



MINUTES

June 4, 2026

REGULAR MEETING OF THE CITY COUNCIL

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

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

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

1. CALL TO ORDER

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

2. INVOCATION AND PLEDGE OF ALLEGIANCE TO THE FLAG

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

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

None.

4. CONSIDERATION OF AGENDA

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

5. CONSENT AGENDA

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

- A. Adoption of City Council Minutes – Jill Murray, City Clerk

May 1, 2026 Budget Workshop

May 13, 2026 Regular Meeting

May 27, 2026 Workshop Meeting - Hendersonville Housing Summit
- B. June 2026 Budget Amendments – Jennifer Floyd, Management Analyst

TO MAYOR & COUNCIL

APPROVAL: June 4, 2026

FISCAL YEAR 2027

FORM: 06042026-02

BUDGET AMENDMENT

FUND 410					
ACCOUNT NUMBER	DESCRIPTION OF ACCOUNT	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET
410-0000-470010-25000	Transfer In (from 010)	69,000	40,000	-	109,000
410-1525-550103-25000	Capital Outlay- CIP	69,000	40,000	-	109,000
FUND 010	TOTAL REVENUES	69,000	40,000	-	109,000
General Fund	TOTAL EXPENDITURES	69,000	40,000	-	109,000

An amendment to the Oakdale Improvement Project, #25000 increasing the total appropriation by \$40,000 to a total of \$109,000 using a transfer in from the General Fund.

The City Manager and City Clerk certify budget ordinance amendment 06042026-02 was approved by City Council on June 4, 2026.

The City Manager and City Clerk certify budget ordinance amendment 06042026-02 was approved by City Council on June 4, 2026.

BUDGET AMENDMENT					
FUND 010 060 410 301					
ACCOUNT NUMBER	ACCOUNT DESCRIPTION	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET
010-0000-598901	Transfer Out (to 301)	959,016	-	-	959,016
010-1010-534000	Non-Capital Equipment	97,790	-	-	97,790
FUND 010 General Fund	TOTAL REVENUES	-	-	-	97,790
	TOTAL EXPENDITURES	1,056,806	-	-	1,056,806
060-0000-598901	Transfer Out (to 301, #G2502)	565,200	-	48,200	517,000
060-0000-598901	Transfer Out (to 460, #G2502)	517,000	48,200	-	565,200
060-1010-519200	Contract Services	333,739	-	-	333,739
060-1010-523003	Utilities- Telephone & Internet	68,619	-	-	68,619
060-1010-534000	Non-Capital Equipment	21,077	-	-	21,077
FUND 060 Water & Sewer Fund	TOTAL REVENUES	-	-	-	-
	TOTAL EXPENDITURES	1,505,635	48,200	48,200	1,505,635
410-0000-598901-25001	Transfer in (from 010)	100,000	-	-	100,000
410-0000-598901-25001	Transfer Out (to 301)	9,800	-	-	9,800
410-1010-470100-25001	Capital Outlay CIP	90,200	-	-	90,200
FUND 410 DT Camera Project #25001	TOTAL REVENUES	100,000	-	-	100,000
	TOTAL EXPENDITURES	100,000	-	-	100,000
301-0000-470100-G2502	Transfer In (From 010, 410, & 060)	95,500	-	48,200	47,300
301-1010-554001-G2502	Capital Outlay - Equipment Other Than	95,500	-	48,200	47,300
FUND 301 Cybersecurity #G2502	TOTAL REVENUES	95,500	-	48,200	47,300
	TOTAL EXPENDITURES	95,500	-	48,200	47,300
460-0000-470100-G2502	Transfer In (060)	-	48,200	-	48,200
460-1010-554001-G2502	Capital Outlay - Equipment Other Than	-	48,200	-	48,200
FUND 460 Cybersecurity #G2502	TOTAL REVENUES	-	48,200	-	48,200
	TOTAL EXPENDITURES	-	48,200	-	48,200
A budget amendment correcting fund allocation for accounting purposes related to the Cyber Security Grant Project #25001.					
The City Manager and City Clerk certify budget ordinance amendment 06042026-01 was approved by City Council on June 4, 2026.					

TO MAYOR & COUNCIL

APPROVAL: June 4, 2026

FISCAL YEAR 2026

FORM: 06042026-03

BUDGET AMENDMENT

FUND 460

ACCOUNT NUMBER	DESCRIPTION OF ACCOUNT	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET
460-0000-420050-25019	Grant Revenue (NCDWI)	-	5,000,000	-	5,000,000
460-0000-470010-25019	Debt Proceeds (NCDWI, No-Interest)	-	5,000,000	-	5,000,000
460-7055-550103-25019	Capital Outlay- CIP	-	10,000,000	-	10,000,000
FUND 460	TOTAL REVENUES	-	10,000,000	-	10,000,000
Water Looping #25019	TOTAL EXPENDITURES	-	10,000,000	-	10,000,000

A budget amendment reflecting the adoption of a grant project ordinance (GPO) and reimbursement resolution (RR) for the Water System Resiliency Looping Project, #25019. The adopted project appropriation is \$10,000,000. The project revenues are a \$5,000,000 grant and \$5,000,000 no-interest loan, both from the North Carolina Division of Water Infrastructure (NCDWI).

The City Manager and City Clerk certify budget ordinance amendment 06042026-03 was approved by City Council on June 4, 2026.

C. June 2026 Project Ordinances and Reimbursement Resolutions – Adam Murr, Budget & Evaluation Director

Resolution #R-26-44

HENDERSONVILLE, NORTH CAROLINA
DECLARATION OF OFFICIAL INTENT TO REIMBURSE

BE IT RESOLVED by the City Council of the City of Hendersonville, North Carolina, this declaration (the "Declaration") is made pursuant to the requirements of the United States Treasury Regulations Section 1.150-2 and is intended to constitute a Declaration of Official Intent to Reimburse under such Treasury Regulations Section.

The undersigned is authorized to declare the official intent of HENDERSONVILLE, North Carolina (the "Issuer") with respect to the matters contained herein.

Expenditures to be Incurred. The Issuer anticipates incurring expenditures (the "Expenditures") for EXECUTION, ACQUISITION, CONSTRUCTION, AND INSTALLATION OF THE 2026 TRANSPORTATION GENERAL OBLIGATION (GO) BOND PROJECT (#25013), ORDINANCE #O-26-11 (the "Project(s)").

Plan of Finance. The Issuer intends to finance the costs of the Project(s) with the debt proceeds to be issued by the Issuer (the "Borrowing"), the interest on which is to be excluded from gross income for Federal income tax purposes.

Maximum Principal Amount of Debt to be Issued. The maximum principal amount of the Borrowing to be incurred by the Issuer to finance the Project is \$10,000,000.

Declaration of Official Intent to Reimburse. The Issuer hereby declares its official intent to reimburse itself with the proceeds of the Borrowing for any of the Expenditures incurred by it prior to the issuance of the Borrowing.

ADOPTED by the City Council of the City of Hendersonville, North Carolina, on this 4th day of June, 2026.

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

Ordinance #O-26-11

**CAPITAL PROJECT ORDINANCE FOR
THE EXECUTION, ACQUISITION, CONSTRUCTION, AND INSTALLATION OF THE 2026
TRANSPORTATION GENERAL OBLIGATION (GO) BOND PROJECT, #25013**

BE IT ORDAINED by the Governing Board of the City of Hendersonville, North Carolina that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted:

Section 1: The project authorized is a City project described as the 2026 Transportation General Obligation (GO) Bond Project, #25013.

Section 2: The following amounts are appropriated for the project(s):

Account Codes				Account Name	Total Budget
Fund	Dept.	Account	Project		
410	1014	550103	25013	Capital Outlay–CIP (Resurfacing)	\$9,140,692
410	1014	550103	25013	Capital Outlay–CIP (ADA Curb Ramp)	2,420,000
410	1014	550103	25013	Capital Outlay–CIP (Safety & Transportation)	3,705,000
410	1002	550102	25013	Capital Outlay–Service & Fees	175,000
Total Project Appropriation					\$15,440,692

Section 3: The following revenues are anticipated to be available for the project(s):

Account Codes				Account Name	Total Budget
Fund	Dept.	Account	Project		
410	0000	470010	25013	Debt Proceeds (2026 GO Bond)	(\$10,000,000)
410	0000	470100	25013	Transfer in (from General Fund–FY25)	(158,290)
410	0000	470100	25013	Transfer in (from General Fund–FY26)	(782,402)
410	0000	470100	25013	Transfer in (from General Fund–FY27)	(900,000)
410	0000	470100	25013	Transfer in (from General Fund–FY28)	(900,000)
410	0000	470100	25013	Transfer in (from General Fund–FY29)	(900,000)
410	0000	470100	25013	Transfer in (from General Fund–FY30)	(900,000)
410	0000	470100	25013	Transfer in (from General Fund–FY31)	(900,000)
Total Project Appropriation					(\$15,440,692)

Section 4: The Finance Director is hereby directed to maintain within the General Fund and Governmental Capital Project Fund sufficient specific detailed accounting records to satisfy the disclosure requirements of all the contractual agreements, if applicable.

Section 5: Funds may be advanced from the General Fund and Governmental Capital Project Fund, as necessary for the purpose of making payments as due. Reimbursement requests shall be made in an orderly and timely manner.

Section 6: The Finance Director is directed to report, on a quarterly basis, on the financial status of each project element in Section 3 and Section 4.

Section 7: The Finance Director is further instructed to include a detailed analysis of past and future revenues and expenses during each annual budget submission made to the Governing Board.

Section 8: Copies of this capital project shall be furnished to the City Clerk, Finance Director, and City Manager for direction in carrying out this project.

Section 9: The City Manager, or designee, is authorized to declare the project completed, close the project ordinance, and distribute remaining project funds to the appropriate operating fund or reserve fund.

ADOPTED by the City Council of the City of Hendersonville, North Carolina, on this 4th day of June, 2026.

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

Resolution #R-26-45

HENDERSONVILLE, NORTH CAROLINA
DECLARATION OF OFFICIAL INTENT TO REIMBURSE

BE IT RESOLVED by the City Council of the City of Hendersonville, North Carolina, this declaration (the "Declaration") is made pursuant to the requirements of the United States Treasury Regulations Section 1.150-2 and is intended to constitute a Declaration of Official Intent to Reimburse under such Treasury Regulations Section.

The undersigned is authorized to declare the official intent of HENDERSONVILLE, North Carolina (the "Issuer") with respect to the matters contained herein.

Expenditures to be Incurred. The Issuer anticipates incurring expenditures (the "Expenditures") for EXECUTION, ACQUISITION, CONSTRUCTION, AND INSTALLATION OF THE FY27 VEHICLE AND EQUIPMENT PROJECT (#VE027), ORDINANCE #O-26-12 (the "Projects").

Plan of Finance. The Issuer intends to finance the costs of the Project(s) with the debt proceeds to be issued by the Issuer (the "Borrowing"), the interest on which is to be excluded from gross income for Federal income tax purposes.

Maximum Principal Amount of Debt to be Issued. The maximum principal amount of the Borrowing to be incurred by the Issuer to finance the Project is \$1,665,350.

Declaration of Official Intent to Reimburse. The Issuer hereby declares its official intent to reimburse itself with the proceeds of the Borrowing for any of the Expenditures incurred by it prior to the issuance of the Borrowing.

ADOPTED by the City Council of the City of Hendersonville, North Carolina, on this 4th day of June, 2026.

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

Ordinance #O-26-12

CAPITAL PROJECT ORDINANCE FOR
THE EXECUTION, ACQUISITION, CONSTRUCTION, AND INSTALLATION OF THE FY27 VEHICLE
AND EQUIPMENT PROJECT, #VE027

BE IT ORDAINED by the Governing Board of the City of Hendersonville, North Carolina that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted:

- Section 1:** The project authorized is a City project described as the FY27 Vehicle and Equipment Project, #VE027.
- Section 2:** The following amounts are appropriated for the project(s):

Account Codes				Account Description	Total Budget
Fund	Dept.	Account	Project		
410	1300	554002	VE027	C/O-Vehicles (14-47 Marked SUV)	\$63,605
410	1300	554002	VE027	C/O-Vehicles (14-50, Unmarked)	\$63,605
410	1300	554002	VE027	C/O-Vehicles (14-56, Unmarked)	\$63,605
410	1300	554002	VE027	C/O-Vehicles (14-62, Unmarked)	\$63,605
410	1300	554002	VE027	C/O-Vehicles (15-24, Unmarked)	\$63,605
410	1300	554002	VE027	C/O-Vehicles (15-25, Unmarked)	\$63,605
410	1300	554002	VE027	C/O-Vehicles (15-26, Unmarked)	\$77,370
410	1300	554002	VE027	C/O-Vehicles (14-86, Marked)	\$77,370
410	1300	554002	VE027	C/O-Vehicles (14-94, Marked)	\$77,370
410	1300	554002	VE027	C/O-Vehicles (New Hire 1, Marked)	\$77,370
410	1300	554002	VE027	C/O-Vehicles (New Hire 2, Marked)	\$77,370
410	1300	554002	VE027	C/O-Vehicles (New Hire 3, Marked)	\$77,370
410	1200	554002	VE027	C/O-Vehicles (Code Enforcement)	\$30,000
410	2102	554002	VE027	C/O-Vehicles (Event Van)	\$40,000
410	2102	554001	VE027	C/O-Equipment (Crew Cart/UTV)	\$40,000
410	1523	554002	VE027	C/O-Vehicles (14-30 Truck)	\$55,000
410	1523	554001	VE027	C/O-Equipment (42-10 Tractor)	\$64,500

410	1555	554002	VE027	C/O-Vehicles (22-19 Dump Truck)	\$100,000
460	7002	554002	VE027	C/O-Vehicles	\$150,000
460	7002	554001	VE027	C/O-Equipment (50-03 Skid Steer)	\$90,000
468	7855	554001	VE027	C/O-Equipment (Recycle Truck)	\$250,000

Total Project Appropriation	\$1,665,350
-----------------------------	-------------

Section 3: The following revenues are anticipated to be available for the project(s):

Account Codes				Account Description	Total Budget
Fund	Dept.	Account	Project		
410	0000	470010	VE027	Debt Proceeds (FY27 V&E Loan)	(\$1,175,350)
460	0000	470100	VE027	Transfers In (from 060)	(\$240,000)
468	0000	470010	VE027	Debt Proceeds (FY27 V&E Loan)	(\$250,000)

Total Project Appropriation	(\$1,665,350)
-----------------------------	---------------

Section 4: The Finance Director is hereby directed to maintain within the General Fund, Water and Sewer Fund, Environmental Services Fund, and Capital Project Funds sufficient specific detailed accounting records to satisfy the disclosure requirements of all the contractual agreements, if applicable.

Section 5: Funds may be advanced from the General Fund, Water and Sewer Fund, and Environmental Services Fund as necessary for the purpose of making payments as due. Reimbursement requests shall be made in an orderly and timely manner.

Section 6: The Finance Director is directed to report, on a quarterly basis, on the financial status of each project element in Section 3 and Section 4.

Section 7: The Finance Director is further instructed to include a detailed analysis of past and future revenues and expenses during each annual budget submission made to the Governing Board.

Section 8: Copies of this capital project shall be furnished to the City Clerk, Finance Director, and City Manager for direction in carrying out this project.

ADOPTED by the City Council of the City of Hendersonville, North Carolina, on this 4th day of June, 2026.

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

Resolution #R-26-46

HENDERSONVILLE, NORTH CAROLINA
DECLARATION OF OFFICIAL INTENT TO REIMBURSE

BE IT RESOLVED by the City Council of the City of Hendersonville, North Carolina, this declaration (the "Declaration") is made pursuant to the requirements of the United States Treasury Regulations Section 1.150-2 and is intended to constitute a Declaration of Official Intent to Reimburse under such Treasury Regulations Section.

The undersigned is authorized to declare the official intent of HENDERSONVILLE, North Carolina (the "Issuer") with respect to the matters contained herein.

Expenditures to be Incurred. The Issuer anticipates incurring expenditures (the "Expenditures") for EXECUTION, ACQUISITION, CONSTRUCTION, AND INSTALLATION OF THE WATER SYSTEM RESILIENCY LOOPING PROJECT (#25019), ORDINANCE #O-26-13 (the "Project(s)").

Plan of Finance. The Issuer intends to finance the costs of the Project(s) with the grant revenue and debt proceeds to be issued by the Issuer (the "Borrowing"), the interest on which is to be excluded from gross income for Federal income tax purposes.

Maximum Principal Amount of Debt to be Issued. The maximum principal amount of the Borrowing to be incurred by the Issuer to finance the Project is \$10,00,000.

Declaration of Official Intent to Reimburse. The Issuer hereby declares its official intent to reimburse itself with the proceeds of the Borrowing for any of the Expenditures incurred by it prior to the issuance of the Borrowing.

ADOPTED by the City Council of the City of Hendersonville, North Carolina, on this 4th day of June, 2026.

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

**GRANT PROJECT ORDINANCE FOR
THE EXECUTION, ACQUISITION, CONSTRUCTION, AND INSTALLATION OF THE WATER
SYSTEM RESILIENCY LOOPING PROJECT, #25019**

BE IT ORDAINED by the Governing Board of the City of Hendersonville, North Carolina that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following grant project ordinance is hereby adopted:

Section 1: The project authorized is a City project described as the Water System Resiliency Looping Project, #25019.

Section 2: The following amounts are appropriated for the project(s):

Account Codes				Account Name	Total Budget
Fund	Dept.	Account	Project		
460	7055	550103	25019	Capital Outlay–CIP	\$10,000,000
Total Project Appropriation					\$10,000,000

Section 3: The following revenues are anticipated to be available for the project(s):

Account Codes				Account Name	Total Budget
Fund	Dept.	Account	Project		
460	0000	420050	25019	Grant Revenue (NCDWI)	(\$5,000,000)
460	0000	470010	25019	Debt Proceeds (NCDWI, No-Interest)	(\$5,000,000)
Total Project Appropriation					(\$5,000,000)

Section 4: The Finance Director is hereby directed to maintain within the Water & Sewer Fund and Water and Sewer Capital Project Fund sufficient specific detailed accounting records to satisfy the disclosure requirements of all the contractual agreements, if applicable.

Section 5: Funds may be advanced from the Water and Sewer Fund and Water and Sewer Capital Project Fund, as necessary for the purpose of making payments as due. Reimbursement requests shall be made in an orderly and timely manner.

Section 6: The Finance Director is directed to report, on a quarterly basis, on the financial status of each project element in Section 3 and Section 4.

Section 7: The Finance Director is further instructed to include a detailed analysis of past and future revenues and expenses during each annual budget submission made to the Governing Board.

Section 8: Copies of this grant project shall be furnished to the City Clerk, Finance Director, and City Manager for direction in carrying out this project.

Section 9: The City Manager, or designee, is authorized to declare the project completed, close the project ordinance, and distribute remaining project funds to the appropriate operating fund or reserve fund.

ADOPTED by the City Council of the City of Hendersonville, North Carolina, on this 4th day of June, 2026.

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

D. Engineering Services to Support the Water System Resiliency Looping Project – Devin Owen, Utilities Engineer

Resolution #R-26-47

**RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO ENTER INTO A
CONTRACT FOR ENGINEERING SERVICES TO SUPPORT THE WATER SYSTEM
RESILIENCY LOOPING PROJECT**

WHEREAS, the City owns and operates a public water distribution system that serves a population of approximately 80,000 people in Henderson County and surrounding areas; and

WHEREAS, the City saw severe impacts from Hurricane Helene on September 27th, 2024, which illustrated several areas for improvements to strengthen the City’s water system; and

WHEREAS, the Water System Resiliency Looping Project will provide additional, redundant waterlines into multiple key service areas of the water system. These redundant waterlines will create looped portions of the water

system, thus lessening the potential and severity of future water outage impacts by allowing for reduced public health risks and improving economic recovery; and

WHEREAS, City Staff have performed a qualifications-based selection, determined McGill Associates, PA., as most qualified, and have received and negotiated a scope of work and fee from McGill Associates, PA. to provide Engineering Services to support the project.

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

1. McGill Associates, PA. is most qualified to provide professional engineering services for the project, as recommended by Staff.
2. The scope of professional engineering services from McGill Associates, PA. is approved in the not-to-exceed amount of \$1,236,500.00.
3. The City Manager is authorized to execute an agreement with McGill Associates, PA. consistent with the terms of this Resolution, as approved by the City Attorney.
4. The City Manager is authorized to approve contract amendments which cumulatively do not exceed 10% of the approved contract amount of \$1,236,500.00, provided however that any necessary budget ordinance or project ordinance amendments must be brought back to the City Council for approval.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 4th day of June, 2026.

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

E. Annexation: Certificate of Sufficiency – Ironwood Square (26-37-ANX) – Sam Hayes, Planner II

Resolution #R-26-48

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

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

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

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

Section 1. A public hearing on the question of annexation of the satellite area described herein will be held at City Operations Center located at 305 William St. Hendersonville NC, 28792 at 5:45 p.m. July 2nd, 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 PINs 9577-79-4384, 9577-79-3365, and 9577-79-2337 described in the plat recorded in Book 2026- ____ [to be inserted at recording of the plat] of the Henderson County Registry, said PINs 9577-79-4384, 9577-79-3365, and 9577-79-2337 being described by metes and bounds as follows:

Beginning at an Existing 1/2" Iron Pipe;

Thence S 83°39'08"E a distance of 381.20' to an Existing Spike in the centerline of Case Street, S.R. 1784;

Thence with the centerline of said street S 05°55'16"W a distance of 99.39' to a Point in said centerline;

Thence N 83°34'00"W a distance of 129.93' to an existing 1/2" Iron Pipe;

Thence N 83°41'29"W a distance of 252.19' to an existing 1/2" Iron Pipe;

Thence N 06°26'51"E a distance of 99.37' to the Point of Beginning, having an Area of 37927.9 square feet, 0.87 Acres

Re: Petition for Satellite Annexation
Petitioners: Drake Bruner (applicant), Kieran Roe – Conserving Carolina (Property owner), Emily Balcken – Children and Family Resource Center (Property Owner)

File No. 26-37-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 4th day of June, 2026.

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

6. PRESENTATIONS

A. **Proclamation Recognizing Donnie Jones** - *Barbara Volk, Mayor*

Mayor Volk read the proclamation aloud and presented it to Donnie Jones.

Proclamation
HONORING DONNIE JONES

WHEREAS, Donnie Jones of Hendersonville, North Carolina, has dedicated his life to serving others and enriching the lives of children and families throughout Henderson County and Western North Carolina; and

WHEREAS, recognizing a need within the community, Donnie Jones founded **Special Needs Sports** in 2001 and later established the **Special Needs Baseball League**, creating opportunities for children and adults with disabilities to experience the joy, camaraderie, and life lessons that come through participation in organized sports; and

WHEREAS, through his vision, leadership, and tireless volunteer efforts, Special Needs Sports has grown to serve more than 200 participants across seven counties in Western North Carolina, providing a welcoming environment where every player is valued, included, and celebrated; and

WHEREAS, Donnie Jones has worked tirelessly to ensure that financial barriers never prevent participation, relying on community partnerships, volunteers, sponsors, and charitable support so that every athlete has the opportunity to play; and

WHEREAS, his unwavering commitment to inclusion has extended beyond the playing field, helping to promote accessible recreation opportunities and advocating for facilities and programs that serve individuals of all abilities; and

WHEREAS, in recognition of his extraordinary contributions, Henderson County honored Donnie Jones by naming the **Donnie Jones All-Inclusive Playground at Jackson Park**, ensuring that his legacy of inclusion and service will inspire generations to come; and

WHEREAS, Donnie Jones has exemplified the highest ideals of community service, compassion, and leadership, touching countless lives through his dedication and his belief that every child deserves the opportunity to belong, participate, and succeed; and

WHEREAS, his heartfelt description of the athletes he serves as "**my kids**" reflects the love, commitment, and personal investment he has made in helping special needs individuals and their families feel valued and supported.

NOW, THEREFORE, BE IT PROCLAIMED, that I, Mayor Barbara Volk, Mayor of the City of Hendersonville, on behalf of the City Council, hereby recognize and honor **Donnie Jones** for his outstanding service, visionary leadership, and unwavering dedication to the special needs community and to the citizens of Henderson County and Western North Carolina.

BE IT FURTHER PROCLAIMED, that all citizens are encouraged to join in celebrating Donnie Jones for his remarkable achievements and for the lasting impact he has made by creating opportunities, building community, and demonstrating that there are no limits to what can be accomplished through service, compassion, and inclusion.

PROCLAIMED this 4th day of June, 2026.



7. PUBLIC HEARINGS

A. Fiscal Year 2026-2027 Budget Adoption – John Connet, City Manager

City Manager John Connet asked Budget & Evaluation Director Adam Murr to come up so that Adam could introduce the two summer interns Jules and Ethan. Ethan is attending the University of North Carolina at Chapel Hill and Jules is attending Bryn Mawr College in Pennsylvania. Then John recognized Adam Murr and Jenny Floyd (not present) for their work on the budget.

Mr. Connet then explained that his comments have changed a little in the last 24 hours and we will still make a formal presentation tonight but from a staff perspective it is our recommendation that you do not adopt your budget tonight. We would ask that we open the public hearing and receive public comments. As you know, we spend a number of months doing financial forecasting and capital planning where we can show you the impacts of certain expenses and what revenues will be over a number of years and we take pride in our strong financial position, in our modeling and our capital improvement program. Our budget for the most part has been buttoned up and ready to go since early May, however last night the County Commissioners adopted a budget that included a 4.3 cent tax increase. In addition, they increased Sheriff's Deputy salaries by an average of 18% and both of those items will have an impact. The tax increase will have a dramatic impact in future years for us as it relates to the sales tax. We also see some other potential increases at the county level in future years so from our financial modeling and forecasting we need to take some time to look at those facts as it relates to your budget. In addition, we are in a competitive market for public safety, not only police, but fire and general employees for that matter and we've had a strong reputation and a strong practice of taking care of all of our team so looking at that potential increase and how it impacts our team we need to have some discussion about that and give you some options to consider in looking at years from now. On top of all of the local impacts, you have the state legislature that is looking at a bill that could potentially put a cap on the property tax levy in future years and we feel like there is potential for a constitutional amendment on the November election and ultimately could then, assuming it passes, that issue could be taken up in the long session in 2027. So we knew we had one headwind with the constitutional amendment, but you add the other two and we felt like instead of adopting our budget tonight, we would want to take a little bit of time to evaluate our big financial model of what those impacts would be and talk to our team about salary. We had planned a pay and classification study for this coming year anyway but there are things that we need to do before then, so we just want to circle as a team and give city council some options for recommendations. Nothing may change from this proposed budget but there may be some additional recommendations. My commitment to city council and to the citizens is that any changes will be transparent and we will meet again on June 24th and we will keep the public hearing open to that point and if we do make changes, the public can speak and if we are making any changes, we will release that via social media and local newspapers in as much advance notice we possibly can.



CITY OF HENDERSONVILLE

FY27 BUDGET ADOPTION

June 04, 2026



Our Vision



Hendersonville is a vibrant mountain city where the government and citizens work together for a high quality of life.



Our Mission



The City of Hendersonville is committed to providing quality, efficient services to all citizens, visitors, and businesses through open communication, timely responses, and quality results.

COUNCIL FOCUS AREAS & ENABLERS

FOCUS AREAS

- PUBLIC SAFETY
- PARKS, GREENWAYS, & NATURAL AMENITIES
- STRONG INFRASTRUCTURE
- BUSINESS AND ECONOMIC DEVELOPMENT
- HOUSING, GROWTH MANAGEMENT, AND COMMUNITY CHARACTER

ENABLERS

- HIGH PERFORMING CITY WORKFORCE
- FINANCIAL SUSTAINABILITY
- COMMUNITY PARTNERSHIPS
- HIGH-FUNCTIONING CITY COUNCIL
- ENGAGED AND EDUCATED COMMUNITY

The Fiscal Year 2026-2027 (FY27) budget was developed based upon information presented and discussed during our City Council and Staff Retreat held on Feb. 26 & 27, 2026.

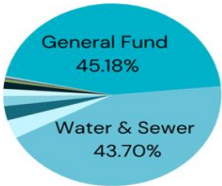
In August 2025, the City began updating its three-year strategic plan through community engagement efforts including focus groups, staff input, community meetings, and Council and leadership sessions. The updated plan identifies five focus areas and five enablers, each with defined goals, actions, and key performance indicators (KPIs) available at:

www.hvInc.gov/strategicplan

BUDGET AT A GLANCE

TOTAL RECOMMENDED BUDGET: \$75,150,992

WHERE IS THE MONEY GOING?



- Environmental Services 3.28%
- Stormwater 2.54%
- Parking 1.79%
- Water & Sewer Capital Reserve 1.26%
- Main St. MSD 1.24%
- Housing 0.39%
- 7th Ave MSD 0.37%
- Stormwater Capital Reserve 0.20%
- Governmental Special Revenue 0.04%

WHERE IS THE MONEY COMING FROM?

GENERAL FUND

- Restricted Intergovernmental 3.18%
- Permits & Fees 2.12%
- Sales & Services 1.13%
- Investment Earnings 0.69%
- Other taxes & Licenses 0.02%
- Miscellaneous 0.02%



BUDGET AT A GLANCE

Property Tax Rate

\$0.52

per \$100 of value

City Wide: \$0.52/per \$100
No change from the previous rate

Main St and 7th Ave MSD: \$0.21/per \$100
Main St: No change from the previous rate
7th Ave: No change from the previous rate

WATER & SEWER RATES

Water: 8% increase
Sewer: 9% increase

The rate differential between inside & outside water customer rates has lowered by 5% reflecting City Council's commitment to equalize rates by 2030

RATES & FEES

Stormwater: \$9.00/month
\$1 increase for residential customers
Non-residential Stormwater Fee Cap \$450

Environmental Services: No increase in fees

Parking: No increase in parking rates

LEARN MORE AT: HVLNC.GOV/BUDGET

BUDGET AT A GLANCE

Fiscal Year	Assessed Value (\$bn)	AV % Change	Tax Levy % Change	Tax Rate (\$/100)
FY99	0.7	33.35%	9.11%	0.55
FY00 (reval.)	0.9	-	-	0.45
FY01	0.9	-	-	0.45
FY02	0.9	-	-	0.45
FY03	0.9	-	-	0.43
FY04 (reval.)	1.1	16.25%	11.08%	0.43
FY05	1.2	-	-	0.43
FY06	1.2	-	-	0.43
FY07	1.3	-	-	0.38
FY08 (reval.)	1.7	29.92%	14.82%	0.38
FY09	1.7	-	-	0.38
FY10	1.7	-	-	0.41
FY11	1.7	-	-	0.41
FY12 (reval.)	1.6	-6.78%	0.58%	0.41
FY13	1.6	-	-	0.41
FY14	1.7	-	-	0.44
FY15	1.7	-	5.47%	0.46
FY16 (reval.)	1.7	-	-	0.46
FY17	1.7	-	-	0.47
FY18	1.7	-	-	0.47
FY19	1.8	-	-	0.49
FY20 (reval.)	2.2	18.94%	18.94%	0.49
FY21	2.2	-	-	0.52
FY22	2.2	-	-	0.52
FY23	2.3	-	-	0.49
FY24 (reval.)	3.0	30.50%	22.97%	0.52
FY25	3.3	-	-	0.52
FY26	3.4	-	-	0.52
FY27 (est.)	3.5	-	-	0.50
FY28 (est. (reval.))	4.2	20.00%	15.38%	0.50

BUDGET AT A GLANCE

FY26 Peer Tax Rates

City	Tax Rate (\$/100)
Pinehurst	22.50
Southern Pines	29.00
Holly Springs	34.35
Greenville	39.54
Concord	42.00
Asheville	44.19
Hickory	45.50
Mooresville	48.36
Clayton	49.00
Brevard	50.75
Kernersville	50.90
Statesville	51.76
Hendersonville	52.00
Kannapolis	55.95
Winston-Salem	56.70
High Point	64.75
Greensboro	67.25
Goldboro	69.00
Hamlet	76.00

BUDGET AT A GLANCE

TOTAL RECOMMENDED BUDGET: \$75,150,992

HIGHLIGHTS

Focusing on long-term financial sustainability, the FY27 budget focuses on long-term financial sustainability while delivering high quality services

Committing to Compensation/Benefits requires additional funds to recruit & retain personnel, by covering increasing medical insurance & retirement costs

Prioritizing Strong Infrastructure with key Water & Sewer projects including treatment plant, line, and pump station improvements

Enhancing Public Safety by funding extraction equipment, thermal imaging cameras for fire response, and a mobile deployment drone.

Advancing Affordable Housing Options by establishing a housing fund.

New positions include: 4 Police Officers, 1 Civilian Crash Investigator, 1 911 Telecommunicator, 2 Fire Training Officers, 1 Construction Inspector, and 1 part-time Human Resources Coordinator



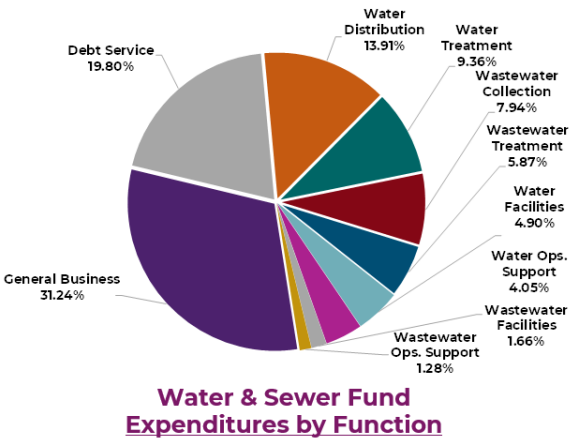
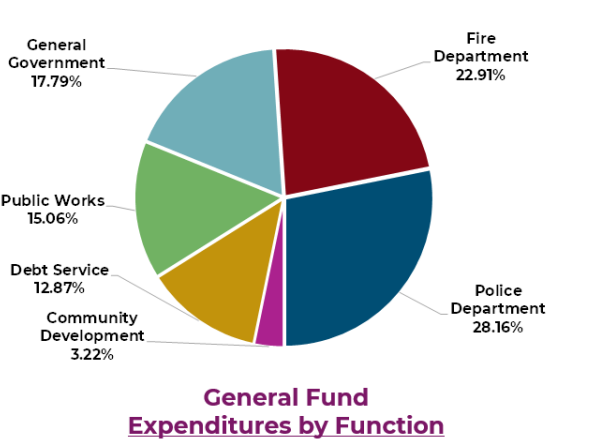
PERSONNEL BENEFITS

- 4.0% Cost of Living Adjustment
- 4.00% 401k Match
- 2.56% Average Merit Increase



BUDGET AT A GLANCE

TOTAL RECOMMENDED BUDGET: \$75,150,992



GENERAL FUND

TAX RATE	\$0.52/\$100	REVENUES (+\$1.4M, or 4.9%)
REVENUES	(30,518,905)	- Rate = \$0.52/\$100 (no change) - Drivers = Sales Tax Growth & Development
EXPENDITURES	32,545,871	EXPENDITURES (+\$1.6M, or 5.0%)
OTHER FINANCING	1,408,468	\$20.9M Personnel & Benefits (+\$1.7M) - COLA, Merit, 401k, LGERS, etc. - Position Additions (6 Police, 2 Fire, 1 Eng., 0.5 HR) \$7.0M Operating (-\$247k) - Powell Bill Transfer Out, Zoning Ordinance Added \$442k Capital (+\$128k) - Priority = Critical equipment & replacements \$4.2M Debt Service (-\$26k) - Final/partial payments on prior debt issuances.
FUND BALANCE APPROPRIATED	(3,435,434)	FUND BALANCE & OTHER FINANCING
FUND BALANCE FY27 START	12,433,902	- FY27 Transfers - Budget = \$1,408,468 Est. = \$1,112,910 - FY27 End-of-Year Total Fund Balance - Budget = \$8,998,468 Est. = \$13,405,806 - FY27 End-of-Year Unassigned - City Policy - Est. = \$8,352,394 25.81%
FUND BALANCE FY27 END	8,998,468	

MAIN STREET MSD FUND		
TAX RATE	\$0.21/\$100	REVENUES (-\$12k, or -1.6%)
REVENUES	(742,300)	• Rate = \$0.21/\$100 (no change)
EXPENDITURES	934,390	EXPENDITURES (-\$64k, or -6.4%)
OTHER FINANCING	(192,090)	• \$659,350 Personnel & Benefits (+\$39k) Salaries and benefits increases
FUND BALANCE APPROPRIATED	-	• \$227,240 Operating (-\$49k)
FUND BALANCE FY27 START	62,403	• \$0 Capital (-\$58k)
FUND BALANCE FY27 END	62,403	• \$47,800 Debt Service (+\$5.5k) DT Vehicle
		FUND BALANCE & OTHER FINANCING
		• Budgeted Transfer from GF \$192,090
		• <i>Estimated</i> Transfer from GF \$43,939
		• No Budgeted or <i>Estimated</i> Fund Balance Appropriation

7th AVE MSD FUND		
TAX RATE	\$0.21/\$100	REVENUES (+\$9k, or 6.7%)
REVENUES	(146,450)	• Rate = \$0.21/\$100 (no change)
EXPENDITURES	278,184	EXPENDITURES (+\$60k, or 27.3%)
OTHER FINANCING	(76,468)	• \$185,742 Personnel & Benefits (+\$10k) Salaries and benefits increases
FUND BALANCE APPROPRIATED	(55,266)	• \$90,135 Operating (+\$47k) Streetscape items and equipment
FUND BALANCE FY27 START	62,426	• \$0 Capital (no change)
FUND BALANCE FY27 END	7,160	• \$2,307 Debt Service (DT Vehicle)
		FUND BALANCE & OTHER FINANCING
		• Budgeted Transfer from GF \$76,468
		• Est. Transfer from GF \$0
		• Est. Fund Bal. Appropriation = \$38,144
		• Est. End of Year Fund Bal. = \$17,122

WATER & SEWER FUND		
USER FEES	+ ~8.5%	REVENUES
REVENUES	(29,671,000)	• Water Sale Rev. +8.0%
EXPENDITURES	31,573,900	• Sewer Charge Rev. +9.0%
OTHER FINANCING	1,265,000	• SDFs → 100% Effective Jul 1, 2026
FUND BALANCE APPROPRIATED	(3,167,900)	• 115% Inside/Outside Rate Diff. (-5.0%)
FUND BALANCE FY27 START	10,771,721	EXPENDITURES
FUND BALANCE FY27 END	7,603,821	• \$15.2M Personnel & Benefits (+\$836k)
		• \$8.7M Operating (-\$372k)
		• \$1.4M Pay-Go Capital (+\$333k)
		• \$6.3M Debt Service (+\$107k)
		• \$415k Transfer for Vehicles & Equipment
		• \$950k Transfer to Capital Reserve Fund SDFs \$850,000
		FUND BALANCE/BOND COVENANT
		• FY26 Est. Covenant (a)=1.14 (b)=1.02
		• FY27 Est. Covenant (a)=1.12 (b)=1.02
		• Min (a)=1.00, Min (b)=1.00

PARKING FUND

USER FEES	No Change	REVENUES	(1,147,675)	EXPENDITURES	1,347,585	OTHER FINANCING	(199,910)
FUND BALANCE APPROPRIATED	-	FUND BALANCE FY27 START	-	FUND BALANCE FY27 END	-	REVENUES	
						•	Parking Fee Revenues = No Change
						EXPENDITURES	
						•	\$282,951 Personnel & Benefits (-\$20k)
						•	\$254,434 Operating (-\$32k)
						•	\$0 Capital
						•	\$810,200 Debt Service (-\$1.7k)
						FUND BALANCE	
						•	Budgeted Transfer from GF \$199,910
						•	Est. Transfer from GF \$85,032
						•	Est. Fund Bal. Appropriation = \$0
						•	Est. End of Year Fund Bal. = \$0
						•	No Fund Balance – GF Supported

STORMWATER FUND

USER FEES	\$9.00/mo.	REVENUES	(1,906,050)	EXPENDITURES	1,456,050	OTHER FINANCING	450,000
FUND BALANCE APPROPRIATED	-	FUND BALANCE FY27 START	178,136	FUND BALANCE FY27 END	178,136	REVENUES	
						•	Rate = \$9.00/Month/ERU (+\$1.00)
						•	Cap = \$450.00/Month/ERU (+\$50.00)
						•	+\$220k user fee revenue
						EXPENDITURES	
						•	\$944,576 Personnel & Benefits (-\$145k)
						•	\$437,424 Operating (+\$66k)
						•	\$0 Capital
						•	\$74,050 Debt Service (-\$1.8k)
						•	\$150,000 Transfer to Capital Reserve
						•	\$300,000 Transfer to Wash Creek Project
						FUND BALANCE	
						•	No Fund Balance Appropriation
						•	No General Fund Transfer (In)
						•	Estimated Increase \$77,302

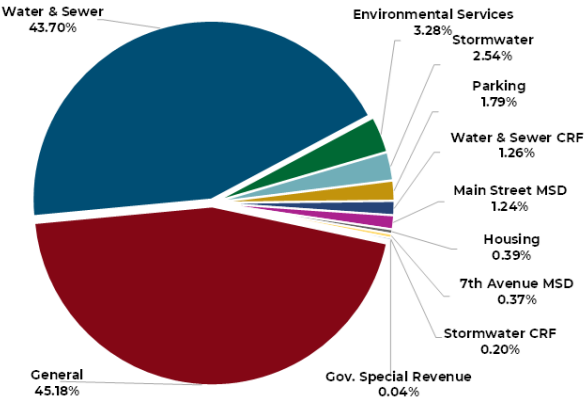
ENVIRONMENTAL SERVICES FUND

USER FEES	\$32.00/mo.	REVENUES	(2,394,000)	EXPENDITURES	2,464,670	OTHER FINANCING	-
FUND BALANCE APPROPRIATED	(70,670)	FUND BALANCE FY27 START	193,960	FUND BALANCE FY27 END	123,290	REVENUES	
						•	Rate = \$30.00 / 32gal (no change) \$32.00 / 96gal (no change)
						EXPENDITURES	
						•	\$1.6M Personnel & Benefits (+\$31k)
						•	\$686,312 Operating (+\$6.1k)
						•	\$0 Capital
						•	\$213,465 Debt Service (+\$19k)
						FUND BALANCE	
						•	Fund Balance Appropriation \$70,670
						•	No General Fund Transfer(In)
						•	Estimated Increase \$64,533

BUDGET IN TOTAL

FY27 MAJOR FUNDS SUMMARY

FUND	EXPENDITURES	REVENUES	FUND BALANCE APPROPRIATION
General	\$ 33,954,339	\$ 30,518,905	\$ 3,435,434
Water & Sewer	32,838,900	29,671,000	3,167,900
Environmental Services	2,464,670	2,394,000	70,670
Stormwater	1,906,050	1,906,050	-
Parking	1,347,585	1,347,585	-
Water & Sewer CRF	950,000	950,000	-
Main Street MSD	934,390	934,390	-
Housing	295,874	295,874	-
7th Avenue MSD	278,184	222,918	55,266
Stormwater CRF	150,000	150,000	-
Gov. Special Revenue	31,000	-	31,000
SUB-TOTAL	\$ 75,150,992	\$ 68,390,722	\$ 6,760,270
TOTAL IN BALANCE		\$75,150,992	



THANK YOU
COUNCIL & STAFF

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

The public hearing was opened at 6:21 p.m.

There were no public comments and Mayor Volk asked if Council would motion to continue the public hearing until the next meeting.

Council Member Melinda Lowrance moved that City Council recess and continue this public hearing and move it to our June 4, 2026 meeting at 4:00p.m. or as soon thereafter as may be open at the City Operations Building located at 305 Williams Street, Hendersonville in the large meeting room.

B. Adoption of Resolution Authorizing the City of Hendersonville to Participate in the Commercial Property Assessed Capital Expenditure (C-PACE) Program – John Connet, City Manager

City Manager John Connet explained that the City Council previously approved a Resolution of Intent to participate in the C-PACE Program. Prior to formally joining the program the City Council must conduct a public hearing and adopt a resolution authorizing participation.

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

The public hearing was opened at 6:25 p.m.

There were no public comments.

The public hearing was closed at 6:25 p.m.

Council Member Jennifer Hensley moved that the City Council adopt the resolution authorizing the City of Hendersonville to participate in the C-PACE Program. A unanimous vote of the Council followed. Motion carried.

Resolution #R-26-51

RESOLUTION AUTHORIZING HENDERSONVILLE, NORTH CAROLINA TO PARTICIPATE IN THE COMMERCIAL PROPERTY ASSESSED CAPITAL EXPENDITURE (C-PACE) PROGRAM

WHEREAS, as required by N.C. Gen. Stat. § 160A-239.14(a)(1), the City Council, of the City of Hendersonville, North Carolina previously adopted Resolution No. R26-43 Resolution of Intent, declaring the intent of the City to participate in the Commercial Property Assessed Capital Expenditure (C-PACE Program) established under Article 10B of Chapter 160A of the General Statutes of North Carolina, as amended (the “C-PACE Act”); and

WHEREAS, as required by N.C. Gen. Stat. § 160A-239.14(b), on June 4, 2026 the City of Hendersonville held a public hearing on its intent to participate in the C-PACE Program; and

WHEREAS, as required by N.C. Gen. Stat. § 160A-239.14(a)(2), the City of Hendersonville now desires to adopt a resolution to join the C-PACE Program;

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

Section 1. The City of Hendersonville hereby joins the C-PACE Program, and declares that its participation in the C-PACE Program shall be subject to and consistent with the provisions of the C-PACE Act, the terms of the C-PACE Program as established by the Economic Development Partnership of North Carolina as the Statewide Administrator of the C-PACE Program, and the Resolution of Intent.

Section 2. Nothing in this resolution shall be interpreted as authorizing the City of Hendersonville to pledge, offer, or encumber its full faith and credit, and the City of Hendersonville shall not pledge, offer, or encumber its full faith and credit in connection with any C-PACE Financing.

Section 3. Should any provision or provisions of this Resolution be declared invalid or unenforceable in any respect by final decree of any court of competent jurisdiction, the invalidity or unenforceability of any such provisions shall not affect the remaining provisions of such Resolution.

Section 4. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed.

Section 5. The Resolution shall take effect upon the concurrence of the Henderson County Board of Commissioners.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 4th day of June, 2026.

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

C. Public Hearing: Consideration of Incentives to Project Crown – Brittany Brady, President-Henderson County Partnership for Economic Development and Angie Beeker, City Attorney

The City has been asked to consider the approval of proposed economic development incentives for the benefit of a company known at this time as Project Crown. Project Crown company is a global manufacturing company that provides design, engineering, manufacturing, and supply chain services to many of the world’s top brands. The company is considering locations to establish a 130,000 sf manufacturing facility. The company is considering the City of Hendersonville for this facility. The new 130,000 sf facility, estimated to be valued at nearly \$73.0 Million, would be constructed by an independent third party and leased by the company. The company would invest nearly over \$51.0 Million, for the equipping of the manufacturing facility. The project would result in the creation of 148 new jobs over a three-year period, paying an average annual wage of \$62,776.00.00, which is in excess of the median average wage in Henderson County for full-time employment, plus other benefits.

Project Crown

Hendersonville City Council

Public Hearing

June 4, 2026

Economic Development – NCGS § 158-7.1

- “Each county and city in this State is authorized to make appropriations for economic development purposes.”
 - Appropriation must:
 - Increase population
 - Taxable Property
 - Agricultural Industries
 - Employment
 - Industrial Output OR
 - Business Prospects
- of the city or county.

City of Hendersonville Economic Development Assistance Guidelines

- Minimum capital investment of \$1,500,000 (real or personal)
- Create full-time jobs that pay at or above median industrial wage (\$54,118 for 2026)
- For each year that investments made/jobs created, typically receive 5 years of incentives payments (7 for Project Crown)
- Incentives payments are a % of taxes paid to the City, based upon number of jobs created and wages paid (see next slide).
- Incentives agreement between industry and City

Economic Incentives Payments

Number of Jobs Created	Points	Wages *Wage data to be updated annually	Points
5-25	20	100% of Average	20
26-49	30	105% of Average	30
50-75	40	110% of Average	40
76-149	50	120% of Average	50
150+	60	150% of Average	60

Total Points = Percentage of each year's property taxes generated as a result of the project for which the incentives are granted (for each year for which incentives are granted by the Board).

Project Crown

- Total Investment (over 2 years):
 - \$73.0 Million Real Property
 - \$51.0 Business Personal Property
 - \$124.0 Total Investment
- Wages: \$62,776.00 (116% of median average wage)
- Number of jobs: 148 (over 3 years)
- Total points: 90% of taxes paid each year for 5 years/ investment year

Estimated Total Incentives

Maximum of \$3,520,274.60

ANNUAL AND TOTAL ESTIMATED INCENTIVES				
Year	Incentives on Yr 1 Investment	Incentives on Yr 2 Investment	Total Annual Incentive	TOTAL ALL YEARS
2026	\$4,914.00	\$0.00	\$4,914.00	\$4,914.00
2027	\$4,914.00	\$574,870.74	\$579,784.74	\$584,698.74
2028	\$4,914.00	\$549,241.29	\$554,155.29	\$1,138,854.03
2029	\$4,914.00	\$523,611.83	\$528,525.83	\$1,667,379.86
2030	\$4,914.00	\$497,982.37	\$502,896.37	\$2,170,276.23
2031	\$4,914.00	\$472,352.91	\$477,266.91	\$2,647,543.14
2032	\$4,914.00	\$446,723.46	\$451,637.46	\$3,099,180.60
2033	\$0.00	\$421,094.00	\$421,094.00	\$3,520,274.60

Senior Director of Business & Economic Development Emily Martin added the following:

Project Crown is a public global manufacturing company that provides design, engineering, manufacturing, and supply chain services to many of the world’s top brands. Project Crown is focused on precision injection molded components that are subsequently assembled via high speed automated assembly lines and shipped to customers for final labeling and distribution in the healthcare industry

The company has global locations as well as locations in the State of North Carolina. To accommodate growth in the market, the company is considering building a new facility to serve their existing markets. The project has considered sites in Ireland, Illinois, Florida, and North Carolina.

The company is considering a location in Henderson County, within the City of Hendersonville. They would construct an approximate 130,00 SF building estimated at nearly \$73 million and invest over \$51 million in business personal property. The total project investment is \$123,885,629 The project would create 148 new positions with average wages exceeding \$62,776 annually.

Projected Investment: \$72,772,751 real property
\$51,112,878 business personal property

Projected Employment: 148 jobs over 5 years
Anticipated Wages: \$62,776 average annual wages

Based on 7-year straight-line depreciation of business personal property, 25% residual, at 90% threshold:

ANNUAL AND TOTAL ESTIMATED INCENTIVES				
Year	Incentives on Yr 1 Investment	Incentives on Yr 2 Investment	Total Annual Incentive	TOTAL ALL YEARS
2026	\$4,914.00	\$0.00	\$4,914.00	\$4,914.00
2027	\$4,914.00	\$574,870.74	\$579,784.74	\$584,698.74
2028	\$4,914.00	\$549,241.29	\$554,155.29	\$1,138,854.03
2029	\$4,914.00	\$523,611.83	\$528,525.83	\$1,667,379.86
2030	\$4,914.00	\$497,982.37	\$502,896.37	\$2,170,276.23
2031	\$4,914.00	\$472,352.91	\$477,266.91	\$2,647,543.14
2032	\$4,914.00	\$446,723.46	\$451,637.46	\$3,099,180.60
2033	\$0.00	\$421,094.00	\$421,094.00	\$3,520,274.60

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

The public hearing was opened at 6:29 p.m.

There were no public comments.

The public hearing was closed at 6:29 p.m.

Council Member Melinda Lowrance moved that the City Council adopt the Resolution of the City of Hendersonville City Council to Approve Economic Development Incentives for Project Crown and Authorize the City Manager to Execute Agreement with the Company. A unanimous vote of the Council followed. Motion carried.

Resolution #R-26-52

RESOLUTION OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO APPROVE ECONOMIC DEVELOPMENT INCENTIVES FOR PROJECT CROWN AND AUTHORIZE THE CITY MANAGER TO EXECUTE AGREEMENT WITH THE COMPANY

WHEREAS, the City of Hendersonville has been requested to approve economic incentives for Project Crown, a Project involving a taxable capital investment of \$73,000,000.00 in real property (not including any land acquisition costs), and not less than \$51,000,000.00 in business personal property (equipment) over a two-year period, and the creation of 148 jobs paying an average annual wage of \$62,776.00, which is in excess of the average wage in Henderson County for all insured industries for full-time employment, plus provide other employment benefits, over a three- year period; and

WHEREAS, The Project Crown Company (the “Company”) is proposing to establish a establish a 130,000 sf manufacturing in the City of Hendersonville that would be constructed by an independent third party and leased by the Company; and

WHEREAS, the public benefit to be derived from Project Crown is an increase in the property tax base for the City of Hendersonville, a substantial number of new jobs paying above the average wage in Henderson County, and will increase the population of the City of Hendersonville; and

WHEREAS, Based on the City’s Economic Development Assistance Guidelines, the Company’s proposed level of capital investment and job creation at the stated average annual wage qualifies Project Crown for consideration by City Council of the following incentive package: seven annual incentives payments for each of the two years over which capital investment benchmarks (including retention) are met by the Company. Job creation and retention requirements must also be met over the three-year period. The maximum total amount of monetary incentives to be considered by City Council for the Company is \$3,520,274.60; and

WHEREAS, Project Crown has indicated that the City of Hendersonville is in competition with other locations for the location and development of the capital investment; and

WHEREAS, the City is authorized to provide the requested economic incentives pursuant to N.C. Gen. Stat. § 158-7.1; and

WHEREAS, The company would be required to enter into an economic development agreement with the City pursuant to N.C. Gen. Stat. § 158-7.1(h); and

WHEREAS, City Council is desirous of approving the economic incentives for Project Crown, having held a duly advertised public hearing as required by N.C. Gen. Stat. § 158-7.1;

THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF HENDERSONVILLE, NORTH CAROLINA that:

1. The WHEREAS clauses are incorporated into this Resolution as findings of the City of Hendersonville City Council.
2. The following economic development incentives are approved:
 - a. Seven annual incentives payments for each of the two years over which capital investment benchmarks (including retention) are met by the Company. Job creation and retention requirements must also be met over the three-year period. The maximum total amount of monetary incentives payments approved is \$3,520,274.60.
3. The City Manager is authorized to execute an economic incentives agreement on behalf of the City of Hendersonville with the Company, with such terms and conditions as he deems appropriate in consultation with the City Attorney, provided the agreement is consistent with the terms of this Resolution. The City Manager, City Attorney, City Clerk, and City Finance Director are also authorized to take any other actions and enter into any other agreements on behalf of the City with the Company, or with any other entity, necessary to carry out the City’s responsibilities under the economic incentives agreement, except where City Council approval is requires by the North Carolina General Statutes, regardless of any local policies or guidelines, and provided that the amount and type of taxable capital investment required, the number of jobs to be created, the minimum average annual salary to be paid to the jobs created, and the amount and type of economic incentives to be paid by the City may not be changed without approval from the City Council.
4. The approval of the economic incentives as outlined in this Resolution is conditioned on the Company meeting the taxable capital investment in real and personal property, consisting of \$73,000,000.00 in new taxable capital investment in real property and improvements, and \$51,000,000.00 in personal property and equipment over a two year period, meets the job creation requirement of 148 new jobs paying an average wage of \$62,776.00 per year plus benefits, and retains the capital investment (less depreciation) and jobs over the term of the Agreement.

5. The City Manager, City Attorney, and City Staff are authorized to take such other actions as may be necessary to carry out the terms and provisions of the agreement as signed by the City Manager and this Resolution.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 4th day of June, 2026.

Barbara G. Volk, Mayor

Attest: /s/Jill Murray, City Clerk

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

D. Annexation: Public Hearing-552 Clear Creek Rd. (Carolina Village 26-24-ANX – Matthew Manley, Long-Range Planning Manager

Planner Sam Hayes explained that the City of Hendersonville received a petition from Tom Jones of WGLA & Kevin Parries of Carolina Village for contiguous annexation of PIN 9579-08-2767, a 2.04 acre parcel abutting the Carolina Village campus. On May 13, 2026, City Council accepted the City Clerk’s Certificate of Sufficiency for the petition submitted by Tom Jones & Kevin Parries and set June 4, 2026, as the date for the public hearing.

CAROLINA VILLAGE

[2-ACRE TRACT]

(26-24-ANX)

Contiguous Annexation Petition

City of Hendersonville City Council

June 4, 2026

Community Development | Planning Division

Sam Hayes, Planner II



Background

+ **Petitioner:**

+ Kevin Parries, Carolina Village

+ Tom Jones, WGLA

+ **PINs:**

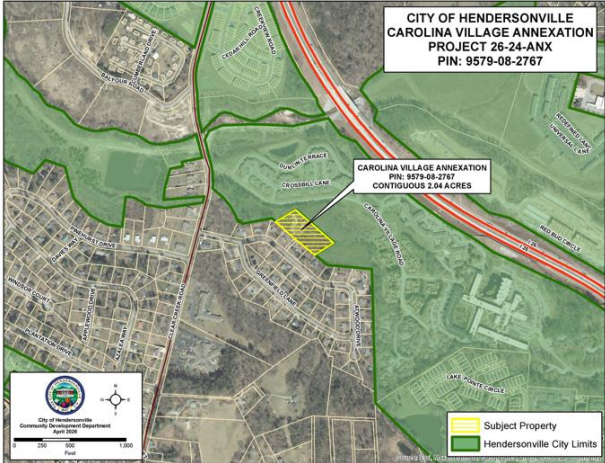
+ 9579-08-2767

+ **Address:**

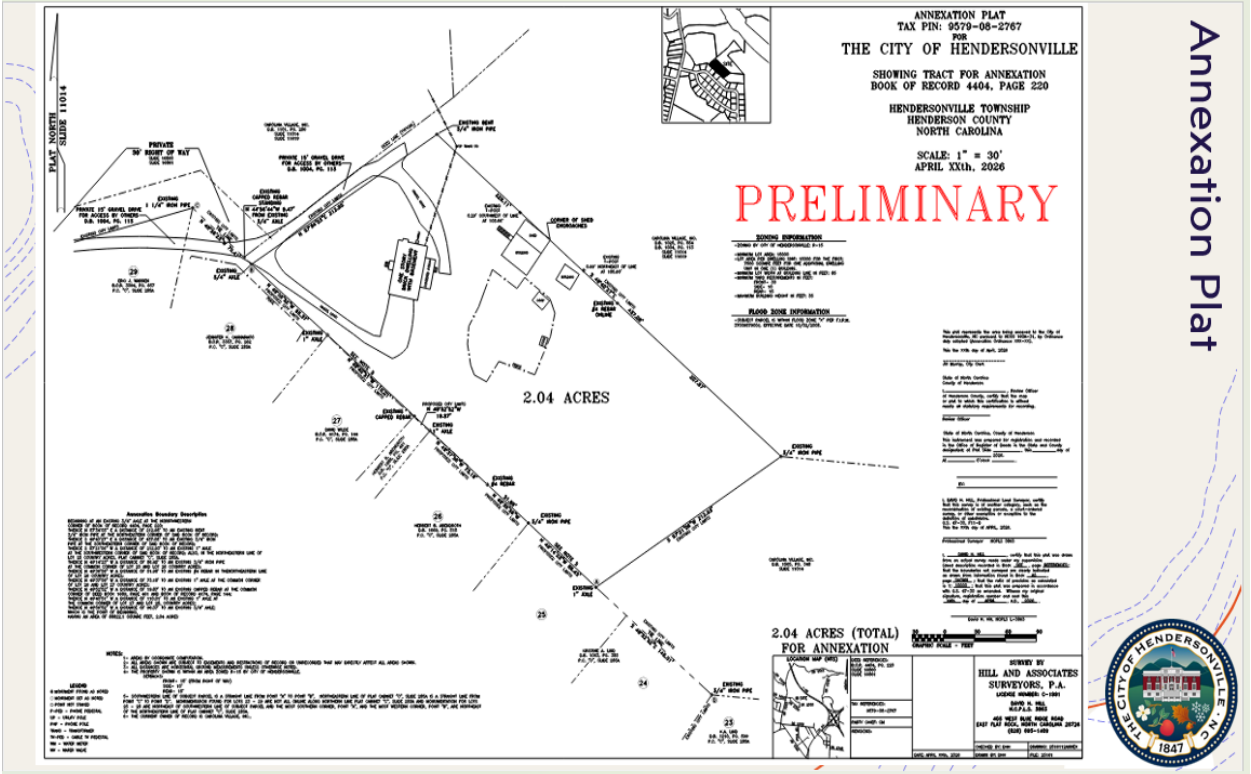
+ 552 Clear Creek Rd

+ **Acreage:**

+ Approximately 2.04 acres



On May 13, 2026, City Council accepted the City Clerk’s Certificate of Sufficiency for this petition and set June 4, 2026, as the date for the public hearing



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

The public hearing was opened at 6:32 p.m.

There were no public comments.

The public hearing was closed at 6:32 p.m.

Council Member Lyndsey Simpson moved City Council adopt an ordinance of the City of Hendersonville to extend the Corporate Limits of the City as a contiguous annexation, to annex that property owned by Carolina Village, identified as PIN 9579-08-2767, finding that the standards established by North Carolina General Statute 160A-31 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-26-18

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 CONTIGUOUS ANNEXATION

IN RE: Petition for Contiguous Annexation
Petitioner: Kevin Parries, Carolina Village
File No. 26-24-ANX

WHEREAS, The City of Hendersonville has been petitioned by Tom Jones of WGLA on behalf of Kevin Parries of Carolina Village, pursuant to North Carolina General Statutes (NCGS) 160A-31, 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 305 Williams St (City Operations Building), Hendersonville, NC at 5:45 pm, on the 4th day of June 2026, after due notice by publication as provided by law on the 13th day of May 2026; and

WHEREAS, the City Council further finds the areas described therein meets the standards of N.C. G.S. 160A-31.

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 that:

- 1: By virtue of the authority granted by N.C.G.S. 160A-31, as amended, the following described contiguous area is hereby annexed and made part of the City of Hendersonville as of the 4th day of June 2026.

Being all of that real property consisting of PIN 9579-08-2767 described in the plat recorded in Book 2024-_____ [to be inserted at recording of the plat] of the Henderson County Registry, said PIN 9579-08-2767 being described by metes and bounds as follows:

Being all those pieces, parcels, or tracts of land situate in Henderson County, North Carolina, and being all of Lots 1R & 2R, “Lot Line Adjustment Peter & Rhonda Summerville” of the plat thereof as recorded as Plat Slide 15681, Register of Deeds of Henderson County (RODHC), North Carolina, and being more particularly described as follows:

Being the property described in Book of Record 4404, Page 220.
Beginning at an existing 3/4" axle at the northwestern corner of Book of Record 4404, Page 220;
Thence N 57°34'03" E a distance of 212.95' to an existing bent 3/4" iron pipe at the northeastern corner of said Book of Record;
Thence S 49°40'27" E a distance of 437.08' to an existing 3/4" iron pipe at the southeastern corner of said Book of Record;
Thence S 57°21'06" W a distance of 212.93' to an existing 1" axle at the southwestern corner of said Book of Record; also, in the northeastern line of lot 25 country acres, Plat Cabinet "C", Slide 285a.
Thence N 49°14'23" W a distance of 86.45' to an existing 3/4" iron pipe at the common corner of lot 25 and lot 26 country acres;
Thence N 49°36'56" W a distance of 51.98' to an existing #4 rebar in the northeastern line of lot 26 country acres;
Thence N 49°37'56" W a distance of 73.18' to an existing 1" axle at the common corner of lot 26 and lot 27 country acres;
Thence N 49°52'52" W a distance of 19.87' to an existing capped rebar at the common corner of Deed Book 1689, Page 461 and Book of Record 4174, Page 144;
Thence N 49°40'51" W a distance of 110.01' to an existing 1" axle at the common corner of lot 27 and lot 28, country acres;
Thence N 49°56'52" W a distance of 96.37' to an existing 3/4" axle;
Which is the point of beginning, having an area of 88822.1 square feet, 2.04 acres

- 2: Upon and after the 4th day of June 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 4th day of June, 2026.

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

E. Rezoning: Conditional Zoning District-Carolina Village (26-25-CZD) – Sam Hayes, Planner II

Planner Sam Hayes explained that the City of Hendersonville received an application for a Conditional Zoning District from WGLA Engineering, PLLC on behalf of Carolina Village. The existing Carolina Village property is currently zoned PRD-CZD (Planned Residential Development Conditional Zoning District). The applicant proposes to rezone the subject property, along with three additional parcels currently zoned R-15. Carolina Village is a retirement community. If approved, all parcels would be rezoned to Urban Village. However, the scope of review for this application was only conducted in the area directly surrounding the proposed new building. Any existing buildings that do not conform to Urban Village standards would be considered nonconforming and would fall under the city’s nonconforming structures ordinance. The proposed project includes the construction of a 60-unit multifamily building to serve as an independent living facility, along with an 8,000 square foot wellness center located within the building.

Carolina Village

(PRD CZD and R-15 to UV CZD)

26-25-CZD
Conditional Rezoning
City of Hendersonville City Council
June 4th, 2026



Community Development: Planning Division | Sam Hayes: Planner II

26-25-CZD

Carolina Village

June 4, 2026

Project Background

- Location:**
- Address: 600 Carolina Village Road
 - PIN: 9579-18-3554, 9579-08-2767, 9579-37-5327, 9579-37-6200
- Applicant / Owners:**
- Kevin Parries, Carolina Village [Owner]
 - Tom Jones, WGLA Engineering, PLLC [Applicant]
- Acreage:** 96.77
- Current Zoning:** PRD CZD and R-15
- Proposed Zoning:** UV CZD
- Future Land Use Designation:** Multi-Generational Living



26-25-CZD

Carolina Village

June 4, 2026

Neighborhood Compatibility Meeting

- Date:** April 1, 2026
- Attendees:**
- In-person - 4
 - City Staff - 4
 - Applicant - 2
- Topics Discussed:**
- Water runoff and adequate facilities for stormwater retention

NEIGHBORHOOD COMPATIBILITY MEETING

OFFICIAL NOTIFICATION
by The City of Hendersonville
for:

CONDITIONAL REZONING

For Additional Information Call:
(828) 697-3010 or Visit
www.hendersonvillnc.gov/public-notices-hearings



Site Photos

26-25-CZD

Carolina Village

June 4, 2026

Click to add text

Click to add text

Click to add text

Site Plan



Entire site is being rezoned to UV. In consultation with Legal, we have determined that the only portion of the site that is being touched is the area surrounding the new construction, and therefore, that is the only area that staff has analyzed for this conditional rezoning. With that being said, the applicant is meeting the requirements for tree canopy preservation and open space across the entire site. All other things, such as building design, will be considered nonconforming and would need to come into compliance with the UV zoning ordinance if they are significantly altered.

26-25-CZD

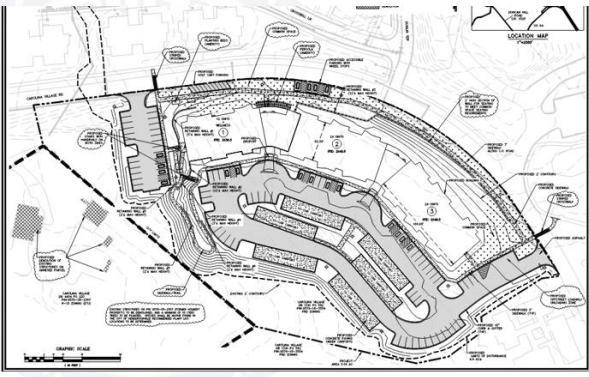
Carolina Village

June 4, 2026

Site Plan

The Applicant has submitted the following site plan to show:

- Construction of a 60 unit multi-family building
- 8,000 square foot wellness center
- Event space
- Offices



Total footprint is 50,000 square feet
Sufficient parking for the building.
Use of existing stormwater facility, which the engineer says does have the capacity.
Applicant has provided a seven foot sidewalk along the front of the building and sidewalks throughout the interior of the site to connect parking to the various building entries and external sidewalks.

26-25-CZD

Carolina Village

June 4, 2026

Landscape Plan

- All landscaping requirements have been met in the preliminary landscaping plan.
- Additional buffer on the SW portion of the property due to the purchase of an adjacent property.



SW corner of site will see an additional buffer. Adjacent property was purchased and the plan is the demolish the existing home on the property and add additional trees plantings to the site.

June 4, 2026

R-10 zoning district which does not allow new construction of accessory structures in front of the primary structure.

June 4, 2026

The location of fire hydrants will need to be determined but that is something that will be addressed at final site plan review.

June 4, 2026

[illegible]

Community Development Department

General Rezoning Standards:
1) COMPREHENSIVE PLAN CONSISTENCY

LAND SUPPLY, SUITABILITY & INTENSITY	Development Intensity: Consistent
FUTURE LAND USE & CONSERVATION MAP	Designation: Multi-Generational Living Character Area Description: Consistent Zoning Crosswalk: Consistent

Current Land Use & Zoning

Subject Property

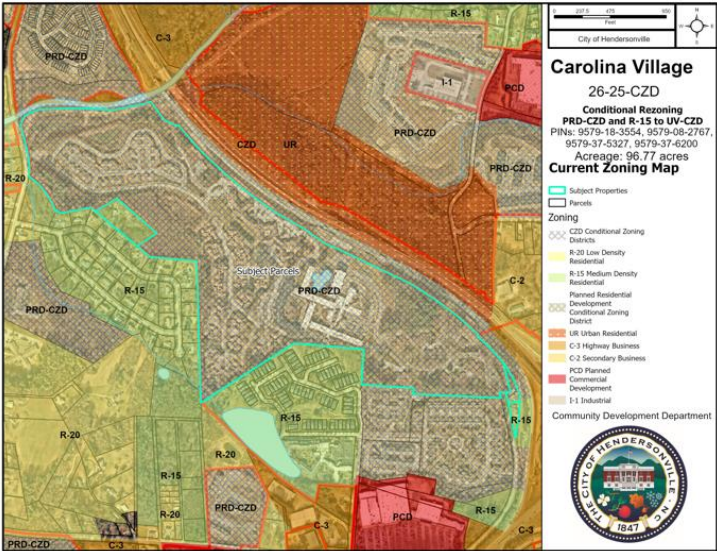
- PRD and R-15

Surrounding Zoning

- R-15, R-20, PCD, C3, PRD

Surrounding Land Use

- Single Family
- Multi-Family
- Commercial



General Rezoning Standards:
2) COMPATIBILITY

EXISTING CONDITIONS	The subject property has many existing buildings on it including single, duplex, and multi-family, medical buildings, restaurants, and many accessory uses that assist the retirement community.
GEN H GOALS	Vibrant Neighborhoods: Consistent Abundant Housing Choices: Consistent Healthy and Accessible Natural Environment: Consistent Authentic Community Character: Consistent Safe Streets and Trails: Consistent Reliable & Accessible Utility Services: Consistent Satisfying Work Opportunities: Consistent Welcoming & Inclusive Community: Consistent Accessible & Available Community Uses and Services: Consistent Resilient Community: Consistent
GEN H GUIDING PRINCIPLES	Mix of Uses: Consistent Compact Development: Consistent Sense of Place: Consistent Conserved & Integrated Open Spaces: Consistent Desirable & Affordable Housing: Consistent Connectivity: Consistent Efficient & Accessible Infrastructure: Consistent

General Rezoning Standards	3) CHANGED CONDITIONS	The applicant is seeking to add additional housing to an already built-out project. The addition of this housing will go on a undeveloped portion of the property.
	4) PUBLIC INTEREST	The addition of this housing in a location that will both integrate it into the existing development of Carolina Village, while also providing a substantial buffer from adjacent neighborhoods.
	5) PUBLIC FACILITIES	The subject property is already served by city utilities, which will be extended to this new construction.
	6) EFFECTS ON NATURAL ENVIRONMENT	The project is required to follow city ordinance protecting the natural environment. The Carolina Village development has already implemented many projects to assist in protecting the natural environment.

DRAFT: Comprehensive Plan Consistency Statement

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

The petition is consistent with a range of Goals, Guiding Principles, and the Future Land Use Designation of Multi-Generational Living as defined in Chapter IV of the Gen H Comprehensive Plan.

DRAFT: Reasonableness Statement

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

[Rationale for Approval]

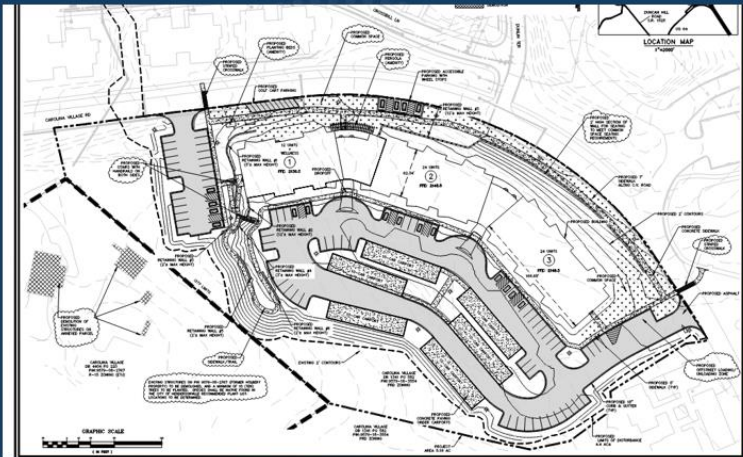
- The petition provides additional housing.*
- The petition provides an adequate buffer between the multi-family and single family housing on adjacent properties.*
- The petition will adequately address stormwater through the use of existing stormwater retention facilities.*

DRAFT: Reasonableness Statement

We **do not** find this petition to be **reasonable** and in the public interest based on the information from the staff analysis and the public hearing, and because:

[Rationale for Denial]

- The petition’s proposed density is greater than what the area can accommodate.
- The petition would generate excessive traffic.



Questions?

CEO of Carolina Village Kevin Parries presented the following PowerPoint presentation.



Care That’s Always There

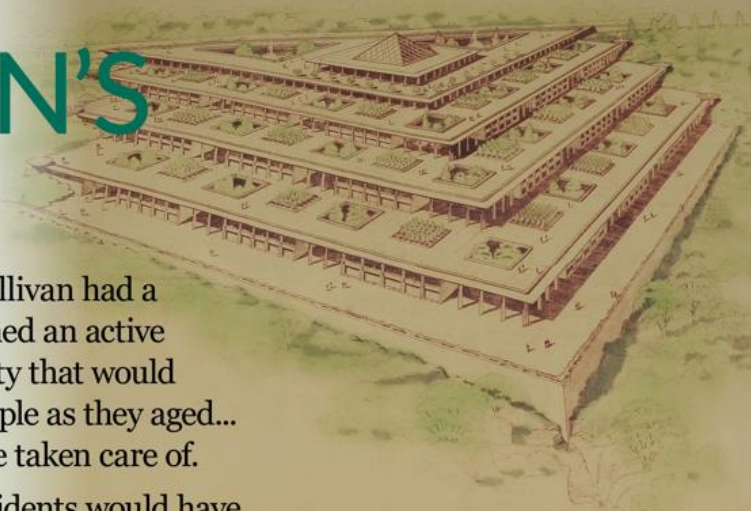
One

WOMAN'S

Idea

In the 1960s, Mrs. Mignon Sullivan had a breakthrough idea. She envisioned an active community in Henderson County that would provide housing and care to people as they aged... where residents would always be taken care of.

She imagined a home where residents would have peace of mind, knowing they would age in place.



ROBIN HOOD APARTMENTS
APARTMENTS FOR THE ELDERLY
HENDERSONVILLE, NORTH CAROLINA
EDWARD DUKELL STONE ARCHITECT

Steadfast

LOCALS

Unite

1964: Mignon Sullivan approached Dr. Kenneth Cosgrove, her Hendersonville physician. Dr. Cosgrove knew that retirees were moving to Hendersonville in great numbers and would need somewhere to live when they needed more assistance. He proposed that the Hendersonville Chamber of Commerce set up a committee to explore the possibility of retirement living in Hendersonville.



P.R. Milroy, John Powers, Larry Butler, E.B. Hunter, Dan C. Gibson



Dan C. Gibson, John Powers, Larry Butler, The Rev. John Hahn

The

CONTINUUM

of Care

Independent Living

Residents move into Carolina Village as independent, active adults who are inspired to enjoy a maintenance-free retirement, giving of their time and their talents as they choose, both on- and off-campus.



ILS (Independent Living Support)

Our ILS team - including CNAs, Med Techs, and two RNs - provide additional care to residents who wish to remain in their apartment or cottage for as long as possible.

Care Center (Assisted Living)

Our Care Center accommodates - 24/7/365 - those who need help with activities of daily living, such as eating and bathing.

Medical Center (Skilled Nursing)

Our Medical Center provides 24/7 care to residents who require skilled nursing care, either on a short-term or long-term basis.

We offer rehab stays to the community at large as spots are available.

Community



OUTREACH

Sammy Williams Center - Congregate

Meal Program: 45 meals per day M-F

Hunger Coalition Hunger Walk

Interfaith Assistance Ministries

Manna Food Bank

The Storehouse

Meeting Space for

Vision Impaired

Continuing Care Residents Assoc.

League of Women Voters

WNC Non-profit Association

Land of the Sky Regional Council

Kids Voting

Daughters of American Revolution

Blue Ridge Community College

C.N.A. Education

Nursing Education

Schools

North Henderson High (Leader In Me)

East Henderson High

West Henderson High

Hendersonville High

Bruce Drysdale Elementary

Hillendale Elementary

Sugar Loaf Elementary

Mills River Elementary

Fern Leaf Charter

C.N.A. Education at 5 High Schools

Thrift Shops

Council on Aging

Hospice & Palliative Care

Mainstay

Blue Ridge Humane Society

Special Olympics

Boys & Girl Club

Boys Scouts

Hendersonville Symphony

Hendersonville Community Band

Civitan Club of Hendersonville

Blue Ridge Community Health Programs

Free Clinic

Thrive

Safelight

Flat Rock Playhouse

Hendersonville Rescue Mission

The Salvation Army

Pardee Hospital Foundation

AdventHealth Foundation

American Red Cross

Blood Connection

Dispute Settlement Center

Memory Clinic/Alzheimer's Association

United Way

Rising Leader Program

Day of Caring

Henderson County Library

Laurel Park Civic Association

Four Seasons Hospice & Palliative Care

Hendersonville City Fire Department

Henderson County EMS

Children and Family Resource Center

Aging Projects

Community Foundation of H.C.

Vision Hendersonville

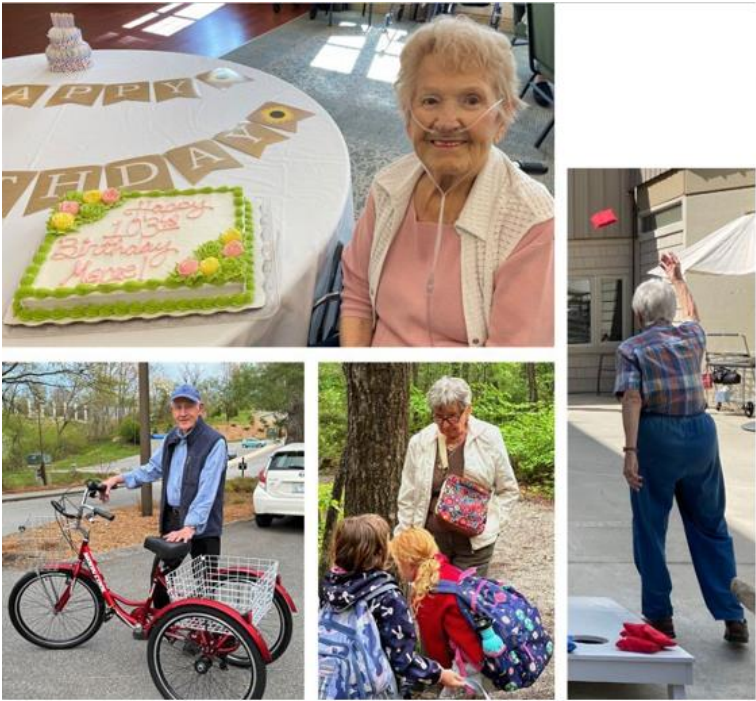
Hendersonville Rotary Club

Hendersonville Symphony

Blue Ridge Literacy Council

Blue Ridge Spectacular (Bridge Tour.)

Henderson County Heritage Museum



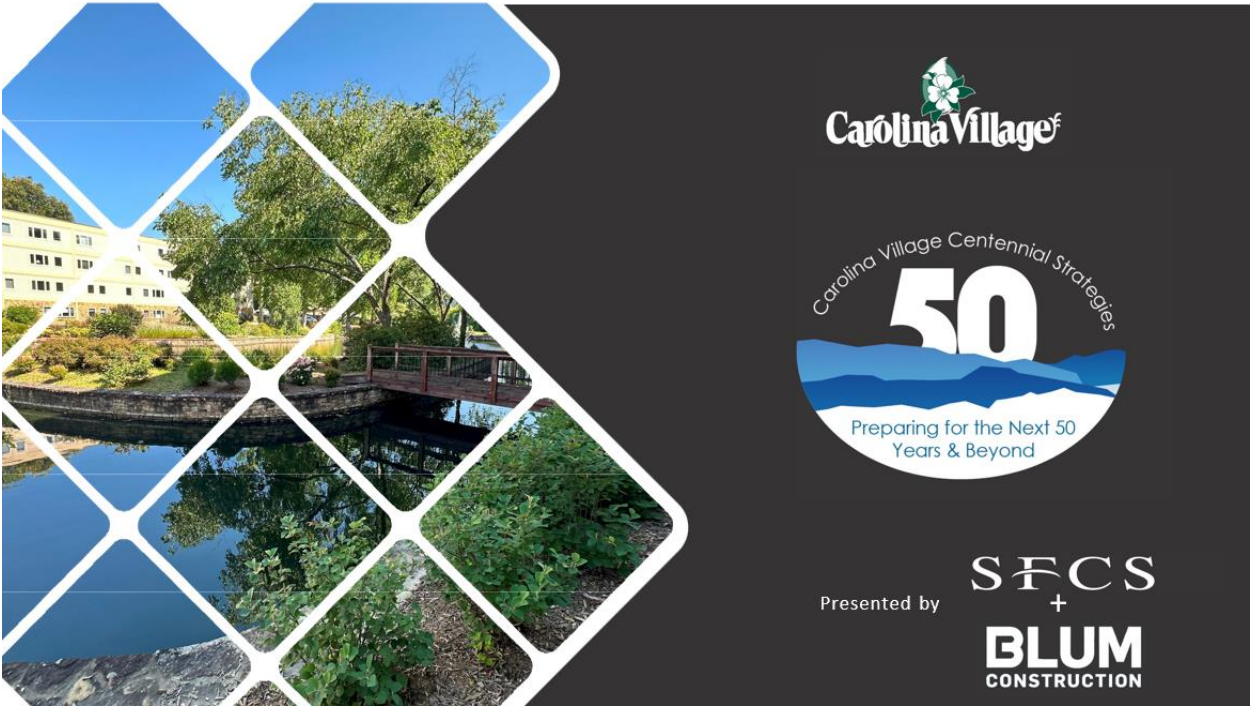
- 556 Residents
- 390 Employees
- 98 Acres
- 135 Independent Living Cottages
- 250 Independent Apartments
- 60 Assisted Living Suites
- 58 Skilled Nursing Suites
- 65 Youngest Resident
- 104 Oldest Resident
- 1002 On Waiting List
- #2 Largest Commercial Kitchen in Henderson County

Thank you!

Kevin Parries
President & CEO
kparries@carolinavillage.com



Care That's Always There



AERIAL VIEW



ROOF TERRACE – PROPOSED PLAN



ROOF TERRACE



ROOF TERRACE – VIEW WEST



ROOF TERRACE – VIEW EAST

Tom Jones of WGLA Engineering presented the following PowerPoint presentation.



Carolina Village 60-Unit Building

Site & Civil Information

724 5th Avenue West
Hendersonville, NC 28739
(828) 687-7177 wglacorp.com
NC License P-1341

WGLA
Engineering



WGLA
Engineering

ALL INFORMATION IS TO BE USED FOR THE PROJECT ONLY AND NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

CAROLINA VILLAGE
HENDERSONVILLE
HENDERSON COUNTY
NORTH CAROLINA

Carolina Village

Preliminary
Not for Construction

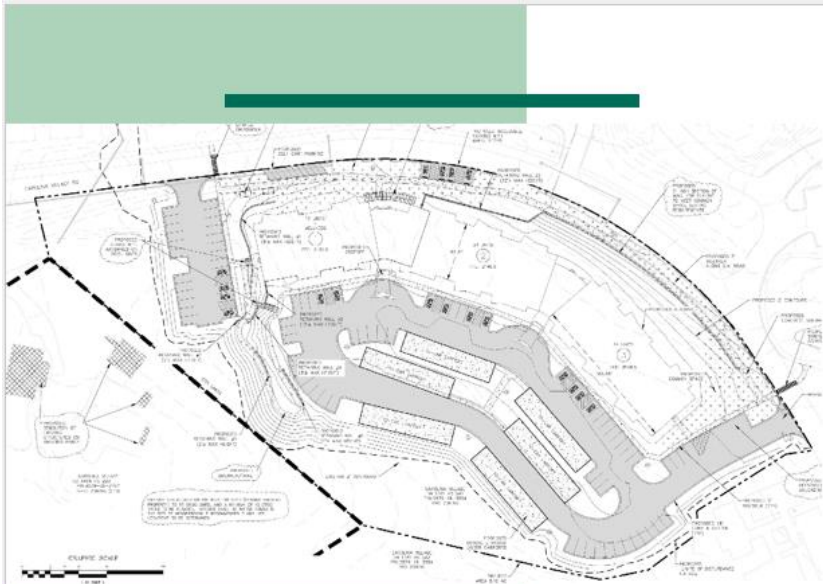
PROJECT NUMBER: 100-000000
DATE: 10/10/2024
SHEET: 1 OF 1
MASTER PLAN
C-201
SCALE: 1"=100'

Master Plan

96 +/- Acre Campus

Provides buffer to Country Acres

(Over XX LF from the multi-story building to property line)



Site Plan

- 5.19 Acre +/- Development Area
- Proposed 60-Unit multi-story apartment building along with associated sidewalks and parking to include carports and golf cart parking
- Over 927,000 SF (91%) of existing Tree Canopy on campus still preserved (30% required)
- 7' Sidewalk with seating along Carolina Village Road, Planting Beds + Pergola in Common Space



Stormwater Management

An underground stormwater system is proposed to control and treat the runoff from the project in accordance with City of Hendersonville requirements.

The outlet for the system will be directed away from Country Acres and to the North to the existing wet pond. The existing pond handled Hurricane Helene without any issues.

Traffic Impact Analysis (TIA)



Anticipated trips generated:
20 am peak-hour trips
15 pm peak-hour daily trips
198 daily
(ITRE Trip Generation Manual 11th Edition, 60 units, Land Use Code 252 Senior Adult Multi-family).

Trips generated well below the 100 peak-hour trips or 1,000 daily trip thresholds that trigger a TIA in other zoning districts.

Many trips will be internal, and some of the internal trips will be by golf carts.

Conclusion: Request to waive for UV zoning for this project is reasonable

Carolina Village Summary

Features

- 60 Units + Carports
- Wellness for residents
- Roof-top terrace
- Sidewalks
- Golf Cart Parking





Provides:

- Additional housing
- Adequate buffers
- Proper Stormwater management

The Site Plan meets the City Standards established by the zoning ordinance for UV-CZD zoning





Gen H

The project is consistent with a range of goals, guiding principles, and the future land use designation as defined in the Gen H 2045 Comprehensive plan

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

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

Mayor Volk read two digital comments:

Jeffrey Calhoun said:

Public Hearing Comment

This comment pertains to more development at Carolina Village. There is already so much water runoff that originates in Carolina Village that it overwhelms my neighborhood drainage system, including a culvert that runs alongside my property. The drainage infrastructure has been eroded and sinkholes are developing. The grate no longer fits and this is a hazard. The road could have involvement soon, as the culvert runs underneath it. I am not opposed to Carolina Village expanding as long as they take care of the issues that the excess runoff causes. Thank you.

Herbert Abendroth said:

Public Hearing Comment

With the upcoming building project, my primary concern, as I mentioned during the April meeting, is the potential for runoff to cause erosion and damage to my property. After seeing the impact from the heavy rains in late May, it raised additional concerns about what conditions may look like once the new building is completed.

I would also like to discuss what proactive measures can be taken to prevent future issues. Specifically, I would ask that Carolina Village consider implementing grading or water diversion plans that direct runoff away from my property. If necessary, I would also appreciate discussions around grading improvements on my property itself as part of a preventative protection plan before construction is completed.

I appreciate that the leadership team at Carolina Village has been in communication with me, and I hope we can continue to stay in close contact throughout the construction process and after the project is finished.

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

Council Member Gina Baxter moved City Council adopt an ordinance amending the official zoning map of the City of Hendersonville changing the zoning -designation of the subject property (PINs: 9579-18-3554, 9579-08-2767, 9579-37-5327, & 9579-37-6200) from PRD CZD (Planned Residential Development Conditional Zoning District) and R-15 (Medium-Density Residential) to UV-CZD (Urban Village Conditional Zoning District) based on the site plan and list of conditions submitted by and agreed to by the applicant [dated 5/20/26], and presented at this meeting and subject to the following:

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

- ***Adult care centers registered with the NC Department of Health and Human Services***
- ***Accessory uses & structures***
- ***Dance, health & fitness facilities***
- ***Neighborhood community centers***
- ***Offices, business, professional and public***
- ***Personal services***
- ***Restaurant***
- ***Residential dwellings, single/two/multi-family***

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

The petition is consistent with a range of Goals, Guiding Principles, and the Future Land Use Designation of Multi-Generational Living as defined in Chapter IV of the Gen H Comprehensive Plan.

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

- 1. The petition provides additional housing.***
- 2. The petition provides an adequate buffer between the multi-family and single-family housing on adjacent properties.***
- 3. The petition will adequately address stormwater through the use of existing stormwater retention facilities.***

A unanimous vote of the Council followed. Motion carried.

Ordinance #O-26-19

AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HENDERSONVILLE FOR PARCELS POSSESSING PIN NUMBERS: 9579-18-3554, 9579-08-2767, 9579-37-5327, AND 9579-37-6200 BY CHANGING THE ZONING DESIGNATION PRD-CZD (PLANNED RESIDENTIAL DEVELOPMENT – CONDITIONAL ZONING DISTRICT) AND R-15 (MEDIUM DENSITY RESIDENTIAL) TO UV-CZD (URBAN VILLAGE - CONDITIONAL ZONING DISTRICT) -

IN RE: Parcel Numbers: 9579-18-3554, 9579-08-2767, 9579-37-5327, and 9579-37-6200
Addresses: 600 Carolina Village Road
Carolina Village: (File # 26-25-CZD)

WHEREAS, the City is in receipt of a Conditional Rezoning application from the property owner Carolina Village and applicant Tom Jones, WGLA Engineering, PLLC, for the redevelopment of the Carolina Village at 600 Carolina Village Road; and

WHEREAS, the Planning Board took up this application at a regular meeting on May 14th, 2026; voting 9-0 to recommend City Council approve an ordinance amending the official zoning map of the City of Hendersonville, and

WHEREAS, City Council took up this application at its regular meeting on June 4th, 2026, and

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

1. Pursuant to Article XI of the Zoning Ordinance of the City of Hendersonville, North Carolina, the Zoning Map is hereby amended by changing the zoning designation of the following: Parcel Numbers: 9579-18-3554, 9579-08-2767, 9579-37-5327, AND 9579-37-6200, changing the zoning designation from PRD CZD (Planned Residential Development – Conditional Zoning District) and R-15 to UV CZD (Urban Village - Conditional Zoning District)
2. Development of the parcel pursuant to this Ordinance is subject to the following.
 - a. Development shall comply with the site plan submitted by the applicant dated May 20th, 2026, including the conditions listed therein, [and/or as modified and presented to City Council][and/or including modifications approved by City Council which shall be added to the site plan. The updated site shall be submitted to the City at or before the applicant’s execution of this Ordinance].
 - b. Permitted uses shall include:
 - a) Adult care centers registered with the NC Department of Health and Human Services
 - b) Accessory uses & structures
 - c) Dance, health & fitness facilities
 - d) Neighborhood community centers
 - e) Offices, business, professional and public
 - f) Personal services
 - g) Restaurant
 - h) Residential dwellings, single/two/multi-family
 - c. Additional conditions that shall be satisfied prior to final site plan approval include:
 - i.
3. Except where modified by the terms of this Ordinance, development of the parcel(s) shall occur in accordance with the final site plan requirements of Article VII of the Zoning Ordinance of the City of Hendersonville, North Carolina.
4. Except where explicit relief is granted by the terms of this Ordinance, the development of the parcel(s) shall occur in accordance with all applicable standards within local ordinances and policies.

This ordinance shall not be effective until the list of use(s) and conditions, established herein, is consented to in writing by the applicant and all owners of the subject property. Upon such written consent, this ordinance shall be effective retroactive to the date of its adoption.

Adopted this 4th day of June, 2026.

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

F. Public Hearing and Resolution to Designate the City of Hendersonville to Exercise Housing Powers Pursuant to G.S. Chapter 157 – Angie Beeker, City Attorney

City Attorney Angela Beeker explained that the City recently adopted a Strategic Housing Plan in an effort to address housing needs in the community. One of the short-term priorities of plan implementation includes the City designating itself as having the housing powers outlines in N.C.G.S. Chapter 157. By granting itself these powers, the City will have the authority to directly develop, own, and/or manage affordable housing and apply for certain federal housing funds, broadening the toolkit for creating and preserving affordable units. Before adopting this Resolution, the City must hold a public hearing.

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

The public hearing was opened at 7:07 p.m.

There was no public comment.

The public hearing was closed at 7:07 p.m.

Council Member Melinda Lowrance moved that the City Council adopt the Resolution Enabling the City of Hendersonville to Exercise the Powers of a Housing Authority Pursuant to N.C.G.S. § 157-4.1A. A unanimous vote of the Council followed. Motion carried.

Resolution #R-26-53

**RESOLUTION ENABLING THE CITY OF HENDERSONVILLE
TO EXERCISE THE POWERS OF A HOUSING AUTHORITY
PURSUANT TO N.C.G.S. § 157-4.1A**

WHEREAS, N.C. Gen. Stat. § 157-4.1A(a) provides that a city council may, as the governing board of a City, exercise the powers, duties, and responsibilities of a housing authority upon adoption of a resolution designating the council to exercise these powers duties and responsibilities and establishing its intention to do the same;

WHEREAS, N.C. Gen. Stat. § 160D-1311(b) provides that a city council may exercise the powers of a housing authority whether or not a housing authority is already in existence within the City;

WHEREAS, the City Council for the City of Hendersonville finds that insanitary or unsafe inhabited dwelling accommodations exist in the City;

WHEREAS, the City Council for the City of Hendersonville finds further that there is a lack of safe or sanitary dwelling accommodations in the City available for all inhabitants thereof;

WHEREAS, the City Council for the City of Hendersonville therefore deems it wise for the City to avail itself of the ability to exercise the powers of a housing authority, when and as needed to support the public purpose of increasing the availability of affordable housing within the City limits;

WHEREAS, this resolution has been considered and adopted following a public hearing advertised consistent with the provisions of N.C. Gen. Stat. § 157-4.1A(a) and 157-4;

WHEREAS, the City's Department of Community Development shall handle the administration of programs, projects, or policies that stem from the City's exercise of powers pursuant to this resolution; and

THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF HENDERSONVILLE, NORTH CAROLINA:

That pursuant to N.C. Gen. Stat. § 157-4.1A(a), the City Council for the City of Hendersonville designates itself to exercise the powers, duties, and responsibilities of a housing authority and declares its intent to these powers, duties, and responsibilities to further support the development of affordable housing within the City limits.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 4th day of June, 2026.

Barbara G. Volk, Mayor

Attest: /s/Jill Murray, City Clerk

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

8. NEW BUSINESS

A. FY27 Special Appropriations – Jennifer Floyd, Management Analyst

Council Member Lyndsey Simpson said I want to disclose that I am currently engaged in performing work for the **Boys and Girls Club of Henderson County**. I have clarified with them that no funds from the City can be used to pay for the work that I am doing for them. I would also like to disclose that I have not participated in the special appropriations process for this non-profit; however, in order to avoid a possible conflict of interest, I request that the City Council permit me to recuse myself from voting on the special appropriations for this non-profit.

Council Member Melinda Lowrance moved the City Council to excuse Council Member Simpson from voting on the special appropriations for the Boys and Girls Club of Henderson County. A unanimous vote of the Council followed. Motion carried.

Council Member Jennifer Hensley moved that the City Council approves the special appropriations for the Boys and Girls Club of Henderson County. A unanimous vote of the Council followed. Motion carried.

Council Member Lyndsey Simpson said I want to disclose that I am currently engaged in a special relationship with **Hand's On Children's Museum** and I would also like to disclose that I have not participated in the special appropriations process for this non-profit; however, in order to avoid a possible conflict of interest, I request that the City Council permit me to recuse myself from voting on the special appropriations for this non-profit.

Council Member Jennifer Hensley moved the City Council to excuse Council Member Simpson from voting on the special appropriations for the Hand's On Children's Museum. A unanimous vote of the Council followed. Motion carried.

Council Member Gina Baxter moved that the City Council approves the special appropriations for the Hand's On Children's Museum. A unanimous vote of the Council followed. Motion carried.

Council Member Melinda Lowrance said I would like to disclose that I have a role in the **Henderson County Education Foundation**. I have not participated in the special appropriations process for this non-profit and request that the City Council permit me to recuse myself from voting on the special appropriations for the Henderson County Education Foundation.

Council Member Lyndsey Simpson moved the City Council to excuse Council Member Lowrance from voting on the special appropriations for the Henderson County Education Foundation. A unanimous vote of the Council followed. Motion carried.

Council Member Lyndsey Simpson moved that the City Council approves the special appropriation for the Henderson County Education Foundation. A unanimous vote of the Council followed. Motion carried.

Council Member Gina Baxter said I would like to disclose that I have a role in the **Children & Family Resource Center**. I have not participated in the special appropriations process for this non-profit and request that the City Council permit me to recuse myself from voting on the special appropriations for the Children & Family Resource Center.

Council Member Lyndsey Simpson moved the City Council excuse Council Member Baxter from voting on the special appropriations for the Children & Family Resource Center. A unanimous vote of the Council followed. Motion carried.

Council Member Lyndsey Simpson moved the City Council approve the special appropriation for the Children & Family Resource Center. A unanimous vote of the Council followed. Motion carried.

Council Member Lyndsey Simpson moved the City Council approve the remaining special appropriation allocations for Fiscal Year 2026-2027 (FY27) as presented. A unanimous vote of the Council followed. Motion carried.

Special Appropriation Requests - Discretionary Funding			
City Manager Appropriation Target		\$ 169,000	
Organization	Request Description	FY27 Requests	Council Appropriati
Appropriation Available (25% of Budget)		42,250	(1,925)
Arts Council of Henderson County, Inc.	Art on Main Security Costs	6,500	6,200
Literacy Connection	Workforce Developmet Program through English Language Acquisition	10,000	9,360
Boy's & Girl's Club of Henderson County	Triple Play Program	5,000	2,500
Henderson County Education Foundation	Mountain Roots Outdoor Education / Leader In Me Program	18,700	7,125
Hendersonville Community Theatre	Maintain existing programming/ Adding new education program	15,000	6,100
Hendersonville Shuffleboard Club	Shuffleboard and Various Boardgames	1,200	810
Hendersonville Symphony	Education Program / 3rd & 6th Grade Concerts	12,000	3,800
Team ECCO	City Kids Program	3,500	2,410
The Hope Center of Hendersonville	Summer program for children with intellectual and developmental disabilities	3,000	2,635
YMCA of Western North Carolina	Y-Access Program	5,250	3,235
Sub-Total		80,150	44,175
Appropriation Available (75% of Budget)		126,750	(11,800)
Agribusiness Henderson County (AgHC)	Local Agriculture Support Programming	8,000	8,000
Blue Ridge Community Health Services	7th Ave Medical Clinic	10,000	4,200
Children & Family Resource Center	PREP (Preschoolers Reaching Educational Potential) Program	15,000	9,000
Aging Partners (formally Council on Aging)	Nutrition Services Program	25,000	16,350
Henderson County Habitat for Humanity	Exterior Home Repairs	75,000	17,400
Interfaith Assistance Ministry	Rent, Food Assistance, Utility Assistance	80,000	32,000
Latino Advocacy Coalition of Henderson County (El Centro)	Bilingual Emergency Preparedness and Communication Program	15,000	8,400
Medical Loan Closet of Henderson County	Medical Equipment Loans	2,000	2,000
Mountain True	Water Quality Monitoring - French Broad River	5,000	4,800
Pisgah Legal Services	Domestic & Sexual Violence Prevention	10,000	7,100
Safelight, Inc.	Expand Job Training Program	15,000	4,600
St. Gerard House	Family Group Night	6,000	4,850
The Mediation Center	Community Mediation	1,500	1,500
Thrive	Housing Case Management	10,000	9,400
True Ridge	Biligual Support and Resource Referrals	10,000	8,950
Sub-Total		287,500	138,550
Total		367,650	182,725

B. FY27-FY29 Strategic Plan Adoption – Brian Pahle, Deputy City Manager

Deputy City Manager Brian Pahle did not have a presentation and said we have sufficiently gone over the strategic plan already and I wanted to thank staff and the community for going through the process and we got a lot of really great input from the focus groups, Council conversations and of course you all helping to shape the final plan so it is here for you tonight and we will get to work starting July 1st.

Council Member Jennifer Hensley moved that City Council adopt the Resolution by the City of Hendersonville to adopt the citywide FY27-Fy29 Strategic Plan. A unanimous vote of the Council followed. Motion carried.

Resolution #R-26-54

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO ADOPT THE CITYWIDE FY27-FY29 STRATEGIC PLAN

WHEREAS, the City Council conducts citywide strategic planning on a three-year basis; and

WHEREAS, the City has conducted a comprehensive public engagement process to seek input on the next three-year strategic plan; and

WHEREAS, it is in the best interest of the City’s customers and citizens to have a sound strategic plan to advance its priorities and initiatives; and

WHEREAS, the City Council was presented a final draft of the plan on May 13th, 2026.

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

1. The citywide FY27-FY29 Strategic Plan is adopted.
- ADOPTED by the City Council of the City of Hendersonville, North Carolina, on this 4th day of June, 2026.

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

C. Request from Henderson County for Hendersonville Water and Sewer to Accept and Treat Wastewater from Henderson County's Etowah Sewer System – John Connet, City Manager, Brent Detwiler, Assistant City Manager for Public Services & Adam Steurer, Utilities Director

City Manager John Connet explained that the City received a request from Henderson County for Hendersonville Water and Sewer to accept and treat wastewater from Henderson County's Etowah Sewer System. The request is simply for Hendersonville Water and Sewer to agree in concept to accept the wastewater flow from Etowah. The final details and conditions will have to be worked out in a formal interlocal agreement. Staff believe that it is in the best interest of community public health to accept the flow from the Etowah Sewer System. If we accept the flow from the Etowah Sewer System, local land use control and regulatory authority will remain with Henderson County. The Etowah community is outside the City's statutory authority for annexation and outside of the City's self-imposed growth boundary. Therefore, annexation would not be required or permitted for sewer service in this area.



Office of the County Engineer

1 Historic Courthouse Square, Suite 6
Hendersonville, North Carolina 28792
(828) 694-6560 | www.hendersoncountync.gov

May 22, 2026

John Connet
City Manager
160 6th Ave East
Hendersonville, North Carolina 28792

Subject: Etowah Sewer System Treatment Plant Replacement Project

Dear Mr. Connet,

Henderson County has completed an engineering report for the replacement of the Etowah sewer system's wastewater treatment plant. The report presents six options for replacement with three options requiring connections to MSD or Hendersonville's sewer system for treatment. During the Board of Commissioners meeting on May 4, 2026, the Chairman requested a written response from MSD of Buncombe and Hendersonville Utilities if the connections and treatment are acceptable. Staff from each system have provided a connection point to Henderson County, and the engineering report bases the respective options on these points. Of course, details of the connection will be developed in a formal agreement; however, in concept, is a connection agreeable with your system? Please respond via email or letter, and we will present the reply to the Board of Commissioners.

Please note, the options to connect to other systems are included in the report to align with guidance from NCDEQ to eliminate permitted discharges and regionalization of water and sewer utilities.

Thank you and please reach out if you have any questions,

Sincerely,

Marcus A. Jones, P.E.
County Engineer

copy: John Mitchell, County Manager

attachment: Engineering Report for Etowah Sewer Plant Replacement

Council Member Jennifer Hensley moved that the City Council agree in concept to accept and treat wastewater from Henderson County's Etowah Sewer System and authorize staff to work with Henderson County staff to develop final terms and conditions. A unanimous vote of the Council followed. Motion carried.

D. WNC Rail Funding Letter of Support – Jennifer Hensley, Mayor Pro Tem/MPO Vice Chair

Mayor Pro Tem Hensley explained that the French Broad River MPO has requested a letter of support for funding to support the WNC Rail Project. The project will provide passenger rail service from Salisbury, NC to Asheville NC.

CITY COUNCIL:

BARBARA G. VOLK

Mayor

Dr. Jennifer Hensley

Mayor Pro Tem

LYNDEY SIMPSON

MELINDA P. LOWRANCE

GINA BAXTER

CITY OF HENDERSONVILLE

The City of Four Seasons

OFFICERS:

JOHN F. CONNET

City Manager

ANGELA S. BEEKER

City Attorney

JILL MURRAY

City Clerk

June 5, 2026

Dear Members of the North Carolina General Assembly,

On behalf of City of Hendersonville, we write to express our strong support for the Governor's proposed funding to advance passenger rail service along the Western North Carolina corridor between Salisbury and Asheville. This investment represents an important step toward strengthening mobility, economic development, tourism, and regional connectivity across our state.

The Governor's FY27 budget includes \$28 million as the first tranche of the required state match to secure significant federal funding for the establishment of intercity passenger rail service in western North Carolina. The proposed service would connect Asheville and surrounding western North Carolina communities to Salisbury, where passengers would gain access to North Carolina's existing passenger rail network and onward connections to destinations throughout the Southeast and beyond.

This investment represents a transformational opportunity for western North Carolina and for the State as a whole. A total state match of approximately \$133 million over the next four years would leverage approximately \$532 million in federal funding to advance this important transportation initiative. The ability to draw down competitive federal infrastructure funding at this scale means our state would receive \$4 for every \$1 we invest in passenger rail for our state! Without this state matching dollars, these federal dollars will not be spent in our state.

Communities along this corridor have long recognized the value of passenger rail as part of a connected, multimodal transportation network. Existing NC By Train service has demonstrated growing public demand for reliable passenger rail options while also supporting downtown development, tourism, workforce mobility, and regional economic activity.

Importantly, western North Carolina destinations have consistently been identified as the most requested additional service among NC By Train customers. Expanding passenger rail service into new regions of the state will improve travel access, strengthen tourism opportunities, and create additional economic connections between communities across North Carolina.

Additional service frequency—paired with schedules that reflect the transportation needs and desired stop times identified by local communities—would further enhance ridership, improve customer convenience, and strengthen the overall value of the state's passenger rail system.

Investment in the Western North Carolina corridor is a natural extension of the State's commitment to strengthening transportation connectivity across all regions of North Carolina. Expanding passenger rail service westward will provide additional travel options, strengthen connections between communities, support economic growth, and reinforce the broader statewide passenger rail network.

160 South Ave. E.
Hendersonville, NC 28792-4328

www.tvinc.gov

828.697.3000

We appreciate the North Carolina Department of Transportation's continued leadership in advancing passenger rail and its commitment to aligning service investments with customer and community needs. Hendersonville is proud to support strategic transportation investments that strengthen mobility and connectivity across our state.

We respectfully urge your support for the Governor's proposed FY27 funding for the Western North Carolina passenger rail corridor and for continued investment in expanding passenger rail service throughout North Carolina.

Thank you for your leadership and your commitment to North Carolina's transportation future.

Sincerely,

Barbara Volk, Mayor

Jennifer Hensley, Mayor Pro Tem

Gina Baxter, Council Member

Melinda Lowrance, Council Member

Lyndsey Simpson, Council Member

Council Member Jennifer Hensley moved that the City Council approve the WNC Rail Funding Letter of Support and direct staff to distribute to our legislative delegation. A unanimous vote of the Council followed. Motion carried.

9. BOARDS/COMMISSIONS/COMMITTEE APPOINTMENTS

City Manager John Connet explained that we have been meeting with staff and also our board chairs and vice chairs looking at the process and also trying to improve the process for City Council and we have a number of appointments to make and normally it’s at the end of a meeting, late at night so I thought it would be better to put it on your second meeting of the month where it could get the attention it deserves and we’ll ultimately get feedback from Council on how to improve that process for you to make sure it’s efficient and meets your needs.

Council Member Lyndsey Simpson mentioned that due to the number of vacancies that we have on both boards and the fact that their duties overlap some, I would like us to explore combining the Tree Board and ESB Board so that we have an environmental board with a subcommittee for the Tree Board and a subcommittee for sustainability and also make sure that we keep the requirement that we have an arborist on the board to make sure that we can efficiently do the programs that both boards are doing. City Manager Connet said we need to start by getting with the city attorney because the Tree Board is part of the code and we need to look at the by-laws of the ESB and have some conversations.

10. CITY COUNCIL COMMENTS

Council Member Gina Baxter mentioned what other cities are doing regarding data centers and would like to look at what steps we would like to take were one to come here. City Attorney Angela Beeker added that its not just as simple as adding a moratorium, but we could certainly map out the steps and bring that back to you for consideration. She also mentioned that there is a bill that passed both houses dealing with data centers and I would like to bring that back to you too so that you know so that you know what is on the State’s agenda as well. City Manager Connet said we will bring this back to you at your July meeting.

11. CITY MANAGER REPORT

City Manager Connet asked Chief Justin Ward to come to the podium for a special announcement and also mentioned that there is a Bike Hendo Community meeting on Thursday the 25th from 4:00p.m.-7:00p.m. at Trailside Brewing so tell your friends and ride your bike. If you ride your bike, you get entered into a raffle for a prize.

Chief Ward said that he wanted to make sure that everyone has it on their calendar tomorrow that it is a very important day for law enforcement. Tomorrow is National Doughnut Day and our police officers will be at Dunkin Donuts on Spartanburg Highway at 7:30 in the morning and this time will be giving doughnuts away, that’s tough for them but they are giving free doughnuts away so that’s why we got this meeting done early tonight so you could get up early tomorrow chief.

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)				Completed	Corrected				
BUDGET AMENDMENTS AND ADJUSTMENTS				Proposed	Denied				
ACCOUNT NUMBER	ACCOUNT DESCRIPTION	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET	DESCRIPTION	APPROVED	TYPE	AMENDMENT NUMBER
010-1560-554001	Capital Outlay- Equipment Other Than	60,000	-	32,500	27,500	Safe Streets and Roads	yes	adjustment	5/4/2026
010-1560-521040	Construction & Repair Supplies	7,500	-	7,500	-	Safe Streets and Roads	yes	adjustment	5/4/2026
010-1560-519200	Contract Services	15,000	40,000	-	55,000	Safe Streets and Roads	yes	adjustment	5/4/2026
010-1007-531225	Training	30,000	-	1,250	28,750	Job Advertising	yes	adjustment	5/6/2026
010-1007-531205	Advertising	12,500	1,250	-	13,750	Job Advertising	yes	adjustment	5/6/2026
060-1007-531225	Training	30,000	-	1,250	28,750	Job Advertising	yes	adjustment	5/6/2026
060-1007-531205	Advertising	12,500	1,250	-	13,750	Job Advertising	yes	adjustment	5/6/2026
010-1535-519200	Contract Services	12,300	-	12,300	-	PW Director Search	yes	adjustment	5/11/2026
010-1535-521001	Supplies & Materials	500	-	280	220	PW Director Search	yes	adjustment	5/11/2026
010-1502-519200	Contract Services	36,710	12,580	-	49,290	PW Director Search	yes	adjustment	5/11/2026
010-1300-531225	Training	68,205	-	1,630	66,575	Legal Fees	yes	adjustment	5/12/2026
010-1300-519102	Prof Servies- Legal	17,153	1,630	-	18,783	Legal Fees	yes	adjustment	5/12/2026
010-1555-519200	Contracted Services	50,050	-	30,000	20,050	Main St. Fountain Construction Phase	yes	adjustment	5/18/2026
010-1555-554001	Capital Outlay - Equipment	35,000	-	35,000	-	Main St. Fountain Construction Phase	yes	adjustment	5/18/2026
010-1523-553000	Capital Outlay - Land Improvements	-	65,000	-	65,000	Main St. Fountain Construction Phase	yes	adjustment	5/18/2026
010-1300-521010	Office Supplies	17,400	-	5,000	12,400	Less Than Lethal Equipment	yes	adjustment	5/20/2026
010-1300-521100	Uniforms	70,550	-	5,000	65,550	Less Than Lethal Equipment	yes	adjustment	5/20/2026
010-1300-531210	Permits, Licenses, and Fees	161,013	-	10,000	151,013	Less Than Lethal Equipment	yes	adjustment	5/20/2026
010-1300-534000	Non-Capital Equipment	11,616	20,000	-	31,616	Less Than Lethal Equipment	yes	adjustment	5/20/2026
010-1200-519200	Contract Services	56,500	-	3,000	53,500	HPC Plaque	yes	adjustment	5/21/2026
010-1200-532270	Historic Preservations	10,000	3,000	-	13,000	HPC Plaque	yes	adjustment	5/21/2026
060-7155-555002	Capital Outlay Lines	151,710	-	5,230	146,480	Manhole relining	yes	adjustment	5/21/2026
060-7155-519200	Contract Services	60,000	5,230	-	65,230	Manhole relining	yes	adjustment	5/21/2026
060-7135-531100	Fuel	18,000	-	520	17,480	WWTP Chemicals	yes	adjustment	5/22/2026
060-7135-522001	Chemicals	47,500	520	-	48,020	WWTP Chemicals	yes	adjustment	5/22/2026

B. Mayor’s Memories – John Connet, City Manager

City Manager Connet said we’re in the month of June, 2008 so they started that meeting at 5:45p.m. and got done at 8:15p.m. and they had seven public hearings and three of the seven were quasi-judicial and the fact that they got that done in that amount of time is a miracle. The Mayor was Mayor Pro Tem at the time and pulled the sewer line extension agreement item off the agenda. There was a petition for annexation for Mountain Inn and Suites on Upward Road, we had a proclamation for Miss Hendersonville Day and I don’t think that pageant still exists. They approved our capital improvement plan and their budget public hearing that night. Total budget appropriations were almost \$31 million dollars so we’ve grown a little bit over that period of time. Quasi-Judicial public hearing rezoning the commercial development which at the time was known as South Market and city council has now approved it as an apartment complex. A text amendment amending the Greenville Highway mixed-use district which was the forerunner of looking into design standards around our entrance corridors. There was a text

amendment for telecommunication towers and antennae in the ETJ and city limits and I think the big action of that night was that the city received a donation of recreational property from Kimberly-Clarke, the Berkeley site was given to the city and we accepted that in commemoration of their 85th anniversary and we know now that that property is becoming the County's recreation park. Other discussions, the fire department was talking about quick response vehicles, decorative lighting on Main Street was a topic that night, dedication of the 6th and 9th Avenues schools monument dedication occurred on June 28, 2008. There was a report on Town Hall Day regarding annexation issues in local government.

12. CLOSED SESSION

Council Member Lyndsey Simpson moved that City Council enter closed session pursuant to NCGS § 143-318.11 (a) (1) and (6) to prevent the disclosure of information that is privileged or confidential pursuant to the law of this State or of the United States or not considered a public record within the meaning of Chapter 132 of the General Statutes. A unanimous vote of the Council followed. Motion carried.

13 . ADJOURN

Council entered closed session at 7:37 p.m. and ended closed session at 8:10.p.m.

There being no further business, the meeting adjourned at 8:10 p.m. upon unanimous assent of the Council. No further action was taken.

Barbara G. Volk, Mayor

ATTEST:

Jill Murray, City Clerk