

June 17, 2026

Minutes

**STATE OF NORTH CAROLINA
COUNTY OF HENDERSON**

**BOARD OF COMMISSIONERS
WEDNESDAY, JUNE 17, 2026**

The Henderson County Board of Commissioners met for its regularly scheduled meeting at 9:30 a.m. in the Commissioners' Meeting Room of the Historic Courthouse on Main Street in 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: 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, Planning Director Autumn Radcliff, Construction Project Coordinator Ronnie Kilby, Sheriff Lowell Griffin, Soil & Water Conservation District Director Jonathan Wallin, Parks & Recreation Director Bruce Gilliam, Parks Maintenance Supervisor Jason Kilgore, Social Media Coordinator Tiffany Lucey, Grants Administrator Emily Schwartz, Finance Director Randall Cox, Strategic Behavioral Health Director Jodi Grabowski, Lead for NC Fellow Abby Buxton, EMS Manager Mike Barnett, and Wellness Director Dr. Jamie Gibbs. 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 McCall led the Pledge of Allegiance to the American Flag.

RESOLUTIONS AND RECOGNITIONS

2026.061 Resolution Acknowledging July 4th, 2026, as the Celebration of America 250

The Communications Department, in collaboration with the Parks and Recreation Department, requested the Board of Commissioners to adopt a resolution acknowledging July 4th, 2026, as the celebration of America 250.

RESOLUTION ACKNOWLEDGING JULY 4TH, 2026, AS THE CELEBRATION OF AMERICA 250

WHEREAS, on July 4th, 2026, our nation will commemorate the 250th anniversary of the signing of the Declaration of Independence; and

WHEREAS, the journey towards this historic milestone is an opportunity to reflect on our nation's past, honor the contributions of all Americans, and look ahead to the future generations; and

Approved:

WHEREAS, the American Revolution marked a pivotal beginning in North Carolina's ongoing pursuit of freedom, inspiring generations of North Carolinians to advance the promises of 1776; and

WHEREAS, North Carolina's long-standing traditions of civic duty, personal responsibility, and creative leadership highlight how the many voices of our people strengthen our state; and

WHEREAS, the historic sites, landscapes, and community spaces of Henderson County remind us of our shared responsibility to uphold and strengthen this community.

NOW, THEREFORE, BE IT RESOLVED that the Henderson County Board of Commissioners recognizes July 4th, 2026, as the Semiquincentennial anniversary of the signing of the Declaration of Independence and a celebration of the enduring impact of the American Revolution on North Carolina's ongoing pursuit of freedom.

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

ADOPTED this 17th day of June 2026.

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

PUBLIC COMMENT

1. Karl Bradley, a resident of the Gerton community, urged the Board to continue operating Ambulance Unit 71 in the Hickory Nut Gorge and not discontinue the service on July 1 as planned. He stated that there is currently no advanced life support unit stationed in the Gorge and that Unit 71 has proven valuable in responding to emergencies and saving lives since its deployment.
2. Harvey Nix, with the Bat Cave Volunteer Fire Department and a licensed physician assistant, urged the Board to reconsider the planned removal of Unit 71 from the Gorge. He stated that advanced life support services are needed in the area and noted that vehicle and equipment rollovers have occurred in the Gorge. Mr. Nix further expressed concern that increased tourism could contribute to more traffic accidents and emergency responses.
3. William Vine spoke regarding the JCAR project. He stated his belief that the project was not originally intended to proceed if it would result in an increase in property taxes and noted that the project was approved by a 3-2 vote of the Board. Mr. Vine expressed support for compensation increases for law enforcement personnel but opposed raising property taxes to fund the JCAR project's debt service.
4. Mattie Drake expressed concerns regarding county and municipal taxes and stated that she believed the community was becoming more like a city than a town. Ms. Drake also

Approved:

questioned funding for an expanded jail facility while expressing concern about the availability of rehabilitation programs and services for incarcerated individuals.

DISCUSSION/ADJUSTMENT OF AGENDA

Chairman Lapsley rearranged the order of the discussion agenda, moving Item C – Asheville Regional Airport Update to Item A. The remainder of the discussion agenda remained the same.

Vice-Chair Edney pulled consent agenda Item D – Beverage Sales Agreement, Pepsi-Cola Bottling Company of Asheville, for discussion.

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

CONSENT AGENDA

Beverage Sales Agreement – Pepsi-Cola Bottling Company of Asheville (Pulled for Discussion)

The Board was requested to approve the proposed beverage sales agreement with Pepsi-Cola Bottling Co. of Asheville. As outlined in the agreement, Pepsi-Cola would provide a one-time upfront marketing fund of \$25,000 to the Berkeley Sports Complex to allow Pepsi-Cola of Asheville to be the exclusive beverage provider.

During the discussion of the proposed beverage sponsorship agreement, Commissioner Edney stated that he did not believe the agreement was fair to the County. Chairman Lapsley asked whether other beverage vendors had been given an opportunity to participate. Chris Todd responded that multiple companies had been solicited and that Pepsi was the vendor that had submitted a response.

Parks and Recreation Director Bruce Gilliam noted that advertising (Pepsi-Cola) billboards already exist at Jackson Park and that Pepsi sponsors scoreboards at area high schools.

Commissioner Edney asked how the funds generated through the agreement would be used. Mr. Todd responded that the funds would be used to purchase and install scoreboards. Discussion also included provisions requiring food trucks operating at County facilities to sell Pepsi products under the agreement. Mr. Edney expressed concern that the agreement could limit vendor choice and pricing flexibility. He further stated that he believed any such agreement should be drafted by the County rather than by the vendor.

John Mitchell suggested that the Board direct the County Attorney to draft a revised agreement for consideration at a future meeting. Commissioner Edney reiterated that the County should retain discretion in its contractual arrangements.

Vice-Chair Edney moved to remove the item from consideration and direct staff to renegotiate the agreement and return a revised version to the Board for future review. All voted in favor, and the motion carried.

Approved:

Approval of Minutes

Draft minutes were presented for Board review and approval for the following meeting:
May 20, 2026


Motion: I move the Board approve the minutes from May 20, 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 3, 2026 for 2025 real and personal property bills mailed on July 31, 2025. Vehicles taxes are billed monthly by NC DMV.

Henderson County Annual Bills (Real and Personal Property):

2025 Beginning Charge:	\$103,844,885.28		Unpaid 0.78%
Discoveries & Imm.	\$261,381.42		
Releases & Refunds:	(\$158,062.67)		
<u>Net Charge:</u>	<u>\$103,948,204.03</u>		
Unpaid Taxes:	\$810,355.41		
Amount Collected:	\$103,137,848.62	Paid 99.22%	

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

Net Charge:	\$7,678,190.45	
Unpaid Taxes:	\$20,958.87	99.73%
Amount Collected:	\$7,657,231.58	

Henderson County FY26 Budget Analysis:

<u>Budget Ordinance</u>	<u>Revenue Collected</u>
Ad Valorem: \$106,227,288.00	Ad Valorem: \$110,795,080.20
Prior Years: \$1,030,500.00	Prior Years: \$868,931.03
Budget Total: \$107,257,788.00	YTD Revenue: \$111,664,011.23



Home and Community Block Grant Funds – FY2027 Service Contract and County Funding Plan

The Home & Community Care Block Grant is a State and Federal program managed at the local level to support services for older adults. Each year, the Board of Commissioners must approve the agreement between Henderson County and the Land of Sky Regional Council’s Area Agency on Aging. The agreement for County-Based Aging Services [DAAS-735] outlines the responsibilities of each party for administration of the Home and Community Care Block Grant Program and allows the Area Agency on Aging to provide reimbursement payments to the community service providers on behalf of the County.

For Fiscal Year 2027, the County has been allocated **\$863,402** through the block grant - an increase of \$42,768 from the previous fiscal year. The proposed funding amounts are based on preliminary funding allocations received from the North Carolina Division of Aging and Adult Services (NCDOA) on April 21, 2026, and are subject to the availability of Federal and/or State funding. Final funding is contingent upon the State’s official adoption of the pending budget framework for FY 2027 and may be adjusted if there are any differences between the adopted State budget and the assumptions used in the County’s approved funding plan.

Approved:

Motion: I move that the Board approve the FY 2027 agreement for County-Based Aging Services and the County Funding Plan as presented.

2026.062 Resolution – Opioid Settlement Fund Expenditure

The Henderson County Opioid Settlement funds are allocated in accordance with the Strategic Plan approved by the Board in its meeting on August 16, 2023. This Resolution represents a continuation of the Strategies identified in that plan. The Department of Strategic Behavioral Health will address these Strategies while minimizing the need to request additional authorizations through the 2026-2027 Fiscal Year.

The Board must adopt a Resolution per the Memorandum of Agreement Between the State of North Carolina and Local Governments on Proceeds Relating to the Settlement of Opioid Litigation, which dictates the process for drawing from the Special Revenue Fund.

Motion: I move the Board adopt the resolution authorizing the expenditures and revenues associated with the Opioid Settlement Fund [Fund 51] and Strategic Behavioral Health for the funding of Strategies to be addressed in FY 26-27.

Juvenile Crime Prevention Council County Plan FY2026-2027

The Henderson County Juvenile Crime Prevention Council (JCPC) has approved funding for local juvenile crime prevention programs. These funds for Fiscal Year 2026-2027, in the amount of \$266,020, are available for this purpose through the State of North Carolina. Each program is required to provide a 30% match.

The programs approved by the JCPC are as follows:

1. JCPC Administrative Expenses	\$ 5,400
2. Aspire – Kids at Work	\$ 64,500
3. Aspire – Vocational Direction	\$ 82,000
4. Hendersonville Boys & Girls Club	\$ 50,120
5. Hope Rising	\$ 64,000
Total	\$266,020

Grant applications for these programs have been recommended for approval to the Board of Commissioners by Henderson County JCPC.

The Henderson County JCPC has approved the 2026-2027 County Plan for Henderson County. This County Plan has been recommended by the JCPC for approval by the Board of Commissioners.

Motion: I move that the Board approve the JCPC recommendations for both the FY26-27 Annual Plan and the distribution of the FY26-27 Juvenile Crime Prevention Program funds.

2026.063 Budget Amendment – Solid Waste Appropriated Retained Earnings

The Board was requested to appropriate restricted retained earnings for unspent borrowing proceeds related to Solid Waste’s 3rd Transfer Station Bay to apply against FY2026 debt service

Approved:

costs related to the 2024 3rd Bay installment financing contract.

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

Grant Application – Appalachian Regional Council Ferncliff Industrial Park

The Henderson County Partnership for Economic Development (the Partnership) and Henderson County staff are pursuing grant funding for the improvement of land located at the Ferncliff Industrial Park. This grant is available through the North Carolina Appalachian Regional Council (ARC) for infrastructure improvements to land zoned for industrial use.

If awarded, this grant will provide a portion of the funds needed to build an access road at the site. This grant also requires a 50/50 match. Funds from the Henderson County Economic Investment Fund (EIF) have been identified as a source of potential matching funds in the amount of \$386,046.46.

Staff at the Partnership and the County are requesting Board permission to apply for the ARC grant in the amount of \$386,046.46. If awarded, \$386,046.46 will be used from the EIF for the matching portion.

Motion: I move that the Board allow Staff to apply for the grant from the Appalachian Regional Council for the Ferncliff Industrial Park infrastructure improvements.

Henderson County Employee Handbook Revisions

The Board was requested to approve the adoption of the revised Henderson County Employee Handbook, effective July 1, 2026. The Handbook had been updated to reflect current organizational policies, legal requirements, and best practices in human resources management.

Motion: I move that the Board approve the revised Henderson County Employee Handbook as presented, authorizing its implementation effective July 1, 2026, and granting specific and non-substantive edits as needed.

2026.064 Grant Award – United States Tennis Association Southern “Build it Forward”

Henderson County Parks and Recreation Department was awarded \$100,000 from the United States Tennis Association (USTA) Southern “Build It Forward” Facility Tennis Venue Services Funding. The associated budget amendment recognizes these funds for the construction of six (6) 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 used within 12 months of the award date (4/13/2026).

Motion: I move the Board approve the acceptance of the United States Tennis Association Southern “Build It Forward” Grant along with the associated budget amendment.

Grant Award – Rural Health Transformation Program Mobile Integrated Grant

In May 2026, the North Carolina Office of Emergency Medical Services (NCOEMS) announced funding availability for community EMS systems through the NC Rural Health Transformation

Approved:

Program. After discussions with staff and NCOEMS, Henderson County EMS submitted a grant application to expand the current Community Paramedic program to increase availability for the community. The grant submission included the purchase of an additional Community Paramedic (CP) vehicle and equipment, as well as the addition of one (1) Community Paramedic position. The addition of this CP position will allow the program to expand to seven-day-a-week availability.

On June 8th, the North Carolina Department of Health and Human Services notified Henderson County EMS that it would receive a \$220,205 grant to support the program. Staff requested that the Board approve the receipt of this grant and authorize the additional expenditures associated with it. Expenditures include the addition of one (1) Community Paramedic Project Position and the purchase and upfit of an SUV, along with related supplies and equipment for the position.

Motion: I move that the Board authorize the receipt of the NCDHHS Office of Emergency Medical Services Mobile Integrated Health grant in the amount of \$220,205, 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.

Vice-Chair Edney made the motion to adopt the consent agenda with the removal of the Beverage Sales Agreement – Pepsi-Cola Bottling Company of Asheville as 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.

2026.065 Public Hearing – Project Crown

Economic development incentives have been requested by the Project Crown Company. The notice of this public hearing was included with the request for Board action and is available on the County's website.

Under the project as proposed, the public benefit to be derived from the capital project is a total taxable capital investment by Project Crown Company of at least \$72,772,751 in real property (not including any land acquisition costs), and \$51,112,878 in business personal property (equipment). The project would create 148 new jobs at an average wage of \$62,776, which exceeds the average wage in Henderson County for full-time employment, plus other benefits. The contemplated incentives would last for a period of seven years. The first year's contemplated incentive, if granted, would not be more than \$4,073, based on the first year's 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 seven years (from each investment) would be \$2,917,766.

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 grant incentives on the terms stated in this

Approved:

agenda item to the Project Crown company. All voted in favor, and the motion carried.

DISCUSSION

Asheville Regional Airport Update

Lew Bleiweis, President and CEO of the Asheville Regional Airport, provided the annual update to the Board of Commissioners.

Air Service

In 2025, Asheville Regional Airport welcomed 2.24 million passengers, making it the second busiest year in AVL's history, underscoring the airport's importance as a driving force in our regional economy. Reaching this milestone during a year shaped by unexpected impacts shows the strength of our partnerships and the confidence they have in our region. Air service offerings expanded with new nonstop options, including Allegiant's daily service to DCA and Delta's 2x weekly service to BOS. Together, these accomplishments highlight continued momentum and growing connectivity for residents, businesses, and visitors that is expected to continue.

6 Airlines and 27 Nonstop Destinations

Airlines: Allegiant, American, Delta, Sun Country, JetBlue, United

Destinations: LAS VEGAS, PHOENIX, DENVER, CHICAGO, MINNEAPOLIS, DALLAS / FT. WORTH, AUSTIN, HOUSTON, ATLANTA, ST. PETE / CLEARWATER, SARASOTA, PUNTA GORDA, KEY WEST, SANFORD, ORLANDO, WEST PALM BEACH, FT. LAUDERDALE, MIAMI, CHARLOTTE, WASHINGTON, D.C., PHILADELPHIA, NEW YORK CITY, BOSTON.

An Award-Winning Launch

With a new terminal space on the horizon, Asheville Regional Airport (AVL) introduced a refreshed brand identity on August 19, National Aviation Day, retiring a logo that had represented the airport since 1997. The new logo, brand package, and refreshed website mark a significant step forward for the organization and its role in the region.

The day began with the unveiling of the updated entrance sign featuring the new logo, with local media present to capture the moment. That afternoon, a public celebration in the North Concourse invited travelers and community members to experience AVL's new look firsthand. The festive and intentionally curated event featured charcuterie plates, branded adventure décor and promotional items, including an interactive postcard printing station highlighting artwork by local artist Jessica C. White. The postcard initiative later earned a first place at Airports Council International – North America Marketing and Communications Conference Awards (MARCOM) for Best Promotional Item.

AVL's updated brand is inspired by the timeless beauty of the Blue Ridge Mountains and the spirit of western North Carolina, reinforcing the airport's promise to be more than an airport — it is a convenient gateway for business and adventure. The new visual identity features a suite of logos, refined typography, and a vibrant color palette rooted in Appalachian landscapes. Mountain-inspired iconography anchors the brand to place, while a subtle airplane wing embedded in the crossbar of the "A" symbolizes connection and flight.

The brand refresh was the result of a thoughtful, collaborative process that incorporated insights from airport staff, community members, and frequent travelers. More than a visual update, the new brand reflects AVL's mission to champion exceptional experiences and economic vitality, guided by core values of welcome, integrity, forward-thinking, and empathy. The brand will be integrated across signage, wayfinding, digital platforms, customer experience initiatives, and community engagement efforts. The outcome is a brand identity that is both familiar and forward-looking, designed to support AVL's continued growth and evolving passenger experience.

AVL's refreshed brand identity received international recognition with first place honors at the 2025 MARCOM awards, underscoring the airport's commitment to excellence and its position as a modern, community-centered gateway.

A Huge Milestone | The North Concourse Opens

Approved:



Ticket Lobby Opening

On June 11, the airport reached the first of many important AVL Forward milestones in 2025 with the opening of the new airline ticket counter lobby. The bright, spacious and modern new space gave passengers a preview of what was to come when the new North Concourse opened later in the month.

The North Concourse and TSA Checkpoint Opening

The anticipated big day arrived on June 25, when the new TSA checkpoint and North Concourse opened to passengers.

The new concourse offers travelers a range of exciting amenities, including a variety of seating options with built-in electronic charging capabilities, enhanced restrooms, lactation suites, and new concession offerings. Large windows showcase scenic views of the surrounding Blue Ridge Mountains, while design elements throughout the space reflect the natural beauty of western North Carolina.

Construction officially broke ground on August 11, 2023, and despite unexpected disruptions, the project remained on time and on budget.

This major milestone gave passengers an exciting preview of the future of AVL and enhanced the travel experience with a beautiful new space and modern amenities.

A Reason to Celebrate

Reaching such a major milestone called for a celebration, and the North Concourse provided a beautiful new setting for the festivities. Two events were held on June 20 in anticipation of the public opening of the new North Concourse and TSA checkpoint on June 25.

The first celebration honored the AVL team and volunteers, offering them an early look at the new space and recognizing the incredible work behind this achievement. The event included food, music, raffles, and a full-team ribbon cutting.

That evening, a grand opening and commemorative ribbon cutting was held to mark this historic milestone. Elected officials, community leaders, and AVL partners were "welcomed to the future" at an AVL Forward-themed event that showcased the new space and amenities.

Land Development

Sheetz, Inc. broke ground on a new fuel services and convenience store located on airport property directly across from the main entrance. Representing a total investment of more than \$7 million, the new facility is anticipated to open in summer 2026.

The Authority-owned golf course operated by Broadmoor Links advanced significant enhancements in 2025. The golf course recently unveiled a series of new amenities, including a restaurant, bar, simulator room, and driving range. The course itself is expected to reopen in early summer 2026. Additionally, Dream-Catcher Hotels, which is leasing developable land on the golf course, announced plans to break ground in May 2026 on a new four-diamond hotel.

Together, these developments represent strategic, long-term investments in the airport's future. By thoughtfully activating airport-owned property with high-quality commercial partners, the Authority continues to strengthen and diversify its non-aeronautical revenue streams. Years in the making, these business initiatives reinforce the airport's long-term financial sustainability while supporting economic growth and opportunity across the region.

Financials

At June 30, 2025, the Authority's assets exceeded liabilities by **\$357,631,170**.

That is an increase of over **\$43.3 million** from 2024 and an increase in over **\$84 million** from 2023.

Source	Percentage
Parking	38%
Airlines	31%
Rental Cars	17%
FBO/General Aviation	5%
Concessionaires	4%
Other	4%
Federal Government	1%

Construction Projects Update

Ronnie Kilby provided the Board with an update on construction projects around Henderson County.

This monthly report reviews the scope and status of assigned construction management responsibilities and includes specific updates on County-funded construction activities.

BRCC Facilities Building

- Ryse Construction provided pricing estimates based on DD Documents.

Approved:

- Clark-Nexsen Architects was given notice to proceed to produce CD documents; 100% CR documents are scheduled to be completed in August.
- WGLA Engineering continues to work on designing the required utilities extension. Plans have been submitted to the City of Hendersonville for review; WGLA is currently reviewing and addressing comments.

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. Staff was working with the contractor to finalize a schedule for completing the remaining portions of the work.
- The following schools were included in the project: Hendersonville, Fletcher, Clear Creek, Apple Valley, Hillandale Elementary, Glenn Marlow, and Flat Rock Middle.

HCPS HVAC Controls Project

- Johnson Controls (JCI) has completed work at Rugby Middle School and Apple Valley Middle School.
- JCI is currently working on North Henderson High School. JCI is scheduled to begin work at West Henderson High School.
- 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 was scheduled to be completed by November 18, 2026.

Upcoming HCPS MRTS Projects

- Atkinson HVAC Replacement Phase II: Bids will be opened July 2.
- Boiler Replacement Project for Sugarloaf Elementary & Dana Elementary: Bids will be opened July 1.
- Chiller Replacement Project for Clear Creek Elementary, Hendersonville Middle, and Apple Valley Middle: Bids will be opened July 1.

Henderson County Capital Projects

Spartanburg Highway Medical Office Building

- Construction began in January 2026.
- Sitework is complete, slab has been poured, steel erection is ongoing.
- Vannoy Construction is scheduled to have this project completed by May 12, 2027.

Mills River Medical Office Building

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

Henderson County JCAR Project

Detention Center

Approved:

- Pre-cast walls and cells have been set in the women’s housing expansion; slab on grade has been completed.
- Piers & Footers are in place for the male housing expansion & the new sally port.
- Pre-Cast delivery for male housing is scheduled for June 22.
- Project is scheduled to be completed in early 2028.

Courthouse Project

- March 16 - GMP was approved by BOC
- April 13 - Groundbreaking Ceremony was held
- June 18 – Construction schedule to begin

Henderson County Sports Complex

- Tennoca has started work to bring the site to finished grade.
- Water & Sewer infrastructure installation was completed..
- Athletic light bases and all conduit were being installed.
- Project is scheduled for completion – October 2026.

Restroom Facilities at the Sports Complex

- Ryse Construction began construction on the three restroom buildings on June 3.
- Project will include restroom facilities, a ticket booth, a small office space, and a picnic shelter.
- The project is scheduled for completion by October 2026.

Berkeley Park Baseball Field

- RFQ has been launched for an architecture firm.
- Selection Committee will review the submissions on June 24.
- Selection committee’s recommendation will be presented to the Board on July 15.

Athletics and Activities Center

- Facility is the primary emergency shelter for the county.
- Project will provide ADA upgrades to the restrooms, shower facilities, and primary accessible entrance.
- Project is scheduled to be completed by the end of Summer 2026.

Henderson County Public Schools Bus Garage



DEPARTMENT LEGEND

Light Green	Elementary
Dark Green	High School
Light Blue	Other
Dark Blue	Other
Yellow	Other

FLOOR PLAN SHEET NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM AND SIGNALING CODE (NFPA 72).
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL MECHANICAL CODE (NMC) AND THE NATIONAL PLUMBING CODE (NPC).
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL GAS CODE (NGC) AND THE NATIONAL HAZARDOUS LIQUID GAS CODE (NLGC).
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PARTITION GRAPHICS

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2	5/8" Gypsum Board
3	1" Gypsum Board
4	1 1/2" Gypsum Board
5	2" Gypsum Board
6	2 1/2" Gypsum Board
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75	37" Gypsum Board
76	37 1/2" Gypsum Board
77	38" Gypsum Board
78	38 1/2" Gypsum Board
79	39" Gypsum Board
80	39 1/2" Gypsum Board
81	40" Gypsum Board
82	40 1/2" Gypsum Board
83	41" Gypsum Board
84	41 1/2" Gypsum Board
85	42" Gypsum Board
86	42 1/2" Gypsum Board
87	43" Gypsum Board
88	43 1/2" Gypsum Board
89	44" Gypsum Board
90	44 1/2" Gypsum Board
91	45" Gypsum Board
92	45 1/2" Gypsum Board
93	46" Gypsum Board
94	46 1/2" Gypsum Board
95	47" Gypsum Board
96	47 1/2" Gypsum Board
97	48" Gypsum Board
98	48 1/2" Gypsum Board
99	49" Gypsum Board
100	49 1/2" Gypsum Board

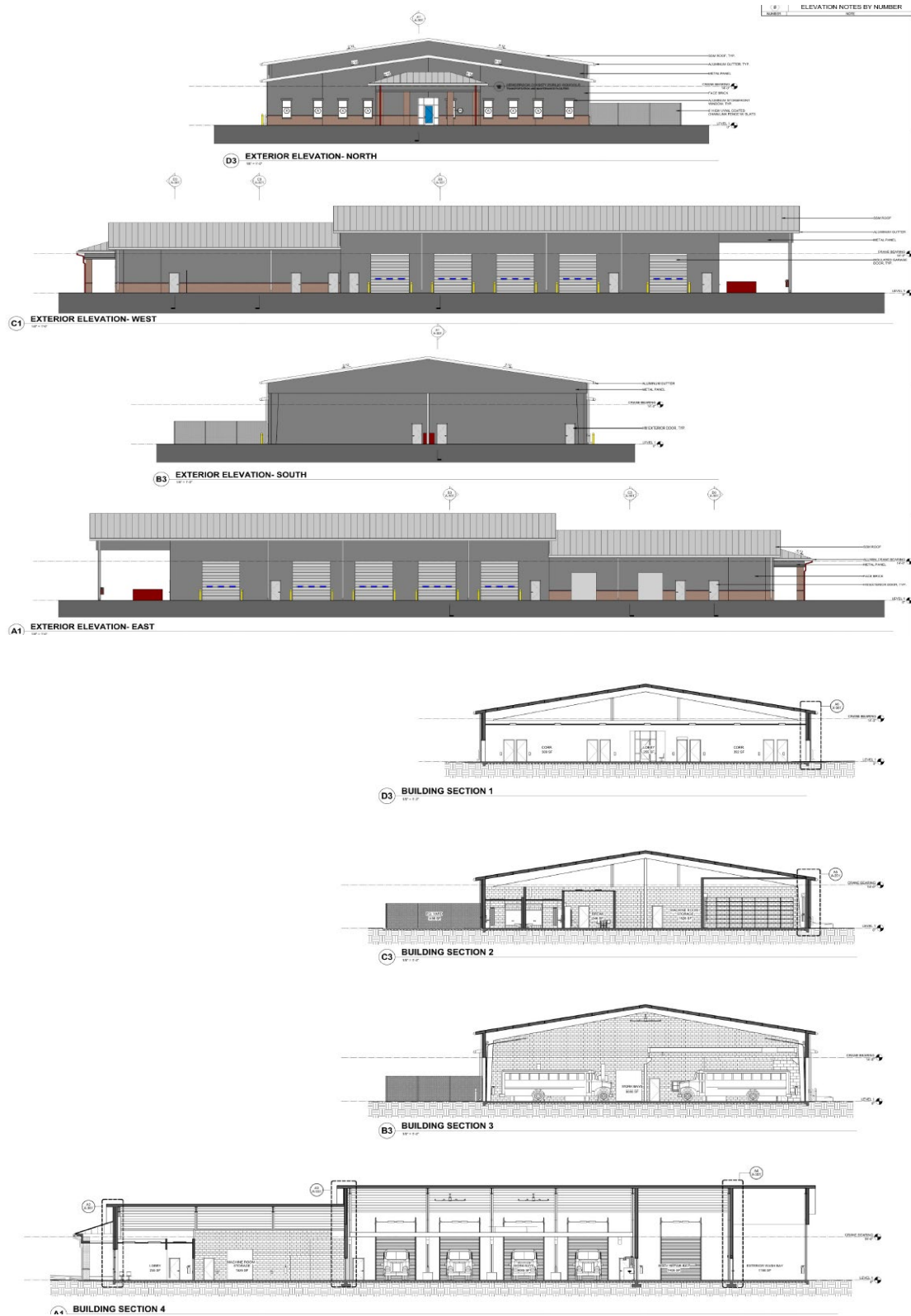
UNION

LS3P

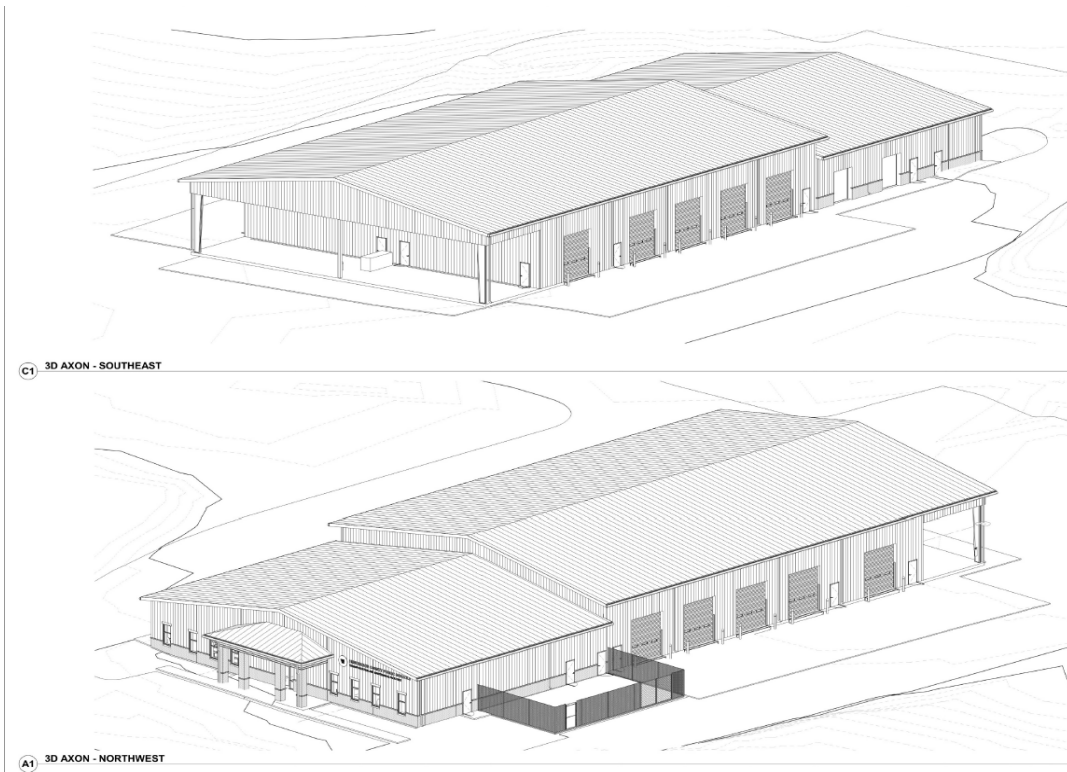
NOT FOR CONSTRUCTION



Approved:



Approved:



SCHEMATIC DESIGN BUDGET & ALLOWANCES

Cost Summary	Sitework	Main Building (19,576 sf)	Fuel Station	Project Total
Cost of Construction	\$ 3,311,856	\$ 7,496,652	\$ 683,537	\$ 11,492,045
Preconstruction Agreement				\$ 78,000
Accepted VE Items from 5/13 Meeting				\$ (243,943)
Construction Total				\$ 11,326,102

Allowances - Included in Estimate

1	Site Unsuitables Allowance	\$ 150,000
2	Code Required Landscaping	\$ 25,000
3	Paint Protection Curtain	\$ 31,200
4	BDA System	\$ 39,152
5	Tap and Impact Fees	\$ 56,753
6	Fuel Station - Includes all Diesel and Gas Tanks	\$ 575,000
7	Demo Existing Fuel Tanks and Pumps	\$ 65,000

Approved:

SCHEMATIC DESIGN BUDGET & ALLOWANCES

PKG#	Description	SD Estimate	Cost / Sf
01-001	Final Cleaning	\$ 12,100	\$0.62
01-002	Survey	\$ 20,000	\$1.02
31-001	Site Demolition	\$ 172,768	
31-002	Erosion Control	\$ 56,900	
31-003	Earthwork	\$ 490,412	
31-004	Site Allowances	\$ 150,000	
31-005	Storm Drainage	\$ 430,240	
31-006	Asphalt & Concrete Paving	\$ 939,358	
31-007	Water Distribution	\$ 182,780	
31-008	Sanitary Sewer	\$ 37,445	
32-001	Landscaping	\$ 25,000	
32-002	Fencing	\$ 9,585	\$0.49
03-001	Concrete	\$ 500,708	\$25.58
04-001	Masonry	\$ 477,573	\$24.40
05-001	Steel	\$ 60,670	\$3.10
06-001	Millwork	\$ 25,275	\$1.29
07-001	Waterproofing and Sealants	\$ 39,248	\$2.00
07-002	Metal Panels (excluding PEMB)	\$ 10,800	\$0.55
07-003	Roofing	in Metal Buildings	
08-001	Doors and Hardware	\$ 95,675	\$4.89
08-002	Glass	\$ 32,040	\$1.64
08-003	Special Doors	\$ 120,200	\$6.14
09-001	Drywall	\$ 159,498	\$8.15
09-002	Acoustical	\$ 16,944	\$0.87
09-003	Flooring	\$ 59,646	\$3.05

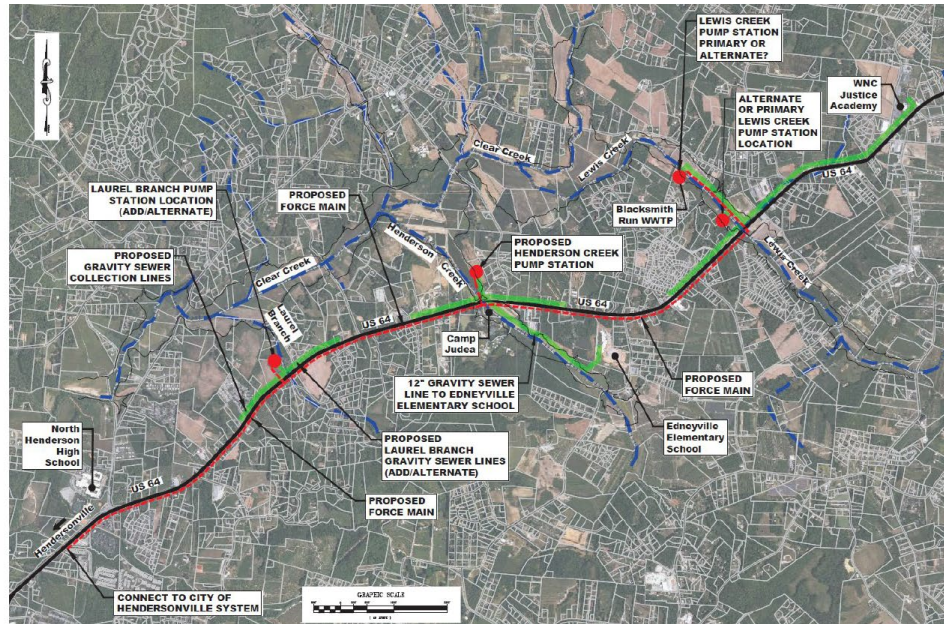
VALUE ENGINEERING LOG

Item	Potential VE Item Description	Subtotal (Cost of Work Only)	Status (P,E,A,R)	Pending (includes markups)	Either/Or (includes markups)	Accepted (includes markups)	Rejected (includes markups)	Schedule Impact
1	Balance Site - Currently Import *8,000 yards	\$ (152,320)	P	\$ (206,229)	\$ -	\$ -	\$ -	-
2	Remove Segmental Retaining Wall at NW Corner of Site	\$ (5,950)	P	\$ (8,056)	\$ -	\$ -	\$ -	-
3	Remove StormTech UDS	\$ (59,750)	A	\$ -	\$ -	\$ (80,897)	\$ -	-
4	No New Landscaping Required for Construction	\$ (17,500)	P	\$ (23,694)	\$ -	\$ -	\$ -	-
5	Remove Brick Wrap to Water Table from Entry Columns - Paint Steel	\$ (8,057)	A	\$ -	\$ -	\$ (10,909)	\$ -	-
6	Do not Paint Vehicle Bay Roof Deck and Exposed MEPs	\$ (37,368)	A	\$ -	\$ -	\$ (50,593)	\$ -	-
7	Reduce Fuel Station Scope to Single Tank / Single Pump	\$ (150,000)	R	\$ -	\$ -	\$ -	\$ (203,088)	-
8	Dry Sprinkler System not Required at Exterior Wash Bay / Wrecker Park	\$ (28,704)	R	\$ -	\$ -	\$ -	\$ (38,863)	-
9	Reduce Compressed Air Drops UNIT PRICE - Currently 19 included	\$ (5,000)	P	\$ (6,770)	\$ -	\$ -	\$ -	-
10	GC does not Provide Site Light Poles and Bases - 10 included	\$ (75,000)	A	\$ -	\$ -	\$ (101,544)	\$ -	-
11	Remove Northeast Gravel Parking Lot at Existing Building	\$ (113,523)	P	\$ (153,701)	\$ -	\$ -	\$ -	-
12	Remove Southeast Asphalt Drive and Gravel Parking Spaces	\$ (120,735)	P	\$ (163,466)	\$ -	\$ -	\$ -	-
13	Remove Paint Bay Specific Equipment and Infrastructure	\$ (88,289)	P	\$ (119,536)	\$ -	\$ -	\$ -	-
	Cost Savings Total	\$ (862,196)		\$ (681,451)	\$ -	\$ (243,943)	\$ (241,951)	

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Design/Preconstruction: Through May 2027 Construction: May 2027 – July 2028

Clear Creek Sewer Project



Clear Creek Sewer Project, continued

Scope: Henderson Creek pump station, gravity main to Edneyville Elementary, and force main to City’s system in the vicinity of North Henderson High School.

Budget: \$9,500,000 as of Dec 2025

Funding:

- HC Reserves: \$2,580,429
- HC ARPA: \$1,050,982
- OSBM Grant: \$2,124,348
- **Total:** **\$5,755,759**

Funds needed: **\$3,744,241**

Status: Bid document complete, waiting for funding allocation to rebid reduced scope.

Clear Creek Sewer Project, continued

- **Rebid process:** waiting for results of SRF grant application (grant requires review of bid documents) or allocation / grant from another funding source.
- **February 2026:** Bid Documents for reduced scope complete
- **January 2026:** Reject Bids
- **December 2025:** Board reduces scope to Henderson Creek ps and gravity to school
- **October 21, 2025:** Senate Bill 449 removed NC ARPA funds, \$12.7 million
- **October 2025:** Sewer easement and property purchased
- **October 2025:** Construction Contract tentatively awarded to Timberline Construction.

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Etowah Sewer Asset Inventory & Analysis

Scope: Map system asset into County GIS, analyze condition of assets, develop CIP, perform rate analysis.

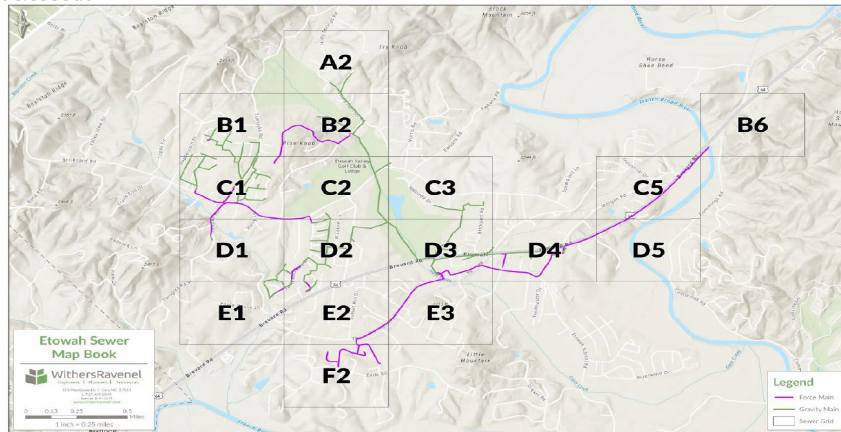
Budget: \$177,000 from SRP AIA grant

Schedule:

- June 2026: Draft GIS map complete and submitted for staff review
- August 2026: Risk analysis, CIP, and lifecycle modeling
- September 2026: Financial analysis and rate study
- November 2026: Draft Asset Management Plan
- January 2027: Final AMP, Board Presentation
- March 2027: Project closeout

Etowah Sewer AIA, continued

Draft Map Book



Marcus Jones reported that staff was unable to put the Clear Creek project out to bid at the time due to the reallocation of ARPA funds from the Clear Creek project to the Etowah Sewer System project. He explained that while the project design has been completed, the scope of the project will change, and the primary uncertainty concerns how it will be funded.

Chairman Lapsley stated that he did not see a downside to soliciting bids and expressed greater concern regarding the Clear Creek project than the Etowah project. He noted that Edneyville Elementary School remains the last county school operating on a septic system and expressed concern about the consequences if the system were to fail during the school year. Chairman Lapsley stated that the project should be bid so that the County could better understand its costs and avoid potentially having to make temporary repairs while seeking funding.

Commissioner Egolf agreed that the project should be put out for bid. He noted that Edneyville Elementary School is the last county school on a septic system and stated that the North Carolina Department of Environmental Quality has encouraged the County to provide sewer service to the school.

Mr. Jones stated that the project has been designed and that staff had a reasonable understanding of the project’s anticipated cost. He estimated the construction timeline to be between 12 and 18 months.

For the record, Manager Mitchell noted that information regarding the project’s history is available on the County’s website and that multiple solutions have been evaluated over time. He stated that

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the County considers Edneyville Elementary School to be an emergency shelter, noting that it served in that capacity following Hurricane Helene. Manager Mitchell also reported that grant applications have been submitted and that, based on discussions with the County's grants administrator, funding decisions may be received within approximately three to six months.

Commissioner Franklin asked about the current condition of the school's septic system. Mr. Jones responded that the Environmental Health Supervisor reported the system is functioning well; however, it does not have the capacity to expand the student population to utilize the new, larger school that was constructed several years ago.

Commissioner Franklin stated that she did not support soliciting bids at that time, describing the approach as putting the cart before the horse. She expressed concern about obtaining bids before a funding source had been identified. Mr. Jones added that rebidding the project would cost approximately \$50,000.

Manager Mitchell asked whether the project could be bid using alternates to address varying scopes of work. Mr. Jones responded that such an approach was not feasible. He also noted that the construction easements associated with the project remain valid through December 2029.

Commissioner Edney moved to direct staff to proceed with soliciting bids for a reduced-scope Phase I of the Clear Creek project. All voted in favor, and the motion carried.

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. Also, staff will continue to investigate sources of the remaining funding necessary for construction.

Update since May 4, 2026 Meeting

- The advisory committee met on April 28, 2026, and recommended the Hendersonville Regional Pump Station option.
- Staff also recommends the Hendersonville Regional Pump Station option.
- Both Hendersonville and MSD have approved a connection to their systems from an Etowah Regional Pump Station. Connection agreement should include an allocation of at least 250,000 GPD (same as proposed plant).
- Regionalization and Elimination of Discharge Permits (Treatment Plants) are strongly encouraged by NCDEQ. NCDEQ is the most likely funding source for the \$20+ million funding needed.

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Staff Feedback

1. The expansion of the sewer system is from the collection pipes. If the County controls the collection system, it controls growth of the sewer system, provided the capacity is available at the treatment plant.
2. Regional pump station options:
 - a. The report does not list the complete maintenance cost; MSD or Hvl will charge a fee for treatment.
 - b. The capital cost will come from grants; therefore, the maintenance costs are what will impact the customer rates.
 - c. Increase application competitiveness for State funding
 - i. Move towards regionalization even with County maintaining control of Collections
 - ii. Elimination of one or possibly two discharge permits
 - iii. Opposite is the case for a plant option

Next Steps

1. Negotiate an agreement with WithersRavenel for access, design, permitting, and bid assistance.
2. Continue efforts to obtain remaining funding for project.
3. For regional pump station options, negotiate connection agreements with MSD, Hendersonville, or both.

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

Commissioner Egolf briefly left the meeting and returned during the following discussion:

Staff reported that both the City of Hendersonville and the Metropolitan Sewerage District (MSD) had approved proposed connections to their respective systems. However, it was noted that the infrastructure improvements necessary to facilitate those connections would require funding well in excess of \$20 million. It was further explained that either entity could charge treatment fees associated with such connections.

Commissioner McCall asked about the estimated cost of addressing the system’s existing capacity needs without providing for future expansion. Representatives from WithersRavenel responded

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that the cost would be approximately \$2 million lower than Option 3, which included a 10% capacity expansion.

Commissioner Franklin noted that Option 2 was the alternative recommended by WithersRavenel. During discussion, it was also noted that there is insufficient space at the existing treatment plant site to expand capacity to 250,000 gallons per day and that acquisition of an adjacent parcel would be necessary to accommodate such expansion.

Chairman Lapsley questioned why the County would consider alternatives other than the least expensive option. He expressed concerns regarding the cost of constructing a temporary treatment plant, estimated at approximately \$5 million, exclusive of any land acquisition costs. Chairman Lapsley further stated that he believed the report should be revised before the Board selected a preferred alternative.

Commissioner Egolf clarified that the existing treatment plant is located within a designated floodplain. He stated that he favored Options 5 or 6 if grant funding could be secured, noting that those alternatives may be more competitive for grant opportunities.

Commissioner McCall suggested that the County may have an opportunity to seek an appropriation from the North Carolina General Assembly to assist with project funding.

The Board engaged in extensive discussion regarding the various alternatives presented. Commissioners expressed differing preferences among the available options. Discussion ultimately focused primarily on Options 2 and 6.

Chairman Lapsley proposed postponing a decision for approximately one month to allow additional review and consideration of the alternatives. By consensus, the Board agreed to table the matter and continue the discussion at its mid-month meeting in July.

Grant Award – Emergency Watershed Protection Program

In February 2025, Henderson County requested participation in the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Emergency Watershed Protection (EWP) program. EWP is a USDA program that assists communities in recovering from watershed impairments, such as debris-clogged stream channels, undermined and unstable stream banks, and threats to infrastructure.

Henderson County Soil & Water Conservation District (HCSWCD) staff implemented the program with assistance from NRCS. HCSWCD staff promoted the program, scheduled and conducted site visits, documented damage and debris issues, developed evaluation reports, and produced final approval documentation. All sites were evaluated for damage to stream banks, erosion, debris, and infrastructure. The value of the infrastructure must exceed the cost of repair to qualify for funding. This resulted in 68 sites requesting funding approval through the EWP program. The total estimated project budget is \$9,482,840. This includes construction costs of \$8,482,840 and technical assistance costs of \$1,000,000. Reimbursement will be based on actual expenditures not to exceed the amount obligated.

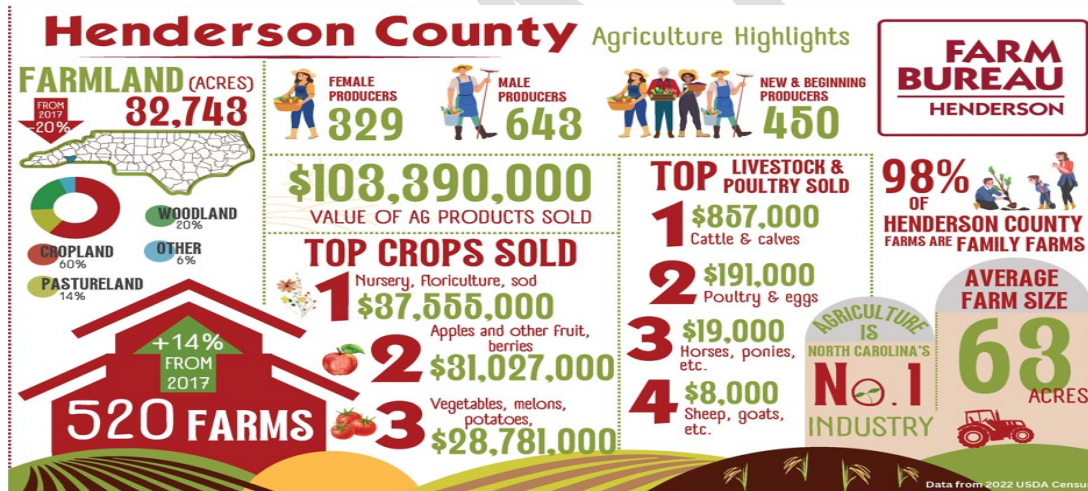
Approved:

Vice-Chair Edney made the motion that the Board authorize receipt of the EWP grant funding in the amount of \$9,482,840 and authorize staff to execute all necessary documents for acceptance of the grant, including any associated budget amendments to support related expenditures. All voted in favor, and the motion carried.

Henderson County Farmland Preservation and AgHC Update

Jeff Chandler provided the Board of Commissioners with an update on AgHC in Henderson County.

The mission of AgHC is to go and support agriculture and agribusiness in Henderson County while fostering profitability.



A Trusted Voice For Agriculture

Agribusiness Henderson County brings together farmers, agribusiness, contractors, agritourism and policymakers to enhance agricultural economic development in our community.

For over 15 years, AgHC has demonstrated that economic development activities are needed to support long term growth and sustainability of agriculture in Henderson County.

Membership Fuels Action

Who Joins AgHC?

- ✓ Farmers
- ✓ Agribusiness & Agricultural Retailers
- ✓ Government Agencies & Partners
- ✓ Tourism & Trade Partners
- ✓ Value Chain Buyers & Customers
- ✓ Bankers & Creditors
- ✓ Legal, Insurance & Accounting Services
- ✓ Contractors

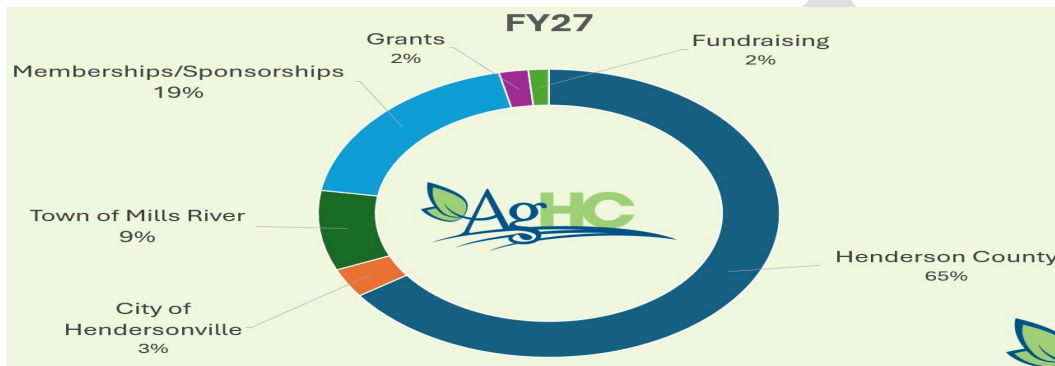
AgHC Membership levels are intended to be inclusive and accessible to all.

Members are encouraged to select the level that best reflects their size, role and commitment to agriculture in Henderson County.

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Budget

	FY26	FY27 (projected)
Henderson County	\$160,000	\$160,000
Town of Mills River	\$18,000	\$22,000
City of Hendersonville	\$5,000	\$8,000
Private Memberships	\$42,500	\$46,500
Fundraising	\$0	\$3,500
Grants (designated projects)	\$5,000	\$5,000
Total	\$230,500	\$245,000



Return on Investment

Item	Impact
Taxable Capital Investment	\$193,000,000
Added Tax Revenue to the County	\$832,000/yr
Grants Received and Supported	\$2.5 Million+
Ag Property Transactions Facilitated to Keep Land in Ag	1,029 ac/ 35 parcels
Direct New Jobs Created	585

***2024 data**

NOMINATIONS AND APPOINTMENTS

1. Agricultural Advisory Committee – 3 vacs.

Commissioner McCall made the motion to nominate Stacy Fields for reappointment to Seat #4, Wayne Pittillo for reappointment to Seat #5, and David Hill for reappointment to Seat #6. All voted in favor, and the motion carried.

2. Animal Services Committee – 1 vac.

Commissioner Franklin made the motion to nominate Kayla Powers for appointment to Seat #8. All voted in favor, and the motion carried.

3. Environmental Advisory Committee – 2 vacs.

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

Approved:

4. Etowah Sewer Advisory Committee – 2 vacs.

Commissioner Egolf made the motion to nominate Michael Huggins for reappointment to Seat #2 and James Vockley for reappointment to Seat #4. All voted in favor, and the motion carried.

5. Farmland Preservation Task Force – 1 vac.

Commissioner Franklin made the motion to nominate Kieran Roe for appointment to Seat #9. All voted in favor, and the motion carried.

6. Fire & Rescue Advisory Committee – 2 vacs.

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

7. Greater Regional Airport Authority – 1 vac.

Commissioner McCall made the motion to nominate Nathan Kennedy for reappointment to Seat #2. All voted in favor, and the motion carried.

8. Henderson County Board of Equalization and Review – 1 vac.

Commissioner McCall made the motion to nominate Tommy Laughter for appointment to Seat #5. All voted in favor, and the motion carried.

9. Henderson County Board of Health– 1 vac.

Commissioner Lapsley made a motion to nominate Kathy Baluha for reappointment to Seat #5 and Jeffrey Young for reappointment to #8. All voted in favor, and the motion carried.

10. Henderson County Rail – Trail Advisory Committee – 3 vacs.

Commissioner Franklin made a motion to nominate Patrick Kennedy for reappointment to Seat #8. All voted in favor, and the motion carried.

11. Henderson County Transportation Advisory Committee – 1 vac.

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

12. Hendersonville Business Advisory Committee – 1 vac.

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

13. Hendersonville City Zoning Board of Adjustment – 1 vac.

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

14. Historic Resources Commission – 2 vac.

Commissioner Edney made a motion to nominate Michael Arrowood for reappointment to Seat #3 and Kathie Doole for reappointment to Seat #5. All voted in favor, and the motion carried.

15. Juvenile Crime Prevention Council – 13 vacs.

Commissioner Lapsley nominated Shannon Auten for reappointment to Seat #1, Adrienne Becton-March for reappointment to Seat #5, Kendall Fox for reappointment to Seat #10, Linda Carter for reappointment to Seat #17, Helen Milton for reappointment to Seat #22, and Sally Buchholz for reappointment to Seat #24. All voted in favor, and the motion carried.

Approved:

Commissioner Lapsley made a motion to move current member Angela Garner from Seat #6 to Seat #15. All voted in favor, and the motion carried.

16. Library Board of Trustees – 2 vacs.

Commissioner Franklin made a motion to nominate Kelly Hart for reappointment to Seat #3 and nominate Denise Long for appointment to Seat #4. All voted in favor, and the motion carried.

17. Nursing/Adult Care Home Community Advisory Committee – 12 vacs.

Commissioner McCall nominated Darryl Pierce for reappointment to Seat #4. All voted in favor, and the motion carried.

18. Social Services Board – 1 vac.

Commissioner McCall nominated Jamie Weiner for appointment to Seat #2. All voted in favor, and the motion carried.

COMMISSIONER UPDATES

Commissioner McCall attended several meetings in Raleigh last week as part of the North Carolina Association of County Commissioners' Advocacy Day. She also noted the passing of Jim Toms, who dedicated many years of volunteer service to the Henderson County Historic Courthouse Corporation/Heritage Museum. His years of commitment to preserving the county's history were recognized with appreciation.

The other Board members had no updates.

GENERAL ASSEMBLY AND COUNTY MANAGER'S REPORT

John Mitchell reported that this meeting marked the final meeting for Abigail Buxton, who has spent the past year working alongside Henderson County employees as a North Carolina Association of County Commissioners NC Lead Fellow. Ms. Buxton will be relocating to the Charleston area with her fiancé. The County Manager expressed appreciation for her service and wished her all the best in her future endeavors.

Motion: Vice-Chair Edney made the motion to adjourn the meeting at 1:29 p.m. All voted in favor, and the motion carried.

ADJOURN

Denisa A. Lauffer, Clerk to the Board

William G. Lapsley, Chairman

Approved: