

March 2, 2026

# MINUTES

**STATE OF NORTH CAROLINA  
COUNTY OF HENDERSON**

**BOARD OF COMMISSIONERS  
MONDAY, MARCH 2, 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, Chief Communications Officer Mike Morgan, Code Enforcement Director Matt Champion, Director of Public Health David Jenkins, Code A/V Technician Oscar Guerrero, Parks and Recreation Director Bruce Gilliam, Soil and Water Conservation District Director/Conservationist Director Jonathan Wallin, County Engineer Marcus Jones, Director of Human Resources Karen Ensley, Site Development Director Deborah Johnston, Farmland Preservation Coordinator Angela Price, Capital Projects Manager Bryan Rhodes, Social Media Coordinator Tiffany Lucey, Finance Director Randal Cox, and NC Lead Fellow Abby Buxton. Deputies Matt Covil and Judd Lawter 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**

Addyson Munsey with the Barnyard Bandits 4-H Club led the Pledge of Allegiance to the American Flag.

## **RESOLUTIONS AND RECOGNITIONS**

### **2006.014 Proclamation – Designating March as Social Work Month**

The Department of Social Services requested the Board of Commissioners adopt a Proclamation, designating March as Social Work Month in Henderson County.

*Commissioner Franklin made the motion the Board adopt the Proclamation, designating March as Social Work Month in Henderson County. All voted in favor and the motion carried.*

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

1. Eliabeth Hill spoke in support of a new library in the Town of Fletcher. She outlined several inadequacies of the current library facility and emphasized the community's need for access to modern library amenities.
2. Milton Butterworth spoke in support of a new library in the Town of Fletcher.

Approved:

**DISCUSSION/ADJUSTMENT OF AGENDA**

There were no adjustments to the agenda.

*Commissioner Edney moved to approve the agenda as presented. 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:

February 18, 2026

*Motion: I move the Board approve the minutes from February 18, 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 February 18, 2026 for 2025 real and personal property bills mailed on July 31, 2025. Vehicles taxes are billed monthly by NC DMV.

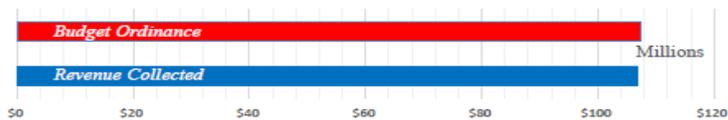
<b><u>Henderson County Annual Bills (Real and Personal Property):</u></b>		
2025 Beginning Charge:	\$103,844,885.28	
Discoveries & Imm:	\$261,381.42	
Releases & Refunds:	(\$124,113.91)	
<b>Net Charge:</b>	<b>\$103,982,152.79</b>	
Unpaid Taxes:	\$2,758,144.84	
<b>Amount Collected:</b>	<b>\$101,224,007.95</b>	
		Unpaid 2.65%
		Paid 97.35%

<b><u>Henderson County Registered Motor Vehicles (As Collected by NC DMV):</u></b>		
Net Charge:	\$5,128,356.50	
Unpaid Taxes:	\$16,612.52	
<b>Amount Collected:</b>	<b>\$5,111,743.98</b>	99.68%

<b><u>Henderson County FY25 Budget Analysis:</u></b>			
	<b><u>Budget Ordinance</u></b>		<b><u>Revenue Collected</u></b>
Ad Valorem:	\$106,227,288.00	Ad Valorem:	\$106,335,751.93
Prior Years:	\$1,030,500.00	Prior Years:	\$588,057.54
<b>Budget Total:</b>	<b>\$107,257,788.00</b>	<b>YTD Revenue:</b>	<b>\$106,923,809.47</b>



**County Financial Report and Cash Balance Report – January 2026**

The January 2026 County Financial and Cash Balance Reports were presented for the Board’s review and approval.

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

- Governing Body – timing of payment of board approved expenditures.
- Dues/Non Profit Contributions – timing of 3<sup>rd</sup> quarter board approved appropriations.
- Administrative Services – 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.
- Animal Services – timing of payment of board approved expenditures.
- Rescue Squad – timing of 3<sup>rd</sup> quarter board approved appropriations.

Approved:

- Planning – timing of payment of board approved expenditures.
- Code Enforcement – timing of payment of board approved expenditures.
- Heritage Museum – timing of 3<sup>rd</sup> quarter board approved appropriations.
- Medical Services – timing of payment of board approved expenditures.
- Mental Health Services – timing of 3<sup>rd</sup> quarter board approved appropriations.
- Library – timing of payment of board approved expenditures.
- Public Education – payment of 7 of 10 annual appropriations made to public school system.
- Interfund Transfers - timing of board approved transfers.

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 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.

HENDERSON COUNTY  
FINANCIAL REPORT  
JANUARY 2026

GENERAL FUND REVENUES						
	REVISED BUDGET	CURRENT MONTH	YEAR TO DATE	% USED	ENCUMBRANCES	TOTAL
General Fund	224,937,364.00	21,572,721.74	148,931,263.93	66.2%	-	148,931,263.93

GENERAL FUND EXPENDITURES						
	REVISED BUDGET	CURRENT MONTH	YEAR TO DATE	% USED	ENCUMBRANCES	TOTAL
Governing Body	713,432.00	56,862.74	478,252.28	67.04%	-	478,252.28
Dues/Non Profit Contributions	1,408,431.00	314,685.15	1,013,441.02	71.96%	342,054.85	1,355,495.87
County Manager	412,944.00	37,608.31	200,647.08	48.59%	-	200,647.08
Administrative Services	822,564.00	117,602.00	619,558.68	75.32%	-	619,558.68
Human Resources	1,602,266.00	150,137.63	897,315.17	56.00%	-	897,315.17
Elections	1,502,192.00	61,947.63	380,100.87	25.30%	56,782.31	436,883.18
Finance	1,459,519.00	121,059.36	760,985.58	52.14%	-	760,985.58
County Assessor	2,220,936.00	194,008.56	1,139,990.67	51.33%	10,230.07	1,150,220.74
Tax Collector	625,023.00	77,759.38	402,459.71	64.39%	-	402,459.71
Legal	1,153,432.00	121,687.61	682,116.68	59.14%	-	682,116.68
Register of Deeds	804,235.00	65,785.18	481,911.89	59.92%	2,416.80	484,328.69
Facility Services	6,938,247.00	527,507.81	3,226,989.51	46.51%	304,420.24	3,531,409.75
Garage	465,069.00	46,549.19	228,262.22	49.08%	-	228,262.22
Court Facilities	153,000.00	20,468.74	75,541.27	49.37%	-	75,541.27
Information Technology	6,728,900.00	396,705.91	3,446,274.35	51.22%	676,604.95	4,122,879.30
Sheriff Department	26,962,790.00	2,634,629.49	14,906,913.93	55.29%	415,217.93	15,322,131.86
Detention Facility	7,255,267.00	763,818.10	4,014,754.83	55.34%	212,955.46	4,227,710.29
Emergency Management	2,699,005.00	180,786.95	1,208,755.72	44.79%	3,310.00	1,212,065.72
Fire Services	1,274,999.00	143,319.33	579,085.59	45.42%	54,601.85	633,687.44
Building Services	1,933,820.00	211,900.82	1,118,895.86	57.86%	8,061.82	1,126,957.68
Wellness Clinic	1,551,790.00	157,442.90	875,540.42	56.42%	67,145.84	942,686.26
Emergency Medical Services	14,917,175.00	1,567,728.58	8,426,240.06	56.49%	71,994.33	8,498,234.39
Animal Services	1,006,894.00	106,541.86	589,004.47	58.50%	18,750.00	607,754.47
Rescue Squad	821,888.00	205,418.89	616,362.89	74.99%	205,472.00	821,834.89
Forestry Services	131,219.00	-	26,035.41	19.84%	-	26,035.41
Soil & Water	907,576.00	59,580.28	317,078.83	34.94%	12,850.00	329,928.83
Planning	1,334,114.00	154,531.11	813,558.03	60.98%	50,419.20	863,977.23
Code Enforcement	368,640.00	46,244.87	225,353.54	61.13%	2,004.20	227,357.74
Site Development	247,581.00	24,756.58	134,986.70	54.52%	-	134,986.70

Approved:

Heritage Museum	100,000.00	25,000.00	75,000.00	75.00%	25,000.00	100,000.00
Cooperative Extension	794,654.00	58,168.09	418,433.36	52.66%	1,750.00	420,183.36
Project Management	412,211.00	39,161.99	217,722.58	52.82%	-	217,722.58
Economic Development	2,152,642.00	108,500.00	325,500.00	15.12%	108,500.00	434,000.00
Public Health	14,308,548.00	1,220,435.97	6,928,189.71	48.42%	1,457,427.23	8,385,616.94
Environmental Health	2,051,804.00	199,088.42	1,134,824.48	55.31%	21.39	-
H&CC Block Grant	863,502.00	129,254.00	433,456.50	50.20%	-	433,456.50
Medical Services - Autopsies	95,000.00	9,050.00	55,875.00	58.82%	-	55,875.00
Strategic Behavioral Health	611,929.00	55,884.41	264,868.98	43.28%	45,982.17	310,851.15
Mental Health Services	528,612.00	132,153.00	396,459.00	75.00%	-	396,459.00
Rural Transportation Assist Program	201,384.00	18,325.46	109,178.25	54.21%	-	109,178.25
Social Services	24,881,619.00	2,360,394.00	13,602,089.18	54.67%	71,020.66	13,673,109.84
Juvenile Justice Programs	346,020.00	23,385.00	178,397.80	51.56%	-	178,397.80
Veterans Services	343,766.00	34,171.72	194,069.48	56.45%	5,110.96	199,180.44
Library	4,560,411.00	446,963.00	2,697,142.52	59.14%	215,815.05	2,912,957.57
Recreation	3,776,930.00	373,446.88	2,087,288.55	55.26%	130,302.40	2,217,590.95
Public Education	43,641,463.00	4,305,812.97	29,890,690.79	68.49%	-	29,890,690.79
Debt Service	17,594,644.00	2,500.00	8,104,749.01	46.06%	-	8,104,749.01
Non-Departmental	5,155,445.00	269,077.75	2,182,384.23	42.33%	-	2,182,384.23
Interfund Transfers	14,093,832.00	597,104.17	10,892,151.17	77.28%	-	10,892,151.17
<b>TOTAL</b>	<b>224,937,364.00</b>	<b>18,974,951.79</b>	<b>128,074,883.85</b>	<b>56.94%</b>	<b>4,576,221.71</b>	<b>131,516,259.69</b>

**Net Revenues over (under) Exp. - 2,597,769.95 20,856,380.08 17,415,004.24**

APPROPRIATIONS DETAIL						
	REVISED BUDGET	CURRENT MONTH	YEAR TO DATE	% USED	ENCUMBRANCES	TOTAL
<b>SOCIAL SERVICES</b>						
Staff Operations	20,868,566.00	2,090,542.23	11,739,472.85	56.3%	71,020.66	11,810,493.51
Federal & State Programs	3,913,053.00	266,161.37	1,830,245.01	46.8%	-	1,830,245.01
General Assistance	100,000.00	3,690.40	32,371.32	32.4%	-	32,371.32
<b>TOTAL</b>	<b>24,881,619.00</b>	<b>2,360,394.00</b>	<b>13,602,089.18</b>		<b>71,020.66</b>	<b>13,673,109.84</b>
<b>EDUCATION</b>						
Schools Current/Capital Expense	37,891,463.00	3,826,646.30	26,536,524.10	70.0%	-	26,536,524.10
Blue Ridge Community College	5,750,000.00	479,166.67	3,354,166.69	58.3%	-	3,354,166.69
<b>TOTAL</b>	<b>43,641,463.00</b>	<b>4,305,812.97</b>	<b>29,890,690.79</b>		<b>-</b>	<b>29,890,690.79</b>
<b>DEBT SERVICE</b>						
Public Schools	9,440,800.00	2,500.00	4,151,201.78	44.0%	-	4,151,201.78
Blue Ridge Community College	3,141,195.00	-	1,651,539.83	52.6%	-	1,651,539.83
Henderson County	5,012,649.00	-	2,302,007.40	45.9%	-	2,302,007.40
<b>TOTAL</b>	<b>17,594,644.00</b>	<b>2,500.00</b>	<b>8,104,749.01</b>		<b>-</b>	<b>8,104,749.01</b>
<b>INTERFUND TRANSFERS</b>						
Capital Projects Fund	200,000.00	16,666.67	116,666.67	58.3%	-	116,666.67
Capital Reserve Fund	6,712,422.00	-	6,712,422.00	100.0%	-	6,712,422.00
Fire Districts Fund	60,000.00	5,000.00	35,000.00	58.3%	-	35,000.00
HCPS MRTS	4,603,500.00	383,625.00	2,685,375.00	58.3%	-	2,685,375.00
BRCC MRTS	2,301,750.00	191,812.50	1,342,687.50	58.3%	-	1,342,687.50
Solid Waste	216,160.00	-	-	0.0%	-	-
<b>TOTAL</b>	<b>14,093,832.00</b>	<b>597,104.17</b>	<b>10,892,151.17</b>		<b>-</b>	<b>10,892,151.17</b>

THE REMAINDER OF THIS PAGE WAS INTENTIONALLY LEFT BLANK.

Approved:

SPECIAL REVENUE FUNDS						
	REVISED BUDGET	CURRENT MONTH	YEAR TO DATE	% USED	ENCUMBRANCES	TOTAL
<b>FIRE DISTRICTS FUND</b>						
Revenues:	17,285,114.00	1,922,913.47	16,560,304.64	95.8%	-	16,560,304.64
Expenditures:	17,285,114.00	4,149,528.06	14,640,780.47	84.7%	-	14,640,780.47
<b>Net Revenues over (under) Exp</b>	-	<b>(2,226,614.59)</b>	<b>1,919,524.17</b>		-	<b>1,919,524.17</b>
<b>REVALUATION RESERVE FUND</b>						
Revenues:	1,477,379.00	131,542.73	945,966.84	64.0%	-	945,966.84
Expenditures:	1,477,379.00	114,472.95	871,048.54	59.0%	37,765.80	908,814.34
<b>Net Revenues over (under) Exp</b>	-	<b>17,069.78</b>	<b>74,918.30</b>		<b>37,765.80</b>	<b>37,152.50</b>
<b>EMERGENCY TELEPHONE SYSTEM (911) FUND</b>						
Revenues:	302,500.00	24,940.61	155,416.21	51.4%	-	155,416.21
Expenditures:	302,500.00	18,901.80	201,902.94	66.7%	-	201,902.94
<b>Net Revenues over (under) Exp</b>	-	<b>6,038.81</b>	<b>(46,486.73)</b>		-	<b>(46,486.73)</b>
<b>PUBLIC TRANSIT FUND</b>						
Revenues:	1,758,861.00	3,160.36	243,872.36	13.9%	-	243,872.36
Expenditures:	1,758,861.00	71,364.94	502,536.18	28.6%	6,308.90	508,845.08
<b>Net Revenues over (under) Exp</b>	-	<b>(68,204.58)</b>	<b>(258,663.82)</b>		<b>6,308.90</b>	<b>(264,972.72)</b>
<b>MISC. OTHER GOVERNMENTAL ACTIVITIES</b>						
Revenues:	954,000.00	41,374.50	340,563.88	35.7%	-	340,563.88
Expenditures:	954,000.00	23,331.71	311,711.24	32.7%	-	311,711.24
<b>Net Revenues over (under) Exp</b>	-	<b>18,042.79</b>	<b>28,852.64</b>		-	<b>28,852.64</b>
<b>ARPA FUND</b>						
Revenues:	-	40,845.95	423,190.12	0.0%	-	423,190.12
Expenditures:	-	-	-	0.0%	50,000.00	50,000.00
<b>Net Revenues over (under) Exp</b>	-	<b>40,845.95</b>	<b>423,190.12</b>		<b>50,000.00</b>	<b>373,190.12</b>
<b>OPIOID FUND</b>						
Revenues:	1,339,390.00	15,690.52	160,815.94	12.0%	-	160,815.94
Expenditures:	1,339,390.00	47,242.90	370,246.01	27.6%	167,321.11	537,567.12
<b>Net Revenues over (under) Exp</b>	-	<b>(31,552.38)</b>	<b>(209,430.07)</b>		<b>167,321.11</b>	<b>(376,751.18)</b>
<b>HURRICANE HELENE</b>						
Revenues:	\$ 78,048,550.00	\$ 2,984,305.57	\$ 32,603,833.19	41.8%	\$ -	\$ 32,603,833.19
Expenditures:	\$ 78,048,550.00	\$ 81,560.70	\$ 52,821,449.93	67.7%	\$ 4,356,534.35	\$ 57,177,984.28
<b>Net Revenues over (under) Exp</b>	\$ -	\$ <b>2,902,744.87</b>	\$ <b>(20,217,616.74)</b>		\$ <b>4,356,534.35</b>	\$ <b>(24,574,151.09)</b>



THE REMAINDER OF THIS PAGE WAS INTENTIONALLY LEFT BLANK.

Approved:

CAPITAL PROJECTS						
	REVISED BUDGET	CURRENT MONTH	PROJECT TO DATE	% USED	ENCUMBRANCES	TOTAL
<b>JUDICIAL CENTER PROJECT - DETENTION (2064)</b>						
Revenues:	78,625,813.00	235,250.96	79,311,431.12	100.9%	-	79,311,431.12
Expenditures:	78,625,813.00	10,645.10	7,041,393.40	9.0%	64,764,288.93	71,805,682.33
Net Revenues over (under) Exp	-	224,605.86	72,270,037.72		64,764,288.93	7,505,748.79
<b>JUDICIAL CENTER PROJECT - COURTHOUSE (2086)</b>						
Revenues:	6,738,241.00	-	-	0.0%	-	-
Expenditures:	6,738,241.00	137,586.80	4,607,895.73	68.4%	2,064,464.10	6,672,359.83
Net Revenues over (under) Exp	-	(137,586.80)	(4,607,895.73)		2,064,464.10	(6,672,359.83)
<b>MEDICAL OFFICE BUILDING PROJECT - SPARTANBURG HWY (2074)</b>						
Revenues:	27,607,087.50	27,607,087.50	27,607,087.50	100.0%	-	27,607,087.50
Expenditures:	27,607,087.50	220,881.16	1,728,029.95	6.3%	23,752,512.63	25,480,542.58
Net Revenues over (under) Exp	-	27,386,206.34	25,879,057.55		23,752,512.63	2,126,544.92
<b>PROPERTY ACQUISITION - 2026B LOBS (2085)</b>						
Revenues:	8,620,000.00	8,620,000.00	8,620,000.00	100.0%	-	8,620,000.00
Expenditures:	8,620,000.00	40,987.13	40,987.13	0.5%	-	40,987.13
Net Revenues over (under) Exp	-	8,579,012.87	8,579,012.87		-	8,579,012.87

ENTERPRISE FUNDS						
	REVISED BUDGET	CURRENT MONTH	YEAR TO DATE	% USED	ENCUMBRANCES	TOTAL
<b>SOLID WASTE LANDFILL FUND</b>						
Revenues:	11,339,199.00	845,348.95	6,501,336.47	57.3%	-	6,501,336.47
Expenditures:	11,339,199.00	865,618.67	6,060,890.32	53.5%	3,300,385.00	9,361,275.32
Net Revenues over (under) Exp	-	(20,269.72)	440,446.15		3,300,385.00	(2,859,938.85)
<b>JUSTICE ACADEMY SEWER FUND</b>						
Revenues:	72,091.00	5,973.94	48,687.57	67.5%	-	48,687.57
Expenditures:	72,091.00	2,339.54	36,275.78	50.3%	2,565.00	38,840.78
Net Revenues over (under) Exp	-	3,634.40	12,411.79		2,565.00	9,846.79
<b>ETOWAH COMMUNITY SEWER FUND</b>						
Revenues:	553,480.00	36,609.28	139,369.16	25.2%	-	139,369.16
Expenditures:	553,480.00	19,025.15	129,486.23	23.4%	323,180.00	452,666.23
Net Revenues over (under) Exp	-	17,584.13	9,882.93		323,180.00	(313,297.07)

Fund(s)	12/31/25	Debits	(Credits)	01/31/26
	Beg. Cash Balance			Revenues
General	\$ 122,293,148.11	\$ 22,489,487.06	\$ (19,928,560.65)	\$ 124,854,074.52
Special Revenue	48,307,300.51	5,163,480.32	(9,601,568.97)	\$ 43,869,211.86
Capital Projects	11,158,205.55	2,912,141.21	(3,620,601.35)	\$ 10,449,745.41
Enterprise	1,625,223.64	879,004.12	(868,681.34)	\$ 1,635,546.42
HCPS - Maint. and Repair	6,308,232.78	383,625.00	(774,358.10)	\$ 5,917,499.68
BRCC - Maint. and Repair	5,241,604.81	191,812.50	(93,500.00)	\$ 5,339,917.31
Custodial	6,914,045.84	2,724,775.59	(6,691,685.50)	\$ 2,947,135.93
<b>Total</b>	<b>\$ 201,847,761.24</b>	<b>\$ 34,744,325.80</b>	<b>\$ (41,578,955.91)</b>	
<b>Total cash available as of</b>	<b>1/31/2026</b>			<b>\$ 195,013,131.13</b>

Motion: I move that the Board of Commissioners approve the January 2026 County Financial Report and Cash Balance Report as presented.

Approved:

### Henderson County Public Schools Financial Report – January 2026

The Henderson County Public Schools January 2026 Local Current Expense Fund / Other Restricted Funds Report was presented for the Board’s review and approval.

**HENDERSON COUNTY PUBLIC SCHOOLS  
LOCAL CURRENT EXPENSE/OTHER RESTRICTED FUNDS  
as of January 31, 2026**

	LOCAL CURRENT EXPENSE FUND		OTHER RESTRICTED FUND		Combined Total	Prior YTD
	Budget	YTD Activity	Budget	YTD Activity		
<b>REVENUES:</b>						
3200 State Sources	\$ -	\$ -	\$ 81,281	\$ 103,944	\$ 103,944	\$ 3,244
3700 Federal Sources-Restricted	-	-	2,240,718	451,382	451,382	528,627
3800 Other Federal-ROTC	-	-	128,000	29,757	29,757	69,888
4100 County Appropriation	36,141,463	25,299,024	-	-	25,299,024	24,764,600
4200 Local -Tuition/Fees	-	-	68,844	54,414	54,414	30,860
4400 Local-Unrestricted	658,000	297,215	157,769	158,515	455,730	402,341
4800 Local-Restricted	-	-	406,845	302,095	302,095	739,014
4900 Fund Balance Appropriated/Transfer From school	759,025	-	530,014	18,399	18,399	19,744
<b>TOTAL FUND REVENUES</b>	<b>\$ 37,558,488</b>	<b>\$ 25,596,239</b>	<b>\$ 3,613,471</b>	<b>\$ 1,118,506</b>	<b>\$ 26,714,745</b>	<b>\$ 26,558,318</b>
<b>EXPENDITURES:</b>						
<b>Instructional Services:</b>						
5100 Regular Instructional Services	\$ 10,123,361	\$ 5,281,278	\$ 574,665	\$ 418,745	\$ 5,700,023	\$ 6,106,710
5200 Special Populations Services	1,349,257	664,288	842,019	444,565	1,108,853	1,003,363
5300 Alternative Programs and Services	351,791	166,454	843,750	437,360	603,814	509,264
5400 School Leadership Services	3,662,927	2,143,194	12,130	18,074	2,161,268	2,034,257
5500 Co-Curricular Services	1,131,818	489,465	57,000	22,303	511,768	578,454
5800 School-Based Support Services	2,248,164	1,251,248	412,997	65,229	1,336,477	1,143,338
<b>Total Instructional Services</b>	<b>\$ 18,867,318</b>	<b>\$ 9,995,928</b>	<b>\$ 2,742,561</b>	<b>\$ 1,426,276</b>	<b>\$ 11,422,203</b>	<b>\$ 11,375,386</b>
<b>System-Wide Support Services:</b>						
6100 Support and Development Services	\$ 554,593	\$ 310,603	\$ 5,250	\$ 5,066	\$ 315,669	\$ 273,543
6200 Special Population Support	88,215	49,262	12,200	1,552	50,814	70,080
6300 Alternative Programs	146,574	79,392	431	431	79,823	78,629
6400 Technology Support Services	1,407,498	802,063	44,139	25,926	827,989	788,644
6500 Operational Support Services	9,503,843	4,887,078	476,728	253,132	5,140,210	5,113,509
6600 Financial and Human Resource Services	2,600,753	2,243,542	73,299	91,029	2,334,571	2,202,694
6700 Accountability Services	222,130	126,595	1,400	1,400	127,995	120,378
6800 System-Wide Pupil Support Services	428,507	246,013	538	538	246,552	233,119
6900 Policy, Leadership and Public Relations	735,363	460,005	13,220	13,225	473,230	495,972
<b>Total System-Wide Support Services</b>	<b>\$ 15,687,476</b>	<b>\$ 9,204,532</b>	<b>\$ 627,194</b>	<b>\$ 392,299</b>	<b>\$ 9,596,651</b>	<b>\$ 9,376,569</b>
<b>Ancillary Services:</b>						
7100 Community Services	\$ 388	\$ 388	\$ 181,685	\$ 105,908	\$ 106,296	\$ 375,164
7200 Nutrition Services	267,557	101,516	-	-	101,516	103,479
<b>Total Ancillary Services</b>	<b>267,944</b>	<b>101,904</b>	<b>181,685</b>	<b>105,908</b>	<b>\$ 207,812</b>	<b>\$ 478,643</b>
<b>Non-Programmed Charges:</b>						
8100 Payments to Other Governments	\$ 2,735,750	\$ 1,498,127	\$ -	\$ -	\$ 1,498,127	\$ 1,382,243
8400 Interfund Transfers	-	-	15,244	13,657	13,657	36,840
8500 Contingency	-	-	-	-	-	-
8600 Educational Foundations	-	-	46,788	27,836	27,836	17,768
<b>Total Non-Programmed Charges</b>	<b>\$ 2,735,750</b>	<b>\$ 1,498,127</b>	<b>\$ 62,032</b>	<b>\$ 41,493</b>	<b>\$ 1,539,620</b>	<b>\$ 1,436,851</b>
<b>TOTAL FUND EXPENDITURES</b>	<b>\$ 37,558,488</b>	<b>\$ 20,800,511</b>	<b>\$ 3,613,471</b>	<b>\$ 1,965,976</b>	<b>\$ 22,796,487</b>	<b>\$ 22,667,449</b>

*Motion: I move that the Board of Commissioners approve the January 2026 County Henderson County Public Schools Financial Report 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. Environmental Advisory Committee – 2 vacs.  
Seats # 1 & 5 – Regular – At Large
2. Henderson County Board of Equalization and Review – 4 vacs.  
Seats # 1 & 4 – Regular – At Large  
Seats # 6 & 8 – Alternates

Approved:

3. Industrial Facilities and Pollution Control Financing Authority – 2 vacs.  
Seats # 3 & 4 – Regular – At Large
4. Library Board of Trustees – 1 vac.  
Seat # 7 – Regular – At Large
5. Mountain Area Workforce Development Board – 1 vac.  
Seat # 3 – Adult Education/Literacy

### **Grant Award Acceptance – North Carolina Community Foundation**

Henderson County Solid Waste has been awarded \$100,000 from the North Carolina Community Foundation's 2025 Disaster Relief Fund. These funds would be used to purchase a hydraulic excavator for the Henderson County Solid Waste Fund. The Solid Waste Fund's previous excavator was destroyed after excessive use in the aftermath of Tropical Storm Helene. This grant will fund approximately half of the cost of a new excavator. Grant funds should be expended by January 2027.

*Motion: I move that the Board of Commissioners approve the award from the North Carolina Community Foundation.*

### **North Carolina Department of Agriculture – Funding Match Appropriation**

Henderson County Soil & Water Conservation District, a separate legal entity, has received a funding addendum from the NC Department of Agriculture & Consumer Services (NCDA&CS) under its existing Master Agreement. County action is requested solely to appropriate and authorize the required County match in the amount of \$63,774. This match will require no additional County funds, as it will be absorbed by the current departmental budget. No contractual or operational obligations are created for the County beyond this budget action.

*Motion: I move the Board authorize \$63,774 in matching funds for Soil & Water Conservation District's NCDA&CS program.*

### **2026.015 Mid-Year Vehicle Purchase Request**

During FY25, additional Emergency Management (EM) staff were onboarded to support response and recovery activities following Hurricane Helene. Several of these staff require vehicles for daily duties such as site visits, inspections, and emergency response operations. Currently, multiple staff members share a vehicle, which limits efficiency and readiness.

Over the past year, we have worked closely with the Garage to identify surplus vehicles from other departments; however, no dependable options have been available. To ensure operational capability, we request approval to purchase two additional vehicles—a mid-sized SUV and a ¾-ton truck. These vehicles provide the cargo space and towing capacity necessary to transport resources and equipment during large-scale incidents or disasters. Adding these vehicles will: Ensure new staff have safe, reliable transportation for routine and emergency duties, preserve the existing shared vehicle for staff who are not on-call and enhance our ability to respond quickly and effectively during critical events.

Working with the Finance Department, staff have identified two vehicles on State Contract with are available for immediate purchase. Staff are requesting the approval of the purchase of the

Approved:

vehicles from the multi-year vehicle fund. The total purchase price for these vehicles is \$110,850.

*Motion: I move the Henderson County Board of Commissioners approve the purchase of a ¾ ton 4WD truck and mid-sized 4WD SUV for Emergency Management and authorize staff to execute the necessary budget amendments to use the multi-year revolving year vehicle fund for the purchases.*

#### **2025.016 Memorandum of Agreement – Sedimentation Control Commission**

The Board was requested to approve and execute the updated Memorandum of Agreement (MOA) between the North Carolina Sedimentation Control Commission and Henderson County. This MOA is not a legally binding contract but an agreement affirming what the Commission and the Local Program are committed to do in regard to the Erosion Control program.

The updated MOA removes “approve with performance reservations” in “Part III, C-Sediment and Erosion Control Plans for Land-Disturbing Activity Review” which has been removed from the General Statutes.

This updated MOA also includes “Part III, F-Termination of Local Program” that outlines the process of terminating your program’s jurisdiction either in whole or in a select area (such as a County program who covers a Town and no longer wishes or is able to do so). This is to set a process and timeframes that should be met for various steps to ensure a smooth transition.

*Motion: I move the Henderson County Board of Commissioners approve and execute the updated Memorandum of Agreement between the North Carolina Sedimentation Control Commission and Henderson County.*

#### **2026.017 Amendment to Ecusta Trail Encroachment Policy and Related Fee Schedule**

The Rail Trail Advisory Committee (RTAC) has been discussing proposed changes to the Ecusta Trail Encroachment Policy that will address new encroachment permits for non-utility uses. The draft amendments to the encroachment policy would allow for non-permanent structures, like benches, memorial gardens, or other related plantings or items to be placed in the ROW upon review and approval of the RTAC. Trail access, road access, or utility easements will still require the approval of the County Engineer. On February 11<sup>th</sup>, 2026, the RTAC made a favorable recommendation to approve the amendment to the encroachment policy. An application and associated fee would be required for any encroachment request, and an amendment to the existing fee schedule is proposed (see attached). On February 11<sup>th</sup>, 2026, the RTAC made a favorable recommendation to approve the amendment to the encroachment policy with the associated fee.

*Motion: I move the Board approve the amendments to the Ecusta Trail Encroachment Policy and to the FY 26 Fee Schedule to include application fees for trail encroachments.*

#### **Construction Manager at Risk Selection – HCPS Bus Garage Project**

The Board was requested to approve the selection of Edifice as the Construction Manager at Risk (CMR) for the Henderson County Public Schools Bus Garage Project, per the RFQ Selection Committee’s recommendation, and authorize Henderson County staff to proceed with contract negotiations for CMR services on this project.

Approved:

The Statements of Qualifications received were from: Blum, Edifice, Myers & Chapman, Cooper Construction, and Vannoy.

The RFQ Selection Committee ranked the Statements of Qualifications in the following order (most qualified to least qualified):

1. Edifice
2. Vannoy
3. Myers & Chapman
4. Cooper
5. Blum

*Motion: I move the Board approve the selection of Edifice as the Construction Manager at Risk for the Henderson County Schools Bus Garage Project.*

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

**DISCUSSION**

**2026.018 Henderson County Farmland Preservation**

Angela Price provided the Board with an update on Farmland Preservation efforts in Henderson County, including preservation efforts, and future plans.

On April 1, 2024, the Board of Commissioners established the Farmland Preservation Taskforce to support the preservation and protection of agricultural land in Henderson County. On September 19, 2024, the Board directed staff to pursue funding through the Agricultural Growth Zone Grant in accordance with the Taskforce’s recommendations. At the January 6, 2025 meeting, the Board requested the County provide a Letter of Commitment for the required grant match. Under the grant guidelines, matching funds were required to be identified and budgeted within one fiscal year of contract execution, with up to two fiscal years allowed to fully appropriate the required match. The maximum grant award was \$2 million and required a 1:1 local match if the maximum amount was requested.

On January 13, 2026, the County received a Notification of Funding Offer from the North Carolina Department of Agriculture and Consumer Services – Farmland Preservation Division in the amount of \$424,571. These grant funds are intended to “encourage the preservation of qualifying farmland and support the growth, development, and sustainability of family farms.” Acceptance of this award requires a County match of \$396,974, which may be satisfied through a combination of cash and in-kind contributions. The period of performance is October 1, 2025 through September 30, 2028.



**HENDERSON  
FARMLAND  
PRESERVATION**

Agricultural Easement Overview

### What is an Agricultural Easement?

An agricultural conservation easement (ACE) is a legally enforceable and permanent agreement between a landowner and easement holder (in this case Henderson County), in which the landowner gives up certain development rights in exchange for benefits, enforcement, and monitoring by the easement holder




Approved:

## Rights Retained & Restrictions

Retained	Restricted
<ul style="list-style-type: none"> <li>• Right to farm</li> <li>• Right to privacy</li> <li>• Right to sell and lease</li> <li>• Residential use</li> <li>• Hunt/Fish</li> <li>• Timber production/harvest</li> <li>• Maintain existing roads and utilities</li> <li>• Agricultural land management and stewardship</li> <li>• Rural enterprises/Agritourism</li> </ul>	<ul style="list-style-type: none"> <li>• Development</li> <li>• Subdivision</li> <li>• Industrial use</li> <li>• Non-agricultural commercial use</li> </ul>

## Rights Retained & Restrictions

Donation	Grant Funded
<ul style="list-style-type: none"> <li>• Landowner donates 100% of the easement value</li> <li>• No compensation for development rights</li> <li>• Eligibility for charitable donation tax benefits</li> <li>• 1-2 years from project start date</li> </ul>	<ul style="list-style-type: none"> <li>• Landowner sells a portion of the development rights</li> <li>• Grant funding is used to compensate for the rights                             <ul style="list-style-type: none"> <li>• Fair market value – Agricultural value = Easement value</li> </ul> </li> <li>• Eligibility for charitable donation tax benefits on donated portion</li> <li>• 2-5 years from project start date</li> </ul>

## AGZ Grant

"The purpose of the Local Agricultural Growth Zones program is to allow counties and conservation nonprofit organizations to enhance local investments in the acquisition of agricultural conservation easements by applying for matching funds from the state"

- Provides a rubric to score and rank easement properties
- Provides a local priority scoring sheet for farmland of county importance (proximity, existing enrollment, age)
- Lists requirements of surveyors, appraisers, attorneys, easement holders, and grantees
- Provides timeline for easement signing and due dates for milestones

Awarded: \$424,571  
 County match: \$396,974  
 Total: \$821,545

## ACE Process

### Application (Varies; 1-4 months)

- Landowner initial conversation and return of application
- Information gathering on property, land-use plans, family/succession plans, etc.
- Site visit
- Transaction cost calculation and contract

### Estimate Appraisal (Varies; 1-4 months)

- Initial report from the appraiser
- Site visit walk through and meeting
- Provides estimate for grant funding request

## ACE Process

### Approval (Varies; 1-2 months)

- Application and information introduced to Ag Advisory Board
- Board members visit the property (**recommended**)
- Landowner attends Board meeting for any questions
- Board votes
- Application goes to B.O.C. for final say, transaction costs, landowner contract

### Funding

- Likelihood of being selected or timeline of selection is dependent on grant rubric
- Funding preparation includes mapping, VAD enrollment, NRCS Conservation Planning, FSA records, Century Farm status, etc.
- Funding for purchase of development rights must be approved by Ag Board and B.O.C.

## ACE Process

### Due Diligence (within year of contract signing)

#### Survey

- Site visit with surveyor
- Documentation of current structures
- Discussion of future development plans

#### Environmental site assessment

- Determines if there is, or have been, any hazardous materials on the property (Phase I)
- Remediation work if needed (Phase II)

#### Appraisal

- Fair market value – Protected agricultural value = Easement value
- Dependent on qualified easement appraiser's calculation (Yellow Book)

## ACE Process

### Closing

- Documents signed at closing: BDR, easement deed, settlement statement, title insurance and commitment
- Once recorded in County Deed Office, 90% funds can be released for easement purchasing
- Final documents sent to state for record keeping and grant blank, remaining 10% funds released

### Post-closing

- Survey crew marks boundaries and posts signage
- Send out information regarding next steps for taxes
- F.P.C. and S&W takes over future monitoring

## Post-Easement

After the easement agreement is closed, the property is marked by a survey crew with signage, and the easement holders (the County) takes the responsibility of monitoring and enforcement. This includes annual monitoring visits to ensure the restrictions of the easement are being met, and documentation of each visit recorded.

*If there is a violation of the easement terms the landowners are notified and responsible for addressing the violation. After the time allotted, there will be another site visit to ensure proper action was taken.*

Approved:

### Current

- Letter of intent
- Preliminary Application
  - Received 3 serious preliminary applications
- First landowner packet
  - Preservation overview
  - Steps
  - FAQ
- Second landowner packet in works dependent on grant matching discussions & answers

Commissioner Egolf shared that citizens may contact Ms. Price for information or questions at 828-697-4949 or via email at [aprice@hendersoncountync.gov](mailto:aprice@hendersoncountync.gov).

*Commissioner McCall made the motion the Board approve acceptance of the Henderson Local Agricultural Growth Zone Grant award from the NCDA&CS in the amount of \$424,571, and the associated budget amendment. All voted in favor, and the motion carried.*

### Henderson County Public Library Update

Library Director Trina Rushing provided an update on Henderson County library operations.



Henderson County Board of Commissioners  
March 2, 2026



#### Library Facility Overview

Library	Year Built	Square Ft	FTE Staff
Edneyville	1999	3,000	1.6
Etowah	2008	8,100	3
Fletcher	1988	5,300	3
Green River	1990	1,000	1.2
Main	1974/1992	42,500	37
Mills River	2011	1,890	1.2
		<b>61,790</b>	<b>47</b>

#### 2024-25 Year in Review:

##### Total Collection Use

- 1,069,288
- 9.02 uses per resident
- State Average = 4.58 uses per resident

##### Library Visits

- 369,059
- 3.02 visits per resident
- State Average = 2.27 visits per resident

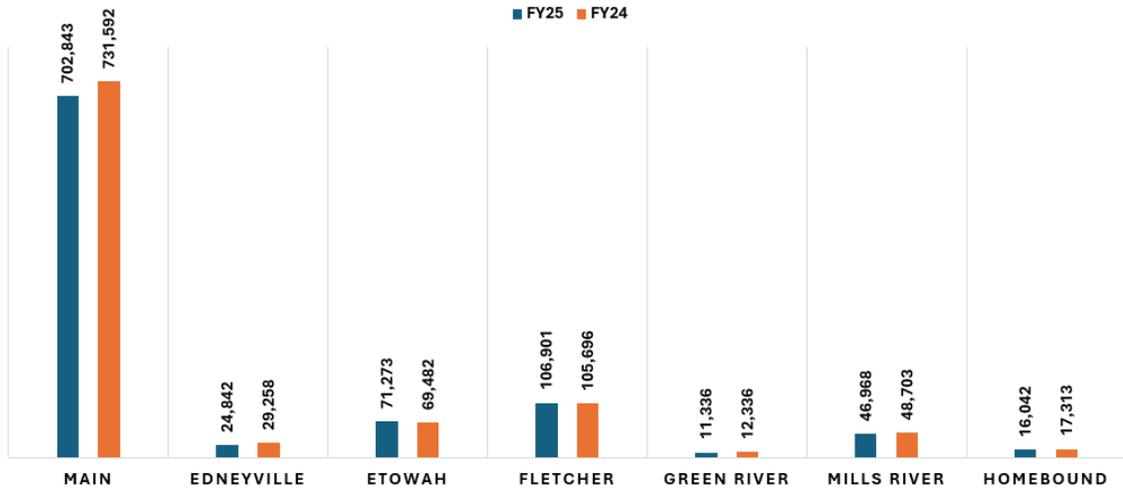
**3,622 NEW LIBRARY  
CARDS REGISTERED**

**54,797 QUESTIONS  
ANSWERED**

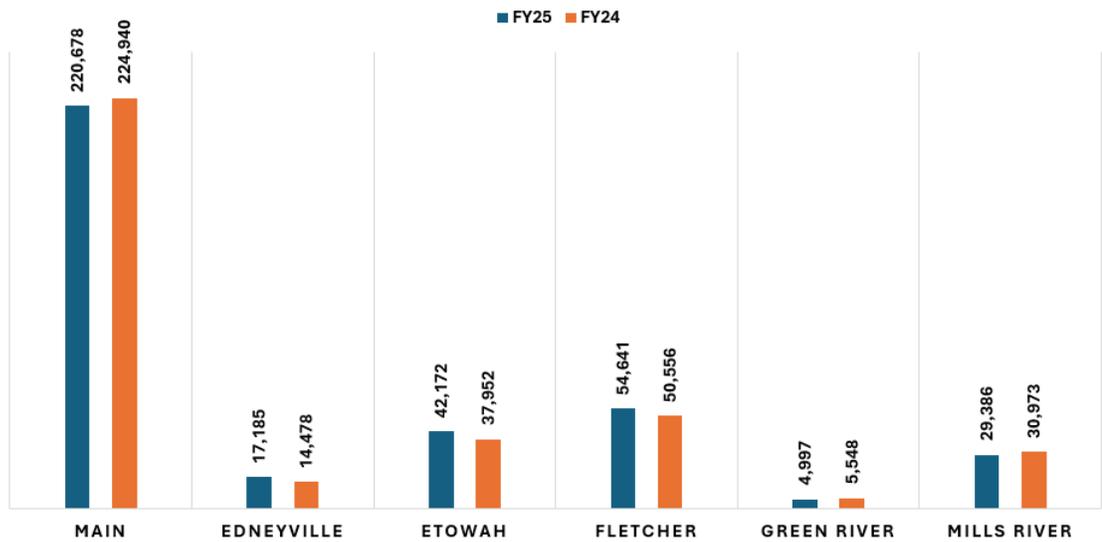
**66,232 COMPUTER AND  
WI-FI SESSIONS**

Approved:

## Collection Use by Location Comparison



## Library Visits by Location Comparison



THE REMAINDER OF THIS PAGE WAS INTENTIONALLY LEFT BLANK.

Approved:

# Engaging Community

- **Homebound Outreach**
- 216 residents served
- 870+ deliveries
- **Community Collaboration**
- 30+ events
- 20+ partners
- **Mobile Library**
- 60+ stops
- 3,000+ served

# Educating Minds

- **Early Childhood Literacy**
- 470+ Annual Storytimes
- 38 complete - 1,000 Books Before Kindergarten
- 1,970 Summer Reading participants
- **Digital Literacy**
- 92 Classes to improve digital readiness
- 269 One-on-one technology sessions
- 73 Job skill assistance
- **243,000+ BOOKS FOR ALL AGES**

# Enriching Lives

- **Programs & Exhibits for All Ages**
- 1,560 offered
- 26,000+ attended
- **Special Collections**
- 73,010 Baker-Barber images online
- Earle Stillwell architectural drawings
- Genealogy classes and resources
- **100+ Online Learning Resources**

# Successes

- Mobile Library launch
- Story Walks opened
- Baker Barber
- Website accessibility review

# Current Projects

- 2026-31 Strategic Plan
- Lend Local Library
- Service Accessibility

Chairman Lapsley inquired about the anticipated completion date of the Strategic Plan. Ms. Rushing stated that it is expected to be completed in June. Chairman Lapsley requested that Board members receive a draft of the plan for review.

Commissioner Franklin noted specific improvements needed at the Fletcher library branch. Including deteriorating sidewalks that present trip hazards and rotting fascia. Ms. Rushing added the programming at the Fletcher branch is limited, and there are accessibility and mobility challenges, including no easy access to the room where programming is held.

The current library was constructed in 1988. Commissioner McCall noted that the county did not pay for the construction of the library. Ms. Rushing confirmed that the building and parking area

Approved:

are owned by the Community Foundation of Henderson County, and the County does not own the property.

**Solid Waste Funding Plan**

Marcus Jones presented the Board information to support the need for a Solid Waste Enterprise Fund long range funding plan, including background information and options.

**Solid Waste Enterprise Fund  
Funding Plan**

March 2, 2026

Office of the County Engineer



**Presentation Overview**

1. Need for Long Range Solid Waste Funding Plan
2. Background information
  - a) Solid Waste Terminology
  - b) Solid Waste Programs
  - c) Brief History
  - d) Approved tipping fees and annual tonnage, net position
3. Funding Options
  - a) Status Quo – Annual General Fund Transfers
  - b) Impose Availability Fee and Tipping Fee Increase
  - c) Impose Availability Fee and Remove Tipping Fee
  - d) Flow Control Ordinance

**Need for Long Range Solid Waste Funding Plan**

*Currently, no formal long range plan for a sustainable and equitable funding plan for Henderson County Solid Waste.*

- Operating income not covering operating expenses
- No funding available for capital replacements
- Enterprise Fund is not completely self-supporting
- Continued negative unrestricted net position
- No reserves exist for scheduled capital improvement and replacements or unscheduled repairs or replacements

**Brief History**

- 1995 – BOC decision to close landfill and transfer waste to offsite location
- 2008 – Analysis supported tipping fees were not sustainable, recognized need for alternate revenue source.
- Ongoing direct competition from Waste Management’s transfers station in southern Buncombe County.
- No longer self supporting enterprise fund.
- Solid Waste fund survived 25 years through great recession.
- Fuel surcharge with hauling contract is volatile
- Fund balance has eroded over time

**Solid Waste Approved Tipping Fees and Annual Tonnage**

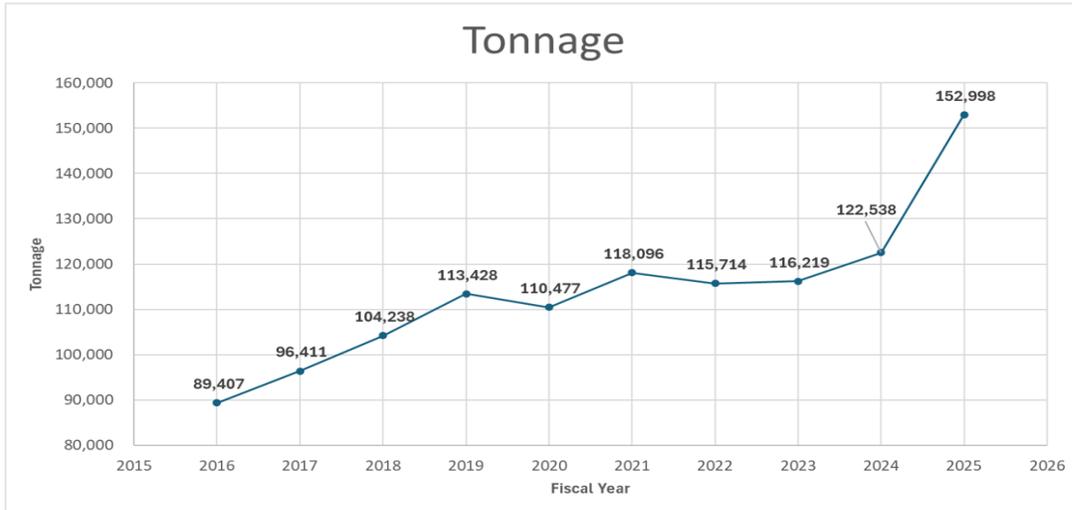
Fiscal Year	Tipping Fee	Tonnage
2016	\$60	89,407
2017	\$60	96,411
2018	\$60	104,238
2019	\$60	113,428
2020	\$60	110,477
2021	\$60	118,096
2022	\$63	115,714
2023	\$63	116,219
2024	\$63	122,538
2025	\$63	152,998

**Note – The Board voted to increase tipping fees for FY2026 to \$70 per ton.**

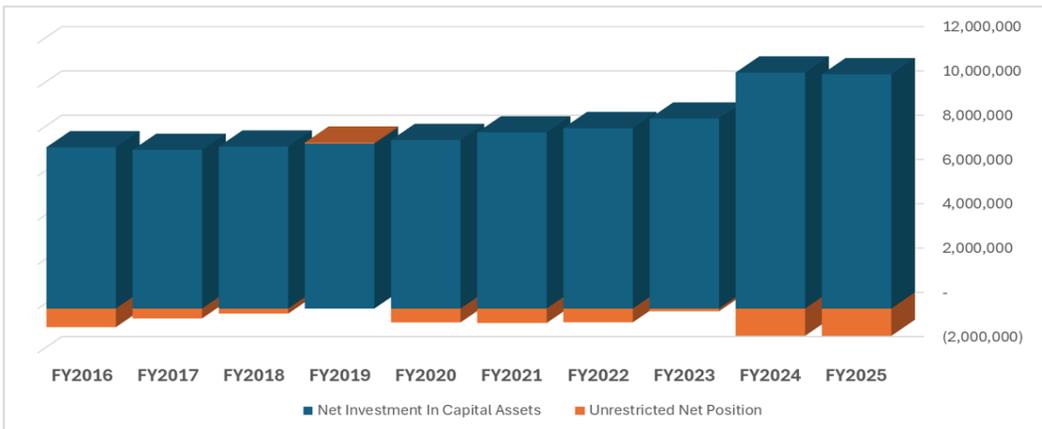
THE REMAINDER OF THIS PAGE WAS INTENTIONALLY LEFT BLANK.

Approved:

## Solid Waste Annual Tonnage

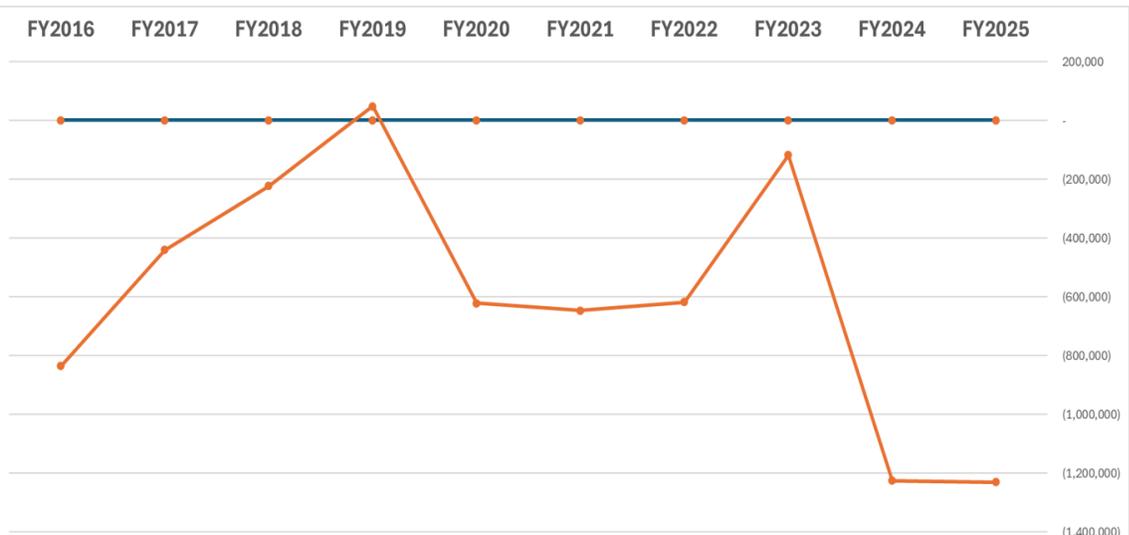


## SOLID WASTE NET POSITION



	FY2025	FY2024	FY2023	FY2022	FY2021	FY2020	FY2019	FY2018	FY2017	FY2016
Net Investment In Capital Assets	10,582,463	10,661,139	8,580,567	8,151,609	7,955,019	7,611,848	7,448,064	7,314,706	7,166,595	7,284,761
Unrestricted Net Position	(1,230,330)	(1,225,733)	(118,465)	(617,372)	(646,945)	(621,381)	47,852	(223,691)	(440,915)	(834,917)
	9,352,133	9,435,406	8,462,102	7,534,237	7,308,074	6,990,467	7,495,916	7,091,015	6,725,680	6,449,844

## SOLID WASTE UNRESTRICTED NET POSITION



Approved:

*Funding options to improve financial operating results for the Solid Waste Enterprise Fund and build reserves to support capital improvement and replacement plans.*

Funding Option 1 – No changes

**Continue with tipping fee revenue as primary source of operating revenue for Solid Waste Fund, supplementing with General Fund transfers.**

Pros:

- + no changes to ordinances or policy
- + no changes to staff, operations or equipment

Cons:

- Large tipping fee increase is required for FY2027 to balance budget (\$20 increase to \$90/ton)
- \$90 tipping fee is not competitive and may result in loss of total revenue
- Not equitable between customers, non-competitive tipping fees
- Could result in transfer of general fund revenue to support Solid Waste operations
- Financial Performance Indicators of Concern – Negative operating income, significant transfers in from general fund, aging capital assets

Funding Option 2 – Impose Availability Fee

**Impose Availability Fee of \$45 per parcel per year to supplement tipping fee revenues to cover the cost of operating the transfer station.**

Pros:

- + Proven to provide a sustainable revenue stream for the Solid Waste Fund
- + No changes to operations and equipment
- + Common practice in other counties
- + Equitable between customers
- + Easy to implement
- + Improves financial condition – reduces transfers, funds capital improvement, provides additional operating income

Cons:

- A fee addition to the tax bill could be perceived as a "tax increase"
- Some staff time will be required to account for the revenue

Sustainable Revenue Analysis

Study from SCS Engineers conducted to model to fund a capital improvement and replacement plan.

Includes assumptions for population growth, tonnage growth and cost escalations.

Would require increased net operating revenues to meet target of funding the reserve in 10 years.

Supported by Option 2.

Henderson County, NC  
Revenue Sufficiency Analysis  
Results as of December 02, 2025



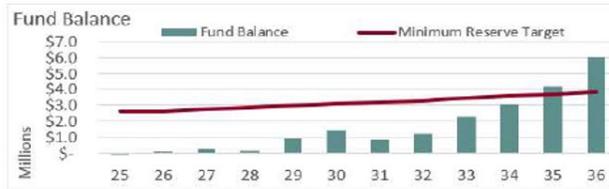
Schedule 1 - Inflationary Increase Scenario (Model Results)  
Schedule 2 - Model Assumptions & Inputs  
Schedule 3 - Trial Balances as of Jun 30, 2025  
Schedule 4 - Cash In  
Schedule 5 - Cash Out  
Schedule 6 - Pro Forma  
Schedule 7 - Capital Improvement Plan  
Schedule 8 - Summary of Funds  
Schedule 9 - Vehicle Replacement Program

**SCS ENGINEERS**  
Management Services

Rate Sustainability Study Results

Schedule 1 - Inflationary Increase Scenario (Model Results)

Henderson County, NC Revenue Sufficiency Analysis											
	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036
Revenue Adjustment \$M	\$0.00	\$0.30	\$0.31	\$0.32	\$0.33	\$0.35	\$0.36	\$0.37	\$0.39	\$0.40	\$0.42
Revenue Adjustment %	0.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
General Fund Transfer \$M	\$2.3	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Availability Fee	\$45.00	\$3.2	\$3.3	\$3.4	\$3.5	\$3.6	\$3.7	\$3.8	\$3.9	\$4.1	\$4.2
Grant Funded CIP	N										
Tipping Fee	\$70.00	\$72.10	\$74.26	\$76.49	\$78.79	\$81.15	\$83.58	\$86.09	\$88.67	\$91.33	\$94.07
Availability Fee	\$0.00	\$45.00	\$46.35	\$47.74	\$49.17	\$50.65	\$52.17	\$53.73	\$55.34	\$57.00	\$58.71



Approved:

## Funding Option 3 – Impose Availability Fee

**Impose Availability Fee of \$200 per parcel per year to replace tipping fee cover the cost of operating the transfer station.**

Pros:

- + Proven to provide a sustainable revenue stream for the Solid Waste Fund
- + No changes to operations and equipment
- + Common practice in other counties
- + Equitable between customers
- + Easy to implement
- + Improves financial condition – reduces transfers, funds capital improvement, provides additional operating income

Cons:

- A fee addition to the tax bill could be perceived as a “tax increase”
- Some staff time will be required to account for the revenue

After discussion, Mr. Mitchell requested that Marcus Jones coordinate a meeting with the haulers in the county to provide the same presentation that was delivered at tonight’s meeting.

### **Construction Manager at Risk Request for Proposal Selection Process**

Assistant County Manager Chris Todd provided information on the Construction Manager at Risk request for proposal (RFQ) selection process.

## **Suggested RFQ Evaluation Criteria**

*Selection Criteria - In selecting the firm(s) to be recommended to the Board of Commissioners, the pre-selection committee should take into consideration in the evaluation of the Proposals such factors as:*

- |  |   |
|--|---|
| <ol style="list-style-type: none"> <li>1. Workload that is fully able to accommodate the addition of this project.</li> <li>2. Record of successfully completed projects of similar scope without major legal or technical problems.</li> <li>3. Previous experience with the Owner, a good working relationship with Owner representatives, have completed projects in a timely manner and have performed an acceptable quality of work.</li> <li>4. Key personnel that have appropriate experience and qualifications.</li> <li>5. Relevant and easily understood graphic or tabular presentations.</li> </ol> | <ol style="list-style-type: none"> <li>6. Completion of CM-at-Risk projects in which there was little differences between the GMP and final cost.</li> <li>7. Projects that were completed on or ahead of schedule.</li> <li>8. Recent experience with project costs and schedules.</li> <li>9. Construction administration capabilities.</li> <li>10. Proximity to and familiarity with the area where the project is located.</li> <li>11. Quality of compliance plan for minority business participation as required by G.S. 143-128.2.</li> <li>12. Other factors that may be appropriate for the project.</li> </ol> |
|--|---|

Approved:

# Scoring Matrix

Category	Points	Rationale	Score	Description
Firm Experience	15	Overall capability and portfolio strength	5	Exceptional – Exceeds requirements significantly
Project Record (Comparable Projects)	15	Direct relevance to this project type/size		
Prior Projects – On Time / On Budget Performance	10	Proven delivery reliability	4	Very Good – Exceeds Requirements
Prior Projects – GMP vs Final Cost Accuracy	10	Cost control & estimating accuracy		
Recent Experience with Similar Budgets	10	Familiarity with current market pricing	3	Satisfactory – Meets Requirement
Key Personnel	10	Strength of assigned team (not just firm resume)		
Construction Administration Capabilities	8	Oversight, quality control, documentation	2	Marginal – Minor Deficiencies
Previous Experience with Henderson County	5	Knowledge of local processes		
Proximity & Familiarity with Henderson County	5	Responsiveness & local relationships	1	Poor – Major Deficiencies
Minority Business Compliance / Participation Plan	5	Commitment to compliance & inclusion		
Presentation / Interview	5	Communication, clarity, preparedness		
Other Relevant Factors	2	Safety record, litigation history, financial stability		

Commissioner Edney expressed that additional questions should be incorporated into the scoring matrix. He asked staff to review the materials he provided and return to the Board for further discussion and consideration. Commissioner Edney also stated that he would like selected contractors to be familiar with the area and to live and invest in the local community.

Commissioner Franklin asked whether staff could review other RFQs currently in use for comparison.

Mr. Todd responded that staff would prepare revised documents for presentation at a future meeting.

## NOMINATIONS AND APPOINTMENTS

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

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

### 2. Henderson County Transportation Advisory Committee – 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. Laurel Park Planning Board – 1 vac.

*Commissioner McCall made a motion to nominate Robert Simes Jr. for appointment to Seat #1. 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.

Approved:

**COMMISSIONER UPDATES:**

Commissioner Egolf had no comments.

Vice-Chair Edney shared that UNC Health Pardee will hold a ribbon cutting at its Brevard facility this week.

Commissioner McCall reported that Joint Facilities meetings were recently held with Blue Ridge Community College and Henderson County Public Schools, and both meetings went well. During the Joint School Facilities meeting, the group discussed the Bus Garage and upcoming MRTS projects. The enclosure project at East Henderson High School (EHHS) was identified as the next major project. A similar enclosure project was recently completed at West Henderson High School (WHHS); however, after touring East Henderson with architects last week, it was determined that the EHHS project will be more extensive due to the age of the school and the buildings being more spread out than those at West.

Commissioner McCall also noted that the Arrow of Light ceremony will be held next Sunday, marking the crossover from fifth grade age Cub Scouts to Boy Scouts. She encouraged attendance at the ceremony. In closing, she reminded everyone to vote in the upcoming election.

Commissioner Franklin stated that early voting turnout has been lower than in past elections and encouraged citizens to vote.

Chairman Lapsley shared that Business North Carolina, a statewide business magazine, conducts an annual survey to identify the state's best hospitals. For 2026, UNC Health Pardee was ranked #19 in North Carolina. Chairman Lapsley expressed pride in this achievement for the community. He noted that when he was first appointed to the hospital board in 2006, Pardee Hospital was experiencing financial and operational challenges. He credited the 2010 selection of Jay Kirby as CEO as a pivotal decision and stated that Mr. Kirby, along with hospital staff and board leadership, has helped transform the hospital into a reputable institution in the state.

Chairman Lapsley also referenced a recent public comment requesting that the Board establish a task force to review the criteria adopted for permitting outdoor shooting ranges under the Land Development Code and zoning ordinance. He indicated his intent to move forward with this discussion and seek support from fellow Board members at a future meeting.

In closing, Chairman Lapsley stated that he and other Board members reviewed the Henderson County Public Finance Feasibility Study prepared by the Trust for Public Land at the County's request. One recommendation in the report was to conduct a public poll to determine whether citizens would support a bond referendum to fund farmland preservation efforts. Chairman Lapsley asked that this item be placed on an upcoming agenda for further Board consideration.

**COUNTY MANAGER'S REPORT**

Mr. Mitchell reported that the North Carolina Department of Labor visited the Solid Waste facility last week. He was pleased to share that no issues or citations were identified. He noted this is a credit to Greg Wiggins, Marcus Jones, and Solid Waste staff for their efforts and commitment.

Approved:

*Motion: Vice-Chair Edney made the motion to go into closed session pursuant to NCGS 143.318.11(a)(3), &(6). All voted in favor, and the motion carried.*

**ADJOURN**

---

Denisa A. Lauffer, Clerk to the Board

---

William G. Lapsley, Chairman

DRAFT

Approved: