

April 15, 2026

Minutes

**STATE OF NORTH CAROLINA
COUNTY OF HENDERSON**

**BOARD OF COMMISSIONERS
APRIL 15, 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, Emergency Services Director Jimmy Brissie, Financial Services Director Samantha Reynolds, County Attorney Russ Burrell, and Clerk to the Board Denisa Lauffer.

Also present were: Chief Communications Officer Mike Morgan, PIO Kathryn Finotti, Library Director Trina Rushing, DSS Director Lorie Horne, Capital Projects Manager Bryan Rhodes, Planning Director Autumn Radcliff, Deputy DSS Director Debbie Dunn, Director of Facility Services Andrew Griffin, Social Media Coordinator Tiffany Lucey, Grants Administrator Emily Schwartz, Human Resources Director Karen Ensley, Finance Director Randal Cox, Strategic Behavioral Health Director Jodi Grabowski, Assistant Parks and Recreation Director Jason Kilgore, Lead for NC Fellow Abby Buxton, Local Public Health Administrator Camden Stewart, and Special Projects Coordinator Nora Sjue. Deputy Chris Stepp provided security.

CALL TO ORDER/WELCOME

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

INVOCATION

John Mitchell provided the invocation.

PLEDGE OF ALLEGIANCE

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

RESOLUTIONS AND RECOGNITIONS

2026.034 Resolution of Appreciation – Walter Carpenter

The Board was requested to adopt a Resolution of Appreciation for Walter C. Carpenter, upon his retirement as General Counsel for Pardee Hospital.

Vice-Chair Edney read the resolution aloud.

Vice-Chair Edney made the motion to adopt the Resolution as presented. All voted in favor, and the motion carried.

2026.035 Resolution of Memoriam – Ken Youngblood

The Board was requested to adopt a Resolution of Memoriam for Kenneth Youngblood, who passed away on March 28, 2026. Mr. Youngblood practiced law in Henderson County for more than 70 years. He volunteered his legal counsel for the Henderson County School Board for 30 years, was a founding member of Carolina Village in Hendersonville and played a large role in the first volunteer fire department in Henderson County.

Chairman Lapsley read the resolution aloud.

Approved:

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

PUBLIC COMMENT

1. Chuck McGrady provided a history of county libraries and emphasized the need to prioritize funding and efforts toward an improved Fletcher library.
2. Joe Elliott expressed opposition to proposed changes involving property tax revenue, stating that such decisions should remain under county government authority.
3. Katie Winkler voiced support for a new and improved Fletcher Library, describing libraries as inclusive community spaces and “a park with books.”
4. Jeff Tennings supported the development of a new library, citing population growth and new development in northern Henderson County as justification.
5. Elly Keuthan expressed support for expanding the Fletcher Library branch.

DISCUSSION/ADJUSTMENT OF AGENDA

There were no adjustments to the agenda.

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

CONSENT AGENDA

2026.036 Grant Award - Grant Award – United States Tennis Association Tennis Venue Services

Henderson County Parks and Recreation was awarded a \$200,000 grant through the United States Tennis Association (USTA) North Carolina “Tennis Venue Services” program. The associated budget amendment recognizes and appropriates these funds for the construction of six new USTA-certified tennis courts at the Henderson County Sports Complex at Berkeley Park. The grant will fund a portion of the total project cost, with project completion anticipated by the end of calendar year 2026. Grant funds will be reimbursed upon project completion and must be utilized within 12 months of the award date (03/17/2026).

Motion: I move the Board approve acceptance of the USTA North Carolina “Tennis Venue Services” Grant along with the associated budget amendment.

2026.037 Grant Award – United States Tennis Association NC Raise the Net

Henderson County Parks and Recreation was awarded a \$5,000 grant from the United States Tennis Association (USTA) North Carolina “Raise the Net” program. The associated budget amendment recognizes the grant funds and allocates them toward the construction of six new USTA-certified tennis courts at the Henderson County Sports Complex at Berkeley Park. The grant will cover a portion of the total project cost, with completion anticipated by the end of calendar year 2026.

Motion: I move the Board approve acceptance of the USTA North Carolina “Raise the Net” Grant along with the associated budget amendment.

Approved:

Letter of Intent – Dogwood Health Collaboration and Innovation Grant

One of the impacts of Hurricane Helene was an increased risk of wildfire for the next 10-15 years. This risk is increased by the amount of fallen timber creating fuel for fires in addition to challenges in access for firefighters and heavy equipment. Following Helene Fire Marshal and Emergency Management Staff have been working closely with regional partners including the NC Forest Service to forecast needs and develop strategies for the increased demands from wildfires.

One such strategy is the deployment of a real-time wildfire detection network. This regional network of mountaintop cameras would have the ability to detect wildfires in real time and notify authorities for response. Over the past six months regional partners have explored the concept of this system and developed a consensus of the need. Staff requested the Board authorize a Letter of Intent to be submitted for a \$500,000 Collaboration & Innovation Grant from the Dogwood Health Trust. This grant would provide proof of concept across three counties. Upon completion, the NC Forest Service has received a commitment from the US Forest Service to continue to regional build-out of the network using federal funds. The NC Forest Service has also received a commitment from the State Climate Office to host the program data.

Motion: I move that the Board approve staff to submit a Letter of Intent to the Dogwood Health Trust for a \$500,000 grant for a regional wildfire alert camera network.

Revised Minutes – Berkeley Park Change Orders

The Board previously discussed funding for the Berkeley Sports Complex at its February 4, 2026, meeting and approved a motion authorizing an additional \$2,926,562. This revision clarifies that the approved funding was allocated specifically to Change Orders #4 and #7.

Motion: I move the Board approve the proposed revision to the February 4, 2026, meeting minutes.

BJA Adult Treatment Court Grant Funding

Henderson County was the first county in North Carolina to fully fund its Adult Recovery Court through opioid settlement funds. This is an allowable use of the resources through the NC-MOA, Exhibit B. The Henderson County Strategic Behavioral Health Department aims to braid additional funding resources wherever possible to make efficient use of the funds.

The Strategic Behavioral Health Department requested approval to pursue funding through a Department of Justice Grant for Adult Recovery Courts. In 2024 we began a similar grant application; the grant writing was completed with the assistance of Dr. Jamie Vaske and Dr. Julie Baldwin, both consulting specialists in grant writing for recovery courts. Their fee was covered by Dogwood Health Trust's Leverage Funds and paid directly to them. In 2024 it was determined that we should wait for the following year's funding cycle. That Notice of Funding Opportunity has now been posted, and we will apply under "Category 2: Enhancement".

The total funding is not yet known but the anticipated funding award is \$1,000,000. over 48 months.

Motion: I move that the Board approve the grant application by the Henderson County Department of Strategic Behavioral Health for \$1,000,000. from BJA FY25 Adult Treatment Court Program.

Approved:

2026.038 Surplus and Donation of an SUV to the Henderson County Rescue Squad

A resolution was presented declaring a SUV no longer used by Henderson County as surplus property and the donation of the SUV to the Henderson County Rescue Squad, as allowed by N.C.G.S. 160A-280, to be used for support of their daily operations.

Motion: I move that the Board approve the resolution declaring the SUV presented as surplus and authorizes the donation to the Henderson County Rescue Squad as allowed by N.C.G.S. 160A-280.

Mud Creek Watershed Grant Match

Conserving Carolina was seeking funds to apply for a North Carolina Land and Water Fund Grant to engineer and improve the Mud Creek Watershed. The project aims to mitigate flooding through conservation, stream and wetland restoration, and stormwater improvements. If completed, the project would greatly improve the floodplain in Henderson County and mitigate the potential damage of future flooding events. Conserving Carolina was requesting the support of the Henderson County Board of Commissioners to supply matching funds for the design phase of the grant. The Board was requested to support this project with a \$16,000 match.

Motion: I move the Board allocate an amount equal to an allocation by the City of Hendersonville, up to \$8,000, towards the Mud Creek Watershed Planning Grant Match.

2026.039 Recreation Budget Amendment – Transfer to Capital Projects Fund

The Board was asked to approve a transfer of funds from the General Fund to the Capital Projects Fund to support Phase II improvements at the Berkeley Park Sports Complex, including baseball field grading and demolition of an existing dugout, at an estimated cost of \$34,800.

Funding is available within the Recreation budget due to \$30,000 originally allocated for laser grading at Jackson Park no longer being needed, as those fields have been replaced by new facilities at Berkeley Park.

Motion: I move the Board approve the transfer of funds and the associated budget amendment as presented.

Vice-Chair Edney made the motion to adopt the consent agenda with the revisions discussed. All voted in favor, and the motion carried.

PUBLIC HEARINGS

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

2026.040 Final Approval of a Financing Contract for the JCAR Courthouse Project

A public hearing was scheduled for April 15, 2026, at 9:30 a.m. in the above matter. Notice was published in the *Hendersonville Lightning* on April 1, 2026.

The Board gave notice that this hearing would be conducted concerning the approval of the execution and delivery of the Financing Contract and the County's acquisition, construction, and equipping of the Project. Under the proposal, the County would pay the capital costs of a new courthouse annex and related improvements as part of a County judicial center. This would be

Approved:

done pursuant to an installment financing contract (the “Contract”), in a principal amount not to exceed \$102,000,000, under which the County will make certain installment payments.

Public Comment:

1. Brett Werner strongly opposed the JCAR project. He stated a better use of funds would be for libraries, school nutrition plans, etc.

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

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE COUNTY OF HENDERSON, NORTH CAROLINA, APPROVING AN AMENDMENT TO AN INSTALLMENT FINANCING CONTRACT AND DELIVERY THEREOF; AND PROVIDING FOR CERTAIN OTHER RELATED MATTERS

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

WHEREAS, the County has the power, pursuant to the General Statutes of North Carolina to (1) enter into installment contracts to purchase, or finance or refinance the purchase of, real or personal property and to finance or refinance the construction or repair of fixtures or improvements on real property and (2) create a security interest in some or all of the property financed or refinanced to secure repayment of the money advanced therefor;

WHEREAS, the County has previously executed and delivered:

- (1) an Installment Financing Contract dated as of October 1, 2025 (the “2025 Contract”) with the Henderson County Governmental Financing Corporation (the “Corporation”), a portion of the proceeds of which were used to finance the renovation and expansion of the County’s existing detention facility (the “Detention Facility”) as part of the County’s judicial center complex (the “Judicial Center”), as amended by Amendment Number One to the Installment Financing Contract, dated as of January 1, 2026 (the “First Amendment”), between the County and the Corporation; and
- (2) a Deed of Trust, Security Agreement and Fixture Filing dated as of October 1, 2025 (the “Deed of Trust”), pursuant to which the County granted a lien on the site of the Detention Facility, together with the real estate improvements thereon and appurtenances thereto;

WHEREAS, the Board of Commissioners of the County (the “Board”) previously determined that it is in the County’s best interest to enter into Amendment Number Two to the Installment Financing Contract (the “Second Amendment” and together with the First Amendment and the 2025 Contract, the “Contract”) in an amount not to exceed \$102,000,000 with

Approved:

the Corporation to finance the construction of a new courthouse annex and related improvements as part of the Judicial Center (the “2026C Project”);

WHEREAS, in furtherance of the above plan, the Corporation will execute and deliver its Limited Obligation Bonds (County of Henderson, North Carolina), Series 2026C (the “Bonds”) in an aggregate principal amount not to exceed \$102,000,000, evidencing proportionate undivided interests in rights to receive certain Revenues (as defined in the 2025 Contract), under the terms of an Indenture of Trust (the “2025 Indenture”), as supplemented by Supplemental Indenture, Number 2 (the “Second Supplement” and together with the 2025 Indenture, as supplemented, the “Indenture”), each between the Corporation and U.S. Bank Trust Company, National Association, as trustee;

WHEREAS, in connection with the sale of the Bonds by the Corporation to PNC Capital Markets LLC (the “Underwriter”), the Corporation will enter into a Contract of Purchase between the Corporation and the Underwriter, and the County will execute a Letter of Representation to the Underwriter with respect to the Bonds (the “Letter of Representation”);

WHEREAS, there have been described to the Board the forms of the following documents (collectively, the “Instruments”), copies of which have been made available to the Board, which the Board proposes to approve, enter into and deliver, as applicable, to effectuate the proposed installment financing:

- (1) the Second Amendment;
- (2) the Second Supplement, including the form of the Bonds; and
- (3) the Letter of Representation;

WHEREAS, to make an offering and sale of the Bonds, there will be prepared a Preliminary Official Statement with respect to the Bonds (the “Preliminary Official Statement”), a draft thereof having been presented to the Board, and a final Official Statement relating to the Preliminary Official Statement (together with the Preliminary Official Statement, the “Official Statement”), which Official Statement will contain certain information regarding the County;

WHEREAS, it appears that each of the Instruments and the Preliminary Official Statement is in an appropriate form and is an appropriate instrument for the purposes intended;

WHEREAS, a public hearing on the Second Amendment and the 2026C Project to be financed thereby, after publication of a notice with respect to such public hearing, must be held and the Board conducted such public hearing at this meeting;

WHEREAS, the County will file an application to the North Carolina Local Government Commission (the “LGC”) for approval of the Second Amendment;

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

Section 1. Ratification of Instruments. All actions of the County, the Chairman of the Board (the “Chair”), the Clerk to the Board (the “Clerk”), the County Manager, the Financial Services Director, the Finance Director, the County Attorney, and their respective designees, whether previously or hereinafter taken, in effectuating the proposed financing, including the

Approved:

making of application to the LGC, are approved, ratified and authorized pursuant to and in accordance with the transactions contemplated by the Instruments.

Section 2. Authorization of the Official Statement. The form, terms and content of the Preliminary Official Statement are authorized, approved, and confirmed, and the Underwriter's use of the Preliminary Official Statement and the final Official Statement in connection with the sale of the Bonds is authorized, approved and confirmed. The Chair, the County Manager, the Financial Services Director, the Finance Director, and the Clerk (collectively, the "*Authorized Officers*"), are authorized and directed, individually and collectively, to deliver, on behalf of the County, the Official Statement in substantially such form, with such changes, insertions and omissions as he or she may approve.

Section 3. Authorization to Execute the Instruments. The Board authorizes and approves the financing of the 2026C Project in an amount not to exceed \$102,000,000 and in accordance with the terms of the Instruments, which will be valid, legal, and binding obligations of the County in accordance with their terms. The form and content of the Instruments are authorized, approved, and confirmed, and the Authorized Officers and their respective designees are authorized, empowered, and directed, individually and collectively, to execute and deliver the Instruments, including necessary counterparts, in substantially the form and content presented to the Board, but with such changes, modifications, additions or deletions therein as they may deem necessary, desirable or appropriate, their execution thereof to constitute conclusive evidence of the County's approval of any and all changes, modifications, additions or deletions therein from the form and content of the Instruments presented to the Board. From and after the execution and delivery of the Instruments, the Authorized Officers are authorized, empowered and directed, individually and collectively, to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of the Instruments as executed.

Section 4. County Representative. The Authorized Officers are designated as the County's representatives to act on behalf of the County in connection with the transactions contemplated by the Instruments and the Preliminary Official Statement, and are authorized to proceed with financing the 2026C Project in accordance with the Instruments and the Preliminary Official Statement and to seek opinions as a matter of law from the County Attorney, which the County Attorney is authorized to furnish on behalf of the County, and opinions of law from such other attorneys for all documents contemplated hereby as required by law. The County Manager, the Financial Services Director, and the Finance Director are authorized, individually and collectively, to select any co-managing underwriters for the Bonds if they determine such selection to be in the best interest of the County. The Authorized Officers and their respective designees are authorized, empowered and directed, individually and collectively, to do any and all other acts and to execute any and all other documents, which they, in their discretion, deem necessary and appropriate to consummate the transactions contemplated by the Instruments and the Preliminary Official Statement or as they deem necessary or appropriate to implement and carry out the intent and purposes of this Resolution and to administer the transactions contemplated by this Resolution after the execution and delivery of the Bonds.

Section 5. Severability. If any section, phrase or provision of this Resolution is for any reason declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases or provisions of this Resolution.

Approved:

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

Section 7. Effective Date. This Resolution is effective on the date of its adoption.

On motion of Commissioner Edney, the foregoing resolution entitled “**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE COUNTY OF HENDERSON, NORTH CAROLINA, APPROVING AN AMENDMENT TO AN INSTALLMENT FINANCING CONTRACT AND DELIVERY THEREOF; AND PROVIDING FOR CERTAIN OTHER RELATED MATTERS**” was duly adopted by the following vote:

AYES: 5

NAYS: 0

2026.041 Public Hearing to Consider Project Vert Economic Incentives

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

A public hearing was scheduled for April 15, 2026, at 9:30 a.m. in the above matter. Notice was published in the *Hendersonville Lightning* on April 1, 2026.

Under the project as proposed, the public benefit to be derived from the capital project is a total taxable capital investment by Project Vert of at least \$5,000,000.00 in real property (not including any land acquisition costs), and \$95,000,000.00 in business personal property (equipment). The project would result in the creation of 378 new jobs, at an average wage of \$67,047, which is in excess of the average wage in Henderson County for full-time employment, plus other benefits. The contemplated incentives would last for a period of five years. The first year’s contemplated incentive, if granted, would be not more than \$132,748.00, based on the new investment, the number of new employees, and the Board’s incentives guidelines. The maximum amount of incentives to be considered in this grant over the five years would be \$1,887,934.00.

Public Comment: There was none.

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

Vice-Chair Edney made the motion that the Board authorize incentives under the Board's economic development incentives project to the Project Blaze company. All voted in favor, and the motion carried.

DISCUSSION

Construction Projects Update


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

BRCC Facilities Building

- Kick off meeting with Ryse Construction and Clark-Nexsen on February 26, 2026.

Approved:

- Ryse Construction has reviewed DD Documents and provided pricing estimates
- WGLA Engineering continues to work on designing the required utilities extension

Ryse Construction DD Allowance Log	
Contact	Hunter Gant
Date	4/3/2026
Project	Blue Ridge Community College_Facilities Building
Status	Design Development Budget
	
Allowance Log (DD Phase)	
1 Unsuitable Soil/Rock Removal Allowance	\$ 250,000
2 Material Escalation Allowance	\$ 224,647
3 Construction Contingency	\$ 449,295
4 Landscaping Allowance	\$ 30,000
5 Utility Tap & Impact Fee Allowance	\$ 58,000
6 Site Signage Allowance	\$ 25,000
7 Manual Window Shade Allowance	\$ 7,000
8 Custom Graphic Allowance	\$ 5,000

RYSE Construction DD Budget

BID PACKAGE	WORK TRADE:	SITWORK	BUILDING	TOTAL:	\$/SF
BP-0270	Selective Demolition	\$ -	\$ -	\$ -	\$ -
BP-0300	Building Concrete	\$ -	\$ 309,119	\$ 309,119	\$ 28.10
BP-0350	Precast Concrete	\$ -	\$ -	\$ -	\$ -
BP-0400	Masonry	\$ -	\$ 46,100	\$ 46,100	\$ 4.19
BP-0500	Structural Steel	\$ -	\$ 72,000	\$ 72,000	\$ 6.55
BP-0601	Rough Carpentry	\$ -	\$ -	\$ -	\$ -
BP-0640	Millwork/Solid Surface	\$ -	\$ 21,200	\$ 21,200	\$ 1.93
BP-0701	Waterproofing	\$ -	\$ 31,770	\$ 31,770	\$ 2.89
BP-0740	Fiber Cement/ACM/EIFS Siding (Included in BP 1300)	\$ -	\$ -	\$ -	\$ -
BP-0750	Roofing (Included in BP 1300)	\$ -	\$ -	\$ -	\$ -
BP-0790	Joint Sealants (Included in BP 701)	\$ -	\$ -	\$ -	\$ -
BP-0811	Doors, Frames, & Hardware	\$ -	\$ 48,680	\$ 48,680	\$ 4.43
BP-0840	Glass and Glazing	\$ -	\$ 33,412	\$ 33,412	\$ 3.04
BP-0850	Specialty Openings	\$ -	\$ 62,950	\$ 62,950	\$ 5.72
BP-0920	Studs/Drywall/Ceilings	\$ -	\$ 71,000	\$ 71,000	\$ 6.45
BP-0930	Hard Tile (Included in BP 965)	\$ -	\$ -	\$ -	\$ -
BP-0951	Interior Ceilings (Included in BP 920)	\$ -	\$ -	\$ -	\$ -
BP-0965	Flooring/Tile and Accessories	\$ -	\$ 106,298	\$ 106,298	\$ 9.66
BP-0990	Painting	\$ -	\$ 33,750	\$ 33,750	\$ 3.07
BP-1000	Specialties / Signage	\$ -	\$ 52,900	\$ 52,900	\$ 4.81
BP-1100	Equipment and Furnishings - NIC	\$ -	\$ -	\$ -	\$ -
BP-1150	Canopies/Awnings	\$ -	\$ 46,552	\$ 46,552	\$ 4.23
BP-1221	Window Treatments (Included in BP 1000)	\$ -	\$ -	\$ -	\$ -
BP-1232	Casework	\$ -	\$ -	\$ -	\$ -
BP-1300	Special Construction (PEMB)	\$ -	\$ 561,750	\$ 561,750	\$ 51.07
BP-1420	Elevators	\$ -	\$ -	\$ -	\$ -
BP-2100	Fire Sprinkler Systems (Not Required)	\$ -	\$ -	\$ -	\$ -
BP-2200	Plumbing Systems	\$ -	\$ 215,150	\$ 215,150	\$ 19.56
BP-2300	HVAC Systems	\$ -	\$ 191,500	\$ 191,500	\$ 17.41
BP-2600	Electrical Systems	\$ -	\$ 330,005	\$ 330,005	\$ 30.00
BP-2700	Low Voltage Systems (By Owner)	\$ -	\$ -	\$ -	\$ -
BP-2800	Access Control Systems (By Owner)	\$ -	\$ -	\$ -	\$ -
BP-3100	Sitework & Utilities	\$ 1,575,242	\$ -	\$ 1,575,242	\$ 143.20
BP-3160	Deep Foundations	\$ -	\$ -	\$ -	\$ -
BP-3200	Landscaping (Allowance)	\$ 30,000	\$ -	\$ 30,000	\$ 2.73
SUBTOTAL		\$ 1,605,242	\$ 2,234,136	\$ 3,839,378	\$ 349.03
General Requirements				\$ 99,790	\$9.07
General Conditions				\$ 323,830	\$29.44
1.50% General Liability				\$ 57,591	\$5.24
0.30% Builders Risk Insurance				\$ 11,518	\$1.05
1.15% Sub Default Insurance				\$ 44,153	\$4.01
1.10% Performance & Payment Bond				\$ 58,689	\$5.34
Utility Fee Allowance (Tap/Development Fees Sewer/Water)				\$ 58,000	\$5.27
SUBTOTAL		\$ 1,605,242	\$ 2,234,136	\$ 4,492,948	\$408.45
5.00% Material Escalation				\$ 224,647	\$20.42
3.75% CMAR Contractor Fee				\$ 168,486	\$15.32
0.00% Owner Contingency (By Owner)				\$ -	\$0.00
10.00% Construction Contingency				\$ 449,295	\$40.84
TOTAL		\$ 1,605,242	\$ 2,234,136	\$ 5,335,376	\$485.03

Alternates			
1	Phase 2 Site Preparation (Graveled Pads)	ADD	\$ 31,625
2	Vehicle Lot HD Asphalt	ADD	\$ 217,295
3	Interior Concealed Metal Liner Panels @ 10' AFF	ADD	\$ 80,454
4	Interior Exposed Metal Liner Panels @ 10' AFF	ADD	\$ 35,650

Henderson County Public Schools MRTS Projects

HCPS Various Paving Improvements Project

- Tarheel Paving is the contractor for the project
- All originally contracted work has been completed
- Additional scope, inclusive of improvements at Hillandale Elementary, will be completed in the Spring of 2026. The contractor has indicated that asphalt plants have just reopened, and staff are working to set a schedule to complete this work.
- The following schools were included in the project: Hendersonville, Fletcher, Clear Creek, Apple Valley, Hillandale Elementary, Glenn Marlow, and Flat Rock Middle

Approved:

HCPS Roofing Projects

- The FY26 roofing projects included Flat Rock Middle School and East Henderson High School
- Palmetto State Roofing & Steel was awarded as the contractor for the project
- Membrane Installation is complete at both locations. Contractor is awaiting shipment from the metal supplier to complete work at both locations

HCPS HVAC Controls Project

- Johnson Controls (JCI) has completed work at Rugby Middle School
- JCI is currently working on Apple Valley Middle, North Henderson High School, and Hendersonville Middle
- Controls at the end-of-life will be replaced at the following campuses: Apple Valley, Flat Rock Middle, Hendersonville Middle, North Henderson High School, West Henderson High School, and Rugby Middle
- All work is scheduled to be completed by November 18, 2026

Henderson County Capital Projects**Spartanburg Highway Medical Office Building**

- January 2026 - construction began
- Site work, inclusive of mass grading and installation of underground infrastructure, is ongoing
- May 12, 2027: Scheduled construction completion date

Mills River Medical Office Building

- December 2025: 100% DD documents issued
- May 2026: 100% CD documents due
- August 2026: GMP scheduled to be presented to the Board of Commissioners

JCAR Detention Center Project

- Sitework began on November 25 and continues
- Piers and Footers were currently being set
- Masonry Work had begun
- Completion date for this project is expected in early 2028

JCAR Courts

- Fentress Architects issued CD documents on December 19, 2025
- March 18, 2026: GMP presented to the Board of Commissioners
- April 13, 2026, Groundbreaking ceremony

Henderson County Sports Complex

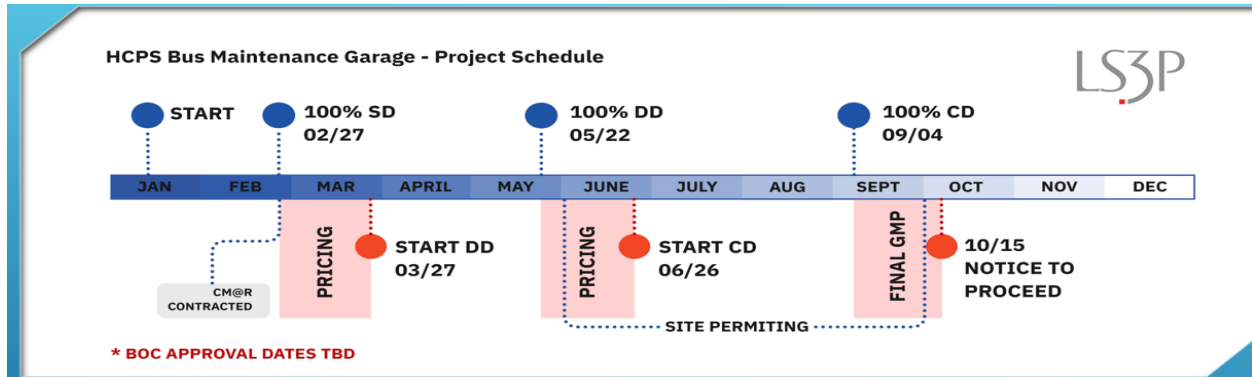
- Mass grading is complete, fine grading is beginning, and will continue into areas as underground infrastructure is completed
- Soccer turf installation is complete
- Underground infrastructure continues
- Light bases are being delivered in early May with installation to follow

Approved:

- Project completion scheduled for October 2026

Chairman Lapsley requested that staff provide drone images of the sports complex at an upcoming meeting.

Henderson County Public Schools Bus Garage



Next Steps:

- Kick – Off Meeting with LS3P and Edifice
- Pricing exercise based on SD documents
- Begin DD

Construction Manager at Risk Request for Proposal Selection Criteria

At the Board's request, staff reviewed the process for selecting a Construction Manager at Risk. Staff reviewed best practices across the state to develop a process intended to determine the most qualified applicants for a Construction Manager at Risk.

Chris Todd presented proposed changes to the selection criteria for Board review.

Format for Statements of Qualifications:

Each proposal submitted (6 hard copies), in response to this solicitation should address the following elements:

1. A description of the professional qualifications of the firm and staff proposed for the Construction Manager at Risk services. Clearly indicate the experience (with current and previous firms) and roles of staff members. Include information about the firm's Licensure in North Carolina.
2. Provide information showing your proximity to Henderson County, including both your local office and upper management personnel. Additionally, provide information on your knowledge of local codes and ordinances.
3. Will this project be managed and directed from an office in NC? An office in NC is defined as "The principal place from which trade or business of the bidder is directed or managed," per GS143-59(c)."
4. An explanation of the CMR's approach to addressing the proposed scope of services outlined in this document.
5. A brief description of projects completed that are similar in scope and size. For each project listed, please include the name of the entity and the name, and contact information of the person, who would be familiar with the work performed.
6. A schedule of hourly compensation rates for the proposed project team.
7. Additional references.



Approved:

The following criteria will be used to evaluate the solicitations:

1. Evaluation of Project Team (20%)
2. Firm's knowledge of local codes and ordinances.(10%)
3. The firm meets the requirements of GS 143-59(c) to be found to be a 'resident bidder' (5%)
4. Firm's History and resource capability to perform and provide the required services (20%)
5. Previous descriptions of similar design projects (20%)
6. Ability to relate to project requirements per schedule of hourly compensation (.10%)
7. Additional references. (.15%)



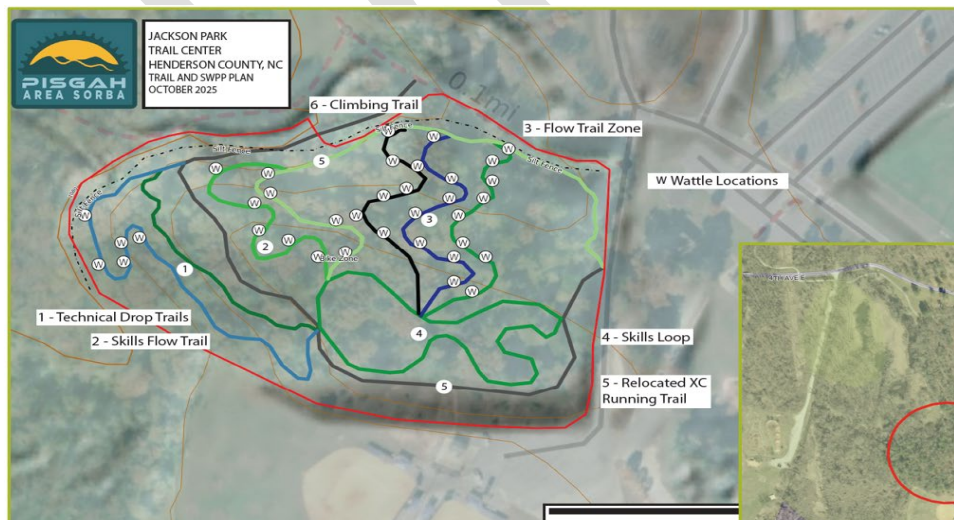
After discussion, the Board reached consensus that no formal modification to the requirements was needed.

2025.042 PAS Bike Park MOU

Parks and Recreation requested the approval of the Board to partner with Pisgah Area Southern Off-Road Bicycle Association (PAS) for the construction of an off-road bike facility at Jackson Park. Staff proposed allocating \$15,000 for planning, design, management, and maintenance of the project. PAS agrees to serve as the fiscal agent for the project and to manage contractor payments, the purchase of materials and supplies for maintenance and construction, and administrative costs.

Exciting Collaboration

- This collaboration between PAS and Henderson County will add an incredibly valuable recreational amenity to Jackson Park.
- This Community Bike Park will be geared towards beginner mountain bikers who can use this facility to hone their skills before taking to the trails!



Draft Plan

Approved:

Next Steps

- Engage regional partners
- Get endorsement of the Recreation Advisory Board
- Present to Board of Commissioners for approval
- Complete designs for bike track
- Begin working on construction
- Start programming activities at the new bike park!



Commissioner McCall noted that this opportunity arose from the impacts of Hurricane Helene, particularly due to damage to Jackson Park.

Special Projects Coordinator Nora Jsue reported that staff, in collaboration with the Pisgah Area Offroad Biking Association were working to develop a space where beginner mountain bikers can build and refine their skills. The project is especially geared toward youth and teenagers.

The Recreation Advisory Board approved the initiative by unanimous consent.

An allocation of \$15,000 from Parks and Recreation has been designated for the design phase.

Commissioner Edney inquired about long-term maintenance. Ms. Jsue noted that responsibilities were outlined in the Memorandum of Understanding (MOU) included on today’s agenda.

Commissioner Lapsley asked whether the county retains the right to terminate the agreement; it was confirmed that the county does have that authority.

Commissioner McCall made a motion that the Board approve the Agreement by and between Henderson County and Pisgah Area Southern Off-Road Bicycle Association. All voted in favor, and the motion carried.

Fletcher Library Update

Library Director Trina Rushing provided an update on Fletcher library operations.

Fletcher Library is the oldest branch of the library system.

1977 Established in mobile classroom building supplied by Board of Education

1988 Current library built using capital funds raised by Friends of Fletcher Library. Land donated by Youngblood family. Building owned by Community Foundation.

Size Footprint = 5,446 sq ft
Main level public space = 5,330 sq ft
Lower level = 1,220 sq ft

Staff 3 FTE

	FY25	FY24	FY23	FY22	% Change	FY19 Comparison
Collection Use	106,901	105,696	104,479	106,653	.2%	81,044
Patron Visits	54,641	50,556	47,034	42,015	23%	76,239
Patron Assistance	6,452	6,094	5,215	4,314	49%	9,205
Computer Use	2,479	2,065	2,082	1,894	31%	3,745
Wireless Sessions	2,646	1,697	1,002	1,453	82%	1,525

➤ Remains busiest branch library despite being 2/3rds size of Etowah – next busiest branch library

➤ Collection use limited by size and breadth of collection.

Approved:

These challenges were identified 20 years ago and continue to limit library service to the growing Fletcher community:

- Shelving space does not adequately house collections.
- Lack of quiet rooms for work, study, tutoring.
- Insufficient program room capacity.
- Lower-level accessibility and security.
- Limited electrical outlets for mobile devices.
- Physical building condition.

- 2005 New Fletcher Library approved in County capital plan. Town of Fletcher requested project be delayed
- 2010 Town of Fletcher requests to move forward with new library. County has other capital funding priorities
- Sept 2015 County Library Space Utilization Study – Main and Fletcher
- Dec 2016 New Fletcher Branch Library Facility Program
- Jan 2020 Library Board of Trustees Letter of Support
- June 2022 Library Board of Trustees Letter of Support
- Feb 2026 Library Board of Trustees Letter of Support

At minimum, the Fletcher Library should contain these elements to successfully serve that end of the county:

- Additional square footage for collections.
- Several quiet rooms for work, study, tutoring.
- Multi-purpose room with 100+ capacity.
- Separate children’s program room.
- Strategically placed electrical outlets for mobile devices.
- Upgraded networking and technology for meeting spaces.

NC Public Library Standards

Facility size: Outcome 15: *The library facility is sufficiently sized to enable the library to maximize the community benefits of its collections, programs, and services.*

Population:	
Fletcher: 2024 pop =	8,251
Hoopers Creek: 2024 pop =	<u>1,623</u>
	9,874

The estimated service population for the Fletcher Library is 20,000. Approximately 49% of the service population lives with the Fletcher town limits. The remaining 51% are county residents.

Recommended Facility Total Gross Sq Feet per Capita by LSA (Local Service Area) Population Size (pg. 45)

Service Tier	Rec. Sq Ft Based on Actual Population 9,874	Rec. Sq Ft Based on Service Population 20,000
Essential (.7):	6,911	14,000
Enhanced (.75):	7,405	15,000
Exemplary (.8):	7,899	16,000

John Mitchell and Commissioner Franklin reported on a recent meeting with representatives from the Town of Fletcher, describing the discussion as productive. The group reviewed a previously completed study related to the project.

It was noted that a Memorandum of Understanding (MOU) would need to be developed to clarify the Town of Fletcher’s potential contributions, which may include a significant amount of land

Approved:

and possibly substantial funding. While there was interest in pursuing an MOU, no formal commitments were made.

Commissioner Franklin emphasized the importance of developing an MOU to better understand the specifics of the project and Fletcher's contributions. Commissioner Edney expressed agreement. Commissioner Egolf stated interest in learning more but indicated a desire to maintain consistency with prior county support for similar library projects.

Chairman Lapsley recalled that in 2015, the Board discussed expanding EMS services in Fletcher, and the library came up, but the priority at that time was EMS.

Mr. Mitchell stated that, based on today's discussion, his understanding was that the Board would like him and the county attorney to work with Fletcher representatives to put together a written outline of their (Fletcher's) potential commitment. He also noted that the Board appeared interested in having a draft programming document prepared with one of the County's partner architectural firms to provide a preliminary, "back-of-the-napkin" estimate of what the library project might cost. If the Board wished to proceed further, the next step would be to issue a Request for Qualifications (RFQ) to secure more detailed plans and cost projections.

Mr. Mitchell asked the Board to confirm whether this accurately reflected their direction. The Board reached a consensus that his understanding was correct and agreed to proceed accordingly. No formal motion was made.

NOMINATIONS AND APPOINTMENTS

1. EMS Peer Review Committee – 6 vacs.

Chairman Lapsley made the motion to nominate David Lee for reappointment to Seat #12, Timothy McFalls for reappointment to Seat #13, Mark Stepp for reappointment to Seat #14, and Marilee Arnold for reappointment to Seat #15. All voted in favor, and the motion carried.

Commissioner McCall requested that the Board hold nominations for Seats #11 and #16 pending confirmation that both applicants are residents of Henderson County

2. Environmental Advisory Committee – 4 vacs.

Commissioner McCall made the motion to nominate Matthew Berens for appointment to Seat #1 and Ryan Romanson for appointment to Seat #8. All voted in favor, and the motion carried.

3. Henderson County Board of Health – 1 vac.

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

4. Henderson County Planning Board – 3 vacs.

Chairman Lapsley nominated Jared Owenby for reappointment to Seat #5 and Linda Pittillo Bradley for reappointment to Seat #8. All voted in favor, and the motion carried.

Commissioner McCall made the motion to nominate Candi Guffey for appointment to Seat #6. All voted in favor, and the motion carried.

5. Henderson County Tourism Development Authority – 1 vac.

Commissioner Egolf made the motion to nominate Danielle McCall for appointment to Seat

Approved:

#2, noting that Ms. McCall's appointment would become effective July 1, 2026. All voted in favor, and the motion carried.

Commissioner Egolf made the motion to nominate Danielle McCall to serve as Chair of the Henderson County Tourism Development Authority, effective July 1, 2026. All voted in favor, and the motion carried.

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

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

7. Industrial Facilities Pollution Control Financing Authority – 2 vacs.

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

8. Juvenile Crime Prevention Council – 2 vacs.

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

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

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

COMMISSIONER UPDATES

Commissioner Egolf expressed his appreciation to Nora Jsue, Brian Kilbey, and Bruce Gilliam for their efforts on the Berkeley Park Sports Complex. He stated that he believes the facility will be a showpiece for the county and that he is excited for the rest of the community to see it.

Vice-Chair Edney shared that he spent the early part of the week in Raleigh. He reported that the UNC Health System had invited board members from all of its affiliated hospitals, resulting in a large and productive meeting. He noted that UNC Health appears to be demonstrating a growing commitment to expanding its presence in this region of the state and expressed optimism about future developments.

It was also noted that there are approximately 20 hospitals currently partnered with UNC Health, and that Henderson County was the first.

Commissioner Franklin thanked her fellow Board members for their willingness to obtain more information on the Fletcher Library project, noting that it is very near and dear to her heart as well as to the community in the northern part of Henderson County.

Chairman Lapsley and Commissioner McCall had no comments.

GENERAL ASSEMBLY AND COUNTY MANAGER'S REPORT

Mr. Mitchell reported that he continues to monitor ongoing discussions in the General Assembly related to property tax matters. He prepared a draft letter regarding the matter for distribution to the Board for review. The legislature was scheduled to reconvene on April 21, and Mitchell was hopeful for some direction, particularly regarding school funding.

Mr. Mitchell also noted ongoing coordination with legislators to help expedite FEMA funding.

Approved:

He expressed appreciation to Superintendent Garrett for recent budget discussions. The draft budget has been completed, and staff are currently reviewing it in detail to align it with the Board's priorities. A budget workshop is scheduled for May 20.

Motion: Vice-Chair Edney made the motion to go into Closed Session pursuant to NCGS 143.318.11(a)(3)(4). All voted in favor, and the motion carried.

ADJOURN

Denisa A. Lauffer, Clerk to the Board

William G. Lapsley, Chairman

DRAFT

Approved: