

JOINT SCHOOL FACILITIES COMMITTEE

Henderson County Board of Commissioners (HCBC) and Henderson County Board of Public Education (HCBPE)

MINUTES

February 19, 2026

1:00 p.m.

Committee Members Present: Rebecca McCall (Commissioner and Committee member, HCBC)
J. Michael Edney (Commissioner and Committee member, HCBC)
Stephanie Cantwell (Committee member, HCBPE)
Amy Lynn Holt (Committee member, HCBPE)

Also Present Was: John Mitchell (County Manager)
Chris Todd (Assistant County Manager)
Samantha Reynolds (Finance Services Director)
Bryan Rhodes (Capital Project Manager)
Ronnie Kilby (Construction Projects Coordinator)
Denisa Lauffer (County Clerk)
Mike Morgan (PIO – Videotaping)

Henderson County Public Schools: Blair Craven (School Board Member)
Mark Garrett (Superintendent, HCPS)
Carl Taylor (Chief Administrative Officer, HCPS)
Chad Dillon (Director of Capital Projects, HCPS)

CALL TO ORDER

Commissioner McCall called the meeting to order and welcomed those in attendance.

PLEDGE OF ALLEGIANCE

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

APPROVAL OF MINUTES – March 10, 2025

Amy Lynn Holt made the motion to approve the minutes of March 10, 2025. All voted in favor, and the motion carried.

HISTORY OF HENDERSON COUNTY PUBLIC SCHOOLS: CAPITAL PROJECTS

Mr. Todd provided an overview of Henderson County Public Schools’ capital projects since 2018, noting that the Maintenance, Repair, Technology, and Security (MRTS) Program was established in 2018.

Approved:

Henderson County's Investment in
Henderson County Public Schools

2018-Present
MRTS Funding & Capital Projects

\$124,455,932

INNOVATIVE HIGH SCHOOL

- 2016 Limited Obligation Bond Financing
- Completed 2018
- \$15,735,166 Investment

**EDNEYVILLE ELEMENTARY
SCHOOL**

- 2018 Limited Obligation Bond Financing
- Completed 2020
- \$27,963,534 Investment

**HENDERSONVILLE HIGH
SCHOOL**

- 2020 Limited Obligation Bond Financing
- Completed 2022
- \$61,181,020 Investment

Approved:

ELEMENTARY SCHOOL INVESTMENTS

\$12.5M+

- Atkinson – HVAC Replacement
- Bruce Drysdale – HVAC Controls Upgrade
- Clear Creek – HVAC Controls Upgrade, Paving, Chiller Replacement
- Dana – Gym Roof, HVAC Controls Upgrade, Boiler Replacement
- Etowah – Gym Roof, Paving, HVAC Controls Upgrade
- Fletcher – Gutter and Downspout Replacement, HVAC Controls Upgrade, Paving
- Hendersonville – iWorx Control System, Paving
- Hillandale – HVAC Controls Upgrade, Paving
- Glenn C. Marlow – HVAC Controls Upgrade, Paving, Window Replacement
- Mills River – HVAC Controls Upgrade, Paving
- Sugarloaf – HVAC Controls Update, Boiler Replacement
- Upward – Main Entrance and Cafeteria Renovation, HVAC Controls Upgrade

MIDDLE SCHOOL INVESTMENTS

\$5.5M+

- Apple Valley – Paving, Chiller Replacement
- Flat Rock – HVAC Phase I, Paving, Roofing
- Hendersonville – Gutter and Downspout Replacement, Chiller Replacement
- Rugby – HVAC Phase I, Paving, Secure Main Entrance
- All Middle Schools – Security Cameras, HVAC Controls Upgrade

HIGH SCHOOL INVESTMENTS

\$8.3M+

- East – Paving, Gym Roof Replacement, Gutter and Downspout Replacement, Roofing
- North – Paving, Chiller Replacement
- West – iWorx and Fan Coil Replacement, Paving, Roof Replacements, Renovation and Addition, Air Handler Replacement, Roofing
- All High Schools – Security Cameras

Approved:

NEEDS-BASED PUBLIC SCHOOL CAPITAL FUND CAPITAL GRANTS PROGRAM

Mr. Todd noted a potential opportunity for the County to access additional funding through the Needs-Based Public School Capital Grants Program, given the County's designation shifting from Tier Three to Tier Two. Mr. Garrett reviewed eligibility and match requirements and explained that the School Board's intent was to pursue a preliminary design plan for the renovations at East Henderson High School.

Ms. McCall sought clarification on whether the County's match requirement would be based on its tier status at the time of application or at the time of award. Mr. Garrett indicated he believed the match would be determined by the County's status at the time of the award, noting that the 2026–2027 application and match requirements have not yet been released. He added that last year's applications were issued in July and that previously awarded counties partnered with LS3P for preliminary work. Mr. Garrett has met with LS3P and scheduled a walkthrough for preliminary data collection, stating that securing the grant would allow for more comprehensive renovations at East Henderson High School.

Ms. Holt reported that she spoke with Representative Balkcom, who offered to provide a letter of recommendation for the County's application. Mr. Garrett also noted an existing relationship with Nathan Mauney, who has managed the program for several years. He further shared that Transylvania County was awarded \$62 million in the 2025–2026 cycle and that, based on a review of its successful application, the scope and sequence were similar to the needs identified at East Henderson High School.

ELIGIBILITY AND MATCH REQUIREMENTS

- 25% Match Requirement
- Funding can be used for new building or renovation of existing structure. Cannot be used to purchase land.
- Construction must begin within 24 months of award

APPLICATION

Anticipated schedule:

- Guidance issued August 2026
- Applications open August 2026
- Application Deadline October 2026

AWARD

Maximum Award:

- Up to \$42M for Elementary School
- Up to \$52M for Middle School
- Up to \$62M for High School

*Tier Designation is a prioritization for award

Approved:

NEXT STEPS

- Develop plan, present for approval to BOC.
- Develop budget to include grant funds and match.
- Provide general cost estimates, bids, etc.
- Develop strong argument for critical need and number of student served.

BUS GARAGE PROJECT UPDATE



HENDERSON CO. PUBLIC SCHOOLS BUS GARAGE

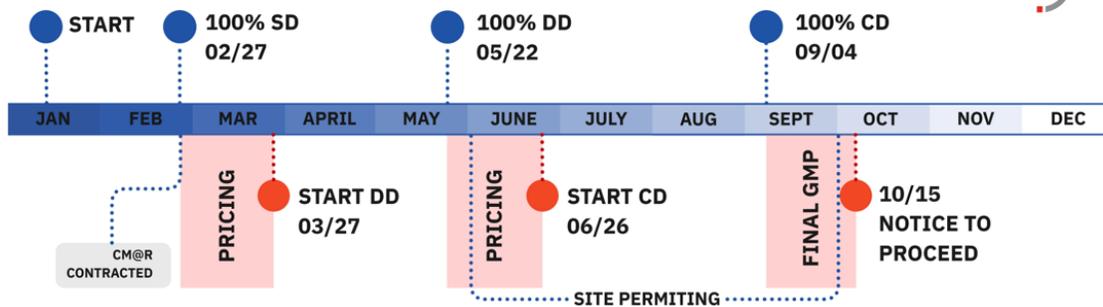
2026.01.06

C-1 CONCEPTUAL SITE PLAN - 1"=100' (11"x17")

WGLA
Engineers

724 SP Avenue West
Hendersonville, NC
28179-0500 (867) 7177
wglacorp.com NCEP-P-1342

HCPS Bus Maintenance Garage - Project Schedule



* BOC APPROVAL DATES TBD

LS3P

Approved:

Bryan Rhodes reported that LS3P was selected as the architect for the School Bus Garage project, while the Construction Manager at Risk (CMR) has not yet been determined. He stated that staff and members of both Boards visited a recently constructed bus garage in Rutherford County to view the facility and identify potential cost-saving measures. Based on those visits and meetings with senior staff, school bus staff, and public school staff, the group considered reducing the design from ten bays to eight bays and downsizing mezzanine and other areas where the Rutherford design appeared to include excess space, such as high ceilings and tire storage. This information has been shared with the architect. Mr. Rhodes noted the project remains in the early stages, as schematic design has not been completed; however, environmental, topography, and boundary surveys have been finished. He added that the timeline has been slightly delayed pending selection of the CMR, after which the schematic design set for pricing will be developed and may be presented to the Board of Commissioners.

Commissioner McCall stated that the Board has not yet selected the CMR to ensure that local companies and labor are utilized to the greatest extent possible. Mr. Todd explained that all subcontract packages are competitively bid and that local trades have the same opportunity to bid as any other qualified contractor. The Board anticipates selecting the CMR next month.

Commissioner McCall also suggested the project could serve as a classroom or learning environment for students interested in construction trades and CTE credits, with coordination from CTE staff. Commissioner Edney requested that the design include space for servicing and repairing a limited number of ambulances. Mr. Garrett indicated he would verify state requirements regarding whether non-school vehicles could be housed in the facility.

Mr. Rhodes clarified that the facility is not intended to include elaborate finishes and will not have service pits; instead, it will utilize mobile lifts for multi-functional use. Mr. Todd reviewed the scoring matrix used to select the CMR. It was noted that the final decision on eight versus ten bays will need to be made during the schematic design phase.

MAINTENANCE, REPAIR, TECHNOLOGY, AND SAFETY ALLOCATIONS UPDATE

Mr. Rhodes gave an update on MRTS projects for Henderson County Public Schools.

PAVING PROJECTS

Tarheel Paving is the contractor for this project

All originally contracted work has been completed

Additional scope, inclusive of improvements at Hillandale Elementary will be completed in Spring '26

Includes: Hendersonville ES, Hillandale ES, Gleen Marlow ES, Fletcher ES, Clear Creek ES, Apple Valley MS, and Flat Rock MS

Approved:

ROOFING PROJECTS

FY '26 Roofing Projects include Flat Rock Middle School & East Henderson High School

Palmetto State Roofing & Sheet Metal Inc. is the awarded contractor for this project

NTP has been given to contractor, schedule will be forthcoming

Commissioner Edney noted that the County has used public schools as emergency shelters in the past and emphasized the need to evaluate installing generators at schools that may serve as shelters. Mr. Mitchell responded that the County has previously deployed large generators and is working to identify schools where generator connections could be installed as needed. He added that installing plug/transfer switches at all high school gymnasiums would be beneficial and that emergency management staff are assessing the appropriate generator sizes for shelter use. Mr. Mitchell also shared that he and Representative Balkcom discussed the potential use of the Justice Academy as an emergency shelter, noting the facility's commercial kitchen and other supportive features.

Commissioner Edney asked about the amount of MRTS fund balance that was designated and whether any undesignated funds remained. Ms. Reynolds stated that all MRTS funds have been allocated. Ms. Holt expressed the need for the school system have the additional penny of funding that was previously redirected restored, noting it represents an approximate \$2.3 million loss. Mr. Craven added that while the system appreciates current funding, the additional revenue would significantly assist with rising costs. The group discussed increasing expenses, including Chromebook prices rising substantially in recent years, and agreed the additional penny would help offset those costs.

Mr. Craven reported that the School Board approved a list of projects totaling \$4.5 million earlier that day, including approximately \$850,000–\$900,000 for window replacements at Atkinson, \$1.1 million for computers, and the remaining funds for paving and mechanical needs. The group also briefly discussed the possibility of pursuing a grant through the U.S. Tennis Association for tennis courts at East Henderson High School.

Approved:

Commissioner McCall moved to adjourn the meeting at 2:23 p.m. All voted in favor, and the motion carried.

ADJOURN

Denisa A. Lauffer, Clerk to the Board

J. Michael Edney, Commissioner

DRAFT

Approved: