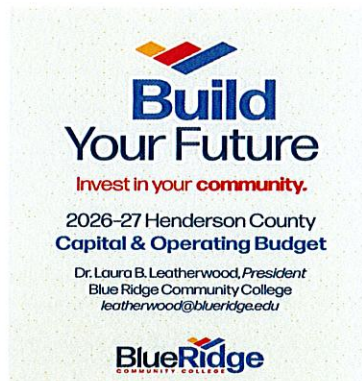
FY27 Preliminary Budget

| Funding to Maintain Current Operational Level | FY27 |
|--|---------------------|
| Current Expense Continuation | \$36,873,000 |
| Salaries & Benefits Increases* | \$850,000 |
| Utilities Increases* | \$100,000 |
| Charter School Tax Increase* | \$217,000 |
| Local Current Expense Need* | \$38,040,000 |

2026 - 2027 Preliminary Budget Need

| Funding Category | FY27 |
|------------------------------|--------------|
| Current Expense Continuation | \$38,040,000 |
| Capital Outlay | \$1,500,000 |
| Total Appropriation Request | \$39,540,000 |
| MRTS | \$4,603,500 |
| Total | \$44,143,500 |

Blue Ridge Community College President Dr. Laura Leatherwood presented the proposed FY 2026–2027 budget for BRCC.



CAMPUS OVERVIEW | 2025



Programs:
200+ degrees, diplomas,
& certificates in 30 areas
of study.

Campus Size:

Henderson County
Campus: 143 acres,
15 buildings, 445k sq. ft.
Health Science Center: 32k sq. ft.
Innovative High School: 55k sq. ft.



Career & College Promise Students:

633 Henderson County
Public School students
served in
Fall 2025.

Students:

9,906 students
served in 2024 - 25.
3,656 Degree-seeking
6,250 Workforce
Continuing Education



OUR GRADUATES | Spring & Fall 2025

3

Curriculum Graduates

648 • Total Credentials Awarded
566 • Total Graduates

College Transfer

79 • Associate in Arts
3 • Associate in Arts-Teacher Prep
4 • Associate in Fine Arts-Visual Arts
10 • Associate in Engineering
37 • Associate in Science

Basic Education

6 • Adult High School Diploma
44 • High School Equivalency Diploma

Career & Technical Ed. Credentials

25 • Accounting & Finance
45 • Associate Degree Nursing
2 • Associate in General Education
3 • Associate in General Education-Nursing
2 • Automotive Light-Duty Diesel
23 • Automotive Systems Technology
59 • Business Administration
7 • Civil Engineering Technology
12 • Collision Repair & Refinishing Tech.

6 • Computer-Integrated Machining
20 • Cosmetology
9 • Criminal Justice Technology
39 • Early Childhood Education
5 • Electronics Engineering Technology
2 • Elementary Ed.-Residency Licensure
5 • Emergency Medical Science
6 • Entrepreneurship
20 • Esthetics Technology
2 • Film & Video Production Technology
1 • General Occupational Tech.-Wingate
16 • Horticulture Technology
13 • Human Services Technology
19 • Information Technology
22 • Interpreter Education
8 • Manicuring/Nail Technology
4 • Mechanical Engineering Technology
7 • Mechatronics Engineering Technology
11 • Medical Office Administration
6 • Office Administration
4 • Office Management
15 • Practical Nursing
12 • Social & Human Services Technology
5 • Surgical Technology
80 • Welding Technology

Continuing Education Completers

14 • Advanced Emergency Medical Tech.
13 • Community Paramedics
6 • Construction Apprentices
9 • EKG Technician
9 • Firefighter Academy
45 • Emergency Medical Technician
1 • Emergency Medical Tech. Refresher
18 • Healthcare Billing & Coding
16 • Level Up: Core Construction
96 • Medical Assistant
12 • Medication Aide
219 • Notary Public Education
100 • Nurse Aide I
32 • Nurse Aide I Refresher
6 • Paramedics
7 • Pharmacy Technician
21 • Real Estate Pre-Licensing
2 • Unarmed Security Guard
1 • Work Local Transylvania Apprentice (Mechatronics)



OUR SUCCESSES | 2025



- Top 200 Finalist for **Aspen Prize**
- Top 10 **Bellwether Award** Finalist (Apprenticeship)
- Small Business Center: **Recovery Success Award**
- **Military Friendly School: Silver Award**
- **#1 Licensure Pass Rate** Among All NC Comm. Colleges
- **\$2.5M Distributed** in Emergency Financial Aid & Grants
- **Greenhouse Construction Completed**



OUR SUCCESSES | 2025



- **New Burn Building** in Public Safety Training Facility
- **Expansion of Skilled Trades Education**
 - Launch of **Level Up: Core Construction**
 - \$500k Gable Grant from Lowe's Foundation
- New: **Practical Nursing & LPN-to-RN Bridge Programs**
- **Guaranteed Admissions: NC State & UNC Charlotte**
- Launch of **Healthcare Fellows Programs**
- **\$1.3M in Grants Secured**
- **North Carolina #1 in Business & Workforce Development**



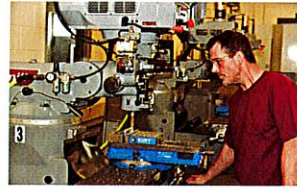
Approved: February 4, 2026

OUR STRATEGY | The Future of Henderson County

A strong **WORKFORCE**
is the **FOUNDATION** of a
thriving community
and **economy**.



OUR STRATEGY | High Demand Fields



- Healthcare
- Engineering
- Advanced Manufacturing
- Skilled Trades



OUR STRATEGY | Building the Workforce Pipeline

8



Key Populations:

- High School Students
- High School Grads: Career & Technical
- Traditional College Students
- Adult Learners
- Entrepreneurs
- Retirement Age Citizens
- Veterans
- Underserved



BUDGET REQUESTS | Year Four: \$62.9M

| | 2023-2024 | 2024-2025 | 2025-2026 | 2026-2027 | TOTAL |
|---------------------------------------|--------------------|--------------------|---------------------|---------------------|---------------------|
| Operating | \$5,894,613 | \$6,544,546 | \$7,581,779 | \$8,263,990 | \$28,284,928 |
| Capital Improvements (MRTS) | \$2,113,665 | \$0* | \$0* | \$2,398,267 | \$4,511,932 |
| New Construction: Water & Sewer Lines | | | \$3,100,000 | \$3,100,000** | \$3,100,000 |
| New Construction: Facilities Building | | \$7,652,469 | \$7,652,469** | | \$7,652,469 |
| New Construction: Student Center | | | | \$48,171,700 | \$48,171,700 |
| Post-Helene Updates | | | \$1,000,000 | \$1,000,000** | \$1,000,000 |
| TOTAL REQUESTS | \$8,008,278 | \$6,544,546 | \$15,234,248 | \$62,933,957 | \$92,721,029 |

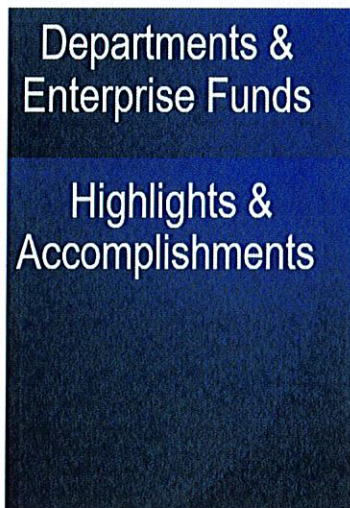


Approved: February 4, 2026

Motion: Vice-Chair Edney made the motion to go into Closed Session pursuant to NCGS 143.318.11(a)(5) & 6. All voted in favor, and the motion carried.

The meeting reconvened at 1:00 p.m.

John Mitchell continued the FY2026-2027 Budget presentation.



Countywide Highlights

🌿 General Government

(Stronger operations & internal capacity)

13 departmental improvements
Grants ↑ | Elections record turnout

🚓 Public Safety

(Preparedness, compliance & response)

18 major initiatives
Zero jail deficiencies

🏠 Planning & Econ Dev

(Building for long-term growth)

12 capital & infrastructure actions
Multiple projects underway

💰 Tax & Finance

(Strong fiscal stewardship)

99.39% collection rate
FY25 audit completed

❤️ Human Services

(Direct community impact)

\$3M+ child support collected
700+ individuals served

🎨 Cultural & Recreation

(Quality of life investments)

4,600+ residents & youth served
Major park & library achievements



General Government

Facility Services / Garage –

- Assumed all in-house landscaping duties
- Implemented asset management software
- Improved processes and documentation methods
- Added new gravel parking area

Human Resources –

- Implemented SB612 (fingerprint requirement)
- Improved human capital workflow processes

Wellness –

- Completed mental health wellness initiative
- Connected with every department monthly

Register of Deeds –

- Successfully managed higher volume of document recordings & vital records requests

Elections –

- Managed record election turnout
- Updated all job titles & duties

Collections / Assessor –

- Set annual collection record of 99.39%
- Appraised over 22,000 properties

Administrative Services –

- Hired Grants Administrator to manage increased volume
- Successful adoption of FY26 budget
- Hired Social Media Specialist
- Coordinated ribbon cutting / groundbreaking ceremonies

Finance –

- Completed FY25 audit on time
- Aided with financial recovery & FEMA reimbursement efforts

Sheriff / Detention –

- Multiple arrests / cases for crimes against children
- Zero deficiencies identified during state inspection by the Chief Jail Inspector

Emergency Medical Services –

- Successfully launched the Community Paramedic and Whole Blood programs

Fire Services –

- Reduced fire inspection backlog from 694 to fewer than 20
- Hired a Public Safety Training Center Coordinator

Emergency Management –

- Deployed personnel to Alaska to provide assistance following a typhoon
- Completed construction of the Forge Mountain radio tower

Inspections –

- Successfully managed a higher volume of permits and inspection

Animal Services –

- Transferred 1,170 animals to local rescue organizations
- Provided 24/7 pet care for residents displaced by Hurricane Helene

Code Enforcement –

- Resolved 45 nuisance cases
- Issued 1,055 residential zoning permits

E-911–

- Expanded Quality Assurance program
- Completed regional preparedness training

Public Safety



Project Management –

- Began construction on the Detention Center project
- Held groundbreaking for the Medical Office Building project

Soil & Water –

- Coached FFA team to a silver medal finish at a national competition
- Selected a Farmland Preservation Coordinator

Planning & Economic Development

Justice Academy –

- Replaced effluent pumps
- Achieved a perfect compliance record

Etowah Sewer –

- Initiated wastewater treatment plant replacement
- Finalized asset inventory and assessment study

**Solid Waste –**

- Completed construction of third transfer station bay

Planning –

- Retained a consultant to develop the Hickory Nut Gorge Recovery Plan

Site Development –

- Completed 18 Soil Erosion and Sedimentation Control plans
- Closed 65 single-family residential lot permits

Department of Social Services –

- Collected more than \$3 million in child support payments
- Successfully placed more than 40 children out of foster care
- Evaluated over 400 cases through Adult Services

**Strategic Behavioral Health –**

- Recognized for the success of the Adult Recovery Court program
- Delivered prevention and intervention programs serving Henderson County youth

Human Services

Public / Environmental Health –

- Vaccinated more than 300 children through back-to-school clinics
- Achieved nearly 100% compliance among permitted food and lodging establishments

Cooperative Extension –

- Served more than 1,800 youth through 4-H programs
- Assisted over 100 farmers with disaster relief efforts



Cultural & Recreation

Library –

- Honored as the 2025 North Carolina Library Director of the Year
- Provided Mobile Outreach Services to more than 2,800 residents

Recreation –

- Completed construction of an accessible playground at East Flat Rock Park
- Advanced development of the Berkeley Park Sports Complex

CAPITAL PROJECTS



BRCC Facilities Building



HCPS Bus Garage



Etowah Sewer System



Edneyville Sewer System



JCAR Courthouse



Berkeley Park Sports Complex



Ecusta Trail Phase I and II



Pardee Hospital Medical Office Buildings



Agricultural Services Building

BRCC FACILITIES BUILDING



Budget - \$7,500,000



Funding – BRCC MRTS and BRCC grant funding



Timeline – Completion September 2027

BRCC Facilities Building



Programming and Design work continue



WGLA Engineering is designing the required utilities extension



RYSE Construction has been selected by the BOC as the CMR for this project

Approved: February 4, 2026

HCPS BUS GARAGE



Budget - \$10,000,000 - \$12,000,000



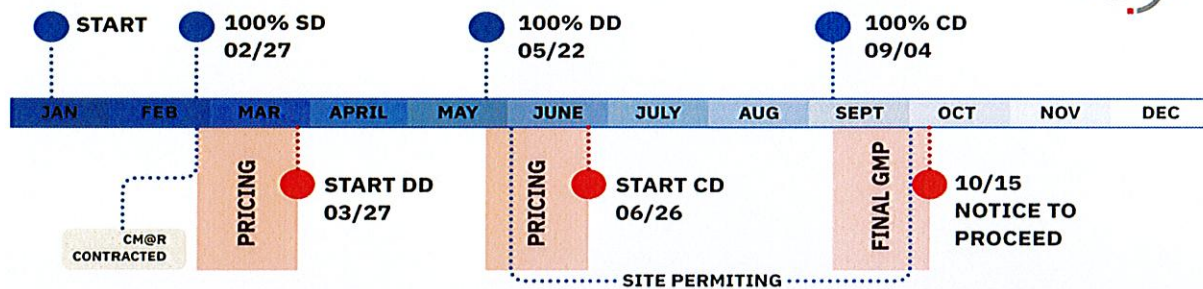
Funding – HCPS MRTS



Timeline – Construction beginning October 2026

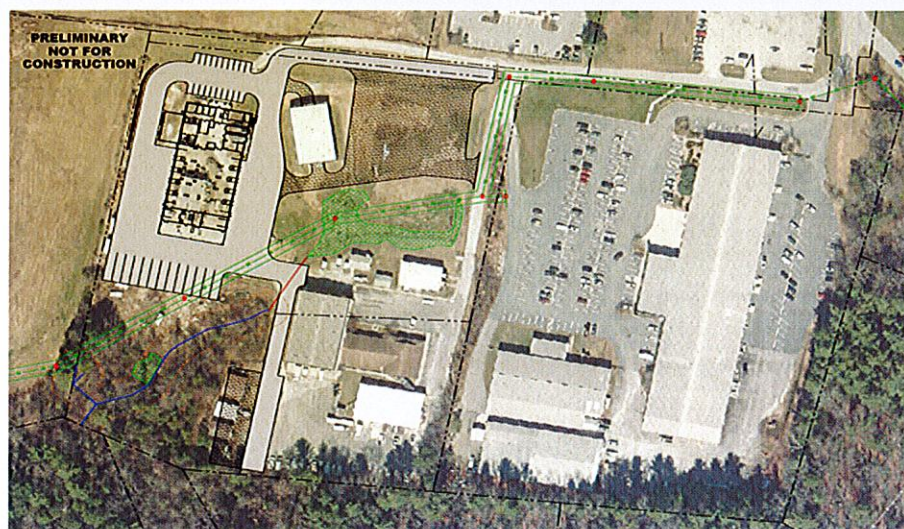
HCPS Bus Maintenance Garage - Project Schedule

LS3P



* BOC APPROVAL DATES TBD

HCPS Bus Garage Conceptual Site Plan



HENDERSON CO. PUBLIC SCHOOLS BUS GARAGE

2026.01.06

C-1

CONCEPTUAL SITE PLAN - 1"=100' (11"x17")

WELA
2026 P1 Planning Report
Henderson County, NC
2026.01.06, 2026.01.06
Scale: 1"=100'

LS3P

Approved: February 4, 2026

ETOWAH SEWER SYSTEM



Budget - \$15,000,000 estimated



Funding – \$12,700,000 reallocated State Budget Allocation funding (previously ARPA funding)



Timeline – Asset Inventory Assessment, pending completion in March 2026. Wastewater Treatment Plant Plan, pending completion April 2026. Once design option is selected, 3 years for construction.

EDNEYVILLE SEWER SYSTEM



Budget - \$9,500,000 estimated



Funding – ARPA, capital reserves, capital grants



Timeline – WGLA preparing bid documents. Bids in hand to review June 2026.

JCAR COURTHOUSE PROJECT



Budget - \$97,300,000

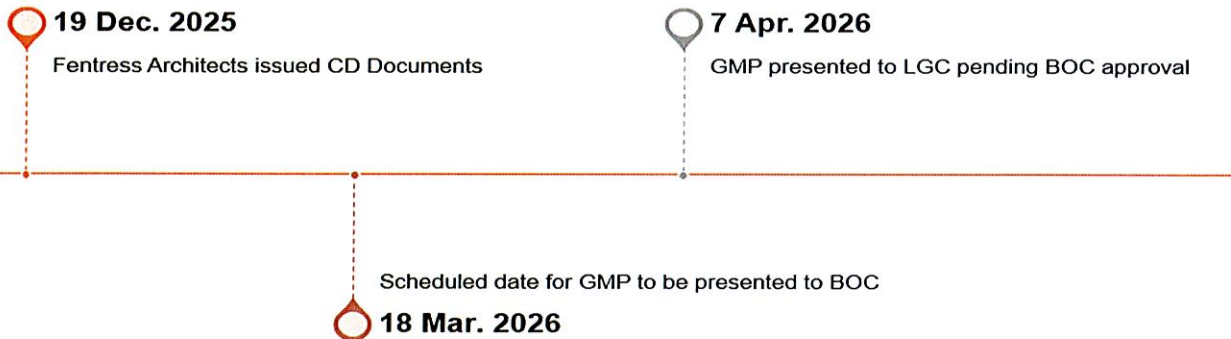


Funding – LOBS Financing



Timeline – Construction beginning June 2026, completion May 2028

JCAR Courthouse Project



JCAR DETENTION CENTER PROJECT



Budget - \$72,320,000

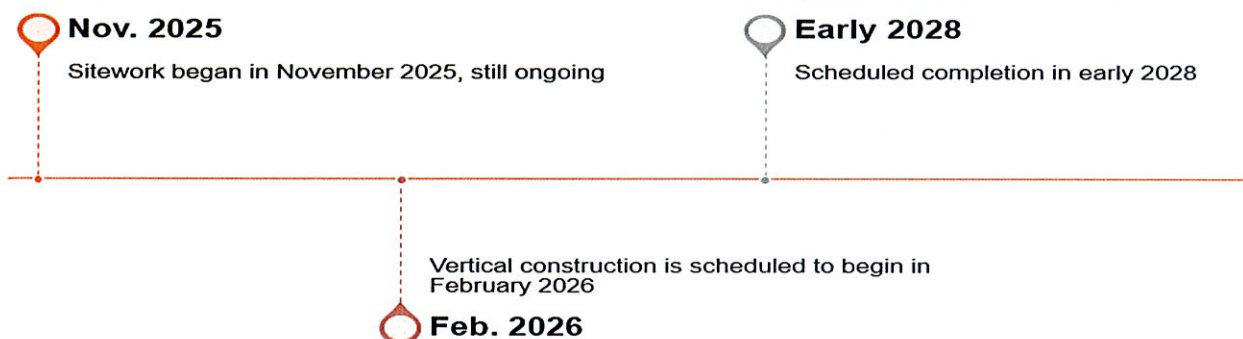


Funding – LOBS Financing



Timeline – Vertical construction beginning February 2026, completion February 2028

JCAR Detention Center Project



Approved: February 4, 2026

BERKELEY SPORTS COMPLEX



Budget - \$14,800,000



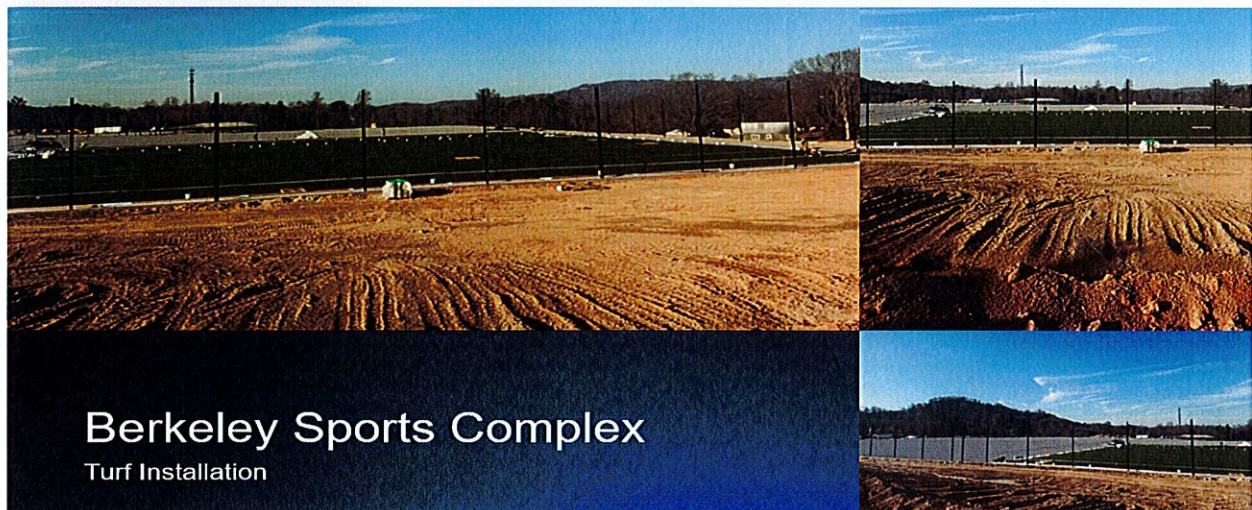
Funding – ARPA, grants, donations



Timeline – Completion October 2026

Berkeley Sports Complex

- Mass Grading is complete
- Soccer turf is being installed, 3-4 week timeline for completion
- Underground infrastructure scheduled to be installed over the next two months
- Project scheduled to be complete October 2026



Berkeley Sports Complex

Turf Installation

Approved: February 4, 2026

ECUSTA TRAIL PHASE I AND II

Phase I



Budget - \$14,178,018



Funding – FHWA grants, state and local grants



Timeline – Substantially complete with punch list items remaining. Completion April 2026.

Phase II



Budget – NCDOT pays contractor directly



Funding – FHWA grants, state and TDA grants



Timeline – Beginning June 2026 and completion December 2028

UNC PARDEE MEDICAL OFFICE BUILDING SPARTANBURG HIGHWAY



Budget - \$27,600,000

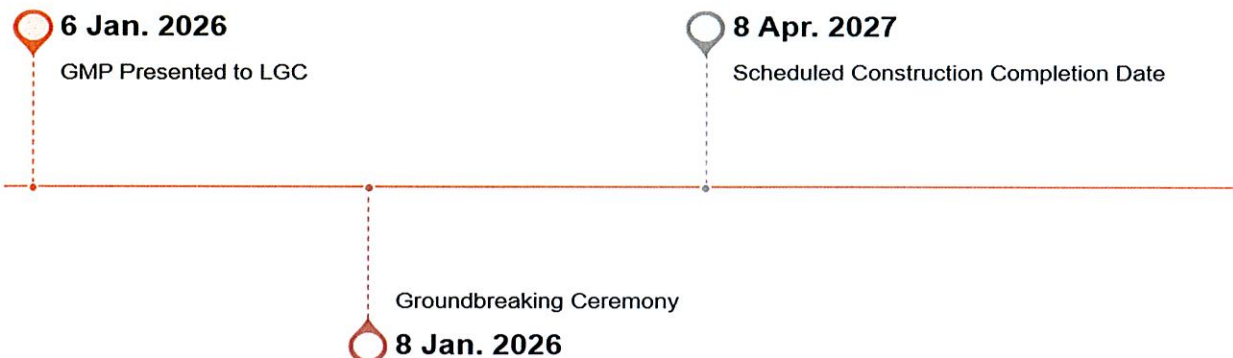


Funding – LOBS Financing



Timeline – Project Completion April 2027

UNC Pardee Medical Office Building Spartanburg Highway



Approved: February 4, 2026

UNC PARDEE MEDICAL OFFICE BUILDING MILLS RIVER



Budget - \$46,000,000

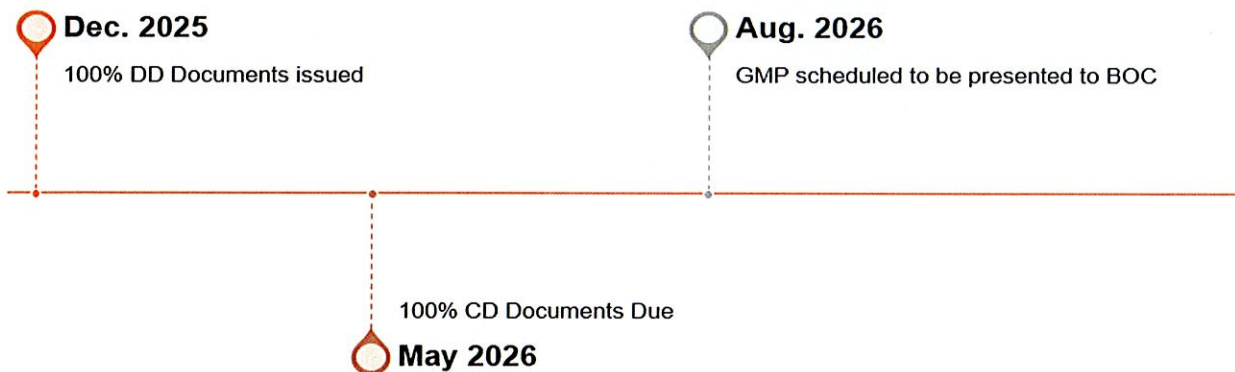


Funding – Anticipated LOBS Financing



Timeline – GMP Presentation August 2026

UNC Pardee Medical Office Building Mills River



AGRICULTURAL SERVICES BUILDING



Budget - \$10,000,000 RFQ



Funding – State Budget Allocation (\$2M received), seeking grant funding



Timeline – Project on hold pending site identification

Approved: February 4, 2026

COMMISSIONER PRIORITIES

Vice-Chair Edney outlined several priority items for the Board's consideration, including extending the Clear Creek sewer to its originally planned location; identifying a new evidence storage lot for the Sheriff's Office; exploring opportunities to increase public access at Lake Summit; evaluating sewer service needs for the Justice Academy; implementing key card access at the Historic Courthouse; reviewing prescription drug plan options to improve employee benefits; keeping the Aquatics Center project under consideration; pursuing progress on a halfway house initiative and potential foster care support; and assessing the need for a full-time interpreter at the courthouse.

Commissioner McCall identified several priority initiatives, including pursuing Tier Two designation opportunities and collaborating with the school system on grant funding; completing the Berkeley Sports Complex, including lighting and restroom facilities; finalizing the JCAR project; continuing to expand the County's farmland preservation program; completing the school bus garage project; finishing the Clear Creek sewer project in accordance with the original plan if possible; and supporting the expansion of the successful Pathfinder Program to additional schools.

Commissioner Franklin discussed several priority areas, including addressing workforce housing challenges by partnering with developers to construct cottage-style housing; working with education staff to help identify and analyze differences within the NC Pre-K program; strengthening agriculture and farmland preservation efforts through collaboration with BRCC, local farmers, and FFA students to support pathways into the farming profession; and emphasizing the need for a library facility to serve the northern end of the County, particularly the Fletcher area.

Commissioner Egolf emphasized the importance of maintaining focus on completion of the school bus garage project; pursuing Tier Two funding for East Henderson High School tennis courts, with the goal of ensuring all four high schools have home athletic facilities; and improving communication with the public by addressing information gaps, encouraging greater community participation, distributing district newsletters, and gathering resident feedback.

Chairman Lapsley identified several key priorities, including the challenge of closing out remaining expenses related to Hurricane Helene and encouraging staff to continue efforts to control County expenditures. He noted that the County should take pride in maintaining one of the lowest tax rates among urban counties in the state. Chairman Lapsley emphasized the importance of continuing to recruit high-paying industrial jobs to protect and strengthen the local economy, citing Sierra Nevada as the County's largest private employer as a result of incentive efforts. He also reaffirmed strong support for farmland preservation and the Agricultural Community to maintain a diversified economy, and highlighted tourism initiatives such as the Ecusta Trail and Berkeley Sports Complex as drivers of sales tax revenue and broader economic growth.

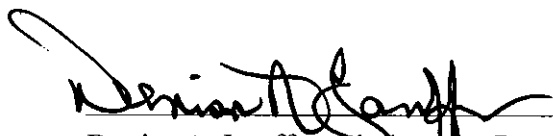

In closing, Vice-Chair Edney added the importance of implementing the County's land-use plan and improving the audio/visual system in the meeting room.

COUNTY MANAGER'S REPORT

In closing comments, Mr. Mitchell announced that the Board will schedule a Special Called Meeting in Bat Cave on Tuesday, February 3, to receive information on the Hickory Nut Gorge Recovery Plan and to provide an opportunity for community input. He also noted that a potential snowstorm was being closely monitored and assured the Board that County staff would be prepared.

Motion: Vice-Chair Edney made the motion to adjourn the meeting. All voted in favor, and the motion carried.

ADJOURN


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

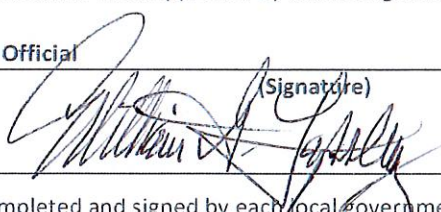
Approved: February 4, 2026

Enactments

Wednesday, January 22, 2026

2026.005 Appointment of Commissioner Representatives

Helene Recovery Fund 2025-2026 Basic Facts & Assurances

| | |
|--|---|
| Local Government Name: Henderson County | County: Henderson |
| Federal Employer I.D. Number: 56- 6000307 | |
| Local Government Contact Person for the Grant: Name: <input type="checkbox"/> Mr. <input checked="" type="checkbox"/> Ms. Nora Sjue Title: Special Projects Coordinator Organization: Henderson County Administration Mailing Address: 100 N King St. City/State/Zip: Hendersonville, NC 28792 Telephone: 828-771-6651 E-mail: nsjue@hendersoncountync.gov (must be an employee of the sponsoring local government) | Local Government Manager: Name: <input checked="" type="checkbox"/> Mr. <input type="checkbox"/> Ms. John Mitchell Title: County Manager Mailing Address: 1 Historic Courthouse Sq. Suite 2 City/State/Zip: Hendersonville, NC 28792 Telephone: 828-697-4809 E-mail: jmitchell@hendersoncountync.gov |
| Chief Elected Official: Name: <input checked="" type="checkbox"/> Mr. <input type="checkbox"/> Ms. William Lapsley Title: Chair, Henderson County Board of Commissioners Mailing Address: 1 Historic Courthouse Sq. Suite 1 City/State/Zip: Hendersonville, NC 28792 | |
| Site Control (check all that apply): <input checked="" type="checkbox"/> Owned by local government <input type="checkbox"/> Leased by applicant for 25 years or more <input type="checkbox"/> Easement <input type="checkbox"/> Owned by school board | Costs rounded to nearest dollar: Grant funds requested: \$150,000.00 Local government's matching funds: \$ 150,000.00 Total cost of project \$ 300,000.00 |
| Project Name: Henderson County Sports Complex | |
| Is this an LWCF-funded park on these lists of NC projects? <input type="checkbox"/> yes <input checked="" type="checkbox"/> No If yes, list the grant number(s): | |
| Certification and Approval by Local Governing Board | |
| I hereby certify the information contained in the attached application is true and correct and the required dollar-for-dollar matching funds will be available during the project period. This application has been approved by the local governing board. | |
| Chief Elected Official | |
| (Print or Type Name and Title) <i>William E. Lapsley, Chairman Board of County Commissioners</i> | (Signature)  |
| If two local governments are applying together, this form must be completed and signed by each local government. One applicant must be identified by adding "primary sponsor" in the "Local Government Name" section. | |
| This form must be complete in its entirety for your application to be considered | |