MINUTES

October 1, 2026

REGULAR MEETING OF THE CITY COUNCIL

CITY OPERATIONS CENTER | 305 WILLIAMS ST. | 5:45 p.m.

Present: Mayor Pro Tem Dr. Jennifer Hensley, and Council Members: Lyndsey Simpson, Melinda Lowrance

Absent: Mayor Barbara G. Volk

Staff Present: City Manager John Connet, Deputy City Manager Brian Pahle, City Clerk Jill Murray, City Attorney Angela Beeker, Budget & Evaluation Director Adam Murr, Communications Director Allison Justus, and others

1. CALL TO ORDER

Mayor Pro Tem Hensley 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.*

Ken Fitch of Hendersonville spoke about remembering Hurricane Helene and then spoke about John Connet and his probably finest hour of service to this community. He empowered everyone to be the extraordinary force for good in a time of extreme crisis. He wished John the best.

Sonji Rhymes wanted to have a moment of silence for her cousin Elijah Timmons.

Irun Whiteside also wanted to have a moment of silence for Elijah Timmons.

Lundra King spoke on behalf of her nephew Elijah Timmons and feels like the families' voices are not being heard and that justice has not been served.

Dantae Burnett wanted to honor his coworker Patricia King and mourn the loss of her son Elijah Timmons.

Patricia King introduced herself as the mother of Elijah Timmons and still wants to get justice for him. The gun found beside him did not match the casings found on the ground and they found that the gun he had had never been shot. What more do you need? Your former police department employee wrote a 24-page article and within that said that Police Chief Myhand called me a hood rat and said the other guy was a better shot than my son. I want transparency and you are not going to get away with what you have done to my son and my family.

Lynne Williams said she is in solidarity with Elija Timmons and his family. We need to have a conversation with Kenny Hipps about his article and dig into that deeper and also see the bodycam footage from the State Trooper that night. We have not seen that yet. Also, there is a "Get Out and Vote" block party at Sullivan Park this weekend on Saturday, October 3rd from 3pm-8pm and the whole community is invited. Lastly, I attended the neighborhood compatibility meeting proposing destruction of agricultural farmland on Upward Road and it is shocking to see this up for consideration. We have some of the best soils in the country, and an election is coming up for the mayor and other offices that say they value farmland and we ask that you please step up to save our irreplaceable farmland.

4. CONSIDERATION OF AGENDA

City Manager John Connet asked that item 12 Closed Session be removed from the agenda. He also asked that item 6D under the Consent Agenda "Resolution of Support FBRMPO Protect Grant & NCDOT Protect Grant" be moved under New Business as item 9D. Council Member Melinda Lowrance moved that City Council approve the agenda as amended. A unanimous vote of the Council followed. Motion carried.

5. RECOGNITION OF CITY MANAGER JOHN CONNET AND SWEARING IN OF BRIAN PAHLE AS CITY MANAGER

Deputy City Manager Brian Pahle spoke briefly about John Connet and his departure from the City and said the following.

"I have worked with John for 12 years and it is hard to put into words the impact he has had on my career. I met John on February 5th 2014 at the Sheraton in Raleigh, North Carolina at the City County Manager's Conference. I was a young MPA student and a little nervous and my MPA director shoved me into a group of three tenured managers who were discussing the trials and tribulations of day-to-day city management and all I had to offer was from whatever MPA books I was reading at the time. The next day I sat across from him at an event called speed coaching and he told me that he was looking for somebody to rewrite the city's budget document and I had absolutely no experience with that but I said "sure" and so I started my internship. Since then, we've had many interns and some have gone on to become department heads, some have started farmers markets, written purchasing policies, conducted an employee survey that resulted in tremendous new employee benefits for all of our staff and that individual later became a mayor at a nearby town. Shout out to Preston Blakeley and even recently they have taken on issues like homelessness and gentrification. These people have all become better practitioners because of John's willingness to invest in them. John will tell you that he is most proud of the team building a bench for the organization in the future. He has certainly done that, and no one can take that away from him. We are all a little mad at him for making the decision to move on to his next career step but I think like with all things, this unexpected opportunity will propel many people into various new challenges and he will have the joy of watching them rise to that occasion. Just like a professor shoving you into a group of grumpy old managers, John has pushed this organization into its next chapter whether we like it or not. John leads from the front. He knows the war stories of the managers of old, and he challenges everyone around him to be a better person for each other. From a young age, he fell in love with city halls, rejoicing their slow-motion churn as the building silently worked to deliver for the common good. He loves the night that he got caught out late and brought home by his dad's police department to seek forgiveness and experience the wrath of a disappointed mother. He was made for public service. We have been lucky to have him as long as we have and we know he will champion city management going forward in his new job with the League of Municipalities. John, thank you from me and thank you from all of the folks you have touched over your time as city manager here."

Mayor Pro Tem Jennifer Hensley then read aloud the following Resolution of Respect and Appreciation Honoring John F. Connet presenting it to Mr. Connet along with a rocking chair.

Resolution of Respect and Appreciation Honoring John F. Connet

WHEREAS, on this first day of October, 2026, after serving the past 13 years as the City Manager for the City of Hendersonville John Connet departs leaving behind him, an impressive legacy of public service. We, the Governing Body, employees, and residents of Hendersonville wish to acknowledge publicly the contributions made by John F. Connet; and

WHEREAS, John F. Connet served the City of Hendersonville as City Manager from June, 2013 to September, 2026; and

WHEREAS, during his tenure on the City of Hendersonville City Council he was instrumental in:

- Establishing the Service Excellence Committee and comprehensively leading a change in the City's culture, becoming a leader in customer service across the region.

- Hiring and building a management team that serves as regional, state, and national leaders in their areas of expertise, advocating for excellence in public service while staying at the forefront of innovation and best practices.

- Advocating for City employees' salaries, benefits, and career ladders to ensure high-quality, professional, and courteous staff can be recruited and retained to effectively serve the public.

- The visionary investments in the Hendersonville Fire Department including the construction of Fire Station #2, purchase of multiple fire apparatus, hiring of over 15 firefighters and life safety personnel, construction of Fire Station #1, the purchase of land for Fire Station #3, and critical investments in a resilient water system, resulting in the achievement of an ISO Public Protection Class 1 rating for all residents and businesses within the City of Hendersonville.

- Investing millions of dollars in downtown infrastructure including the implementation of Main Street and 7th Avenue streetscape improvements, public restrooms, a public parking deck, resurfacing of public parking lots, façade grant improvements, small business pivot grants, multiple downtown events including Rhythm and Brews, The Hendersonville Farmers Market, and signage improvements.

- Implementing a Five-Party Agreement Between the City of Hendersonville, Henderson County, Wingate University, Blue Ridge Community College, and UNC Health Pardee for the construction and lease of the Health Sciences Facility.

- The construction and reimagination of the Laura E. Corn minigolf at Edwards Park, greenway network expansions, and the building of a new Parks and Building Maintenance facility to support staff safety and equipment needs.

- Establishing the City's first Stormwater Department and Utility to protect water quality, enhance flood mitigation, and invest in infrastructure with millions of dollars of grants obtained, thousands of feet of restored streambanks, and dozens of acres of wetlands reclaimed.

- Supporting the sale and redevelopment of the Grey Hosiery Mill into workforce housing and putting it back on the tax scrolls.

- Dedicating additional tax base and General Obligation Bond funding to street resurfacing, sidewalk, and curb enhancements in accordance with the Americans with Disabilities Act (ADA), and advancing connectivity, safety, and network improvements throughout the City.

- The construction of the City's first purpose-built Police Station on Ashe St. and the personnel, equipment, and technology investments supporting the department's international accreditation with the Commission on Accreditation for Law Enforcement Agencies (CALEA).

- The creation of the City's first Strategic Housing Plan and efforts to increase affordable housing supply, establish home repair programs to keep legacy homeowners in their homes, and address affordability issues in a growing community.

- Operating a trusted, high-quality, affordable water and wastewater system with robust capital project planning, Automated Meter Infrastructure (AMI) technology, the launch of the new French Broad River Intake, filter expansion project that expanded water treatment capacity to 15 mgd, dredging projects to protect mountain water sources, ultraviolet disinfection project to more effectively treat wastewater, and multiple line, pump station, and generator projects to enhance resiliency, attract industries, and better serve customers.

- Advocating for sound planning practices, leading with the adoption of the Gen H Comprehensive plan, multiple city-wide strategic plans, master plans for water distribution and treatment, and sewer collection and treatment, a stormwater master plan, and public safety strategic plans.

- Acting as a community leader to build bridges with stakeholders and expanding civic involvement through the creation of new advisory boards, annual Council Conversations, and innovative engagement strategies to seek public input to inform City Council decision-making.

- Leading the organization through historic disruptors like the COVID pandemic and Hurricane Helene to build more resilient team members, facilities, infrastructure, and technology.

- Leading the State as a practitioner, teacher, guide, and mentor to numerous local government professionals, enhancing their capacity as future leaders in their communities across the State.

- Advocating for the city management profession and council manager form of government, through steadfast obligation to the ICMA Code of Ethics and leading by example in the ways of how good government is conducted and delivered to its constituents.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Hendersonville, on behalf of the employees of the City of Hendersonville and residents and customers served by the local government and utility system, that the Mayor and City Council extend to John F. Connet their sincere appreciation for all of his loyal and dedicated service to the betterment of the City of Hendersonville for the past 13 years.

ADOPTED this first day of October, 2026.

City Manager John Connet then said:

"Mayor Pro Tem Hensley, City Council, distinguished guests, and friends. Wow, I do not know if I can get through this. I am not nearly as prepared as my successor who is always making me look good and that is why he is going to be a great city manager. We have accomplished a lot in 13 years, and I am very proud of that. We could not do it without you, the City Council, and their support of me and our team. I am most proud of lots of legacy opportunities with construction projects, generational water and sewer systems and resiliency in everything that we have done and as Brian said, the credit goes to this team. They are strong and that is what I am most proud of. They make me look good and they serve their citizens well. We are not perfect and we will never be perfect, but we do our best day in and day out to serve our residents and our community. We should be proud of our organization. We play bigger than we are and frankly we get shit done. Sorry about the language there but it is related to how we came through Helene together as a team and as a community and it made us stronger. Brian, as a proud father, no disrespect to your real father, I am so proud that you will be sitting in that seat leading our city. This is your city now. It is not mine. As I told the group earlier, when I leave tonight, I am a citizen and I am a proud citizen of this community and I know we are in great hands with Brian and the team. Don't call me, call him. Brian, you have done a great job, and you make me look great and I am so looking forward to seeing your career going forward. You are going to be a great manager, and you are going to lead this city and this state in your role as city manager of Hendersonville. Thank you."

Mayor Pro Tem Jennifer Hensley gave the Oath of Office to City Manager Brian Pahle.

Oath of Office
City of Hendersonville
City Manager

I, Brian Pahle**,** do solemnly swear that I will support and maintain the Constitution and laws of the United States, and the Constitution and laws of North Carolina, not inconsistent therewith, and that I will faithfully discharge the duties of my office as City of Hendersonville City Manager, so help me God.

I, Brian Pahle**,** do solemnly swear that I will well and truly execute the duties of the office of City of Hendersonville City Manager to the best of my skill and ability, according to law, so help me God.

/s/_____ October 1, 2026
(signature) Date

6. CONSENT AGENDA

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

A. Adoption of City Council Minutes – *Jill Murray, City Clerk*
September 3, 2026 Regular Meeting
September 23, 2026 Second Monthly Meeting

B. Approval of Resolution Accepting Proposal from Baker Tilly for the FY27 Pay and Classification Study – *Adam Murr, Budget & Evaluation Director*

Resolution #R-26-89

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL ACCEPTING BAKER TILLEY'S PAY AND CLASSIFICATION STUDY PROPOSAL IN THE AMOUNT NOT TO EXCEED $80,000

WHEREAS, City Council has determined the City's pay and classification structure should be examined on a recurring basis to ensure both internal and external equity and competitiveness; and,

WHEREAS, the City of Hendersonville's most recent pay and classification study was substantially completed in FY22 and executed upon budget adoption in FY23; and,

WHEREAS, Staff solicited proposals from pay and classification professional firms to develop the necessary evaluation design and study process for the FY27 pay and classification study; and,

WHEREAS, the City made a good faith effort to solicit proposals from eligible firms; and,

WHEREAS, staff objectively evaluated all submitted proposals and determined that Baker Tilley was the most qualified firm to execute the necessary FY27 pay and classification study.

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

1. The City of Hendersonville accepts Baker Tilley's proposal to execute the FY27 pay and classification study in the amount not to exceed $80,000 and finds they are the best qualified firm.
2. The City Manager is authorized to utilize additional services as described in the proposal when it is determined to be in the best interest of the City of Hendersonville.
3. The City Manager and City Attorney are authorized to negotiate and execute a final contract with Baker Tilley for the FY27 pay and classification study.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 1st day of October, 2026.

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

C. Annexation: Certificate of Sufficiency – 1208 Stanwood Lane (26-57-ANX) – *Sarah McLaurin, Planner II*

Resolution #R-26-90

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL FIXING DATE OF PUBLIC HEARING ON QUESTION OF ANNEXATION PURSUANT TO G.S. 160A-31

WHEREAS, a petition requesting annexation of the contiguous 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 contiguous area described herein will be held at the City Operations Center located at 305 William St. Hendersonville NC, 28792 at 5:45 p.m. November 5th, 2026, 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 9568-51-8549 described in the plat recorded in Book 2023- ____ [to be inserted at recording of the plat] of the Henderson County Registry, said PIN 9568-51-8549 being described by metes and bounds as follows:

Beginning at a 3/4" iron pipe located in the southern margin of Stanwood Lane, said point having NC Grid Coordinates of Northing – 581906.3126 and Easting – 965983.3197, and proceeding thence from beginning point thus established, S 03°04'28" 7.43' to a 5/8" rebar, thence N 86°12'03" W 9.39' to a 1/2" iron pipe set, thence S 00°49'55" E 150.27' to a 1/2" iron pipe set, thence S 86°13'20" E 5.43' to a 1/2" iron pipe set, thence S 00°40'38" W 224.72' to a nail found at the centerline of the 60' right of way of Drake Street, thence S 00°36'16" W 202.87' to a point in the centerline of a creek (passing a 1/2" iron pipe set at 183.99'), thence with the centerline of the creek N 67°20'19" W 155.67' to a point, thence leaving said creek, N 00°12'09" W 10.31' to a 1/2" rebar, thence N 00°12'09" W 170.04' to a 1/2" iron pipe set at the centerline of the 60' right of way of Drake Steet, thence N 00°12'09" W 356.28' to a 1/2" iron pipe located in the southern margin of Stanwood Lane, thence S 85°37'07" E

152.16' to the point and place of beginning. Containing 1.88 Acres as per survey by Associated Land Surveyors & Planners, PC bearing job number S-26-388.

Re: Petition for Contiguous Annexation
Petitioner: Drake Bruner of Watermark Landscape Architecture
File No. 26-57-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 1st day of October, 2026.

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

D. Moved to New Business

E. Request for approval to accept the Climb to Managing Community Grant and Tree Maintenance and Planting Grant for the completion of an Urban Forestry Management Plan, Tree Inventory, and Tree Canopy Cover Assessment – *Caitlyn Gendusa, Sustainability Manager*

Resolution #R-26-92

RESOLUTION BY THE CITY OF HENDERSONVILLE TO AUTHORIZE THE MAYOR TO ENTER INTO AN AGREEMENT WITH THE NORTH CAROLINA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES – N.C. FOREST SERVICE URBAN AND COMMUNITY FORESTRY PROGRAM FOR THE COMPLETION OF AN URBAN FORESTRY MANAGEMENT PLAN, TREE INVENTORY, AND TREE CANOPY COVER ASSESSMENT

WHEREAS, the City of Hendersonville was awarded $259,619.20 from the North Carolina Forest service for the Urban and Community Forestry program for the completion of an Urban Forestry Management Plan, Tree Inventory, and Tree Canopy Cover Assessment; and

WHEREAS, the City of Hendersonville City Council holds a core value to prioritize the protection of existing tree canopy and the development of green spaces and parks and believes that it is our responsibility to protect all our natural resources and the environment through the implementation of sustainable and responsible projects; and

WHEREAS, the City of Hendersonville wishes to pursue funding opportunities that would allow the City to complete an urban forestry management plan, tree inventory, and tree canopy assessment; and

WHEREAS, the City's financial resources have limited the City's ability to fund these.
initiatives, making grant funding crucial to implementation.

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

1. The Hendersonville City Council hereby approves the grant award for the completion of an Urban Forestry Management Plan, Tree Inventory, and Tree Canopy Cover Assessment; and

2. The City Manager is authorized to execute said application.
Adopted by the City Council of the City of Hendersonville, North Carolina on this 1st day of October, 2026.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 1st day of October, 2026.

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

F. October 2026 Budget Amendments – *Adam Murr, Budget & Evaluation Director*

TO MAYOR & COUNCIL **FISCAL YEAR 2026**
APPROVAL: October 01, 2026 **FORM: 10012026-01**

BUDGET AMENDMENT

FUND 010 | 060					
ACCOUNT NUMBER	**ACCOUNT DESCRIPTION**	**EXISTING BUDGET**	**INCREASE**	**DECREASE**	**REVISED BUDGET**
010-0000-470100	Transfer in (from 301, #G2205)	7,500	75,000	-	82,500
010-0000-534999	Contingencies (FY26)	9,490	75,000	-	84,490
FUND 010	TOTAL REVENUES	7,500	75,000	-	82,500
General Fund	TOTAL EXPENDITURES	9,490	75,000	-	84,490
060-0000-444299	Water Sales (FY26)	17,788,215	765,000	-	18,553,215
060-0000-445299	Sewer Charges (FY26)	8,441,865	235,000	-	8,676,865
060-0000-470010	Transfer in (from 460, #VE025, FY26)	289,855	49,000	-	338,855
060-0000-534999	Contingencies (FY26)	39,531	49,000	-	88,531
060-0000-598901	Transfer Out (FY26)	763,411	1,000,000	-	1,763,411
FUND 060	TOTAL REVENUES	26,519,935	1,049,000	-	27,568,935
W&S Operating	TOTAL EXPENDITURES	802,942	1,049,000	-	1,851,942
End of year amendments to the General Fund and Water and Sewer Fund in preparation for the annual audit process.					

The City Manager and City Clerk certify budget ordinance amendment 10012026-01 was approved by City Council on October 01, 2026.

TO MAYOR & COUNCIL **FISCAL YEAR 2026**
APPROVAL: October 01, 2026 **FORM: 10012026-02**

BUDGET AMENDMENT

FUND 460					
ACCOUNT NUMBER	**ACCOUNT DESCRIPTION**	**EXISTING BUDGET**	**INCREASE**	**DECREASE**	**REVISED BUDGET**
460-0000-598901-VE025	Transfer Out (to 460, #VE027, FY26)	49,000	-	49,000	-
460-0000-598901-VE025	Transfer Out (to 060, FY26)	289,855	49,000	-	338,855
FUND 460	TOTAL REVENUES	338,855	49,000	49,000	338,855
W&S Capital Projects	TOTAL EXPENDITURES	-	-	-	-
An amendment transferring $49,000 from the FY25 Vehicle and Equipment Loan (#VE025) Project to the Water & Sewer Operating Fund in FY26.					

The City Manager and City Clerk certify budget ordinance amendment 10012026-02 was approved by City Council on October 01, 2026.

TO MAYOR & COUNCIL **FISCAL YEAR 2027**
APPROVAL: October 01, 2026 **FORM: 10012026-03**

BUDGET AMENDMENT

FUND 010					
ACCOUNT NUMBER	**ACCOUNT DESCRIPTION**	**EXISTING BUDGET**	**INCREASE**	**DECREASE**	**REVISED BUDGET**
010-0000-460002	Misc. Income - Police (NNO, check 2)	1,500	200	-	1,700
010-0000-460002	Misc. Income - Police (NNO, check 3)	1,700	500	-	2,200
010-1300-532250	Outreach Program	25,000	700	-	25,700
FUND 010	TOTAL REVENUES	3,200	700	-	3,900
General Fund	TOTAL EXPENDITURES	25,000	700	-	25,700
An amendment increasing contribution/donation revenues related to Hendersonville Police Department's National Night Out event.					

The City Manager and City Clerk certify budget ordinance amendment 10012026-03 was approved by City Council on October 01, 2026.

TO MAYOR & COUNCIL **FISCAL YEAR 2027**
APPROVAL: October 01, 2026 **FORM: 10012026-04**

BUDGET AMENDMENT

FUND 459 | 460					
ACCOUNT NUMBER	**ACCOUNT DESCRIPTION**	**EXISTING BUDGET**	**INCREASE**	**DECREASE**	**REVISED BUDGET**
459-0000-470900	Fund Balance Appropriated	-	115,150	-	115,150
459-0000-598901	Transfer Out (to 460, #25002)	-	115,150	-	115,150
FUND 459	TOTAL REVENUES	-	115,150	-	115,150
W&S Capital Reserve	TOTAL EXPENDITURES	-	115,150	-	115,150
460-0000-420050-16023	Grant Revenue (NCDEQ 2022 | ARPA)	3,621,784	-	254,850	3,366,934
460-0000-470100-16023	Transfer In (from 459)	400,000	-	-	400,000
460-1014-550103-16023	Capital Outlay CIP	3,621,784	-	254,850	3,366,934
460-1014-550102-16023	Capital Outlay Services and Fees	400,000	-	-	400,000
FUND 460, #16023	TOTAL REVENUES	4,021,784	-	254,850	3,766,934
WWTP UV Project	TOTAL EXPENDITURES	4,021,784	-	254,850	3,766,934
460-0000-470100-25002	Transfer in (from 060, FY25)	96,000	-	96,000	-
460-0000-470100-25002	Transfer in (from 460, #16023 | ARPA)	211,000	-	211,000	-
460-0000-470100-25002	Transfer in (from 459)	-	115,150	-	115,150
460-0000-520050-25002	Grant Revenue (NCDEQ 2022 | ARPA)	-	254,850	-	254,850
460-7135-550103-25002	Capital Outlay CIP	307,000	63,000	-	370,000
FUND 460, #25002	TOTAL REVENUES	307,000	370,000	307,000	370,000
WWTP Belt Filter Press #1	TOTAL EXPENDITURES	307,000	63,000	-	370,000
An amendment increasing the Wastewater Treatment Plant (WWTP) Belt Filter Press #1 Project (#25002) to a total appropriation of $370,000. The amendment moves $254,850 of Grant Revenue/ARPA funds from the WWTP UV Project, and $115,150 from the Water and Sewer Capital Reserve Fund to accomplish the increase. The amendment further removes revenue sources identified in the original capital project ordinance (CPO) that are no longer available for the project.					

The City Manager and City Clerk certify budget ordinance amendment 10012026-04 was approved by City Council on October 01, 2026.

TO MAYOR & COUNCIL **FISCAL YEAR 2027**
APPROVAL: October 01, 2026 **FORM: 10012026-05**

BUDGET AMENDMENT

FUND 410 | 460 | 468

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET
410-0000-470010-VE027	Debt Proceeds (FY27 V&E Loan)	845,850	-	-	845,850
410-1300-554002-VE027	C/O-Vehicles (14-50, Unmarked)	63,605	-	3,125	60,480
410-1300-554002-VE027	C/O-Vehicles (14-56, Unmarked)	63,605	-	3,125	60,480
410-1300-554002-VE027	C/O-Vehicles (14-62, Unmarked)	63,605	-	3,125	60,480
410-1300-554002-VE027	C/O-Vehicles (15-24, Unmarked)	63,605	-	3,125	60,480
410-1300-554002-VE027	C/O-Vehicles (15-25, Unmarked)	63,605	-	3,125	60,480
410-1300-554002-VE027	C/O-Vehicles (15-26, Unmarked)	63,605	-	3,125	60,480
410-1300-554002-VE027	C/O-Vehicles (14-86, Marked)	77,370	-	3,125	74,245
410-1300-554002-VE027	C/O-Vehicles (14-94, Marked)	77,370	-	3,125	74,245
410-1300-554002-VE027	C/O-Vehicles (New Hire 1, Marked)	77,370	-	3,125	74,245
410-1300-554002-VE027	C/O-Vehicles (New Hire 2, Marked)	77,370	-	3,125	74,245
410-1300-554002-VE027	C/O-Vehicles (New Hire 3, Marked)	77,370	-	3,125	74,245
410-1300-554002-VE027	C/O-Vehicles (New Hire 4, Marked)	77,370	-	3,125	74,245
410-1300-554002-VE027	C/O-Vehicles (Civilian Traffic Maverick)	-	37,500	-	37,500
FUND 410 (Police)	TOTAL REVENUES	845,850	-	-	845,850
	TOTAL EXPENDITURES	845,850	37,500	37,500	845,850
410-0000-470010-VE027	Debt Proceeds (FY27 V&E Loan)	110,000	-	-	110,000
410-1200-554002-VE027	C/O-Vehicles (Code Enforcement)	30,000	-	-	30,000
410-2102-554002-VE027	C/O-Vehicles (Event Van)	40,000	-	-	40,000
410-2102-554001-VE027	C/O-Equipment (Crew Cart/UTV)	40,000	-	-	40,000
FUND 410 (Com.Dev. & Downtown)	TOTAL REVENUES	110,000	-	-	110,000
	TOTAL EXPENDITURES	110,000	-	-	110,000
410-0000-470010-VE027	Debt Proceeds (FY27 V&E Loan)	219,500	-	-	219,500
410-0000-470100-VE027	Transfer In (from 468, #VE024)	484	-	-	484
410-0000-470100-VE027	Transfer In (from 410, #VE024)	26,159	-	-	26,159
410-1525-554002-VE027	C/O-Vehicles (14-30 Truck)	55,000	-	-	55,000
410-1525-554001-VE027	C/O-Equipment (42-10 Tractor)	64,500	-	-	64,500
410-1555-554002-VE027	C/O-Vehicles (22-19 Dump Truck)	100,000	-	-	100,000
410-1014-554002-VE027	C/O-Vehicles (Ford Rangers)	26,643	-	-	26,643
FUND 410 (Public Works)	TOTAL REVENUES	246,143	-	-	246,143
	TOTAL EXPENDITURES	246,143	-	-	246,143
460-0000-470100-VE027	Transfer In (from 060)	240,000	-	-	240,000
460-0000-470100-VE027	Transfer In (from 460, #VE026)	49,000	-	-	49,000
460-1014-554002-VE027	C/O-Vehicles (New Ford Rangers, x2)	49,000	-	-	49,000
460-7002-554002-VE027	C/O-Vehicles	150,000	-	-	150,000
460-7002-554001-VE027	C/O-Equipment (50-03 Skid Steer)	90,000	-	-	90,000
FUND 460 (Water & Sewer)	TOTAL REVENUES	289,000	-	-	289,000
	TOTAL EXPENDITURES	289,000	-	-	289,000
468-0000-470010-VE027	Debt Proceeds (FY27 V&E Loan)	250,000	-	-	250,000
468-7855-554001-VE027	C/O-Equipment (Recycle Truck)	250,000	-	-	250,000
FUND 468 (Environmental Services)	TOTAL REVENUES	250,000	-	-	250,000
	TOTAL EXPENDITURES	250,000	-	-	250,000

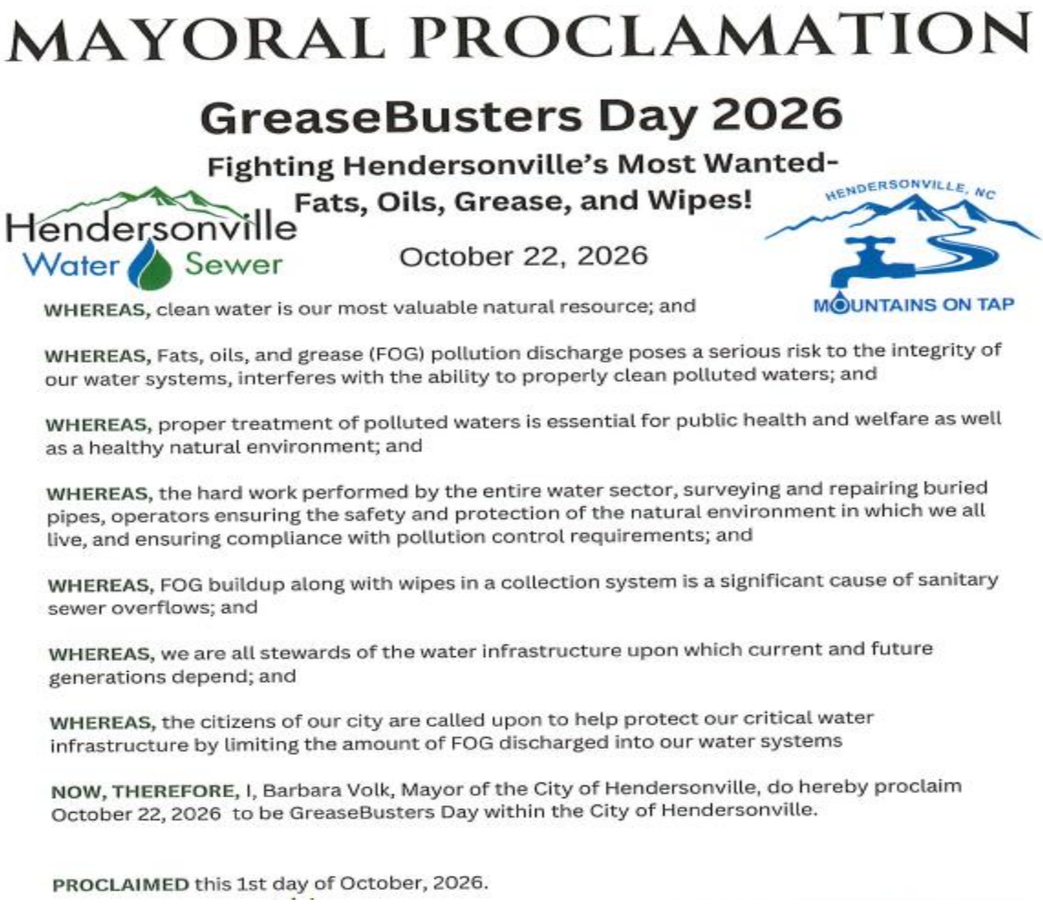
A budget amendment reflecting the acquisition of a Police Department Ford Maverick using existing FY27 Vehicle and Equipment Loan resources. The Maverick will be used by a newly created Civilian Traffic/Crash Investigator position. The estimated cost of the Maverick is $37,500. The City expects to purchase all 13 police vehicles noted in the VE027 project within the original $845,850 appropriation.

The City Manager and City Clerk certify budget ordinance amendment 06042026-01 was approved by City Council on June 04, 2026.

7. PRESENTATIONS

A. Proclamation – Grease Busters Day 3036 - *Jennifer Hensley, Mayor Pro Tem*

Mayor Pro Tem Jennifer Hensley presented the proclamation to Utilities Director Adam Steurer.



MAYORAL PROCLAMATION

GreaseBusters Day 2026

Fighting Hendersonville's Most Wanted- Fats, Oils, Grease, and Wipes!

Hendersonville Water Sewer

October 22, 2026

HENDERSONVILLE, NC MOUNTAINS ON TAP

WHEREAS, clean water is our most valuable natural resource; and

WHEREAS, Fats, oils, and grease (FOG) pollution discharge poses a serious risk to the integrity of our water systems, interferes with the ability to properly clean polluted waters; and

WHEREAS, proper treatment of polluted waters is essential for public health and welfare as well as a healthy natural environment; and

WHEREAS, the hard work performed by the entire water sector, surveying and repairing buried pipes, operators ensuring the safety and protection of the natural environment in which we all live, and ensuring compliance with pollution control requirements; and

WHEREAS, FOG buildup along with wipes in a collection system is a significant cause of sanitary sewer overflows; and

WHEREAS, we are all stewards of the water infrastructure upon which current and future generations depend; and

WHEREAS, the citizens of our city are called upon to help protect our critical water infrastructure by limiting the amount of FOG discharged into our water systems

NOW, THEREFORE, I, Barbara Volk, Mayor of the City of Hendersonville, do hereby proclaim October 22, 2026 to be GreaseBusters Day within the City of Hendersonville.

PROCLAIMED this 1st day of October, 2026.

B. Proclamation – Family Caregiver's Month - *Jennifer Hensley, Mayor Pro Tem*

Mayor Pro Tem Jennifer Hensley presented the proclamation to Rebecca Chaplin, Steve Bishe, and several AARP volunteers.

Proclamation
Family Caregivers Month, Hendersonville, North Carolina

THIS NOVEMBER, in the City of Hendersonville, we recognize the 2.1 million family caregivers across our state who are helping their older parents, spouses and other loved ones live independently in their homes and in their communities – where they want to be; and

The City of Hendersonville family caregivers are among millions of Americans recognized this November during National Family Caregivers Month. Family caregivers are the backbone of North Carolina's long-term care system providing 1.79 billion hours of care, worth 33 billion annually. This extraordinary contribution not only sustains families but also saves our state's taxpayers billions; and

But family caregivers are stressed and overwhelmed by balancing the physical, emotional, financial, and often time-consuming demands required to care for their older loved ones. They do it all, help their older loved ones with essential tasks, including medications and medical care, meals, bathing and dressing, chores, finances, grocery shopping, transportation and more; and

Most pay for expensive care out of their own pockets all while facing soaring prices for everyday essentials like groceries, housing, utilities, and health care. Too often, family caregivers stop saving, take on more debt, use up personal short-term savings, leave bills unpaid or pay them late, and borrow money from family and friends to deal with the financial challenges and for the family caregivers who are also juggling jobs, many must reduce work hours or leave the workforce entirely due to caregiving responsibilities; and

Family caregivers deserve our gratitude, but they also need common sense solutions that save them money, time, and provide support.

NOW, THEREFORE, I, Barbara G. Volk, Mayor of the City of Hendersonville, by virtue of the authority vested in me by the City Charter of the City of Hendersonville do hereby proclaim November 2026 as National Family Caregivers Month in the City of Hendersonville. Chances are if you are not a family caregiver right now, you have been, you may be at some point, or you know someone who is, or you will someday need a family caregiver yourself to help you live independently at home. Family caregivers need support, including financial relief. I encourage all citizens to reach out to the family caregivers in their lives, thank them for the incredibly important work they do, and support them if you can.

PROCLAIMED this 1st day of October, 2026.

C. Proclamation – Fire Prevention Week 2026 - *Jennifer Hensley, Mayor Pro Tem*

Mayor Pro Tem Jennifer Hensley presented the proclamation to Fire Marshal Nathan Young.

PROCLAMATION
City of Hendersonville
Fire Prevention 2026

WHEREAS, the city of Hendersonville, North Caroline is committed to ensuring the safety and security of all those living in and visiting Hendersonville; and

WHEREAS, fire is a serious public safety concern both locally and nationally, and homes are the locations where people are at greatest risk from fire; and

WHEREAS, in 2024, local fire departments responded to an estimated 1.38 million fires in the United States. These fires caused an estimated 3,920 civilian fire deaths and 11,780 reported civilian fire injuries. The property damage caused by these fires was estimated at $19 billion according to the National Fire Protection Association® (NFPA®).

WHEREAS, smoke alarms sense smoke well before you can, alerting you to danger in the event of fire in which you may have as little as 2 minutes to escape safely; and

WHEREAS, working smoke alarms cut the risk of dying in reported home fires in half; and

WHEREAS, the city of Hendersonville residents should be sure everyone in the home understands the sounds of the smoke alarms and knows how to respond; and

WHEREAS, the city of Hendersonville residents who have planned and practiced a home fire escape plan are more prepared and will therefore be more likely to survive a fire; and

WHEREAS, the city of Hendersonville residents should make sure their smoke and carbon monoxide (CO) alarms meet the needs of all their family members, including those with sensory or physical disabilities; and

WHEREAS, the city of Hendersonville first responders are dedicated to reducing the occurrence of home fires and home fire injuries through prevention and protection education; and

WHEREAS, the city of Hendersonville residents that are responsive to public education measures are better able to take personal steps to increase their safety from fire, especially in their homes; and

WHEREAS, the 2026 Fire Prevention Week™ theme, **"**Charge Into Fire Safety™. Safe Charging Is a Superpower," focuses on the everyday charging habits that can help reduce the risk of lithium-ion battery fires and keep homes and communities safer.

NOW, THEREFORE, I Jennifer Hensley, Mayor Pro Tem of the City of Hendersonville, NC, do hereby proclaim October 4-10, 2026, as Fire Prevention Week throughout this city, and I urge all the people of Hendersonville to plan and practice a home fire escape for Fire Prevention Week 2026 and to support the many public safety activities and efforts of the city of Hendersonville's fire and emergency services.

PROCLAIMED this 1st day of October, 2026.

D. Quarterly MVP Recipients - *Brian Pahle, City Manager*

City Manager Brian Pahle presented the certificate to Unities Director Adam Steurer since Kasey was not able to attend the meeting.

E. Henderson County Aging Coalition Presentation - *Elizabeth Williams, Executive Director Mountain Aging Partners*

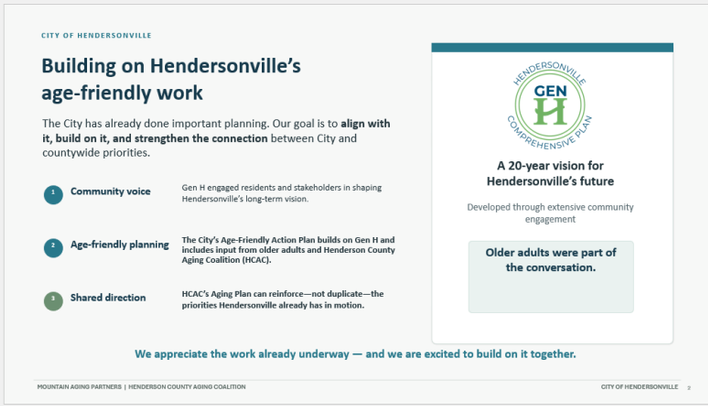
Elizabeth Williams, Executive Director of Mountain Aging Partners which was created by merging Henderson County Aging Coalition and Mountain Care. We provide Meals on Wheels and community dining, adult day services and helpline. She gave the following PowerPoint presentation.

Presenter: Elizabeth

Thank you for having us today. I'm Elizabeth Williams, Executive Director of Mountain Aging Partners, created through the merger of the Council on Aging for Henderson County and MountainCare Adult Day Services. Here in Henderson County, our work includes Meals on Wheels, community dining, Adult Day Services, and our Help Line for older adults and caregivers.

I'm joined by Tracy Corn, Social Work Program Manager with Henderson County DSS, and Zach Schmidt, Aging Specialist with Land of Sky Regional Council.

Our goal today is simple: to show you how dramatically Henderson County is changing, how our community is responding, and where we go from here through the new Henderson County Aging Plan.



Presenter: Elizabeth

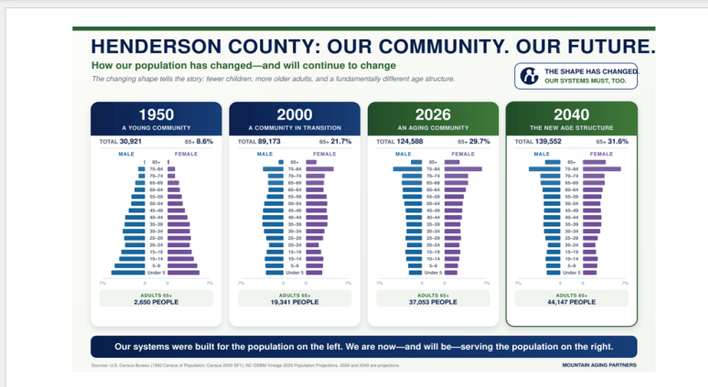
Before we get into the data, I want to recognize that Hendersonville has already done really thoughtful work around this.
Through the **Gen H Comprehensive Plan** and the City's **Age-Friendly Action Plan**, you've already established a long-term vision for an age-friendly Hendersonville.
Older adults were part of that process, and the Henderson County Aging Coalition had the opportunity to be part of it as well.

So the work we're sharing today isn't intended to duplicate what the City has already done.

Our goal is to build on it, reinforce those priorities, and strengthen the connection between the City's work and the broader countywide work around aging

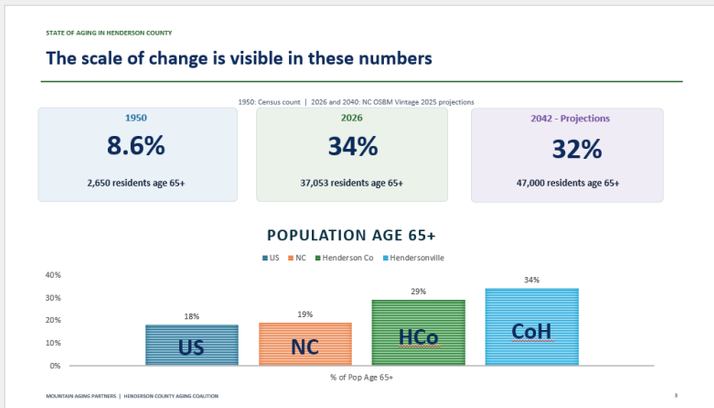
We do not want another competing plan;
WE want to create a countywide coordination structure that can help advance work the City has already identified.

[Sources]
- City of Hendersonville, Gen H Comprehensive Plan, adopted August 1, 2024.
- City of Hendersonville, Age-Friendly Community Action Plan, formally adopted July 2, 2025, pp. 5-9.



Look first at the population pyramid on the far right. That's Henderson County in 1950.
For much of our history, this was the basic population structure our communities were accustomed to—a large younger population and workforce supporting a relatively small older population. Many of the systems we rely on today developed during an era with that basic structure.
But we are now in the midst of a historic demographic shift.
And it's not simply that we have more older adults—the entire shape of our population is changing.
More people are living longer, while the younger and working-age populations are proportionately smaller. **And this shift isn't finished in 2040.**
It continues well beyond what you see on this slide.
That means our challenge isn't simply serving more older adults. It's adapting our community systems to a fundamentally different population structure.

[Sources]
- U.S. Census Bureau, 1950 Census of Population, North Carolina, Table 41, Age by Color and Sex for Counties: https://www2.census.gov/library/publications/decennial/1950/population-volume-2/06586136v2p33ch2.pdf
- U.S. Census Bureau, Census 2000 Summary File 1, Table P12 Sex by Age: https://www.census.gov/data/datasets/2000/dec/summary-file-1.html
- North Carolina Office of State Budget and Management, Vintage 2025 Population Projections: https://www.osbm.nc.gov/facts-figures/population-demographics/state-demographer/countystate-population-projections

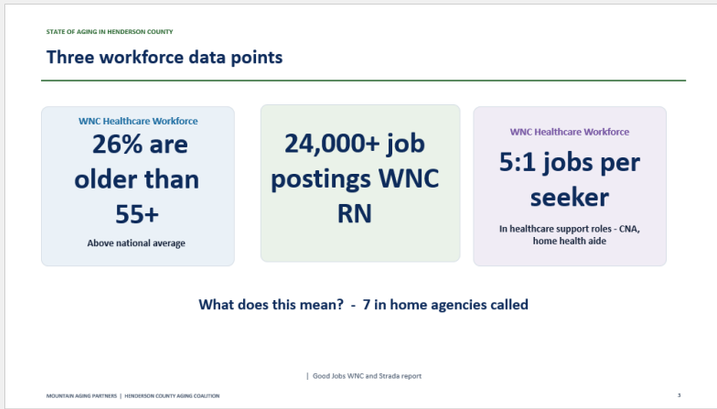


Presenter: Elizabeth
Let's put some numbers behind that population shift.
The top three numbers are for Henderson County and show the scale of the change in the number of older adults our community is supporting over time.

And the comparisons at the bottom give that some context.
Henderson County has a significantly higher proportion of older adults than both North Carolina and the nation—and the City of Hendersonville is higher still.
So aging isn't a small demographic trend here. It is one of the defining characteristics of our community, and it needs to be part of how we plan for the future.

And I also want to acknowledge that I may not be telling you anything you don't already know. Through the Gen H planning process and the City's Age-Friendly work, I think Hendersonville has already demonstrated a strong understanding of this demographic shift and what it means for the future of the city.

[Sources]
- U.S. Census Bureau, 1950 Census of Population, North Carolina, Table 41.
- https://www.ncdhhs.gov/2022-north-carolina-aging-profiles-1/open
North Carolin a Office of State Budget and Management, Vintage 2025 Population Projections.



Presenter: Elizabeth,

Here are three data points that show us how this demographic shift is already affecting our workforce.
Our healthcare workforce in Western North Carolina is older than the national average.
We have thousands of RN nursing positions across the region. And in healthcare support roles, there are roughly five openings for every one job seeker.
And I know workforce isn't a new issue. There's already a lot of work happening around this.
But I want to make these numbers real for a minute.
We often hear, when we're talking about aging in place, **"Well, you can just hire somebody."** In fact, hiring help is part of many people's plan for how they'll remain at home.
I have a local example that really challenges that assumption. A family I know—both retired physicians, with financial resources and a strong understanding of healthcare—needed just a few hours of help in the mornings, a few days a week, for an older family member.
They called seven agencies.
Three never called back. Two said they had no staff available. The other two had staff—but no one available in the mornings.
They had the resources to pay for care. They knew how to find care. The care simply wasn't available.
And that's what these workforce numbers mean for families today. **"Just hire somebody" is increasingly not a reliable aging plan**

[Sources]
https://www.wnchealthpolicy.org/blog/good-jobs-wnc-initiative

Presenter: Elizabeth,
Here are three more numbers that help us think about what this means for people who want to remain in their homes as they age.
Today, about **24% of older adults in Henderson County live alone**—that's roughly 9,000 people.
60% of people who expect to remain in their own homes say their plan includes having a caregiver provide support.
And yet only **43.5% of homes are considered aging-ready.** And that's actually a pretty basic standard: a step-free entrance, with a bedroom and full bathroom and kitchen on the main level. It doesn't necessarily mean that bathroom is accessible for someone using a wheelchair or that the rest of the home has been adapted for changing needs.
So put these numbers together with the workforce numbers we just saw.
Who is going to provide that care? Do we have enough workers to support the number of people planning to age at home? And do we have the workforce and community infrastructure to help people adapt homes that weren't designed for aging?
Because wanting to age in place and having the infrastructure to make aging in place possible are two very different things.

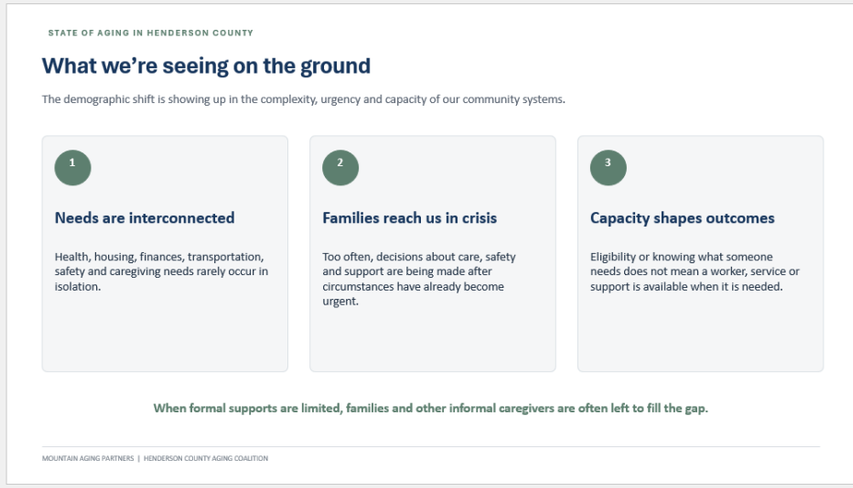
[Sources]
- U.S. Census Bureau,
https://www.census.gov/newsroom/press-releases/2023/aging-ready-homes.html
https://www.pewresearch.org/short-reads/2026/02/26/most-older-adults-who-live-at-home-want-to-age-in-place-but-they-arent-entirely-confident-theyll-get-to/

Presenter: Elizabeth

These demographics touch nearly every major public and private system in our community.
the goal is to help us make better decisions based on the population we actually have today—and the population we know we're going to have in the future.

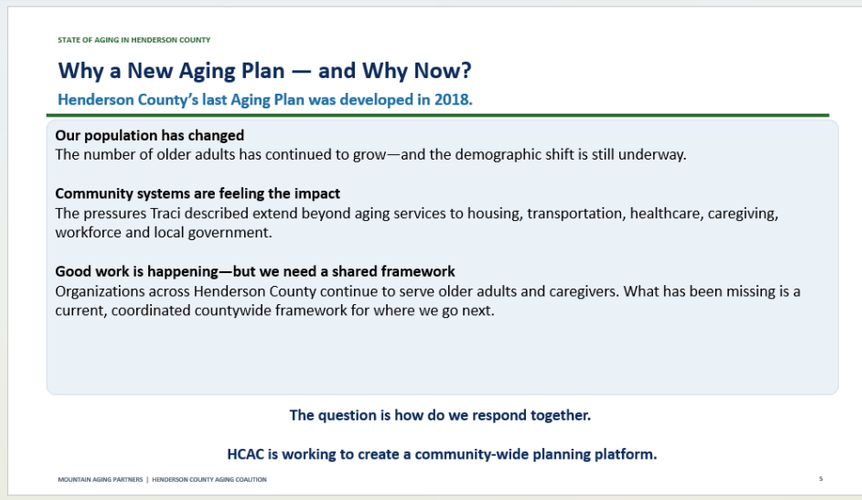
There is already so much good work happening across Hendersonville and Henderson County. The opportunity now is to become less siloed and more intentional about how that work connects.

And these aren't just future challenges.
Our community systems are already experiencing this demographic change today.
Traci sees that firsthand through Henderson County Adult Services, so I'm going to turn it over to her to talk about what they're seeing on the ground.

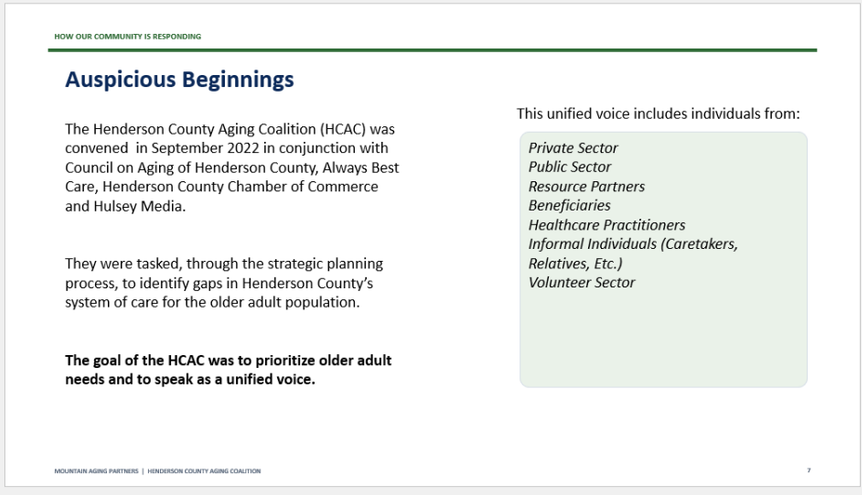


Presenter: Traci
Here to tell you how these demographic shifts are affecting what DSS and other service organizations are seeing in real life.
- Needs don't happen in isolation – a call for help with one need can reveal a range of other issues, which intersect & compound one another.
- People reaching out after situation becomes a crisis – managing on their own until something changes, situation turns into a crisis.
- Capacity – service may not be available at time of need. Resource can exist, person can qualify, doesn't mean it's accessible when needed.
- Give example of typical situation
- Summary - not just seeing more need. Seeing more interconnected and complex needs, often when families are already stretched to their limits, which creates pressure throughout our aging systems.

Presenter: Traci
We can see pressure showing up in our Social Services data.
- Contacts w/ intake tripled since 2018 (last Aging Plan)
- 58% increase in screened in APS reports during same timeframe. Most involve SN or CN and are unintentional d/t lack of resources or support). Financial exploitation also a major issue.
- Responded by increasing APS and intake staff, to manage volume and acuity.
- APS = mandated by NC law. When needs reach point of crisis, taxpayer-funded resources have to respond. Stronger, more coordinated aging network, guided by Aging Plan, will help address needs earlier – benefits not only individuals involved, but also HC community.
- 3rd box – IHA waiting list – goes back to capacity.



Presenter: Traci
- Brings us to question – what do we do with this information?
- Last Aging Plan was developed in 2018. Since then, community and needs of older adults/caregivers, have changed significantly. Seeing impact across systems – housing, transport, etc.
- Good news – great work being done by a lot of HC organizations.
- Challenge – much of the work is siloed, w/ separate orgs providing different services, and those in need trying to navigate the system when they may already be in a crisis.
- It's clear that no one organization can solve all of these problems – they would have already done it!
- So, question is how do we respond together?
- Aging Plan & work of HCAC can help us coordinate our efforts, move in a shared direction, and plan for the community we're becoming.



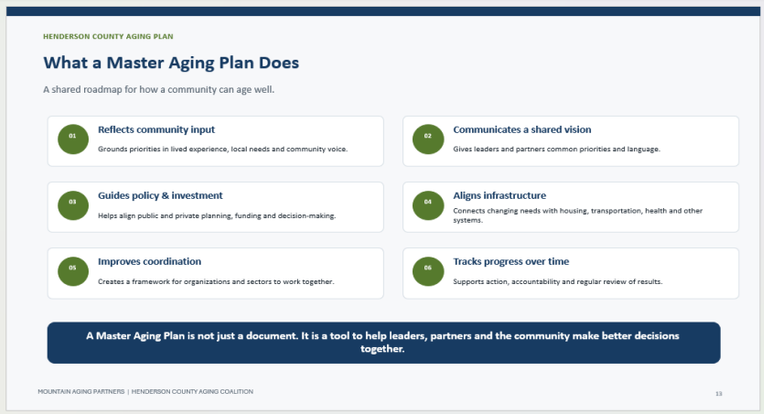
Presenter: Zack Schmidt, Land of Sky / Area Agency on Aging

Go over the brief history of HCAC and note why HCAC was created

Presenter: Zack Schmidt, Land of Sky / Area Agency on Aging

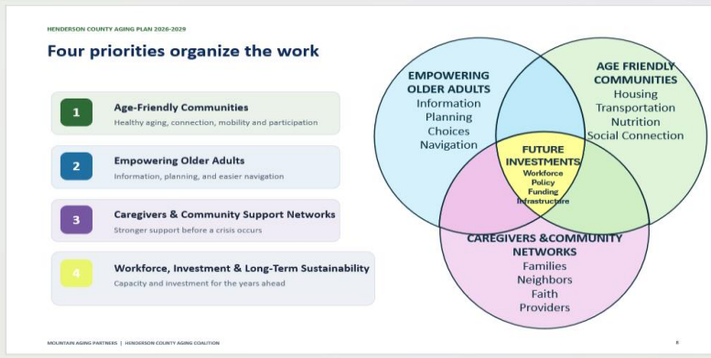
Introduce HCAC as the community's coordinating table. Stress that HCAC does not provide every service itself. Its job is to convene partners, identify gaps, align work, educate, advocate and measure progress. MAP facilitates the coalition, but the Aging Plan belongs to HCAC and the community.

[Sources]
- Henderson County Aging Plan 2026-2029, Discussion Draft v3, July 28, 2026.



Presenter: Zack Schmidt, Land of Sky / Area Agency on Aging

Emphasize that a Master Aging Plan is a shared roadmap: it reflects community input, communicates priorities, aligns planning and investment, improves coordination and gives the community a way to measure progress over time.



Presenter: Zack

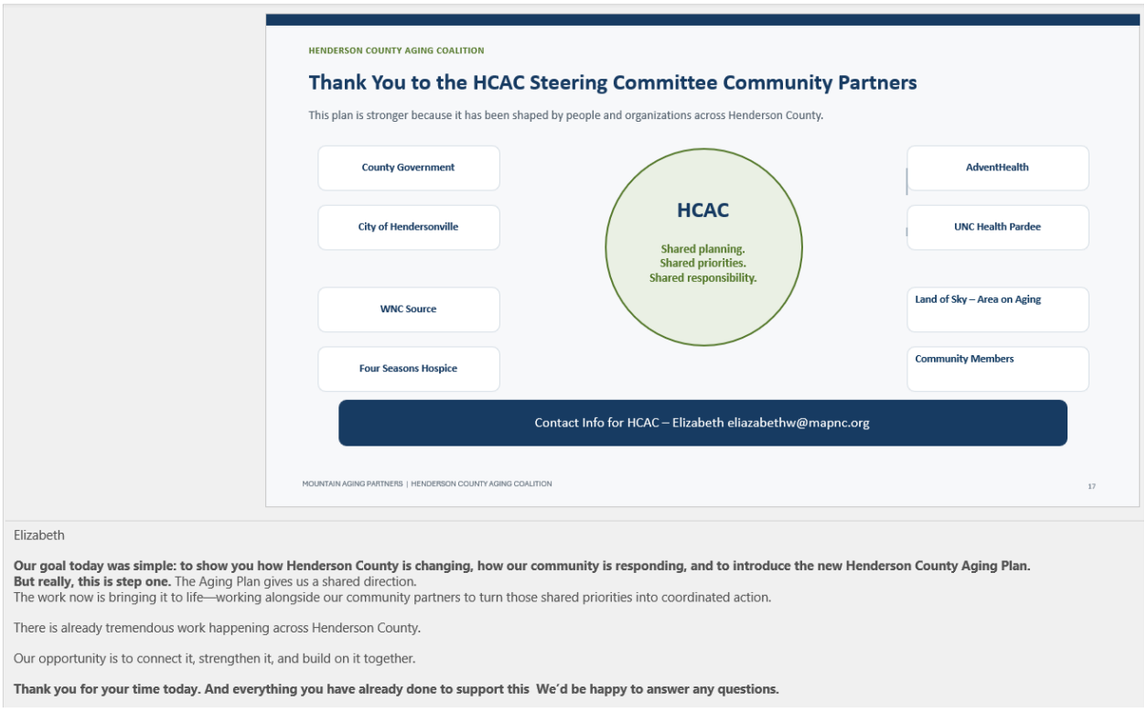
Walk through the 4 priorities that the HCAC steering committee have selected to focus on. Priority 1: Acknowledge that Hendersonville already has an age friendly designation. Priority 2 emphasizes planning ahead and informed choices; Priority 3 expands support beyond the primary caregiver; Priority 4 acknowledges workforce and sustainable investment as long-term foundations.

Presenter: Zack
this plan is not intended to sit on a shelf. These deliverables create an annual rhythm: present the framework, engage the community, advance a signature infrastructure conversation and report progress with shared data.
- Go over the timeline of events for the first year.
- Acknowledge that the Gen H aging plan is already in place and stress that this aging plan will supplement the work that Gen H plan is already doing.
- Out of 100 counties in North Carolina, Henderson County is 1 of only 3 counties in the state that currently do not have a senior center. The other counties being Gates (Pop. 10,000) and Union (Pop. 270,000) county

[Sources]
- Henderson County Aging Plan 2026-2029, Discussion Draft v3, July 28, 2026.

Presenter: Zack
- Now comes the big ask...
- Go down the list of things that we need from community leaders.
- The first ask is awareness, engagement and partnership: recognize the demographic shift, consider aging in decisions, and participate in the coordinated response.
- Then subsequently read as listed.

We would love to have city council member join the HCAC if you are feeling drawn to this work



Elizabeth

Our goal today was simple: to show you how Henderson County is changing, how our community is responding, and to introduce the new Henderson County Aging Plan.
But really, this is step one. The Aging Plan gives us a shared direction.
The work now is bringing it to life—working alongside our community partners to turn those shared priorities into coordinated action.

There is already tremendous work happening across Henderson County.

Our opportunity is to connect it, strengthen it, and build on it together.

Thank you for your time today. And everything you have already done to support this We'd be happy to answer any questions.

8. PUBLIC HEARINGS

A. Rezoning: Standard Rezoning – 101 S Grove Street | 26-56-RZO – *Sarah McLaurin, Planner II*

Planner Sarah McLaurin explained that Jared DeRidder of WGLA Engineering PLLC has initiated a Zoning Map Amendment application for a property located at 101 South Grove Street (PINs 9568-87-7059 and 9568-87-6293) totaling 0.77 Acres. The property is currently zoned C-1SU Central Business Special Use. The Applicant is requesting a return to base zoning of C-1 Central Business, which aligns with other adjacent properties. Special Use Districts are no longer created within City Zoning, but existing Districts such as the one created for this site in 2003 are similar to the Conditional Zoning Districts (CZDs) used today. Both Special Use Districts and CZDs impose special conditions on top of base zoning and are tied to an approved site plan. If rezoned, there will not be a binding site plan, list of uses, nor conditions placed on the site. All permitted uses within the C-1 district would be allowed on the site. The City of Hendersonville Zoning Ordinance states that, during a standard rezoning process, an applicant is prohibited from discussing the specific manner in which they intend to develop or use a site.

2

Standard Rezoning Process

- **Legislative** decision by City Council, recommended by Planning Board.
- **NOT a Conditional Zoning District** (no site plan)
- 6 factors for review
  1. Comprehensive Plan Consistency
  2. Compatibility with surrounding uses
  3. Changed conditions
  4. Public interest
  5. Public Facilities
  6. Effect on natural environment
- You all **should not** consider the proposed use for the property when making this decision.
- You are judging it based on the **zoning district's compatibility** with the surrounding area and the **future land use designation**.

This is different from a Conditional Rezoning, where a site plan is reviewed and conditions can be required for approval. You are just reviewing to ensure that it is compatible with the zoning ordinance.

3

Project Background

- Location:
  - 101 S Grove St.
  - PINs: 9568-87-7059 & 9568-87-6293
- Applicant/Owner:
  - Applicant: Jared DeRidder of WGLA Engineering PLLC
  - Property Owner: Henderson County, Representative: Chris Todd
- Acreage:
  - 0.77 acres
- Current Zoning
  - C-1SU Central Business Special Use
- Proposed Zoning:
  - C-1 Central Business
- Future Land Use Designation:
  - Downtown

The property is currently zoned C-1SU Central Business Special Use
Applicant is requesting a return to base zoning of C-1 Central Business
0.77 acres within the Downtown Future Land Use Designation

4

Site Photos

Southern parcel from East Allen Street

Southern parcel looking north along S Grove St

5

Site Photos

Northern parcel looking south along S Grove St.

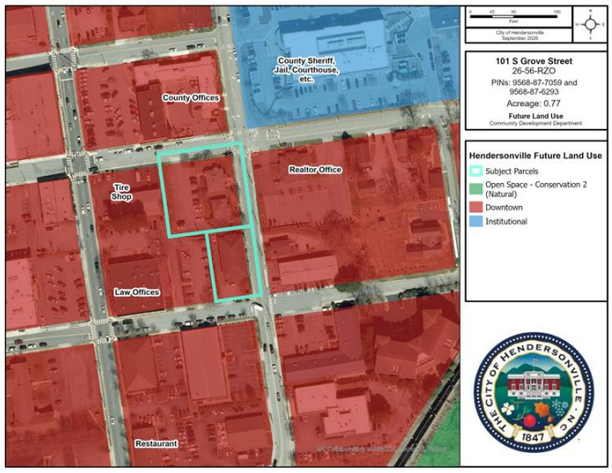
Parking lot on back side of northern parcel from 1st Ave East

6

Comp Plan Consistency

Downtown
- Diverse mix of uses
- Vibrant city center
- Buildings with 2+ stories
- Short block lengths
- Pedestrian focus

Consistent with Comprehensive Plan



Taking a look at comprehensive plan consistency, these parcels and most of the surrounding area are within the Downtown district on the future land use map.

This area is characterized by a diverse mix of uses striving to create a vibrant city center. Buildings are often more than 2 stories, with short block lengths working to create a pedestrian focused environment.

The proposed C-1 zoning is consistent with the zoning crosswalk for this district and staff found it to be consistent with the comprehensive plan.

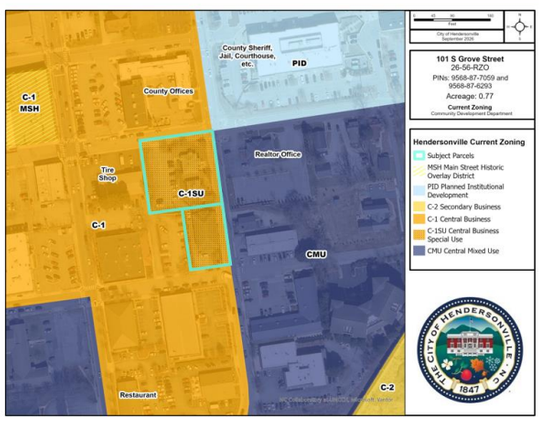
Land Supply Map: Underdeveloped
Most Suitable for commercial and residential, moderately suitable for industrial
High Intensity Development
Consistent with Zoning Crosswalk

The description of the "Downtown" district is:
This is the heart of the community and center of civic activities. In addition to governmental uses, it includes a mix of retail, restaurant, service, office, and civic uses. A variety of residential housing types complement the nonresidential uses and ensure a vibrant center with a 24/7 population. The mix of uses can be horizontal or vertical, with changes between floors of the same building. Buildings of two or more stories are common, and streets feature short block lengths and pedestrian facilities. Open spaces include plazas and formal greens.

7

Current Land Use & Zoning

Compatible with surrounding Land Uses



The subject property is C-1SU Central Business Special Use and most surrounding parcels are zoned C-1 with some CMU across the street and the Planned Institutional Development to the north east which houses some county offices, the courthouse and jail.

Other nearby uses include realtor offices, a tire shop to the west of the parcels, and some restaurants as well.

The land uses in this area are typical of a commercial area within Downtown, including retail services, administrative businesses, and offices.

S Grove, East Allen (South), and 1st Ave (North) are all city-maintained streets.

Staff found the proposed C-1 zoning compatible with surrounding land uses and consistent with the comprehensive plan goals/guiding principles.

8

Special Use Districts

- Eliminated statewide in 2021, existing districts are treated as Conditional Zoning Districts (CZDs).
- Mixed legislative and quasi-judicial processes (messy).
- Different from a Special Use Permit.
- Both Special Use Districts and CZDs impose special conditions on top of base zoning and are tied to an approved site plan.

9

C-1 Vs. C-1SU

C-1 Central Business

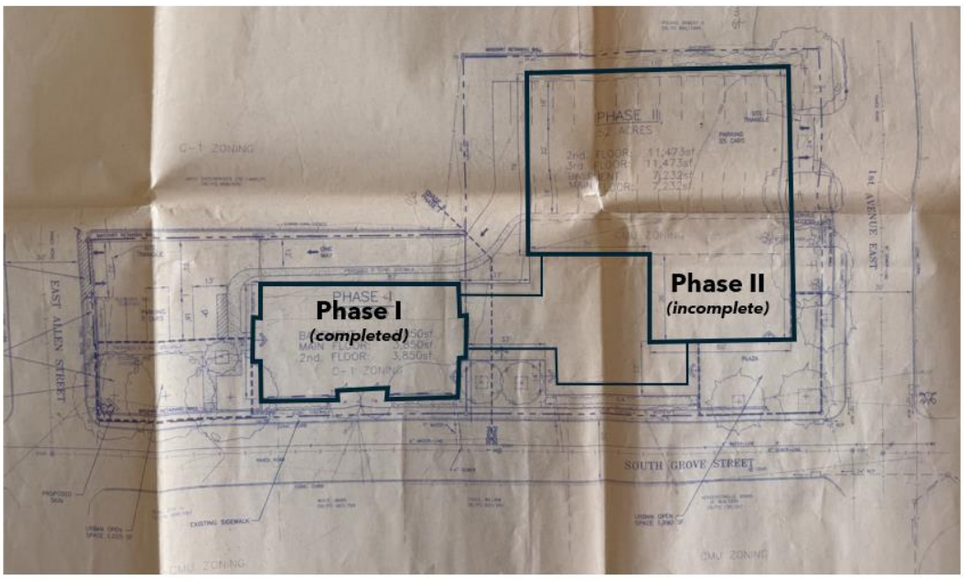
- Variety of potential uses
  - Banks, retail stores, restaurants, art studios, offices, schools, theatres, indoor recreation facilities, residential dwellings (single and multi-family).
- Streetscape design standards including street walls, screening, street trees, and urban open space.
- 64 feet heigh maximum.
- No parking minimums

C-1SU Central Business Special Use

- Permitted uses: "offices; retail stores, so long as the use contains no outdoor storage; restaurants; and residential dwellings, multi-family"
- Binding site plan

CMU Central Mixed-Use
Higher density by-right residential uses including minor planned residential developments, accessory dwelling units, and garage apartments.
36 feet heigh maximum, up to 64 with residential.
Required parking minimums

C-1SU Site Plan



11

Other Factors

3) Changed Conditions
4) Public Interest
5) Public Facilities
6) Effect on Natural Environment

• Click to add text

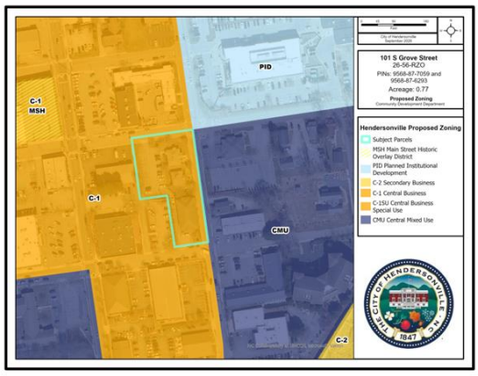
Nothing to note on these four factors, some additional description can be found in the staff report and I am happy to answer any questions.

Found these factors to be fulfilled by the rezoning request.

12

Planning Board Decision

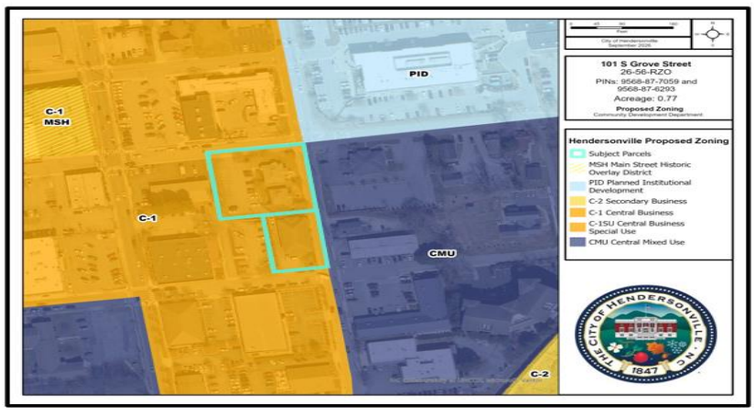
The Planning Board voted 7-0 to recommend approval of this petition



Nothing to note on these four factors, some additional description can be found in the staff report and I am happy to answer any questions.

Found these factors to be fulfilled by the rezoning request.

Questions



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

The public hearing was opened at 6:53 p.m.

There were no public comments.

The public hearing was closed at 6:53 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 9568-87-7059 and 9568-87-6293) from C-1SU Central Business Special Use to C-1 Central Business, based on the following:

1. 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 because:

> ***The proposed zoning of C-1 aligns with the Gen H 2045 Comprehensive Plan Future Land Use & Conservation Map and the Character Area Description for 'Downtown'.***

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. ***A return to the previous base zoning, C-1 Central Business, restores potential development opportunities on this property by permitting the same uses available to other adjacent C-1 properties.***
2. ***C-1 zoning is designed to promote development in the Downtown district which the subject parcels are within.***

A unanimous vote of the Council followed. Motion carried.

Ordinance #O-26-30

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 9568-87-7059 and 9568-87-6293) BY CHANGING THE ZONING DESIGNATION FROM C-1SU, CENTRAL BUSINESS SPECIAL USE, TO C-1, CENTRAL BUSINESS.

IN RE: Parcel Numbers: 9568-87-7059 and 9568-87-6293
101 S Grove St | File # 26-56-RZO

WHEREAS, the Planning Board took up this application at its regular meeting on September 10th, 2026; 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 October 1st, 2026, 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 October 1st, 2026,

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: 9568-87-7059 and 9568-87-6293 from C-1SU, Central Business Special Use, to C-1, Central Business.

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 1st day of October, 2026.

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

B. Annexation: Public Hearing – Jabil Expansion (26-60-ANX) – *Sam Hayes, Planner II*

Planner Sam Hayes explained that the City of Hendersonville has received a petition from Jeffrey Butt (applicant) and SMBC Leasing and Finance, Inc. (owner) for satellite annexation of PINs 9587-48-3861 and 9587-38-8841 located on Commercial Boulevard that is approximately 7.23 acres. Please refer to the attached maps for additional information. Attached is the Clerk's Certificate of Sufficiency finding that the petition is valid. The next step in the annexation

process is to accept the Clerk's certificate and set a date for the public hearing on the question of adoption of an ordinance of annexation.

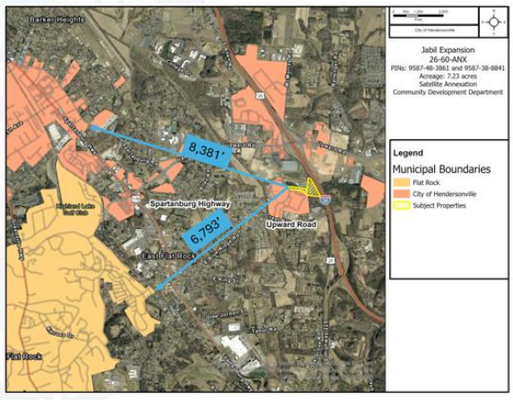
Jabil Expansion Annexation

26-60-ANX

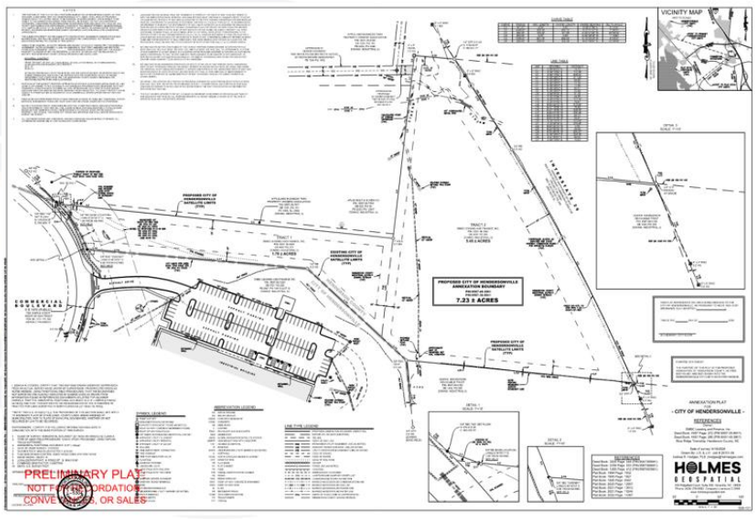
Satellite Annexation Petition

Background

- Petitioner:
  - Jeffrey Butt (Applicant)
  - SMBC Leasing and Financing, Inc. (Property Owner)
- PINs:
  - 9587-48-3861
  - 9587-38-8841
- Acreage:
  - 7.23 acres



Annexation Plat



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

The public hearing was opened at 6:55 p.m.

Lynne Williams expressed concern about saving the trees.

The public hearing was closed at 6:56 p.m.

Council Member Gina Baxter moved that City Council adopt an ordinance of the City of Hendersonville to annex noncontiguous property owned by SMBC Leasing and Finance, Inc, identified as PINs 9587-48-3861 and 9587-38-8841, finding that the standards established by North Carolina General Statute 160A-58.1 have been satisfied and that the annexation is in the best interest of the City. A unanimous vote of the Council followed. Motion carried.

Ordinance #O-26-31

Return to: City of Hendersonville box.

AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO EXTEND THE CORPORATE LIMITS OF THE CITY AS A SATELLITE ANNEXATION

Re: Petition for Satellite Annexation
Petitioners: SMBC Leasing and Finance, Inc (Owner); Jeffrey Butt (Applicant)
File No. 26-60-ANX

WHEREAS, The City of Hendersonville has been petitioned by Jeffrey Butt (Applicant) and SMBC Leasing and Finance, Inc (Owner) pursuant to North Carolina General Statutes (NCGS) 160A-58.1, as amended, to annex the area described herein below; and,

WHEREAS, the City Clerk has investigated and certified the sufficiency of said petition; and,

WHEREAS, a public hearing on the question of this annexation was held at City Operations Building at 305 Williams Street, Hendersonville, NC 28792 at 5:45 pm, on the 1st day of October, 2026, after due notice by publication as provided by law on September 21st, 2026; and

WHEREAS, the City Council further finds the areas described therein meets the standards of N.C. G.S. 160A-58.1(b), to wit;

1. The Petition includes a metes and bounds description of the area proposed for annexation and has attached a map showing the proposed satellite area.
2. The nearest point on the proposed satellite corporate limit is approximately 2450' from the primary corporate limits of the City of Hendersonville, which is less than 3 miles.
3. The Petition includes the names and addresses and signatures of all owners of real property lying in the area described therein, except those not required to sign by G.S.160A-58.1 (a).
4. No point on the proposed satellite corporate limits is closer to the primary corporate limits of another city than to the primary corporate limits of Hendersonville (Village of Flat Rock approximately 3400').
5. The area is situated so the City will be able to provide the same services within the proposed corporate limits that is provided within the primary corporate limits.
6. The area proposed for annexation is not subject to subdivision regulation as described N.C.G.S. § 160D-802
7. The total area within the proposed satellite corporate limits, when added to the area within all the other satellite corporate limits of the City, does not exceed ten (10%) of the area within the primary corporate limits of the City.
8. The area for annexation meets all other requirements defined in NC 160A-58.54 regarding the character of the area to be annexed.

WHEREAS, the City further finds that the petition has been signed by all the owners of real property in the area who are required by law to sign; and

WHEREAS, the City further finds that the petition is otherwise valid, and that the public health, safety, and welfare of the City and of the area proposed for annexation will be best served by annexing the area described.

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

1: By virtue of the authority granted by N.C.G.S. 160A-58.2, as amended, the following described noncontiguous area is hereby annexed and made part of the City of Hendersonville as of the first day of October, 2026.

Being all of that real property consisting of PINs 9587-48-3861 and 9587-38-8841 described in the plat recorded in Book 2026- _____ [to be inserted at recording of the plat] of the Henderson County Registry, said PINs 9587-48-3861 and 9587-38-8841 being described by metes and bounds as follows:

BEGINNING at a 5/8" rebar with cap stamped "Holmes Geospatial" set flush with existing grade (hereafter referred to as "Holmes rebar"); said Holmes rebar lying in the eastern boundary of that North Carolina Department of Transportation (referred to as NCDOT hereafter) fee simple right of way tract as described per deed book 3731 page 303 and being the northwestern most corner of Lot 2 as shown per plat book 2021 page 13013 of the Henderson County Register of Deeds (referred to

hereafter as Henderson County registry); said Holmes rebar having NC Grid NAD83 coordinates of Northing: 578918.08' Easting: 983408.15'; thence with the northern boundary of Lot 2 as shown per plat book 2021 page 13013 the following three calls; 1. S 69°48'33" E 14.73 feet to a calculated point; 2. A curve to the right having an arc length of 0.54 feet, a radius of 141.27 feet, a chord bearing of S 69°27'08" E, and a chord length of 0.54 feet to a Holmes rebar set flush with existing grade; 3. S 84°10'04" E 112.25 feet to a calculated point lying at the southwestern most corner of the Appleland Business Park Property Owners Association property as described per deed book 1031 page 161 of the Henderson County registry; thence with the southern boundary of the property as described per deed book 1031 page 161 and the northern boundary of Lot 2 as shown per plat book 2021 page 13013 S 84°10'04" E 638.44 feet to a 1" axle found 0.7 feet below existing grade; said 1" axle being the southeastern most corner of Lot 7a as shown per plat book 1995 page 2042 and being the northeastern most corner of that property as described per deed book 3258 page 544 of the Henderson County registry; thence with the eastern boundary of Lot 7a, Lot 7, and Lot 11 of plat book 1995 page 2042 N 06°38'07" E 414.24 feet to a 4"x4" concrete monument found 1 foot above existing grade; said concrete monument being the northwestern most corner of that property as described per 1289 page 412; said concrete monument also being a common corner of Lot 11 per plat book 1995 page 2042; thence with the common boundary of deed book 1289 page 412 and Lot 11 as shown per plat book 1995 page 2042, S 84°56'34" E 91.18 feet to a 1/2" open iron pipe found 0.5 feet above existing grade; said open iron pipe lying in the western right of way line of Interstate 26 and being a common corner of Lot 11 as shown per plat book 1995 page 2042 of the Henderson County Register of Deeds; said open iron pipe being the northwestern most corner of that 3.7 acre right of way tract as described per deed book 421 page 299 of the Henderson County registry; said open iron pipe having NC Grid NAD83(2011) coordinates of Northing: 579239.87' Easting: 984307.77'; thence with the western right of way line of Interstate 26 as described per deed book 421 page 299 the following three calls; 1. S 32°35'44" E 44.26 feet to a 6" x 6" concrete right of way monument found 0.4 feet below existing grade; 2. S 32°21'25" E 196.82 feet to a 1/2" rebar found 0.3 feet above existing grade; 3. thence with a curve to the right having an arc length of 593.18 feet, a radius of 4448.67 feet, a chord bearing of S 27°41'47" E, and a chord length of 592.74 feet to a calculated point lying in the northern boundary line of the John M. Magnusson Revocable Trust property as described in deed book 1345 page 308 of the Henderson County Register of Deeds; said calculated point lying N 84° 22' 13" W 0.79 feet from a 3/4" open iron pipe found broken at existing grade; thence with the northern boundary of the John M. Magnusson Revocable Trust Property as described per deed book 1345 page 308, N 84°22'13" W 515.99 feet to a 5/8" rebar with cap stamped "Ed Holmes & Associates" found 0.0 feet above existing grade; said 5/8' rebar with cap being the northwestern most corner of the John M. Magnusson Revocable Trust property and the northeastern most corner of Lot 3 as shown per plat book 2021 page 13013 of the Henderson County registry; thence with the northern boundary of Lot 3 per plat book 2021 page 13013 the following two calls; 1. N 47°18'56" W 303.88 feet to a 1/2" rebar found 0.2 feet above existing grade; 2. N 85°01'19" W 499.94 feet to a Holmes rebar set flush with existing grade; said Holmes rebar lying in the eastern boundary of that NCDOT fee simple right of way tract as described per deed book 3731 page 303; thence with the eastern boundary of that NCDOT fee simple right of way tract as described per deed book 3731 page 303 a curve to the left having an arc length of 128.30 feet, a radius of 280.00 feet, a chord bearing of N 33°09'14" W, and a chord length of 127.19 feet to the point and place of BEGINNING containing 7.23 ± Acres.

ALSO BEING all of Lot 2 as shown per plat book 2021 page 13013 of the Henderson County Register of Deeds.

2: Upon and after the first day of October 2026, the above-described territory, and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of Hendersonville and shall be entitled to the same privileges and benefits as other parts of the City of Hendersonville. Said territory shall be subject to municipal taxes according to NCGS 160A-58.10, as amended.

3. The Mayor of the City of Hendersonville shall cause to be recorded in the office of the Register of Deeds of Henderson County and at the Office of the Secretary of State in Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1, above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Henderson County Board of Elections, as required by G. S. 163-288.1.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 1st day of October, 2026.

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

9. NEW BUSINESS

A. Helene Update 2-Year Anniversary – *Brian Pahle, Deputy City Manager*

City Manager Brian Pahle gave an update on the 2-year anniversary of Helene with the following PowerPoint presentation.

City of Hendersonville

Helene Update

City Council Regular Meeting
October 1, 2026

HELENE

Agenda

- FEMA PA Process Update

HELENE – FEMA PA

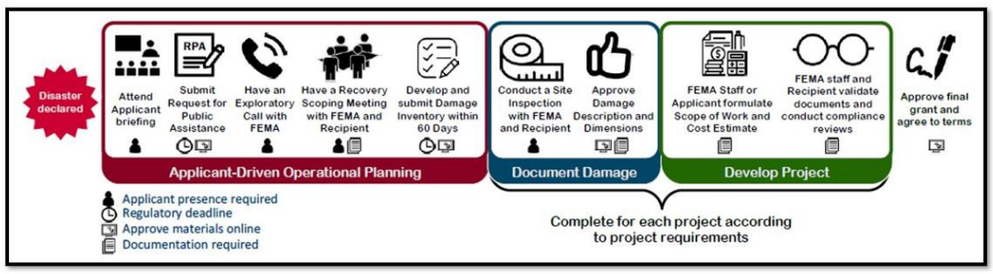
Budget, Obligations, and Revenues

- Current Revised Budget = $16,929,626
- Current Actuals & Obligations = $9,789,891
- Current Revenues
  - FEMA = $4,872,230
  - Insurance = $3,372,564
  - Loans = $10,639,005

Projected Budget = ~$160,000,000

Non-Reimb. Actuals = $288,074

Current Net Surplus/(Deficit) = $9,093,908



HELENE – FEMA PA

Budget, Obligations, and Revenues

- What's been obligated:

Category	Total Obligated
A – Debris Removal	$781,365
B – Emergency Protective Measures	$3,346,282
E – Buildings & Equipment	$425,175
F – Utilities	$260,859
G – Parks, Recreational & Other	$58,546
GRAND TOTAL	**$4,872,230**

HELENE – FEMA PA

Budget, Obligations, and Revenues

- What's been obligated (Categories A & B):

Project #	Title	CRC Net Cost
810506	City of Hendersonville Vegetative Debris	$647,620
952313	Hendersonville Cat A 90% ROW	$133,744
825745	Cat. B FA Labor	$924,443
1065609	EPM - Exigent Temp Repairs	$787,035
1065610	EPM - General EPM/Mutual Aid	$580,616
1065608	EPM - FA/Rented/Purchased Equipment	$554,706
963014	Cat. B FA Labor Inclement Weather	$249,797
950079	Cat B Temp Repairs (100%)	$170,164
953140	Cat B Temp Repairs (90%)	$79,519
Total	**All Emergency Projects**	**$4,127,647**

HELENE – FEMA PA

Budget, Obligations, and Revenues

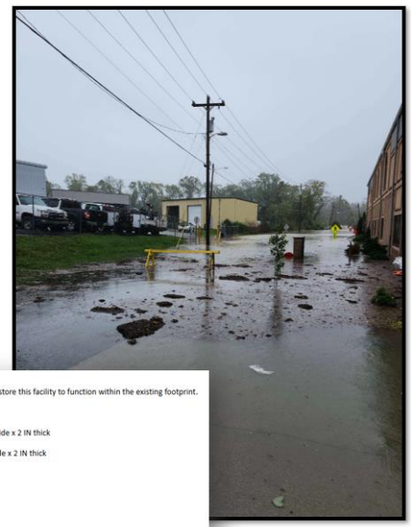
- What's been obligated (Categories E):

A. Replaced, 2 each of 2022 RAM 1500.
B. Replaced, 1 each of 2023 RAM 1500.
C. Replaced, 1 each of 2018 RAM 1500 ST.
D. Replaced, 1 each of 2023 RAM 5500.
E. Replaced, 1 each of 2008 FORD RANGER.
F. Replaced, 4 each of 2017 FORD F150.
G. Replaced, 1 each of 2018 FORD EXPLORER.
H. Replaced, 1 each of 2007 FORD F550.
I. Replaced, 1 each of 2018 RAM 5500.
J. Replaced, 1 each of 2008 STERLING BULLET.
K. Replaced, 1 each of 2003 CHEVROLET C7500.
L. Replaced, 1 each of 2004 CHEVROLET C7500.
M. Repaired, 1 each of 2017 FORD F250.

1. Contract: $871,071.82

A. Replaced 300 each of Waste Carts, 96 GAL.

1. Contracts: $19,285.46



Work to be Completed:
The applicant will utilize contract and (or) force account for repairs to Sugarloaf Shed, to restore this facility to function within the existing footprint.

Site 1, North Shed:
A. Replace 1 each of galvanized sheet metal roofing, 12 FT long x 2 FT wide
B. Replace 1 each of wood rafter supports pressure-treated, 12 FT long x 4 IN wide x 2 IN thick
C. Replace 1 each of galvanized sheet metal roofing, 6 FT long x 6 FT wide
D. Replace 1 each of wood rafter supports pressure-treated, 4 FT long x 6 IN wide x 2 IN thick
E. Replace 1 each of galvanized sheet metal roofing, 4 FT long x 2 FT wide
F. Replace 1 each of galvanized sheet metal roofing, 5 FT long x 2 FT wide
G. Replace 1 each of galvanized sheet metal roofing, 10 FT long x 2 FT wide
Site 2, South Shed:
H. Replace 2 each of galvanized sheet metal roofing, 12 FT long x 4 FT wide
I. Replace 1 each of galvanized sheet metal roofing, 2 FT long x 2 FT wide

Work to be Completed Total: $6,380.71

HELENE – FEMA PA

Budget, Obligations, and Revenues

- What's been obligated (Categories F):

Total Contracts: $230,641.97:

- Gosnell Construction & Utility Co., Inc. = $7,200.00
- TP Howards Plumbing Co., Inc. (TPH) = $215,684.95
- Jerry T. Whitmire Grading, Inc. = $1,974.85.
- WGLA Engineering, PLLC = $5,782.17

Work Completed Totals

1. Force Account Materials = $30,217.91.
2. Contract = $230,641.97.

Work Completed Total: $260,859.88.

HELENE – FEMA PA

Budget, Obligations, and Revenues

- What's been obligated (Categories G):

1710971 TT-Citywide Fencing

Work Completed
The applicant utilized contracts for the repairs to TT Citywide fencing to restore the facilities to their pre-disaster design, function, and capacity (in-kind) within the existing footprint.

Contract
Site 1
A. Repaired 60 LF x 6 FT green vinyl chain link fence and replaced drop latch for gate and 3 IN post.

Site 2 - Barnsdale Lane & Carriage Park
B. Repaired 45 LF of top rail and three (3) strand barbed wire.

Site 3
C. Replaced 50 LF x 6 FT high vinyl coated fence (mesh, posts, top rail, barbed wire).

Site 4
D. Replaced 64 LF x 8 FT wood privacy fence.

Site 6 - 425 Armstrong Avenue
E. Rewired 250 LF of barbed wire and reset 12 posts.

1. Site 1 – Contract: $4,350.00
2. Site 2 – Contract: $2,250.00
3. Site 3 – Contract: $4,920.00
4. Site 4 – Contract: $2,875.00
5. Site 6 – Contract: $3,680.00

Work Completed Totals
1. Contracts: $18,075.00

Work Completed Total: $18,075.00

HELENE – FEMA PA

Budget, Obligations, and Revenues

- What's been obligated (Categories G, cont.):

1518197 TT-Rotary Deck/Bank Damage

Work to be Completed:
The applicant will utilize contract and (or) force account for the repairs to the City of Hendersonville's deck and embankment to restore this facility to its pre-disaster design, function, and capacity (in-kind) within the existing footprint.

Rotary Deck/Bank - GPS: 35.31100, -82.46810:
A. Replace 1 each of Decking.
B. Replace 37 CY of Mulch.

Work to be Completed Total: $8,562.50

1518176 TT-South Allen Road - Handrail Damage

Work to be Completed:
The applicant will utilize contract and (or) force account for the repairs to the City
disaster design, function, and capacity (in-kind) within the existing footprint.

A. Replace 1 each of Steel handrail that borders the sidewalk, 40 FT long.

Work to be Completed Total: $18,391.68

1518172 1108 Lugano Dr. Guardrail Damage near Lake

Work to be Completed:
The applicant will utilize contract and (or) force account for the repairs to the City of Hendersc
function, and capacity (in-kind) within the existing footprint.

Site 1a (35.325702, -82.474012):
A. Replace W-beam steel guardrails, 50 LF long, straight-line winds toppled trees which bent rails.
Site 1b (35.325702, -82.474012):
B. Replace 5 each of W-beam steel guardrail posts, 6 FT long x 6 IN wide.

Work to be Completed Total: $13,127.55

HELENE – FEMA PA

Budget, Obligations, and Revenues

- What's pending obligation (Categories C & D):

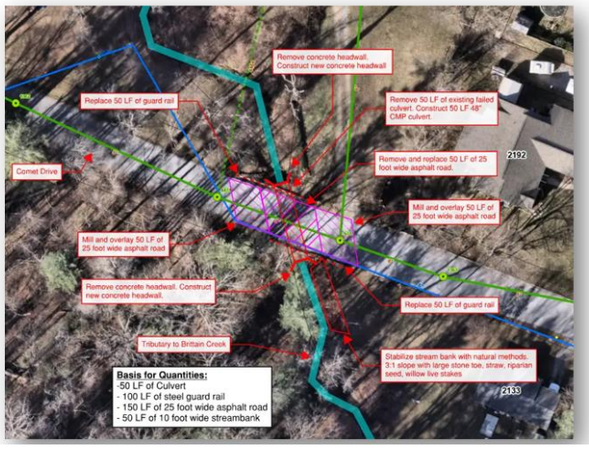
Project #	Title	Process Step	CRC Net Cost
824945	Citywide Roads and Bridges	Pending Applicant Project Review	$1,197,372
824951	Citywide Culverts	Pending Applicant Project Review	$599,779
826628	Chimney Rock Road and Sidewalk	Pending Applicant Project Review	$115,942
1069287	Carriage Park Pump Station Landslide	Pending Initial Project Development	$0
Total	**Category C**		**$1,913,094**

Project #	Title	Process Step	CRC Net Cost
824970	Reservoirs	Pending TFL Review	$1,883,680
Total	**Category D**		**$1,883,680**

HELENE – FEMA PA

Budget, Obligations, and Revenues

- What's pending obligation (Categories C & D):



HELENE – FEMA PA

Budget, Obligations, and Revenues

- What's pending obligation (Categories C & D):

Bradley Creek Reservoir facing upstream in August 2022 (left photo) and November 2024 (right photo)

Bradley Creek Reservoir facing downstream in August 2022 (left photo) and November 2024 (right photo)

Action Log

Note
The Spend Plan Projection has been confirmed for the PDMG.
The Spend Plan Projection has been confirmed for the PA Ops.
Spend plan projection created for a Approximate Cost of $1,883,680.00 on July 2027.

HELENE – FEMA PA

Budget, Obligations, and Revenues

- What's pending obligation (Categories E):

Project #	Title	Process Step	CRC Net Cost
824995	Whitmire Activity Center – FCO 428	Pending DDD Completion	$163,091
1068284	Patton Park House (VO)	Pending FEMA 406 HMP Completion	$1,041,903
824959	City OPS Center Building	Pending Applicant Project Review	$287,465
824943	City Hall Repairs	Pending PDMG Scope & Cost Routing	$1,000
Total	**Category E**		**$1,493,460**

HELENE – FEMA PA

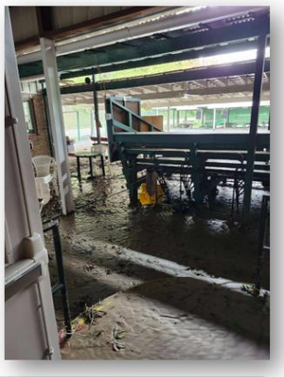
Budget, Obligations, and Revenues

- What's pending obligation (Categories E):

FEMA PAPPGv4 — Fixed Cost Offer (FCO) Policy Summary

1. Overview & Purpose

As part of PAPPGv4, FEMA incorporated the Public Assistance Alternative Procedures for Permanent Work Pilot Policy (FP 104-009-7). This establishes Alternative Procedures as the **first option considered for all large permanent work projects** in order to ensure the ability of Applicants to drive their own recovery. It standardizes a single process for the development and consideration of fixed cost estimates for all permanent work projects.Applicants will be able to **agree to a fixed cost estimate** or choose to **pursue funding under standard, actual cost procedures.** sharepoint sharepoint



c. Please provide supporting documentation to substantiate what was the basis of determination for the extent of the damages to the Whitmire Activity Center, e.g., CPL report states: "**...Hurricane Helene caused storm surge and flooding that inundated the Whitmire Activity Center to a depth of approximately seven feet...**" page 2, document: *Whitmire Stamps.pdf*

b. Please provide supporting documentation to substantiate the existence of asbestos, lead based paint, and any other hazardous materials, including testing results and regulatory compliance documentation, as well as detailed plans for abatement and/or remediation if applicable.

HELENE – FEMA PA

Budget, Obligations, and Revenues

- What's pending obligation (Categories E):

Summary

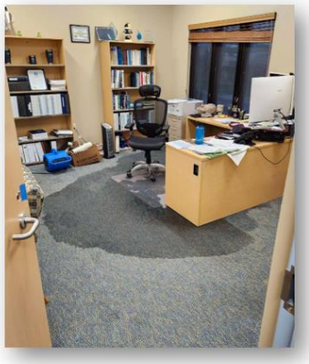
City of Hendersonville - Patton Park House

		Uncompleted	Total
	Complete Project Total for Completed and Uncompleted Work	$ 1,019,525	$ 1,019,525
PART A	"Base Costs" for Construction Work In Trades	$ 427,199	$ 427,199
	A.1 Permanent Work	$ 427,199	$ 427,199
	A.2 Non-Permanent Job Specific Work (CEF Part A)	$ -	$ -
PART B	General Requirements and General Conditions	$ 54,468	$ 54,468
	B.1 General Requirements	$ 36,312	$ 36,312
	B.2 General Conditions	$ 18,156	$ 18,156
PART C	Construction Cost Contingencies (Design and Construction)	$ 86,700	$ 86,700
	C.1 Standard Design-Phase Scope Contingencies	$ 57,800	$ 57,800
	C.2 Facility or Project Constructability	$ -	$ -
	C.3 Access, Storage, and Staging Contingencies	$ 28,900	$ 28,900
	C.4 Economies of Scale in New Construction	$ -	$ -
PART D	General Contractor's Overhead and Profit	$ 121,462	$ 121,462
	D.1 General Contractor's Home Office Overhead Costs	$ 43,764	$ 43,764
	D.2 General Contractor's Insurance, Payment, and Performance Bonds	$ 18,756	$ 18,756
	D.3 Contractor's Profit	$ 58,942	$ 58,942
PART E	Cost Escalation Allowance	$ 129,074	$ 129,074
PART F	Plan Review and Construction Permit Costs	$ 2,000	$ 2,000
	F.1 Plan Review Fees	$ -	$ -
	F.2 Construction Permit Fees	$ 2,000	$ 2,000
PART G	Applicant's Reserve for Construction	$ 40,754	$ 40,754
PART H	Applicant's Project Management and Design Costs	$ 157,867	$ 157,867
	H.1 Applicant's Project Management - Design Phase	$ 8,617	$ 8,617
	H.2 Architecture & Engineering Design Contract Costs	$ 97,551	$ 97,551
	H.3 Project Management - Construction Phase	$ 51,699	$ 51,699

HELENE – FEMA PA

Budget, Obligations, and Revenues

- What's pending obligation (Categories E):



HELENE – FEMA PA

Budget, Obligations, and Revenues

- What's pending obligation (Categories E):

HELENE – FEMA PA

Budget, Obligations, and Revenues

- What's pending obligation (Categories F):

Project #	Title	Process Step	CRC Net Cost
824963	Wastewater Treatment Facility – FCO 428	Pending PDMG Scope & Cost Routing	$0
824974	Pump Stations	Pending Initial Project Development	$2,182,661
826626	Water Distribution System	Pending Applicant Project Review	$246,577
Total	**Category F**		**$2,429,238**

HELENE – FEMA PA

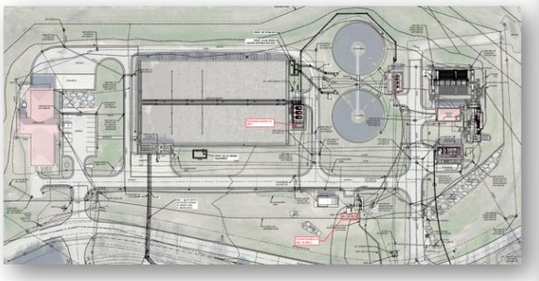
Budget, Obligations, and Revenues

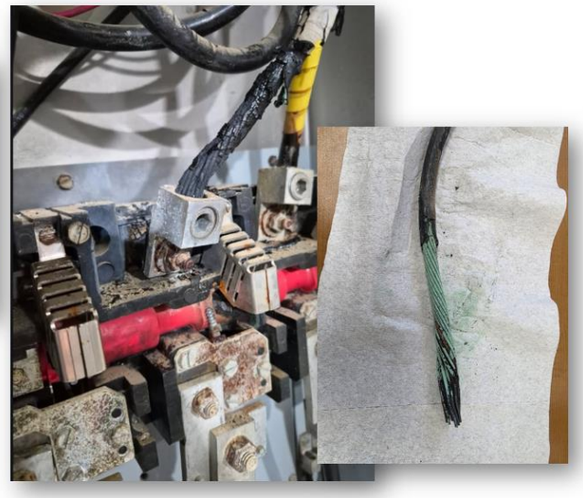
- What's pending obligation (Categories F):

HELENE – FEMA PA

Budget, Obligations, and Revenues

- What's pending obligation (Categories F):





HELENE – FEMA PA

Budget, Obligations, and Revenues

- What's pending obligation (Categories F):

City of Hendersonville
Engineering Department
305 Williams Street
Hendersonville, NC 28792

OPINION OF PROBABLE COST

PROJECT: FO7 - Cane Creek Water Line Temporary and Permanent Repairs

PREPARED BY: Devin Owen, PE

REVIEWED BY: Adam Steurer, PE

Estimate For:
Preliminary Costs: ☐
Design Costs: ☐
Construction Costs: ☑

Date: September 2025

ITEM	DESCRIPTION	EST. QUAN	UNIT	UNIT PRICE	TOTAL
1	Temporary Emergency Repair - Materials	1	LS	$14,166.50	$14,166.50
2	Temporary Emergency Repair - Contracted Labor	1	LS	$100,400.00	$100,400.00
3	Temporary Emergency Repair - Rental Equipment	1	LS	$6,487.23	$6,487.23
	Temporary Emergency Repair Subtotal				**$121,053.73**
4	Bonding & Mobilization	1	LS	$16,550.00	$16,550.00
5	Railroad Flagging	1	LS	$20,000.00	$20,000.00
6	Horizontal-Directional-Drilling of 18" HDPE (14" ID Equivilent) Waterline	300	LF	$800.00	$240,000.00
7	Connection to Existing Waterline	1	LS	$30,000.00	$30,000.00
8	Air-Release-Valve	2	EA	$5,500.00	$11,000.00
9	Butterfly-Valve	2	EA	$15,000.00	$30,000.00
	Permanent Construction Subtotal				**$347,550.00**
	Permanent Construction Contingencies (20%)				**$69,510.00**
	Permanent Design Costs (Engineering, Survey, Geotech, Permitting - Assume 15%)				**$62,559.00**
	Permanent Adminstration Costs (Legal, Acquisition - Assume 5%)				**$20,853.00**
	Total Permanent Estimated Project Cost (Rounded)				**$500,000.00**

Description:
A project to permanently repair approximately 300 linear feet of 14" Cast Iron water line that was destroyed during Hurricane Helene due to stream erosion and scouring along Cane Creek. This includes replacement piping of 18" HDPE, which has an internal diameter equivilent to the existing 14" **ductile** iron piping, installed by horizontal directional drilling.

The project includes temporary emergency repair costs that were submitted under Category B. Force account labor and equipment is not included in this estimate.

HELENE – FEMA PA

Budget, Obligations, and Revenues

- What's pending obligation (Categories G):

Project #	Title	Process Step	CRC Net Cost
824987	Patton Park – FCO 428	Pending PDMG Scope & Cost Routing	$345,899
824993	Sullivan Park, King Park Baseball Field & 7th Ave Dog Park	Pending Applicant Project Review	$282,364
Total	**Category G**		**$628,263**

HELENE – FEMA PA

Budget, Obligations, and Revenues

- What's pending obligation (Categories G):

HELENE – FEMA PA

Budget, Obligations, and Revenues

- What's pending obligation (Categories G):

REPLAY **Project Quotation**

Attn: Landon Olson
PO BOX 460
Pineville, NC 28134
Telephone: 1-704-858-3928

DATE: January 12, 2026
Quotation #: RPP-1497
Currency: USD
Quotation valid until: 30 Days

Quotation For: City of Hendersonville, NC
Attention: Kevin Rhodes
Ship To: 712 Martin Cir, Hendersonville, NC 28792

Project : Sullivan Park Renovation
Color : 50% Color / 50% Black
Fall Height : 6' CFH
Total Sqft: 11853
Product: PIP Rubber Surfacing

Comments or Special Instructions:
**Security fencing not included
**Subject to onsite measurements
**Standard Aromatic Urethane Quoted
**Site to be left at proper grade by customer
**Edge Termination: 1. Flush with curbing 2. Turn Down Edge
**Replay to install Compacted Stone: 1. YES 2. NO

SALESPERSON	P.O. NUMBER	SHIP VIA	QUOTE #	F.O.B. POINT	TERMS
Sebastian Strevens		Replay			25% down, 75% due on Completion

QUANTITY	DESCRIPTION	UNIT PRICE	WEIGHT (EA)	AMOUNT
11853	Replay Safer Surfacing - IPEMA Certified	$20.01		237,178.53
11853	12" Mulch Removal	$3.45		40,892.85
215	Drainage - French Drain	$32.00		6,880.00
565	Playground Rubber Borders	$19.00		10,735.00
3	Playground Structure Removal (Wood Structures/Concrete Footings)	-		19,676.00
	Freight + Mobilization	Included		
	TOTAL WEIGHT: 81,050 lbs			

SUBTOTAL $ 315,362.38
FREIGHT -
$ 0.00
Tax Exempt $ 0.00
TOTAL $ 315,362.38

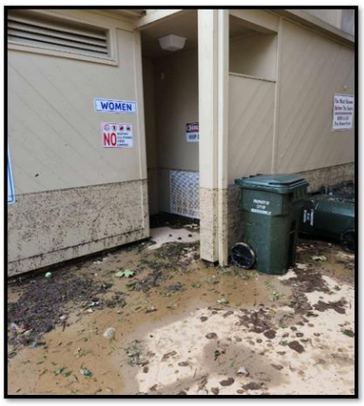
Estimated Project Start:

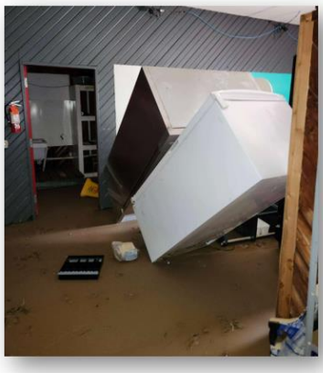
Accepted By: _____

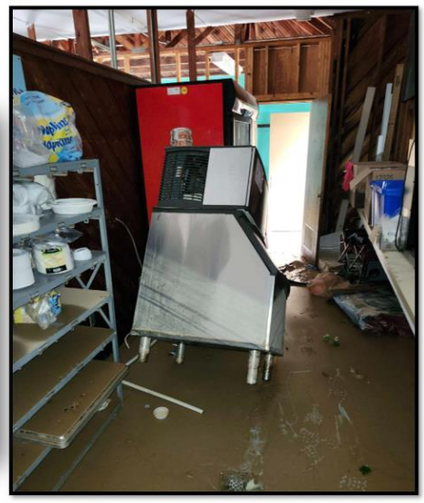
HELENE – FEMA PA

Budget, Obligations, and Revenues

- What's pending obligation (Categories G):



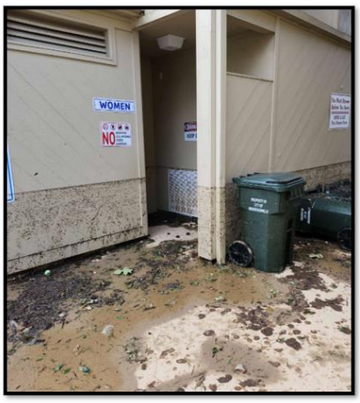




HELENE – FEMA PA

Budget, Obligations, and Revenues

- What's pending obligation (Categories G):



824987 > DI1518207 > Site 6, Women Bathhouse

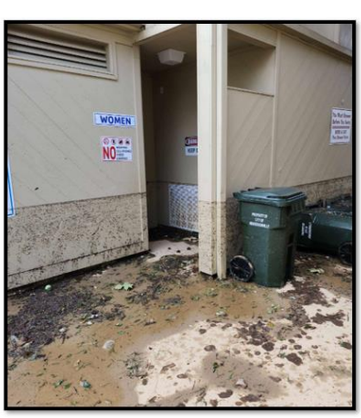
1280.00	04012052032O	Cleaning masonry, heavy restoration, heavy soil, biological and mineral staining, paint, by chemical, high pressure wash, brush and rinse, excludes scaffolding	S.F.	$ 4,902.40	Year 2026 Quarter 1	NORTH CAROLINA / ASHEVILLE (287-288)	
3.00	260590104015	Receptacle devices, duplex outlet, ivory, type NM cable, 20', 15 amp, incl box & cover plate	Ea.	$ 140.31	Year 2026 Quarter 1	NORTH CAROLINA / ASHEVILLE (287-288)	
3.00	260590104015	demo Receptacle devices and wire	Ea.	$ 109.35	Year 2026 Quarter 1	NORTH CAROLINA / ASHEVILLE (287-288)	

07/09/2026 02:26 PM EDT		Project Lane changed from Estimated Costs lane to Specialized lane. Reason: Specialized.

HELENE – FEMA PA

Budget, Obligations, and Revenues

- What's pending obligation (Categories G):



Public Assistance (PA) Reforms (Division B)

- **Upfront Grants:** Transitions public infrastructure funding from a slow reimbursement model to an upfront, grant-based funding system with pre-approved cost estimates. National Association of ... +1
- **Speed and Flexibility:** Implements expedited repair procedures, lump-sum block grants for smaller disasters, and fast-tracked emergency debris removal. Congress.gov +2
- **Transparency:** Mandates a public online project status dashboard to track fund disbursements. Congress.gov +1

Factor	Justification
50% Rule	98.68% repair-to-replacement ratio — far exceeds FEMA's threshold
Flood Resilience	Facility elevated 4 ft above grade, removed from floodplain
Codes & Standards	New construction built to current applicable codes
EHP Compliance	H&H modeling, floodplain permitting, and resilient materials plan in place
Financial Integrity	Insurance proceeds fully reconciled; no duplication of benefits
Section 428 Flexibility	Ability to share funds across Alternative Procedures Projects and retain excess funds for future risk reduction

HELENE – FEMA PA

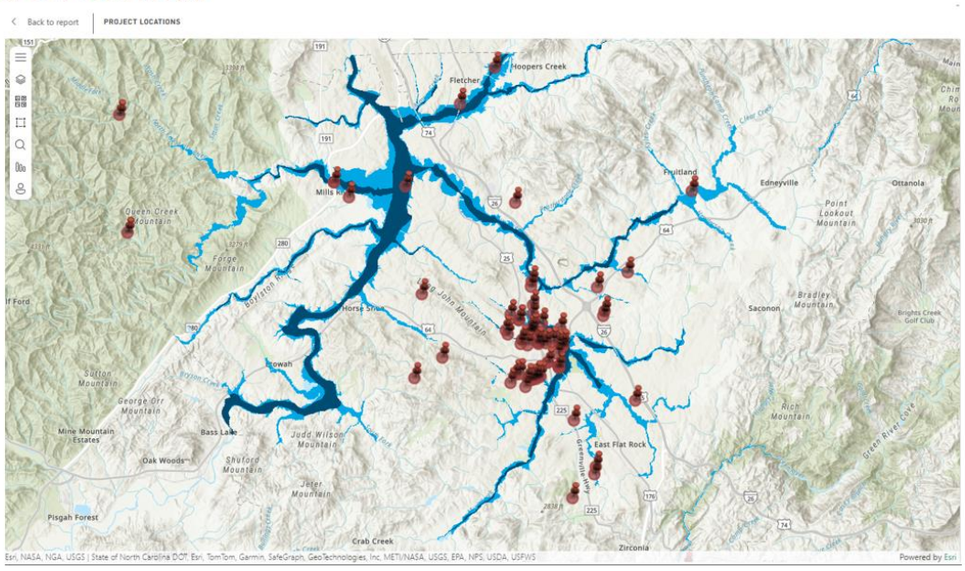
Overall

- A Substantial Lift Remains
  - WWTP; Patton; Whitmire
- ~50% Complete
- Strategy and Timeline Identified to Complete Remaining PA Obligations by January 2027

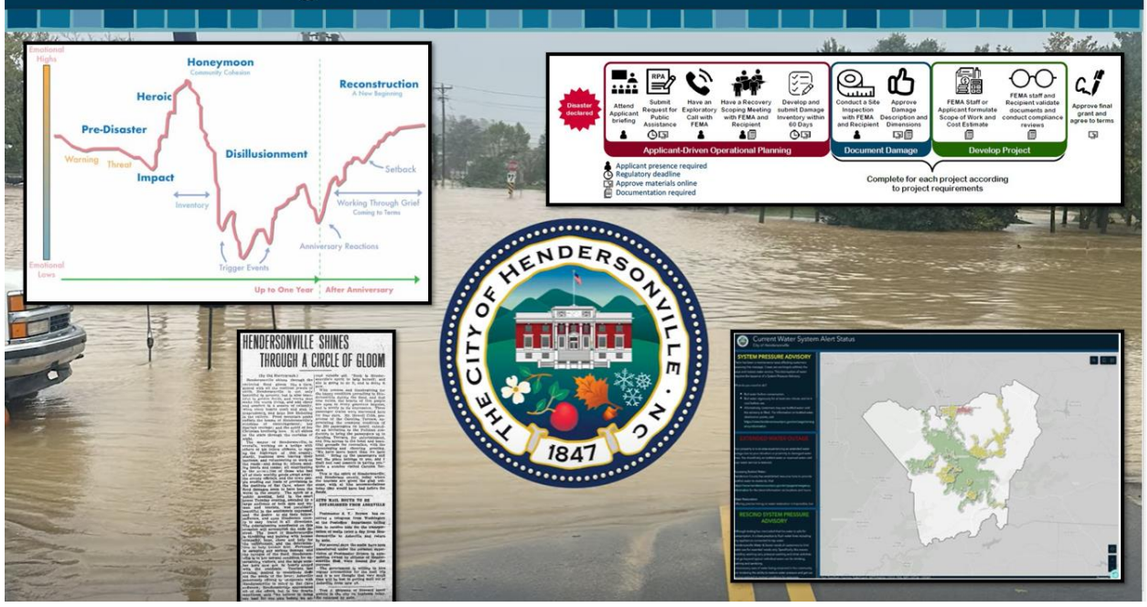
Status	Count	Total CRC Net Cost
✅ Obligated	14	**$4,872,230**
❌ Not Yet Obligated	14	**$6,464,057**
Total	**28**	**$11,336,287**

HELENE – FEMA PA

Project Overview



HELENE – QUESTIONS?



B. Adoption of Resolution of Intent to Negotiate Terms to Acquire, Manage or Lease the City of Saluda Water System – *Brent Detwiler, Assistant City Manager for Public Services and Adam Steurer, Utilities Manager*

Utilities Director Adam Steurer reminded council that in 2022 the Saluda water system elected to apply for a merger and regionalization feasibility study. That is a grant study offered by NCDEQ and this city council offered a letter of acknowledgement as a partner in that study and that study was completed about a year ago. In that study, there were a list of recommendations in order for the City of Hendersonville's water system to merge with the City of Saluda's water system. There have been some other discussions, some lists, some funds that are needed but this resolution says the city council wishes to state that it intends to enter into discussions with the City of Saluda regarding its water system.

Council Member Melinda Lowrance moved that City Council adopt a Resolution of Intent to Collaborate with the City of Saluda Regarding its Water System as presented. A unanimous vote of the Council followed. Motion carried.

Resolution #R-26-93

RESOLUTION OF INTENT TO COLLABORATE WITH THE CITY OF SALUDA REGARDING ITS WATER SYSTEM

WHEREAS, the City of Saluda owns and operates a water system within the City of Saluda, and in North and South Lake Summit; and

WHEREAS, there currently exists a Water Usage Agreement between the City of Hendersonville and the City of Saluda dated July 1, 2018 outlining the terms and conditions of Saluda's purchase of treated drinking water from Hendersonville to provide drinking water to Saluda's customers of its water system; and

WHEREAS, the City of Hendersonville issued a letter in support of the City of Saluda receiving a grant to perform a Merger and Regionalization Feasibility Study ("MRF") in June of 2025 regarding a potential merger of the Saluda water system into the City's water system, but specifically withheld any commitment for a merger at that time; and

WHEREAS, the North Carolina Department of Environmental Quality awarded a study grant for this purpose ; and

WHEREAS, in September of 2025, a MRF was completed by High Country Engineering, PC; and

WHEREAS based on the finding in the MRF, the City Council wishes to proceed with discussions with the City of Saluda regarding the extent to which the City of Hendersonville and the City of Saluda might collaborate on the ownership and operation of the Saluda water system.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF HENDERSONVILLE, NORTH CAROLINA that City Council wishes to publicly state its intent to enter into formal discussions with the City of Saluda regarding the potential for a collaborative arrangement between the City of Saluda and the City of Hendersonville, up to and including a merger of Saluda's water system into the City of Hendersonville's water system. Staff are specifically directed to enter into formal discussions with the staff for the City of Saluda and bring back a recommendation to City Council regarding this collaboration.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 1st day of October, 2026.

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

C. City Code Amendment Establishing that Certain Utilities Must Obtain a Franchise to Operate in the City Limits – *Angie Beeker, City Attorney*

City Attorney Angie Beeker and others have been working with Enbridge and Duke Energy on updated franchise and easement agreements. She has determined that the General Statutes permit municipalities to require franchise agreement for a utility to operate within the city limits and is recommending that we amend the City Code to establish that requirement.

Council Member Gina Baxter moved that the City Council adopt an Ordinance of the City of Hendersonville City Council to Amend Chapter 46 of the Code of Ordinances for the City of

Hendersonville to Require a Franchise to Operate Certain Enterprises in the City of Hendersonville as presented. A unanimous vote of the Council followed. Motion carried.

Ordinance #O-26-32

AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND CHAPTER 46 OF THE CODE OF ORDINANCES FOR THE CITY OF HENDERSONVILLE TO REQUIRE A FRANCHISE TO OPERATE CERTAIN ENTERPRISES IN THE CITY OF HENDERSONVILLE

WHEREAS, the City of Hendersonville is authorized by N.C.G.S. § 160A-319 to require that certain enterprises listed in N.C.G.S. § 160A-311 (with the exception of cable television) obtain a franchise before operating within the City limits for the City of Hendersonville if the City has granted any such franchises; and

WHEREAS, the City of Hendersonville has granted franchises to operate those enterprises within the City of Hendersonville, with the most recently adopted franchise being that franchise granted by ordinance to Public Service Company of North Carolina dba Dominion Energy; and

WHEREAS, City Council for the City of Hendersonville wishes to require that such enterprises obtain a franchise prior to operating within the City of Hendersonville.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HENDERSONVILLE, NORTH CAROLINA THAT:

SECTION 1. This Ordinance shall be known as "An Ordinance to Require N.C.G.S. § 160A-319 Enterprises to Obtain a Franchise Before Operating Within City Limits."

SECTION 2. That there shall be added a new Article VII of Chapter 46 of the Code of Ordinances, City of Hendersonville, North Carolina, to read as follows:

CHAPTER 46 STREETS, SIDEWALKS AND OTHER PUBLIC PLACES

ARTICLE VII. – Franchise Required to Operate Certain Enterprises

Sec. 46-187. Franchise Required

It shall be unlawful to operate any of the following enterprises within the City limits for the City of Hendersonville without having first been granted a franchise by ordinance of the City Council for the City of Hendersonville pursuant to N.C.G.S. § 160A-319:

(1) Electric power generation, transmission, and distribution systems.

(2) Gas production, storage, transmission, and distribution systems, where systems shall also include the purchase or lease of natural gas fields and natural gas reserves, the purchase of natural gas supplies, and the surveying, drilling and any other activities related to the exploration for natural gas.

SECTION 3. If any provision of this ordinance or its application is held invalid, the invalidity does not affect other provisions or applications of this ordinance that can be given effect without the invalid provisions or application, and to this end the provisions of this ordinance are severable.

SECTION 4. It is the intention of the City Council, and it is hereby ordained that the provisions of this ordinance shall become and be made part of the Code of Ordinances, City of Hendersonville, North Carolina, and the sections of this ordinance may be renumbered to accomplish such intention.

SECTION 5. This Ordinance shall be effective upon its adoption.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 1st day of October, 2026.

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

D. Resolution of Support FBRMPO Protect Grant & NCCDOT Protect Grant – *Brian Pahle, Deputy City Manager*

City Manager Brian Pahle explained that this was originally on the consent agenda, but he wanted to flag it for their attention. This was originally on the agenda for the French Broad River MPO planning portion of the Protect Grant but then the NCDOT had reached out and they are also applying for a protect grant for the construction related to that planning phase of that same project on Howard Gap so this resolution would just give you all authority to direct the city manager to issue those letters of support.

Council Member Lyndsey Simpson moved that City Council adopt the Resolution by the City of Hendersonville City Council to Support the French Broad River MPO Protect Grant and NCDOT Protect Grant Applications as presented. A unanimous vote of the Council followed. Motion carried.

Resolution #R-26-91

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO SUPPORT THE FRENCH BROAD RIVER MPO PROTECT GRANT AND NCDOT PROTECT GRANT APPLICATIONS

WHEREAS, Hurricane Helene demonstrated the vulnerability of Western North Carolina's transportation system to flooding, landslides, severe weather, and other natural hazards. Damage and closures to transportation facilities disrupted travel throughout the region, affected access to homes, businesses, and essential services, complicated emergency response, and recovery activities, and demonstrated the importance of having reliable and redundant transportation connections; and

WHEREAS, The proposed planning and construction effort would provide an important opportunity to build on these experiences and take a regional approach to transportation resilience; and

WHEREAS, We understand that the study is expected to assess transportation vulnerabilities and critical connections, evaluate network redundancy and emergency-access needs, identify and prioritize potential resilience improvements, and develop recommendations for incorporating resilience into future transportation planning and project development. The effort may also result in a formal Resilience Improvement Plan and construction project consistent with the PROTECT program; and

WHEREAS, Transportation systems and natural hazards do not stop at municipal, county, or MPO boundaries. A five-county approach would allow communities, transportation agencies, emergency-management partners, and other stakeholders to better understand regional vulnerabilities and coordinate strategies for maintaining access and improving the ability of the transportation network to withstand and recover from future disasters.

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

1. The City of Hendersonville supports this application and looks forward to participating in the planning process, including providing relevant information, identifying local transportation vulnerabilities and priorities, and participating in regional coordination as appropriate.
2. The Council directs the City Manager to sign a letter of support for the FBRMPO Protect Grant and NCDOT Protect Grant.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 1st day of October, 2026.

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

10. CITY MANAGER REPORT

A. May 2026 Contingency and Adjustment Report – *John Connet, City Manager*

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 with a summary of all amendments and adjustments occurring thus far in the fiscal year.

FISCAL YEAR 2025 - 2026 (FY26) BUDGET AMENDMENTS AND ADJUSTMENTS			Completed / Proposed	Corrected / Denied				
ACCOUNT NUMBER	ACCOUNT DESCRIPTION	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET	DESCRIPTION	TYPE	AMENDMENT NUMBER
020-1010-523003	Utilities Telephone & Internet	2,350	-	951	1,399	AchieveIT	adjustment	8/27/2026
020-1010-531210	Permits, Licenses, and Fee	2,080	951	-	3,031	AchieveIT	adjustment	8/27/2026
064-1010-523003	Utilities Telephone & Internet	2,110	-	500	1,610	AchieveIT	adjustment	8/27/2026
064-7455-531260	Credit Card Processing Fees	40,000	-	1,745	38,255	AchieveIT	adjustment	8/27/2026
064-1010-531210	Permits, Licenses, and Fees	4,200	2,245	-	6,445	AchieveIT	adjustment	8/27/2026
067-1010-523003	Utilities Telephone & Internet	5,993	-	1,631	4,362	AchieveIT	adjustment	8/27/2026
067-1010-531210	Permits, Licenses, and Fees	6,300	1,631	-	7,931	AchieveIT	adjustment	8/27/2026
068-1010-523003	Utilities Telephone & Internet	2,318	-	600	1,718	AchieveIT	adjustment	8/27/2026
068-1010-519200	Contract Services	21,000		1,035	19,965	AchieveIT	adjustment	8/27/2026
068-1010-531211	Permits, Licenses, and Fees	6,300	1,635	-	7,935	AchieveIT	adjustment	8/27/2026
060-0000-534999	Contingency	91,740	-	8,250	83,490	Washer & Dryer Replacement at WWTP	adjustment	9/3/2026
060-7135-534000	Non-Capital Equipment	-	3,000	-	3,000	Washer & Dryer Replacement at WWTP	adjustment	9/3/2026
060-7135-554001	Capitial Outlay Equipment Other Than	115,000	5,250	-	120,250	Washer & Dryer Replacement at WWTP	adjustment	9/3/2026
020-1010-531210	Permits, Licenses, and Fees	3,031	155	-	3,186	Adobe	adjustment	9/9/2026
020-2102-519101	Professional Services - Audit	1,000	-	155	845	Adobe	adjustment	9/9/2026
064-1010-531210	Permits, Licenses, and Fees	6,445	305	-	6,750	Adobe	adjustment	9/9/2026
064-7455-519200	Contract Services	48,000	-	305	47,695	Adobe	adjustment	9/9/2026
067-1010-531210	Permits, Licenses, and Fees	7,931	460	-	8,391	Adobe	adjustment	9/9/2026
067-7555-519200	Contract Services	282,469	-	460	282,009	Adobe	adjustment	9/9/2026
068-1010-531211	Permits, Licenses, and Fees	7,935	460	-	8,395	Adobe	adjustment	9/9/2026
068-7855-521001	Supplies & Materials	76,500	-	460	76,040	Adobe	adjustment	9/9/2026

B. Mayor's Memories – *John Connet, City Manager*

City Mananger gave "Mayor's Memories".

We have been doing every three years, so we are at October 1, 2020. The city entereed into an agreement contract and a resolution to extend sewer service to Halfway Tree and take a bunch of failing septic systems offline outside the city limits. Additionally, we accepted a drinking water state revolving loan fund for the French Broad River Intake. Here we are six years later fully online with a great new water source. Representative Chuck McGrady came and annoucned is retirement from the state legislature and said he was going onto the NCDOT Board and promised to do a bunch of good stuff for us with DOT. We had a few presentations with parks and recreation. We had a contiguous annexation for Universal at Lakewood Apartments that are now online. We had a zoning map amendment for the parking deck project and we awarded bids to change and improve this council chamber. John Connet recognized our stormwater program and our utility program for the multi-area stream bank restoration project which won an award. Council member Jeff Miller engaged us in conversation about the dark sky initiative and we had a presentation where we turned all of the lights off and talked aboaut soft white color light, daylight color light and foot candles.

11. <u>CLOSED SESSION</u> - REMOVED

12 . <u>ADJOURN</u>

There being no further business, the meeting adjourned at 7:30 p.m. upon unanimous assent of the Council. No further action was taken.

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Jennifer Hensley, Mayor Pro Tem

ATTEST:

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Jill Murray, City Clerk