



MINUTES

July 2, 2025

REGULAR MEETING OF THE CITY COUNCIL

CITY HALL-2ND FLOOR MEETING ROOM | 160 6TH AVE. E. | 5:45 p.m.

- Present:

Mayor Barbara Volk; Mayor Pro Tem Dr. Jennifer Hensley and Council Members: Lyndsey Simpson. Melinda Lowrance and Gina Baxter
- Staff Present:

City Manager John Connet, Assistant City Manager Brian Pahle, City Clerk Jill Murray, City Attorney Angela Becker, Budget & Evaluation Director Adam Murr, Communications Director Allison Justus, Communications Coordinator Brandy Heatherly and others.

1. CALL TO ORDER

Mayor Barbara Volk called the meeting to order at 5:45 p.m. and welcomed those in attendance. A quorum was established with all members in attendance.

2. INVOCATION AND PLEDGE OF ALLEGIANCE TO THE FLAG

The City Council observed a moment of silence for prayer or reflection followed by the Pledge of Allegiance to the Flag.

3. PUBLIC COMMENT *Up to 15 minutes is reserved for comments from the public not listed on the agenda.*

There was no public comment.

4. CONSIDERATION OF AGENDA

Council Member Melinda Lowrance moved that City Council approve the agenda as presented. A unanimous vote of the Council followed. Motion carried.

5. CONSENT AGENDA

Council Member Gina Baxter moved that City Council approve the consent agenda as presented. A unanimous vote of the Council followed. Motion carried.

- A. Adoption of City Council Minutes – *Jill Murray, City Clerk*
City Council Regular Monthly Meeting – June 5, 2025
City Council Special Called Meeting – June 16, 2025

- B. Hurricane Helene Cash Flow Loan Amendment – *Krystal Powell, Finance Director*

Resolution #R-25-53

RESOLUTION TO APPROVE AMENDMENT TO LOAN AGREEMENT BETWEEN THE STATE OF NORTH CAROLINA (BY AND THROUGH THE NORTH CAROLINA DEPARTMENT OF STATE TREASURER) AND THE CITY OF HENDERSONVILLE

WHEREAS, the City of Hendersonville (“City”) previously approved and entered into a loan agreement (“Loan Agreement”) and promissory note with the State of North Carolina, by and through the North Carolina Department of State Treasurer (“NCDST”), in connection with the Hurricane Helene Cash Flow Loan Program created by the North Carolina General Assembly under the Disaster Recovery Act of 2024 – Part II (Session Law 2024-53, as amended by Session Law 2024-57); and

WHEREAS, NCDST has agreed to modify those provisions of the Loan Agreement pertaining to the repayment obligations of City upon City’s receipt of “Alternative Funding” (as that term is defined in the Amendment), towards the end of maximizing the cashflow liquidity available to City for disaster response activities in the months and years ahead (“Amendment to Loan Agreement”).

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF

HENDERSONVILLE:

1. That the Amendment to Loan Agreement presented by the North Carolina Department of State Treasurer is hereby approved.
2. That the City Manager is authorized to execute the attached Amendment to Loan Agreement (or one substantially equivalent thereto) and to take such other actions as necessary to secure disaster recovery loan funding from the State of North Carolina.
3. All prior actions of the City Manager and Finance Director in furtherance of the Amendment to Loan Agreement are hereby ratified and approved.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 2nd day of July, 2025.

Barbara G. Volk, Mayor
Attest: /s/Jill Murray, City Clerk
Approved as to form: /s/Angela S. Beeker, City Attorney

C. Open Investment Account with NC Class – Krystal Powell, Finance Director

Resolution #R-25-54

**RESOLUTION TO PARTICIPATE IN NORTH CAROLINA
COOPERATIVE LIQUID ASSETS SECURITIES SYSTEMS**

A resolution authorizing the City of Hendersonville, North Carolina (the "City") to join with other political subdivisions of the State of North Carolina as a Participant ("Participant") in the North Carolina Cooperative Liquid Assets Securities System (North Carolina CLASS) (the "Trust") to pool funds for investment.

WHEREAS, the provisions of Section 159-30 of the General Statutes of North Carolina, as amended ("N.C. Gen. Stat."), provide the guidelines for any local government or public authority of the State of North Carolina (a "Local Government" or "Local Government Unit") to invest idle funds; and

WHEREAS, under N.C. Gen. Stat. § 159-30(c)(10), moneys may be invested in a commingled investment pool established by interlocal agreement pursuant to N.C. Gen. Stat. § 160A-460 through 160A-464 (a "Local Government Investment Pool"), if the investments of the Local Government Investment Pool are limited to those qualifying for investment under N.C. Gen. Stat. § 159-30(c) or other laws of the State of North Carolina governing the investment of monies of a Local Government Unit ("Permitted Investments"); and

WHEREAS, certain Local Government Units have executed an Interlocal Agreement dated March 1, 2023 (the "Original Interlocal Agreement" and as supplemented and amended the "Interlocal Agreement") for the purpose of creating the Trust or executed a joinder agreement for purposes of joining the Original Interlocal Agreement; and

WHEREAS, the Trust is governed by the terms of an Indenture of Trust dated as of March 1, 2023 (the "Indenture"), which provides for the deposit of the pooled idle funds in the Trust and the investment of such funds in only Permitted Investments; and

WHEREAS, the City desires to become a party to the Interlocal Agreement and a Participant in the Trust.

NOW, THEREFORE, it is hereby RESOLVED by the Council of the City of Hendersonville, North Carolina that:

1. The Governing Body hereby approves the City becoming a party to the Interlocal Agreement and its participation in the Trust, which is governed by the Indenture.
2. The Governing Body authorizes the execution and delivery of a joinder agreement to Interlocal Agreement (the "Joinder Agreement") substantially in the form presented at this meeting, together with such changes, modifications and deletions as may be approved by the City's Finance Director (the "Finance Officer"). The approval of the Joinder Agreement will be evidenced conclusively by the execution and delivery of the Joinder Agreement by the Finance Officer.
3. The Finance Officer is hereby authorized to take or cause to be taken any and all such other actions as they may determine in their discretion to be to be necessary or advisable or in the best interest of the City in order to effectuate, complete and carry out the intent and purposes of the foregoing resolutions and the management, supervision, and investment of the City's idle funds, including, but not limited to, the execution of all depository forms or other documents required by the administrator, the custodian or the investment advisor of the Trust and execution of amendments to the Interlocal Agreement entered into for the purpose of (i) adding an additional Participant to the Trust or (ii) which do not have financial implications for the City.

4. The Governing Body hereby approves the Finance Officer to serve as the City's Authorized Representative under the Interlocal Agreement and the Indenture and in such capacity shall remain responsible for the management, supervision and investment of the City's idle funds.

The undersigned hereby certifies that the City Council has enacted this Resolution, or another form of Resolution, a copy of which is enclosed, and that such Resolution is a true and correct copy of the original which is in my possession.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 2nd day of July, 2025.

Barbara G. Volk, Mayor
Attest: /s/Jill Murray, City Clerk
Approved as to form: /s/Angela S. Beeker, City Attorney

D. Construction Contract Award for the Wastewater Treatment Facility HVAC Systems Replacement Project – *Devon Owen, Utilities Engineer*

Resolution #R-25-43

RESOLUTION BY THE CITY OF HENDERSONVILLE OF AUTHORIZATION FOR THE CITY MANAGER TO ENTER INTO A CONTRACT FOR THE CONSTRUCTION OF THE WASTEWATER TREATMENT FACILITY HVAC SYSTEMS REPLACEMENT PROJECT

WHEREAS, the City owns and operates a wastewater treatment facility (WWTF) and laboratory that was impacted by Hurricane Helene during the week of September 24, 2024; and

WHEREAS, the City intends to replace its heating, ventilation, and air conditioning (HVAC) systems at the WWTF administration building which were flooded during Hurricane Helene; and

WHEREAS, once completed the project will restore climate control within the WWTF administration building, allowing the laboratory to accurately ensure that treatment processes at the WWTF are operating as intended; and

WHEREAS, on May 15, 2025, formal bids for construction of the project were opened as follows:

Cooper Construction Company, Inc.: \$624,400.00

Hickory Mechanical, Inc.: \$771,676.00

WHEREAS, formal bids were reviewed for completeness and accuracy. Cooper Construction Company, Inc. is the lowest responsive, responsible bidder; and

WHEREAS, the project engineer and utility staff are recommending the award of the WWTF HVAC Systems Replacement Project to Cooper Construction Company, Inc.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Hendersonville, North Carolina that:

The City Manager is authorized to award and execute a contract for the construction of the WWTF HVAC Systems Replacement Project to Cooper Construction Company, Inc., the lowest responsive and responsible bidder in the total amount of \$624,400.00.

The City Manager is authorized to approve change orders which cumulatively do not exceed 10% of the approved contract amount of \$624,400.00, provided however that any necessary budget ordinance or project ordinance amendments must be brought back to the City Council for approval.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 5th day of June, 2025.

Barbara G. Volk, Mayor
Attest: /s/Jill Murray, City Clerk
Approved as to form: /s/Angela S. Beeker, City Attorney

E. Purchase of Water & Sewer Operations Inventory and parts – *Logan Hickey, Chad Freeman*

Resolution #R-25-56

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO AUTHORIZE THE RATIFICATION OF A GPO CONTRACT IN FY25 FOR INVENTORY AND PART PURCHASES AND TO AUTHORIZE USE OF FOUR GPO CONTRACTS FOR THESE PURCHASES FOR THE CITY’S WATER AND SEWER OPERATIONS FOR FISCAL YEAR 2025/2026

WHEREAS, the City of Hendersonville Operations Department utilizes the following wide variety of inventory to ensure that the City continues to function effectively as inventory/parts become necessary (AMI products (Meters, Transmitters, Sensus Ancillary Parts), Brass fittings, Clamps, Ductile pipe, Hydrants, Gate valves, Other inventory as needed); and,

WHEREAS, for many years, the City has utilized various Group Purchasing Organization contracts to purchase this inventory as is permitted by GS 143-129(e)(3) and under various previous council approvals; and,

WHEREAS, over FY21, FY22, FY23, and FY24, between Repair/Maintenance and Capital accounts, the City has purchased an average of \$977,624.25 of inventory yearly; and,

WHEREAS, on April 4, 2024, we combined all inventory purchases under the same category of approval, and City Council ratified FY24 for all applicable contracts and vendors. On July 10, 2024, City Council approved utilization of three of these contracts per GS 143-129(e)(3) for budgeted inventory spending in FY25 up to \$1,000,000.00; and,

WHEREAS, here, we are requesting City Council to ratify the addition of Contract # 02-138 to the list of approved Group Purchasing Organization contracts for inventory/part procurement effective for FY25. We are also requesting approval of utilization of all four contracts per GS 143-129(e)(3) for budgeted inventory spending in FY26 up to \$1,000,000.00; and,

WHEREAS, below are the four contracts and corresponding vendors. These are Omnia Partners contracts. The approved amount can be utilized as needed under each contract; and,

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Hendersonville, North Carolina that the City's Water and Sewer Operations Department is authorized to utilize Omnia Partners Contract # 02-138 for inventory/part inventory in FY25 and is authorized to purchase inventory items/parts up to \$1,000,000.00 under the contracts listed in this resolution to the vendors listed.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 2nd day of July, 2025.

Barbara G. Volk, Mayor
Attest: /s/Jill Murray, City Clerk
Approved as to form: /s/Angela S. Beeker, City Attorney

F. Sole Source Purchase of Coagulant – Logan Hickey, Ricky Levi

Resolution #R-25-57

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO AUTHORIZE THE SOLE-SOURCE PURCHASE OF COAGULANT FOR THE WATER TREATMENT PLANT

WHEREAS, the City of Hendersonville's Finance Department is submitting this request on behalf of the City's Water Treatment Plant; and,

WHEREAS, the WTP utilizes Coagulant; and,

WHEREAS, Coagulant is required by the state for coagulation, flocculation, and sedimentation; and,

WHEREAS, the City ran into issues with it's current vendor's solution where some of it precipitated out into the bottom of the bulk tanks and formed back into a solid; and,

WHEREAS, on 5/2/2024, the City is recommended use of a different Coagulant formula which is sole source thru a different vendor. Please see that agenda and resolution for full context; and,

WHEREAS, the new formula recommendation of Coagulant is a proprietary blend only available from one source of supply. While there are other alternative non-coagulant products, none have this particular blend which is required for the efficient operations of our facility. Standardization of this blend is required; and,

WHEREAS, While there are other alternative non-coagulant products, none have this particular blend which required for the efficient operations of our facility. NCDEQ would require us to do further studies and get their approval to change from one blend to another. Another challenge with changing blends is that it could cause problems with our lead copper numbers as well as our water quality parameter numbers. Thus, standardization of this blend is required; and,

WHEREAS, NCGS 143-129(e) lists the authorized exceptions to the formal bid procedures. NCGS 143-129(e)(6) allows for purchases of apparatus, supplies, materials, or equipment to be purchasing using sole-source exception when: (i) performance or price competition for a product are not available; (ii) a needed product is available from only one source of supply; or (iii) standardization or compatibility is the overriding consideration. The governing board of a political subdivision of the State shall approve the purchases listed in the preceding sentence prior to the award of the contract; and,

WHEREAS, staff are requesting to continue to utilize Zeta Solutions on Coagulant City-wide by asking that Council approve this sole source and standardization request; and,

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Hendersonville, North Carolina that city staff is authorized to purchase Coagulant from Zeta Solutions for FY25/26 within budgeted funds available.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 2nd day of July, 2025.

Barbara G. Volk, Mayor
Attest: /s/Jill Murray, City Clerk
Approved as to form: /s/Angela S. Beeker, City Attorney

G. Purchase of Chlorine – Logan Hickey, Ricky Levi

Resolution #R-25-58

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO AUTHORIZE THE SOLE-SOURCE PURCHASE OF CHLORINE FOR THE WATER TREATMENT PLANT

WHEREAS, the City of Hendersonville’s Finance Department is submitting this request on behalf of the City’s Water Treatment Plant; and,

WHEREAS, the City’s WTP utilizes Chlorine; and,

WHEREAS, chlorine is required by the state for certain levels in the treatment train for certain CT/Contact Times and a certain residual level must be maintained in the distribution system; and,

WHEREAS, there are no other suppliers in our region. If we did go outside of our region – product availability, cost, safety, and would be an issue; and,

WHEREAS, requesting department has been looking for additional chlorine suppliers each year. When the current staff took over position, staff was informed by other staff that there weren’t any suppliers/vendors close enough that could provide chlorine in the containers nor amount used by the City. Requesting department has made several attempts to locate additional suppliers and has inquired to everyone in the industry contacts – with no success. Additionally, the requesting department has also brought in Brenntag chemical in the past to look things over. It was learned that the vendor is unable to supply the amount needed by the City in ton containers and is not equipped to supply currently. This was basically the only lead requesting department had, and this vendor is not located in NC. The others with applicable capabilities were in either Florida or South Georgia. They, however, have to keep their regional customers supplied, so the City would not have a place of priority if that route was selected. The cost would also be higher due to shipping. In addition to increased cost, this distance is not in line with best safety practices; and,

WHEREAS, the City’s RMP Risk Management Plan (which is filed with the USEPA, NCDEQ) and Emergency Management require certain safety training along with training at City facilities to be documented. The inspectors are more pleased when you stick with the same vendor as much as possible from a safe handling aspect.; and,

WHEREAS, overall, there are no other viable options other than JCI Jones Chemical (out of Charlotte, NC) who can provide chlorine gas in the ton containers and in the volume the City requires for water treatment disinfection at the City’s 12 million per gallon a day rated water treatment facility. The City uses 2000 lb. cylinders and one ton will last about 10 days. The City’s maximum allowed facility storage amount at any one time is 8 tons/16,000 lbs. This is regulated by the State and Federal government. The current market price is \$2,203 per ton delivered. The volatile market is continuing at this time. The City also has email documentation regarding extensive market volatility and price increases. Due to the cost escalation in the current market, chlorine costs are now exceeding formal bid thresholds. Costs have nearly quadrupled over the past four years. Therefore, we are seeking council approval to continue use of JCI Jones Chemicals in order to ensure that we are able to consistently source this chemical safely and to ensure effective operation of our facilities; and,

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Hendersonville, North Carolina that the City’s Water Treatment Plant is authorized to continue to utilize JCI Chemical as the source for Chlorine for Fiscal Year 2025/2026.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 2nd day of July, 2025.

Barbara G. Volk, Mayor
Attest: /s/Jill Murray, City Clerk
Approved as to form: /s/Angela S. Beeker, City Attorney

H. Sole Source and Standardization Purchase of Orthophosphate – Logan Hickey, Ricky Levi

Resolution #R-25-59

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO AUTHORIZE THE SOLE-SOURCE AND STANDARDIZATION PURCHASE OF ORTHOPHOSPHATE FOR THE WATER TREATMENT PLANT

WHEREAS, the City of Hendersonville’s Finance Department is submitting this request on behalf of the City’s Water Treatment Plant; and,

WHEREAS, the City’s WTP utilizes Orthophosphate; and,

WHEREAS, Orthophosphate is required by the state for corrosion control; and,

WHEREAS, Orthophosphate is a proprietary blend called 70/30 Ortho Poly with a total PO4 value of 36 percent; and,

WHEREAS, This Orthophosphate blend is only available from one source of supply and needs to be standardized for use at the City. While there are alternative products in the market, no other vendors offer this particular blend; and,

WHEREAS, the City has used this blend for roughly 15-20 years and utilizing a different blend would create a need to for an entirely new corrosion study with the state and the changeover would take 3-6 months to replace within the distribution system. This would significant budgetary overages, would cause regulatory issues with the state, and would cause issues with corrosion control (i.e.. Lead and copper); and,

WHEREAS, NCGS 143-129(e) lists the authorized exceptions to the formal bid procedures. NCGS 143-129(e)(6) allows for purchases of apparatus, supplies, materials, or equipment to be purchasing using sole-source exception when: (i) performance or price competition for a product are not available; (ii) a needed product is available from only one source of supply; or (iii) standardization or compatibility is the overriding consideration. The governing board of a political subdivision of the State shall approve the purchases listed in the preceding sentence prior to the award of the contract; and,

WHEREAS, staff are requesting to continue to utilize Worx on Orthophosphate City-wide by asking that Council approve this sole source and standardization request; and,

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Hendersonville, North Carolina that city staff is authorized to purchase Orthophosphate from Worx for FY25/26 within budgeted funds available.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 2nd day of July, 2025.

Barbara G. Volk, Mayor
Attest: /s/Jill Murray, City Clerk
Approved as to form: /s/Angela S. Beeker, City Attorney

I. Sole Source Purchase of Polydyne – Logan Hickey, Ricky Levi

Resolution #R-25-60

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO AUTHORIZE THE SOLE-SOURCE AND STANDARDIZATION PURCHASE OF POLYDYNE FOR THE WATER TREATMENT PLANT

WHEREAS, the City of Hendersonville’s Finance Department is submitting this request on behalf of the City’s Wastewater Treatment Plant; and,

WHEREAS, the WWTP utilizes Polydyne to coagulate with the City’s sludge profile; and,

WHEREAS, there is extensive jar testing involved to find the right product for our sludge profile. Due to the relative low quantities our WWTP has indicated that it is very challenging to find other sources to come to City facilities to jar test; and,

WHEREAS, it is vital for the City to continue use of the Polydyne from SNF Water Science for continuity/standardization and to prevent risks associated with a new formula; and,

WHEREAS, the product is sole source and trademarked; and,

WHEREAS, NCGS 143-129(e) lists the authorized exceptions to the formal bid procedures. NCGS 143-129(e)(6) allows for purchases of apparatus, supplies, materials, or equipment to be purchasing using sole-source exception when: (i) performance or price competition for a product are not available; (ii) a needed product is available from only one source of supply; or (iii) standardization or compatibility is the overriding consideration. The governing board of a political subdivision of the State shall approve the purchases listed in the preceding sentence prior to the award of the contract; and,

WHEREAS, staff are requesting to continue to utilize SNF Water Science for Polydyne by asking that Council approve this sole source and standardization request; and,

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Hendersonville, North Carolina that city staff is authorized to purchase Polydyne from SNF Water Science for FY25/26 within budgeted funds available.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 2nd day of July, 2025.

Barbara G. Volk, Mayor
Attest: /s/Jill Murray, City Clerk
Approved as to form: /s/Angela S. Beeker, City Attorney

J. Sole Source Purchase of Sodium Bicarbonate – Logan Hickey, Ricky Levi

Resolution #R-25-61

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO AUTHORIZE THE SOLE-SOURCE AND STANDARDIZATION PURCHASE OF SODIUM BICARBONATE FOR THE WATER TREATMENT PLANT

WHEREAS, the City of Hendersonville’s Finance Department is submitting this request on behalf of the City’s Water Treatment Plant; and

WHEREAS, the City’s WTP utilizes Sodium Bicarbonate; and

WHEREAS, Sodium Bicarbonate is required by the state for providing required alkalinity level; and

WHEREAS, Sodium Bicarbonate is a proprietary blend called Alkalinity First and is only available from one source of supply in this area as they are the only authorized area distributor; and

WHEREAS, this is a granular technical grade Sodium Bicarbonate, which ensures consistent levels of alkalinity that other products cannot offer. If we utilized other products with lesser alkalinity levels and lesser quality composition, this could clog our feed system and cause numerous maintenance issues. Thus, it is vital that we utilize this product as standardization is important; and

WHEREAS, NCGS 143-129(e) lists the authorized exceptions to the formal bid procedures. NCGS 143-129(e)(6) allows for purchases of apparatus, supplies, materials, or equipment to be purchasing using sole-source exception when: (i) performance or price competition for a product are not available; (ii) a needed product is available from only one source of supply; or (iii) standardization or compatibility is the overriding consideration. The governing board of a political subdivision of the State shall approve the purchases listed in the preceding sentence prior to the award of the contract; and

WHEREAS, staff are requesting to continue to utilize Univar on Sodium Bicarbonate City-wide by asking that Council approve this sole source and standardization request; and

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Hendersonville, North Carolina that city staff is authorized to purchase Sodium Bicarbonate from Univar for FY25/26 within budgeted funds available.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 2nd day of July, 2025.

Barbara G. Volk, Mayor
Attest: /s/Jill Murray, City Clerk
Approved as to form: /s/Angela S. Beeker, City Attorney

K. Waive Competition for Biosolid Sludge Transport and Disposal Services – Logan Hickey, Adam Steurer, Garrett Demoss, Ricky Levi

Resolution #R-25-62

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO AUTHORIZE THE SOLE-SOURCE AND STANDARDIZATION PURCHASE OF POLYDYNE FOR THE WATER TREATMENT PLANT

WHEREAS, the City of Hendersonville’s Finance Department is submitting this request on behalf of the City’s Water and Sewer Department; and

WHEREAS, the City of Hendersonville’s Water and Sewer Department owns and operates one water treatment facility and one wastewater treatment facility that combined currently produces approximately 6,500 wet tons of unclassified treatment solids residuals annually, however quantities produced fluctuate based on a variety of operational factors; and

WHEREAS, the City outsources the transport and disposal of these water and wastewater treatment solid residuals; and,

WHEREAS, for Fiscal Year 2025-2026, the City estimates a total expenditure of \$750,000.00 on these services; and

WHEREAS, North Carolina state law does not require competitive bidding for services such as this. Sections 5.F.1 and Sections 5.F.2 of the City’s Purchasing Policy Manual require competitive solicitations for professional and

non-professional services totaling \$50,000.00 or greater that do not pertain to N.C.G.S. § 143 64.31 and N.C.G.S. § 143 64.32. Per the policy, an exception to these requirements may be granted with the prior written approval of the City’s Finance Director and City Manager. This letter serves as a justification for waiving competition for these services; and

WHEREAS, the City’s Water and Sewer Department has elected to waive competition and to continue to utilize Southern Logistics, Inc. for these transport and disposal services. The City has identified the following reasons for the need to utilize Southern Logistics, Inc. for these services:

- Southern Logistics has successfully provided these services to the City for many years coordinating and managing multiple landfills and hauling companies. Based on historical volatility and the rejection of the material due to high water content, the valuable relationships maintained by Southern Logistics with the limited number of landfill owners in western North Carolina reduces City risk.
- The Wastewater Treatment Facility Thermal Dryer Project will produce a Class A Biosolid that can be beneficially reused in agriculture resulting in more outlets instead of landfilling for the material. The thermal dryer will also reduce the mass of material produced by approximately 82 percent. The dryer will be operational by fall 2026. Once operational, the need for these hauling and disposal services will be substantially diminished or eliminated.
- The proposed Thermal Dryer will be constructed within the existing covered drying shed, which substantially reduces storage capacity during construction. Changing vendors for a relatively short time until completion of the thermal dryer project has risks associated with the potential lack of continuity of services.
- The capital cost of the Biosolids Thermal Dryer is \$17.7 million, funded by a \$14.5 million state direct appropriation grant and \$3.2 million revenue bond. After implementation of the new dryer, the utility estimates operational saving of \$285,000 annually in the first year (including debt service costs).
- The utility plans to solicit a separate solids management contractor for water treatment facility residuals once the dryer is operational; and

WHEREAS, the signatures from the City’s Utilities Director, Finance Director, and City Manager on the attached letter represent their formal written approval for this waiving of competition for these services in the current fiscal year. Since the total exceeds \$499,999.00 (the City Manager’s dollar delegation), we are formally requesting Council’s approval on this request; and

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Hendersonville, North Carolina that city staff is authorized to utilize Southern Logistics, Inc. for these services for FY25/26 within budgeted funds available.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 2nd day of July, 2025.

Barbara G. Volk, Mayor
Attest: /s/Jill Murray, City Clerk
Approved as to form: /s/Angela S. Beeker, City Attorney

L. Annexation : Certificate of Sufficiency-412 McMurray Road (Gergi Logistics LLC)
(25-42-ANX) – Tyler Morrow, Current Planning Manager

Resolution #R-25-63

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL FIXING DATE OF PUBLIC HEARING ON QUESTION OF ANNEXATION PURSUANT TO G.S. 160A-58.2

WHEREAS, a petition requesting annexation of the satellite area described herein has been received; and

WHEREAS, certification by the City Clerk as to the sufficiency of the petition has been made;

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Hendersonville, North Carolina that:

Section 1. A public hearing on the question of annexation of the satellite area described herein will be held at City Hall located at 160 6th Ave E. Hendersonville NC, 28792 at 5:45 p.m. August 7th, 2025, or as soon thereafter as it may be heard.

Section 2. The area proposed for annexation is described as follows:

Being all of that real property consisting of PIN 9588-32-9376 described in the plat recorded in Book 2025- _____ [to be inserted at recording of the plat] of the Henderson County Registry, said PIN 9588-32-9376 being described by metes and bounds as follows:

Being a certain 14.22± acre tract of land situate in Blue Ridge Township of Henderson County, North Carolina as shown on Plat Book 2021, Page 13545 of the Henderson County Register of Deeds Office and being more particularly described by metes and bounds as follows:

Beginning at an existing 3/4" open top pipe in the margin the right of way of McMurray Road as shown in Plat Book 2021 Page 13545 of the Henderson County Register of Deeds Office; thence with the margin of said road N 04°19'51" E a distance of 127.60 feet to a unmarked point, herein after called: point, and said point standing S 84°55'09" E a distance of 9.11 feet from an existing 1/2" rebar; thence leaving the margin of said road and with the line of Troy and Frances Sherman as described in Deed Book 1475, Page 449 of said registry the following two courses and distances: (1) S 84°55'09" E a distance of 261.86 feet to an existing 1/2" rebar; thence (2) N 07°04'51" E a distance of 142.90 feet to an existing 1/2" rebar; thence with the margin of a private right of way as described in Deed Book 1474, Page 449 of said registry and continuing with the line of Troy and Frances Sherman S 83°36'46" W a distance of 271.33 feet to a point in the margin of said road; thence leaving the line of Troy and Frances Sherman and with the margin of said road and continuing with the line of the said private right of way N 06°06'05" E a distance of 29.31 feet to a point, and said point standing N 83°50'57" E a distance of 11.86 feet from an existing 1/2" rebar with cap; thence leaving the margin of said road and continuing with the line of the said private right of way and with the line of Owenby Trust as described in Deed Book 3285, Page 587 of said registry the following two courses and distances: (1) N 83°50'57" E a distance of 147.27 feet to an existing 3/4" open top pipe; thence (2) N 82°52'01" E a distance of 50.50 feet to an existing 3/4" open top pipe in concrete; thence leaving the said private right of way and continuing with the line of Owenby Trust the following two courses and distances: (1) N 08°36'24" E a distance of 84.34 feet to an existing 1/2" rebar, and said rebar standing S 02°15'47" W a distance of 33.33 feet from an existing 1/2" rebar in concrete with "Corn" cap; thence (2) N 83°17'47" W a distance of 196.57 feet to a point in the margin of said road, said point standing S 86°14'47" E a distance of 11.74 feet from an existing 1/2" rebar with cap; thence leaving the line of Owenby Trust and with the margin of said road N 05°57'31" E a distance of 201.00 feet to a new 1/2" rebar; thence leaving the margin of said road S 88°35'39" E a distance of 245.80 feet to an existing 1/2" rebar, said rebar standing S 09°09'22" E a distance of 119.33 feet from an existing 1/2" rebar with "2431" cap; thence S 88°32'52" E a distance of 1001.21 feet to a new 1/2" rebar; thence with the line now or formerly of Sarah H. Murray S 06°36'43" W a distance of 190.87 feet to a point, and said point standing N 48°22'59" W a distance of 686.06 feet from a found 6" axle; thence leaving the line of Sarah Murray and with the line of Billy and Catherine Hill as described in Deed Book 822, Page 275 of said registry and with the centerline of the creek the following five courses and distances: (1) S 60°11'06" W a distance of 38.67 feet to a point; thence (2) S 33°53'33" W a distance of 76.22 feet to a point; thence (3) S 31°02'29" W a distance of 103.25 feet to a point; thence (4) S 19°52'06" W a distance of 156.91 feet to a point; thence (5) S 05°14'30" W a distance of 53.00 feet to a point; thence leaving said creek and with the line of K-2 Properties LLC as described Deed Book 1285, Page 560 of said registry the following two courses and distances: (1) N 89°14'47" W a distance of 22.62 feet to an existing 5/8" rebar with BME cap, said rebar standing N 38°16'37" E a distance of 612.27 feet from an existing 5/8" rebar with BME cap; thence (2) N 88°59'20" W a distance of 1071.07' to the POINT AND PLACE OF BEGINNING, containing 14.22± acres.

Re: Petition for Satellite Annexation
Petitioner: Sergii Gergi, general manager of Gergi Logistics LLC
File No. 25-42-ANX

Section 3. Notice of the public hearing shall be published once in The Hendersonville Times-News, a newspaper having general circulation in the City of Hendersonville, at least 10 days prior to the date of the public hearing.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 2nd day of July, 2025.

Barbara G. Volk, Mayor
Attest: /s/Jill Murray, City Clerk
Approved as to form: /s/Angela S. Beeker, City Attorney

M. Adopt a Continuing Disclosure Policy – Krystal Powell

N. Utility Extension Agreement for the Mabry Woods Subdivision – Adela Gutierrez-Ramirez, Civil Engineer

Resolution # R-25-64

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A UTILITY EXTENSION AGREEMENT WITH MPG HENDERSONVILLE, LLC, FOR THE MABRY WOODS SUBDIVISION

WHEREAS, the City of Hendersonville owns, operates, and maintains water and sewer systems to serve customers throughout Henderson County; and

WHEREAS, residential, commercial, and industrial developments often require public water and public gravity sewer services as a part of their development projects; and

WHEREAS, the Developer extends public water and public sewer lines to their site, which upon completion and acceptance, are provided to the City to own, operate, and maintain; and

WHEREAS, the City requires a Utility Extension Agreement to be executed to establish requirements of both the Developer and the City for the water line extension process; and

WHEREAS, MPG Hendersonville, LLC, the "Developer" and "Owner," will enter into a Utility Extension Agreement with the City to provide water and sewer services to the Mabry Woods Subdivision.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Hendersonville, North Carolina that:

1. The Utility Extension Agreement with MPG Hendersonville, LLC, the “Developer” and “Owner” to provide water service to the Mabry Woods Subdivision is approved, as presented.
2. City Manager is authorized to execute the Utility Extension Agreement, and to approve and execute amendments to the Utility Extension Agreement in the future provided such amendments do not impose a financial obligation upon the City.
3. City Manager is authorized to acquire easements, rights-of-way, and other interests in real property consistent with the terms of the Utility Extension Agreement, provided that such acquisition does not impose a financial obligation upon the City.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 2nd day of July, 2025.

Barbara G. Volk, Mayor
Attest: /s/Jill Murray, City Clerk
Approved as to form: /s/Angela S. Beeker, City Attorney

O. Utility Extension Agreement for the Cummings Cove Phase 8A Subdivision – Adela Gutierrez-Ramirez, Civil Engineer

Resolution #R-25-65

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A UTILITY EXTENSION AGREEMENT WITH VISTA AT CUMMINGS COVE, LLC FOR THE CUMMINGS COVE PH 8A

WHEREAS, the City of Hendersonville owns, operates, and maintains a water system to serve customers throughout Henderson County; and

WHEREAS, residential, commercial, and industrial developments often require public water service as a part of their development projects; and

WHEREAS, the Developer extends public water lines to their site, which upon completion and acceptance, are provided to the City to own, operate, and maintain; and

WHEREAS, the City requires a Utility Extension Agreement to be executed to establish requirements of both the Developer and the City for the water line extension process; and

WHEREAS, Vista at Cummings Cove, LLC, the “Developer” and “Owner,” will enter into a Utility Extension Agreement with the City to provide water service to the Cummings Cove PH 8A.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Hendersonville, North Carolina that:

1. The Utility Extension Agreement with Vista at Cummings Cove, LLC, the “Developer” and “Owner” to provide water service to the Cummings Cove Ph 8A is approved, as presented.
2. City Manager is authorized to execute the Utility Extension Agreement, and to approve and execute amendments to the Utility Extension Agreement in the future provided such amendments do not impose a financial obligation upon the City.
3. City Manager is authorized to acquire easements, rights-of-way, and other interests in real property consistent with the terms of the Utility Extension Agreement, provided that such acquisition does not impose a financial obligation upon the City.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 2nd day of July, 2025.

Barbara G. Volk, Mayor
Attest: /s/Jill Murray, City Clerk
Approved as to form: /s/Angela S. Beeker, City Attorney

P. Utility Extension Agreement for the Simple Life-The Farm Development – Adela Gutierrez-Ramirez, Civil Engineer

Resolution #R-25-66

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A UTILITY EXTENSION AGREEMENT WITH THE VILLAGE AT FLAT ROCK OWNER, LLC, FOR THE SIMPLE LIFE - THE FARM DEVELOPMENT

WHEREAS, the City of Hendersonville owns, operates, and maintains a water system to serve customers throughout Henderson County; and

WHEREAS, residential, commercial, and industrial developments often require public water service as a part of their development projects; and

WHEREAS, the Developer extends public water lines to their site, which upon completion and acceptance, are provided to the City to own, operate, and maintain; and

WHEREAS, the City requires a Utility Extension Agreement to be executed to establish requirements of both the Developer and the City for the water line extension process; and

WHEREAS, The Village at Flat Rock Owner, LLC, the “Developer” and “Owner,” will enter into a Utility Extension Agreement with the City to provide water service to the Simple Life – The Farm Development.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Hendersonville, North Carolina that:

1. The Utility Extension Agreement with The Village at Flat Rock Owner, LLC, the “Developer” and “Owner” to provide water service to the Simple Life – The Farm development is approved, as presented.
2. City Manager is authorized to execute the Utility Extension Agreement, and to approve and execute amendments to the Utility Extension Agreement in the future provided such amendments do not impose a financial obligation upon the City.
3. City Manager is authorized to acquire easements, rights-of-way, and other interests in real property consistent with the terms of the Utility Extension Agreement, provided that such acquisition does not impose a financial obligation upon the City.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 2nd day of July, 2025.

Barbara G. Volk, Mayor
Attest: /s/Jill Murray, City Clerk
Approved as to form: /s/Angela S. Beeker, City Attorney

Q. Utility Extension Agreement for the Wilmont Estates Subdivision – Adela Gutierrez-Ramirez, Civil Engineer

Resolution #R-25-67

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A UTILITY EXTENSION AGREEMENT WITH CREEKSTONE HOLDINGS HENDERSONVILLE, LLC, FOR THE WILMONT ESTATES SUBDIVISION

WHEREAS, the City of Hendersonville owns, operates, and maintains water and sewer systems to serve customers throughout Henderson County; and

WHEREAS, residential, commercial, and industrial developments often require public water and gravity sewer service as a part of their development projects; and

WHEREAS, the Developer extends public water and gravity sewer lines to their site, which upon completion and acceptance, are provided to the City to own, operate, and maintain; and

WHEREAS, the City requires a Utility Extension Agreement to be executed to establish requirements of both the Developer and the City for the water and sewer line extension processes; and

WHEREAS, Creekstone Holdings Hendersonville, LLC, the “Developer” and “Owner,” will enter into a Utility Extension Agreement with the City to provide water and sewer services to the Wilmont Estates Subdivision.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Hendersonville, North Carolina that:

1. The Utility Extension Agreement with Creekstone Holdings Hendersonville, LLC, the “Developer” and “Owner” to provide water and sewer service to the Wilmont Estates subdivision is approved, as presented.
2. City Manager is authorized to execute the Utility Extension Agreement, and to approve and execute amendments to the Utility Extension Agreement in the future provided such amendments do not impose a financial obligation upon the City.
3. City Manager is authorized to acquire easements, rights-of-way, and other interests in real property consistent with the terms of the Utility Extension Agreement, provided that such acquisition does not impose a financial obligation upon the City.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 2nd day of July, 2025.

Barbara G. Volk, Mayor
Attest: /s/Jill Murray, City Clerk
Approved as to form: /s/Angela S. Beeker, City Attorney

R. Utility Extension Agreement for the Tracy Grove Road Subdivision – Adela Gutierrez-Ramirez, Civil Engineer

Resolution #R-25-68

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A UTILITY EXTENSION AGREEMENT WITH CHRISTOPHER A. SMITH AND MICHAEL O’LEARY FOR THE TRACY GROVE ROAD SUBDIVISION

WHEREAS, the City of Hendersonville owns, operates, and maintains a water system to serve customers throughout Henderson County; and

WHEREAS, residential, commercial, and industrial developments often require public water service as a part of their development projects; and

WHEREAS, the Developer extends public water lines to their site, which upon completion and acceptance, are provided to the City to own, operate, and maintain; and

WHEREAS, the City requires a Utility Extension Agreement to be executed to establish requirements of both the Developer and the City for the water line extension process; and

WHEREAS, Christopher A. Smith and Michael O’Leary, the “Developer” and “Owner,” will enter into a Utility Extension Agreement with the City to provide water service to the Tracy Grove Road Subdivision.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Hendersonville, North Carolina that:

1. The Utility Extension Agreement with Christopher A. Smith and Michael O’Leary, the “Developer” and “Owner” to provide water service to the Tracy Grove Road Subdivision is approved, as presented.
2. City Manager is authorized to execute the Utility Extension Agreement, and to approve and execute amendments to the Utility Extension Agreement in the future provided such amendments do not impose a financial obligation upon the City.
3. City Manager is authorized to acquire easements, rights-of-way, and other interests in real property consistent with the terms of the Utility Extension Agreement, provided that such acquisition does not impose a financial obligation upon the City.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 2nd day of July, 2025.

Barbara G. Volk, Mayor

Attest: /s/Jill Murray, City Clerk

Approved as to form: /s/Angela S. Beeker, City Attorney

S. Budget Amendments End-of-Year FY25 – Jennifer Floyd Budget and Management Analyst

BUDGET AMENDMENT

| FUND 010 | | | | | |
|-----------------|--|---------------|----------|-----------|---------------|
| ACCOUNT NUMBER | ACCOUNT DESCRIPTION | EXISTING BUDG | INCREASE | DECREASE | REVISED BUDGE |
| 010-0000-400101 | Ad Valorem Taxes | 15,582,810 | 250,000 | - | 15,832,810 |
| 010-0000-400102 | Prior Years Ad Valorem Taxes | 128,025 | 26,000 | - | 154,025 |
| 010-0000-400103 | Prior Year Ad Valorem Taxes - Collected by COH | 14,335 | 1,950 | - | 16,285 |
| 010-0000-400150 | Tax - Interest | 8,500 | 33,000 | - | 41,500 |
| 010-0000-400501 | Rental Vehicle Tax | 7,000 | 2,000 | - | 9,000 |
| 010-0000-400502 | Beer & Wine License | 500 | 3,400 | - | 3,900 |
| 010-0000-410001 | Local Sales & Use Tax | 6,312,335 | 287,665 | - | 6,600,000 |
| 010-0000-410110 | ABC Revenues | 367,500 | 82,500 | - | 450,000 |
| 010-0000-410200 | Court Fees - Police | 2,500 | 1,500 | - | 4,000 |
| 010-0000-410300 | Electricity Utility Tax | 1,000,000 | 65,000 | - | 1,065,000 |
| 010-0000-420003 | SRO Reimbursement | 249,920 | 90,300 | - | 340,220 |
| 010-0000-420050 | Grant Revenue | - | 7,400 | - | 7,400 |
| 010-0000-420051 | Local/Private Grant Revenue | - | 3,000 | - | 3,000 |
| 010-0000-430006 | Boyd Park Golf Revenues | 28,000 | 9,000 | - | 37,000 |
| 010-0000-430007 | Boyd Park Concessions | 2,200 | 670 | - | 2,870 |
| 010-0000-440010 | Special Project Fees-Planning | 15,000 | 9,000 | - | 24,000 |
| 010-0000-440011 | Demo Fees | 100 | 500 | - | 600 |
| 010-0000-440012 | Street Sidewlk Encroachment | 850 | 2,250 | - | 3,100 |
| 010-0000-440015 | Payment In Lieu Of Sidewalks District 1,2,3 | 10,000 | - | 10,000 | - |
| 010-0000-450001 | Interest Income | 175,000 | 1,400 | - | 176,400 |
| 010-0000-450002 | Powell Bill Interest | 6,000 | 7,900 | - | 13,900 |
| 010-0000-460091 | Police Contribution/Donation | 19,750 | 740 | - | 20,490 |
| 010-0000-460120 | Refunds/Rebates | 26,955 | 112,000 | - | 138,955 |
| 010-0000-470030 | Insurance Proceeds | 1,603,745 | - | 1,500,000 | - |
| 010-0000-470050 | Sale Of Capital Assets | 578,250 | - | 575,625 | 2,625 |
| 010-0000-470100 | Transfer In | 564,354 | 38,316 | - | 602,670 |
| 010-0000-470900 | Fund Balance Appropriated | 593,612 | 834,219 | - | 1,427,831 |
| 010-0000-502005 | Group Med & Life Ins | 50,000 | - | 50,000 | - |
| 010-0000-598901 | Transfer Out | 2,378,883 | 66,537 | - | 2,445,420 |
| 010-1001-519200 | Contract Services | 50,000 | - | 48,600 | 1,400 |
| 010-1002-519104 | Prof Services-Engring | 1,000 | - | 1,000 | - |
| 010-1002-519200 | Contract Services | 16,205 | 9,000 | - | 25,205 |
| 010-1002-521010 | Office Supplies | 5,750 | 870 | - | 6,620 |
| 010-1002-521100 | Uniforms | 500 | - | 500 | - |
| 010-1002-523001 | Utilities - Electricity | 471,175 | 35,000 | - | 506,175 |
| 010-1002-531205 | Advertising | 7,600 | - | 2,400 | 5,200 |
| 010-1002-531210 | Permits, License And Fees | 13,000 | - | 9,000 | 4,000 |
| 010-1002-531215 | Dues & Subscriptions | 12,400 | 8,600 | - | 21,000 |
| 010-1002-531265 | Drug Testing | 2,500 | 2,000 | - | 4,500 |
| 010-1002-531280 | Employee Events | 6,000 | 680 | - | 6,680 |
| 010-1002-532260 | Service Excellence | 300 | 1,700 | - | 2,000 |
| 010-1002-532400 | Miscellaneous | 2,600 | - | 2,000 | 600 |
| 010-1002-534000 | Non-Capital Equipment | 1,000 | 671 | - | 1,671 |
| 010-1005-501001 | Salaries - Regular | 149,788 | - | 6,000 | 143,788 |
| 010-1005-502050 | Retirement Expense | 20,439 | - | 1,000 | 19,439 |
| 010-1005-519102 | Prof Services-Legal | 8,700 | 860 | - | 9,560 |
| 010-1005-531200 | Postage | 125 | 59 | - | 184 |
| 010-1005-531215 | Dues & Subscriptions | 8,000 | 265 | - | 8,265 |
| 010-1005-531225 | Training/Training | 6,250 | 1,500 | - | 7,750 |
| 010-1007-531225 | Training/Training | 26,775 | - | 15,000 | 11,775 |
| 010-1010-519200 | Contract Services | 476,531 | - | 9,000 | 467,531 |
| 010-1010-521010 | Office Supplies | 16,000 | - | 2,000 | 14,000 |
| 010-1010-534000 | Non-Capital Equipment | 83,801 | - | 3,900 | 79,901 |
| 010-1014-501001 | Salaries - Regular | 322,268 | - | 1,180 | 321,088 |
| 010-1014-501010 | Salaries - Overtime | 3,200 | - | 1,000 | 2,200 |
| 010-1014-519104 | Prof Services-Engring | 34,000 | - | 2,000 | 32,000 |
| 010-1014-521010 | Office Supplies | 8,000 | - | 1,000 | 7,000 |
| 010-1014-523003 | Utilities - Telephone & Internet | 5,000 | 350 | - | 5,350 |
| 010-1200-523003 | Utilities - Telephone & Internet | 4,500 | 500 | - | 5,000 |
| 010-1200-532100 | Grant Expense | - | 630 | - | 630 |
| 010-1300-501001 | Salaries - Regular | 3,898,199 | - | 46,701 | 3,851,498 |
| 010-1300-519200 | Contract Services | 73,360 | 13,700 | - | 87,060 |
| 010-1300-521100 | Uniforms | 82,850 | - | 20,000 | 62,850 |
| 010-1300-524030 | R & M- Trucks | 128,132 | - | 20,000 | 108,132 |
| 010-1300-531100 | Fuel | 152,000 | - | 17,967 | 134,033 |
| 010-1300-531600 | Lease/Rental - Equipment | - | 46,840 | - | 46,840 |
| 010-1300-554002 | Capital Outlay - Vehicles | - | 1,300 | - | 1,300 |
| 010-1400-501011 | Salaries - Holiday Pay | 106,926 | 44,000 | - | 150,926 |

| | | | | | |
|--|--|------------|-----------|-----------|------------|
| 010-1400-519103 | Prof Services-Medical | 44,500 | - | 1,000 | 43,500 |
| 010-1400-521010 | Office Supplies | 23,700 | - | 5,000 | 18,700 |
| 010-1400-521100 | Uniforms | 65,750 | - | 17,739 | 48,011 |
| 010-1400-524010 | R & M - Bulidings | 41,000 | - | 6,000 | 35,000 |
| 010-1400-524030 | R & M - Trucks | 149,864 | | 20,000 | 129,864 |
| 010-1400-531100 | Fuel | 81,000 | | 15,000 | 66,000 |
| 010-1400-531225 | Training/Training | 69,650 | - | 10,000 | 59,650 |
| 010-1400-532400 | Miscellaneous | 10,500 | - | 2,000 | 8,500 |
| 010-1400-534000 | Non-Capital Equipment | 97,900 | - | 10,000 | 87,900 |
| 010-1502-501001 | Salaries - Regular | 356,745 | 8,100 | - | 364,845 |
| 010-1502-519104 | Prof Services-Engring | 9,840 | - | 9,840 | - |
| 010-1502-519200 | Contract Services | 65,400 | - | 15,000 | 50,400 |
| 010-1502-532299 | Miscellaneous Program Expenditures | 6,000 | - | 2,500 | 3,500 |
| 010-1502-532400 | Miscellaneous | 3,000 | - | 3,000 | - |
| 010-1502-534000 | Non-Capital Equipment | 20,805 | - | 6,500 | 14,305 |
| 010-1521-501010 | Salaries - Overtime | 15,000 | - | 4,000 | 11,000 |
| 010-1521-519200 | Contract Services | 23,380 | - | 10,000 | 13,380 |
| 010-1521-521001 | Supplies & Materials | 30,000 | - | 5,000 | 25,000 |
| 010-1521-521010 | Office Supplies | 4,000 | - | 2,500 | 1,500 |
| 010-1521-524030 | R & M - Trucks | 38,000 | - | 10,000 | 28,000 |
| 010-1521-531100 | Fuel | 7,000 | - | 2,000 | 5,000 |
| 010-1521-554001 | Capital Outlay - Equipment/Other Than Vehicles | 20,200 | - | 9,000 | 11,200 |
| 010-1523-501012 | Salaries - Standby Pay | 2,500 | - | 1,500 | 1,000 |
| 010-1523-502001 | Fica Tax Expense | 10,531 | - | 1,000 | 9,531 |
| 010-1523-519200 | Contract Services | 155,000 | 18,400 | - | 173,400 |
| 010-1523-554001 | Capital Outlay - Equipment/Other Than Vehicles | 10,170 | - | 10,000 | 170 |
| 010-1525-501002 | Salaries - Board/ Part Time/Temp/Aux | 10,000 | - | 2,000 | 8,000 |
| 010-1525-502001 | Fica Tax Expense | 39,776 | - | 1,000 | 38,776 |
| 010-1525-502005 | Group Med & Life Ins | 101,611 | - | 7,000 | 94,611 |
| 010-1525-521100 | Uniforms | 6,500 | - | 1,000 | 5,500 |
| 010-1525-523003 | Utilities - Telephone & Internet | 5,000 | - | 1,000 | 4,000 |
| 010-1525-531225 | Training/Training | 8,000 | - | 5,000 | 3,000 |
| 010-1525-554001 | Capital Outlay - Equipment/Other Than Vehicles | 20,000 | - | 20,000 | - |
| 010-1535-519200 | Contract Services | 143,000 | - | 30,000 | 113,000 |
| 010-1535-521001 | Supplies & Materials | 9,500 | - | 8,000 | 1,500 |
| 010-1535-522001 | Chemicals | 5,000 | - | 5,000 | - |
| 010-1555-501001 | Salaries - Regular | 508,625 | - | 15,000 | 493,625 |
| 010-1555-519104 | Prof Services-Engring | 6,000 | - | 6,000 | - |
| 010-1555-521060 | Educational Supplies | 1,000 | - | 1,000 | - |
| 010-1555-531225 | Training/Training | 12,500 | - | 6,000 | 6,500 |
| 010-1555-531705 | Damage Claims | - | 1,200 | - | 1,200 |
| 010-1555-555001 | Capital Outlay - Street/Bridge/Sidewalk/Greenway | - | 6,500 | - | 6,500 |
| 010-1556-554001 | Capital Outlay - Equipment/Other Than Vehicles | - | 76,000 | - | 76,000 |
| 010-1560-501001 | Salaries - Regular | 200,760 | - | 10,000 | 190,760 |
| 010-1560-519200 | Contract Services | 10,000 | - | 5,000 | 5,000 |
| 010-1560-531705 | Damage Claims | - | 500 | - | 500 |
| 010-7855-502055 | Retiree Insurance | - | 150 | - | 150 |
| FUND 010 General Fund | TOTAL REVENUES | 27,297,241 | 1,869,710 | 2,085,625 | 26,977,581 |
| | TOTAL EXPENDITURES | 11,082,464 | 345,912 | 561,827 | 10,866,549 |
| A budget amendment in the General Fund to increase revenues and expenditure accounts where appropriate as the City approaches end-of-year. Increased funds will be used for prioritiy items within the General Fund Fund including salaries, benefits, and operating expenditures. | | | | | |
| The City Manager and City Clerk certify budget ordinance amendment 07022025-01 was approved by City Council on July 2, 2025. | | | | | |

TO MAYOR & COUNCIL
APPROVAL: July 2, 2025

FISCAL YEAR 2025
FORM: 07022025-02

| BUDGET AMENDMENT | | | | | |
|------------------|-------------------------------------|-----------------|----------|----------|----------------|
| FUND 060 | | | | | |
| ACCOUNT NUMBER | ACCOUNT DESCRIPTION | EXISTING BUDGET | INCREASE | DECREASE | REVISED BUDGET |
| 060-0000-430003 | Rental Income-Non Taxable | 7,760 | 4,700 | - | 12,460 |
| 060-0000-430501 | Water Sales - General | 17,050,000 | 92,900 | - | 17,142,900 |
| 060-0000-430502 | Water Sales - Miscellaneous | 7,120 | 2,833 | - | 9,953 |
| 060-0000-430701 | Sewer Charges | 7,700,000 | 250,000 | - | 7,950,000 |
| 060-0000-430702 | Sewer Septic Tank Disposal | 150,000 | 83,000 | - | 233,000 |
| 060-0000-431001 | Lease Revenue | 15,000 | 10,900 | - | 25,900 |
| 060-0000-444001 | Water Permits & Fees | 95,000 | - | 60,000 | 35,000 |
| 060-0000-444102 | W&S Inspection Line Fees | 50,000 | 12,300 | - | 62,300 |
| 060-0000-445201 | Utility Billing Service Charges | 67,000 | 55,000 | - | 122,000 |
| 060-0000-445202 | Sewer Surcharges | 139,000 | 97,000 | - | 236,000 |
| 060-0000-445401 | Water Tap Fees | 302,500 | 65,000 | - | 367,500 |
| 060-0000-450001 | Interest Income | 178,000 | 128,000 | - | 306,000 |
| 060-0000-460001 | Miscellaneous Income | 25,000 | 2,100 | - | 27,100 |
| 060-0000-460120 | Refunds/Rebates | 15,000 | 670 | - | 15,670 |
| 060-0000-460130 | Warranty Fees - Service Partners | 11,000 | 4,600 | - | 15,600 |
| 060-0000-470900 | Fund Balance Appropriated | 2,032,437 | - | 533,291 | 1,499,146 |
| 060-1001-502005 | Group Med & Life Ins | 15,140 | 1,650 | - | 16,790 |
| 060-1002-501001 | Salaries - Regular | 476,623 | 5,100 | - | 481,723 |
| 060-1002-501010 | Salaries - Overtime | 2,400 | - | 2,400 | - |
| 060-1002-502056 | COH Match Retirement Expense | 5,820 | 2,440 | - | 8,260 |
| 060-1002-502091 | Worker's Comp Ins | 2,899 | 260 | - | 3,159 |
| 060-1002-531215 | Dues & Subscriptions | - | 50 | - | 50 |
| 060-1002-531225 | Training/Training | 1,100 | 135 | - | 1,235 |
| 060-1002-531265 | Drug Testing | - | 255 | - | 255 |
| 060-1002-532260 | Service Excellence | - | 375 | - | 375 |
| 060-1002-551000 | Capital Outlay - Land,Easements,Row | 125,000 | 128,222 | - | 253,222 |
| 060-1005-519200 | Contract Services | 12,500 | - | 12,500 | - |
| 060-1005-531225 | Training/Training | 6,250 | - | 1,000 | 5,250 |
| 060-1007-501001 | Salaries - Regular | 186,831 | 2,900 | - | 189,731 |
| 060-1007-521010 | Office Supplies | - | 20 | - | 20 |
| 060-1007-531225 | Training/Training | 26,775 | - | 10,000 | 16,775 |
| 060-1008-501001 | Salaries - Regular | 901,267 | - | 50,000 | 851,267 |
| 060-1008-502005 | Group Med & Life Ins | 199,466 | - | 30,000 | 169,466 |
| 060-1008-531260 | Credit Card Processing Fees | 150,000 | 78,000 | - | 228,000 |
| 060-1010-501001 | Salaries - Regular | 197,556 | 33,000 | - | 230,556 |
| 060-1010-502001 | Fica Tax Expense | 16,613 | 100 | - | 16,713 |
| 060-1010-502005 | Group Med & Life Ins | 22,521 | 1,150 | - | 23,671 |
| 060-1010-502050 | Retirement Expense | 28,468 | 2,400 | - | 30,868 |
| 060-1010-519200 | Contract Services | 237,506 | 7,750 | - | 245,256 |
| 060-1010-523004 | Cellphone Stipend | 3,200 | - | 2,000 | 1,200 |
| 060-1010-531100 | Fuel | - | 90 | - | 90 |
| 060-1010-531225 | Training/Training | 4,000 | - | 4,000 | - |
| 060-1502-502005 | Group Med & Life Ins | 4,149 | 730 | - | 4,879 |
| 060-1521-519200 | Contract Services | 14,700 | - | 14,000 | 700 |
| 060-1523-501001 | Salaries - Regular | 106,532 | - | 2,000 | 104,532 |
| 060-1523-501010 | Salaries - Overtime | 3,200 | 1,020 | - | 4,220 |
| 060-1523-502005 | Group Med & Life Ins | 16,524 | 460 | - | 16,984 |
| 060-7002-519104 | Prof Services-Engring | 19,600 | - | 10,000 | 9,600 |
| 060-7002-519200 | Contract Services | 112,500 | - | 9,000 | 103,500 |
| 060-7002-523004 | Cellphone Stipend | 2,000 | - | 2,000 | - |
| 060-7002-524010 | R & M - Bulidings | 3,000 | - | 3,000 | - |
| 060-7002-524020 | R & M - Equipment | 2,500 | - | 2,500 | - |
| 060-7002-531225 | Training/Training | 25,000 | - | 6,000 | 19,000 |
| 060-7002-540001 | Special Appropriations | 5,000 | - | 5,000 | - |
| 060-7032-501010 | Salaries - Overtime | 12,000 | 3,700 | - | 15,700 |
| 060-7032-502001 | Fica Tax Expense | 34,870 | 2,000 | - | 36,870 |
| 060-7032-502005 | Group Med & Life Ins | 78,454 | 7,600 | - | 86,054 |
| 060-7032-502050 | Retirement Expense | 59,612 | 3,250 | - | 62,862 |
| 060-7032-502055 | Retiree Insurance | 17,486 | 7,100 | - | 24,586 |
| 060-7032-521001 | Supplies & Materials | 72,000 | - | 4,000 | 68,000 |
| 060-7032-521100 | Uniforms | 7,000 | - | 1,000 | 6,000 |
| 060-7032-523003 | Utilities - Telephone & Internet | 12,700 | 3,200 | - | 15,900 |
| 060-7032-524010 | R & M - Bulidings | 46,000 | - | 25,000 | 21,000 |
| 060-7032-531700 | Liab & Prop Ins & Bonds | 31,147 | 816 | - | 31,963 |
| 060-7032-539990 | FEMA Reimbursable Expenditures | - | 2,289 | - | 2,289 |
| 060-7035-502055 | Retiree Insurance | - | 12,500 | - | 12,500 |
| 060-7035-502056 | COH Match Retirement Expense | 6,207 | 415 | - | 6,622 |
| 060-7035-502091 | Worker's Comp Ins | 7,321 | 780 | - | 8,101 |

| | | | | | |
|-----------------|---|---------|--------|--------|---------|
| 060-7035-552001 | Capital Outlay - Buildings | 35,000 | - | 35,000 | - |
| 060-7050-501001 | Salaries - Regular | 464,720 | - | 15,000 | 449,720 |
| 060-7050-501910 | Salaries - FEMA Overtime | - | 6,000 | - | 6,000 |
| 060-7050-502050 | Retirement Expense | 61,121 | 2,000 | - | 63,121 |
| 060-7050-502055 | Retiree Insurance | - | 13,800 | - | 13,800 |
| 060-7050-502056 | COH Match Retirement Expense | 2,155 | 1,550 | - | 3,705 |
| 060-7050-502910 | FEMA Overtime - FICA & Benefits Expense | - | 1,270 | - | 1,270 |
| 060-7050-521001 | Supplies & Materials | 15,000 | 8,600 | - | 23,600 |
| 060-7050-523003 | Utilities - Telephone & Internet | 21,000 | 4,700 | - | 25,700 |
| 060-7050-524030 | R & M - Trucks | 20,000 | 4,000 | - | 24,000 |
| 060-7050-531100 | Fuel | 23,000 | 2,500 | - | 25,500 |
| 060-7050-531700 | Liab & Prop Ins & Bonds | 2,187 | 350 | - | 2,537 |
| 060-7055-501025 | Salaries - Uniform/Taxab | 500 | 4,300 | - | 4,800 |
| 060-7055-502050 | Retirement Expense | 199,208 | 10,500 | - | 209,708 |
| 060-7055-502055 | Retiree Insurance | - | 12,500 | - | 12,500 |
| 060-7055-502056 | COH Match Retirement Expense | 10,344 | 2,150 | - | 12,494 |
| 060-7055-523003 | Utilities - Telephone & Internet | 900 | 13,000 | - | 13,900 |
| 060-7055-524030 | R & M - Trucks | 75,000 | - | 10,000 | 65,000 |
| 060-7055-531225 | Training/Training | 18,000 | 950 | - | 18,950 |
| 060-7055-531700 | Liab & Prop Ins & Bonds | 37,370 | 540 | - | 37,910 |
| 060-7055-555003 | Capital Outlay - Plants, Pump Stations | - | 2,600 | - | 2,600 |
| 060-7132-501001 | Salaries - Regular | 261,569 | - | 25,000 | 236,569 |
| 060-7132-501010 | Salaries - Overtime | 2,500 | 5,300 | - | 7,800 |
| 060-7132-502055 | Retiree Insurance | 8,612 | 12,500 | - | 21,112 |
| 060-7135-501001 | Salaries - Regular | 603,476 | 20,500 | - | 623,976 |
| 060-7135-501010 | Salaries - Overtime | 4,000 | 3,200 | - | 7,200 |
| 060-7135-501014 | Salaries - Shift Diff | 3,000 | 1,050 | - | 4,050 |
| 060-7135-501030 | Salaries - Incentive Payments | 9,000 | 1,000 | - | 10,000 |
| 060-7135-502001 | Fica Tax Expense | 47,721 | 1,500 | - | 49,221 |
| 060-7135-502005 | Group Med & Life Ins | 99,723 | 2,250 | - | 101,973 |
| 060-7135-502050 | Retirement Expense | 84,837 | 2,350 | - | 87,187 |
| 060-7135-502055 | Retiree Insurance | - | 11,750 | - | 11,750 |
| 060-7135-502056 | COH Match Retirement Expense | 3,485 | 1,250 | - | 4,735 |
| 060-7135-519200 | Contract Services | 66,000 | 10,300 | - | 76,300 |
| 060-7135-521050 | Laboratory Supplies | 25,000 | 3,000 | - | 28,000 |
| 060-7135-531210 | Permits, License And Fees | 8,000 | 2,600 | - | 10,600 |

| | | | | | |
|-----------------|---|------------|---------|---------|------------|
| 060-7135-531225 | Training/Training | 5,000 | 610 | - | 5,610 |
| 060-7150-501910 | Salaries - FEMA Overtime | - | 3,010 | - | 3,010 |
| 060-7150-502001 | Fica Tax Expense | 18,008 | 580 | - | 18,588 |
| 060-7150-502050 | Retirement Expense | 32,014 | 1,180 | - | 33,194 |
| 060-7150-502056 | COH Match Retirement Expense | 1,352 | 770 | - | 2,122 |
| 060-7150-502910 | FEMA Overtime - FICA & Benefits Expense | - | 640 | - | 640 |
| 060-7150-519200 | Contract Services | - | 155 | - | 155 |
| 060-7155-502001 | Fica Tax Expense | 55,085 | 2,650 | - | 57,735 |
| 060-7155-502050 | Retirement Expense | 97,929 | 5,400 | - | 103,329 |
| 060-7155-502056 | COH Match Retirement Expense | 5,095 | 1,050 | - | 6,145 |
| 060-7155-502091 | Worker's Comp Ins | 4,298 | 3,050 | - | 7,348 |
| 060-7155-519104 | Prof Services-Engring | 20,000 | - | 2,600 | 17,400 |
| FUND 060 | TOTAL REVENUES | 25,801,380 | 809,003 | 593,291 | 26,545,783 |
| Water & Sewer | TOTAL EXPENDITURES | 5,772,645 | 498,712 | 283,000 | 5,988,357 |

A budget amendment in the Water and Sewer Fund to increase revenues and expenditure accounts where appropriate as the City approaches end-of-year. Increased funds will be used for priortiy items within the Water and Sewer Fund including salaries, benefits, and operating expenditures.

The City Manager and City Clerk certify budget ordinance amendment 07022025-02 was approved by City Council on July 2, 2025.

TO MAYOR & COUNCIL
APPROVAL: July 2, 2025

FISCAL YEAR 2025
FORM: 07022025-03

BUDGET AMENDMENT

| FUND 020 | | | | | |
|------------------|-------------------------------|-----------------|----------|----------|----------------|
| ACCOUNT NUMBER | ACCOUNT DESCRIPTION | EXISTING BUDGET | INCREASE | DECREASE | REVISED BUDGET |
| 020-0000-400102 | Prior Years Ad Valorem Taxes | 1,975 | 2,400 | - | 4,375 |
| 020-0000-400150 | Tax - Interest | - | 540 | - | 540 |
| 020-0000-450001 | Vendor Permits | - | 25 | - | 25 |
| 020-0000-410001 | Local Sales & Use Tax | 336,375 | 15,000 | - | 351,375 |
| 020-0000-460001 | Interest Income | 1,380 | 240 | - | 1,620 |
| 020-0000-470900 | Fund Balance Appropriations | 182,719 | - | 15,000 | 167,719 |
| 020-1002-501001 | Salaries - Regular | 7,883 | 65 | - | 7,948 |
| 020-1002-519200 | Contract Services | 68 | 2,345 | - | 2,413 |
| 020-1007-501001 | Salaries - Regular | 4,269 | 65 | - | 4,334 |
| 020-1008-501030 | Salaries - Incentive Payments | 40 | 40 | - | 80 |
| 020-1008-502005 | Group Med & Life Ins | 578 | 100 | - | 678 |
| 020-1010-501001 | Salaries - Regular | 903 | 20 | - | 923 |
| 020-1010-519200 | Contract Services | 12,489 | 500 | - | 12,989 |
| 020-1502-501001 | Salaries - Regular | 11,512 | 70 | - | 11,582 |
| FUND 020 | TOTAL REVENUES | 339,730 | 18,205 | 15,000 | 357,935 |
| Main St MSD Fund | TOTAL EXPENDITURES | 37,742 | 3,205 | - | 40,947 |

A budget amendment in the Downtown Fund to increase revenues and expenditure accounts where appropriate as the City approaches end-of-year. Increased funds will be used for priortiy items within the Downtown Fund including salaries, benefits, and operating expenditures.

The City Manager and City Clerk certify budget ordinance amendment 07022025-03 was approved by City Council on July 2, 2025.

TO MAYOR & COUNCIL
APPROVAL: July 2, 2025

FISCAL YEAR 2025
FORM: 07022025-04

BUDGET AMENDMENT

| FUND 021 | | | | | |
|---|----------------------------|-----------------|----------|----------|----------------|
| ACCOUNT NUMBER | ACCOUNT DESCRIPTION | EXISTING BUDGET | INCREASE | DECREASE | REVISED BUDGET |
| 021-0000-400110 | Ad Valorem Taxes - DMV | 3,900 | 2,300 | - | 6,200 |
| 021-0000-400150 | Tax - Interest | - | 210 | - | 210 |
| 021-0000-410001 | Local Sales & Use Tax | 63,000 | 7,340 | - | 70,340 |
| 021-0000-450001 | Interest Income | 830 | 500 | - | 1,330 |
| 021-0000-470900 | Fund Balance Appropriation | 46,543 | - | 7,340 | 39,203 |
| 021-2202-519200 | Supplies & Materials | 21,965 | 3,010 | - | 24,975 |
| FUND 021 | TOTAL REVENUES | 114,273 | 10,350 | 7,340 | 117,283 |
| 7th Ave MSD Fund | TOTAL EXPENDITURES | 21,965 | 3,010 | - | 24,975 |
| A budget amendment in the 7th Avenue Fund to increase revenues and expenditure accounts where appropriate as the City approaches end-of-year. Increased funds will be used for prioritiy items within the 7th Avenue Fund including salaries, benefits, and operating expenditures. | | | | | |

The City Manager and City Clerk certify budget ordinance amendment 07022025-04 was approved by City Council on July 2, 2025.

TO MAYOR & COUNCIL
APPROVAL: July 2, 2025

FISCAL YEAR 2025
FORM: 07022025-05

BUDGET AMENDMENT

| FUND 064 | | | | | |
|--|--|-----------------|----------|----------|----------------|
| ACCOUNT NUMBER | ACCOUNT DESCRIPTION | EXISTING BUDGET | INCREASE | DECREASE | REVISED BUDGET |
| 064-0000-450001 | Interest Income | 2,000 | 800 | - | 2,800 |
| 064-0000-460020 | Parking Violations | 28,700 | 50,360 | - | 79,060 |
| 064-0000-470100 | Transfers In | - | 38,570 | - | 38,570 |
| 064-1002-501001 | Salaries - Regular | 15,647 | 225 | - | 15,872 |
| 064-1002-501030 | Salaries - Incentive Payments | - | 155 | - | 155 |
| 064-1002-501901 | Salaries - FEMA Regular | - | 255 | - | 255 |
| 064-1002-501920 | Salaries - FEMA Non-Reimburseable | - | 600 | - | 600 |
| 064-1002-502920 | FEMA Non-Reimburseable - FICA & Benefits Expense | - | 150 | - | 150 |
| 064-1007-501001 | Salaries - Regular | 8,538 | 185 | - | 8,723 |
| 064-1010-502005 | Group Med & Life Ins | 174 | 20 | - | 194 |
| 064-1502-501030 | Salaries - Incentive Payments | - | 100 | - | 100 |
| 064-1560-501001 | Salaries - Regular | 32,955 | 4,650 | - | 37,605 |
| 064-1560-501010 | Salaries - Overtime | 1,250 | 500 | - | 1,750 |
| 064-1560-501012 | Salaries - Standby Pay | 3,000 | 170 | - | 3,170 |
| 064-1560-501030 | Salaries - Incentive Payments | - | 600 | - | 600 |
| 064-1560-502001 | Fica Tax Expense | 2,521 | 650 | - | 3,171 |
| 064-1560-502050 | Retirement Expense | 4,482 | 1,300 | - | 5,782 |
| 064-1560-502056 | COH Match Retirement Expense | 462 | 170 | - | 632 |
| 064-7455-531210 | Permits, Licenses And Fees | 80,000 | 80,000 | - | 160,000 |
| FUND 064 | TOTAL REVENUES | 30,700 | 89,730 | - | 120,430 |
| Parking Fund | TOTAL EXPENDITURES | 149,028 | 89,730 | - | 238,758 |
| A budget amendment in the Parking Fund to increase revenues and expenditure accounts where appropriate as the City approaches end-of -year. Increased funds will be used for prioritiy items within the Parking Fund including salaries, benefits, and operating expenditures. | | | | | |

The City Manager and City Clerk certify budget ordinance amendment 07022025-05 was approved by City Council on July 2, 2025.

TO MAYOR & COUNCIL
APPROVAL: July 2, 2025

FISCAL YEAR 2025
FORM: 07022025-06

BUDGET AMENDMENT

| FUND 067 | | | | | |
|-----------------|-------------------------------------|-----------------|----------|----------|----------------|
| ACCOUNT NUMBER | ACCOUNT DESCRIPTION | EXISTING BUDGET | INCREASE | DECREASE | REVISED BUDGET |
| 067-0000-447000 | Stormwater Permits | 1,000 | 2,500 | - | 3,500 |
| 067-0000-450001 | Interest Income | 50 | 1,110 | - | 1,160 |
| 067-0000-470030 | Insurance Proceeds | 43,517 | 2,970 | - | 46,487 |
| 067-1002-501001 | Salaries - Regular | 33,553 | 2,350 | - | 35,903 |
| 067-1002-501030 | Salaries - Incentive Payments | - | 310 | - | 310 |
| 067-1002-539005 | Health And Welfare Expenditures | 3,636 | - | 2,350 | 1,286 |
| 067-1005-501001 | Salaries - Regular | 8,466 | 500 | - | 8,966 |
| 067-1005-501030 | Salaries - Incentive Payments | - | 60 | - | 60 |
| 067-1005-502005 | Group Med & Life Ins | 530 | 160 | - | 690 |
| 067-1007-501001 | Salaries - Regular | 12,807 | 1,000 | - | 13,807 |
| 067-1008-501001 | Salaries - Regular | 39,372 | - | 3,000 | 36,372 |
| 067-1010-501030 | Salaries - Incentive Payments | - | 100 | - | 100 |
| 067-1014-501001 | Salaries - Regular | 41,512 | 600 | - | 42,112 |
| 067-1014-501030 | Salaries - Incentive Payments | - | 450 | - | 450 |
| 067-1014-502050 | Retirement Expense | 5,646 | 450 | - | 6,096 |
| 067-1014-502056 | COH Match Retirement Expense | 240 | 300 | - | 540 |
| 067-1014-502091 | Worker's Comp Ins | 338 | 250 | - | 588 |
| 067-1502-501030 | Salaries - Incentive Payments | - | 250 | - | 250 |
| 067-1502-502005 | Group Med & Life Ins | 3,279 | 1,300 | - | 4,579 |
| 067-1502-502056 | COH Match Retirement Expense | 210 | 250 | - | 460 |
| 067-1525-501001 | Salaries - Regular | 157,684 | 5,000 | - | 162,684 |
| 067-1525-501010 | Salaries - Overtime | - | 2,000 | - | 2,000 |
| 067-1525-501030 | Salaries - Incentive Payments | - | 3,250 | - | 3,250 |
| 067-1525-502056 | COH Match Retirement Expense | 520 | 600 | - | 1,120 |
| 067-1525-502091 | Worker's Comp Ins | 2,161 | 250 | - | 2,411 |
| 067-7555-501001 | Salaries - Regular | 163,088 | 10,000 | - | 173,088 |
| 067-7555-502050 | Retirement Expense | 22,180 | 1,000 | - | 23,180 |
| 067-7555-502056 | COH Match Retirement Expense | 2,160 | 1,350 | - | 3,510 |
| 067-7555-502091 | Worker's Comp Ins | 1,327 | 150 | - | 1,477 |
| 067-7555-519200 | Contract Services | 177,500 | - | 60,000 | 117,500 |
| 067-7555-521040 | Construction & Repair Supplies | 50,000 | - | 20,000 | 30,000 |
| 067-7555-551000 | Capital Outlay - Land,Easements,Row | - | 10,000 | - | 10,000 |

| | | | | | |
|-----------------------------|------------------------------------|---------|--------|--------|---------|
| 067-7555-553000 | Capital Outlay - Land Improvements | - | 50,000 | - | 50,000 |
| FUND 067 Stormwater Fund | TOTAL REVENUES | 44,567 | 6,580 | - | 51,147 |
| | TOTAL EXPENDITURES | 726,210 | 91,930 | 85,350 | 732,790 |

A budget amendment in the Stormwater Fund to increase revenues and expenditure accounts where appropriate as the City approaches end-of-year. Increased funds will be used for prioritiy items within the Stormwater Fund including salaries, benefits, and operating expenditures.

The City Manager and City Clerk certify budget ordinance amendment 07022025-06 was approved by City Council on July 2, 2025.

TO MAYOR & COUNCIL
APPROVAL: July 2, 2025

FISCAL YEAR 2025
FORM: 07022025-07

BUDGET AMENDMENT

| FUND 068 | | | | | |
|-------------------------------|---------------------------------|-----------------|----------|----------|----------------|
| ACCOUNT NUMBER | ACCOUNT DESCRIPTION | EXISTING BUDGET | INCREASE | DECREASE | REVISED BUDGET |
| 068-0000-430801 | Waste Disposal Fees-Residential | 1,540,000 | 20,000 | - | 1,560,000 |
| 068-0000-430802 | Waste Disposal Fees-Commercial | 260,000 | - | 7,500 | 252,500 |
| 068-0000-430803 | Solid Waste Disposal Tax | 3,370 | 6,400 | - | 9,770 |
| 068-0000-440014 | Environmental Services Fee | 420 | 480 | - | 900 |
| 068-1002-501001 | Salaries - Regular | 23,470 | 1,200 | - | 24,670 |
| 068-1002-502056 | COH Match Retirement Expense | 523 | 150 | - | 673 |
| 068-1007-502050 | Retirement Expense | 1,742 | 50 | - | 1,792 |
| 068-1007-523004 | Cellphone Stipend | 45 | 15 | - | 60 |
| 068-1502-501001 | Salaries - Regular | 63,991 | 1,100 | - | 65,091 |
| 068-1502-502005 | Group Med & Life Ins | 11,653 | 1,000 | - | 12,653 |
| 068-1502-502050 | Retirement Expense | 8,662 | 500 | - | 9,162 |
| 068-1521-519200 | Contract Services | 2,940 | - | 2,900 | 40 |
| 068-7855-519200 | Contract Services | 56,000 | 10,000 | - | 66,000 |
| 068-7855-524030 | R&M Trucks | 62,500 | 8,265 | - | 70,765 |
| FUND 068 Env. Service Fund | TOTAL REVENUES | 1,803,790 | 26,880 | 7,500 | 1,823,170 |
| | TOTAL EXPENDITURES | 231,525 | 22,280 | 2,900 | 250,905 |

A budget amendment in the Environmental Services Fund to increase revenues and expenditure accounts where appropriate as the City approaches end-of-year. Increased funds will be used for prioritiy items within the Environmental Services Fund including salaries, benefits, and operating expenditures.

The City Manager and City Clerk certify budget ordinance amendment 07022025-07 was approved by City Council on July 2, 2025.

TO MAYOR & COUNCIL
APPROVAL: July 2, 2025

FISCAL YEAR 2025
FORM: 07022025-08

BUDGET AMENDMENT

| FUND 010 410 | | | | | |
|--|------------------------------------|-----------------|----------|----------|----------------|
| ACCOUNT NUMBER | ACCOUNT DESCRIPTION | EXISTING BUDGET | INCREASE | DECREASE | REVISED BUDGET |
| 010-0000-470100 | Transfer In (from 410,# 91019) | 45,210 | 490,529 | - | 535,739 |
| 010-0000-470900 | Fund Balance Appropriated | 1,112,756 | - | 490,529 | 622,227 |
| FUND 010 General Fund | TOTAL REVENUES | - | 490,529 | 490,529 | - |
| | TOTAL EXPENDITURES | - | - | - | - |
| 410-0000-470100-19019 | Transfer In (from 010) | 415,529 | - | - | 415,529 |
| 410-0000-420050-19019 | Grant Revenue (Stormwater) | 70,000 | - | - | 70,000 |
| 410-0000-470010-19019 | Bond Proceeds (2022 IFC) | 13,587,606 | - | - | 13,587,606 |
| 410-1002-550102-19019 | Capital Outlay - Services and Fees | - | - | - | - |
| 410-1002-550103-19019 | Capital Outlay - CIP | 14,073,135 | - | 490,529 | 13,582,606 |
| 410-1002-598901-19019 | Transfer Out (to 010) | - | 490,529 | - | 490,529 |
| FUND 410 (Fire Station #1) | TOTAL REVENUES | 14,073,135 | - | - | 14,073,135 |
| | TOTAL EXPENDITURES | 14,073,135 | 490,529 | 490,529 | 14,073,135 |
| A budget amendment to transferring remaining funds from the Fire Station 1 Project (19019) into the General Fund | | | | | |
| The City Manager and City Clerk certify budget ordinance amendment 07022025-08 was approved by City Council on July 2, 2025. | | | | | |

TO MAYOR & COUNCIL
APPROVAL: July 2, 2025

FISCAL YEAR 2025
FORM: 07022025-09

BUDGET AMENDMENT

| FUND 010 410 | | | | | |
|--|--|-----------------|----------|----------|----------------|
| ACCOUNT NUMBER | DESCRIPTION OF ACCOUNT | EXISTING BUDGET | INCREASE | DECREASE | REVISED BUDGET |
| 010-0000-470100 | Transfer In (from 410,# 00023) | 535,739 | 28,615 | - | 564,354 |
| 010-0000-470900 | Fund Balance Appropriated | 622,227 | - | 28,615 | 593,612 |
| Fund 010 General Fund | TOTAL REVENUES | - | 28,615 | 28,615 | - |
| | TOTAL EXPENDITURES | - | - | - | - |
| 410-0000-470010-00023 | Debt Issued | 559,650 | - | - | 559,650 |
| 410-0000-598901-00023 | Transfer Out | - | 28,615 | - | 28,615 |
| 410-1502-554001-00023 | Capital Outlay Equipment (Pothole Patcher) | 258,260 | - | - | 258,260 |
| 410-1300-554002-00023 | Capital Outlay - Vehicles | 301,390 | - | 28,615 | 272,775 |
| FUND 410 | TOTAL REVENUES | 559,650 | - | - | 559,650 |
| | TOTAL EXPENDITURES | 559,650 | 28,615 | 28,615 | 559,650 |
| A budget amendment to reflect the closeout of Project #00023, tranferring the remaining funds into the General Fund. | | | | | |
| The City Manager and City Clerk certify budget ordinance amendment 07022025-09 was approved by City Council on July 2, 2025. | | | | | |

TO MAYOR & COUNCIL
APPROVAL: July 2, 2025

FISCAL YEAR 2025
FORM: 07022025-10

BUDGET AMENDMENT

| FUND 301 | | | | | |
|--|-------------------------|-----------------|----------|----------|----------------|
| ACCOUNT NUMBER | DESCRIPTION OF ACCOUNT | EXISTING BUDGET | INCREASE | DECREASE | REVISED BUDGET |
| 301-0000-470100-G2302 | Transfer In (From 010) | - | 261 | - | 261 |
| 301-0000-420050-G2302 | Grant Revenue | 25,000 | - | - | 25,000 |
| 301-1300-501010-G2302 | Overtime (HPD) | 20,720 | 261 | - | 20,981 |
| 301-1300-502001-G2302 | FICA Tax Expenses | 1,579 | - | - | 1,579 |
| 301-1300-502050-G2302 | Retirement Expenses | 2,701 | - | - | 2,701 |
| FUND 410 | TOTAL REVENUES | 25,000 | 261 | - | 25,261 |
| | TOTAL EXPENDITURES | 25,000 | 261 | - | 25,261 |
| A budget amendment reflecting a transfer in to project #G2302 to cover nonreimbursable expenditures. | | | | | |
| The City Manager and City Clerk certify budget ordinance amendment 07022025-10 was approved by City Council on July 2, 2025. | | | | | |

TO MAYOR & COUNCIL
APPROVAL: July 2, 2025

FISCAL YEAR 2025
FORM: 07022025-11

BUDGET AMENDMENT

| FUND 301 | | | | | |
|--|-------------------------|-----------------|----------|----------|----------------|
| ACCOUNT NUMBER | DESCRIPTION OF ACCOUNT | EXISTING BUDGET | INCREASE | DECREASE | REVISED BUDGET |
| 301-0000-470100-G2303 | Transfer In (From 010) | - | 14,581 | - | 14,581 |
| 301-0000-420050-G2303 | Grant Revenue | 53,625 | - | - | 53,625 |
| 301-0000-519200-G2303 | Contracted Services | 53,625 | 14,581 | - | 68,206 |
| FUND 301 | TOTAL REVENUES | 53,625 | 14,581 | - | 68,206 |
| | TOTAL EXPENDITURES | 53,625 | 14,581 | - | 68,206 |
| A budget amendment reflecting a transfer in to project #G2303 to cover nonreimbursable expenditures. | | | | | |
| The City Manager and City Clerk certify budget ordinance amendment 07022025-11 was approved by City Council on July 2, 2025. | | | | | |

TO MAYOR & COUNCIL

APPROVAL: July 2, 2025

FISCAL YEAR 2025

FORM: 07022025-12

BUDGET AMENDMENT

FUND 301

| ACCOUNT NUMBER | DESCRIPTION OF ACCOUNT | EXISTING BUDGET | INCREASE | DECREASE | REVISED BUDGET |
|-----------------------|-------------------------|-----------------|----------|----------|----------------|
| 301-0000-470100-G2304 | Transfer In (From 010) | - | 13,386 | - | 13,386 |
| 301-0000-420050-G2304 | Grant Revenue | 39,650 | - | - | 39,650 |
| 301-0000-519200-G2304 | Contracted Services | 39,650 | 13,386 | - | 53,036 |
| FUND 301 | TOTAL REVENUES | 39,650 | 13,386 | - | 53,036 |
| | TOTAL EXPENDITURES | 39,650 | 13,386 | - | 53,036 |

A budget amendment reflecting a transfer in to project #G2304 to cover nonreimbursable expenditures.

The City Manager and City Clerk certify budget ordinance amendment 07022025-12 was approved by City Council on July 2, 2025.

T. July 2025 Budget Amendments – Jennifer Floyd Budget and Management Analyst

TO MAYOR & COUNCIL

APPROVAL: July 2, 2025

FISCAL YEAR 2025

FORM: 07022025-13

BUDGET AMENDMENT

FUND 010 | 060

| ACCOUNT NUMBER | DESCRIPTION OF ACCOUNT | EXISTING BUDGET | INCREASE | DECREASE | REVISED BUDGET |
|-----------------|-------------------------------|-----------------|----------|----------|----------------|
| 010-0000-470900 | Fund Balance Appropriated | 1,427,831 | 71,264 | - | 1,499,095 |
| 010-1002-539005 | Health & Welfare Expenditures | - | 71,264 | - | 71,264 |
| FUND 010 | TOTAL REVENUES | 1,427,831 | 71,264 | - | 1,499,095 |
| | TOTAL EXPENDITURES | - | 71,264 | - | 71,264 |
| 060-0000-470900 | Fund Balance Appropriated | 1,499,146 | 48,736 | - | 1,547,882 |
| 060-1002-598901 | Health & Welfare Expenditures | - | 48,736 | - | 48,736 |
| FUND 060 | TOTAL REVENUES | 1,499,146 | 48,736 | - | 1,596,618 |
| | TOTAL EXPENDITURES | - | 48,736 | - | 48,736 |

A budget amendment reflecting increases to the Health & Welfare Expenditure Accounts in 010 and 060 to cover the costs associated with the Pardee Health Clinic and MERP Claims

The City Manager and City Clerk certify budget ordinance amendment 07022025-13 was approved by City Council on July 2, 2025.

TO MAYOR & COUNCIL
APPROVAL: July 2, 2025

FISCAL YEAR 2025
FORM: 07022025-14

BUDGET AMENDMENT

FUND 410

| ACCOUNT NUMBER | DESCRIPTION OF ACCOUNT | REVISED BUDGET | INCREASE | DECREASE | REVISED BUDGET |
|-------------------------|------------------------------------|----------------|----------|----------|----------------|
| 410-0000-470010-21017 | Debt Proceeds (2023 IFC) | 2,032,000 | - | - | 2,032,000 |
| 410-0000-450001-21017 | Interest Income | - | 390,316 | | 390,316 |
| 410-0000-470100-21017 | Transfer In (from 060 & 067, FY23) | 4,393,000 | - | - | 4,393,000 |
| 410-0000-470100-21017 | Transfer In (from 060 FY24) | 10,000 | | - | 10,000 |
| 410-1002-550103-21017 | Capital Outlay - CIP | 5,271,000 | | - | 5,271,000 |
| 410-1002-560900-21017 | Cost of Issuance | 80,000 | - | - | 80,000 |
| 410-1002-598901-21017 | Transfer Out (to #23021) | 90,000 | 40,000 | - | 130,000 |
| 410-1002-598901-21017 | Transfer Out (to #23022) | 994,000 | 350,316 | | 1,344,316 |
| FUND 410 #21017 | TOTAL REVENUES | 6,435,000 | 390,316 | - | 6,825,316 |
| City Hall & Ops Imprv. | TOTAL EXPENDITURES | 6,435,000 | 390,316 | - | 6,825,316 |
| 410-0000-470100-23021 | Transfer In (from #21017) | 90,000 | 40,000 | | 130,000 |
| 410-1002-550103-23021 | Capital Outlay - CIP | 90,000 | 40,000 | | 130,000 |
| FUND 410 #23021 | TOTAL REVENUES | 150,000 | 40,000 | - | 130,000 |
| City Hall 3rd Floor | TOTAL EXPENDITURES | 150,000 | 40,000 | - | 130,000 |
| 410-0000-470100-23022 | Transfer In (from #21017) | 994,000 | 350,316 | | 1,344,316 |
| 410-1002-550103-23022 | Capital Outlay - CIP | 994,000 | 350,316 | | 1,344,316 |
| FUND 410 #23022 | TOTAL REVENUES | 1,032,500 | 350,316 | - | 1,344,316 |
| City Hall Ext. Phase II | TOTAL EXPENDITURES | 1,032,500 | 350,316 | - | 1,344,316 |

A budget amendment reflecting the transfer of Interest Income out of Project, #21017 (\$360,316) into City Hall 3rd Floor Renovation Project, #23021 (\$40,000) and City Hall Exterior Phase II Project, #23022 (\$350,316) to help cover the cost of additional capital expenditures in each project.

The City Manager and City Clerk certify budget ordinance amendment 07022025-14 was approved by City Council on July 2, 2025.

TO MAYOR & COUNCIL

APPROVAL: July 2, 2025

FISCAL YEAR 2025

FORM: 07022025-15

BUDGET AMENDMENT

FUND 060

| ACCOUNT NUMBER | DESCRIPTION OF ACCOUNT | EXISTING BUDGET | INCREASE | DECREASE | REVISED BUDGET |
|-----------------|------------------------|-----------------|----------|----------|----------------|
| 060-0000-470030 | Insurance Proceeds | 76,060 | 27,235 | - | 103,295 |
| 060-7055-524030 | R&M Trucks | 65,000 | 27,235 | - | 92,235 |
| FUND 010 | TOTAL REVENUES | 76,060 | 27,235 | - | 103,295 |
| | TOTAL EXPENDITURES | 65,000 | 27,235 | - | 92,235 |

A budget amendment reflecting insurance proceeds for the repair of assets #65-20 (\$25,769) and #14-72 (\$1,466)

The City Manager and City Clerk certify budget ordinance amendment 07022025-15 was approved by City Council on July 2, 2025.

U. Age-Friendly Community Action Plan – Matthew Manley, AICP – Long Range Planning Manager

Resolution #R-25-69

A RESOLUTION OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO ADOPT THE “CITY OF HENDERSONVILLE AGE-FRIENDLY COMMUNITY ACTION PLAN (2025)”

WHEREAS, North Carolina General Statute 143B-181.1A provides the establishment of state-level aging plans and support for local planning efforts addressing the needs of aging citizens; and

WHEREAS, 17% of the population of North Carolina is 65 years old or older, while 30.9% of the residents of the City of Hendersonville are 65 years old or older; and

WHEREAS, the City of Hendersonville applied for and was designated as an ‘Age-Friendly Community’ by AARP in February of 2024; and

WHEREAS, a distinction of an AARP Age-Friendly Community is that the designated community will develop an Age-Friendly Community Action Plan; and

WHEREAS, the City of Hendersonville recently developed and adopted the Gen H Comprehensive Plan which set forth goals, policies and programs intended to guide the present and future physical, social, and economic development of the municipality; and

WHEREAS, in the development the Gen H Comprehensive Plan, the City of Hendersonville engaged in a robust community engagement effort with special emphasis on reaching older adult residents; and

WHEREAS, City of Hendersonville staff, with the assistance of Susan Enwright-Hicks - a Western Carolina University Master of Public Affairs recipient, and in collaboration with key stakeholders, developed an Age-Friendly Community Action Plan for the City of Hendersonville built upon the recommendations of the Gen H Comprehensive Plan; and

WHEREAS, the draft plan was presented to City Council at the public workshop on May 28, 2025; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hendersonville, North Carolina that the City of Hendersonville hereby adopts the City of Hendersonville Age-Friendly Community Action Plan.

Adopted this 2nd day of July, 2025.

Barbara G. Volk, Mayor
Attest: /s/Jill Murray, City Clerk
Approved as to form: /s/Angela S. Beeker, City Attorney

V. Resolution to Permit Alcoholic Beverages at Oklawaha Brewing Summer Events – Jamie Carpenter, Downtown Manager

Resolution #R-25-70

**HENDERSONVILLE, NORTH CAROLINA
RESOLUTION TO PERMIT THE POSSESSION AND CONSUMPTION OF ALCOHOLIC BEVERAGES
AT THE 2025 OKLAWAHA BREWING OKTOBERFEST AND LAZR LUVR ROCK THE BLOCK
EVENTS**

WHEREAS, North Carolina General Statute 18B-300 (c)(3) permits a city or county, by local ordinance, to regulate or prohibit the possession of malt beverages and unfortified wine on public streets, alleys, or parking lots which are temporarily closed to regular traffic for special events, and;

WHEREAS, Section 6-2 (d) of the City of Hendersonville Code of Ordinances establishes that it “shall not be unlawful for any person to possess or consume any alcoholic beverage on public streets, alleys or parking lots which are temporarily closed to regular traffic for special events, if the city council has adopted a resolution making provisions for the possession and consumption of malt beverages or unfortified wine or both at such special event, to the extent permitted by such resolution.”

NOW THEREFORE BE IT RESOLVED by the city council of the City of Hendersonville, North Carolina, pursuant to the authority granted by general statute and according to the duly adopted local ordinance that,

Oklawaha Brewing Company is permitted to host 2 summer concert events on the following dates, July 5th and October 11th, 2025.

Furthermore, that the possession of alcohol in the form of malt beverages and unfortified wine, be permitted within the event footprint established by the City Special Events Committee and the associated North Carolina Alcohol Beverage Control Special Event Permit on the dates listed above.

ADOPTED by the City Council of the City of Hendersonville, North Carolina, on this 2nd day of July, 2025.

Barbara G. Volk, Mayor
Attest: /s/Jill Murray, City Clerk
Approved as to form: /s/Angela S. Beeker, City Attorney

W. Comebaq Courts Grant to Rehabilitate the Sullivan Park Basketball Courts – Mark Stierwalt, Public Works Superintendent

Resolution #R-25-71

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL ACCEPTING A GRANT FROM RETAIL SPORTS MARKETING, INC. FOR THE PURPOSE OF REHABILITATING THE SULLIVAN PARK BASKETBALL COURTS

WHEREAS, the Comebaq Courts Foundation (the “Foundation”) has established a grant that provides funding to municipalities for the rehabilitation of the Sullivan Park Basketball Courts; and

WHEREAS, The Foundation, through Retail Sports Marketing, Inc. (“RSM”) has agreed to award the City \$45,000.00 to be used for rehabilitating the basketball courts, including fixing the court surface and replacing the basketball goals; and

WHEREAS, the City of Hendersonville desires to accept the grant funds, and authorize the execution of the grant funding agreement.

- NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Hendersonville, North Carolina that:
1. The City hereby accepts the grant from the Foundation and RSM to be used for the rehabilitation of the Sullivan Park Basketball Courts; and
 2. The City Manager, or his designee, is authorized to execute the Grant Commitment Letter, with such changes as he deems appropriate, provided they are consistent with the terms of this Resolution; and
 3. City Staff are authorized and directed to proceed with the rehabilitation for the courts.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 2nd day of July, 2025.

Barbara G. Volk, Mayor
Attest: /s/Jill Murray, City Clerk
Approved as to form: /s/Angela S. Beeker, City Attorney

6. PRESENTATIONS

A. Electric Vehicle Charger Program Overview – Caitlyn Gendusa, Public Works Superintendent-Sustainability

Caitlyn Gendusa shared a brief update of the Electric Vehicle Charger Program.




Current EV Charging Stations

Publicly available:

- Two Level 2 stations at Parking Deck - Located at the corner of 5th Avenue and Church Street on the first level - four spaces available
- One Level 2 station at Azalea Lot - Located at 301 North King Street Hendersonville, NC 28792 - one space available
- One Level 2 station at Dogwood Lot - Located at 201-299 4th Ave W Hendersonville, NC 28792- one space available

Private (for City fleet vehicles only):

- One Level 2 charging source at Motor Pool



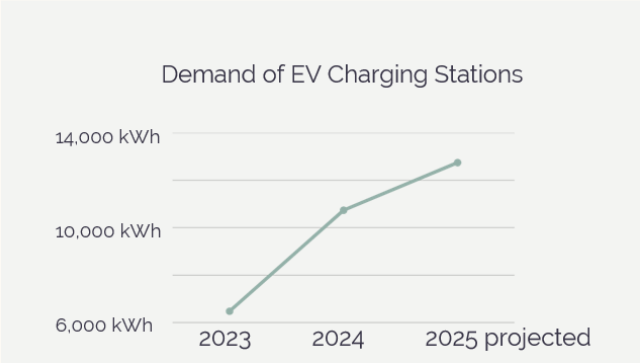
Current Energy Demand of Stations

2023: 6,480 kWh used

2024: 10,736 kWh used (up 66% from 2023)

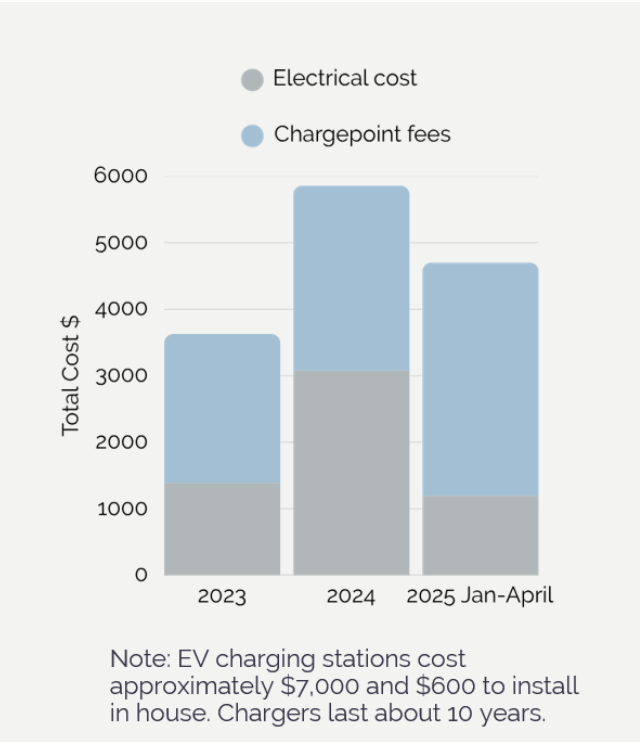
18 tons Greenhouse gas savings total - equivalent of planting 424 trees and letting them grow for 10 years

Demand of EV Charging Stations



| Year | kWh |
|----------------|--------|
| 2023 | 6,480 |
| 2024 | 10,736 |
| 2025 projected | 13,000 |

Maintenance Costs over time



| Year | Electrical cost | Chargepoint fees | Total Cost |
|----------------|-----------------|------------------|------------|
| 2023 | 1,400 | 2,200 | 3,600 |
| 2024 | 3,100 | 2,800 | 5,900 |
| 2025 Jan-April | 1,200 | 3,500 | 4,700 |

Note: EV charging stations cost approximately \$7,000 and \$600 to install in house. Chargers last about 10 years.

Consideration for Implementing Fee

Fee to recoup costs:
\$0.95/kWh

Average rate in NC:
\$0.30-\$0.40/kWh

- Breakdown:
- \$2,700/year towards EV charger replacement for 3 current stations
 - \$3,500 current Chargepoint fee/year
 - \$3,079 estimated yearly electrical cost
 - + 10% fee from Chargepoint for payments

City Manager Connet said that this basically this shows how we’ve been operating thus far and is this something that Council wishes to continue to give to the public at no cost to them when they pay for parking and is this something that we want to continue because eventually these chargers will need to be replaced.

7. PUBLIC HEARINGS

A. Rezoning: Standard Rezoning-Old Sunset Hill Rd Rezoning | Albea & Taylor (25-38-RZO) – Matthew Manley, AICP-Long Range Planning Manager

Mr. Manley explained that the City of Hendersonville is initiating zoning for 4 properties totaling 21.32 acres that were recently annexed into the City Limits. The properties are owned by Gregory Albea, Julianne Albea, Jospheh Taylor, and Laura Taylor. The City is requesting to assign zoning to the subject properties, PINs: 9579-98-0375, 9579-98-3527, 9579-99-4115, 9579-99-8724, located off Old Sunset Hill Road. The properties were zoned under Henderson County as ‘Residential Two Rural’. The Planning Board has unanimously recommended an initial City zoning of R-6, High Density Residential to establish consistency with the Comprehensive Plan. R-15 was also given consideration given some of the surrounding land uses and existing densities. Future development of the subject property exceeding 51 units would require a rezoning to a Conditional Zoning District. There is no binding site plan for this initial zoning nor conditions placed on the site. All permitted uses within the R-6 district would be allowed on the site. The Planning Board voted unanimously to support recommending the assignment of R-6 zoning choosing this zoning district over the alternative R-15 zoning district.

OLD SUNSET HILL (ALBEA + TAYLOR)

INITIAL ZONING

(25-07-RZO)

Standard Rezoning

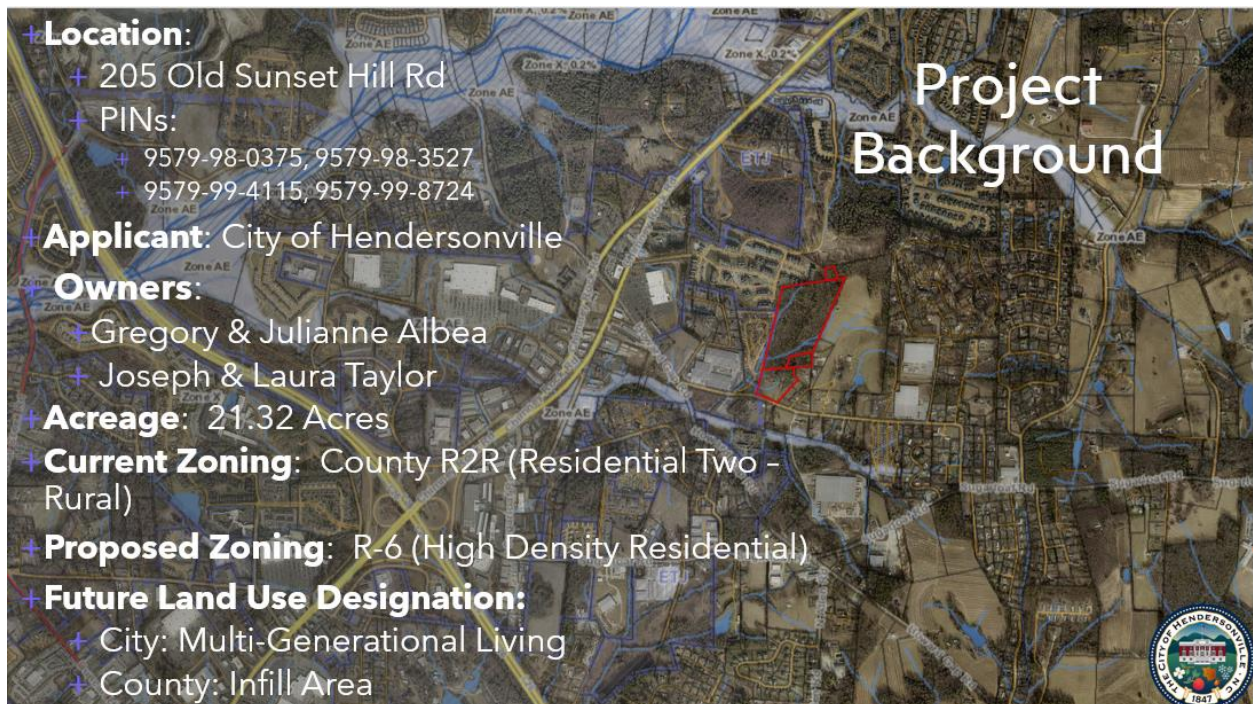
City of Hendersonville City Council

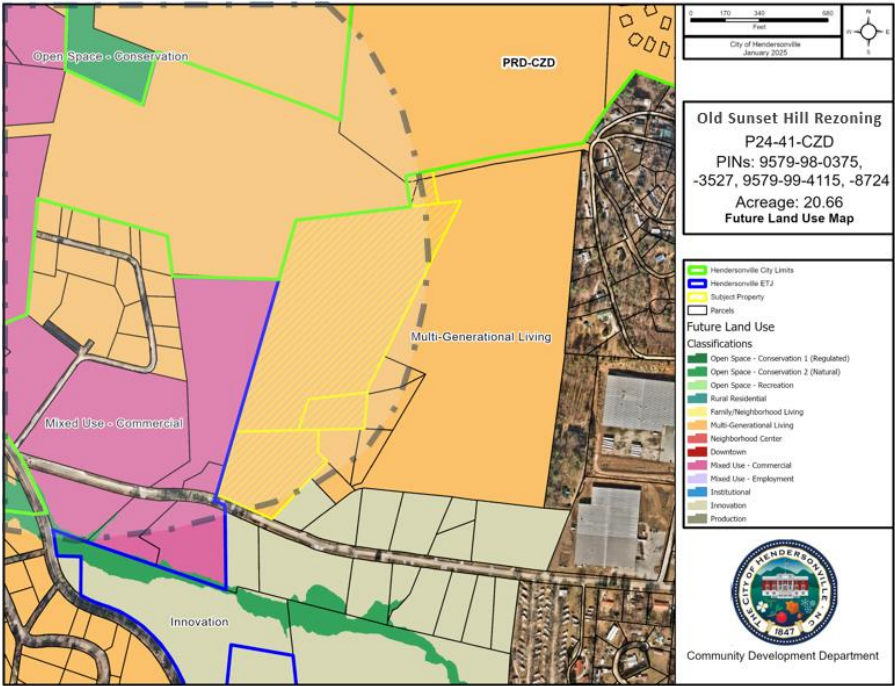
July 2, 2025

Community Development | Planning Division

Matthew Manley | Long-Range Planning Manager



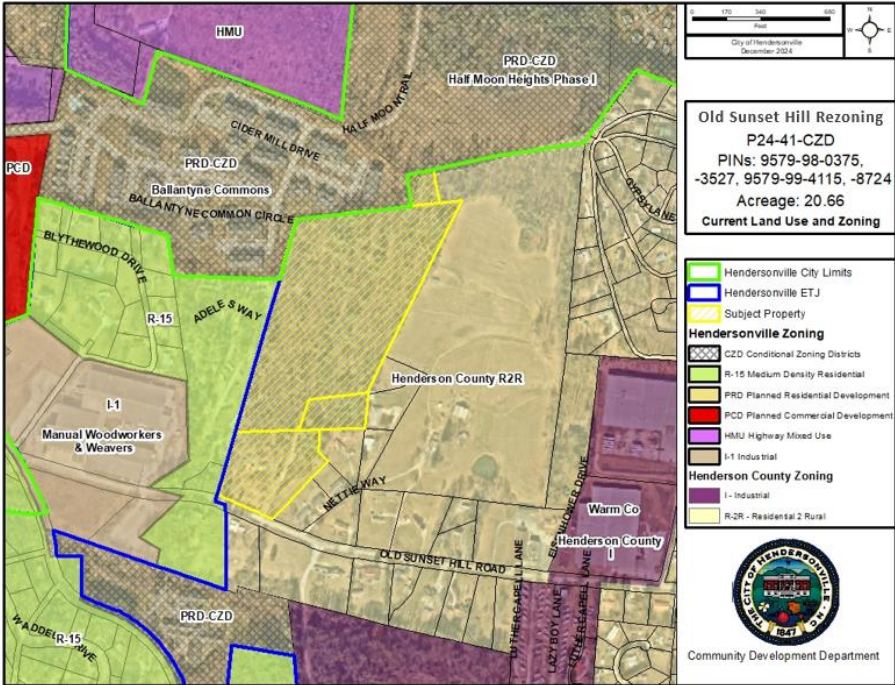




1)Comprehensive Plan
Consistency:
Future Land Use

- + MGL
- + MU-Commercial
- + Innovation

| | | |
|--|--------------------------------------|---|
| General Rezoning Standards: 1) COMPREHENSIVE PLAN CONSISTENCY | LAND SUPPLY, SUITABILITY & INTENSITY | <ul style="list-style-type: none">• Land Supply: The subject property is <u>outside</u> the study area of the land supply analysis• Land Suitability: The subject property was <u>not</u> evaluated.• Focused Intensity Node: The subject property <u>is</u> in a Focused Intensity Node centered at the intersection of Howard Gap Road and Chimney Rock Road.• Development Intensity: Highest• Focus Area: N/A |
| | FUTURE LAND USE & CONSERVATION MAP | <ul style="list-style-type: none">• Designation: Multi-Generational Living• Character Area Description:• Zoning Crosswalk: <div><div>R-15</div>Inconsistent</div> <div><div>R-6</div>Consistent</div> |



Current Land
Use & Zoning

- + County R2R
- + R-15
- + PRD

| | | | |
|---|--------------------------|--|---|
| General Rezoning Standards: 2) COMPATIBILITY | EXISTING CONDITIONS | The subject property is located near four Planned Residential Developments, including three single-family developments and one multi-family development. Additionally, it is in close proximity to Chestnut Ridge, a subdivision under Henderson County's jurisdiction that was platted in 1988 and consists of approximately 118 lots on 62 acres. The US 64 corridor continues to experience growth, driven by the presence of large undeveloped and underdeveloped parcels in the surrounding area. | |
| | GEN H GOALS | <div><div>R-15 Compatibility</div><div>Vibrant Neighborhoods: Somewhat Inconsistent</div><div>Abundant Housing Choices: Inconsistent</div><div>Healthy & Accessible Natural Environment: Inconsistent</div><div>Authentic Community Character: N/A</div><div>Safe Streets and Trails: Somewhat Inconsistent</div><div>Reliable & Accessible Utility Services: Somewhat Con</div><div>Satisfying Work Opportunities: N/A</div><div>Welcoming & Inclusive Community: N/A</div><div>Accessible / Available Community Services: N/A</div><div>Resilient Community: N/A</div></div> | <div><div>R-6 Compatibility</div><div>Vibrant Neighborhoods: Somewhat Consistent</div><div>Abundant Housing Choices: Consistent</div><div>Healthy & Accessible Natural Environment: Somewhat Con</div><div>Authentic Community Character: N/A</div><div>Safe Streets and Trails: Somewhat Inconsistent</div><div>Reliable & Accessible Utility Services: Consistent</div><div>Satisfying Work Opportunities: N/A</div><div>Welcoming & Inclusive Community: N/A</div><div>Accessible / Available Community Services: N/A</div><div>Resilient Community: N/A</div></div> |
| | GEN H GUIDING PRINCIPLES | <div><div>R-15 Compatibility</div><div>Mix of Uses: Inconsistent</div><div>Compact Development: Inconsistent</div><div>Sense of Place: Inconsistent</div><div>Conserved/Integrated Open Spaces: Inconsistent</div><div>Desirable & Affordable Housing: Consistent</div><div>Connectivity: Inconsistent</div><div>Efficient & Accessible Infrastructure: Inconsistent</div></div> | <div><div>R-6 Compatibility</div><div>Mix of Uses: Inconsistent</div><div>Compact Development: Consistent</div><div>Sense of Place: Inconsistent</div><div>Conserved/Integrated Open Spaces: Inconsistent</div><div>Desirable & Affordable Housing: Consistent</div><div>Connectivity: Inconsistent</div><div>Efficient & Accessible Infrastructure: Inconsistent</div></div> |

| | | |
|---|--|------------|
| General Rezoning Standards: 2) COMPATIBILITY | DESIGN GUIDELINES ASSESSMENT (Chapter V) | <u>N/A</u> |
|---|--|------------|

| | | |
|----------------------------|-----------------------|--|
| General Rezoning Standards | 3) CHANGED CONDITIONS | <ul style="list-style-type: none">The subject property was recently annexed into the City. |
| | 4) PUBLIC INTEREST | <ul style="list-style-type: none">Residential zoning allows for additional needed owner-occupied housing |

| | | |
|----------------------------|----------------------------------|---|
| General Rezoning Standards | 5) PUBLIC FACILITIES | <ul style="list-style-type: none">Howard Gap Road is a NCDOT maintained road, identified in the Comprehensive Transportation Plan as a boulevard in need of improvements. If approved, the site would be served by City of Hendersonville water and sewer services. Water infrastructure is already available on Old Sunset Hill Road, while sewer service would need to be extended from the Connor Creek Mobile Home Park to the west. |
| | 6) EFFECT ON NATURAL ENVIRONMENT | <ul style="list-style-type: none">No development is proposed at this time. <u>Therefore</u> there are no known impacts on the natural environment as a result of this rezoning. Approximately 19.5 acres of the 21+acre property are currently covered by an existing tree canopy. The site also includes blue-line streams. These streams would be required to be protected in compliance with the natural resource provisions of the zoning ordinance. Additionally, wetlands have been identified on the site; however, unlike blue-line streams, the zoning ordinance does not extend specific protections to wetlands. |
| | COMMITTEE RECOMMENDATION | The Current Planning Committee reviewed this item prior to today's meeting. |

PLANNING BOARD: Comprehensive Plan Consistency Statement

R-6

The petition is found to be **Consistent** with the *City of Hendersonville Gen H Comprehensive Plan* based on the information from the staff analysis and the public hearing, and because:

R-6 Zoning is consistent with the Future Land Use and Conservation Map due to the subject property's designations as 'Multi-Generational Living' and due to the location of the subject property in a 'Focused Intensity Node' as established in Chapter 4 of the Gen H Comprehensive Plan.

The City Clerk confirmed this public hearing has been advertised in accordance with North Carolina General Statutes.

The public hearing was opened at 6:08 p.m.

There was no public comment.

The public hearing was closed at 6:08 p.m.

Council Member Jennifer Hensley moved that City Council adopt an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PINs: 9579-98-0375, 9579-98-3527, 9579-99-4115, 9579-99-8724) from Henderson County Residential Two Rural to R-6, High Density Residential Zoning District based on the following:

- 1. The petition is found to be with the City of Hendersonville Gen H Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:*

R-6 Zoning is consistent with the Future Land Use and Conservation Map due to the subject property's designation as 'Multi-Generational Living' and due to the location of the subject property in a 'Focused Intensity Node' as established in Chapter 4 of the Gen H Comprehensive Plan.
- 2. Furthermore, we find this petition to be reasonable and in the public interest based on the information from the staff analysis, public hearing and because:*

1. *The proposed zoning allows for the provision of additional housing to offset local demand.*
2. *The proposed zoning district's permitted uses are consistent with nearby developments*

A unanimous vote of the Council followed. Motion carried.

Ordinance #O-25-37

AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HENDERSONVILLE, FOR CERTAIN PARCELS (POSSESSING PIN NUMBERS 9579-98-0375, 9579-98-3527, 9579-99-4115, 9579-99-8724), BY ASSIGNING THE ZONING DESIGNATION FROM HENDERSON COUNTY R2R, RESIDENTIAL TWO RURAL, TO R-6, HIGH DENSITY RESIDENTIAL

IN RE: Parcel Numbers: 9579-98-0375, 9579-98-3527, 9579-99-4115, 9579-99-8724
205 Old Sunset Hill Rd (Albea & Taylor) | File # 25-38-RZO

WHEREAS, Planning Board took up this application at its regular meeting on June 12, 2025; voting 7-0 to recommend City Council adopt an ordinance amending the official zoning map of the City of Hendersonville; and

WHEREAS, City Council took up this application at its regular meeting on July 2, 2025; and

WHEREAS, City Council has found that this zoning map amendment is consistent with the City's comprehensive plan, and that it is reasonable and in the public interest for the reasons stated; and

WHEREAS, City Council has conducted a public hearing as required by the North Carolina General Statutes on July 2, 2025.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Hendersonville, North Carolina:

1. Pursuant to Article XI of the Zoning Ordinance of the City of Hendersonville, North Carolina, the Zoning Map is hereby amended by changing the zoning designation of the following: Parcel Numbers: 9579-98-0375, 9579-98-3527, 9579-99-4115, 9579-99-8724, by changing the zoning designation from Henderson County R2R, Residential Two Rural, to R-6, High Density Residential
2. Any development of this parcel shall occur in accordance with the Zoning Ordinance of the City of Hendersonville, North Carolina.
3. This ordinance shall be in full force and effect from and after the date of its adoption.

Adopted this 2nd day of July, 2025.

Barbara G. Volk, Mayor
Attest: /s/Jill Murray, City Clerk
Approved as to form: /s/Angela S. Beeker, City Attorney

B. Rezoning: Conditional Zoning District – Spartanburg Highway Medical Office Building (25-23-CZD) – Tyler Morrow, Current Planning Manager

Tyler Morrow explained that the City of Hendersonville is in receipt of an application for a Conditional Rezoning from John Bryant, Vice President, Operations and Support Services for UNC Health Pardee, applicant and Bryan Rhodes, Capital Projects Construction Manager for Henderson County Government, property owner. The applicant is requesting to rezone the subject property, PINs 9578-41-6876 & 9578-42-5074 and located between Spartanburg Highway and Old Spartanburg Road, from C-3 SU, Highway Business Special Use to CHMU-CZD, Commercial Highway Mixed Use Conditional Zoning District for the construction of a 42,520 square foot medical office building. The site plan shows one building proposed at a height of 32'. The development will have access from both Spartanburg Highway and Old Spartanburg Road. The site plan shows the development providing 195 parking spaces to serve the development. There will be a public drop off area on the southern façade of the building and a pharmacy line on the eastern façade.

HENDERSON COUNTY GOVERNMENT & UNC HEALTH PARDEE
SPARTANBURG HIGHWAY MEDICAL OFFICE BUILDING

CITY COUNCIL MEETING
1427 Old Spartanburg Road
Hendersonville, NC 28792

07/02/2025



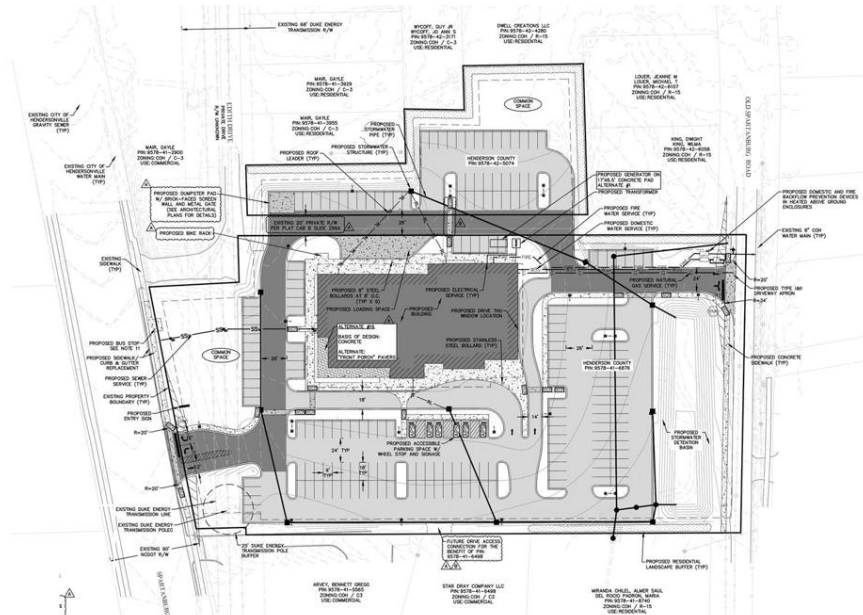
SPARTANBURG HIGHWAY MOB | SITE PLAN



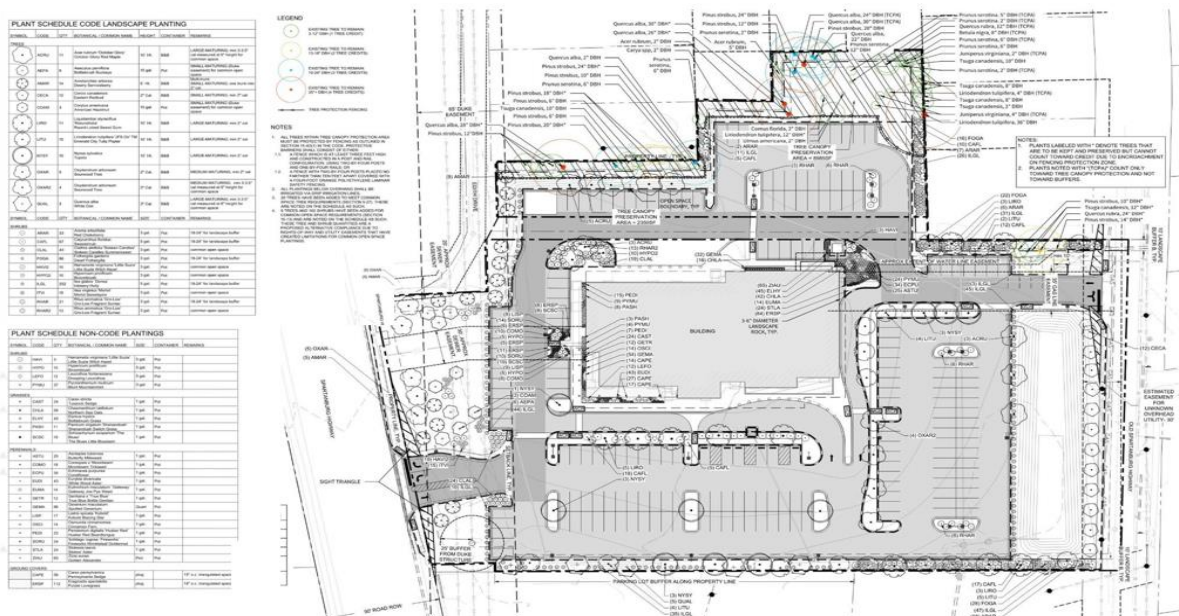
SPARTANBURG HIGHWAY MOB | SITE PLAN



SPARTANBURG HIGHWAY MOB | SITE PLAN



SPARTANBURG HIGHWAY MOB | LANDSCAPE PLAN



SPARTANBURG HIGHWAY MOB | BUILDING ELEVATION - SOUTH



SPARTANBURG HIGHWAY MOB | BUILDING ELEVATION - NORTH



NORTH ELEVATION - BUILDING



NORTH ELEVATION - SITE

SPARTANBURG HIGHWAY MOB | BUILDING ELEVATION - EAST



EAST ELEVATION - BUILDING



EAST ELEVATION - SITE

SPARTANBURG HIGHWAY MOB | BUILDING ELEVATION - WEST



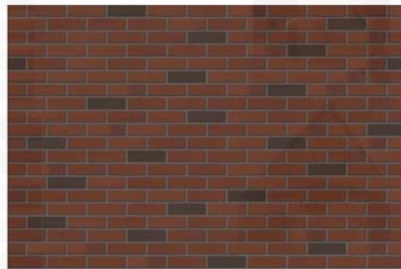
WEST ELEVATION - BUILDING







**Dark Bronze Aluminum Windows
with Insulated Glazing**

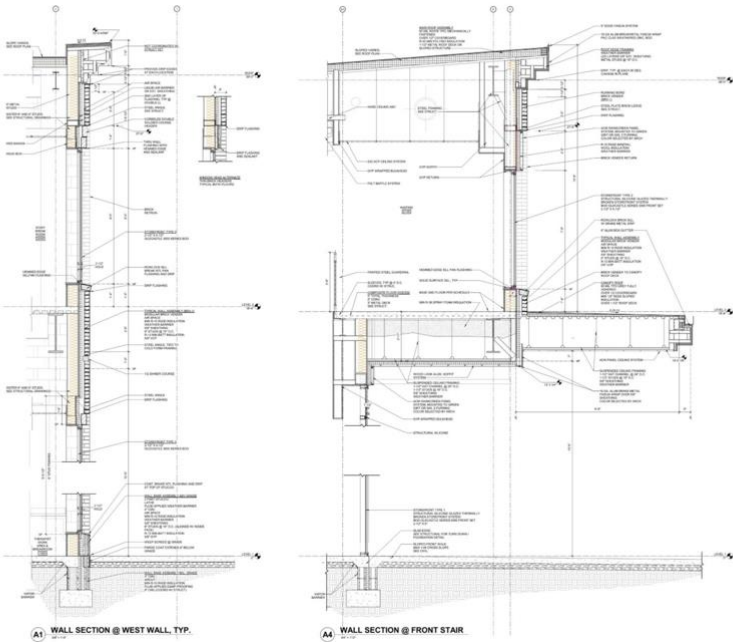


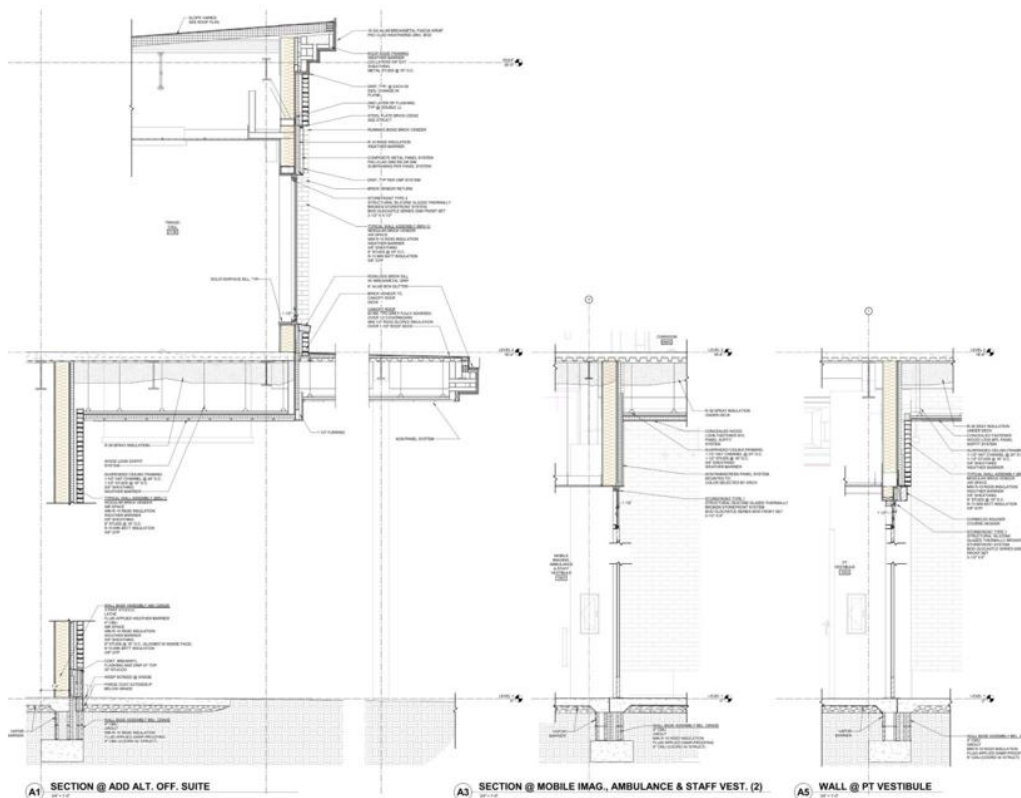
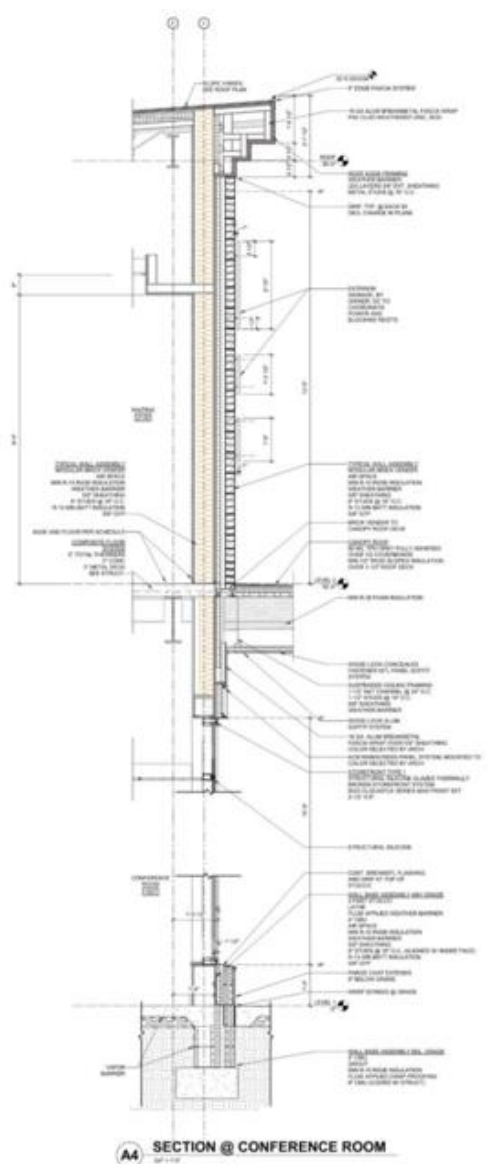
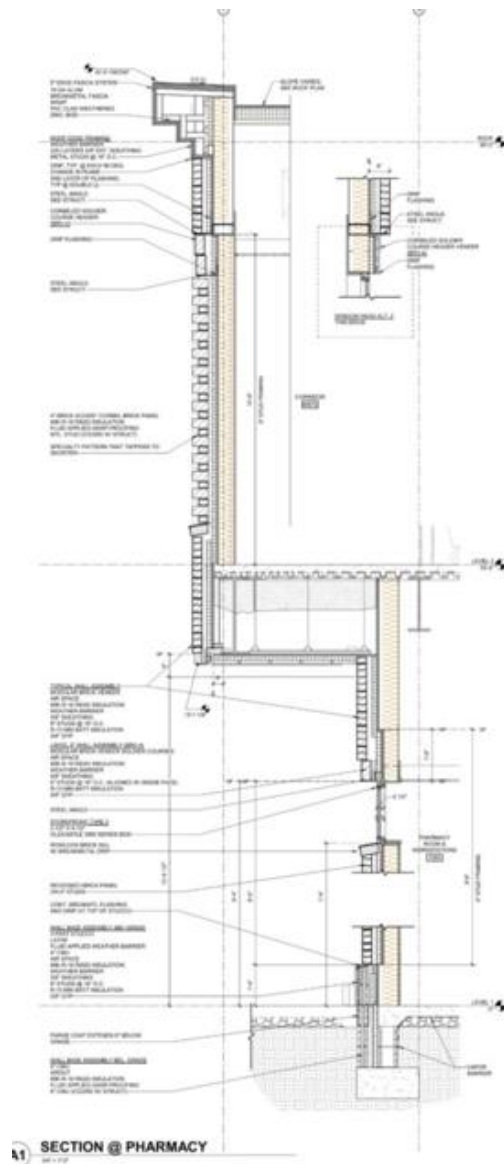
Red Ironspot Clay Brick Veneer Blend



Weathered Zinc Architectural Metal Panel Cladding







The City Clerk confirmed this public hearing has been advertised in accordance with North Carolina General Statutes.

The public hearing was opened at 6:22 p.m.

Via Zoom:

Ken Fitch spoke in favor of the project.

The public hearing was closed at 6:27 p.m.

Council Member Melinda Lowrance moved that City Council adopt an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PINs: 9578-41-6876 & 9578-42-5074) from C3-SU, Highway Business Special Use to CHMU-CZD, Commercial Highway Mixed Use Conditional Zoning District, for the construction of a 42,520 square foot medical office building based on the master site plan and list of conditions submitted by and agreed to by the applicant, [dated 6-4-25] and presented at this meeting and subject to the following:

1. The development shall be consistent with the site plan, including the list of applicable conditions contained therein, and the following permitted uses

Permitted Uses:

1. Offices, business, professional and public

2. The petition is found to be consistent with the City of Hendersonville Gen H 2045 Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:

The petition is consistent with a range of Goals, Guiding Principles, and the Future Land Use Designation of Chapter IV of the Gen H Comprehensive Plan.

3. Furthermore, we find this petition to be reasonable and in the public interest based on the information from the staff analysis, public hearing and because:

- 1. The proposed development would provide citizens who reside on the southern side of Henderson County the opportunity to have primary care, physical therapy, and pharmacy service within a closer proximity to where they live.*
- 2. The proposed development is within close proximity to other institutional uses along this corridor.*

A unanimous vote of the Council followed. Motion carried.

Ordinance #O-25-38

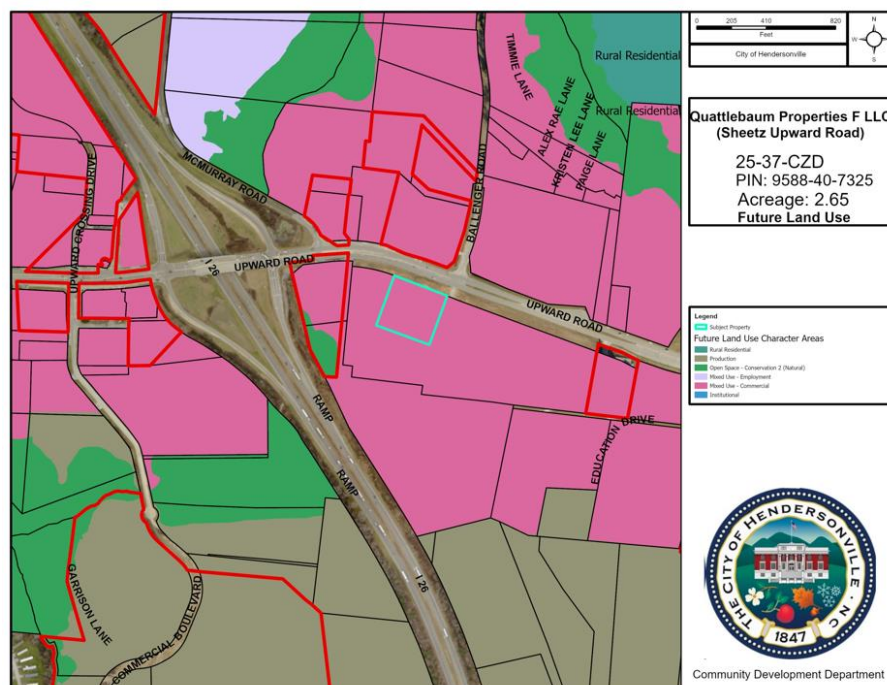
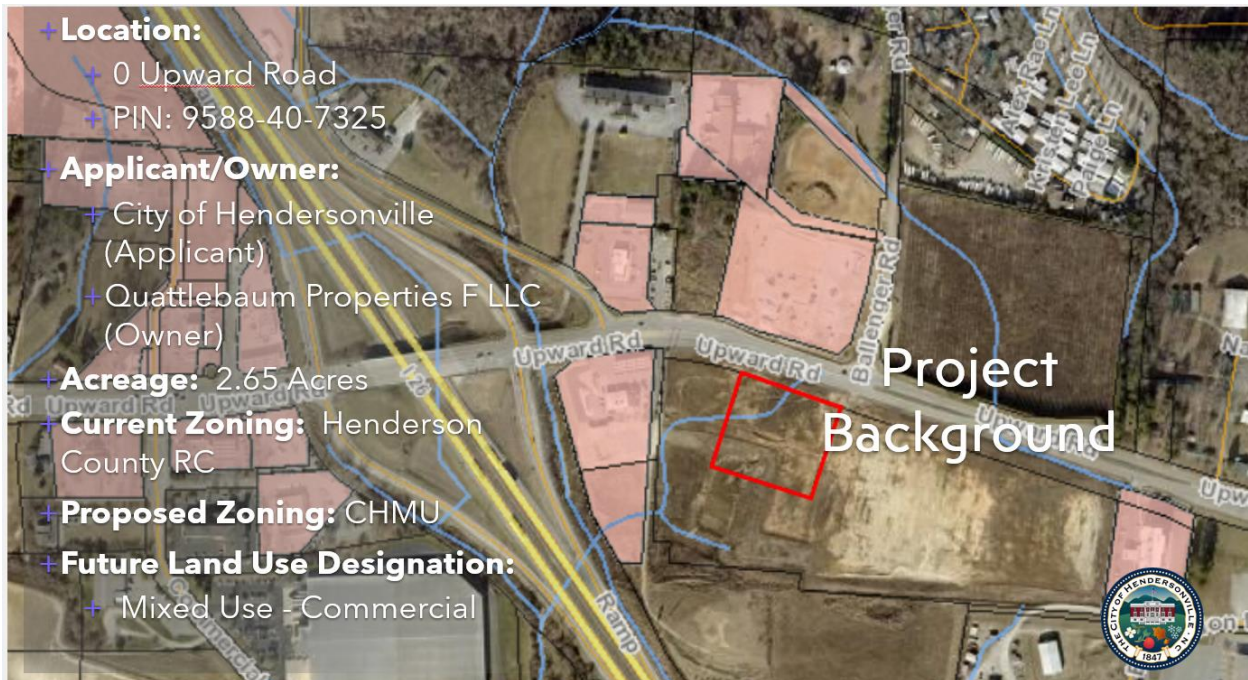
AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HENDERSONVILLE FOR A PARCELS POSSESSING PIN NUMBERS: 9578-41-6876 & 9578-42-5074 BY CHANGING THE ZONING DESIGNATION FROM C-3 SU, HIGHWAY BUSINESS SPECIAL USE TO CHMU-CZD, COMMERCIAL HIGHWAY MIXED USE CONDITIONAL ZONING DISTRICT

IN RE: Parcel Numbers: 9578-41-6876 & 9578-42-5074
Address: 0 Spartanburg Highway
Spartanburg Highway Medical Office Building: (File # 25-23-CZD)

WHEREAS, the City is in receipt of a Conditional Rezoning application from applicant, John Bryant, Vice President, Operations and Support Services for UNC Health Pardee, and property owner, Bryan Rhodes, Capital Projects Construction Manager for Henderson County Government, for the construction of a 42,520 square foot medical office building on approximately 4.54 acres; and

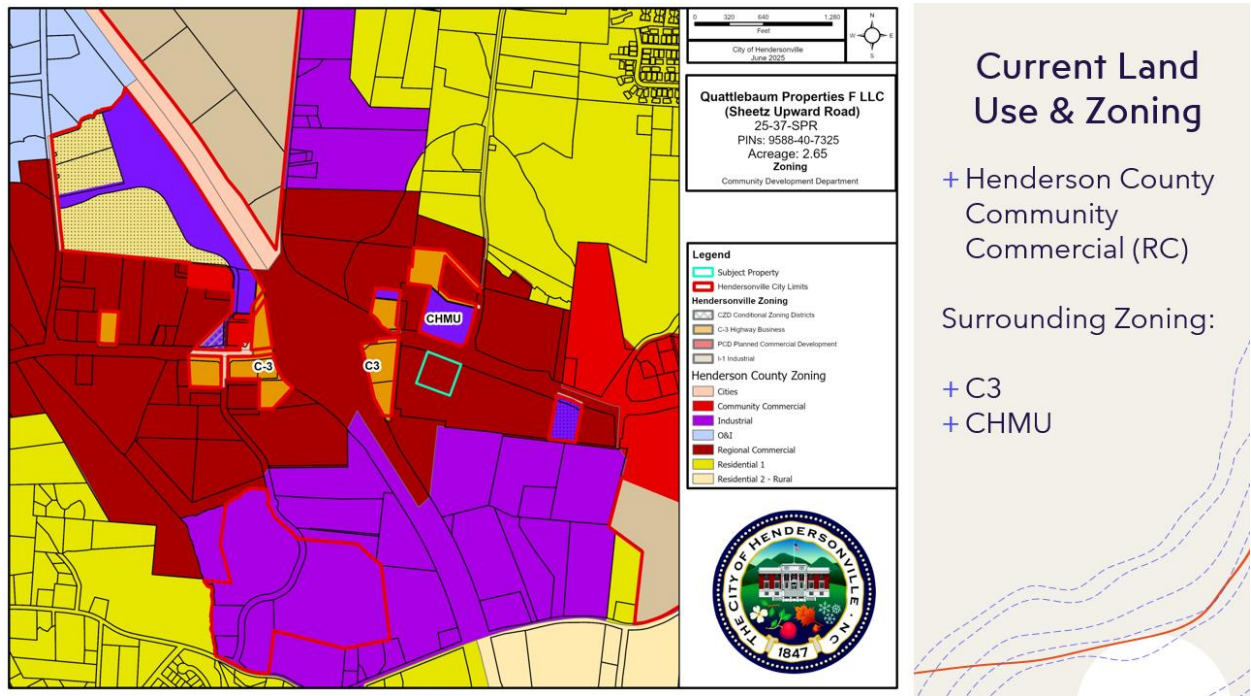
WHEREAS, the Planning Board took up this application at its regular meeting on June 12th 2025; voting 7-0 to recommend City Council approve an ordinance amending the official zoning map of the City of Hendersonville; and

WHEREAS, City Council took up this application at its regular meeting on July 2nd, 2025.



1) Comprehensive
Plan
Consistency:
Future Land Use

+ Mixed Use - Commercial



| | | |
|--|--------------------------------------|---|
| General Rezoning Standards: 1) COMPREHENSIVE PLAN CONSISTENCY | LAND SUPPLY, SUITABILITY & INTENSITY | <ul style="list-style-type: none">It is not ranked in the Suitability Assessment maps.The subject property is located in an area designated as "High" for Development Intensity.The subject property is not located in one of the 5 Focus Areas. The subject property is located in a Focused Intensity Node. |
| | FUTURE LAND USE & CONSERVATION MAP | <ul style="list-style-type: none">Designation: Mixed Use - CommercialCharacter Area Description: ConsistentZoning Crosswalk: ConsistentFocus Area Map: N/A |
| | COMMITTEE RECOMMENDATION | The Current Planning Committee reviewed this item prior to today's meeting. |

| | | |
|----------------------------|--------------------------|---|
| General Rezoning Standards | 2) Compatibility | Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property. |
| | | <ul style="list-style-type: none">The proposed use as a gas station is compatible with other uses along this corridor. Additionally, the zoning to CHMU is compatible with the City's desire to utilize this zoning district along this corridor. |
| | 3) Changed Conditions | Whether and the extent to which there are changed conditions, trends or facts that require an amendment. |
| | | <ul style="list-style-type: none">The property was annexed at the June 5th City Council meeting. |

| | | |
|----------------------------|-----------------------|--|
| General Rezoning Standards | 4) Public Interest | Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern that benefits the surrounding neighborhood, is in the public interest and promotes public health, safety and general welfare. |
| | | <ul style="list-style-type: none">• Rezoning to this zoning district will enable this corridor to be developed in the same zoning district over time, ensuring cohesive progression of development. |

| | | |
|----------------------------|-------------------------|--|
| General Rezoning Standards | 5) Public Facilities | Whether and the extent to which adequate public facilities and services such as water supply, wastewater treatment, fire and police protection and transportation are available to support the proposed amendment. |
| | | <ul style="list-style-type: none">• Since the parcel has been annexed, the parcel will be connected to City water and sewer. |

| | | |
|----------------------------|-------------------------------------|---|
| General Rezoning Standards | 6) Effect on Natural Environment | Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment including but not limited to water, air, noise, storm water management, streams, vegetation, wetlands and wildlife. |
| | | <ul style="list-style-type: none">• The development must comply with all the City of Hendersonville zoning ordinance provisions regarding the protection of the natural environment. |

PLANNING BOARD: Comprehensive Plan Consistency Statement

The petition is found to be **consistent** with the City of Hendersonville Gen H Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:

The petition is consistent with a range of Goals, Guiding Principles and the Future Land Use Designation of Chapter IV of the Gen H Comprehensive Plan.

PLANNING BOARD RECCOMENDATION

+The City of Hendersonville Planning Board made a motion recommending **approval**, finding the petition to be consistent with the comprehensive plan and finding it to be reasonable and in the public interest based on the information from the staff analysis and the public comments presented at their meeting on June 12th, 2025.

+Voted 7-0 to approve

The City Clerk confirmed this public hearing has been advertised in accordance with North Carolina General Statutes.

The public hearing was opened at 6:33 p.m.

There were no public comments.

The public hearing was closed at 6:33 p.m.

Council Member Gina Baxter moved that City Council adopt an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PIN 9588-40-7325) from Henderson County Zoning RC – Regional Commercial to CHMU – Commercial Highway Mixed Use, based on the following:

1. The petition is found to be consistent with the City of Hendersonville Gen H 2045 Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:

The petition is consistent with a range of Goals, Guiding Principles, and the Future Land Use Designation of Chapter IV of the Gen H Comprehensive Plan.

2. Furthermore, we find this petition to be reasonable and in the public interest based on the information from the staff analysis, public hearing and because:

1. The proposed map amendment would rezone the property to an appropriate zoning district meant for the Upward Road corridor.

The adjacent property uses are congruent with the proposed zoning.

A unanimous vote of the Council followed. Motion carried.

Ordinance #O-25-39

AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HENDERSONVILLE FOR A CERTAIN PARCEL (POSSESSING PIN NUMBER 9588-40-7325) BY CHANGING THE ZONING DESIGNATION FROM HENDERSON COUNTY RC (REGIONAL COMMERCIAL) ZONING DISTRICT TO CITY OF HENDERSONVILLE CHMU (COMMERCIAL HIGHWAY MIXED USE) ZONING DISTRICT

IN RE: Parcel Numbers: 9588-40-7325
Quattlebaum Properties F LLC (File # 25-37-RZO)

WHEREAS, the Planning Board took up this application at its regular meeting on June 12th, 2025; voting 7-0 to recommend City Council adopt an ordinance amending the official zoning map of the City of Hendersonville; and

WHEREAS, City Council took up this application at its regular meeting on July 2nd, 2025; and

WHEREAS, City Council has found that this zoning map amendment is consistent with the City's comprehensive plan, and that it is reasonable and in the public interest for the reasons stated; and

WHEREAS, City Council has conducted a public hearing as required by the North Carolina General Statutes on July 2nd, 2025.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Hendersonville, North Carolina:

1. Pursuant to Article XI of the Zoning Ordinance of the City of Hendersonville, North Carolina, the Zoning Map is hereby amended by changing the zoning designation of the following: Parcel Number: 9588-40-7325 from Henderson County RC (Regional Commercial) Zoning District to City of Hendersonville CHMU (Commercial Highway Mixed Use) Zoning District.
2. Any development of this parcel shall occur in accordance with the Zoning Ordinance of the City of Hendersonville, North Carolina.
3. This ordinance shall be in full force and effect from and after the date of its adoption.

Adopted this 2nd day of July, 2025.

Barbara G. Volk, Mayor
Attest: /s/Jill Murray, City Clerk
Approved as to form: /s/Angela S. Beeker, City Attorney

D. Landmark Nomination – James P. and Hattie Gregory House (25-02-LL) – *Sam Hayes, Planner II*

Sam Hayes explained that the city is in receipt of an application for a local landmark status from the property owners of 910 Locust Street and briefly explained the process.

Local Historic Landmark Process

- +Application
- +Draft a designation report
- +Public hearing at the Historic Preservation Commission
- +Public hearing at City Council
- +Once designated, it will require a certificate of appropriates for any alterations on the exterior of the property

I wanted to briefly go over the process for becoming a local historic landmark.
First the applicant submits an application
Next a designation report is drafted. You all were given a copy of the designation report in your packet for today's meeting.
The historic preservation commission must hold a public hearing. For both of the landmarks you will hear today, the HPC held a hearing on June 18th and votes

unanimously to recommend for approval both the applications you have before you tonight.
The final step in the process is to hold a public hearing tonight at City Council.

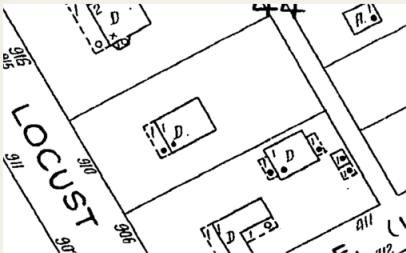
Once designated, a local landmark must receive a certificate of appropriateness for any work done on the exterior of the property.



Here you can see the subject property highlighted in orange. The property is located on Locust street. In the immediate vicinity, you can see Bruce Drysdale Elementary School and up the street is the City's mini golf course located at Edwards Park.

History

- + Constructed between 1923 and 1925.
- + Accessory structure construction date unknown but likely tied to the construction of the home.
- + Part of the Cold Spring Park Historic District which is known for its craftsman style homes.
- + James P. and Hattie Gregory original owners



The property was constructed between 1923 and 1925, with the most likely date of 1924 for completion of construction.
There is an accessory structure on the property (a shed) not depicted on the Sanborn maps and the date is unknown, however, it was likely constructed around the same time as the home.
The home was constructed by James P. and Hattie Gregory, who owned the home for 70 years.

This structure is a contributing structure for the Cold Spring Park National Historic District, which is known for its craftsman style homes. One question I want to address is why it would be necessary to landmark this building if its already in a historic district. The key is that the cold spring park historic district is a National Historic District as part of the National Register of Historic places.

Architectural Significance of the Property



Working our way from bottom to top, we have steps with capped cheek walls. A full width front porch. The balustrade and columns were likely replaced at some point, however, the brick piers are all original. The front porch showcases one of the original windows to the structure (a nine over over window). The roof is a hip-on-gable roof with decorative triangular knee braces located under the eaves.

Architectural Significance of the Property



Here you can see the rear of the home. At some point, the back corner of the home was likely enclosed. You can also see the outbuilding on the property, which does have original german siding.

Architectural Significance of the Property



A cut stone wall running along the front boundary of the property.

Questions



Property owner Barbara Grosso?? Thanked Council for looking at the house and wanted to point out that the truncated roof is very noticeable in Hendersonville but when you drive out of Hendersonville, you won't see it as much and I think it's a wonderful example of a Craftsman in Hendersonville and worth preserving for that reason.

The City Clerk confirmed this public hearing has been advertised in accordance with North Carolina General Statutes.

The public hearing was opened at 6:43 p.m.

There were no public comments.

The public hearing was closed at 6:43 p.m.

Council Member Jennifer Hensley moved that City Council approve the adoption of an ordinance designating the James P. and Hattie Gregory House (PIN 9569-70-9549) as a local historic landmark. A unanimous vote of the Council followed. Motion carried.

Ordinance #O-25-40

AN ORDINANCE DESIGNATING PROPERTY KNOWN AS THE JAMES P. AND HATTIE GREGORY HOUSE (PIN 9569-70-9549) AS A LOCAL HISTORIC LANDMARK

Re: Local Historic Landmark Designation
Property Owners: Norman Royo and Barbara M. Grosso
File No: 25-02-LL

WHEREAS, pursuant to N.C. General Statutes Sections. 160D-942 and Chapter 28 of the Code of Ordinances of the City of Hendersonville, the City has the authority for designation of a local historic landmark; and

WHEREAS, Henderson County Tax Records for Parcels # 9569-70-9549, located at 910 Locust Street and known as the James P. and Hattie Gregory House, lists Norman Royo and Barbara Grosso as the property owners; and

WHEREAS, The property owners have caused to be made an investigation and report on the historic, architectural, and cultural significance of the buildings and property proposed for designation located at 910 Locust Street; and

WHEREAS, the North Carolina Department of Cultural Resources has reviewed and commented on the proposed designation; and

WHEREAS, a public hearing on the designation of Lenox Spring as a local historic landmark was held by the Hendersonville Historic Preservation Commission on June 18th, 2025 and the following findings were made:

- a. The home was constructed between 1923-1925.

- b. The James P. and Hattie Gregory House is a contributing structure in the Cold Spring Park National Register of Historic Places historic district.
- c. The James P. and Hattie Gregory House is a well preserved example of a craftsman style home, with important craftsman architectural features; and

WHEREAS, a public hearing on the designation of Lenox Spring as a local historic landmark was held by the City of Hendersonville City Council on July 2nd, 2025 and approved an ordinance designating the .26 Acre site of the James P. and Hattie Gregory House as a Local Landmark; and

WHEREAS, the Hendersonville City Council has taken into full consideration all statements and information presented at its public hearing on July 2nd, 2025, and considered the recommendation of the Hendersonville Historic Preservation Commission after its public hearing held on June 18th, 2025, on the question of designating the property known as the James P. and Hattie Gregory House (PIN 9569-70-9549) as a local historic landmark.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Hendersonville:

Section 1. The findings set out above are hereby amending the adoption, and all of the property known as the James P. and Hattie Gregory House and located at and adjacent to 910 Locust Street, and further described in Exhibit A, is hereby designated as a local historic landmark pursuant to Part 942 Chapter 160D of the North Carolina General Statutes and Section 28 of the Code of Ordinances of the City of Hendersonville, and is subject to the conditions and restrictions set forth therein and below:

- a. The main structure and associated outbuilding, the front cut stone wall, and the stone wall in the backyard, and all of the historic acreage currently associated with the parcel (.26 acres), shall not be demolished, materially altered, restored, or removed, nor any new structure built upon the lot without a Certificate of Appropriateness issued by the Hendersonville Historic Preservation Commission.
- b. The Certificate of Appropriateness shall reference the Historic Preservation Commission Design Guidelines.
- c. Any application for demolition of the home or the outbuilding shall require the waiting period set forth in Part 942 of Chapter 160D of the North Carolina General Statutes.

Section 2. If any section, subsection, sentence, clause, or phrase of this ordinance is, for any reason, held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance, and each section, subsection, sentence, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

Section 3. All ordinances and clauses of ordinances in conflict herewith be and are hereby repealed, to the extent of such conflict.

Section 4. This ordinance shall be in full force and effect on the date of adoption.

Section 5. Violation of this ordinance shall be subject to the remedies set forth in Section 1-6 of the City Code, in addition to other remedies provided by law.

Adopted by the City Council at a meeting held on the 2nd day of July, 2025.

Barbara G. Volk, Mayor
Attest: /s/Jill Murray, City Clerk
Approved as to form: /s/Angela S. Beeker, City Attorney

E. Landmark Nomination – Lenox Spring (25-01-LL) – *Sam Hayes, Planner II*

Sam Hayes explained that the Historic Preservation Commission initiated this landmark nomination for a city-owned property known as Lenox Spring after their last meeting.

Landmark Nomination – Lenox Spring

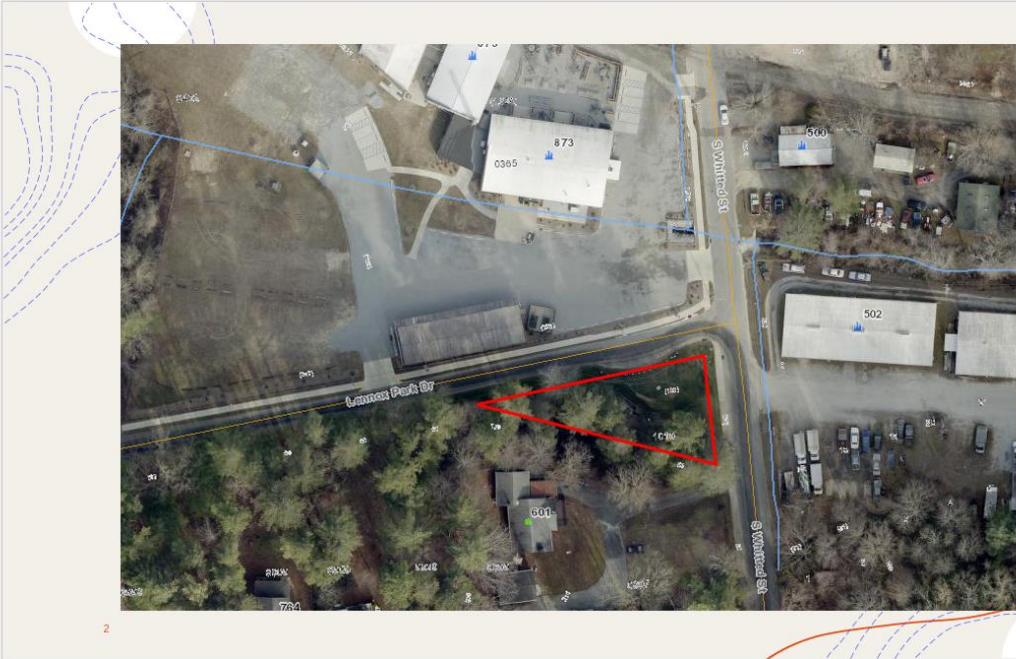
(25-01-LL)

City of Hendersonville City Council
July 2nd, 2025

LEGISLATIVE HEARING

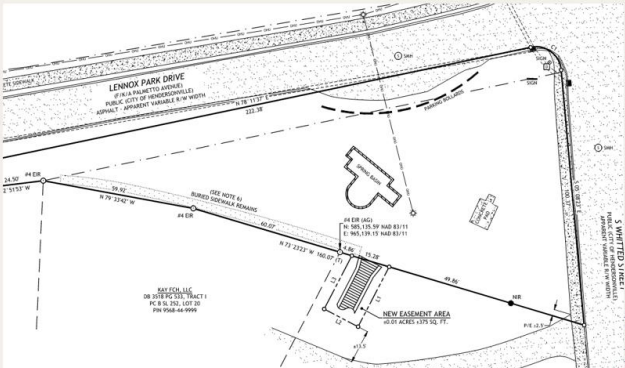
Community Development | Planning Division
Sam Hayes | Planner II





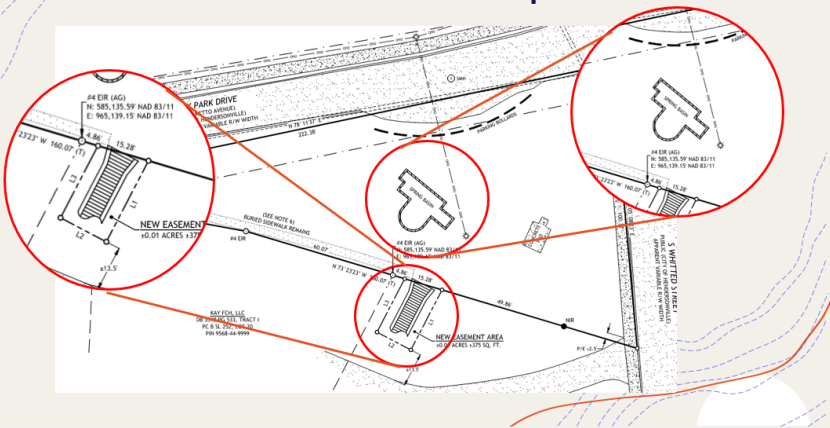
Here you can see the location of the park.

Current Architectural Description



Here you can see an survey that the Historic Preservation Commission had commissioned. I'll go over the history of the park in just a minute, but I wanted to point out some of the important historic elements of the park.

Current Architectural Description



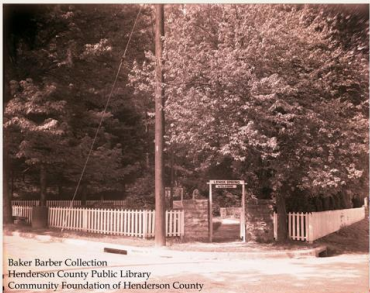
Here you can see an survey that the Historic Preservation Commission had commissioned. I'll go over the history of the park in just a minute, but I wanted to point out some of the important historic elements of the park.

Historical Overview

- + Period of Significance: 1917-1970
- + Platted in 1917 by real estate developer F.A. Sumner.
- + Originally platted as Columbia Park, the development was bounded by Palmetto Avenue (now Lennox Park Drive) on the north, Hebron Street on the south, and South Whitted Street on the east.
- + Spring was incorporated as its own tract.
- + Purchased by the City in 1942 establishing a public park



Description of the Site



Description:
From the French Broad Hustler article from April 18th, 1918
Steps were installed from Whitted spring to the top of the hill immediately in the rear of the spring. Concrete walks were being constructed at the time of the article.

A later documentation shows that seating and and archway were constructed.
I'll also point out that there appears to be a streetcar line in front of the stairs in this postcard.

Current Architectural Description



Semi-circular cut granti stone wall – 5 courses in height with flush mortar joints
Semi-circular concrete seating is set within the walls.

Current Architectural Description



Current Architectural Description



Questions



The City Clerk confirmed this public hearing has been advertised in accordance with North Carolina General Statutes.

The public hearing was opened at 6:49 p.m.

Via Zoom:

Ken Fitch spoke in favor of the ordinance adoption.

The public hearing was closed at 6:50 p.m.

Council Member Lyndsey Simpson moved that City Council approve the adoption of an ordinance designating Lenox Spring (PIN 9568-55-1019) as a local historic landmark.

A unanimous vote of the Council followed. Motion carried.

Ordinance #O-25-41

**AN ORDINANCE DESIGNATING PROPERTY KNOWN AS LENOX SPRING
(PIN 9568-55-1019) AS A LOCAL HISTORIC LANDMARK**

Re: Local Historic Landmark Designation
Property Owner: City of Hendersonville
File No: 25-01-LL

WHEREAS, pursuant to N.C. General Statutes Sections. 160D-942 and Chapter 28 of the Code of Ordinances of the City of Hendersonville, the City has the authority for designation of a local historic landmark; and

WHEREAS, Henderson County Tax Records for Parcels # 9568-55-1019, located on Lennox Park Drive and known as Lenox Spring, lists the City of Hendersonville as the property owners; and

WHEREAS, The property owners have caused to be made an investigation and report on the historic, architectural, and cultural significance of the buildings and property proposed for designation located at/adjacent to Lennox Park Drive; and

WHEREAS, the North Carolina Department of Cultural Resources has reviewed and commented on the proposed designation; and

WHEREAS, a public hearing on the designation of Lenox Spring as a local historic landmark was held by the Hendersonville Historic Preservation Commission on June 18th, 2025 and the following findings were made:

- a. With stone structures first constructed around Lenox Spring in 1917, the spring is one of the few remaining springheads in City limits.
- b. Lenox Spring is significant for its association with Hendersonville’s tourist and social history,
- c. Lenox Spring is significant in the area of cultural history for its connection to the tourism industry in early 20th century Hendersonville; and

WHEREAS, a public hearing on the designation of Lenox Spring as a local historic landmark was held by the City of Hendersonville City Council on July 2nd, 2025 and approved an ordinance designating the .18 Acre site of Lenox Spring as a Local Landmark; and

WHEREAS, the Hendersonville City Council has taken into full consideration all statements and information presented at its public hearing on July 2nd, 2025, and considered the recommendation of the Hendersonville Historic Preservation Commission after its public hearing held on June 18th, 2025, on the question of designating the property known as Lenox Spring (PIN 9568-55-1019) as a local historic landmark.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Hendersonville:

Section 1. The findings set out above are hereby amending the adoption, and all of the property known as Lenox Spring and located at and adjacent to Lennox Park Drive, and further described in Exhibit A, is hereby designated as a local historic landmark pursuant to Part 942 Chapter 160D of the North Carolina General Statutes and Section 28 of the Code of Ordinances of the City of Hendersonville, and is subject to the conditions and restrictions set forth therein and below:

- a. The stone structures and all of the historic acreage currently associated with the parcel (.18 acres), shall not be demolished, materially altered, restored, or removed, nor any new structure built upon the lot without a Certificate of Appropriateness issued by the Hendersonville Historic Preservation Commission.
- b. The Certificate of Appropriateness shall reference the Historic Preservation Commission Design Guidelines.
- c. Any application for demolition of any stone structure shall require the waiting period set forth in Part 942 of Chapter 160D of the North Carolina General Statutes.

Section 2. If any section, subsection, sentence, clause, or phrase of this ordinance is, for any reason, held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance, and each section, subsection, sentence, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

Section 3. All ordinances and clauses of ordinances in conflict herewith be and are hereby repealed, to the extent of such conflict.

Section 4. This ordinance shall be in full force and effect on the date of adoption.

Section 5. Violation of this ordinance shall be subject to the remedies set forth in Section 1-6 of the City Code, in addition to other remedies provided by law.

Adopted by the City Council at a meeting held on the 2nd day of July, 2025.

Barbara G. Volk, Mayor
Attest: /s/Jill Murray, City Clerk
Approved as to form: /s/Angela S. Beeker, City Attorney

8. UNFINISHED BUSINESS

9. NEW BUSINESS

A. Annexation: Analysis and Advisement – 412 McMurray Road (25-42-ANX) – Sam Hayes, Planner II

Sam Hayes explained that the City of Hendersonville has received a petition from CDP Acquisitions LLC for a satellite annexation of PIN 9588-32-9376 located at 412 McMurray Road that is approximately 14.22 acres.

412 McMurray Road
(25-42-ANX)

Annexation Analysis and Advisement

City of Hendersonville City Council
July 2nd, 2025

Community Development | Planning Division
Sam Hayes | Planner II



The city has received an annexation petition. I will be presenting our annexation analysis and advisement.

Background

PINs:

• 9588-32-9376

Acreage:

• 14.22 acres

Request:

• Multi-Family



The property is located at 412 McMurray Road on the eastern side of I-26. The property is 14.22 acres. The proposed use of the property is multi-family apartments. The map on the right shows the property highlighted in yellow. You can see it is approximately 6.903 miles from the contiguous city limits.

Comprehensive Plan



Agricultural/Rural





Mixed Use Employment



The County's Comprehensive Plan has this parcel designated as Agricultural/Rural and the City's comprehensive plan has this property designated as Mixed-Use Employment.

Zoning



Henderson County Industrial



Commercial Highway Mixed Use (CHMU)



Henderson County currently has this property Zoned as industrial. The city would likely advise zoning this property as Commercial Highway Mixed use given that it sits directly adjacent to the Upward road planning district that the CHMU zoning district was established for use in.

Annexation Options



- a. Project proceeds as presented under County zoning district, subject to a County agreement to zone.
- b. If no County action, the project proceeds as presented under CHMU zoning district.

No Annexation Required but City Sewer Provided:

- a. Project proceeds as presented and would require a rezoning under County zoning.

No Annexation with No City Sewer Provided:

- a. Project proceeds as presented and would require a rezoning under County zoning and County sewer provision.

7. You all can require annexation and provide sewer. Under this circumstance, you could allow the project proceed however, allow county zoning to be used. This is subject to county agreement to zone. If no County action is taken, the project would proceed likely under the CHMU zoning district.

Council Member Lyndsey Simpson moved that Council direct staff to move forward in reviewing the annexation petition submitted by CDP Acquisitions LLC. A unanimous vote of the Council followed. Motion carried.

B. 2025 Water & Sewer Revenue Bond Order – Adam Murr, Budget & Evaluation
Director

Adam Murr explained that the City of Hendersonville has determined it is necessary and desirable to finance certain water and sewer system improvements related to the following projects: (1) the Water Treatment Facility 15 Million-Gallon/Day (MGD) Expansion project, (2) a portion of the Biosolids Thermal Dyer project, (3) the Wastewater Treatment Facility Residuals Storage project, (4) the Mills River Intake Scour System project, (5) the NCDOT Highland Lake Road project, (6) the CCTV Truck Acquisition project, and (7) the 110 Williams Street Water and Sewer Expansion project (“the projects”). The City intends to complete a public sale debt issuance not to exceed \$11,500,000 to support the projects. The City is not required by general statute to hold a public hearing for revenue bond issuances. Staff recommends the City Council adopt the attached bond order/approving resolution, drafted by Special/Bond Counsel, Parker Poe Adams & Bernstein, LLP.

Council Member Jennifer Hensley moved that City Council approve the Bond Order authorizing the issuance of not to exceed \$11,500,000 City of Hendersonville, North Carolina Water and Sewer System Revenue Bonds, Series 2025; authorizing the approval, execution, and delivery of various documents in connection with the issuance of such 2025 bonds; providing for the sale of the 2025 bonds; and providing for certain other matters in connection with the

issuance, sale, and delivery of the 2025 bonds – as presented. A unanimous vote of the Council followed. Motion carried.

#R-25-72

BOND ORDER AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$11,500,000 CITY OF HENDERSONVILLE, NORTH CAROLINA WATER AND SEWER SYSTEM REVENUE BONDS, SERIES 2025; AUTHORIZING THE APPROVAL, EXECUTION AND DELIVERY OF VARIOUS DOCUMENTS IN CONNECTION WITH THE ISSUANCE OF SUCH 2025 BONDS; PROVIDING FOR THE SALE OF THE 2025 BONDS; AND PROVIDING FOR CERTAIN OTHER MATTERS IN CONNECTION WITH THE ISSUANCE, SALE AND DELIVERY OF THE 2025 BONDS

WHEREAS, the City of Hendersonville, North Carolina (the “City”) is authorized by the State and Local Government Revenue Bond Act, General Statutes of North Carolina, Section 159-80 *et seq.* (the “Act”), to issue, subject to the approval of the Local Government Commission of North Carolina (the “LGC”), at one time or from time to time, revenue bonds of the City for the purposes as specified in the Act;

WHEREAS, the City has previously issued its water and sewer system revenue bonds under the terms of a General Trust Indenture dated as of December 1, 2019 (the “General Indenture”) between the City and The Bank of New York Mellon Trust Company, N.A., as trustee (the “Trustee”);

WHEREAS, the City has determined to issue its Water and Sewer System Revenue Bonds, Series 2025 (the “2025 Bonds”) in a principal amount not to exceed \$11,500,000 under the General Indenture and Series Indenture, Number 4 (the “Series Indenture”) between the City and the Trustee, to provide funds to (1) finance improvements to the City’s water and sewer system, including, without limitation (a) the replacement, improvement and maintenance of water and sewer mains, pipes and pump stations, (b) the expansion and improvement of its Water Treatment Facility to provide additional capacity to its residents and businesses, (c) the construction of the Wastewater Treatment Biosolids Thermal Dryer, (d) improvements to a water intake scour system, (e) payments to the North Carolina Department of Transportation related to improvements to Highland Lake Road of certain city-owned water and sewer lines completed by the North Carolina Department of Transportation and (f) the acquisition of a CCTV inspection truck (collectively, the “2025 Projects”) and (2) to pay the costs of issuing the 2025 Bonds;

WHEREAS, the City Council adopted an initial resolution on May 1, 2025 authorizing the City to file with the LGC an application for the approval and private sale without advertisement of the 2025 Bonds in accordance with Section 159-85 of the General Statutes of North Carolina, as amended, and the LGC approved the application of the City at its July 1, 2025 meeting for the issuance of the 2025 Bonds;

WHEREAS, the City and the LGC have arranged for the private sale without advertisement of the 2025 Bonds to Robert W. Baird & Co., Incorporated (the “Underwriter”), under the terms of a Bond Purchase Agreement to be dated as the date of delivery thereof (the “Purchase Agreement”) among the LGC, the Underwriter and the City, pursuant to which the City and the LGC will sell the 2025 Bonds to the Underwriter in accordance with the terms and conditions set forth therein; and

WHEREAS, copies of the forms of the following documents relating to the transactions described above have been or will be filed with the City and are available to the City Council:

- (1) the General Indenture;
- (2) the Series Indenture;
- (3) the Purchase Agreement; and
- (4) a Preliminary Official Statement (the “Preliminary Official Statement”) with respect to the 2025 Bonds, which after the inclusion of certain pricing and other information will become the final Official Statement (the “Official Statement”) relating to the 2025 Bonds.

NOW, THEREFORE, BE IT ORDERED BY THE CITY COUNCIL OF THE CITY OF HENDERSONVILLE, NORTH CAROLINA, AS FOLLOWS:

Section 1. The 2025 Bonds are hereby authorized and will be issued pursuant to the Act, the General Indenture and the Series Indenture to raise the money required, in addition to any funds which may be made available for such purpose from any other source, to (1) finance the 2025 Projects and (2) pay the costs of issuing the 2025 Bonds. The use of the proceeds of the 2025 Bonds, as described, is necessary to meet the demands of the users of the City’s Water and Sewer System (as defined in the General Indenture).

Section 2. The aggregate principal amount of the 2025 Bonds authorized by this order will not exceed \$11,500,000. The 2025 Bonds hereby authorized will be a special obligation of the City, secured by and paid solely from the proceeds thereof or from revenues, income, receipts and other money received or accrued by or on behalf of the City from or in connection with the operation of the City’s Water and Sewer System.

Section 3. The City’s issuance of the 2025 Bonds, in substantially the form to be set forth in the Series Indenture, is hereby in all respects approved and confirmed, and the provisions of the General Indenture and the Series

Indenture with respect to the 2025 Bonds are hereby approved and confirmed and are incorporated herein by reference. The proceeds from the sale of the 2025 Bonds will be deposited in accordance with the Series Indenture.

The principal of, premium, if any, and interest on the 2025 Bonds will not be payable from the general funds of the City, nor will the 2025 Bonds constitute a legal or equitable pledge, charge, lien or encumbrance upon any of its property or upon any of its income, receipts or revenues except the funds which are pledged under the General Indenture. Neither the credit nor the taxing power of the State of North Carolina or the City are pledged for the payment of the principal of, premium, if any, purchase price or interest on the 2025 Bonds, and no holder of the 2025 Bonds has the right to compel the exercise of the taxing power by the State of North Carolina or the City or the forfeiture of any of its property in connection with any default thereon.

Section 4. The form and content of the Series Indenture, including the exhibits thereto, are hereby in all respects approved and confirmed. The Mayor, the City Manager, the Assistant City Manager, the City Attorney, the Finance Director and the City Clerk, including anyone serving as such in an interim capacity, and their respective designees (collectively, the “*Authorized Officers*”), are hereby authorized, empowered and directed, individually or collectively, to execute and deliver the Series Indenture for and on behalf of the City, including necessary counterparts, in substantially the form and content presented to the City, but with such changes, modifications, additions or deletions therein as they may deem necessary, desirable or appropriate, their execution thereof to constitute conclusive evidence of the City Council’s approval of any and all such changes, modifications, additions or deletions therein. From and after the execution and delivery of the Series Indenture, the Authorized Officers are hereby authorized, empowered and directed, individually or collectively, to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of the General Indenture and the Series Indenture as executed. The Trustee is hereby appointed as Registrar and Paying Agent under the Series Indenture.

Section 5. The 2025 Bonds will be sold to the Underwriter pursuant to the terms of the Purchase Agreement. The form and content of the Purchase Agreement are in all respects approved and confirmed, and the Authorized Officers are hereby authorized, empowered and directed to execute and deliver the Purchase Agreement for and on behalf of the City, including necessary counterparts, in substantially the form and content presented to the City, but with such changes, modifications, additions or deletions therein as they may deem necessary, desirable or appropriate, their execution thereof to constitute conclusive evidence of the City’s approval of any and all such changes, modifications, additions or deletions therein. From and after the execution and delivery of the Purchase Agreement, the Authorized Officers are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of the Purchase Agreement as executed.

Section 6. The form, terms and content of the Preliminary Official Statement are in all respects authorized, approved and confirmed, and the use of the Preliminary Official Statement and the Official Statement by the Underwriter, in connection with the sale of the 2025 Bonds with investors is hereby in all respects authorized, approved and confirmed. The Mayor, City Manager, the Assistant City Manager and the Finance Director of the City are hereby each authorized, empowered and directed to deliver the Official Statement for and on behalf of the City in substantially the form and content of the Preliminary Official Statement presented to the City Council but with such changes, modifications, additions or deletions therein as they may deem necessary, desirable or appropriate.

Section 7. The City Manager, the Assistant City Manager and the Finance Director of the City, or their respective designees, are each hereby authorized to execute a tax certificate to comply with Section 148 of the Internal Revenue Code of 1986, as amended, and the applicable regulations promulgated thereunder.

Section 8. No stipulation, obligation or agreement contained in this Bond Order or contained in the 2025 Bonds, the General Indenture, the Series Indenture, the Purchase Agreement, or any other instrument related to the issuance of the 2025 Bonds is a stipulation, obligation or agreement of any officer, agent or employee of the City in his or her individual capacity, and no such officer, agent or employee is personally liable on the 2025 Bonds or be subject to personal liability or accountability by reason of the issuance thereof.

Section 9. The Authorized Officers are hereby authorized, empowered and directed to do any and all other acts and to execute any and all other documents, which they, in their discretion, deem necessary and appropriate in order to consummate the transactions contemplated by (1) this Bond Order, (2) the General Indenture, (3) the Series Indenture and (4) the Purchase Agreement (collectively, the “*Instruments*”), except that none of the above is hereby authorized or empowered to do anything or execute any document which is in contravention, in any way, of (a) the specific provisions of the Instruments, (b) any agreement to which the City is bound, (c) any rule or regulation of the City or (d) any applicable law, statute, ordinance, rule or regulation of the United States of America or the State of North Carolina.

Section 10. The Authorized Officers are hereby authorized, empowered and directed to prepare and furnish, when the 2025 Bonds are issued, certified copies of all the proceedings and records of the City Council relating to the 2025 Bonds, and such other affidavits, certificates and documents as may be required to show the facts relating to the legality and marketability of the 2025 Bonds as such facts appear on the books and records in such party’s custody and control or as otherwise known to them; and all such certified copies, certificates, affidavits and documents, including any heretofore furnished, constitute representations of the City as to the truth of all statements contained therein.

From and after the execution and delivery of the documents hereinabove authorized, the Authorized Officers, or their respective designees, are hereby authorized, empowered, and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of said documents as executed, and are further authorized to take any and all further actions to execute and deliver any and all other

documents as may be necessary in the issuance and on-going administration of the 2025 Bonds.

Section 11. All acts and doings of the Authorized Officers previously taken and required to be taken in the future that are in conformity with the purposes and intent of this Bond Order and in furtherance of the issuance of the 2025 Bonds, the execution, delivery and performance of the Series Indenture and the Purchase Agreement described herein are hereby in all respects ratified, approved and confirmed. Any provision in this Bond Order that authorizes more than one Authorized Officer to take certain actions will apply to the respective designees of the Authorized Officers, including any person serving in an interim capacity, and will be read to permit such persons to take the authorized actions either individually or collectively.

Section 12. If any one or more of the covenants, agreements or provisions contained in this Bond Order is held contrary to any express provision of law or contrary to the policy of express law, though not expressly prohibited, or against public policy, or is for any reason whatsoever held invalid, then such covenants, agreements or provisions will be null and void and will be deemed separable from the remaining agreements and provisions and will in no way affect the validity of any of the other agreements and provisions of this Bond Order or of the 2025 Bonds authorized hereunder.

Section 13. All resolutions or parts thereof of the City Council in conflict with the provisions herein contained are, to the extent of such conflict, hereby superseded and repealed.

Section 14. This Bond Order is effective immediately on its adoption and pursuant to Section 159-88 of the General Statutes of North Carolina, as amended, need not be published or subjected to any procedural requirements governing the adoption of ordinances or resolutions by the City Council other than the procedures set out in the Act.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 2nd day of July, 2025.

Barbara G. Volk, Mayor
Attest: /s/Jill Murray, City Clerk
Approved as to form: /s/Angela S. Beeker, City Attorney

10. CITY MANAGER REPORT

In accordance with North Carolina General Statute (NCGS) 159-13(b) it is required that all expenditures resulting from a contingency appropriation budget be reported to the governing board at its next regular meeting and recorded in the minutes.

NCGS 159-15 permits the Budget Officer (City Manager), to transfer budget from one appropriation to another within the same fund, provided any such transfers are reported to the Governing Board. The City of Hendersonville refers to transfers of budget from one appropriation to another within the same fund as a “budget adjustment.” City Council authorizes budget adjustments each year with the adoption of the annual budget ordinance (SECTION 4).

This agenda item serves to fulfill the reporting requirements of both NCGS 159-13(b) and 159-15 by providing City Council a summary of all amendments and adjustments occurring thus far in the fiscal year.

| FISCAL YEAR 2024 - 2025 (FY25) | | | | | Completed | Corrected | | | |
|-----------------------------------|---------------------------|-----------------|----------|----------|----------------|-----------------------------|----------|------------|------------------|
| BUDGET AMENDMENTS AND ADJUSTMENTS | | | | | Proposed | Denied | | | |
| ACCOUNT NUMBER | ACCOUNT DESCRIPTION | EXISTING BUDGET | INCREASE | DECREASE | REVISED BUDGET | DESCRIPTION | APPROVED | TYPE | AMENDMENT NUMBER |
| 060-7155-534000 | Non-Capital Equipment | 10,000 | - | 10,000 | - | Vactor Truck Repairs | yes | Adjustment | 6/3/2025 |
| 060-7155-524030 | R&M Trucks | 40,000 | 10,000 | | 50,000 | Vactor Truck Repairs | yes | Adjustment | 6/3/2025 |
| | | | | | | | | | |
| 060-7155-554001 | Capital Outlay Other Than | 111,000 | - | 35,000 | 76,000 | Vactor Truck Repairs | yes | Adjustment | 6/3/2025 |
| 060-7155-524030 | R&M Trucks | 50,000 | 35,000 | | 85,000 | Vactor Truck Repairs | yes | Adjustment | 6/3/2025 |
| | | | | | | | | | |
| 010-0000-534999 | Contingency | 86,514 | - | 1,685 | 84,829 | Worker's Comp 05/31 Invoice | yes | Adjustment | 6/4/2025 |
| 010-1300-502091 | Worker's Comp. Insurance | 31,460 | 1,240 | - | 32,700 | Worker's Comp 05/31 Invoice | yes | Adjustment | 6/4/2025 |
| 010-1400-502091 | Worker's Comp. Insurance | 45,232 | 300 | - | 45,532 | Worker's Comp 05/31 Invoice | yes | Adjustment | 6/4/2025 |
| 010-1521-502091 | Worker's Comp. Insurance | 2,577 | 145 | - | 2,722 | Worker's Comp 05/31 Invoice | yes | Adjustment | 6/4/2025 |

11. CITY COUNCIL COMMENTS - None

12. CLOSED SESSION

Council Member Lyndsey Simpson moved that City Council enter closed session pursuant to NCGS § 143-318.11 (a) (1) and (4) to prevent the disclosure of information that is privileged or confidential pursuant to the law of this State or of the United States, or not considered a public record within the meaning of Chapter 132 of the General Statutes and to discuss matters relating to the location or expansion of industries or other businesses in the area served by the public body, including agreement on a tentative list of economic development incentives that may be offered by the public body in negotiations

13. **ADJOURN**

City Council entered closed session at 6:59 p.m.

There being no further business, closed session adjourned at 7:04 p.m.

There being no further business, the meeting adjourned at 7:04 p.m. upon unanimous assent of the Council.

ATTEST: _____
Jill Murray, City Clerk

Barbara G. Volk, Mayor