Minutes

STATE OF NORTH CAROLINA — **BOARD OF COMMISSIONERS**
COUNTY OF HENDERSON — **WEDNESDAY, AUGUST 19, 2026**

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

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

Also present were: 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, Parks & Recreation Director Bruce Gilliam, Parks Maintenance Supervisor Jason Kilgore, Social Media Coordinator Tiffany Lucey, Grants Administrator Emily Schwartz, Finance Director Randall Cox, Internal Auditor Natalie Pinto, Code Enforcement Director Matt Champion, Capital Projects Manager Bryan Rhodes, Tax Collector Luke Small, Director of Facility Services Andrew Griffin, and Library Director Trina Rushing. Deputy Mitch Jacobsen provided security.

CALL TO ORDER/WELCOME
Commissioner Lapsley called the meeting to order and welcomed all in attendance.

INVOCATION
Reverend George Grimm–Howell with the Unitarian Universalist Fellowship of Hendersonville provided the invocation.

PLEDGE OF ALLEGIANCE
Commissioner Egolf led the Pledge of Allegiance to the American Flag.

PUBLIC COMMENT - There was none.

DISCUSSION/ADJUSTMENT OF AGENDA

There were no adjustments to the proposed agenda.

Vice-Chair Edney 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:

July 27, 2026, August 3, 2026, and August 6, 2026

Motion: I move that the Board approve the minutes from July 27, 2026, August 3, 2026, and August 6, 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 August 6 for 2026 real and personal property bills created and in mailing process. Vehicles taxes are billed monthly by NCDMV.

Henderson County Annual Bills (Real and Personal Property):

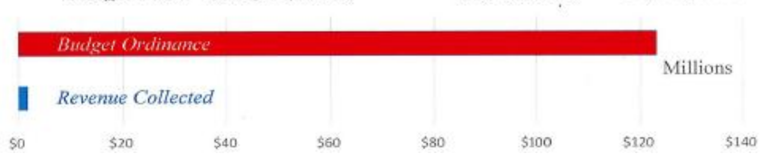
2026 Beginning Charge:	**$114,758,297.60**
Discoveries & Imm. Irreg.:	$179,962.99
Releases & Refunds:	($35,697.53)
Net Charge:	$114,902,563.06
Unpaid Taxes:	$114,171,829.52
Amount Collected:	**$730,733.54**

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

Net Charge:	$865,194.88	
Unpaid Taxes:	$2,873.51	99.67%
Amount Collected:	**$862,321.37**	

Henderson County FY27 Budget Analysis:

Budget Ordinance		Revenue Collected	
Ad Valorem:	$121,916,161.00	Ad Valorem:	$1,593,054.91
Prior Years:	$1,045,000.00	Prior Years:	$172,278.27
Budget Total:	**$122,961,161.00**	**YTD Revenue:**	**$1,765,333.18**



2027 Holiday Schedule

The proposed 2027 Holiday Schedule for Henderson County Local Government agencies was presented to the Board for review and approval.

HENDERSON COUNTY
2027 HOLIDAY SCHEDULE

HOLIDAY	DATE(S)	WEEKDAY(S)
New Year's Day	January 1, 2027	Friday
ML King, Jr.'s Birthday	January 18, 2027	Monday
Good Friday	March 26, 2027	Friday
Memorial Day	May 31, 2027	Monday
Independence Day	July 5, 2027	Monday
Labor Day	September 6, 2027	Monday
Veterans Day	November 11, 2027	Thursday
Thanksgiving	November 25 & 26, 2027	Thursday & Friday
Christmas	December 23, 24 & 27, 2027	Thursday, Friday & Monday

Motion: I move that the Board approve the 2027 Holiday Schedule as presented.

2027 Animal Services Center (Shelter) Closing Schedule

The proposed 2027 Holiday Schedule for the Animal Services Center was presented to the Board for review and approval.

The proposed 2027 Operating Schedule for the Animal Services Center follows:

Approved:

HOLIDAY	DATES	WEEKDAY(S)
New Year's Day	January 1 & 2, 2027	Friday & Saturday
ML King, Jr.'s Birthday	January 18, 2027	Monday
Good Friday	March 26 & 27, 2027	Friday & Saturday
Memorial Day	May 31, 2027	Monday
Independence Day	July 5, 2027	Monday
Labor Day	September 6, 2027	Monday
Veterans Day	November 11, 2027	Thursday
Thanksgiving	November 25, 26, & 27, 2027	Thursday, Friday & Saturday
Christmas	December 23, 24, 25 & 27, 2027	Thursday, Friday, Saturday & Monday

Motion: I move that the Board approve the 2027 Animal Services Center Schedule as presented.

2027 Solid Waste Closing Schedule
The proposed 2027 Holiday Schedule for Solid Waste was presented to the Board for review and approval.

HOLIDAY	DATES	WEEKDAYS
New Year's Day	January 1, 2027	Friday
ML King, Jr.'s Birthday	January 18, 2027	Monday
Good Friday/Easter	March 26 & 27, 2027	Friday & Saturday
Memorial Day	May 31, 2027	Monday
Independence Day	July 3, 2027	Saturday
Labor Day	September 6, 2027	Monday
Veterans Day	November 11, 2027	Thursday
Thanksgiving	November 25, 2027	Thursday
Christmas	December 24 & 25, 2027	Friday & Saturday

Motion: I move that the Board approve the 2027 Solid Waste Operating Schedule as presented.

2027 Library Closing Schedule
The proposed Library Closing Schedule for 2027 was presented to the Board for review and approval.

2027 LIBRARY CLOSING SCHEDULE

Holiday	Date(s)	Hours
New Year's Day	Friday, January 1, 2027	Closed
ML King, Jr.'s Birthday	Monday, January 18, 2027	Closed
Good Friday	Thursday, March 25, 2027	Main Library closes @ 5:00 PM

Approved:

	Friday, March 26, 2027	Closed
Memorial Day	Monday, May 31, 2027	Closed
Independence Day	Monday, July 5, 2027	Closed
Labor Day	Monday, September 6, 2027	Closed
Columbus Day	Monday, October 11, 2027	Closed- Staff Development Day
Veteran's Day	Thursday, November 11, 2027	Closed
Thanksgiving	Wednesday, November 24, 2027	Main Library closes @ 5:00 PM
	Thursday, November 25, 2027	Closed
	Friday, November 26, 2027	Closed
Christmas	Wednesday, December 22, 2027	Main Library closes @ 5:00 PM
	Thursday, December 23, 2027	Closed
	Friday, December 24, 2027	Closed
	Saturday, December 25, 2027	Closed
	Monday, December 27, 2027	Closed
New Year's Eve	Friday, December 31, 2027	Main Library closes @ 5:00 PM

Motion: I move the Board approve the 2027 Library Closing Schedule as presented.

2026.084 Budget Amendment – Fund Balance Appropriation
Staff requested that the Board approve a budget amendment to appropriate restricted fund balances for vehicle and equipment purchases approved, budgeted, and awarded in FY2026 but not fulfilled until FY2027.

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

2026.085 Budget Amendment – Appropriate Restricted Fund Balance
On January 6, 2025, the Board accepted a $25,000 grant from the John Henry Eldred Jr. Foundation to support the Public Library's recovery efforts following Hurricane Helene. In partnership with the Association for Rural and Small Libraries (ARSL), the Foundation provides funding to help libraries strengthen services, expand programming, and continue serving as vital community resources during recovery efforts.

The grant will fund the purchase of a holds locker and programming supplies for the Green River Library. Although the project was originally expected to be completed in FY26, additional time was required to finalize the equipment contract, delaying the purchase until FY27.

Staff requested Board approval to appropriate the restricted fund balance associated with the grant and authorize the purchase. The project is fully funded by the grant, and no County funds are required.

Approved:

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

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.

Home and Community Care Block Grant Funds Fiscal Year 2027 Provider Services Summary
After the Fiscal Year 2027 County Funding Plan for Home and Community Care Block Grant (HCCBG) allocations is approved, local Providers must submit completed application packets to Land of Sky (LOS), the Area Agency on Aging responsible for County-Based Aging Services.

Motion: I move the Board approve the HCCBG County Funding Plan County Services Summary and the Provider Services Summaries as presented.

Home and Community Care Block Grant Funds Fiscal Year 2027 Funding Agreements
The Home and Community Care Block Grant (HCCBG) Advisory Committee recommended a County Funding Plan for Fiscal Year 2027 to the Board of Commissioners. Following the Board's approval of this plan, authorization was requested to execute the related funding agreements with area providers for FY 2027.

Motion: I move the Board approve the HCCBG Funding Agreements for FY 2027 as presented.

Grant Award - US Geology Services Cooperative Landslide Hazard Mapping and Assessment Program
In May 2026, the U.S. Geological Survey (USGS) announced a funding opportunity under the Cooperative Landslide Hazard Mapping and Assessment Program. Eligible grants would provide resources to help state, local, tribal, and territorial governments reduce landslide risk through hazard mapping, risk assessments, public education, and interagency coordination. After discussions with staff and partners, Henderson County Emergency Management submitted a grant application seeking funding to train first responders and emergency managers to identify and respond to emergency incidents in landslide-prone areas. The grant proposal included the delivery of several training seminars by industry experts as well as the production of a field guide for emergency responders.

On July 2, 2026, the USGS notified Henderson County Emergency Management that it would be receiving a $13,801.18 grant for this project. Staff requested that the Board approve receipt of this grant and authorize a budget amendment and the related expenditures associated with it.

Motion: I move that the Board authorize the receipt of the Fiscal Year (FY) 2026 USGS Cooperative Landslide Hazard Mapping and Assessment Program grant in the amount of $13,801.18, and to authorize staff to execute all necessary documents required for acceptance of the grant, including any associated budget amendments necessary to support the related expenditures.

Approved:

American Rescue Plan – Approved Projects Update
The American Rescue Plan State and Local Fiscal Recovery Funds (SLFRF) Compliance Report as of June 30, 2026, was provided for the Board's review and approval. The update included all approved projects to be funded by American Rescue Plan funds, along with the amounts currently encumbered and expended. Amounts expended and encumbered have been reported to the US Department of the Treasury via a State and Local Government Fiscal Recovery Funds Compliance Report for Quarter 2 2026.

Motion: I move that the Board approve the June 30, 2026 American Rescue Plan compliance report as presented.

Grant Award – Tourism Development Authority
The Tourism Development Authority approved a grant to Henderson County for One Million Six Hundred Seventy-Five Thousand Dollars ($1,675,000.00) to assist in funding the Henderson County Sports Complex sports lighting. The grant will be disbursed in equal payments over five years, totaling the full approved grant amount.

Motion: I move the Board approve the grant agreement between Henderson County and the Henderson County Tourism Development Authority to fund the sports lighting as part of the Henderson County Sports Complex project.

2026.086 Ratification of an Agreement to Purchase Real Estate
At the Board's direction (N.C. Gen. Stat. §143-318.11(a)(5)(i)), staff has negotiated a proposed contract for review and, if agreed, ratification and adoption by the Board.

Motion: I move that the Board ratify and adopt the agreement for the purchase of real estate located at 628 New Hope Road, Hendersonville, NC.

2026.087 Adoption of Financing Resolution for Medical Office Building – Mills River Project
The required initial resolution prepared by the County's Bond Counsel, Parker Poe Adams & Bernstein LLP, authorizes the negotiation of an installment financing contract and provides for certain other related matters for the financing of the acquisition, construction, and equipping of a new medical office building and related site improvements to expand UNC Health Pardee's outpatient and primary care services within the County. The maximum amount of this borrowing would be $65,000,000. The County's obligation would be secured by the pledge of the medical office building property.

A reimbursement resolution was previously adopted by the Board on March 4, 2024.

Note: The "maximum amount" figure in the resolution was not intended to accurately state the project costs or amount to be financed but rather act as a safe harbor number for the purpose of these resolutions only.

This resolution also authorizes the refunding (refinancing) of the Series 2016A borrowing for the acquisition, construction, and equipping of the Innovative High School.
The resolution makes the necessary findings for the project and the financing, authorizes the Financial Services Director to make an application to the Local Government Commission (LCG) for approval of the financing, and directs staff to retain the assistance of its bond counsel, financial

advisor, and the underwriter for the financing.

The resolution also sets a public hearing on the proposed financing for September 8, 2026, at 5:30 p.m. and directs the Financial Services Director to cause a notice of public hearing to be published.

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE COUNTY OF HENDERSON, NORTH CAROLINA, AUTHORIZING THE NEGOTIATION OF AN AMENDMENT TO AN INSTALLMENT FINANCING CONTRACT, DIRECTING THE PUBLICATION OF NOTICE WITH RESPECT THERETO, DECLARING THE INTENT OF THE COUNTY TO REIMBURSE ITSELF FOR CAPITAL EXPENDITURES FROM PROCEEDS THEREOF, AND PROVIDING FOR CERTAIN OTHER RELATED MATTERS THERETO

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

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

WHEREAS, the County has previously executed and delivered:

(1) an Installment Financing Contract dated as of October 1, 2025 (the "*2025 Contract*") with the Henderson County Governmental Financing Corporation (the "*Corporation*"), a portion of the proceeds of which were used to finance the renovation and expansion of the County's existing detention facility (the "*Detention Facility*") as part of the County judicial center complex, as amended by Amendment Number One to the 2025 Contract, dated as of January 1, 2026 (the "*First Amendment*") and Amendment Number Two to the 2025 Contract, dated May 1, 2026 (the "*Second Amendment*"), between the County and the Corporation; and

(2) a Deed of Trust, Security Agreement and Fixture Filing dated as of October 1, 2025 (the "*Deed of Trust*"), pursuant to which the County granted a lien on the site of the Detention Facility, together with the real estate improvements thereon and appurtenances thereto;

WHEREAS, the County previously entered into an Installment Financing Contract dated as of December 1, 2016 (the "*2016 Contract*") with the Corporation, the proceeds of which were used to finance the acquisition, construction and equipping of the Innovative High School in the County (the "*Refunded Project*"), and in connection with which the Corporation executed and delivered its Limited Obligation Bonds (County of Henderson, North Carolina), Series 2016A;

***WHEREAS**,* it is in the County's best interest to enter into Amendment Number Three to the 2025 Contract (the "*Third Amendment*") with the Corporation to (1) finance the acquisition, construction, and equipping of a new medical office building and related site improvements to expand UNC Health Pardee's outpatient and primary care services within the County, including, but not limited to, a medical office building to be constructed on UNC Health Pardee's Mills River campus (the "*New Money Project*"), and (2) refinance the Refunded Project;

***WHEREAS**,* financing the New Money Project and refinancing the Refunded Project is essential to the County's proper, efficient and economic operation and to the general health and welfare of its inhabitants; financing the New Money Project and refinancing the Refunded Project will provide an essential use and will permit the County to carry out public functions that it is authorized by law to perform; and entering into the Third Amendment is necessary and expedient for the County by virtue of the findings presented herein;

***WHEREAS**,* the Third Amendment would allow the County to finance the New Money Project and refinance the Refunded Project and take title thereto at a favorable interest rate currently available in the financial marketplace and on terms advantageous to the County;

***WHEREAS**,* the estimated cost of financing the New Money Project and refinancing the Refunded Project, including payment of the costs of execution and delivery of the Third Amendment, is an amount not to exceed $75,000,000 and such cost exceeds the amount that can be prudently raised from currently available appropriations, unappropriated fund balances and non-voted bonds that could be issued by the County in the current fiscal year pursuant to Article V, Section 4 of the Constitution of the State;

***WHEREAS**,* although the cost of financing the New Money Project and refinancing the Refunded Project pursuant to the Third Amendment is expected to exceed the cost of financing the New Money Project and refinancing the Refunded Project pursuant to a bond financing for the same undertaking, the cost of financing the New Money Project and refinancing the Refunded Project pursuant to the Third Amendment and the obligations of the County thereunder are preferable to a general obligation bond financing or revenue bond financing for several reasons, including but not limited to the following: (1) the cost of a special election necessary to approve a general obligation bond financing, as required by the laws of the State, would result in the expenditure of significant funds; (2) the time required for a general obligation bond election would cause an unnecessary delay which would thereby decrease the financial benefits of financing, constructing, and improving the New Money Project and refinancing the Refunded Project; and (3) the New Money Project and the Refunded Project would produce insufficient revenues to permit a revenue bond financing;

***WHEREAS**,* the estimated costs of financing the New Money Project and refinancing the Refunded Project pursuant to the Third Amendment reasonably compares with an estimate of similar costs under a bond financing for the same undertaking as a result of the findings delineated in the above preambles;

WHEREAS, any future property tax increase, if necessary, to pay installment payments falling due under the Third Amendment will not be excessive;

WHEREAS, the sums to fall due under the Third Amendment will be adequate but not excessive for its proposed purpose;

Approved:

WHEREAS*,* no deficiency judgment may be rendered against the County in any action for its breach of the Third Amendment, and the taxing power of the County is not and may not be pledged in any way directly or indirectly or contingently to secure any money due under the Third Amendment;

WHEREAS*,* the County is not in default under any of its debt service obligations;

WHEREAS*,* the County's budget process and Annual Budget Ordinance are in compliance with the Local Government Budget and Fiscal Control Act, and external auditors have determined that the County has conformed with generally accepted accounting principles as applied to governmental units in preparing its Annual Budget Ordinance;

WHEREAS*,* past audit reports of the County indicate that its debt management and contract obligation payment policies have been carried out in strict compliance with the law, and the County has not been censured by the North Carolina Local Government Commission (the "*LGC*"), external auditors or any other regulatory agencies in connection with such debt management and contract obligation payment policies;

WHEREAS*,* a public hearing on the Third Amendment after publication of a notice with respect to such public hearing must be held, and approval of the LGC with respect to entering into the Third Amendment must be received;

WHEREAS*,* the County will incur and pay certain expenditures (the "*Original Expenditures*") in connection with the New Money Project prior to the date of execution and delivery of the Third Amendment, such Original Expenditures to be paid for originally from a source other than the proceeds of the Third Amendment, and the County intends, and reasonably expects, to be reimbursed for such Original Expenditures from a portion of the proceeds of the Third Amendment; and

WHEREAS*,* all findings, conclusions and determinations of the County in this Resolution are subject to modification or affirmation after all interested parties have been afforded the opportunity to present their comments at a public hearing regarding the execution and delivery of the Third Amendment and the New Money Project financed thereby and the Refunded Project refinanced thereby.

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

Section 1. ***Authorization to Negotiate the Third Amendment***. The County Manager, the Financial Services Director, and the Finance Director, or their respective designees (collectively, the "*Authorized Officers*"), with advice from the County Attorney and the County's bond counsel, are authorized and directed, individually and collectively, to proceed and negotiate on behalf of the County the Third Amendment for a principal amount not to exceed $75,000,000 to finance the New Money Project and refinance the Refunded Project, to be entered into in accordance with the provisions of Section 160A-20 of the General Statutes of North Carolina, as amended.

Section 2. ***Application to LGC.*** The Authorized Officers are directed to file with the LGC an application for its approval of the Third Amendment and all relevant transactions contemplated thereby on a form prescribed by the LGC and to state in such application such facts and to attach thereto such exhibits regarding the County and its financial condition as may be required by the LGC.

Section 3. Direction to Retain Professionals. The Authorized Officers, with advice from the County Attorney, are authorized and directed to retain the assistance of Parker Poe Adams & Bernstein LLP, as bond counsel, DEC Associates, Inc., as municipal advisor, PNC Capital Markets LLC, as underwriter, and U.S. Bank Trust Company, National Association, as trustee. The Authorized Officers are authorized to retain such other professionals as they deem necessary in their judgment to carry out the transaction contemplated in this Resolution.

Section 4. Public Hearing. The Board of Commissioners of the County shall conduct a public hearing (the "*Public Hearing*") on September 8, 2026 at 5:30 p.m. in the Commissioners' Meeting Room, Henderson County Historic Courthouse, 1 Historic Courthouse Square, Hendersonville, North Carolina, concerning the Third Amendment, the proposed financing of the New Money Project and refinancing of the Refunded Project, and any other transactions contemplated therein and associated therewith.

Section 5. Notice of Public Hearing. The Clerk to the Board is directed to cause a notice of the Public Hearing, in the form attached hereto as Exhibit A, to be published once in a qualified newspaper of general circulation within the County no fewer than 10 days prior to the Public Hearing.

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

Section 7. Reimbursement. The County presently intends, and reasonably expects, to reimburse itself for Original Expenditures related to the New Money Project in an amount not to exceed $65,000,000 on or after the date occurring 60 days prior to the date of adoption of this Resolution from a portion of the proceeds of the Third Amendment. The County adopts this Resolution as a declaration of official intent under Section 1.150-2 of the Treasury Regulations promulgated under Section 103 of the Internal Revenue Code of 1986, as amended, to evidence the County's intent to reimburse itself for the Original Expenditures from proceeds of the Third Amendment. The Authorized Officers, with advice from the County's bond counsel, are authorized, directed and designated to act on behalf of the County in determining and itemizing all of the Original Expenditures incurred and paid by the County in connection with the New Money Project during the period commencing on the date occurring 60 days prior to the date of adoption of this Resolution and ending on the date of the execution and delivery of the Third Amendment.

Section 8. Effective Date. This Resolution is effective on the date of its adoption.

On motion of Commissioner Lapsley, the foregoing resolution entitled **"RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE COUNTY OF HENDERSON, NORTH CAROLINA, AUTHORIZING THE NEGOTIATION OF AN AMENDMENT TO AN INSTALLMENT FINANCING CONTRACT, DIRECTING THE PUBLICATION OF NOTICE WITH RESPECT THERETO, DECLARING THE INTENT OF THE COUNTY TO REIMBURSE ITSELF FOR CAPITAL EXPENDITURES FROM PROCEEDS THEREOF, AND PROVIDING FOR CERTAIN OTHER RELATED MATTERS THERETO"** was duly adopted by the following vote:

Approved:

AYES: 5

NAYS: 0

Motion: I move that the Board of Commissioners adopt the financing resolution authorizing the negotiation of an installment financing contract which provides for certain other related matters for the financing of the UNC Health Pardee Medical Office Building – Mills River Project and the refunding of the Series 2016A Project.

I further move that the Board schedule the public hearing on the proposed financing and refunding for September 8, 2026, at 5:30 p.m.

Grant Applications – BW Wells Stewardship Foundation and Community Foundation of Henderson County

The Parks and Recreation Department requested to apply for two grant opportunities to support the installation of fourteen mosquito-deterring native plant gardens adjacent to the Jackson Park Disc Golf Course. This project will address user complaints by creating approximately 2,800 square feet of native habitat via the installation of 182 native perennial plants with known mosquito-deterring properties. The total project is estimated to cost $5,345.20.

Parks and Recreation Department is seeking the maximum funding provided through the B.W. Wells Stewardship Foundation Grant ($1,000) to purchase plant stock. No local match is required.

The second grant is through the Community Foundation of Henderson County. Parks and Recreation Department is seeking $4,345.20 in funding through this grant opportunity to cover the remaining project expenses (i.e., plant stock, topsoil and mulch for the planting areas, tools and materials). No local match is required.

Motion: I move to authorize the Parks and Recreation Department to submit applications for the North Carolina Native Plant Society's B.W. Wells Stewardship Fund and for the Community Foundation of Henderson County and to execute all grant documents.

Grant Applications – Community Infrastructure

The Emergency Management Department (EM) requested authorization from the Board of Commissioners to apply for community infrastructure grant opportunities to support Henderson County's recovery and rebuilding following Hurricane Helene. The potential funding sources include, but are not limited to:

- FEMA – Hazard Mitigation Grant Program
- North Carolina Department of Commerce
- U.S. Housing and Urban Development – Community Block Development Grant – Disaster-Related

The amount of funding sought by EM will vary depending on the specific grant requirements; however, no local match will be required.

Motion: I move that the Board authorize the Emergency Management Department to apply for and execute agreements for community infrastructure grants.

Vendor Change Order - Mills River Medical Office Building
The Board was requested to approve a Change Order from LS3P Architects for the Henderson County UNC Health Pardee Mills River Medical Office Building Project. The change order was reflective of additional services necessary to progress the changes to the site design after construction documents were completed, based on feedback from NCDOT and the Town of Mills River regarding entrance location and signalization. The total value of this Change Order was $97,416.50.

Motion: I move the Board approve Change Order 01, issued by LS3P Architects for the Henderson County UNC Health Pardee Mills River Medical Office Building Project in the amount of $97,416.50.

Vendor Selection and Award - Purchase and Installation of HCPS MRTS Boiler Replacement Project
The Board was requested to approve a proposal from Boiler Masters, Inc. and authorize staff to proceed with the procurement and installation of the Henderson County Public Schools (HCPS) Maintenance Repair Technology and Security (MRTS) Boiler Replacement project, inclusive of Sugarloaf Elementary School and Dana Elementary School, per the approved HCPS MRTS FY 25-26 Projects.

The proposal received from Boiler Masters, Inc. was for a total price of $418,000, inclusive of the base bid of $220,000 and accepted Alternate #1 of $198,000, versus the budget of $400,000 for the HCPS MRTS FY 25-26 Boiler Replacement Project, with the difference to be paid from MRTS Project cost savings.

Motion: I move that the Board award the contract for the purchase and installation of the HCPS MRTS Boiler Replacement Project to Boiler Masters, Inc., for $418,000, inclusive of the base bid and accepted alternate number one.

Vendor Selection & Award – Department of Social Services Scanning Project
The Board was requested to approve the selection and award for $95,762.50, inclusive of the base bid amount of $63,450 and bid alternate one in the amount of $32,312.50, to Patterson Pope for the Department of Social Services (DSS) scanning project.

This project was to scan files currently in storage space in the Human Services building. Proposals were solicited from April 22, 2026, to May 6, 2026, and were evaluated based on cost, vendor experience and capability, references, and proposed schedule.

This project has $194,368 in the FY2027 DSS departmental budget.

Motion: I move that the Board approve the selection and award to Patterson Pope in the amount of $95,762.50, and authorize the Department of Social Services to proceed with the contract.

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

Approved:

PUBLIC HEARINGS

Commissioner Egolf requested the Board to recuse him from consideration of this item.

Vice-Chair Edney made a motion to recuse Commissioner Egolf from the discussion and vote on the Public Hearing. All voted in favor, and the motion carried.

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

2026.088 Public Hearing for Conditional Rezoning Application #R-2026-02-CD, N. Cureton Place

Rezoning Application #R-2026-02-CD was initiated on March 30, 2026, and requests that the County conditionally rezone approximately 12.53 acres of land from Regional Commercial (RC) to a Conditional District (CD-2026-02). The project contains all of the following REIDs: 10003733, 700995, 10003731, 700357, and a portion of 10013324 that has direct access to N Cureton Place (SR 2049). Egolf Properties, LLC and Stuart Rubin, Trustee, are listed as the current property owners. The applicant is N. Cureton Place TH, LLC.

The applicant proposed to develop the subject area for a residential development comprising 102 townhome dwelling units. Conditional rezonings allow the Board of Commissioners to place conditions on the property to address community concerns and make the proposed development compatible with adjacent uses. As required by the LDC, a neighborhood compatibility meeting was held on Wednesday, April 29, 2026, in the King Street Meeting Room. A copy of the meeting summary is included in the agenda item.

The Technical Review Committee (TRC) reviewed this application at its May 19, 2026, meeting and voted to forward it to the Planning Board.

The Planning Board originally met on May 21, 2026, and voted to table the application to allow the applicants time to meet with NCDOT regarding the project's vehicular traffic impacts. After the applicants met with NCDOT, the Planning Board held a special called meeting on July 23, 2026, to review the application. The Planning Board voted 7-1 to send forward a favorable recommendation to the Board of Commissioners with the conditions discussed.
All conditions discussed by the TRC and Planning Board were included as an attachment.

The applicant then presented their presentation. (Copy attached to these minutes).

Public Comment:

1. Raymond Croyle, a resident, expressed that the Board was asking the same questions that residents have. His primary concerns were the safety of entering and exiting the subdivision, the safety of school children, and the safety of interstate traffic. He also expressed concern that a potential U-turn could affect adjacent businesses. His primary concerns were traffic, driving conditions, and safety.
2. Troy Alverson, a resident for 70 years, expressed concerns regarding the safety of entering and exiting the subdivision. He stated that widening the road could create additional problems and that the proposed median could prevent drivers from making a left turn out of the property. He identified traffic as the primary concern and described the intersection

as dangerous, stating that conditions would worsen with the additional traffic generated by the proposed development. Mr. Alverson stated that he was opposed to the project.

3. Thomas Poston stated that he was not in support of the project. He expressed concerns regarding the potential impact on his property value and safety. He also expressed concerns regarding the interstate interchange and stated that the additional traffic would create significant problems.

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

Summary of Discussion and Proposed Modifications

Attorney Bill Alexander stated that the applicant had addressed all required conditions and referred to the conditions previously presented. The applicant, Brett Basnight of Long Key Development, proposed a 102-unit, two-story townhome development with a minimum of approximately 1,600 square feet per unit and two-car garages.

Traffic and roadway improvements were a significant focus of the discussion. Although a Traffic Impact Analysis (TIA) was not required because the project fell below the applicable threshold, the applicant completed one in response to concerns from the Planning Board and neighboring residents. The applicant also proposed significant off-site improvements intended to improve traffic and neighborhood safety. Several Board members raised concerns and suggested modifications to the proposed roadway design:

- **Road width**: Commissioners McCall and Lapsley expressed concern that the proposed 22-foot roads would not provide sufficient room for emergency vehicles, particularly if vehicles were parked along the roadway. Lapsley requested that the internal roads be widened to 26 feet.
- **Emergency access:** Commissioner Edney questioned how a fire truck would turn around within the development. The applicant stated that the roads had already been widened in response to comments from Fire Marshal Glen Gillette. Lapsley also requested a turnaround on the side containing the dead-end road.
- **Intersection design:** Edney suggested replacing the proposed "T" intersection with a roundabout and requested a 26-foot roadway on the referenced road. The applicant indicated that widening the road to that extent could substantially reduce the number of units.
- **Curb and gutter:** Engineer Austin explained the proposed curb-and-gutter design. Edney requested that a condition be added addressing the roadway design without requiring curb and gutter.
- **Maximum roadway width:** Edney requested a condition requiring the widest roadway feasible for traffic entering and leaving the neighborhood, unless NCDOT would not permit the additional width. The applicant stated that it would comply with NCDOT requirements but did not believe there was sufficient room to widen the road further.
- **Parking:** The proposal provides two parking spaces per unit. McCall questioned where additional vehicles would park and suggested paving a double-width area and extending it to provide additional parking.

- **Sidewalks:** Sidewalk widths were also discussed, although no specific modifications were clearly identified in the discussion provided.

Lighting: Ms. McCall expressed concerns about the proposed lighting for the development.

Use and affordability of the units generated questions as well. Commissioner Franklin asked whether the townhomes would be sold or rented and expressed concern that the development could primarily consist of rental units at a relatively high price point.

Overall, the proposed modifications centered primarily on **widening the internal roads, improving emergency-vehicle access and turnaround areas, reconsidering the intersection design, addressing parking capacity, and clarifying roadway and lighting requirements**, while the applicant maintained that it would comply with NCDOT requirements and had incorporated recommendations from the Fire Marshal and other reviewing agencies.

Vice-Chair Edney moved that the Board approve, with the conditions contained in the proposed Conditions on Final Approval, executed by the Developer/Applicant, to be attached to the approved minutes of this meeting, rezoning application #R-2026-02-CD, to rezone the Subject Area as shown in the Planning Department's staff report to a Conditional District (CD-2026-02), with the attached 2045 Comprehensive Plan Statement. All voted in favor, and the motion carried.

DISCUSSION

Construction Projects Update

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

The monthly report reviewed 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
- Clark-Nexsen Architects was given notice to proceed to produce CD documents; 100% CD 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. Work on additional scope at Hillandale is underway.
- 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, North Henderson High School, and Apple Valley Middle School
- JCI is currently working on Hendersonville Middle School. Work at West Henderson High School will begin soon.
- HVAC Controls at 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 opened July 2
- Boiler Replacement Project for Sugarloaf Elementary & Dana Elementary: Bids opened July 22.
- Chiller Replacement Project for Clear Creek Elementary, Hendersonville Middle, & Apple Valley Middle: Bids opened July 1.

Henderson County Capital Projects
Spartanburg Highway Medical Office Building
- Construction began in January 2026
- Framing is complete, masonry work is underway
- Vannoy Construction is on schedule to have this project completed by May 12, 2027

Mills River Medical Office Building
- May 2026 – 100% CD documents issued
- June 206 – Bids were opened
- September 8, 2026 - GMP will be presented to the Board of Commissioners

Henderson County JCAR Project
Detention Center
- Pre-cast walls and cells have been set in the women's housing expansion; slab on grade has been completed
- Pre-Cast for the new Sallyport has been set
- Pre-Cast cells for male housing have been set
- Project is scheduled to be completed in early 2028

Courthouse Project
- June 18 – Construction schedule to begin
- Site work and mass grading are underway
- Project is scheduled to be complete October 2028

South Grove Street Parking Lot
- WGLA Engineering is under contract to design expanded parking lot at the corner of 1st Ave E & South Grove Street
- Buildings on parcel will be demolished
- Lot will yield 41 spaces when complete

Approved:

- Project is currently in the permitting phase with the City of Hendersonville

Youngblood Parking Lot

- Henderson County has leased the lot on the corner of North Pine Street & 4th Ave. E
- Staff is working with WGLA Engineering on a plan to maximize parking spaces on that lot for public parking

Henderson County Sports Complex

- Tennoca has started work to bring the site to finished grade
- Concrete work is underway
- Work on tennis courts is underway
- Athletic light bases and all conduit have been installed
- Project is scheduled for completion – October 2026

Sports Complex Restroom Facilities

- Ryse Construction began construction on the three restroom buildings on June 3
- Metal and masonry work is complete
- The project is scheduled for completion by October 2026

Berkeley Park Baseball Field

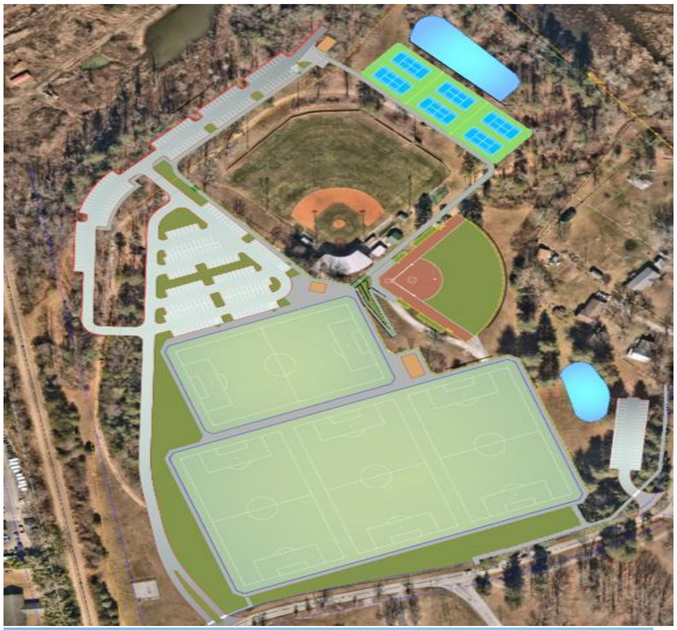
- Michael Graves Architects is the selected architect
- Contract negotiations are complete
- Programming will be underway once the contract has been established

Athletics and Activities Center

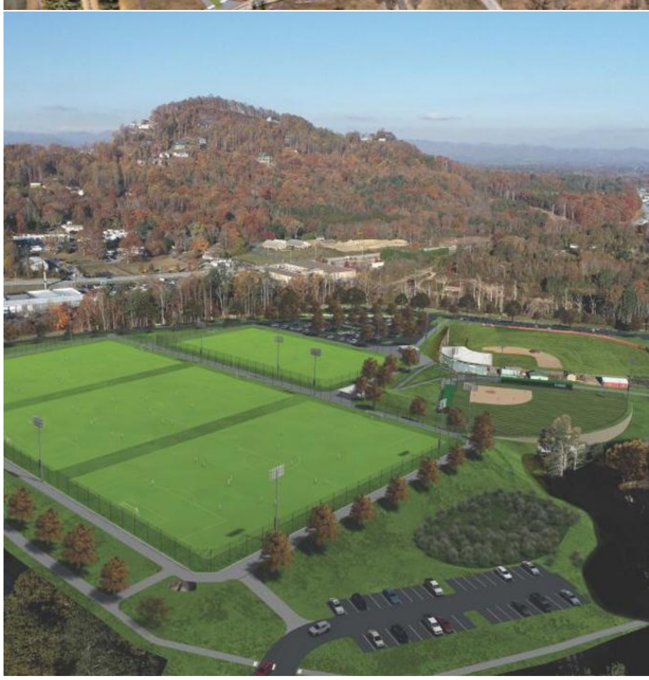
- Facility is the primary emergency shelter for the county
- Project will provide ADA upgrades to the restrooms, shower facilities, and primary accessible entrance
- Project completion date will be determined pending contract establishment

Henderson County Public Schools Bus Garage

- LS3P has begun work on DD Documents
- Edifice Construction is the CMR for the project
- Project is currently scheduled for completion in Summer 2028



Berkeley Park Sports Complex
The Board was requested to approve a proposal from Walter Robbs Architects, a Michael Graves Company, in the amount of $118,590 for Architectural Design Services, Programming through Schematic Design (SD), for the Berkeley Ballpark Project, and to authorize staff to execute a contract and proceed into the programming phase.



Tournament Capacity

The Sports Complex, with four high quality FIFA-sized turf fields will be able to host large regional tournaments that increase overnight stays and local spending.

Centrally-Located

Situated along a major artery, this park will provide access to surrounding tourism partners that will serve local and visiting teams throughout the year.

Multi-Sport

The turf fields will also be able to host sports such as lacrosse, flag football, etc.

Confirmed Grants and Donations
- Henderson County TDA: $1,675,000
- US Tennis Assoc.: $305,000
- Henderson County TDA $50,000
- Kimberly Clark: $10,000
- NC Amateur Sports: $10,000

Phase II
- Michael Graves Architecture selected 07.15.2026
- Graves proposes a $118,550 contract as an hourly not-to-exceed cost
- Contract to finalize project scope & schematic design of baseball park.

Approved:

- Finalize timeline for project along with scope.

Chairman Lapsley made a motion that the Board approve the proposal from Walter Robbs Architects, a Michael Graves Company, for a total of $118,590 for the Berkeley Ballpark Project Architectural Design Services through Schematic Design, and direct staff to proceed. All voted in favor, and the motion carried.

NOMINATIONS AND APPOINTMENTS

1. **Asheville Regional Housing Consortium – 2 vacs.**

   Commissioner McCall made a motion to nominate Emily Schwartz for appointment to Seat #1 and Natalia Santana-Pollard for appointment to Seat #3. All voted in favor, and the motion carried.

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

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

3. **Hendersonville City Zoning Board of Adjustment – 1 vac.**

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

4. **Juvenile Crime Prevention Council – 4 vacs.**

   Commissioner Franklin made a motion to move current committee members Angela Garner to Seat #21 and Jordan Ray to Seat #15. All voted in favor, and the motion carried.

   Commissioner Franklin made a motion to nominate Austin Putnam for appointment to Seat #2, Alyssa Byrne for appointment to Seat #12, and Emma Byrd for appointment to Seat #20. All voted in favor, and the motion carried.

5. **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 McCall noted that she, Commissioner Franklin, and Vice-Chair Edney would be attending the NCACC conference later this afternoon in Durham, NC. The County Manager and Assistant County Manager will also attend.

The other Board members had no updates.

COUNTY MANAGER'S REPORT

John Mitchell announced that Nora Sjue, Special Projects Coordinator, will be leaving county employment to travel abroad and serve the United States. Ms. Sjue initially joined the county as an NC Fellows Lead and was subsequently hired as a county employee following the completion of her fellowship.

Chris Todd also expressed his appreciation for Ms. Sjue and wished her the best in her future endeavors.

Motion: Vice-Chair Edney made the motion to go into Closed Session. All voted in favor, and the motion carried.

ADJOURN

________________________________ ________________________________

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

Approved: