

## **MINUTES**

**STATE OF NORTH CAROLINA  
COUNTY OF HENDERSON**

**BOARD OF COMMISSIONERS  
MONDAY, MAY 5, 2025**

The Henderson County Board of Commissioners met for a regularly scheduled meeting at 5:30 p.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, County Manager John Mitchell, Assistant County Manager Chris Todd, Financial Services Director Samantha Reynolds, Emergency Services Director Jimmy Brissie, County Attorney Russ Burrell, and Clerk to the Board Denisa Lauffer.

Absent was: Commissioner Jay Egolf

Also present were County Engineer Marcus Jones, Sheriff Lowell Griffin, Public Information Officer Kathryn Finotti, A/V Technician Oscar Guerrero, Finance Director Randy Cox, Tax Administrator Harry Rising, Public Health Director David Jenkins, Library Director Trina Rushing, Strategic Behavioral Health Director Jodi Grabowski, Planning Director Autumn Radcliff, Planner I Carlos Martinez, Local Public Health Administrator Stacy Nash, Register of Deeds Lee King, Environmental Health Supervisor Seth Swift, Parks and Recreation Director Bruce Gilliam, Human Resources Director Karen Ensley, Lead for North Carolina Fellow Nora Sjue, Soil Conservationist/Educator Coordinator April Hoyt, Capital Projects Manager Bryan Rhodes, Deputy DSS Director Debbie Dunn, and Local Public Health Administrator Camden Stewart, Deputies Many Ladd and Kayla Brezillac provided security.

### **CALL TO ORDER/WELCOME**

Chairman Lapsley called the meeting to order and welcomed everyone.

### **INVOCATION**

John Mitchell provided the invocation.

### **PLEDGE OF ALLEGIANCE**

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

### **RESOLUTIONS AND RECOGNITIONS**

#### **2025.056 Resolution of Mental Health Awareness Month in Henderson County**

The Board of Commissioners was requested to adopt the attached Resolution of National Mental Health Awareness Month in Henderson County in May 2025.

#### **RESOLUTION OF NATIONAL MENTAL HEALTH AWARENESS MONTH IN HENDERSON COUNTY**

**WHEREAS**, the month of May is designated as National Mental Health Awareness Month; and

**WHEREAS**, mental health is an essential component of overall health and well-being for individuals, families, and our community; and

Approved:

**WHEREAS**, Henderson County residents have endured significant stressors over the past year, including the profound emotional and psychological impacts of Tropical Storm Helene and the recent wildfires, which have disrupted lives, displaced residents, and strained community resources; and

**WHEREAS**, these events underscore the urgent need for mental health awareness, timely access to care, and a coordinated system of support, especially in the wake of trauma, loss, and uncertainty; and

**WHEREAS**, the Henderson County Department of Public Health is committed to strengthening the mental and emotional wellness of our residents and has initiated the formation of a countywide Behavioral Health Coalition to address needs, identify gaps, and drive collaborative solutions; and

**WHEREAS**, community partners including schools, healthcare providers, first responders, nonprofit organizations, faith-based groups, and residents are actively engaged in spreading the message that mental health matters and that help is available; and

**WHEREAS**, the Henderson County Partnership for Health is spearheading Mental Health Awareness Month activities across the county, encouraging open conversations, reducing stigma, and promoting community engagement and healing; and

**WHEREAS**, it is essential to recognize that prevention, early intervention, postvention, and long-term mental health supports are key to a thriving and resilient Henderson County;

**NOW, THEREFORE**, BE IT RESOLVED, that the Henderson County Board of Commissioners do hereby recognize **National Mental Health Awareness Month** in Henderson County and calls upon individuals, families, organizations, and government agencies to recommit to promoting mental wellness, supporting those affected by mental health challenges, and building a compassionate, connected, and resilient community.

Adopted this 5th day of May 2025.

*Motion: Commissioner Franklin made the motion to adopt the Resolution as presented. All voted in favor, and the motion carried.*

#### **Eco Heroes Junior Award – Kayla Christensen**

The Eco Heroes Award Program exists to honor individuals who serve as an example and inspire others to preserve the environmental well-being of Henderson County. It also brings environmental awareness to new people and demonstrates that a healthy environment improves the quality of life for all people. The 2024 Eco Hero Junior nominee serves as an environmental steward, focusing on protecting and improving our shared outdoor space. Kyla Christensen was nominated by a community member and was recommended to the Board by the Environmental Advisory Committee.

*Motion: Chairman Lapsley made the motion that the Board approve the nomination for the Eco Heroes Junior Award. All voted in favor, and the motion carried.*

Approved:

**Recognition of Eagle Scouts Steven Thompson, Henry David Osiecki, and Orlando Carl Erkel – Troop 628**

Commissioner McCall recognized Steven Thompson, Henry David Osiecki, and Orlando Carl Erkel, members of Troop 628, for achieving the honorable rank of Eagle Scout.

**INFORMAL PUBLIC COMMENT**

1. Sam Massa spoke regarding debris that has not been collected from his community. He expressed concern that the debris remains on the property beyond the deadline to place debris in the right-of-way. (Dogwood Drive)
2. Robert Cannon spoke regarding the proposed budget and the need for Henderson County Public Schools to receive adequate funding. He expressed concerns about rumored cuts to school staff and urged the Board to fund the school's full budget request.
3. Michael Egan, a member of the Rail Trail Advisory Committee (RTAC), reported that the committee did not consider residential areas along the trail to be suitable locations for parking.
4. Meg Lebeck, Executive Director, shared that the Housing Authority would soon break ground on its affordable housing community, Apple Ridge.

**DISCUSSION / ADJUSTMENT OF AGENDA**

*Motion: Chairman Lapsley moved to add the (2025.057) Public Hearing for "Project Sweet Tater," as noticed, to the consent agenda;*

*He further moved to open the public hearing and to continue the hearing until the Board's May 21, 2025, meeting. All voted in favor, and the motion carried.*

*Motion: Vice-Chair Edney made the motion to approve the agenda as amended. 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:

April 7, 2025 – Regularly Scheduled Meeting

April 16, 2025 - Regularly Scheduled Meeting

April 21, 2025 – Special Called Meeting

*Motion: I move the Board approve the minutes from April 7, 2025, April 16, 2025, and April 21, 2025.*

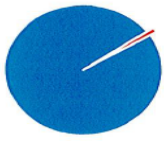
Approved:

## Tax Collector's Report

The report from the Tax Collector was provided for the Board's information.

Please find outlined below collections information through April 23, 2025 for 2024 real and personal property bills mailed on July 31, 2024. Vehicles taxes are billed monthly by NC DMV.

### Henderson County Annual Bills (Real and Personal Property):


|                               |                         |   |                         |
|-------------------------------|-------------------------|---|-------------------------|
| <b>2024 Beginning Charge:</b> | <b>\$101,666,078.08</b> |  | <b>Unpaid<br/>1.14%</b> |
| Discoveries & Imm.            | \$135,170.17            |   |                         |
| Releases & Refunds:           | <b>(\$108,019.79)</b>   |   |                         |
| <u>Net Charge:</u>            | <u>\$101,693,228.46</u> |   |                         |
| Unpaid Taxes:                 | \$1,160,038.44          |   |                         |
| <b>Amount Collected:</b>      | <b>\$100,533,190.02</b> | <b>Paid<br/>98.86%</b>  |                         |

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

|                          |                       |               |
|--------------------------|-----------------------|---------------|
| Net Charge:              | \$6,489,841.51        | <b>98.02%</b> |
| Unpaid Taxes:            | \$128,747.72          |               |
| <b>Amount Collected:</b> | <b>\$6,361,093.79</b> |               |

### Henderson County FY25 Budget Analysis:

|                      | <u>Budget Ordinance</u> |                     | <u>Revenue Collected</u> |
|----------------------|-------------------------|---------------------|--------------------------|
| Ad Valorem:          | \$103,559,409.00        | Ad Valorem:         | \$106,894,283.81         |
| Prior Years:         | \$1,041,250.00          | Prior Years:        | \$865,906.79             |
| <b>Budget Total:</b> | <b>\$104,600,659.00</b> | <b>YTD Revenue:</b> | <b>\$107,760,190.60</b>  |

## County Financial Report and Cash Balance Report – March 2025

The March 2025 County Financial and Cash Balance Reports were provided for the Board's review and approval.

The following are explanations for departments/programs with higher budgets to actual percentages for the month of March:

- Dues/Non-Profit Contributions – timing of payment of board-approved expenditures.
- Administrative Services – timing of paying board-approved expenditures.
- Tax Collector – timing of payment of board-approved expenditures.
- Legal – timing of payment of board-approved expenditures.
- Emergency Management - timing of payment of board-approved expenditures.
- Building Services – timing of payment of board-approved expenditures.
- Rescue Squad – timing of billing reimbursement of expenditures.
- Planning - timing of payment of board-approved expenditures.
- Site Development – timing of payment of board-approved expenditures.
- Heritage Museum - timing of payment of board-approved expenditures.
- Mental Health Services - timing of payment of board-approved expenditures.
- Juvenile Justice Programs - timing of payment of board-approved expenditures.
- Public Education – payment of 9 of 10 annual appropriations to the public school system.

Year-to-date Net Revenues under Expenditures for the Emergency Telephone System (911) Fund are due to utilizing fund balance appropriations for FY25.

Year-to-date Net Revenues under Expenditures for the Public Transit Fund are due to the timing of disbursements in FY25.

Approved:

Year-to-date Net Revenues under Expenditures for the Misc. Other Governmental Activities Fund were due to the timing of fines and forfeitures disbursements in FY25.

Year-to-date Net Revenues under Expenditures for the Opioid Fund are due to the timing of disbursements in FY25.

Year-to-date Net Revenues under Expenditures for the Solid Waste Fund are due to the timing of collection receipts, the suspension of tipping fees related to Helene, construction project expenditures, and disbursements of approved expenditures in FY25.

Year-to-date Net Revenues under Expenditures for the Etowah Community Sewer Fund are due to the timing of collection receipts and disbursements of approved expenditures in FY25.

| MARCH 2025                          |                       |                      |                       |         |                     |                       |
|-------------------------------------|-----------------------|----------------------|-----------------------|---------|---------------------|-----------------------|
| GENERAL FUND REVENUES               |                       |                      |                       |         |                     |                       |
|                                     | BUDGET                | CURRENT MONTH        | YEAR TO DATE          | % USED  | ENCUMBRANCES        | TOTAL                 |
| General Fund                        | 213,883,047.00        | 12,769,477.72        | 162,178,788.52        | 75.8%   | -                   | 162,178,788.52        |
| GENERAL FUND EXPENDITURES           |                       |                      |                       |         |                     |                       |
|                                     | BUDGET                | CURRENT MONTH        | YEAR TO DATE          | % USED  | ENCUMBRANCES        | TOTAL                 |
| Governing Body                      | 671,803.00            | 29,858.03            | 463,789.45            | 69.04%  | -                   | 463,789.45            |
| Dues/Non Profit Contributions       | 1,055,544.00          | 224,037.12           | 891,937.18            | 84.50%  | 97,675.13           | 989,612.31            |
| County Manager                      | 466,644.00            | 92,233.17            | 304,700.40            | 65.30%  | -                   | 304,700.40            |
| Administrative Services             | 829,103.00            | 117,389.02           | 634,802.95            | 76.57%  | -                   | 634,802.95            |
| Human Resources                     | 1,527,684.00          | 102,556.66           | 1,123,608.90          | 73.55%  | -                   | 1,123,608.90          |
| Elections                           | 1,241,838.00          | 38,514.63            | 919,628.85            | 74.05%  | 15,646.77           | 935,275.62            |
| Finance                             | 1,421,108.00          | 98,403.18            | 1,036,904.04          | 72.96%  | -                   | 1,036,904.04          |
| County Assessor                     | 2,184,868.00          | 146,366.72           | 1,480,989.11          | 67.78%  | 25,951.03           | 1,506,940.14          |
| Tax Collector                       | 593,939.00            | 35,183.59            | 434,376.64            | 73.13%  | -                   | 434,376.64            |
| Legal                               | 1,107,787.00          | 75,879.32            | 845,878.45            | 76.36%  | -                   | 845,878.45            |
| Register of Deeds                   | 788,480.00            | 57,498.68            | 540,955.66            | 68.61%  | 3,600.07            | 544,555.73            |
| Facility Services                   | 6,325,028.00          | 519,062.96           | 3,802,515.21          | 60.12%  | 249,978.75          | 4,052,493.96          |
| Garage                              | 461,539.00            | 12,193.68            | 264,214.90            | 57.25%  | -                   | 264,214.90            |
| Court Facilities                    | 153,000.00            | 9,794.06             | 89,443.34             | 58.46%  | -                   | 89,443.34             |
| Information Technology              | 6,311,272.00          | 415,841.15           | 4,348,185.37          | 68.90%  | 184,882.03          | 4,533,067.40          |
| Sheriff Department                  | 25,964,133.00         | 1,776,778.01         | 18,320,562.62         | 70.56%  | 384,428.91          | 18,705,021.53         |
| Detention Facility                  | 7,251,349.00          | 507,708.38           | 4,978,326.21          | 68.65%  | 204,154.55          | 5,182,480.76          |
| Emergency Management                | 1,032,255.00          | 137,133.04           | 855,546.05            | 82.88%  | 3,213.50            | 858,759.55            |
| Fire Services                       | 1,097,642.00          | 60,291.11            | 586,444.06            | 53.43%  | 32,369.73           | 618,813.79            |
| Building Services                   | 1,863,208.00          | 135,962.03           | 1,414,054.59          | 75.89%  | -                   | 1,414,054.59          |
| Wellness Clinic                     | 1,533,962.00          | 109,214.42           | 1,130,662.96          | 73.71%  | 31,679.93           | 1,162,342.89          |
| Emergency Medical Services          | 13,667,178.00         | 896,627.51           | 9,428,775.98          | 68.99%  | 52,105.81           | 9,480,881.79          |
| Animal Services                     | 984,647.00            | 59,283.19            | 620,477.58            | 63.02%  | 56,581.09           | 677,058.67            |
| Rescue Squad                        | 782,750.00            | 196,230.06           | 784,964.27            | 100.28% | -                   | 784,964.27            |
| Forestry Services                   | 133,168.00            | 7,899.98             | 47,186.07             | 35.43%  | -                   | 47,186.07             |
| Soil & Water                        | 863,724.00            | 34,565.16            | 434,012.77            | 50.25%  | 49,130.00           | 483,142.77            |
| Planning                            | 1,123,598.00          | 93,596.13            | 929,040.01            | 82.68%  | -                   | 929,040.01            |
| Code Enforcement                    | 353,444.00            | 25,277.41            | 246,407.26            | 69.72%  | 20,000.00           | 266,407.26            |
| Site Development                    | 234,739.00            | 23,126.16            | 176,657.43            | 75.26%  | -                   | 176,657.43            |
| Heritage Museum                     | 100,000.00            | 8,333.33             | 83,333.30             | 83.33%  | -                   | 83,333.30             |
| Cooperative Extension               | 843,323.00            | 52,772.86            | 531,724.54            | 63.05%  | -                   | 531,724.54            |
| Project Management                  | 323,173.00            | 24,723.15            | 222,154.14            | 68.74%  | -                   | 222,154.14            |
| Economic Development                | 2,097,190.00          | 108,500.00           | 434,000.00            | 20.69%  | -                   | 434,000.00            |
| Public Health                       | 14,400,338.00         | 808,120.46           | 8,187,956.65          | 56.86%  | 1,643,743.63        | 9,831,700.28          |
| Environmental Health                | 1,889,599.00          | 131,953.00           | 1,392,929.04          | 73.72%  | -                   | 1,392,929.04          |
| H&CC Block Grant                    | 863,502.00            | 84,109.50            | 589,928.75            | 68.32%  | -                   | 589,928.75            |
| Medical Services - Autopsies        | 95,000.00             | 12,000.00            | 45,300.00             | 47.68%  | -                   | 45,300.00             |
| Strategic Behavioral Health         | 473,611.00            | 22,399.93            | 213,039.88            | 44.98%  | -                   | 213,039.88            |
| Mental Health Services              | 528,612.00            | 132,153.00           | 528,612.00            | 100.00% | -                   | 528,612.00            |
| Rural Transportation Assist Program | 201,384.00            | 16,968.75            | 115,266.08            | 57.24%  | -                   | 115,266.08            |
| Social Services                     | 24,479,236.00         | 1,741,527.20         | 17,105,542.31         | 69.88%  | 25,466.05           | 17,131,008.36         |
| Juvenile Justice Programs           | 306,020.00            | 28,310.62            | 287,672.21            | 94.00%  | -                   | 287,672.21            |
| Veterans Services                   | 241,124.00            | 18,562.37            | 170,462.28            | 70.69%  | -                   | 170,462.28            |
| Library                             | 4,338,598.00          | 274,677.06           | 3,117,667.62          | 71.86%  | 171,225.94          | 3,288,893.56          |
| Recreation                          | 3,185,348.00          | 238,094.91           | 2,324,196.69          | 72.97%  | 88,229.48           | 2,412,426.17          |
| Public Education                    | 42,378,000.00         | 4,116,966.67         | 37,719,366.70         | 89.01%  | -                   | 37,719,366.70         |
| Debt Service                        | 22,712,206.00         | 1,573,579.02         | 9,942,388.02          | 43.78%  | -                   | 9,942,388.02          |
| Non-Departmental                    | 4,655,510.00          | 256,416.01           | 2,546,301.26          | 54.69%  | -                   | 2,546,301.26          |
| Interfund Transfers                 | 7,745,851.00          | 645,487.59           | 5,809,388.31          | 75.00%  | -                   | 5,809,388.31          |
| <b>TOTAL</b>                        | <b>213,883,047.00</b> | <b>16,334,019.99</b> | <b>148,502,308.09</b> |         | <b>3,340,062.40</b> | <b>151,842,370.49</b> |
| Net Revenues over (under) Exp.      | -                     | (3,564,542.27)       | 13,676,480.43         |         |                     | 10,336,418.03         |

Approved:



| APPROPRIATIONS DETAIL                              |                      |                       |                      |        |                        |                        |
|--|----------------------|-----------------------|----------------------|--------|------------------------|------------------------|
|  | BUDGET               | CURRENT MONTH         | YEAR TO DATE         | % USED | ENCUMBRANCES           | TOTAL                  |
| <b>SOCIAL SERVICES</b>                             |                      |                       |                      |        |                        |                        |
| Staff Operations                                   | 19,855,443.00        | 1,357,949.26          | 14,457,810.26        | 72.8%  | 25,466.05              | 14,483,276.31          |
| Federal & State Programs                           | 4,523,793.00         | 381,667.48            | 2,618,323.87         | 57.9%  | -                      | 2,618,323.87           |
| General Assistance                                 | 100,000.00           | 1,910.46              | 29,408.18            | 29.4%  | -                      | 29,408.18              |
| <b>TOTAL</b>                                       | <b>24,479,236.00</b> | <b>1,741,527.20</b>   | <b>17,105,542.31</b> |        | <b>25,466.05</b>       | <b>17,131,008.36</b>   |
| <b>EDUCATION</b>                                   |                      |                       |                      |        |                        |                        |
| Schools Current/Capital Expense                    | 36,628,000.00        | 3,637,800.00          | 32,927,700.00        | 89.9%  | -                      | 32,927,700.00          |
| Blue Ridge Community College                       | 5,750,000.00         | 479,166.67            | 4,791,666.70         | 83.3%  | -                      | 4,791,666.70           |
| <b>TOTAL</b>                                       | <b>42,378,000.00</b> | <b>4,116,966.67</b>   | <b>37,719,366.70</b> |        | <b>-</b>               | <b>37,719,366.70</b>   |
| <b>DEBT SERVICE</b>                                |                      |                       |                      |        |                        |                        |
| Public Schools                                     | 11,506,933.00        | 1,194,424.64          | 5,513,861.28         | 47.9%  | -                      | 5,513,861.28           |
| Blue Ridge Community College                       | 3,218,681.00         | 128,539.67            | 1,820,679.31         | 56.6%  | -                      | 1,820,679.31           |
| Henderson County                                   | 7,986,562.00         | 250,614.71            | 2,607,847.43         | 32.7%  | -                      | 2,607,847.43           |
| <b>TOTAL</b>                                       | <b>22,712,206.00</b> | <b>1,573,579.02</b>   | <b>9,942,388.02</b>  |        | <b>-</b>               | <b>9,942,388.02</b>    |
| <b>INTERFUND TRANSFERS</b>                         |                      |                       |                      |        |                        |                        |
| Capital Projects Fund                              | 200,000.00           | 16,666.67             | 150,000.03           | 75.0%  | -                      | 150,000.03             |
| Capital Reserve Fund                               | 1,254,919.00         | 104,576.58            | 941,189.22           | 75.0%  | -                      | 941,189.22             |
| Fire Districts Fund                                | 60,000.00            | 5,000.00              | 45,000.00            | 75.0%  | -                      | 45,000.00              |
| HCPS MRTS  | 3,603,500.00         | 300,291.67            | 2,702,625.03         | 75.0%  | -                      | 2,702,625.03           |
| BRCC MRTS  | 2,301,750.00         | 191,812.50            | 1,726,312.50         | 75.0%  | -                      | 1,726,312.50           |
| Solid Waste  | 325,682.00           | 27,140.17             | 244,261.53           | 75.0%  | -                      | 244,261.53             |
| <b>TOTAL</b>                                       | <b>7,745,851.00</b>  | <b>645,487.59</b>     | <b>5,809,388.31</b>  |        | <b>-</b>               | <b>5,809,388.31</b>    |
| SPECIAL REVENUE FUNDS                              |                      |                       |                      |        |                        |                        |
|  | BUDGET               | CURRENT MONTH         | YEAR TO DATE         | % USED | ENCUMBRANCES           | TOTAL                  |
| <b>FIRE DISTRICTS FUND</b>                         |                      |                       |                      |        |                        |                        |
| Revenues:  | 16,876,915.00        | 254,329.10            | 16,847,691.34        | 99.8%  | -                      | 16,847,691.34          |
| Expenditures:                                      | 16,876,915.00        | 461,158.35            | 16,596,620.54        | 98.3%  | -                      | 16,596,620.54          |
| <b>Net Revenues over (under) Exp</b>               | <b>-</b>             | <b>(206,829.25)</b>   | <b>251,070.80</b>    |        | <b>-</b>               | <b>251,070.80</b>      |
| <b>REVALUATION RESERVE FUND</b>                    |                      |                       |                      |        |                        |                        |
| Revenues:  | 1,413,172.00         | 127,157.60            | 1,173,076.67         | 83.0%  | -                      | 1,173,076.67           |
| Expenditures:                                      | 1,413,172.00         | 69,528.44             | 987,684.26           | 69.9%  | 2,753.88               | 990,438.14             |
| <b>Net Revenues over (under) Exp</b>               | <b>-</b>             | <b>57,629.16</b>      | <b>185,392.41</b>    |        | <b>(2,753.88)</b>      | <b>182,638.53</b>      |
| <b>EMERGENCY TELEPHONE SYSTEM (911) FUND</b>       |                      |                       |                      |        |                        |                        |
| Revenues:  | 360,945.00           | 26,690.58             | 219,705.10           | 60.9%  | -                      | 219,705.10             |
| Expenditures:                                      | 360,945.00           | 2,317.92              | 220,467.22           | 61.1%  | -                      | 220,467.22             |
| <b>Net Revenues over (under) Exp</b>               | <b>-</b>             | <b>24,372.66</b>      | <b>(762.12)</b>      |        | <b>-</b>               | <b>(762.12)</b>        |
| <b>PUBLIC TRANSIT FUND</b>                         |                      |                       |                      |        |                        |                        |
| Revenues:  | 1,549,212.00         | 2,217.64              | 246,458.89           | 15.9%  | -                      | 246,458.89             |
| Expenditures:                                      | 1,549,212.00         | 69,173.18             | 632,532.62           | 40.8%  | -                      | 632,532.62             |
| <b>Net Revenues over (under) Exp</b>               | <b>-</b>             | <b>(66,955.54)</b>    | <b>(386,073.73)</b>  |        | <b>-</b>               | <b>(386,073.73)</b>    |
| <b>MISC. OTHER GOVERNMENTAL ACTIVITIES</b>         |                      |                       |                      |        |                        |                        |
| Revenues:  | 1,074,000.00         | 53,823.98             | 363,899.47           | 33.9%  | -                      | 363,899.47             |
| Expenditures:                                      | 1,074,000.00         | 38,539.41             | 393,967.23           | 36.7%  | -                      | 393,967.23             |
| <b>Net Revenues over (under) Exp</b>               | <b>-</b>             | <b>15,284.57</b>      | <b>(30,067.76)</b>   |        | <b>-</b>               | <b>(30,067.76)</b>     |
| <b>ARPA FUND</b>                                   |                      |                       |                      |        |                        |                        |
| Revenues:  | 4,532,278.00         | 55,931.28             | 730,792.43           | 16.1%  | -                      | 730,792.43             |
| Expenditures:                                      | 4,532,278.00         | -                     | 654,815.61           | 14.4%  | -                      | 654,815.61             |
| <b>Net Revenues over (under) Exp</b>               | <b>-</b>             | <b>55,931.28</b>      | <b>75,976.82</b>     |        | <b>-</b>               | <b>75,976.82</b>       |
| <b>OPIOID FUND</b>                                 |                      |                       |                      |        |                        |                        |
| Revenues:  | 1,069,553.00         | 15,150.22             | 300,800.99           | 28.1%  | -                      | 300,800.99             |
| Expenditures:                                      | 1,069,553.00         | 26,736.56             | 360,434.31           | 33.7%  | 6,895.50               | 367,329.81             |
| <b>Net Revenues over (under) Exp</b>               | <b>-</b>             | <b>(11,586.34)</b>    | <b>(59,633.32)</b>   |        | <b>(6,895.50)</b>      | <b>(66,528.82)</b>     |
| <b>HURRICANE HELENE</b>                            |                      |                       |                      |        |                        |                        |
| Revenues:  | 50,284,349.00        | 29,075.13             | 15,775,368.59        | 31.4%  | -                      | 15,775,368.59          |
| Expenditures:                                      | 50,284,349.00        | 2,481,334.72          | 11,497,145.34        | 22.9%  | 37,899,557.09          | 49,396,702.43          |
| <b>Net Revenues over (under) Exp</b>               | <b>-</b>             | <b>(2,452,259.59)</b> | <b>4,278,223.25</b>  |        | <b>(37,899,557.09)</b> | <b>(33,621,333.84)</b> |
| CAPITAL PROJECTS                                   |                      |                       |                      |        |                        |                        |
|  | BUDGET               | CURRENT MONTH         | PROJECT TO DATE      | % USED | ENCUMBRANCES           | TOTAL                  |
| <b>EDNEYVILLE ELEMENTARY SCHOOL PROJECT (1702)</b> |                      |                       |                      |        |                        |                        |
| Revenues:  | 26,854,136.00        | 828.21                | 27,961,302.63        | 104.1% | -                      | 27,961,302.63          |
| Expenditures:                                      | 26,854,136.00        | -                     | 26,959,829.76        | 100.4% | -                      | 26,959,829.76          |
| <b>Net Revenues over (under) Exp</b>               | <b>-</b>             | <b>828.21</b>         | <b>1,001,472.87</b>  |        | <b>-</b>               | <b>1,001,472.87</b>    |

Approved:

| ENTERPRISE FUNDS                   |               |               |                |        |                |                |
|------------------------------------|---------------|---------------|----------------|--------|----------------|----------------|
|                                    | BUDGET        | CURRENT MONTH | YEAR TO DATE   | % USED | ENCUMBRANCES   | TOTAL          |
| <b>SOLID WASTE LANDFILL FUND</b>   |               |               |                |        |                |                |
| Revenues:                          | 17,741,959.00 | 947,511.48    | 7,968,253.48   | 44.9%  | -              | 7,968,253.48   |
| Expenditures:                      | 17,741,959.00 | 1,870,087.80  | 12,940,602.50  | 72.9%  | 2,842,922.15   | 15,783,524.65  |
| Net Revenues over (under) Exp      | -             | (922,576.32)  | (4,972,349.02) |        | (2,842,922.15) | (7,815,271.17) |
| <b>JUSTICE ACADEMY SEWER FUND</b>  |               |               |                |        |                |                |
| Revenues:                          | 88,038.00     | 24,343.02     | 83,327.09      | 94.6%  | -              | 83,327.09      |
| Expenditures:                      | 88,038.00     | 9,009.04      | 79,420.38      | 90.2%  | -              | 79,420.38      |
| Net Revenues over (under) Exp      | -             | 15,333.98     | 3,906.71       |        | -              | 3,906.71       |
| <b>ETOWAH COMMUNITY SEWER FUND</b> |               |               |                |        |                |                |
| Revenues:                          | 182,602.00    | 20,938.19     | 120,766.97     | 66.1%  |                | 120,766.97     |
| Expenditures:                      | 182,602.00    | 17,192.97     | 147,104.34     | 80.6%  | 32,800.00      | 179,904.34     |
| Net Revenues over (under) Exp      | -             | 3,745.22      | (26,337.37)    |        | (32,800.00)    | (59,137.37)    |

### HENDERSON COUNTY CASH BALANCE REPORT MARCH 2025

| Fund(s)                    | 02/28/25<br>Beg. Cash<br>Balance | Debits<br>Revenues      | (Credits)<br>Expenditures | 03/31/25<br>Ending Cash<br>Balance |
|----------------------------|----------------------------------|-------------------------|---------------------------|------------------------------------|
| General                    | \$ 118,664,336.27                | \$ 13,087,259.13        | \$ (16,145,740.59)        | \$ 115,605,854.81                  |
| Special Revenue            | 50,472,414.46                    | 758,529.92              | (2,750,282.42)            | \$ 48,480,661.96                   |
| Capital Projects           | 14,074,465.72                    | 672,883.04              | (1,165,326.78)            | \$ 13,582,021.98                   |
| Enterprise                 | 2,019,498.16                     | 1,717,973.44            | (1,864,304.88)            | \$ 1,873,166.72                    |
| HCPS - Maint. and Repair   | 8,866,187.07                     | 300,291.67              | -                         | \$ 9,166,478.74                    |
| BRCC - Maint. and Repair   | 3,796,181.22                     | 191,812.50              | -                         | \$ 3,987,993.72                    |
| Custodial                  | 801,523.04                       | 353,511.77              | (479,031.87)              | \$ 676,002.94                      |
| Total                      | <u>\$ 198,694,605.94</u>         | <u>\$ 17,082,261.47</u> | <u>\$ (22,404,686.54)</u> |                                    |
| Total cash available as of | 3/31/2025                        |                         |                           | <u>\$ 193,372,180.87</u>           |

*Motion: I move that the Board of Commissioners approve the March 2025 County Financial Report and Cash Balance Report as presented*

### Henderson County Public Schools Financial Reports – March 2025

The Henderson County Public Schools March 2025 Local Current Expense Fund / Other Restricted Funds Report was provided for the Board's information.

#### HENDERSON COUNTY PUBLIC SCHOOLS LOCAL CURRENT EXPENSE/OTHER RESTRICTED FUNDS as of March 31, 2025

|   | LOCAL CURRENT EXPENSE FUND |                      | OTHER RESTRICTED FUND |                     |                      |                      |
|---|----------------------------|----------------------|-----------------------|---------------------|----------------------|----------------------|
| REVENUES:   | Budget                     | YTD Activity         | Budget                | YTD Activity        | Combined Total       | Prior YTD            |
| 3200 State Sources                                  | \$ -                       | \$ -                 | \$ 8,000              | \$ 58,244           | \$ 58,244            | \$ 6,263             |
| 3700 Federal Sources-Restricted                     | -                          | -                    | 1,321,587             | 667,667             | 667,667              | 432,693              |
| 3800 Other Federal-ROTC                             | -                          | -                    | 162,000               | 108,479             | 108,479              | 99,386               |
| 4100 County Appropriation                           | 35,378,000                 | 31,840,200           | -                     | -                   | 31,840,200           | 29,590,200           |
| 4200 Local -Tuition/Fees                            | -                          | -                    | 55,000                | 55,568              | 55,568               | 47,500               |
| 4400 Local-Unrestricted                             | 650,000                    | 378,415              | 126,941               | 180,940             | 559,356              | 592,699              |
| 4800 Local-Restricted                               | -                          | -                    | 1,114,325             | 936,057             | 936,057              | 1,100,269            |
| 4900 Fund Balance Appropriated/Transfer From school | 3,573,928                  | -                    | 401,585               | 26,106              | 26,106               | 35,168               |
| <b>TOTAL FUND REVENUES</b>                          | <b>\$ 39,601,928</b>       | <b>\$ 32,218,615</b> | <b>\$ 3,189,438</b>   | <b>\$ 2,033,062</b> | <b>\$ 34,251,677</b> | <b>\$ 31,904,178</b> |

Approved:

**EXPENDITURES:****Instructional Services:**

5100 Regular Instructional Services  
 5200 Special Populations Services  
 5300 Alternative Programs and Services  
 5400 School Leadership Services  
 5500 Co-Curricular Services  
 5800 School-Based Support Services  
**Total Instructional Services**

**System-Wide Support Services:**

6100 Support and Development Services  
 6200 Special Population Support  
 6300 Alternative Programs  
 6400 Technology Support Services  
 6500 Operational Support Services  
 6600 Financial and Human Resource Services  
 6700 Accountability Services  
 6800 System-Wide Pupil Support Services  
 6900 Policy, Leadership and Public Relations  
**Total System-Wide Support Services**

**Ancillary Services:**

7100 Community Services  
 7200 Nutrition Services  
**Total Ancillary Services**

**Non-Programmed Charges:**

8100 Payments to Other Governments  
 8400 Interfund Transfers  
 8500 Contingency  
 8600 Educational Foundations  
**Total Non-Programmed Charges**

**TOTAL FUND EXPENDITURES**

| Budget        | YTD Activity  | Budget       | YTD Activity | Combined Total | Prior YTD     |
|---------------|---------------|--------------|--------------|----------------|---------------|
| \$ 10,588,438 | \$ 6,010,378  | \$ 993,144   | \$ 561,466   | \$ 7,171,844   | \$ 6,027,505  |
| 1,334,746     | 710,210       | 764,537      | 486,108      | 1,198,319      | 1,024,970     |
| 472,566       | 278,643       | 366,194      | 333,058      | 611,700        | 303,814       |
| 3,413,720     | 2,533,778     | 11,191       | 10,570       | 2,544,347      | 2,314,652     |
| 923,957       | 788,624       | 60,500       | 30,083       | 816,707        | 1,029,131     |
| 2,125,995     | 1,461,860     | 15,501       | 1,361        | 1,463,221      | 1,378,297     |
| \$ 18,857,420 | \$ 12,381,462 | \$ 2,241,068 | \$ 1,422,646 | \$ 13,804,138  | \$ 12,078,368 |
| \$ 476,045    | \$ 346,922    | \$ 6,500     | \$ 13,707    | \$ 360,630     | \$ 229,847    |
| 83,079        | 61,554        | 21,060       | 19,580       | 81,133         | 237,889       |
| 133,792       | 97,185        | 431          | 431          | 97,618         | 78,969        |
| 1,320,441     | 920,847       | 44,139       | 57,873       | 978,720        | 1,048,264     |
| 11,883,217    | 6,247,083     | 458,782      | 324,122      | 6,571,205      | 6,365,948     |
| 2,567,894     | 2,264,433     | 110,252      | 63,810       | 2,328,243      | 1,976,486     |
| 214,261       | 150,243       | 1,200        | 1,200        | 151,443        | 97,671        |
| 405,903       | 269,848       | 538          | 538          | 300,385        | 312,968       |
| 757,913       | 549,407       | 14,420       | 4,059        | 553,466        | 547,223       |
| \$ 17,842,545 | \$ 10,937,521 | \$ 655,351   | \$ 485,320   | \$ 11,422,841  | \$ 10,925,266 |
| \$ 388        | \$ 275,952    | \$ 177,881   | \$ 126,292   | \$ 402,245     | \$ 120,044    |
| 269,327       | 97,799        | 6,323        | 6,323        | 104,122        | 121,472       |
| \$ 269,714    | \$ 373,751    | \$ 184,204   | \$ 132,616   | \$ 506,368     | \$ 241,516    |
| \$ 2,632,250  | \$ 1,920,296  | \$ -         | \$ -         | \$ 1,920,296   | \$ 1,871,988  |
| -             | -             | 39,552       | 37,456       | 37,456         | 55,634        |
| -             | -             | 33,727       | -            | -              | -             |
| -             | -             | \$35,535.00  | \$26,651.67  | 26,652         | 976           |
| \$ 2,632,250  | \$ 1,920,296  | \$ 108,814   | \$ 64,108    | \$ 1,984,404   | \$ 1,928,598  |
| \$ 39,601,928 | \$ 25,613,060 | \$ 3,189,438 | \$ 2,104,689 | \$ 27,717,749  | \$ 25,173,748 |

*Motion: I move the Board approve the Henderson County Public Schools March 2025 Financial Reports as presented.*

**Notification of Vacancies**

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

1. Home and Community Block Grant Committee – 1 vac.  
Position #2
2. Mountain Area Workforce Development Board – 1 vac.  
Position #1 – Chamber Nominee

**2025.058 Surplus and Donation of King Vision Video Laryngoscopes and King Vision Adapters**

A resolution was presented to the Board declaring nine (9) King Vision video laryngoscope kits and (10) King Vision Pediatric Eblade Adapters no longer used by Henderson County Emergency Medical Services as surplus property and the donation of the laryngoscope kits and pediatric adapters to the Blue Ridge Community College EMS department as allowed by N.C.G.S. 160A-280 to be used for training purposes.

**RESOLUTION DECLARING PERSONAL PROPERTY AS SURPLUS  
 AND AUTHORIZING THE DISPOSITION OF PERSONAL PROPERTY  
 BY DONATION**

**WHEREAS,** Henderson County owns the video laryngoscopes and pediatric adapters itemized on the attached Exhibit B, hereinafter referred to as "surplus property", that are either obsolete or no longer needed for any governmental use by the County; and

Approved:



**WHEREAS,** the Henderson County Board of Commissioners is desirous of declaring the video laryngoscopes and pediatric adapters as surplus and transferring to the Blue Ridge Community College EMS program via donation as authorized by N.C.G.S. 160A-280 (Exhibit A); and

**WHEREAS,** it is the intent of the County to donate said surplus property.

**NOW THEREFORE BE IT RESOLVED,** by the Henderson County Board of Commissioners as follows:

1. The video laryngoscopes and pediatric adapters itemized on the attached Exhibit B is hereby declared to be surplus property.
2. Henderson County Emergency Medical Services is hereby authorized to transfer by donation, the surplus property described above to the Blue Ridge Community College EMS program.
3. Henderson County makes no express or implied warranties of merchantability of any surplus property, or part thereof, or its fitness for any particular purpose regardless of any oral statements that may be made concerning the surplus property or any part thereof.

**THIS** the 5<sup>th</sup> day of May 2025.

*Motion: I move that the Board approve the resolution declaring the video laryngoscopes and pediatric adapters presented as surplus and authorizes the donation to the Blue Ridge Community College EMS program as allowed by N.C.G.S. 160A-280.*

#### **2025.059 Surplus and Donation of Ambulances**

A resolution was presented to the Board declaring two (2) Ambulances no longer used by Henderson County Emergency Medical Services as surplus property and the donation of the Ambulances to Henderson County Rescue Squad as allowed by N.C.G.S. 160A-280 to be used for patient care and ambulance transportation.

### **RESOLUTION DECLARING PERSONAL PROPERTY AS SURPLUS AND AUTHORIZING THE DISPOSITION OF PERSONAL PROPERTY BY DONATION**

**WHEREAS,** Henderson County owns the ambulances itemized on the attached Exhibit B, hereinafter referred to as “surplus property”, that is either obsolete or no longer needed for any governmental use by the County; and

**WHEREAS,** the Henderson County Board of Commissioners is desirous of declaring the ambulances as surplus and transferring to the Henderson County Rescue Squad via donation as authorized by N.C.G.S. 160A-280 (Exhibit A); and

Approved:

**WHEREAS,** it is the intent of the County to donate said surplus property.

**NOW THEREFORE BE IT RESOLVED,** by the Henderson County Board of Commissioners as follows:

1. The ambulance itemized on the attached Exhibit B is hereby declared to be surplus property.
2. Henderson County Emergency Medical Services is hereby authorized to transfer by donation the surplus property described above to the Henderson County Rescue Squad.
3. Henderson County makes no express or implied warranties of merchantability of any surplus property, or part thereof, or its fitness for any particular purpose, regardless of any oral statements that may be made concerning the surplus property or any part thereof.

**THIS** the 5<sup>th</sup> day of May 2025.

*Motion: I move that the Board approve the resolution declaring the Ambulance(s) presented as surplus and authorizes the donation to the Henderson County Rescue Squad as allowed by N.C.G.S. 160A-280.*

#### **2025.060 Budget Amendment – Capital Reserve Fund**

On January 15, 2024, the Board approved the State Budget allocation of \$120,000 directed by the NC General Assembly pursuant to Session Law 2023-134 for capital improvements at the Dana Park Community Center, along with a subsequent approval of a \$2,500 allocation from Henderson County's Capital Reserve Fund.

The Board was requested to approve a budget amendment to return funding to the Capital Reserve fund for the Dana Park Community Center renovation project. The project was completed with budget remaining, and a portion of the original allocation from the Capital Reserve Fund is no longer needed.

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

#### **2025.061 Hickory Nut Gorge Recovery Plan – Proposal Acceptance**

On February 18th, the Board directed staff to release a Request for Proposals for a consultant to assist staff in creating a recovery plan for the Hickory Nut Gorge (HNG).

The Planning Department released the RFP in compliance with county and state procurement policies. On Friday, April 4th, staff received three proposals. These proposals were scored based on the matrix provided to potential submitters. Cost is considered in scoring, but it is not the determining factor. The scoring committee comprised various planning, floodplain administration, code enforcement, emergency services, and engineering staff.

Equinox submitted the highest-scored proposal, and all evaluators agreed the firm was the most qualified for this critical task. The scoring matrix is attached. All proposals were submitted to the Board for additional review.

Approved:

County staff will facilitate this plan's significant components and continue fostering established community relationships and leading a Community Partners Group. Equinox will assist county staff in technical proficiencies related to recovery work and expand available resources.

*Motion: I move that the Board approve the Budget Amendment and contract Equinox for the Hickory Nut Gorge Recovery Plan; and*

*I further move that the Board establish the Community Partners Group and begin appointments at the May 21<sup>st</sup> meeting.*

#### **2025.062 Amendments to Agriculture Advisory Board Bylaws**

The Board of Commissioners approved amendments to Chapter 45, Farmland Preservation. These amendments included expanding the membership and roles of the Agricultural Advisory Board. The Board will now consist of nine (9) members, and there are specific criteria that the members must meet to serve on the Board per the ordinance and State requirements. To reflect the Chapter 45 amendments, the bylaws for the Agricultural Advisory Board must be amended. This will also allow the Board of Commissioners to reappoint and add new position appointments to the expanded Agricultural Advisory Board.

The Agricultural Advisory Board reviewed the draft amendments to the bylaws at its meeting on April 23<sup>rd</sup>, 2025, and voted unanimously to recommend that the Board of Commissioners adopt the new proposed bylaws as discussed.

*Motion: I move the Board approve the proposed amendments to the Agricultural Advisory Board Bylaws with any changes as discussed.*

#### **Opioid Settlement Fund – Authorized Expenditures Update**

The Opioid Settlement Fund's authorized expenditures update as of March 31, 2025, was presented for Board review and approval. Amounts received and expended will be reported annually to the Community Opioid Resources Engine for NC (CORE-NC) in compliance with the Memorandum of Agreement (MOA).

*Motion: I move the Board approve the March 31, 2025, Authorized Expenditure Update as presented.*

#### **2025.063 Budget Amendment – Appropriation of Fund Balance for HCPS MRTS Funding**

The Board was requested to approve a Budget Amendment appropriating fund balance from Maintenance, Repair, Technology, and Security (MRTS) for the Henderson County Public Schools. This budget amendment will appropriate funds sufficient to add additional HVAC controls projects that are reaching a critical "End of Life" status.

*Motion: I move the Board approve the Budget Amendment as presented, appropriating fund balance to complete Maintenance, Repair, Technology, and Security (MRTS) projects.*

#### **2025.064 Loan Agreement and Promissory Note – State Cashflow Loan for Disaster Response Activities**

The North Carolina State Treasurer is authorized via the North Carolina Disaster Recovery Act of 2024 – Part II (Session Law 2024-53, Session Law 2024-57) to administer a State Cashflow Loan Program for Disaster Response Activities. State Cashflow Loans are issued to local governments

Approved:

located in the counties included in any Hurricane Helene federal major disaster declaration.

Henderson County is eligible for a \$4,197,972.83 State cash Flow Loan. Session Law 2024-53 Section 4E.5(a) provides that loan proceeds shall be used for disaster response activities only.

The Board was requested to approve the resolution and budget amendment provided for the loan agreement and authorize staff to execute the promissory note to accept the State Cashflow Loan in the amount of \$4,197,972.83.

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

#### **2025.065 Budget Amendment – Capital Projects Fund**

On April 14, 2025, Henderson County received bids for the Etowah Park Concrete Project with a low bid of \$94,833. This project, funded by North Carolina Parks and Recreation Trust Fund grant funds (PARTF) and a Henderson County match, has remaining unencumbered available funds of \$73,107. The low bid exceeds available project funding by \$21,726.

The Board was requested to approve a budget amendment to transfer funds from the Recreation Department budget in the General Fund to the Capital Projects fund in the amount of \$21,726 so staff may proceed with awarding the low bid.

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

*Motion: Vice-Chair Edney moved to adopt the consent agenda as amended. All voted in favor, and the motion carried.*

#### **PUBLIC HEARING**

*Chairman Lapsley made the motion to go into the public hearing. All voted in favor, and the motion carried.*

#### **2025.066 Public Hearing – Rezoning Application #R-2025-03, Rolling Ridge, Inc.**

Staff received rezoning application #R-2025-03, for PIN: 9599-32-1880, owned by Rolling Ridge, Inc (hereafter the subject area). The subject area is located on Ridge Road and J H Hyder Road. The owner has requested the 1.28-acre property be rezoned from Industrial (I) to Residential Two Rural (R2R). The application was submitted on February 12, 2025, and Chris Stepp is the agent for the application.

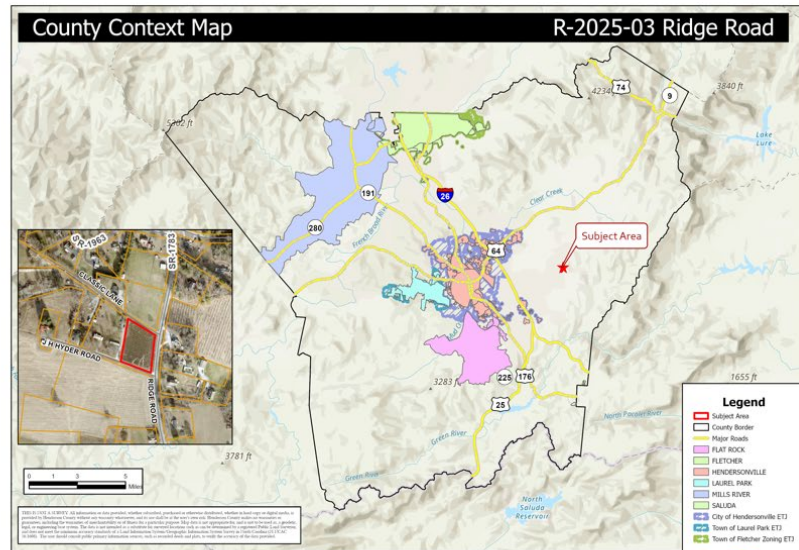
#### **PUBLIC NOTICE:**

Before taking action on the application, the Board of Commissioners must hold a public hearing. Per the Henderson County Land Development Code and State Law, notices of the May 5, 2025 public hearing were published in the Hendersonville Lightning on April 23<sup>rd</sup>, 2025, and April 30<sup>th</sup>, 2025. Notices were also sent via first-class mail to the property owners within 400' of the Subject Area on April 22<sup>nd</sup>, 2025, and staff posted signs advertising the hearing on the Subject Area on April 23<sup>rd</sup>, 2025.

Approved:



- This zoning map amendment is for a portion of PIN: 9599-32-1880 with access from Ridge Road (SR 1783).
- The parcel is 1.28 acres.
- Zoned Industrial.



Applicant: Chris Stepp  
Total Surveyed Area: 1.28 acres  
Industrial (I) to Residential Two Rural (R2R)

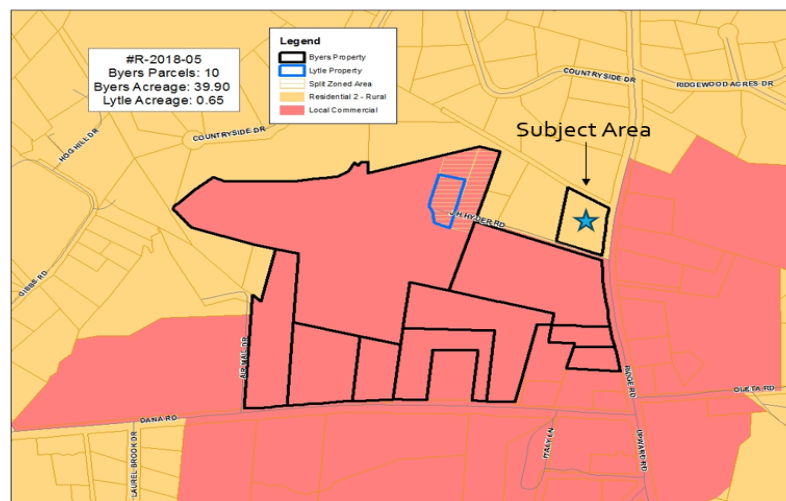
- Rezoning Application R-2025-03, submitted on February 12, 2025, requests that the County rezone 1.28 acres of land from Industrial (I) to Residential District Two Rural (R2R).
- The property owner and applicant is Rolling Ridge, Inc.
- On April 15, 2025, the Technical Review Committee motioned to forward the application to the Planning Board for its review and recommendation.



Applicant: Chris Stepp  
Total Surveyed Area: 1.28 acres  
Industrial (I) to Residential Two Rural (R2R)

#### Historical Rezoning: #R-2018-05

- Rezoning was approved at the BOC meeting on September 4<sup>th</sup>, 2018.
- Subject area was rezoned from Residential Two Rural (R2R) to Industrial (I)
- Split-zoned area was rezoned from Local Commercial (LC) to Residential Two Rural (R2R)
- Remainder was rezoned from Local Commercial (LC) to Industrial (I)
- 40.55 Acres / 11 Parcels





I

No Residential Uses

Warehousing and Storage

Treatment Plants

Manufacturing and Production Operations

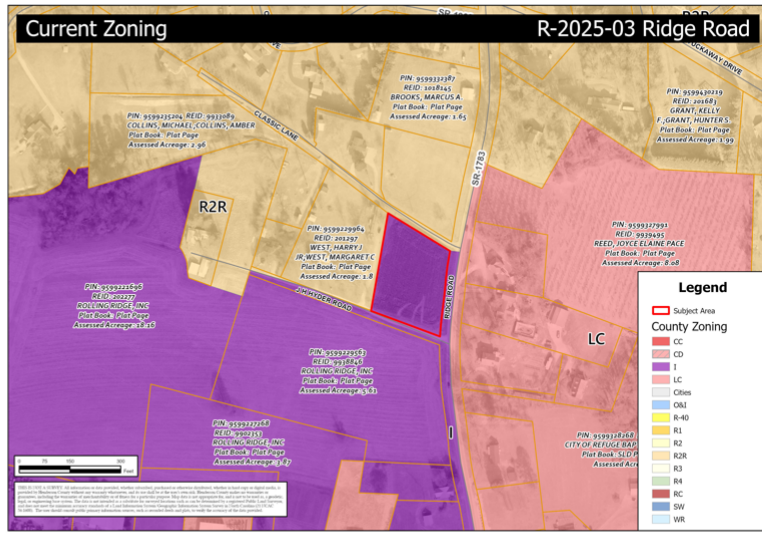
### **R2R** Standard density: 1 unit per acre

Residential Uses (Single-family, two-family, and accessory dwellings by right. Multifamily and Adult Care Homes with special use)

Accessory structures (Garage, Greenhouse, Carport, Storage Shed, etc.)

Accessory Uses (Home occupation, home school, dumpster, solar panels)

Educational Uses (Religious institutions, schools, childcare)



Applicant: Chris Stepp  
Total Surveyed Area: 1.28 acres  
Industrial (I) to Residential Two Rural (R2R)

### **Neighborhood Anchor (NA)**

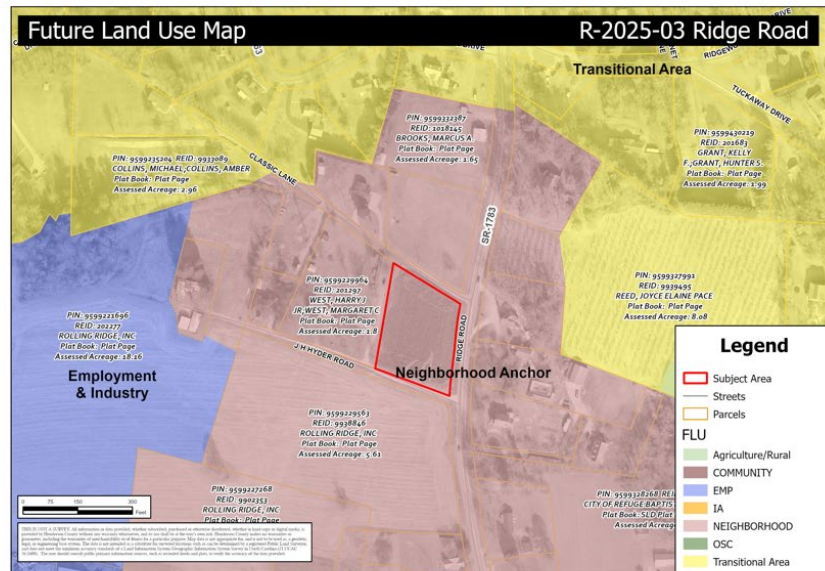
"Neighborhood Anchors are small concentrations of commercial, residential, and civic uses in more rural areas centered around structural anchors like schools, churches, and/or crossroads. (Part 2, page 45).

**Where:** Typically found at intersections of State Roads or thoroughfares

- Near the intersection of Dana Road and Ridge Road

**Uses:** Small services and retail, churches, fuel stations, light industry, mix of residential types including smallscale multi-family

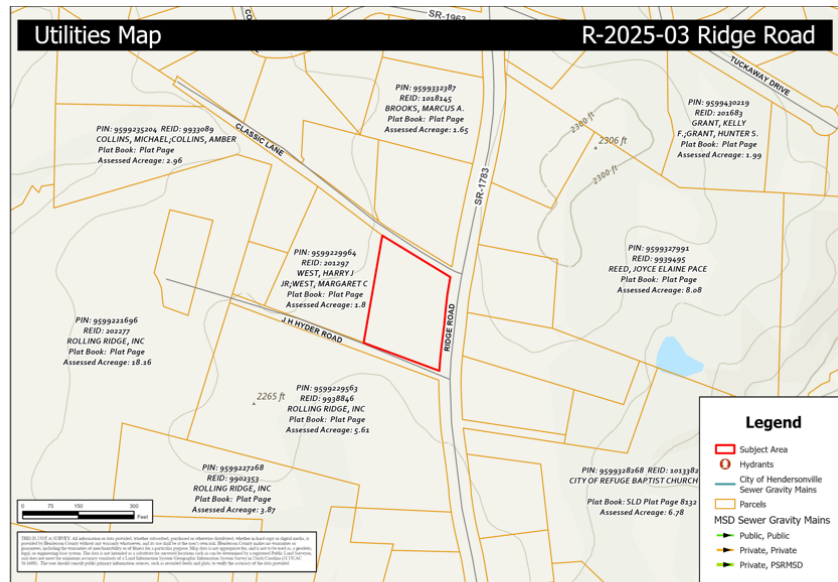
- R2R allows residential uses



Applicant: Chris Stepp  
Total Surveyed Area: 1.28 acres  
Industrial (I) to Residential Two Rural (R2R)

Approved:

The subject area does not have access to the City of Hendersonville sewer. However, the property has access to the COH water.



Applicant: Chris Stepp  
Total Surveyed Area: 1.28 acres  
Industrial (I) to Residential Two Rural (R2R)



# 2045 Comprehensive Plan Statement

## Plan Goal 1: Coordinate Development near Existing Community Anchors

- Rec 1.1: Grow where infrastructure and services exist, in and around municipalities, community investments, and anchors.

## Plan Goal 7: Diversify Housing Choices and Increase Availability

- Rec 7.2: Encourage development of housing.

Public Input: 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 approve rezoning application #R-2025-03 to rezone the Subject Area to the Residential Two Rural (R2R) zoning district based on the recommendations of the 2045 Comprehensive Plan and the attached Comprehensive Plan Statement. All voted in favor, and the motion carried.*

## 2025.067 Public Hearing – LDC Text Amendment (TX-2025-03) Law Enforcement Establishment

*Chairman Lapsley made the motion to go into the public hearing. All voted in favor, and the motion carried.*

Approved:

The Land Development Code (LDC) provides for a police station use that is typically related to municipalities but does include county sheriffs or local law enforcement establishments found in the county's jurisdiction. The proposed amendment will replace police station use with law enforcement establishments and include those associated uses. To be consistent with other governmental uses, these establishments would be permitted in all zoning districts with supplemental requirements.

The Planning Board reviewed the proposed text amendment on April 17, 2025, and voted unanimously to send forward a favorable recommendation to the Board of Commissioners.

### **PUBLIC NOTICE:**

A public notice for this hearing was submitted to be advertised in the Hendersonville Lightning on Wednesday, April 23<sup>rd</sup>, 2025, and Wednesday, April 30<sup>th</sup>, 2025, to meet the requirements of NCGS §160D-601 (see attached certification of public notice).

Public Input: There was none.

*Chairman Lapsley made the motion to go out of the public hearing. All voted in favor, and the motion carried.*

*Commissioner Franklin made the motion that the Board approve the proposed text amendment #TX-2025-03 with any changes as discussed and find that these changes are reasonable and consistent with the 2045 Comprehensive Plan. All voted in favor, and the motion carried*

### **DISCUSSION**

#### **Hurricane Helene Update**

Staff provided the Board with the most current information about Hurricane Helene in Henderson County.

#### **Financial Impacts**

| FY2025 Impacts                             |   |
|--|---|
| Revenues                                   | Expenses  |
| ◊ Waived Fees Total:<br>\$856,129.45       | ◊ Personnel Costs:<br>\$3,189,040.52              |
| ◊ Sales Tax Deficit:<br>\$0                | ◊ Debris Management/Monitoring:<br>\$9,499,981.20 |
| ◊ Property Tax Collection Rate:<br>98.780% | ◊ Other Disaster Response:<br>\$2,180,312.05      |

| Municipality Impacts   |                  |                               |  |
|------------------------|------------------|-------------------------------|--|
| Municipality           | Incurred to Date | Estimates for Future Expenses | Notes  |
| Village of Flat Rock   | \$137,110        | Not yet estimated             | Flat Rock Park   |
| Town of Fletcher       | \$297,200        | \$1,000,000 - \$1,200,000     | Various park projects  |
| City of Hendersonville | \$2,984,000      | \$163,000,000                 | Roads and bridges, buildings and equipment, utilities, and park projects |
| Town of Laurel Park    | \$250,000        | \$10,000,000 - \$15,000,000   | Roads and drainage infrastructure repairs                                |
| Town of Mills River    | \$32,131         | \$305,000                     | Mills River Park   |

Approved:



## FEMA Projects Summary

| Title  | Process Step                        | Total Cost   |
|--|-------------------------------------|--------------|
| Expedited Funding                            | Obligated                           | \$15,224,300 |
| Emergency Debris Removal                     |                                     | \$1,139,019  |
| Leases – DRC and Warehouse                   | Pending Application Completion      | \$930,000    |
| Private Property Debris Removal              |                                     | \$1,461,114  |
| Personnel Costs thru Dec. 2024               |                                     | \$3,442,560  |
| Jackson Park Field and Lights                |                                     | \$200,000    |
| Radio Tower Access Roads                     | Pending Initial Project Development | \$20,000     |
| Mill Pond Creek Drainage Project             |                                     | \$400,000    |
| Vehicles and Equipment                       |                                     | \$76,661     |
| Etowah Sewer                                 | Pending Formulation Completion      | \$46,200     |
| Dana, Etowah, Edneyville and Flat Rock Parks |                                     | \$35,500     |
| Bearwallow Mountain Tower                    |                                     | \$15,000     |
| Libraries, Activities and Community Centers  |                                     | \$40,500     |

## FEMA Applications

### Completed:

- ◆ Expedited Funding Application - \$15,224,300
- ◆ Emergency Debris Removal - \$1,139,018.50

### Submitted, pending PDMG Application Review:

- ◆ United Way - \$90,240.35
- ◆ Leases (DRC and Distribution Warehouse) - \$930,000
- ◆ Personnel Costs (thru December 2024) - \$3,442,560

## FEMA Applications – In process

### Pending Application Completion:

- ◆ PPDR - Debris Removal - \$1,461,114

### Pending Initial Project Development:

- ◆ Radio Tower Access Roads - \$20,000
- ◆ Mill Pond Creek Educational Drainage Project - \$400,000
- ◆ Jackson Park Field and Light Damage - \$200,000

## Expedited Payment

### Revenues:

|                       |               |
|-----------------------|---------------|
| FEMA Funding Received | 15,224,300.00 |
|-----------------------|---------------|

### Expenditures:

|                    |               |
|--------------------|---------------|
| Debris Removal     | 10,042,382.64 |
| Debris Monitoring  | 2,552,015.50  |
| Debris Site Leases | 195,346.77    |
|                    | 12,789,744.91 |

|         |                |
|---------|----------------|
| Unspent | \$2,434,555.09 |
|---------|----------------|

Approved:

## Summary to Date

### Revenues:

|                       |                      |
|-----------------------|----------------------|
| FEMA Funding Received | 15,224,300.00        |
| Donations, Unassigned | 104,628.30           |
| Insurance Proceeds    | 530,610.85           |
| Interest Earned       | 22,630.13            |
| Grants                | 25,000.00            |
| Reimbursements        | 5,384.00             |
|                       | <u>15,912,553.28</u> |

### Expenditures:

|                              |                      |
|------------------------------|----------------------|
| Personnel                    | 3,245,036.26         |
| Debris Management/Monitoring | 13,733,416.64        |
| Other Disaster Response      | 2,222,612.88         |
|                              | <u>19,201,065.78</u> |

Net **-3,288,512.50**

## Anticipated Exposure

|                  |                      |
|------------------|----------------------|
| ◇ Revenue Loss   | \$ 3,184,014         |
| ◇ Expenditures   | <u>\$ 58,332,391</u> |
| ◇ Total Exposure | \$ 61,516,405        |

➤ Exposure includes identified waterway debris removal projects. Estimates for private property and additional waterway debris removal are pending and not included in the totals.

### Debris Update

### **Helene Debris Removal Update**

- Roadway Debris: 520,000 cy
- Tree Cuts (leaners & hangers): 17,900 cuts
- Private Property Debris: 14,600 cy
- Waterway Debris: 4,800 cy
- Total: 502,974 cy

### **LDC Text Amendment (TX-2025-02), Ecusta Trail Parking**

On April 7, 2025, the Board of Commissioners held a public hearing to consider commercial parking options along the Ecusta Trail in the unincorporated areas. The Planning Board and the Rail Trail Advisory Committee (RTAC) discussed options to accomplish this and recommended adding a new use for Ecusta Trail Parking that would be permitted in specific zoning districts with SR (Supplemental Requirements) for parcels that were adjacent to the trail.

Approved:



The Planning Board noted that an Ecusta Overlay District could be incorporated in the LDC rewrite that could expand parking options and other related trail-oriented developments, but the draft amendment could address the parking concern initially for the first six (6) miles of the trail that will be completed in the summer of 2025.

The public hearing was closed and additional changes to the proposed amendment were suggested. Following Board discussion, the item was tabled until the May 5<sup>th</sup> meeting to allow the Board members time to review the recommended changes. The Planning Board and RTAC recommended changes are attached, as well as additional changes discussed at the April meeting.

Following discussion, *Vice-Chair Edney made the motion to table this item pending review of a revised proposal. All voted in favor, and the motion carried.*

### **Henderson County Public Schools – Math and Reading Scores Update**

Henderson County Public Schools Superintendent Mark Garrett provided the Board with an update on the latest math and reading test scores for county schools.

## **Henderson County Public Schools Accountability Results Update**

Presentation to the Henderson County Board  
of Commissioners  
May 5, 2025

### **Grades 3rd - 8th GLP/CCR Proficiency Scores**

|                | <u>Grade Level</u> | <u>HCPS</u> | <u>State</u> |
|----------------|--------------------|-------------|--------------|
| <b>Reading</b> | <b>3-8 GLP</b>     | <b>50.4</b> | <b>50.1</b>  |
| <b>Reading</b> | <b>3-8 CCR</b>     | <b>32.2</b> | <b>30.5</b>  |
| <b>Math</b>    | <b>3-8 GLP</b>     | <b>59.1</b> | <b>54.6</b>  |
| <b>Math</b>    | <b>3-8 CCR</b>     | <b>41.5</b> | <b>36.5</b>  |
| <b>Science</b> | <b>5 and 8 GLP</b> | <b>71.4</b> | <b>68</b>    |
| <b>Science</b> | <b>5 and 8 CCR</b> | <b>61.1</b> | <b>57.9</b>  |

Approved:

**Grades 9th - 12th GLP/CCR Proficiency Scores**

| <u>Subject</u> | <u>HCPS</u> | <u>State</u> |
|----------------|-------------|--------------|
| English II GLP | 62.9        | 59.5         |
| English II CCR | 38.9        | 35.9         |
| Math 1 GLP     | 52.4        | 37           |
| Math 1 CCR     | 21.6        | 12.9         |
| Math 3 GLP     | 63.9        | 57.6         |
| Math 3 CCR     | 39.5        | 34.1         |
| Biology GLP    | 53.4        | 53.4         |
| Biology CCR    | 44          | 44.7         |

**HCPS READING EVAAS DATA**

6 out of 7

Grade Levels

Met or Exceeded Growth

**HCPS MATH EVAAS DATA**

5 out of 7

Grade Levels

Met or Exceeded Growth

## **Career & Workforce Readiness**

**42% of students earned industry credentials in 2023-24, up from 27% the year before.**

**2,155 credentials earned – a 56% increase.**

## **Dropout & Graduation Rates**

**Dropout Rate improved from 1.93% in 2021-22 to 1.43% in 2023-24 – a 26% reduction.**

**Graduation Rate reached 92.8% in 2023-24 – the second highest in HCPS history.**

### **County Manager's FY2025- 2026 Recommended Budget**

The County Manager presented his FY 2025-2026 recommended budget to the Board of Commissioners.

## **FY 2025-2026 RECOMMENDED BUDGET**

### **Priorities:**

- General Fund recovery post Hurricane Helene
- Non-expansion budget
- Recommended tax rate - \$0.431

## **BUDGET WORKSHOP – COMMISSIONER PRIORITIES**

Approved:

|   |                                   |
|---|-----------------------------------|
| No tax increase                         | ROD digitization progress         |
| Farmland preservation                   | Wellness expansion                |
| Recreation Department funding           | Baker Barber Collection progress  |
| Land development code update            | Clear Creek Sewer system          |
| School safety                           | Helene recovery                   |
| Agricultural Services building progress | Bus garage project                |
| County employee focus                   | Broadband services                |
| Etowah Sewer system                     | Volunteer Fire Department support |

**FY 2025-2026 PROPOSED EXPENDITURES**  
**\$ 213,862,320**

**FY 2025-2026 PROPOSED EXPENDITURES**

|                   | FY25 REVISED          | FY26 RECOMMENDED      | \$ VARIANCE        | % VARIANCE    |
|-------------------|-----------------------|-----------------------|--------------------|---------------|
| County Government | \$ 150,950,443        | \$ 152,000,566        | \$ 1,050,123       | 0.7%          |
| HC Public Schools |                       |                       |                    |               |
| Current/Capital   | \$ 36,628,000         | \$ 36,628,000         | \$ -               | 0.0%          |
| Debt Service      | \$ 11,506,933         | \$ 9,440,800          | \$ (2,066,133)     | -18.0%        |
| MRTS              | \$ 3,603,500          | \$ 4,603,500          | \$ 1,000,000       | 27.8%         |
| BRCC              |                       |                       |                    |               |
| Current           | \$ 5,750,000          | \$ 5,750,000          | \$ -               | 0.0%          |
| Debt Service      | \$ 3,218,681          | \$ 3,137,704          | \$ (80,977)        | -2.5%         |
| BRCC - MRTS       | \$ 2,301,750          | \$ 2,301,750          | \$ -               | 0.0%          |
| <b>TOTAL</b>      | <b>\$ 213,959,307</b> | <b>\$ 213,862,320</b> | <b>\$ (96,987)</b> | <b>-0.05%</b> |

**FY 2025-2026 RECOMMENDED BUDGET**

FY26 Proposed Expenditures - **\$ 213,862,320**

FY25 Revised Budget - **\$ 213,959,307**

\$ Variance = **(\$ 96,987)**

% Variance = **(0.05%)**

Approved:

## FY 2025-2026 FUNDING PRIORITIES

|                |                       |            |
|----------------|-----------------------|------------|
| Education      | \$ 61,861,754         | 29%        |
| Public Safety  | \$ 56,124,488         | 26%        |
| Human Services | \$ 41,120,350         | 19%        |
|                | <b>\$ 159,106,592</b> | <b>74%</b> |

## FY 2025-2026 RECOMMENDED REVENUES

|  | FY 24 Actuals         | FY 25 Revised         | FY 26 Recommended     |
|--|-----------------------|-----------------------|-----------------------|
| Ad Valorem Taxes                       | \$ 105,376,734        | \$ 104,600,659        | \$ 107,105,845        |
| Local Option Sales Taxes               | \$ 41,768,049         | \$ 40,443,719         | \$ 41,768,049         |
| Medicaid Hold Harmless                 | \$ 4,011,900          | \$ 3,295,891          | \$ 1,500,000          |
| Other Taxes and Licenses               | \$ 5,706,140          | \$ 5,316,000          | \$ 1,732,000          |
| Unrestricted Intergovernmental Revenue | \$ 68,846             | \$ 61,000             | \$ 61,000             |
| Restricted Intergovernmental Revenue   | \$ 19,342,018         | \$ 21,500,512         | \$ 16,777,933         |
| Permits and Fees                       | \$ 3,543,796          | \$ 2,278,750          | \$ 2,257,113          |
| Sales and Services                     | \$ 11,857,147         | \$ 8,456,984          | \$ 8,967,835          |
| Investments Earnings                   | \$ 5,944,817          | \$ 2,010,000          | \$ 3,010,000          |
| Other Revenues                         | \$ 2,959,378          | \$ 1,502,173          | \$ 1,471,254          |
| Transfers from Other Funds             | \$ 1,839,791          | \$ 976,087            | \$ 8,091,943          |
| Fund Balance Appropriated              | \$ -                  | \$ 23,517,532         | \$ 21,116,848         |
| <b>TOTAL GENERAL FUND REVENUES</b>     | <b>\$ 202,418,616</b> | <b>\$ 213,959,307</b> | <b>\$ 213,859,820</b> |

## FY 2025-2026 RECOMMEND REVENUES

### HURRICANE HELENE IMPACTS

- Property Tax
  - Damages to homes and buildings, resulting in reduction in ad valorem property tax valuation
  - Decline in overall growth rate in ad valorem property tax base
- Sales Tax
  - Decline in growth in sales tax revenues over last few years
  - Little to no growth in sales tax over prior year's collected taxes



# FY 2025-2026 RECOMMENDED BUDGET

Proposed Expenditures \$ 213,862,320

Proposed Revenues\* \$ 192,742,972

Variance \$ 21,119,348

\* - Excluding appropriated fund balance

## FY 2025-2026 RECOMMENDED BUDGET

FY26 Recommended Budget \$ 213,862,320

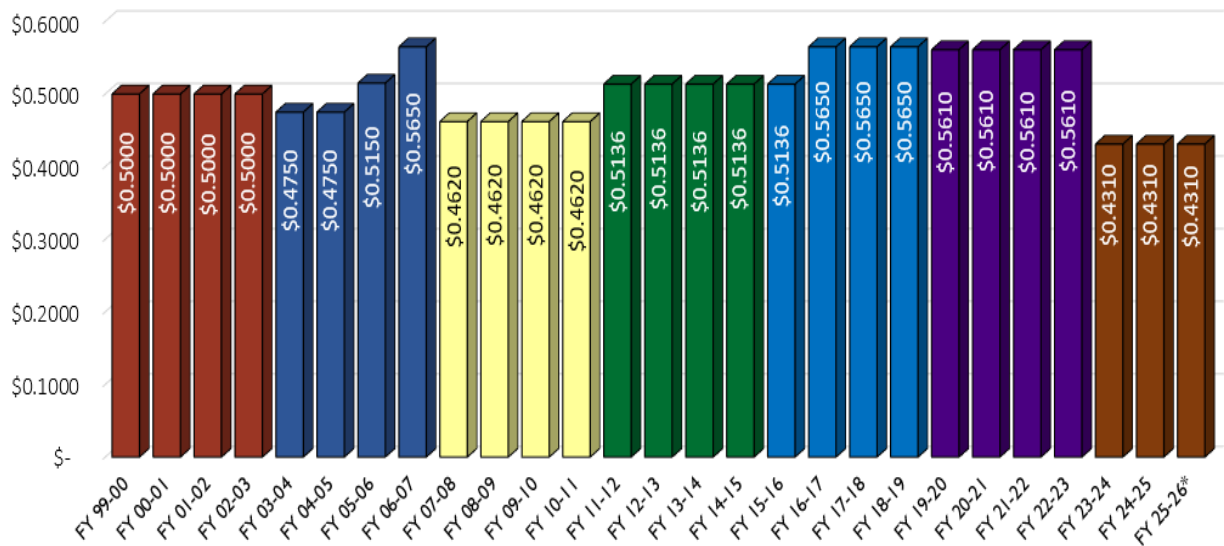
Tax Rate \$ 0.431

Fund Balance Appropriated \$ 21,119,348

### TAX RATE

FY25-26 RECOMMENDED RATE = \$0.431

Historic Tax Rates vs FY26 Recommended



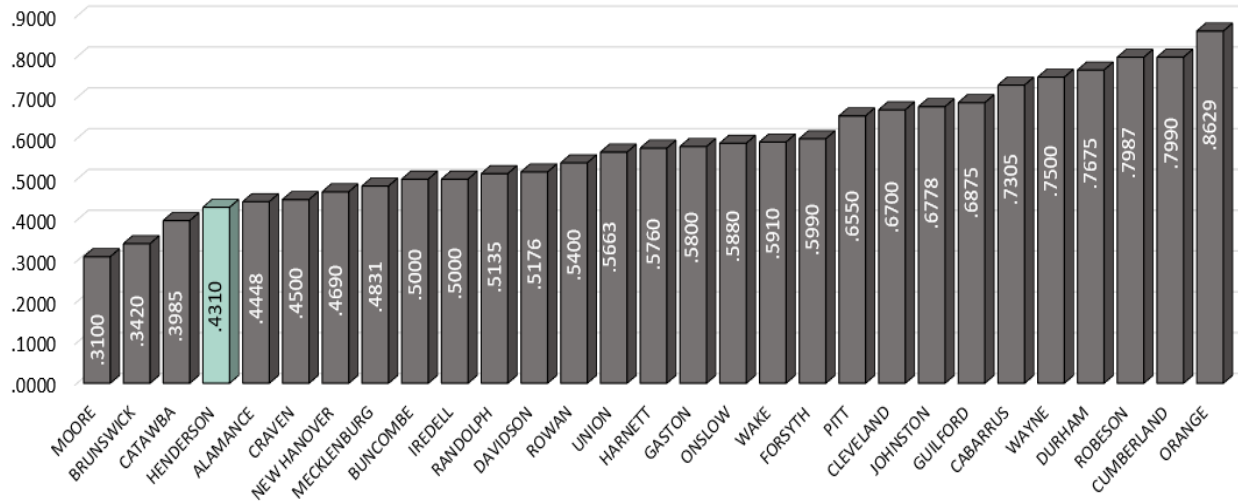
\* FY 25-26 Recommended Tax Rate

Approved:

# TAX RATE

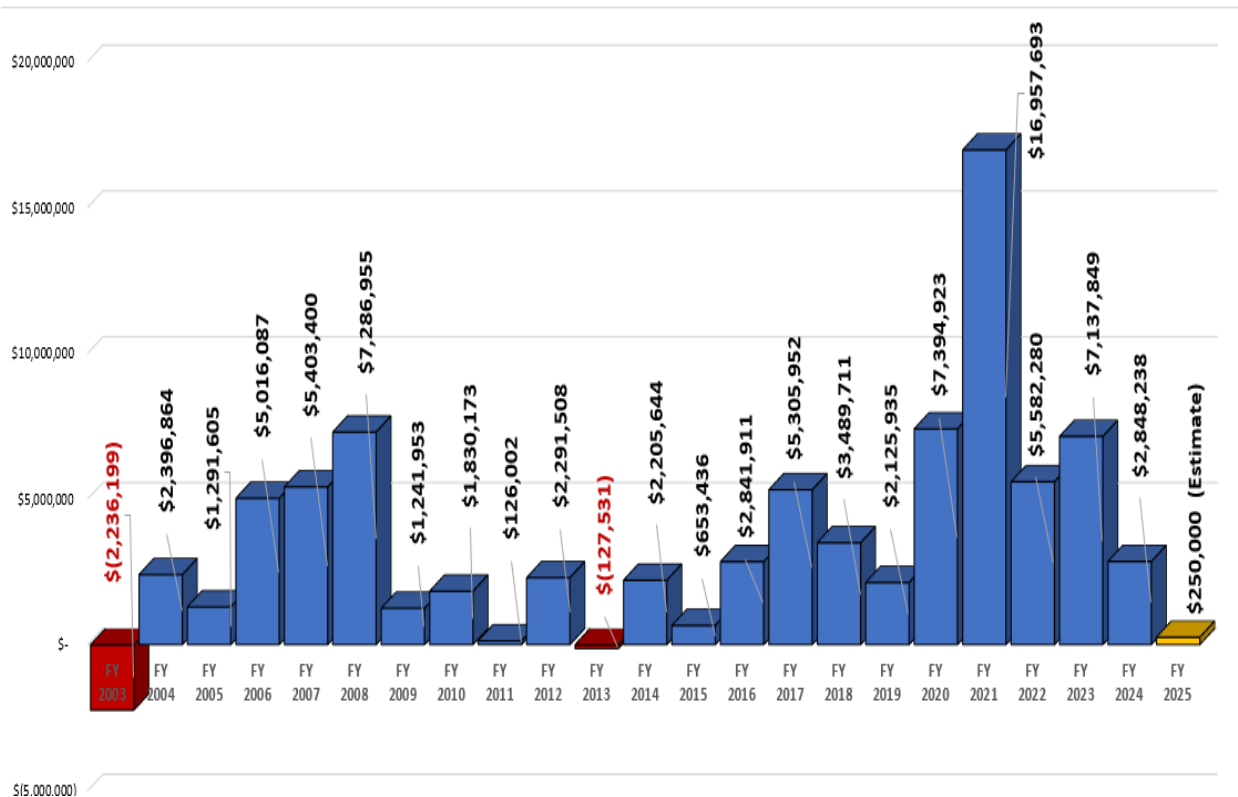
## FY25-26 RECOMMENDED RATE = \$0.431

FY26 Henderson County Proposed vs FY25 Adopted Rates for 29 Urban Counties



# GENERAL FUND BALANCE

## HISTORY OF NET CHANGE



Approved:

## NEXT STEPS

# FY 2026 BUDGET PROCESS

- **May 5, 2025 – Regularly Scheduled Meeting**
  - Present County Manager’s Recommended Budget to Board of Commissioners
  - Schedule the Public Hearing for Monday, June 2, 2025
- **May 7, 2025 – Advertisement and Publication**
  - Advertise the presentation and publication of the County Manager’s Recommended Budget
  - June 2<sup>nd</sup> Public Hearing
    - Advertisement in Hendersonville Lightening
    - Publication on Henderson County website
- **May 21, 2025 – Regularly Scheduled Meeting**
  - FY2026 Budget workshop
- **June 2, 2025 – Regularly Schedule Meeting**
  - Public Hearing on the County Manager’s Recommended Budget

The Board was requested to schedule the Public Hearing on the FY 2025-2026 Budget for Monday, June 2, 2025, at 5:30 pm.

### NOMINATIONS AND APPOINTMENTS

1. Farmland Preservation Task Force – 1 vac.

*Commissioner McCall made the motion to nominate Justin Patwin for reappointment to position #10. All voted in favor, and the motion carried.*

2. Henderson County Historic Courthouse dba/Heritage Museum – 1 vac.

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

3. Henderson County Planning Board – 1 vac.

*Commissioner Franklin made the motion to nominate Harvey Nix for appointment to position #1. All voted in favor, and the motion carried.*

4. Hendersonville City Zoning Board of Adjustment - 1 vac.

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

5. Historic Resources Commission – 1 vac.

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

6. Laurel Park Zoning Board of Adjustment – 1 vac.

Approved:

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

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

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

## COMMISSIONER UPDATES

Vice-Chair Edney: No updates

Commissioner Franklin: No updates.

Commissioner McCall recognized Michael Absher for his volunteer efforts and leadership in organizing and helping with the distribution of over 1,200 containers of donated clothing following Hurricane Helene. Donations were provided to individuals in need, as well as to churches and non-profits across the region.

Chairman Lapsley acknowledged the recent passing of Reichard J. Herman, owner of Leisure Craft on Upward Road, noting the community's loss of a significant employer. He also shared a personal experience with an attempted email phishing scam, in which he was nearly defrauded through a scheme involving a fake billing error and unauthorized access to his computer and banking information. He urged citizens to be vigilant of suspicious emails.

## COUNTY MANAGER UPDATES

County Manager John Mitchell provided updates on recent developments, including the long-anticipated installation of a cell tower in Mills River. He also noted that the dome of the Historic Courthouse is scheduled to be repainted this week.

*Motion: Vice-Chair Edney made the motion to go into Closed Session pursuant to NCGS 143.318.11(a)(3),(4). All voted in favor, and the motion carried.*

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Denisa Lauffer, Clerk to the Board

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William G. Lapsley, Chairman

Approved: