July 15, 2026

Minutes

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON

BOARD OF COMMISSIONERS
WEDNESDAY, JULY 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, 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.

Vice-Chair J. Michael Edney arrived later in the meeting.

Also present were: Budget Manager Sonya Flynn, Chief Communications Officer Mike Morgan, PIO Kathryn Finotti, A/V Technician Oscar Guerrero, DSS Director Lorie Horne, Tax Assessor Kevin Hensley, Tax Collector Luke Small, Deputy Tax Collector Nicole Borwn, Cooperative Extension Director Dr. Terry Kelley, Facility Services Director Andrew Griffin, Human Resources Director Karen Ensley, Planning Director Autumn Radcliff, Planner Austin Parks, Capital Projects Manager Bryan Rhodes, Special Project Coordinator Nora Jsue, Recovery Director Natalia Santana-Pollard, Parks & Recreation Director Bruce Gilliam, Parks Maintenance Supervisor Jason Kilgore, Animal Services Director Brad Rayfield, Social Media Coordinator Tiffany Lucey, Grants Administrator Emily Schwartz, Finance Director Randal Cox, Strategic Behavioral Health Director Jodi Grabowski, and Internal Auditor Natalie Pinto. Deputy Mandy Ladd 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

2026.066 Service Badge and Sidearm Request – Master Deputy Christopher Stepp

The Henderson County Sheriff's Office requested that the service badge and sidearm of Master Deputy Christopher Stepp be given to him in recognition of his retirement from the Henderson County Sheriff's Office.

Master Deputy Christopher Stepp began his career with the Henderson County Sheriff's Office on December 27, 2001, and has held the ranks of Deputy, Senior Deputy, and Master Deputy during his tenure of 25 years. To honor him and show gratitude, the Sheriff's Office intends to present to him his service badge and service sidearm.

Sheriff Griffin made this request on behalf of the Henderson County Sheriff's Office pursuant to North Carolina General Statute 17F-20.

Commissioner Franklin made the motion to adopt the resolution as presented. All voted in favor, and the motion carried.

PUBLIC COMMENT

1. Chuck McGrady spoke in support of the proposed Farmland Preservation General Obligation bond referendum. He stated if the Board places the item on the November ballot, he would run a campaign to support the bond issuance.
2. Jimmy Cowan thanked the Board for its commitment to preserving farmland and for establishing the Farmland Preservation Task Force. He expressed his support for placing the bond referendum on the November ballot.
3. Jeff Chandler spoke in support of the bond referendum, stating that he believes it would benefit many aspects of the county. He urged the Board to support placing the referendum on the November ballot.
4. Dr. Ken Shelton, a retired physician, spoke in favor of placing the bond referendum on the November ballot. He noted that farmland acreage has already decreased by approximately 20% and warned that losses could reach 40% in the future. He encouraged the Board to place the measure on the ballot and allow the voters to decide.
5. Chae Davis, accompanied by her two sons, said they were present to represent the families and communities the bond referendum could help protect. She expressed her support for placing the referendum on the November ballot.
6. William Vine commented on the JCAR project and tax increases. He stated that the FY 2026–2027 budget did not adequately fund sewer infrastructure and expressed concern about additional tax increases.
7. Mike Cole expressed his support for placing the bond referendum on the November ballot.

DISCUSSION/ADJUSTMENT OF AGENDA

There were no changes to the agenda.

Chairman Lapsley made a motion 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 meetings:
June 3, 2026 and June 17, 2026

Motion: I move the Board approve the minutes from June 3, 2026 and June 17, 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 June 30, 2026 for 2025 real and personal property bills mailed on July 31, 2025. Vehicles taxes are billed monthly by NC DMV.

Henderson County Annual Bills (Real and Personal Property):

2025 Beginning Charge:	**$103,844,885.28**
Discoveries & Imm.	$261,381.42
Releases & Refunds:	($160,126.36)
Net Charge:	$103,946,140.34
Unpaid Taxes:	$638,389.65
Amount Collected:	**$103,307,750.69**

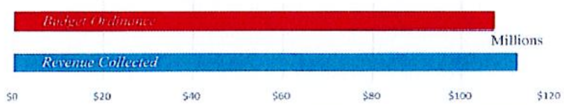
Henderson County Registered Motor Vehicles (As Collected by NC DMV):

Net Charge:	$8,483,280.20
Unpaid Taxes:	$21,622.80
Amount Collected:	**$8,461,657.40**

99.75%

Henderson County FY26 Budget Analysis:

Budget Ordinance		Revenue Collected	
Ad Valorem:	$106,227,288.00	Ad Valorem:	$111,769,408.09
Prior Years:	$1,030,500.00	Prior Years:	$910,847.36
Budget Total:	**$107,257,788.00**	**YTD Revenue:**	**$112,680,255.45**



2026.067 Pending Releases and Refunds

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

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

Type:	**Amount:**
Total Taxes Released from the Charge	$ 4,250.99
Total Refunds as a Result of the Above Releases	$ 3,019.99

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

Notification of Vacancies

The Notification of Vacancies is being provided for the Board's information. They will appear on the next agenda under "Nominations."

1. Cemetery Advisory Board – 1 vac.
   Seat #7
2. Henderson County Historic Courthouse Corporation dba/Heritage Museum – 1 vac.
   Seat #9
3. Juvenile Crime Prevention Council – 1 vac.
   Seat #2
4. Mountain Area Workforce Development Board – 1 vac.
   Seat #2

County Financial Report and Cash Balance Report – May 2026

The May 2026 County Financial and Cash Balance Reports were provided for the Board's review and approval.

Approved:

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

- Dues/Non Profit Contributions – timing of payment of 4th quarter board approved appropriations.
- Administrative Services – timing of payment of board approved expenditures.
- Tax Collector – timing of payment of board approved expenditures.
- Rescue Squad – timing of payment of 4th quarter board approved appropriations.
- Planning - timing of payment of board approved expenditures.
- Heritage Museum - timing of payment of board approved expenditures.
- Project Management - timing of payment of board approved expenditures.
- Medical Services – timing of payment of board approved expenditures.
- Mental Health Services - timing of payment of 4th quarter board approved appropriations.
- Juvenile Justice Programs – timing of payment of board approved expenditures.
- Public Education – payment of 10 of 10 annual appropriations made to public school system.
- Debt Service – timing of payment of board approved expenditures.
- Interfund Transfers - timing of board approved transfers.

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.

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

Motion: I move the Board approve the May 2026 County Financial Report and Cash Balance Report as presented.

Henderson County Public Schools Financial Report – May 2026
The Henderson County Public Schools May 2026 Local Current Expense Fund / Other Restricted Funds Report for the Board's information.

Motion: I move the Board approve the Henderson County Public Schools May 2026 Financial Report as presented.

2026.068 Budget Amendment – Transfer to Solid Waste Enterprise Fund
The Board was requested to approve a budget amendment to transfer $1,422,956 from the Capital Reserve Fund to the Solid Waste Enterprise Fund.

Motion: I move the Board approve the Budget Amendment as presented.

Approved:

Committed Donation – Parks and Recreation Department
Carolina Village, Inc., has committed ten thousand dollars ($10,000) annually for a period of ten (10) years, resulting in a total sponsorship commitment of one hundred thousand dollars ($100,000) to support the youth, families, and residents who participate in recreational and athletic opportunities throughout Henderson County. These funds will be used to assist Henderson County Parks and Recreation in enhancing and sustaining community sports opportunities.

The Board was requested to approve and accept the committed donation from Carolina Village for Henderson County Parks & Recreation and the related budget amendment to recognize funding for Fiscal Year 2027.

Motion: I move the Board approve the Budget Amendment as presented.

2026.069 FY 2027 Non-Profit Funding Agreements
Following the adoption of the FY 2026–2027 Budget, staff provided funding agreements to the non-profit organizations that were awarded County funding.

Motion: I move that the Board authorize the Chairman to execute the funding agreements, thereby approving the release of the first payment to the listed agencies.

Parks and Recreation Department Mission Statement
Henderson County's Recreation Advisory Board requested an update to the Recreation Department's mission statement and has approved the updated version.

The Board was requested to approve and accept the updated mission statement for the Henderson County Recreation Department.

Motion: I move the Board approve the updated Henderson County Recreation Department mission statement as presented.

2026 NCACC Annual Conference – Voting Delegate
The North Carolina Association of County Commissioners (NCACC) has requested that the Board of Commissioners designate a Voting Delegate for the NCACC Annual Conference.

The NCACC Annual Conference will be held in Durham County August 20–22, 2026. Each county will be entitled to vote on matters brought before the membership.

To facilitate the voting process, NCACC requests that each county designate one voting delegate (and may also designate one alternate voting delegate) prior to the NCACC Annual Conference.

Motion: I move the Board designate Commissioner Rebecca McCall as Henderson County's voting delegate for the NCACC Annual Conference, and Christopher Todd as the alternate delegate.

2026.070 Reciprocal Public Safety Answering Point Mutual Aid Agreement – Randolph County
The Sheriff's Office staff presented the Board with a proposed reciprocal Public Safety Answering Point (PSAP) mutual aid agreement with Randolph County.

Approved:

Motion: I move that the Board approve the proposed reciprocal PSAP mutual aid agreements and authorize the Chairman and staff to execute the same.

Hickory Nut Gorge Recovery Taskforce Bylaws

The Board was requested to approve the bylaws for the newly chartered Hickory Nut Gorge Recovery Taskforce. This Taskforce is an extension of the Community Partners Group that was instrumental in generating feedback on the Hickory Nut Gorge Recovery Plan.

The purpose of this Taskforce is to advise Board and staff regarding the community's priorities for implementation of the recommendations outlined in the Hickory Nut Gorge Recovery Plan and any other issues that the Board of Commissioners requests they take up for discussion. The attachment provided the proposed bylaws for the Hickory Nut Gorge Recovery Taskforce.

Motion: I move the Board approve the establishment of the Hickory Nut Gorge Recovery Taskforce and related bylaws.

2026.071 Budget Amendment – Fund Balance Appropriation

Staff requested the Board approve a budget amendment which appropriates fund balance for planned projects that will not be fulfilled until FY27. The projects were approved, budgeted for, and bids solicited in FY2026, but were not awarded and/or fulfilled by the end of the fiscal year.

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

2026.072 Budget Amendment – Fund Balance Appropriation - BRCC

Staff requested that the Board approve a budget amendment that appropriates fund balance to allocate an additional $200,000 to Blue Ridge Community College for FY2027.

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

Vendor Selection and Award - HCPS MRTS Atkinson Elementary School HVAC Replacement Project Phase II & III

The Board was requested to approve a proposal from Johnson Controls and authorize staff to proceed with the procurement and installation of the HCPS MRTS Atkinson Elementary School HVAC Replacement Project Phase II & III, per the approved HCPS MRTS FY 25-26 Projects.

The proposal received from Johnson Controls is for a base bid amount of $2,590,007 and accepted Alternate #2 price of $105,500, for a total price of $2,695,507 versus the budget of $2,854,000 for HCPS MRTS FY 25-26 Atkinson Elementary School HVAC Replacement Project Phase II & III.

Motion: I move the Board award the contract, for the purchase and installation of the HCPS MRTS Atkinson Elementary School HVAC Replacement Project Phase II & III, to Johnson Controls, for $2,695,507 inclusive of the base bid and accepted alternate #2.

Vendor Selection and Award - HCPS MRTS Chiller Replacement Project

The Board was requested to approve a proposal from Johnson Controls and authorize staff to proceed with the procurement and installation of the HCPS MRTS Chiller Replacement Project inclusive of Clear Creek Elementary School, Hendersonville Middle School and North Henderson

High School, per the approved HCPS MRTS FY 25-26 Projects.

The proposal received from Johnson Controls was for a total price of $756,146.43 inclusive of the base bid of $411,244.46 and accepted Alternate #1 of $344,901.97, versus the budget of $825,000 for HCPS MRTS FY 25-26 Chiller Replacement Project.

Motion: I move the Board award the contract, for the purchase and installation of the HCPS MRTS Chiller Replacement Project, to Johnson Controls, for $756,146.43 inclusive of the base bid and accepted alternate number one.

Vendor Change Order - Henderson County Sports Complex
The Board was requested to approve a proposed Change Order from Newco Electric for the Henderson County Sports Complex Project. The total value of this Change Order is $185,675.

Motion: I move the Board approve Change Order #1, issued by Newco Electric for the Henderson County Sports Complex Project in the amount of $185,675.

Architect of Record Selection - Berkeley Ballpark at the Henderson County Sports Complex
The Board was requested to approve the RFQ selection of Michael Graves Architecture and authorize staff to proceed with the negotiations and procurement of Architecture & Engineering services for the Berkeley Ballpark at the Henderson County Sports Complex.

The Statements of Qualifications received were from: TAB & Associates, Michael Graves, Pendulum, Labella, Legerton, Peacock, DP3, Adams & Associates, and Mark Lusk.

Motion: I move the Board approve the selection of Michael Graves Architecture as the Architect of Record, for the Berkeley Ballpark at the Henderson County Sports Complex Advanced Planning and Design, and direct Staff to negotiate an agreement.

Grant Award – Streamflow Rehabilitation Assistance Program – Helene Recovery
The Soil & Water Conservation District (HCSWCD) requested funding through the NCDA – Division of Soil & Water Conservation - Streamflow Rehabilitation Assistance Program (StRAP) - Helene Recovery. This funding is for Helene damaged sites, which did not qualify for the federal programs. These sites were evaluated for damage to stream banks, erosion, debris, and infrastructure. HCSWCD was approved for $1,056,325. Reimbursement will be based on actual expenditures, not to exceed the amount obligated.

Motion: I move that the Board authorize the receipt of the StRAP– Helene Recovery funding in the amount of $1,056,325 and authorize staff to execute all necessary documents required for acceptance of the grant, including any associated budget amendments necessary to support the related expenditures.

2026.073 Resolution of Designee Certification for WNCSource
Every four years, the North Carolina Department of Transportation (NCDOT) requires WNCSource to obtain County authorization to apply for Section 5311 federal grant funds. These funds, designated for rural transportation by NCDOT, support WNCSource's community transportation programs that operate independently of the County's contract for Apple Country Public Transit. WNCSource has been the authorized designee for these funds since 2004. This

Approved:

resolution will remain valid for FY2028 through FY2032.

Motion: I move the Board adopt the resolution to certify WNCSource as the 5311 designee for the period of FY2028 – FY2032.

2026.074 Proposed Revisions to Henderson County Code - Chapter 16 - Animals
The proposed revisions are the result of a collaborative effort between the Henderson County Department of Public Health, the Henderson County Sheriff's Office, and the Henderson County Animal Services Center. The Animal Services Advisory Committee reviewed each proposed amendment and voted in support of the revisions.

The proposed changes include the following:

1. **Section 16-1. Definitions:** If Section 16-30, *Community Cat Initiative*, is adopted, additional definitions are necessary to provide clarity and ensure consistent interpretation of the ordinance.
2. **Section 16-30. Community Cat Initiative:** This new section establishes a Community Cat Initiative to help manage cat overpopulation through defined management practices and procedures.
3. **Section 16-52. Report and Confinement of Dogs and Cats Biting Persons or Showing Symptoms of Rabies:** The proposed revisions align the ordinance with North Carolina State law, establish a process for eligible owners to complete bite confinement at home rather than at the animal shelter, and authorize the seizure of animals when owners fail to comply with confinement requirements.
4. **Section 16-53. Destruction or Confinement of an Animal Bitten by a Known Rabid Animal:** The proposed revisions update the language to better align with North Carolina State law.
5. **Section 16-57. Failure to Surrender a Dog or Cat for Quarantine or Euthanasia:** The proposed revisions align the ordinance with North Carolina State law and establish penalties for violations.
6. **Section 16-58. Civil Penalties:** Additional civil penalties are proposed for violations of Sections 16-52(B) and 16-57.

Motion: I move the Board approve the changes to Chapter 16-1, 16-30, 16-52, 16-53, 16-57, and 16-58 to the Henderson County Code as presented.

Cancellation of Hurricane Helene State of Emergency
On September 26, 2024, a State of Emergency (SOE) was declared for Henderson County in anticipation of impacts from Hurricane Helene. That declaration has remained in effect since. Over the past 22 months, the County has worked closely with local, state, and federal partners to respond to and recover from the storm's impacts. Until recently, several major roadways were still undergoing significant repair and reconstruction.

While substantial work remains, the County is no longer in a situation that requires operations to be conducted under emergency conditions. The State of North Carolina's SOE will remain in effect to support additional work being carried out by partner agencies. Therefore, staff recommended terminating the local State of Emergency for Hurricane Helene.
Motion: I move that the Board authorize the Chairman to terminate the local State of Emergency

for Hurricane Helene.

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

PUBLIC HEARINGS

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

2026.075 Public Hearing to Amend Interlocal Agreement – Garrison Industrial Park
A public hearing was scheduled for July 15, 2026, at 9:30 a.m., regarding proposed modification of certain agreements of the County. An advertisement of this public hearing was published in the *Hendersonville Lightning* on July 1, 2026. According to the advertisement, this hearing concerns the following:

> [T]o consider the modification of the existing interlocal agreement, pursuant to Article 20 of Chapter 160A of the North Carolina General Statutes, with the City of Hendersonville, dated 18 November 2020 (the "Original Interlocal Agreement"). The purpose of the proposed amendment to the Original Interlocal Agreement would be to expand the boundary of the Garrison Industrial Park (created by the Original Interlocal Agreement). The added real estate in the Park would, in all other ways, comply with the Original Interlocal Agreement (and the Three Party Agreement of 18 November 20202 between the County, the City of Hendersonville, and the Economic Investment Fund of Henderson County, Inc. ("EIF")). The proposed amendment would be accompanied by like amendments to the Three Party Agreement, and the restrictive covenants created thereunder.
>
> As proposed, the public benefit to be derived from the amendments to the Interlocal Agreement, the Three Party Agreement, and the amendment to the original restrictive covenants of the Garrison Industrial Park would be to add land for industrial development into the Park, early payoff of the loan set up by the Three Party Agreement by EIF, and a contractual agreement to reserve the balance of land owned by EIF for sale to an industry qualifying meeting at least the 80% threshold of Henderson County's Development Guidelines.

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.

Commissioner McCall made the motion the Board. approve the proposed text amendment #TX-2026-01 and find that these changes are reasonable and consistent with the 2045 Comprehensive Plan. All voted in favor, and the motion carried.

2026.076 Public Hearing for LDC Text Amendment – TX-2026-01, Clarification to Cryptocurrency Mining Operations and Data Centers
Chairman Lapsley made the motion to go into the Public Hearing. All voted in favor, and the motion carried.

Approved:

In 2023, the Planning Board spent several meetings discussing a proposed amendment to the Henderson County Land Development Code (LDC) to address the use of cryptocurrency mining operations. This amendment established locations where cryptocurrency mining operations may be located and the supplemental requirements that must be met to protect the public health, safety, and general welfare of county residents. The purpose of the amendment was to mitigate the negative effects, which include, but are not limited to, very high energy usage, noise pollution, and the disposal of electronic waste. On May 1st, 2023, the Board of Commissioners held a public hearing and, subsequently, at the June 28th, 2023, meeting, voted to adopt the amendment.

Since 2023, the terminology around these facilities has changed, and cryptocurrency mining is one type of use that can occur in these kinds of facilities. The best-known term used today to describe these facilities and activities is data centers. The proposed text amendment would clarify that this use includes both cryptocurrency mining operations and data centers. The amendment would include a definition for data centers and the same standards and locations currently in the LDC would still apply to both cryptocurrency mining operations and data center facilities.

The Planning Board reviewed the proposed text amendment on June 18, 2026, and voted unanimously to send forward a favorable recommendation on the amendment to the Board of Commissioners.

PUBLIC NOTICE:

A public notice for this hearing was submitted and advertised in the Hendersonville Lightning on Wednesday, July 1, 2026, and Wednesday, July 8, 2026, to meet the requirements of NCGS §160D-601.

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.

Commissioner Franklin made the motion that the Board approve the proposed text amendment # TX-2026-01 and find that these changes are reasonable and consistent with the 2045 Comprehensive Plan. All voted in favor, and the motion carried.

2026.077 Public Hearing to Name an Unnamed ROW off Banner Farm Rd

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

A request to name an unnamed Right of Way (ROW) off Banner Farm Road was initiated. Staff has received confirmation from all property owners, and they have agreed with the new proposed road name of Kirkwood Dr. The ROW is required to be named under the Property Addressing Ordinance for E911 purposes.

Letters were sent to all property owners notifying them of the date and time of the public hearing and the proposed road name, and the hearing was advertised in the *Hendersonville Lightning*.
Public Comment:

Approved:

1. Brad Elledge, owner of the property at 301 Banner Farm Road, expressed concern that the right of way encroached on his property and had been unsuccessful in obtaining any document showing the existence of the ROW. He has met with the Register of Deeds and Land Records staff and has not found anything stating that the easement was asked for or given.

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

Commissioner McCall stated that the applicant, Moore and Sons, and also the owner of all adjacent properties, should relocate the right-of-way (ROW) so that it no longer crosses the parcel owned by Brandon Elledge. Commissioner Franklin agreed, noting that the applicant has not offered to purchase an easement from Mr. Elledge.

It was noted that the property is located within the Town of Mills River. The purpose of today's public hearing was solely to consider naming the ROW for 911 addressing purposes.

Autumn Radcliff explained that Mr. Elledge would need to work with the Town of Mills River to modify the ROW.

Commissioner McCall made a motion to table the matter until the discrepancies regarding the ROW are resolved. The motion passed unanimously.

DISCUSSION

2026.078 Farmland Preservation General Obligation Bond Referendum

The Board was requested to discuss the timeline and process for a General Obligation bond referendum for farmland preservation.

The County Attorney explained the legal requirements and timeline necessary to place the general obligation bond referendum on the November ballot. It was noted that if the proposed timeline presented today is not met, the earliest the Board could hold a referendum would be during the 2028 primary election.

The County Attorney outlined a series of required actions, including scheduling two special called meetings. The goal of these meetings is to ensure the Board approves and submits the referendum request to the Board of Elections by August 7.

Samantha Reynolds explained the financial details of the bonds in response to a question about the length of the bond (General Obligation Bonds are customarily 20 years).

Mr. Burrell explained that, if approved by voters, the general obligation bond would be repaid through property taxes and would become part of all property tax bills. Commissioner McCall asked whether a hardship exemption could be provided for residents who have difficulty paying. Mr. Burrell responded that no separate hardship exemption is available. However, he noted that any property tax relief applicable to the general ad valorem tax rate would also apply to the bond levy. As a result, qualifying property owners age 65 and older would be eligible for the same tax relief available under existing law.

Board members expressed support for placing the general obligation bond referendum on the ballot to allow voters to decide the issue. Commissioner Franklin voiced concern about the timeline but supported moving forward. Commissioner Lapsley described the referendum as "a baby step" toward farmland preservation and noted that the Board's action represented a statement of intent. Commissioner McCall emphasized the importance of developing a public education program to explain farmland preservation and encourage farmer participation.

Commissioner McCall made the motion the Board proceed with the Farmland Preservation General Obligation Bond referendum, that the Board adopt the resolution directing the publication of the notice to apply to the Local Government Commission for bond approval, then adopt the resolution directing making certain statements of fact regarding the application to the Local Government Commission, set a special called meeting for July 27th, 2026, at 9:30 a.m., and give notice of intent to set the maximum amount of the bond issue to be $25m and that the period of time will be determined based on that amount.

Chairman Lapsley asked the Clerk to poll the Board.

All commissioners voted yay, and the motion passed unanimously.

Chairman Lapsley made a motion that the Board take a 10-minute break. All voted in favor, and the motion carried.

The meeting reconvened at 11:10 a.m.

2026.079 FY2025-2026 Tax Collector's Settlement; Approval of Bond Amounts for Tax Collector/Deputy; FY 2027 Tax Order for Collection

It is once again time to deliver the tax receipts to the Henderson County Tax Collector. However, before the receipts can be delivered, the following actions must be completed (pursuant to N.C.G.S. 105-352):

(a) PREPAYMENTS. The Tax Collector must deliver any duplicate bills printed for prepayments received by the Tax Collector to the Finance Director and demonstrate to the Finance Director's satisfaction that all prepayments received have been deposited.

(b) SETTLEMENT. The Tax Collector must make settlement with the Board of Commissioners for all taxes placed in his hands for collection for the past year.

(c) BOND. The Board of Commissioners must approve the bond to be issued for the Tax Collector and Deputy Tax Collector for Delinquent Taxes.

(d) ORDER OF COLLECTION. An Order of Collection must be adopted at today's meeting, which will charge the Tax Collector with the collection of FY 2027 taxes, plus all outstanding delinquent taxes.

Vice-Chair Edney joined the meeting at 11:22 a.m.

Approved:

STATUTORY REQUIREMENTS FOR TAX COLLECTOR'S SETTLEMENT
(NCGS 105-373)

The Tax Collector's Settlement must:

1. Occur after July 1 and before the Board charges the Collector with the FY2027 Levy
2. Include two lists:
   - Persons owning real property whose taxes remain unpaid; and
   - Persons not owning real property whose taxes remain unpaid (the "Insolvents List")
3. Include an accounting of all amounts charged to the Collector and the amounts allowed as credits to the Collector
4. Include a statement from the Collector stating he/she has made diligent efforts to collect the tax
5. The Settlement for prior-year taxes shall be made in whatever form is satisfactory to the County's Chief Accounting Officer and the Governing Body

FY2026 ANNUAL LEVY

Includes Real Property, Personal Property, Business Personal Property, and Public Service Property billed and collected by the County

LEVY ADDITIONS
All amounts charged to the Tax Collector

	COUNTY	FIRE DISTRICTS	MUNICIPAL DISTRICTS	TOTAL
Tax & Penalty	$ 104,106,266.70	$ 16,404,114.54	$ 19,843,577.49	$140,353,958.73
Interest	$ 190,440.88	$ 28,134.09	$ 41,700.21	$ 260,275.18
TOTAL	**$ 104,296,707.58**	**$ 16,432,248.63**	**$ 19,885,277.70**	**$ 140,614,233.91**

LEVY CREDITS
All sums allowed as credits to the Tax Collector

	COUNTY	FIRE DISTRICTS	MUNICIPAL DISTRICTS	TOTAL
Deposits	$ 103,299,131.92	$ 16,274,124.00	$ 19,665,524.06	$ 139,238,779.98
Adjustments	$ 148,405.01	$ 8,710.48	$ 38,888.20	$ 196,003.69
Releases	$ 11,721.35	$ 1,800.70	$ 3,430.42	$ 16,952.47
Interest	$ 190,440.88	$ 28,134.09	$ 41,700.21	$ 260,275.18
Unpaid Tax: Real & Personal Property	$ 647,008.42	$ 119,479.36	$ 135,734.81	$ 902,222.59
Unpaid Tax: Registered Motor Vehicles	$ -	$ -	$ -	$ -
TOTAL	**$ 104,296,707.58**	**$ 16,432,248.63**	**$ 19,885,277.70**	**$ 140,614,233.91**

The following slides focus only on the County Levy for Annual Bills and do not include Fire Districts and/or Municipal Districts

Approved:

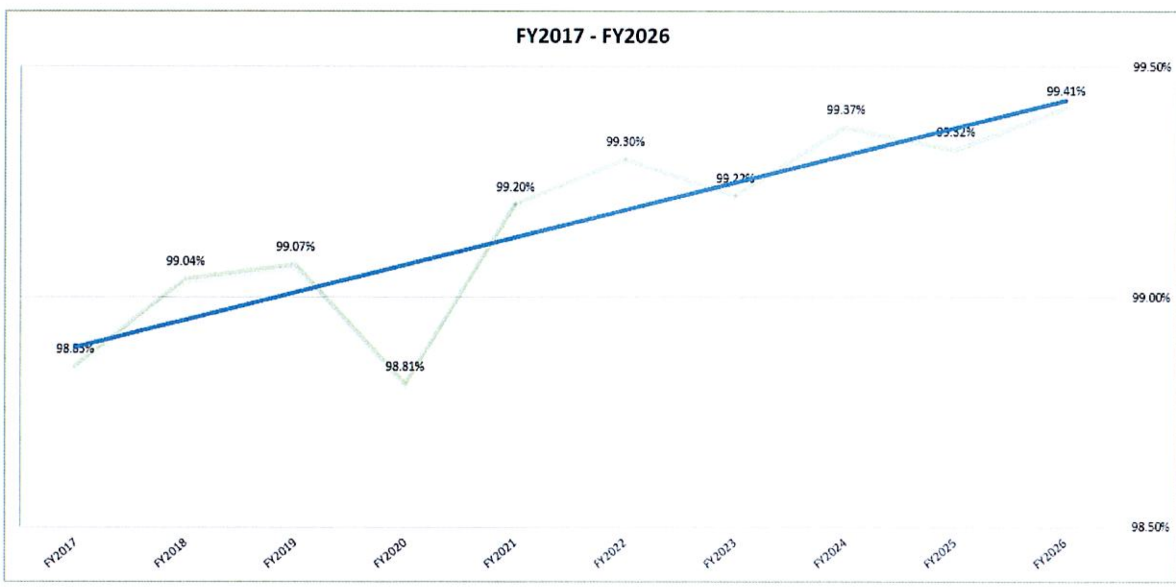
FISCAL YEAR-END COLLECTION RATES

	FY2026	FY2025
Annual Levy	**99.39%**	99.39%
RMV Levy	**99.75%**	99.36%*
Combined Levy	**99.41%**	99.32%

20 YEAR COMBINED LEVY COLLECTION RATE:

*Interest refunds issued by the state due to State Executive order 323 duplicated billed amounts

10 YEAR COMBINED LEVY COLLECTION RATE TREND:



LEVY COLLECTED
COMPARED TO
FY2026 BUDGETED PROPERTY TAX REVENUE

	LEVY BUDGETED	LEVY COLLECTED ($ DEPOSITED)	$ COLLECTED OVER (UNDER) BUDGET
FY2026	$ 107,257,788	$ 112,680,255.45	$ 5,422,467.45
FY2025	$ 104,600,659	$ 110,026,161.37	$ 5,425,502.37
FY2024	$ 98,736,662	$ 106,944,934.76	$ 8,208,272.76
FY2023	$ 95,439,998	$ 100,037,258.80	$ 4,597,260.80
FY2022	$ 92,107,728	$ 96,697,252.46	$ 4,589,524.46
FY2021	$ 88,629,211	$ 93,935,287.74	$ 5,306,076.74
FY2020	$ 87,128,532	$ 90,966,806.18	$ 3,838,274.18
FY2019	$ 76,722,389	$ 80,239,454.85	$ 3,517,065.85
FY2018	$ 74,231,301	$ 78,183,956.57	$ 3,952,655.57
FY2017	$ 73,075,676	$ 76,381,248.10	$ 3,305,572.10

**Includes Ad Valorem, RMV, and Prior Year budgeted items*

COLLECTOR'S EFFORTS TO COLLECT UNPAID TAX

ENFORCED COLLECTION ACTIVITY				
	FY2026 ACTIVITY		FY2025 ACTIVITY	
TYPE OF ACTION	# OF NEW ACTIONS	$ VALUE *	# OF NEW ACTIONS	$ VALUE*
Payment Arrangements	**226**	**$ 988,123**	221	$ 709,596
Bank Account Attachments	**188**	**$ 438,911**	462	$ 830,123
Wage Garnishments	**415**	**$ 395,027**	613	$ 475,726
Rent Attachments	**0**	**$ 0**	3	$ 21,360
Garnishments of Escheated Funds	**321**	**$ 445,383**	8	$ 6,294
NC Debt Setoff (State Income Tax Garnishment)	**3,238**	**$ 1,913,649**	2,354	$ 1,356,072

*** $ Value includes the total value of each action when it was created. It should not be confused with collection activity resultant from the action. Total value includes levy, interest, penalties and any collection costs associated with the action.**

2026 Tax bills (FY2026-2027)
Estimated mail date:
August 1st 2026

Approved:

Chairman Lapsley made the motion that the Board approve the tax collector's settlement for Fiscal Year 2026 taxes, and further approve the bonds, the order of collection, and charge for collection to the Tax Collector for Fiscal Year 2027 taxes. All voted in favor, and the motion carried.

In the interest of time, Chairman Lapsley took executive privilege to remove Discussion Item – C – Construction Project Updates from the agenda. There were no objections from the Board and the item was removed.

Etowah Sewer System Fund
During the Board's May 4, 2026, meeting, WithersRavenel, LLC (WR) and staff presented the Board with six options for the replacement of the Etowah wastewater treatment plant.

WR and staff reviewed the options with the Board. WR and staff also reviewed the status of the Asset Inventory Assessment project.

The Board was requested to select an option and direct staff to proceed. After the Board has selected an option, staff will negotiate a design agreement with WR for Board approval. Staff will also continue to investigate sources of the remaining funding necessary for construction.

Follow up from previous meeting:

- During the June 17, 2026 meeting, the Board narrowed the options down to the following two options:
  - Option 2: New treatment plant at current location
  - Option 6: Replace with regional pump station connected to Hendersonville

- From the NCDEQ's publication "Priority Rating System Guidance and Form for Division of Water Infrastructure Construction Funding Programs," project applications with regionalization receive 3 points. Projects applications that eliminate discharges receive 5 points. There are a total of 100 points available for an application.

Follow up from previous meeting, continued:

- WithersRavenel (Project Engineering & Administration Cost) proposals for the two options are as follows:

  a) Option 2 (plant): $4,712,000

  b) Option 6 (pump station): $3,825,000

Approved:

Connection Costs from Hendersonville

1. We receive a letter from the City of Hendersonville on July 13, 2026, outlining the proposed costs to connect to their system for treatment.

2. The significant points are as follows:
   a) Allocation Cost (one time cost to system): $1.38 million

   b) Monthly rate for typical residence (4,000 gpd x $13.37 per 1000 g): $53.48 / month

   c) Negotiable

Note: The City's in town sewer rate is $35

Operational Cost Comparison

Option	Allocation Cost	Maintenance Cost	Collection Cost	Cost Beyond 20 y Analysis
2 (plant)	None	$180,000 ($33.33/month)	Same for both options	??
6 (pump station)	$1.38 million	$53.48/month	Same for both options	none

Next Steps

1. Board selects an option.

2. For option 6, negotiate a connection agreement with Hendersonville. If unsuccessful, we can switch to option #2.

3. Negotiate an agreement with WithersRavenel for access, design, permitting, and bid assistance.

4. During approximate 12 months of design, continue to efforts to obtain remaining funding for project.

Board Discussion and Questions

Alt. No.	Description	Capital Cost	Annual O&M Costs	Present Total Worth
2	Full Replacement and Expansion of the WWTP at the Existing Site	$25.1M	$2.3M	$30.6M
3	Full Replacement and Expansion of the WWTP at a New Site	$23.4M	$2.3M	$28.7M
4	Regionalization MSD - Option 1	$58.1M	$1.1M	$60.3M
5	Regionalization with MSD- Option 2	$32.5M	$1.5M	$35.8M
6	Regionalization with Hendersonville	$30.7M	$1.4M	$34.1M

Chairman Lapsley reported that, since the Board's last meeting, he had spent a substantial amount of time reviewing and investigating comments and questions raised regarding several of the topics he presented at that meeting. He stated that he had compiled his responses and observations in a written document, which he shared with the other Board members. During the meeting, he highlighted key points from the document. A copy of the document is attached to these minutes.

The Board discussed the three parcels adjoining the site of the existing plant and the possibility of acquiring those properties for the construction of a new facility. It was noted that no contact had been made with the property owners to determine whether they had any interest in selling. Chairman Lapsley further noted that the County has the authority to exercise eminent domain to acquire property when it is determined to be necessary for a public purpose, subject to applicable legal requirements.

As part of his presentation, Mr. Lapsley shared the following slides:

Approved:

City Sewer User Charge - Outside City Limit Rate and Wholesale Rate

$13.37 per 1,000 gallons

125,000 gpd and 365 days per year = 46,625,000 gallon per year treated

46,625 thousands of gallons x $13.37 = $623,376 per year user change for Etowah Treatment

Option #2

Existing Capital Cost	$25.1M
Add Property	+ .4M
Delete Temp WWTP	- 5.0M
Revised Total	$20.5M

Option #6

Existing Capital Cost	$30.7M
Add City Capacity Fee	+ 1.4M
Revised total	$32.1M

Alt. No.	Description	Capital Cost	Annual O&M Costs	Present Total Worth
2	Full Replacement and Expansion of the WWTP at the Existing Site	~~$25.1M~~ $20.5M	$2.3M	$30.6M
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~~5~~	~~Regionalization with MSD– Option 2~~	~~$32.5M~~	~~$1.5M~~	~~$35.8M~~
6	Regionalization with Hendersonville	~~$30.7M~~ $32.1M	$1.4M	$34.1M

Alt. No.	Description	Capital Cost	Annual O&M Costs	Present Total Worth
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5	~~Regionalization with MSD– Option 2~~	~~$32.5M~~	~~$1.5M~~	~~$35.8M~~
6	Regionalization with Hendersonville	~~$30.7M~~ $32.1M	~~$1.4M~~ $2.0M	$34.1M

Approved:

Option #2

Capital Cost	$20.5M
Funds Available	12.7M
Balance Needed	$7.8M

Note the anticipated Debt Service on borrowing of $7.8M (20 yr @ 5.0%) is $632,000 per year which should be added to the Annual O&M cost for this option

Option #6

Capital Cost	$32.1M
Funds Available	12.7M
Balance Needed	$19.4M

Note the anticipated Debt Service on borrowing of $19.4M (20 yr @ 5.0%) is $1,572,000 per year which should be added to the Annual O&M cost for this option

Alt. No.	Description	Capital Cost	Annual O&M Costs	Present Total Worth	
2	Full Replacement and Expansion of the WWTP at the Existing Site	~~$2[illegible].1M~~ $20.5M	~~$2[illegible]M~~ $2.9M	$30.6M	250,000 GPD
3	Full Replacement and Expansion of the WWTP at a New Site	$23.4M	$2.3M	$28.7M	
~~4~~	~~Regionalization MSD - Option 1~~	~~$58.1M~~	~~$1.1M~~	~~$60.9M~~	
~~5~~	~~Regionalization with MSD- Option 2~~	~~$32.5M~~	~~$1.5M~~	~~$35.8M~~	
6	Regionalization with Hendersonville	~~$3[illegible].7M~~ $32.1M	~~$1[illegible]M~~ $3.6M	$34.1M	125,000 GPD

Chairman Lapsley clarified that the letter from the City of Hendersonville stated the City would guarantee (or commit to providing) only 125,000 gallons of water per day. The letter did not commit to reserving any additional capacity to accommodate future growth in Etowah, indicating instead that any additional capacity would be considered on a project-by-project basis. Whereas option two would allow the county to construct a plant with reserve capacity.

Chairman Lapsley made the motion that the Board select option number two from the engineering report and authorize the County Engineer to negotiate an agreement with WithersRavenel, with the understanding that as the project proceeds there may be further discussion to explore option three. All voted in favor, and the motion carried.

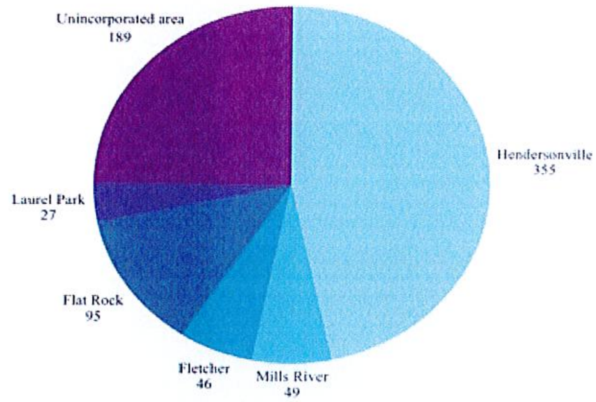
Animal Services Advisory Committee Animal Welfare Survey

The Henderson County Animal Services Advisory Committee (ASAC) presented the results of the Animal Welfare Survey. This survey was designed by ASAC, launched on September 2, 2025, and remained accessible through the middle of November. The objective was to collect information to guide future awareness campaigns.

A total of 1,025 responses were received as a result of the survey.

The survey included eleven questions, including:

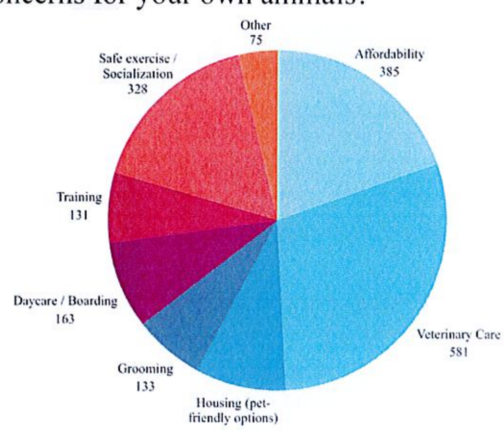
1. Are you a Henderson County Resident – 965 responded yes, with 60 responding no.
2. If so, which (if any) municipality do you live in?



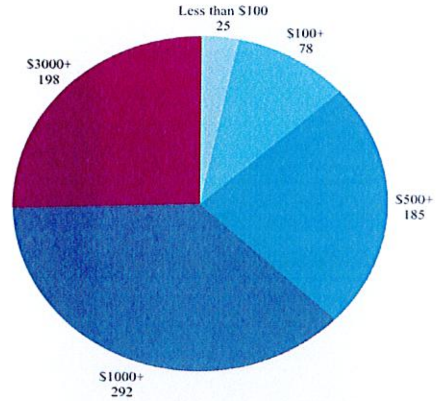
3. What species of animal do you have and how many?

	1	2	3	4	5	6	7	8	9	10 OR MORE	TOTAL
Companion (dogs, cats)	31.90% 244	28.76% 220	17.65% 135	10.85% 83	5.62% 43	1.70% 13	1.05% 8	0.78% 6	0.26% 2	1.44% 11	765
Fowl(chickens, roosters, ducks, geese, turkeys, etc.)	8.62% 5	3.45% 2	5.17% 3	3.45% 2	8.62% 5	10.34% 6	3.45% 2	3.45% 2	3.45% 2	50.00% 29	58
Exotics (birds, fish, reptiles, etc.)	49.12% 28	14.04% 8	10.53% 6	3.51% 2	1.75% 1	3.51% 2	3.51% 2	0.00% 0	1.75% 1	12.28% 7	57
Livestock (pigs, sheeps, goats, cows, mules, llamas, etc.)	22.22% 4	16.67% 3	0.00% 0	5.56% 1	11.11% 2	5.56% 1	5.56% 1	0.00% 0	5.56% 1	27.78% 5	18
Equine (horses, ponies, etc.)	53.85% 14	11.54% 3	11.54% 3	3.85% 1	7.69% 2	0.00% 0	0.00% 0	3.85% 1	0.00% 0	7.69% 2	26
Small Mammal (Guinea pigs, rabbits, ferrets, hamsters, gerbils, chinchillas, sugar gliders, etc.)	54.55% 18	24.24% 8	0.00% 0	6.06% 2	0.00% 0	12.12% 4	0.00% 0	0.00% 0	0.00% 0	3.03% 1	33

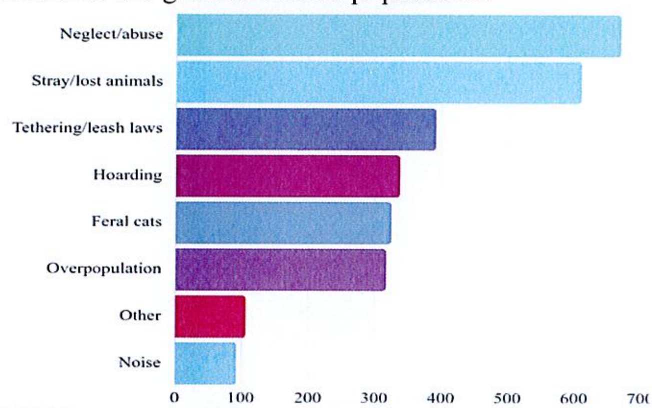
4. Are any of the animals used for agricultural purposes? 753 responded yes, with 34 responding no.
5. On a scale of 1-5, 1 being least and 5 being most, how concerned are you about the vaccination status of pets in your area? The average concern was a 3 out of 5, indicating a moderate level of concern.
6. What are the primary concerns for your own animals?



7. Do you have specific health concerns regarding your pet?
8. What is your anticipated household budget for your animal's wellness this year? See below.



9. What are your concerns for the general animal population?



NOMINATIONS AND APPOINTMENTS

1. **EMS Peer Review Committee – 1 vac.**

Commissioner McCall made the motion to nominate Kristie Dunn for appointment to Seat #7. All voted in favor, and the motion carried.

2. **Environmental Advisory Committee – 2 vacs.**

Commissioner Egolf made the motion to nominate Brenda Sauer for appointment to Seat #7. All voted in favor, and the motion carried.

3. **Fire & Rescue Advisory Committee – 2 vacs.**

Commissioner Franklin made the motion to nominate Justin Blythe for appointment to Seat #6. All voted in favor, and the motion carried.

4. **Henderson County Rail – Trail Advisory Committee – 2 vacs.**

Commissioner McCall made a motion to nominate Selena Einwechter for reappointment to Seat #5. All voted in favor, and the motion carried.

5. **Henderson County Transportation Advisory Committee – 1 vac.**

Commissioner McCall made the motion to nominate Candi Guffey for appointment to Seat #1. All voted in favor, and the motion carried.

6. **Hendersonville Business Advisory Committee – 1 vac.**

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

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

Vice-Chair Edney made the motion to nominate Charles Webb for reappointment to Seat #2. All voted in favor, and the motion carried.

8. Juvenile Crime Prevention Council – 13 vacs.

Commissioner McCall made a motion to nominate Jessica Supik for reappointment to Seat #6 and Libby Myers to Seat #7. All voted in favor, and the motion carried.

9. Metropolitan Sewerage District (MSD) – 1 vac.

Commissioner Franklin made a motion to nominate William Laplsey for reappointment to Seat #1. All voted in favor, and the motion carried.

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

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

COMMISSIONER UPDATES

Commissioner Franklin asked for an update on the MOU for the Fletcher Library. Chris Todd reported that staff was working to get a draft completed to present to the Board in the next couple of weeks.

Commissioner McCall expressed appreciation to Park and Recreation Staff for a successful America 250/July 4 Celebration.

Commissioners Edney, Egolf, and Lapsley had no comments.

GENERAL ASSEMBLY AND COUNTY MANAGER'S REPORT

There was no update from the County Manager.

Motion: Vice-Chair Edney made the motion to go into Closed Session pursuant to NCGS 143.318.11(a)(3),(4)&(5) at 1:06 p.m. All voted in favor, and the motion carried.

ADJOURN

Denisa A. Lauffer, Clerk to the Board

William G. Lapsley, Chairman

Approved:

Wm. G. LAPSLEY 7/15/26

- Use of the Existing WWTP - A concern has been raised about the continued use of the existing treatment plant which is an issue that must be delt with under either Option #2 or #6.
  Under Option # 2 as proposed by the engineer the permitting process will require a design by the engineer and then a review and permit process before bids can be taken and construction can begin. This start up process and then the construction alone will take at least 18 months in my opinion. Then it will take another 12 -18 months to construct the new, enlarged WWTP. A total of at least 30 months before the new system is operational.
  In the previous Board meeting I recommended that by eliminating the temporary treatment plant expense we could save the estimated $ 5 M line item. I still recommend that the summary table column under Capital Cost, Option #2 be revised accordingly. In addition to the capital cost savings it appears to me that the construction time limit can be reduced from 30 months to 18 months because the construction of the new WWTP can start immediately after the design and permitting is completed.
  The concern about prolonging the use of the existing plant is a serious issue. Any way we can reduce the timeline and reduce the risk of a major failure. So based on that concern it seems to me that we should proceed with Option # 2.

- Property Issue – This option #2 will require the acquisition of additional land to construct the larger (2X) treatment facility at the existing plant site. The existing site is listed as 0.74 acres. There are three (3) parcels adjacent to the existing site which should be purchased to allow for the expanded capacity treatment system.

SLIDE 1

Ducote Tract	0.75 ac	$ 80,000
Narnia Tract	0.35 ac	$ 53,400
Johnson Tract	0.65 ac	$ 206,600
Total	1.75 ac	$ 340,000

The Johnson Tract has an existing warehouse which can be used for maintenance equipment storage for the entire sewer system.
All this property is currently zoned commercial, and this public utility facility is permitted with no rezoning review required. It has been suggested that the existing landowners will not agree to a sale, and this could eliminate the selection of Option 2 outright. While we do not like to bring it up- the County does have the right of eminent domain which will allow it to acquire the property at a fair market price when the property is essential for a public service.
I would recommend that the summary table of options be revised to reflect the addition of both properties at a cost of $ 400,000 to cover this situation.

- Flood Plain Issue – The existing treatment plant is in fact located within the 100-year flood plain. It did suffer some damage from Hurricane Helene but the key point is the high-water level never approached the top of the treatment units (tanks). The State required at the time of construction that the top elevation of the tanks must be several feet above the 100-year flood elevation which was done. The proposed new treatment plant must adhere to the same design standard. So if the new plant is placed as shown by the engineer, then this will not be an issue.
  Under the revised plant location that I have recommended (Johnson property) – the treatment plant will be located just outside of the flood plain. It will be raised well above the estimated flood plain elevation so there will be no concerns about damage.

SLIDE 2

- Operation and Maintenance Costs - The O & M costs for various options is shown on the summary table. When comparing options 2 & 6 it appears to me that a major cost issue is missing from Option # 6 – the actual cost of treating the wastewater by the City of Hendersonville. It seems to me that we can use the recently adopted outside city sewer user charge of $ 12.26 per 1,000 gallons which was increased by 9% to $ 13.37 per 1,000 gallons for this new fiscal year. This will add
  125,000 gallons per day X 365 days per year = 46,625,000 gallons per year
  @ $ 13.37 per 1,000 gallons = $ 623,376 per year operating expense

  This should be added to Option # 6 O & M annual expense. It should be noted that this cost is under the sole control of the City Council and the County will have no input on its adoption.
  It should also be noted that the City notified us in their letter that the capacity allocation will be limited to the current Etowah treatment volume which is 125,000 gpd. This will not allow for any expansion or growth of the system. So comparison of the two options is unbalanced.

- City Capacity Allocation Fee – The City has informed us that a special fee will be required up front to cover the capital costs previously incurred by the City at its own WWTP. This is a normal expense that should be added to the Capital Cost for Option # 6 as calculated below:

  125,000 gallons per day of treatment capacity @ $ 11.04 per gallon
  = $ 1,380,000

- Present Worth Costs - There is a concern that under Option # 2 the expected life of the new WWTP will be only 30 years as compared with Option # 6 with an expected life of the pumping stations of 75 years. The present worth analysis is based on 20 years so it does not reflect the additional expense in 30 years to replace the plant. I believe the engineer used the 20 year comparison because the capital cost associated with Option # 2 will have a debt service that will be paid out in that period. The replacement cost in 30 years will also likely have a 20 year borrowing period so the net impact will carry on in a similar proportionate way for the entire 75 years to match up with the pumping station capital cost. So I don't think it impacts the Present Worth column numbers.
  Another factor which could be considered is to construct the new Option # 2 WWTP out of reinforced concrete instead of the typical welded steel tankage. This would extend the useful life to the 75 years like the pumping stations but likewise increase the capital cost and probably widen the Present Worth number gap a little more (not a huge increase but certainly more than the $0.94 M shown now).

- Cost Comparison Table of Options - Based upon the comments I have assembled it appears to me that the Board's decision in this matter should be based on some revisions to several of the numbers in the table of options. I have attached the table and summarize below concerning:

SLIDE 3 & 4

Option # 2 –	Existing Capital Cost	$ 25.1 M
	Add Property	+ 0.4 M
	Delete Temporary WWTP	- 5.0 M
	Revised Total	$ 20.5 M

Option # 6 -	Existing Capital Cost	$ 30.7 M
	Add City Availability Fee	1.4 M
	Revised Total	$ 32.1 M

SLIDE 5

Existing Annual O & M Costs	$ 1.4 M
Add Annual Treatment Charges	0.6 M
Revised Total	$ 2.0 M

Note that options #3, 4 & 5 have been removed from further consideration.

- Funding - Not shown in the summary table is the available funding arrangements to cover either the original capital costs or the annual operating costs. It seems to me that this is a critical item in whichever Option is selected by the Board. At this time the total grant funds available to support this project is $ 12.7 M. So the shortfall of the Options being considered is:

SLIDE 6

Option # 2	Capital Cost	$ 20.5 M
	Funds available	12.7 M
	Balance Needed	$ 7.8 M

Note the Anticipated Debt Service on a borrowing of $ 7.8 M (20 yr @ 5.0 %) is $ 632,000 per year which should be added to the Annual O & M cost for this option

Option # 6	Capital Cost	$ 32.1 M
	Funds available	12.7 M
	Balance Needed	$ 19.4 M

Note the Anticipated Debt Service on a borrowing of $ 19.4 M (20 yr @ 5.0%) is $ 1,572,000 per year which should be added to the Annual O & M Cost for this option

SLIDE 7

FINAL REVISED COMPARISON

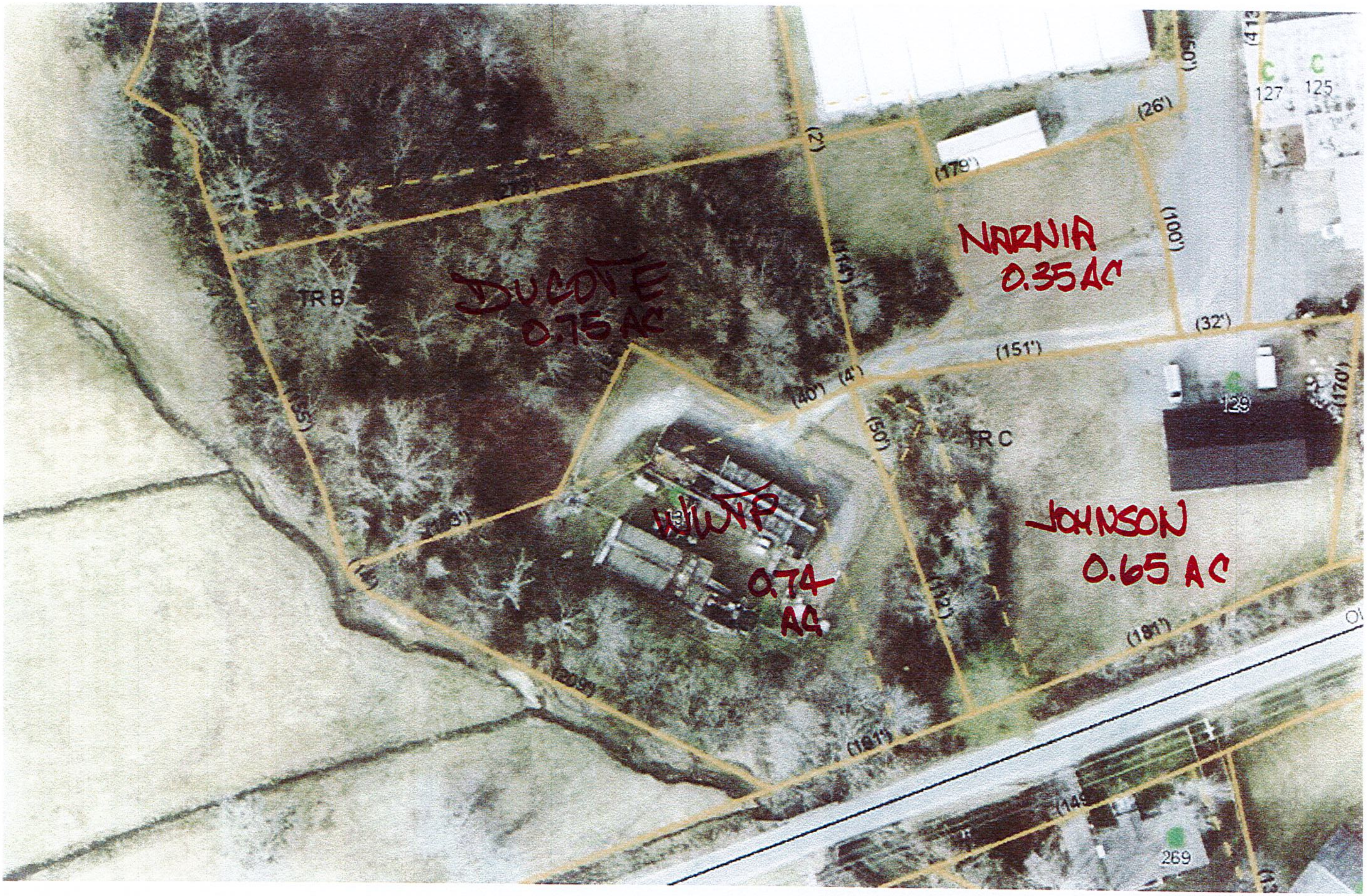
OPTION 2 - $ 20.5 M
6 - $ 32.1 M

— $ 11.6 M MORE

— NO RESERVE CAPACITY FOR EXPANSION

— IF NO GRANTS TAXPAYERS OF COUNTY WILL PAY DEBT OF $ 19.4 M

— CITY IN CONTROL OF USER CHARGES.


NARNIA
0.35 AC
DUCOTE
0.75 AC
WWTP
0.74
AC
JOHNSON
0.65 AC
TR B
TR C
(2')
(26')
(50')
(179')
(100')
(32')
(151')
(114')
(4')
(40')
(50')
(170')
(112')
(181')
(209')
(191')
(145')
129
127
125
269
(1)

City Sewer User Charge - Outside City Limit Rate
Wholesale Rate

$13.37 per 1,000 gallons

125,000 gpd and 365 days per year = 46,625,000 gallon
year treated

46,625 thousands of gallons x $13.37 = $623,376 per ye
user change for
Etowah Treatme

Option #2

Existing Capital Cost $25.1M Add Property + .4M Delete Temp WWTP - 5.0M

Revised Total $20.5M

Option #6

Existing Capital Cost	$30.7M
Add City Capacity Fee	+ 1.4M
Revised total	$32.1M

Board Discussion and Questions

Alt. No.	Description	Capital Cost	Annual O&M Costs	Presen Wo
2	Full Replacement and Expansion of the WWTP at the Existing Site	~~$25.1M~~ $20.5M	$2.3M	$30
3	Full Replacement and Expansion of the WWTP at a New Site	$23.4M	$2.3M	$28
~~4~~	~~Regionalization MSD – Option 1~~	~~$58.1M~~	~~$1.1M~~	~~$60~~
~~5~~	~~Regionalization with MSD – Option 2~~	~~$32.5M~~	~~$1.5M~~	~~$35~~
6	Regionalization with Hendersonville	~~$30.7M~~ $32.1M	$1.4M	$34

(A)

Board Discussion and Questions

Alt. No.	Description	Capital Cost	Annual O&M Costs	Presen[t] Wo[rth]
2	Full Replacement and Expansion of the WWTP at the Existing Site	~~$25.1M~~ $20.5 M	$2.3M	$30
3	Full Replacement and Expansion of the WWTP at a New Site	$23.4M	$2.3M	$28
~~4~~	~~Regionalization MSD – Option 1~~	~~$58.1M~~	~~$1.1M~~	~~$60~~
~~5~~	~~Regionalization with MSD– Option 2~~	~~$82.5M~~	~~$1.5M~~	~~$35~~
6	Regionalization with Hendersonville	~~$30.7M~~ $32.1 M	~~$1.[illegible]M~~ $2.0 M	$34

Office of the County Engineer

5

Option #2

Capital Cost	$20.5M
Funds Available	12.7M
Balance Needed	$7.8M

Note the anticipated Debt Service on borrowing of $7.8M (20 yr @ is $632,000 per year which should be added to the Annual O&M co this option

Option #6

Capital Cost	$32.1M

Funds Available	12.7M
Balance Needed	$19.4M

Note the anticipated Debt Service on borrowing of $19.4M (20 yr @ 5.0%) is $1,572,000 per year which should be added to the Annual cost for this option

(6)

Board Discussion and Questions

Alt. No.	Description	Capital Cost	Annual O&M Costs	Present Total Worth	
2	Full Replacement and Expansion of the WWTP at the Existing Site	~~$2[illegible].1M~~ $20.5M	~~$2.[illegible]M~~ 2.9M	$30.6M	250,000 GPD
3	Full Replacement and Expansion of the WWTP at a New Site	$23.4M	$2.3M	$28.7M	
~~4~~	~~Regionalization MSD – Option 1~~	~~$58.1M~~	~~$1.1M~~	~~$60.3M~~	
~~5~~	~~Regionalization with MSD – Option 2~~	~~$32.5M~~	~~$1.5M~~	~~$35.8M~~	
6	Regionalization with Hendersonville	~~$[illegible].7M~~ $32.1M	~~$1.[illegible]M~~ $3.6M	$34.1M	125,000 GPD

Office of the County Engineer

HENDERSON COUNTY