

August 6, 2026

Minutes

**STATE OF NORTH CAROLINA
COUNTY OF HENDERSON**

**BOARD OF COMMISSIONERS
THURSDAY, AUGUST 6, 2026**

The Henderson County Board of Commissioners met for a special-called 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, and Clerk to the Board Denisa Lauffer.

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

Chairman Lapsley led the Pledge of Allegiance to the American Flag.

The bond order entitled, **“BOND ORDER AUTHORIZING THE ISSUANCE OF \$25,000,000 GENERAL OBLIGATION OPEN SPACE (FARMLAND) PRESERVATION BONDS OF THE COUNTY OF HENDERSON, NORTH CAROLINA”** was introduced at a meeting of the Board on July 27, 2026 and published on July 29, 2026, with notice that the Board would hold a public hearing thereon on August 6, 2026 at or about 9:30 a.m. There has been filed in the Clerk to the Board's office and posted on the County's website a statement of disclosures related to the proposed bonds complying with provisions of the Local Government Bond Act.

The Chair announced that the Board would hear anyone who wished to be heard on the questions of validity of the bond order and the advisability of issuing the General Obligation Open Space (Farmland) Preservation Bonds. Chairman Lapsley moved that the public hearing be opened on the General Obligation Open Space (Farmland) Preservation Bond Order. The motion was unanimously adopted.

PUBLIC COMMENT

1. Veterinarian Dr. Beverly Hargus spoke in support of farmland preservation. She highlighted the importance of the county's 4-H programs and three countywide FFA groups in teaching youth about agriculture and the care of farm animals. She emphasized preserving the county's rural character and agricultural heritage.
2. James Cantrell, a Henderson County resident and farmer, discussed the continued loss of farmland. He described farmland preservation as a voluntary program for landowners that helps protect the county's agricultural history and offers farmers an additional option when considering the sale of their property. He supported the bond referendum.
3. Jerry Beekler commented that while canvassing the county, he observed a significant amount of farmland that is no longer actively farmed. Dennis Justice encouraged voters to carefully consider both the advantages and disadvantages of the bond referendum. He

Approved: August 19, 2026

stated that he was confident any approved funds would be managed responsibly and noted that the Board was taking the matter seriously.

5. Jeff Chandler, representing Henderson County AgHC, stated that an educational campaign would be conducted to inform citizens about the bond referendum, including its purpose and the intended use of the funds.
6. Rachell Pollar stated that she was pleased to participate in the effort as part of a nonpartisan initiative, emphasizing the opportunity for voters across the political spectrum to come together and focus on the issue rather than political differences.

After the Board had heard all persons who requested to be heard in connection with the foregoing questions on the General Obligation Open Space (Farmland) Preservation Bond Order, Chairman Lapsley moved that the public hearing be closed. The motion was unanimously adopted.

Vice Chairman Edney moved that the Board adopt, without change or amendment, and direct the Clerk to the Board to publish a notice of adoption, as prescribed by The Local Government Bond Act, of the bond order entitled, "**BOND ORDER AUTHORIZING THE ISSUANCE OF \$25,000,000 GENERAL OBLIGATION OPEN SPACE (FARMLAND) PRESERVATION BONDS OF THE COUNTY OF HENDERSON, NORTH CAROLINA**", as introduced at the meeting of the Board held on July 27, 2026. The motion was unanimously adopted.

**BOND ORDER AUTHORIZING THE ISSUANCE OF \$25,000,000 GENERAL
OBLIGATION OPEN SPACE (FARMLAND) PRESERVATION BONDS OF THE COUNTY
OF HENDERSON, NORTH CAROLINA**

WHEREAS, the Board of Commissioners (the "*Board*") of the County of Henderson, North Carolina (the "*County*") has ascertained and hereby determines that it is necessary to pay the capital costs of acquisition and improvement of land or interests therein for open space and conservation purposes, including, but not limited to, the protection of natural resources and preservation of farmland and scenic landscapes, including the acquisition of the development rights in the land; and

WHEREAS, an application has been filed with the Secretary of the Local Government Commission of North Carolina (the "*Commission*") requesting Commission approval of the General Obligation Open Space (Farmland) Preservation Bonds hereinafter described as required by the Local Government Bond Act, and the Clerk to the Board has notified the Board that the application has been accepted for submission to the Commission.

NOW, THEREFORE, BE IT ORDERED by the Board of Commissioners of the County of Henderson, North Carolina, as follows:

Section 1. To raise the money required for the purpose described above, in addition to any funds which may be made available for such purpose from any other source, General Obligation Open Space (Farmland) Preservation Bonds of the County are hereby authorized and shall be issued pursuant to the Local Government Finance Act of North Carolina. The maximum aggregate principal amount of such General Obligation Open Space (Farmland) Preservation Bonds authorized by this order shall be \$25,000,000.

Approved: August 19, 2026

Section 2. Taxes will be levied in an amount sufficient to pay the principal and interest of the General Obligation Open Space (Farmland) Preservation Bonds.

Section 3. A sworn statement of the County's debt has been filed with the Clerk to the Board and is open to public inspection.

Section 4. The bond order will take effect when approved by the voters of the County at a referendum scheduled for November 3, 2026.

READ, APPROVED AND ADOPTED on August 6, 2026.

**RESOLUTION SETTING A SPECIAL BOND REFERENDUM AND DIRECTING THE
PUBLICATION OF NOTICE OF A SPECIAL BOND REFERENDUM AND NOTIFICATION
OF THE BOARD OF ELECTIONS**

WHEREAS, the Board of Commissioners (the "*Board*") of the County of Henderson, North Carolina (the "*County*") has adopted the following bond order and such bond order should be submitted to the voters of the County for their approval or disapproval to comply with the constitution and laws of North Carolina:

"BOND ORDER AUTHORIZING THE ISSUANCE OF \$25,000,000
GENERAL OBLIGATION OPEN SPACE (FARMLAND) PRESERVATION
BONDS OF THE COUNTY OF HENDERSON, NORTH CAROLINA;"

NOW, THEREFORE, be it resolved by the Board of Commissioners of the County of Henderson, North Carolina, as follows:

(1) For the purpose of determining the question whether the qualified voters of the County shall approve or disapprove (a) the indebtedness to be incurred by the issuance of the General Obligation Open Space (Farmland) Preservation Bonds of the County authorized by said bond order, which indebtedness shall be secured by a pledge of the County's full faith and credit and (b) the levy of a tax for the payment thereof, said bond order shall be submitted to the qualified voters of said County at a special bond referendum to be held in said County on November 3, 2026.

(2) The Clerk to the Board is hereby authorized and directed to publish a notice of said referendum which shall be entitled "**COUNTY OF HENDERSON, NORTH CAROLINA NOTICE OF SPECIAL BOND REFERENDUM.**" Said notice of referendum shall be published at least twice. The first publication shall be not less than 14 days and the second publication shall be not less than 7 days before the last day on which voters may register for the special bond referendum.

(3) The Henderson County Board of Elections is hereby requested to print and distribute the necessary ballots and to provide the equipment for the holding of said referendum and to conduct and to supervise said referendum.

(4) The ballots to be used at said referendum will indicate that it is being held on behalf of the County and will contain the following words:

Approved: August 19, 2026

“Additional property taxes may be levied on property located in the County of Henderson in an amount sufficient to pay the principal of and interest on bonds if approved by the following ballot question. *SHALL* the order authorizing \$25,000,000 of bonds plus interest to pay the capital costs of acquisition and improvement of land or interests therein for open space and conservation purposes, including, but not limited to, the protection of natural resources and preservation of farmland and scenic landscapes, including the acquisition of the development rights in the land, and providing that additional taxes may be levied in an amount sufficient to pay the principal of and interest on the bonds be approved, in light of the following:

(1) The estimated cumulative cost over the life of the bonds, using the highest interest rate charged for similar debt over the last 20 years, would be \$39,028,000 (consisting of \$25,000,000 principal amount of the bonds plus \$14,028,000 of interest).

(2) The estimated amount of property tax liability increase for each one hundred thousand dollars (\$100,000) of property tax value to service the cumulative cost over the life of the bond provided above would be \$10.10 per year.”;

with squares labeled “YES” and “NO” beneath or beside such words in which squares the voter may record his or her choice on the question presented; and

(5) The Clerk to the Board shall mail or deliver a certified copy of this resolution to the Henderson County Board of Elections within three days after this resolution is adopted.

BE IT FURTHER RESOLVED that this Resolution shall become effective on the date of its adoption.

READ, APPROVED AND ADOPTED on August 6, 2026.

Vice-Chairman Edney moved that the Board adopt the resolution setting a special called bond referendum and directing the publication of notice of a special bond referendum and notification of the Board of Elections. The motion was unanimously adopted.

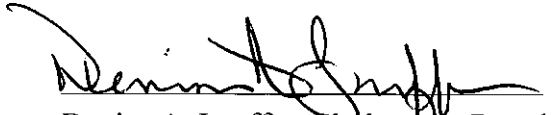
Chairman Lapsley made the motion to adjourn the meeting at 9:58 a.m. All voted in favor, and the motion carried.

ADJOURN

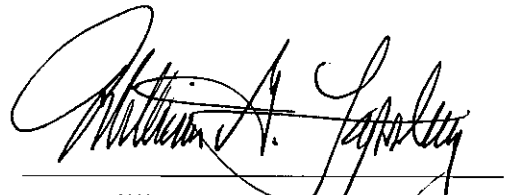
Approved: August 19, 2026

August 6, 2026

5



Denisa A. Lauffer, Clerk to the Board



William G. Lapsley, Chairman

Approved: August 19, 2026

Enactments

Thursday, August 6, 2026

2026.083 Farmland Preservation General Obligation Bond Referendum – Bond Order