



MINUTES

June 24, 2026

SECOND MONTHLY MEETING OF THE CITY COUNCIL CITY OPERATIONS CENTER | 305 WILLIAMS ST. | 4:00 p.m.

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

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

Absent: Mayor Barbara G. Volk

1. CALL TO ORDER

Mayor Pro Tem Jennifer Hensley called the meeting to order at 4:00 p.m. and welcomed those in attendance. A quorum was established with all members in attendance.

2. CONSIDERATION OF AGENDA

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

3. PUBLIC HEARINGS

A. Public Hearing to Consider the submission of a CDBG Application, Economic Development, for the Howard Gap Road Water Improvements to Support Project Vert – Angela Beeker, City Attorney

City Attorney Beeker explained that the purpose of the public hearing is to consider the submission of a Community Development Block Grant Application for the Howard Gap Road Water Improvements to support the expansion of the BorgWarner Inc. facility in Henderson County, also known as Project Vert. A public hearing is required to allow comment on the draft application prior to submittal. The grant, an Economic Development Grant (CDBG-ED), is offered through the North Carolina Rural Economic Development Division of the Department of Commerce (REDD), and would be the extension and looping of approximately 20,000 linear feet of 12-inch water main along Howard Gap Road, from Sugarloaf Road to Upward Road, to both support Project Vert and increase water service and reliability generally. The improvements will create water system redundancies, increase water pressure, and fire flow capacity. Project Vert would result in the creation of 378 new jobs over a three-year period paying an average annual wage of \$67,047.00. The total estimated cost of all activities included in the CDBG grant application is \$7,165,000.00. The funding request for the CDBG-ED grant application is \$1,862,000.00, which represents 26 percent of the total cost of the improvements. The remainder of the improvements would be supported by Drinking Water State Revolving Funds and Golden Leaf grant funds. After a second public hearing, and if the City Council votes to proceed with the grant application, the City and the Henderson County Partnership for Economic Development will finalize the application for submission to REDD for consideration.

the
partnership

Henderson County, NC
Economic Development

First Public Hearing CDBG-ED to benefit Project Vert



U.S. Department of
Housing and Urban Development



CREATIVE REGIONAL
SOLUTIONS

LANDOFSKY.ORG



NORTH CAROLINA
DEPARTMENT of
COMMERCE



Community Development Block Grant Economic Development Project Requirements

4 NCAC 01K Section .0100
24 C.F.R. 570.489

- CDBG-ED Projects directly support the creation and retention of jobs principally for persons of low and moderate income status (Cat 1, 2 or 3)
 - 60% must be filled with LMI – at time of hire, or documented at time of application
 - 51% must be maintained o/w grantee (City) and beneficiary (Company) are liable to repay funds.
 - Loan funds if directly assist private business
 - Program income (portion) must be returned to CDBG ED program to be used for other projects. (e.g. connection fees)
 - Jobs must be created within the grant period.

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Henderson County, NC
Economic Development



Community Development Block Grant Economic Development Project Requirements

4 NCAC 01K Section .0100
24 C.F.R. 570.489

- CDBG-ED Projects ineligible for funding if:
 - Company becomes economically committed to the project. For example:
 - Construction contracts have been signed.
 - Equipment purchase orders have been issued
 - All contingencies in sales contract have been met
 - Favorable relationships between number of jobs created and amount of CDBG funds invested
 - Must be favorable relationships between total dollars invested in the project, CDBG dollars, and anticipated tax benefit to City.
 - CDBG Funds are needed
 - 2 public hearings required.

the
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Henderson County, NC
Economic Development



Community Development Block Grant Economic Development Project

- Project Vert (Project Energize Ph II)
- Borg Warner
 - Project Energize:
 - 220,000 sf facility (\$18M construction; \$57M equipment)
 - 4 year period
 - 193 jobs; avg \$78,000 salary
 - \$1,966,268.57 incentives
 - Project Vert (beneficiary of CDBG-ED)
 - \$5.0 million real property; \$95.0M equipment
 - 378 jobs; avg \$67,047
 - \$2,277,785.71 incentives

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Economic Development

Utilities Engineer Devin Owen explained the project in more detail.



Community Development Block Grant Economic Development Project

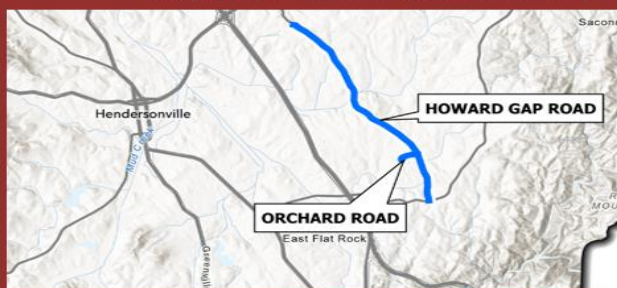
- Currently, water system cannot provide adequate fire flows and is susceptible to outages (single-feed).
- Water System Resiliency Looping Project
 - After Helene, Staff began determining project areas to mitigate against future water outages and improve City's ability to move water throughout the system.

the
partnership
Henderson County, NC
Economic Development



Community Development Block Grant Economic Development Project

- Water System Resiliency Looping Project
 - The largest single project area recommended by staff includes 20,000-feet of 12-inch waterline along Howard Gap Rd.
 - Will connect existing waterlines on Sugarloaf Rd and Upward Rd.
 - By connecting areas, we will decrease likelihood of outages for all customers east of Interstate-26.



the
partnership
Henderson County, NC
Economic Development

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

The public hearing was opened at 4:09 p.m.

There were no public comments.

The public hearing was closed at 4:10p.m.

Council Member Gina Baxter moved that the City Council adopt the Resolution by the City of Hendersonville City Council Authorizing the Submittal of an Application for Community Development Block Grant Funding for the Howard Gap Road Water Improvements to support Project Vert. A unanimous vote of the Council followed. Motion carried.

Resolution #R-26-55

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL AUTHORIZING THE SUBMITTAL OF AN APPLICATION FOR COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING FOR THE HOWARD GAP ROAD WATER IMPROVEMENTS

WHEREAS, the City of Hendersonville City Council has previously indicated its desire to assist in economic development efforts; and

WHEREAS, the City Council has held two public hearings concerning the proposed application for Community Development Block Grant funding for the Howard Gap Road Water Improvements project to support the expansion of the BorgWarner Inc. facility in Henderson County, also known as Project Vert; and

WHEREAS, Project Vert would result in the creation of 378 new jobs over a three-year period paying an average annual wage of \$67,047.00; and

WHEREAS, The City Council wishes the City to pursue a formal application for Community Development Block Grant funding to benefit the Howard Gap Road Water Improvements project; and

WHEREAS, The City Council certifies it will meet all federal regulatory and statutory requirements of the State of North Carolina Community Development Block Grant Program.

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

1. The City is authorized to submit a formal application to the North Carolina Department of Commerce for the approval of a Community Development Block Grant to benefit the Howard Gap Road Water Improvements project.
2. The Mayor, City Manager, and other City Staff are authorized to execute appropriate documents and take all necessary actions to submit the formal application.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 24th day of June, 2026.

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

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

City Manager John Connet presented the City Manager’s recommended budget for the City of Hendersonville for fiscal year 2026-2027 (FY27). The recommended budget is balanced in accordance with G.S. 159-8. The budget document, its preparation, and adoption express the basic political values of the City. The Local Government Budget and Fiscal Control Act (LGBFCA) requires mandatory dates at which certain processes must be completed per G.S. 159-10-13. The annual budget ordinance may be amended any time after its official adoption; however, amendments cannot increase or decrease the tax levy or alter a taxpayer’s liability unless the City is ordered to do so by a court of competent jurisdiction, or by a State agency having the power to compel the levy of taxes. Appropriations between departments or division with one fund, other than salaries, including contingency appropriations, may be transferred therein by the City Manager as long as the original total appropriated balance for the funds is not changed. The budget ordinance, as proposed, also adopts the City’s FY27 fee schedule. The schedule includes, among other fees, amended stormwater fees implemented as part of the stormwater utility. Upon adoption of an FY27 budget, a final approved budget document will be compiled, posted on the City’s website, and furnished in the office of the City Clerk, City Manager, and Finance Officer.



CITY OF HENDERSONVILLE

FY27 BUDGET PUBLIC HEARING

June 24, 2026

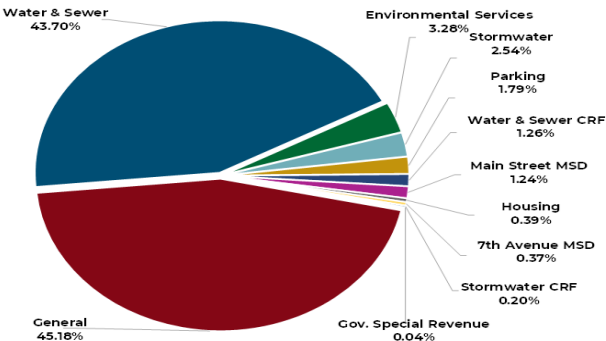


Review of evaluated scenarios and
final budget recommendation

FY27 RECOMMENDED BUDGET

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	



FY27 RECOMMENDED BUDGET

Public Hearing Continuation - Purpose

1. Henderson County Commissioners approved a **4.3-penny** tax increase on June 03, 2026.
 - Impact: City's proportionate **share of sales tax revenue**.
2. Henderson County Commissioners approved an **18% cost-of living adjustment** | Sheriff's Office.
 - Impact: City's **employment competitiveness** with market.
3. The **North Carolina General Assembly** was considering potential **property tax** legislation.
 - Impact: City's General Fund **financial modeling and revenues**.

Given uncertainties, the City continued its budget public hearing from June 04, 2026 to June 24, 2026 to evaluate and reinforce informed decision-making.

FY27 RECOMMENDED BUDGET

Areas Evaluated

Revenue & Economic Impact	Workforce & Compensation
County, Municipal, and Fire District Tax Rates	FY27 pay and classification study
Sales tax trends and distribution outcomes	Henderson Co. and Other LEO agency pay
Property tax legislation risks	Employee recruitment and retention
FY28 property revaluation considerations	Affordability of City's alternatives

External financial factors necessitated the evaluation of a 2-penny property tax increase.

Following evaluation, recommended FY27 tax rate remains unchanged:
52-cents per \$100 of assessed value.

Staff evaluated both near-term impacts of external factors, and long-term financial sustainability.

FY27 RECOMMENDED BUDGET

Areas Evaluated

General Assembly
Legislative Consideration

FY27 RECOMMENDED BUDGET

General Assembly Status

The **North Carolina General Assembly** was considering potential **property tax** legislation.

- Impact: City's General Fund **financial modeling and revenues**.

- State-wide property tax **legislation** created local-level **uncertainty** regarding local gov. **revenues** and tax administration.
- Since June 04, the General Assembly has **further considered tentative legislative changes**.
- Based on current data, **Staff does not anticipate material FY27 revenue impacts**.

NC GENERAL ASSEMBLY



House Select Committee
Property Tax
Reduction & Reform

FY27 RECOMMENDED BUDGET

Areas Evaluated

Neighboring Local Gov.
Ad Valorem Distributions

FY27 RECOMMENDED BUDGET

Sales Tax Trends & Impacts

Henderson County Commissioners approved a **4.3-penny** tax increase on June 03, 2026.

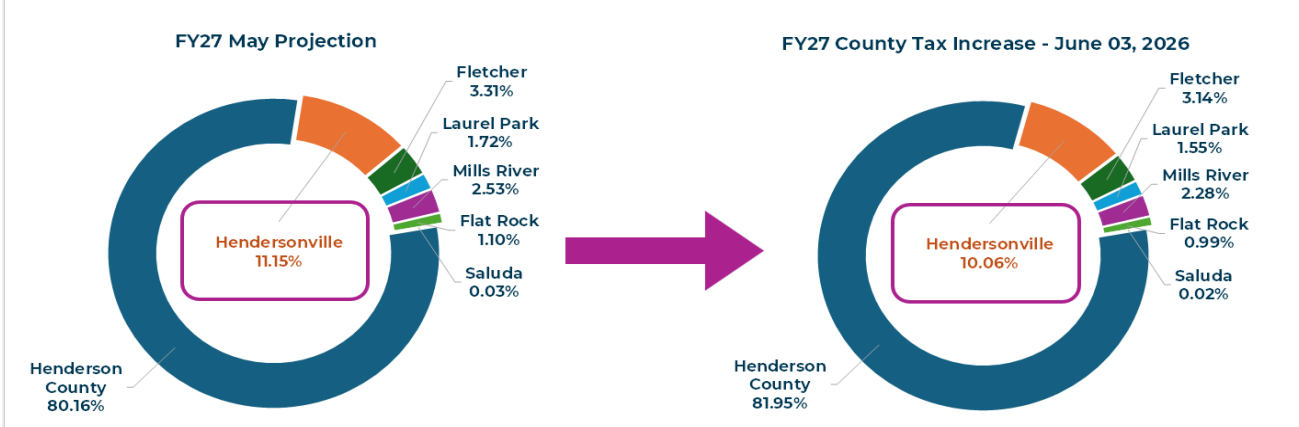
- Impact: City's proportionate **share of sales tax revenue**.
- **Fire Districts** and **Municipalities** increasing **tax rates**.
- When **tax rates change**, the City's **share of the ad valorem "pie"** also changes.
- Forecast: City's share will **decrease from ~11.15% to ~10.06%**.
- This results in a **sales tax revenue decrease of ~\$581k***, beginning in May 2027.

Jurisdiction	FY26 Rate	FY27 Rate
Henderson County	\$0.4310	\$0.4740
Mtn. Home F.D.	\$0.1150	\$0.1250
Fletcher F.D.	\$0.1050	\$0.1200
Town of Fletcher	\$0.2800	\$0.2950
Town of Saluda	\$0.5400	\$0.5610

*The ~\$581k sales tax loss is based on the last full-year sales tax distribution, from FY24, reported by NCDOR – sales tax distributions have grown since the last report.

FY27 RECOMMENDED BUDGET

Sales Tax Trends & Impacts



FY27 RECOMMENDED BUDGET

Areas Evaluated

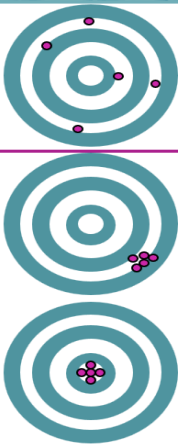
Neighboring Local Gov.
Employment Market
Competitiveness

FY27 RECOMMENDED BUDGET

FY27 – City Pay & Class. Evaluation

Henderson County Commissioners approved an **18% cost-of living adjustment** | Sheriff's Office.

- Impact: City's **employment competitiveness** with market.
- **FY27 P&C Study - Objectives**
 - Evaluate market competitiveness, using reliable data.
 - Address compression and equity across **ALL** functional groups.
 - Identify recruitment and retention opportunities.
 - Assess organizational alignment.
- **FY27 P&C Study - Process**
 - Admin. & HR – data collection.
 - Consultant – structure and equity findings.
 - Identify short-term and long-term compensation goals.
 - Execute on findings beginning with FY28 budget adoption.



Labor markets remain competitive across local government positions, particularly in public safety, technical, and advanced supervisory roles.

FY27 RECOMMENDED BUDGET

Supporting & Retaining High-Performing EEs

Benefit	FY22	FY23	FY24	FY25	FY26	FY27
COLA	P&C-65th 18.00%	P&C-75th 5.00%	3.00%	5.00% + 5.00%*	4.00%	4.00%
Merit	1.00 1.75 2.50%	1.00 2.00 3.00%	1.00 2.25 3.50%	HOLD	1.00 2.25 3.50%	1.00 2.25 3.50%
401k Match	0.00%	0.00%	2.00%	2.00%	3.00%	4.00%
Dependent Coverage	75%	75%	75%	75%	75%	75%
COLA + Merit (Max.)	20.25%	8.00%	6.50%	10.00%	7.50%	7.50%

- Compensation Investments
- Annual COLA + Merit offerings ≥ 6.50% since FY22.
 - 401k Benefit and Dependent Ins. Coverage.
 - FY27 Pay & Class Study.
 - 5-yr cumulative COLA ~44%.*
 - COLA + Merit ~59.75%

City Council consistently prioritizes competitive pay and benefits to recruit and retain a high-performing workforce, while maintaining long-term financial sustainability.

*5-year cumulative COLA varies due to implementation of the 65th and 75th percentile pay & class, and the additional 5.00% first-responder COLA provided in FY25.

FY27 RECOMMENDED BUDGET

Financial Position & Summary

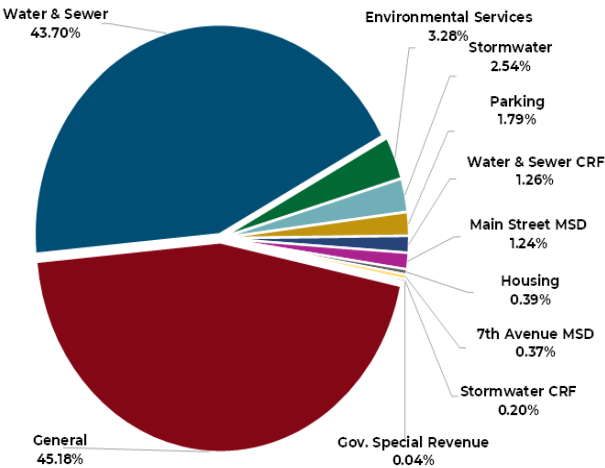
- Sales Tax Distribution Impact
 - The City's original recommended budget is conservative & adaptable.
 - We recommend no change to the tax rate – focus on affordability.
 - Will “float” to revaluation in FY28, where sales tax “losses” can be offset.
 - Value avoiding layered / year-over-year property tax increases.
- Legislation
 - Recent updates indicate no legislative impact to FY28 revaluation.
 - Legislation is continually monitored and considered in financial models.
- Pay Competitiveness
 - We base our COLAs on economic data, and value steady adjustments.
 - FY27 pay study will result in professional pay and structure recommendations.

We acted practically during uncertainty, completed additional evaluation, and the original recommendation remains the right path.

FY27 RECOMMENDED BUDGET

FY27 MAJOR FUNDS SUMMARY

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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 4:22 p.m.

Ken Fitch, in true Ken Fitch fashion, spoke in favor of the FY26-27 budget proposal and thanked staff for working so hard on it and for taking the time to reevaluate everything after the county raised their taxes and ultimately keeping the budget the same and not raising taxes. He also pointed out Brian Pahle, Adam Murr and Jenny Floyd for their spectacular work on the budget.

The public hearing was closed at 4:31p.m.

Council Member Melinda Lowrance moved City Council adopt the Fiscal Year 2026-2027 Budget Ordinance, Fiscal Year 2026-2027 Water & Sewer Capital Reserve Fund Ordinance, Fiscal Year 2026-2027 Water & Sewer System Development Fee Capital Reserve Fund Ordinance, Fiscal Year 2026-2027 Stormwater Capital Reserve Fund Ordinance, Fiscal Year 2026-2027 Resolution of Intent to Follow the Capital Improvement Plan and Schedule of Rates and Fees, Fiscal Year 2026-2027 Micro-Purchase Threshold Resolution, and Fiscal Year 2026-2027 Pay & Classification Schedule as presented. A unanimous vote of the Council followed. Motion carried.

Resolution #R-26-57

RESOLUTION OF INTENT

A RESOLUTION TO CONSIDER AND ADOPT THE RECOMMENDED CAPITAL IMPROVEMENT PLAN (CIP) AND FOLLOW THE SCHEDULE OF RATES AND FEES FOR THE CITY OF HENDERSONVILLE, NORTH CAROLINA FOR THE FISCAL YEAR 2026 – 2027 (FY27) THROUGH THE FISCAL YEAR 2036 -2037 (FY37)

WHEREAS, the City of Hendersonville recognizes that a Capital Improvement Plan (CIP) enables staff and the Board to plan for a vibrant community; and,

WHEREAS, the CIP is a 10-year planning tool designed to help the City plan for the repair, replacement, and acquisition of capital items; to assist in financial planning; to ensure better coordination and evaluation of projects; to provide necessary lead time for project planning, and to maintain or improve the City’s credit rating and fiscal health; and,

WHEREAS, the recommended FY27 through FY37 CIP updates preceding budgets and CIPs of prior fiscal years; and,

WHEREAS, this plan is updated annually for Board review; and,

WHEREAS, this flexibility in the planning and implementation of capital needs makes the City’s CIP responsive to the changing needs of its community; and,

WHEREAS, the City intends to reimburse itself for funds expended with debt proceeds for any projects identified as such in the CIP table; and,

WHEREAS, the Board intends to follow the recommendations of the water and sewer rate recommendations as to provide adequate funding for the projects identified in the CIP while maintaining a strong financially sustainable fiscal position; and,

WHEREAS, the Board intends to equalize inside and outside city water rates by FY30, providing a 5.00% decrease from 120.00% in FY26 to 115.00% in FY27; and,

WHEREAS, the Board intends to follow the proposed stormwater rate schedule with a maximum monthly charge of \$450.00 in FY27 to fund stormwater projects; and,

WHEREAS, this CIP will provide a vibrant future for our community and is intended to further the vision and mission of the City.

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

That the City of Hendersonville City Council has received and adopts the recommended Capital Improvement Plan (CIP) in conjunction with the annual City Budget for Fiscal Year 2026-2027 (FY27).

Passed and adopted at the regular meeting of the City Council of the City of Hendersonville, North Carolina, held this 24th 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-26-58

**RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL
AUTHORIZING INCREASE IN MICRO-PURCHASE THRESHOLD**

WHEREAS, from time to time, the City of Hendersonville purchases goods and services using federal funding subject to the procurement standards in 2 C.F.R. Part 200, Subpart D; and,

WHEREAS, the City of Hendersonville’s procurement of such goods and services is subject to the purchasing policies of the City, including but not limited to the City of Hendersonville Uniform Guidance Procurement Policy; and,

WHEREAS, the City of Hendersonville is a non-Federal entity under the definition set forth in 2 C.F.R. § 200.1; and,

WHEREAS, pursuant to 2 C.F.R. § 200.320(a)(1)(ii), a non-Federal entity may award micro-purchases without soliciting competitive price or rate quotations if the non-Federal entity considers the price to be reasonable based on research, experience, purchase history or other information and documents that the non-Federal entity files, accordingly; and,

WHEREAS, pursuant to 2 C.F.R. § 200.320(a)(1)(iii), a non-Federal entity is responsible for determining and documenting an appropriate micro-purchase threshold based on internal controls, an evaluation of risk, and its documented procurement procedures; and,

WHEREAS, pursuant to 2 C.F.R. § 200.320(a)(1)(iv), a non-Federal entity may self-certify on an annual basis a micro-purchase threshold not to exceed \$50,000 and maintain documentation to be made available to a Federal awarding agency and auditors in accordance with 2 C.F.R. § 200.334; and,

WHEREAS, pursuant to 2 C.F.R. § 200.320(a)(1)(iv), such self-certification must include (1) a justification for the threshold, (2) a clear identification of the threshold, and (3) supporting documentation, which, for public institutions, may be a “higher threshold consistent with State law”; and,

WHEREAS, G.S. 143-129(a) and G.S. 143-131(a) require the City of Hendersonville to conduct a competitive bidding process for the purchase of (1) “apparatus, supplies, materials, or equipment” where the cost of such purchase is equal to or greater than \$30,000, and (2) “construction or repair work” where the cost of such purchase is greater than or equal to \$30,000; and,

WHEREAS, North Carolina law does not require a unit of local government to competitively bid for purchase of services other than services subject to the qualifications-based selection process set forth in Article 3D of Chapter 143 of the North Carolina General Statutes (the “Mini-Brooks Act”); and,

WHEREAS, G.S. 143-64.32 permits units of local government to exercise, in writing, an exemption to the qualifications-based selection process for services subject to the Mini-Brooks Act for particular projects where the aggregate cost of such services do not exceed \$50,000; and,

WHEREAS, pursuant to 2 C.F.R. § 200.320(a)(1)(iv), the City Council for the City of Hendersonville now desires to adopt higher micro-purchase thresholds than those identified in 48 C.F.R. § 2.101 to take advantage of increased efficiencies and cost savings that are available under an increased micro-purchase threshold exemption.

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

SECTION 1: That in accordance with 2 C.F.R. § 200.320(a)(1)(iv) and the applicable provisions of North Carolina law, the City of Hendersonville hereby self-certifies the following micro-purchase thresholds, each of which is a “higher threshold consistent with State law” under 2 C.F.R. § 200.320(a)(1)(iv)(C) for the reasons set forth in the recitals to this resolution:

- A. \$30,000, for the purchase of “apparatus, supplies, materials, or equipment”; and,
- B. \$30,000, for the purchase of “construction or repair work”; and,
- C. \$50,000, for the purchase of services not subject to competitive bidding under North Carolina law; and,
- D. \$50,000, for the purchase of services subject to the qualifications-based selection process in the Mini-Brooks Act; provided that such threshold shall apply to a contract only if the City has exercised an exemption to the Mini-Brooks Act, in writing, for a particular project pursuant to G.S. 143-64.32. If the exemption is not authorized, the micro-purchase threshold shall be \$10,000; and,
- E. \$50,000 for any contract, other than those described in A-D above, that is exempt from competitive procurement requirements under North Carolina State Law.

SECTION 2: The self-certification made herein shall be effective as of the date hereof and shall be applicable until the end of the current fiscal year of the City of Hendersonville but shall not be applicable to Federal financial assistance awards issued prior to November 12, 2020, including financial assistance awards issued prior to that date under the Coronavirus Aid, Relief, and Economic Support (CARES) Act of 2020 (Pub. L. 116-136).

SECTION 3: In the event that the City of Hendersonville receives funding from a federal grantor agency that adopts a more restrictive threshold than those contained herein, the City shall comply with the more restrictive threshold when expending such funds.

SECTION 4: The City of Hendersonville shall maintain documentation to be made available to a Federal awarding agency, any pass-through entity, and auditors in accordance with 2 C.F.R. § 200.334.

SECTION 5: The City Manager, Deputy City Manager, Assistant City Manager, Finance Director, and Budget & Evaluation Director of the City of Hendersonville are hereby authorized, individually and collectively, to revise the purchasing policies of the City, including but not limited to the City of Hendersonville Uniform Guidance Procurement Policy, to reflect the increased micro-purchase thresholds specified herein, and to take all such actions, individually and collectively, to carry into effect the purpose and intent of the foregoing resolution.

Passed and adopted at the regular meeting of the City Council of the City of Hendersonville, North Carolina, held this 24th 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-26-20

WATER AND SEWER CAPITAL RESERVE FUND ORDINANCE
AN ORDINANCE SETTING CAPITAL RESERVE GUIDELINES FOR
THE CITY OF HENDERSONVILLE, NORTH CAROLINA
FOR THE YEAR BEGINNING JULY 1, 2026, AND ENDING JUNE 30, 2027

WHEREAS, under North Carolina General Statute 159-18 the City of Hendersonville is authorized to establish and maintain a capital reserve for any purposes for which bonds may be issued; and,

WHEREAS, the City Council deems it is in the best interest of the citizens of Hendersonville to establish a water and sewer capital reserve to fund future capital improvements; and,

WHEREAS, the capital reserve fund will be used in conjunction with a multi-year capital improvement program to be reviewed annually during the budget process; and,

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

SECTION 1 BUDGET: That the following Water and Sewer Capital Reserve Fund (CRF) budget, purpose, anticipated revenues, and project appropriations are hereby adopted for the operation of the City of Hendersonville and its activities for the fiscal year beginning July 1, 2026, and ending June 30, 2027, in the amount of \$100,000.

SECTION 2 PURPOSE: That the purpose of the City of Hendersonville’s Water and Sewer CRF will be to (1) raise funds for water and sewer system rehabilitation and installation projects, (2) provide greater levels of transparency in raising and expending funds on capital projects, (3) delineate the timeframe for which revenues will be raised for and expended on capital projects, (4) display the amounts of revenues and expenditures for capital projects funded through the CRF, and (5) detail revenue sources of the fund.

This Capital Reserve Fund Ordinance will, more specifically, be established alongside the City’s Budget Ordinance to provide for water and sewer system capital rehabilitation and expansion. The City has recognized the need to fund future system expansion projects and desires to fund such projects through a CRF to enhance transparency and accountability.

SECTION 3 TIMEFRAME: That revenues for Water and Sewer Fund related capital projects will be raised over a period of five (5) fiscal years - from July 1, 2025 (FY26) to June 30, 2030 (FY30).

SECTION 4 AMOUNTS ACCUMULATED: That this fiscal year (FY27), the City will transfer \$100,000.00 from the Water and Sewer Fund (060) to the Water and Sewer Capital Reserve Fund (459). The Water and Sewer Capital Reserve Fund has an estimated balance to end the fiscal year June 30th, 2026 of \$150,000. The City will save \$750,000 of revenue in the CRF for future system expansion projects. The City anticipates spending \$750,000 on system rehabilitation and expansion projects.

SECTION 5 REVENUE SOURCES: That the revenue source planned for the CRF is a transfer from the Water and Sewer Fund. Each year delineated, the City will transfer from the Water and Sewer Fund to the CRF until \$750,000 is accumulated.

Passed and adopted at the regular meeting of the City Council of the City of Hendersonville, North Carolina, held this 24th 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-26-21

ORDINANCE AMENDMENT TO
CAPITAL RESERVE FUND ORDINANCE #0-25-58

AN ORDINANCE SETTING CAPITAL RESERVE GUIDELINES FOR
THE CITY OF HENDERSONVILLE, NORTH CAROLINA
FOR THE YEAR BEGINNING JULY 1, 2026, AND ENDING JUNE 30, 2027

WHEREAS, under North Carolina General Statute 159-18 the City of Hendersonville is authorized to establish and maintain a capital reserve for any purposes for which bonds may be issued; and,

WHEREAS, the capital reserve fund will be used in conjunction with a multi-year capital improvement program to be reviewed annually during the budget process; and,

WHEREAS, North Carolina General Statute 162A Article 8 (d) requires system development fee revenues be accounted for by means of a capital reserve fund; and,

WHEREAS, the City of Hendersonville is amending Capital Reserve Fund Ordinance #0-25-58 to account for additional system development fee proceeds received during the fiscal year beginning July 1, 2026, and ending June 30, 2027 (FY27) and is appropriating a certain amount to maintain a balanced budget; and,

WHEREAS, the City Council deems it is in the best interest of the citizens of Hendersonville to maintain a Water & Sewer Capital Reserve to fund future capital improvements; and,

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

SECTION 1 BUDGET: That the following Water & Sewer System Development Fee revenues were collected from July 1, 2026, through June 30, 2027 (FY27) and are to be transferred from the Water & Sewer Operating Fund (060) to the Water & Sewer Capital Reserve Fund (459):

Description	Amount
FY27 Water System Development Fee Revenues	(\$600,000)
FY27 Sewer System Development Fee Revenues	(\$250,000)
FY27 TOTAL System Development Fee Revenues	(\$850,000)

SECTION 2 PURPOSE: That the City Council of the City of Hendersonville hereby maintains a Capital Reserve Fund (CRF) for the purpose of saving for, and funding future water and sewer infrastructure improvement projects related to system expansion and system rehabilitation:

RESERVE FOR WATER CAPITAL IMPROVEMENT PROJECTS: Reserve funds for the purpose of funding water infrastructure-related system expansion and system rehabilitation capital improvement projects that are considered eligible for cost through system development fees. Projects considered eligible in this category are:

- Current and future water line rehabilitation and improvement projects.
- Current and future water treatment facility rehabilitation and improvement projects.
- Current and future water pump facility rehabilitation and improvement projects.
- Annual debt service on water capital projects.

RESERVE FOR SEWER CAPITAL IMPROVEMENT PROJECTS: Reserve funds for the purpose of funding water infrastructure-related system expansion and system rehabilitation capital improvement projects that are considered eligible for cost through system development fees. Projects considered eligible in this category are:

- Current and future sewer line rehabilitation and improvement projects.
- Current and future sewer treatment facility rehabilitation and improvement projects.
- Current and future sewer pump facility rehabilitation and improvement projects.
- Annual debt service on sewer capital projects.

SECTION 3 TIMEFRAME: That revenues for Water and Sewer Fund related capital projects will be raised over a period of five (5) fiscal years - from July 1, 2025 (FY26) to June 30, 2030 (FY30).

SECTION 4 AMOUNTS ACCUMULATED: That this fiscal year (FY27), the City will transfer \$850,000 from the Water and Sewer Fund (060) to the Water and Sewer Capital Reserve Fund (459). The Water and Sewer Capital Reserve Fund has an estimated balance to end the fiscal year June 30th, 2026 of \$150,000. The City will save \$2,000,000 of SDF revenue in the CRF for future system expansion projects. The City anticipates spending \$2,000,000 on system rehabilitation and expansion projects.

SECTION 5 REVENUE SOURCES: That the SDF revenue source planned for the CRF is a transfer from the Water and Sewer Fund. Each year delineated, the City will transfer from the Water and Sewer Fund to the CRF until \$2,000,000 is accumulated.

Passed and adopted at the regular meeting of the City Council of the City of Hendersonville, North Carolina, held this 24th 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-26-22

STORMWATER CAPITAL RESERVE FUND ORDINANCE
AN ORDINANCE SETTING CAPITAL RESERVE GUIDELINES FOR
THE CITY OF HENDERSONVILLE, NORTH CAROLINA
FOR THE YEAR BEGINNING JULY 1, 2026, AND ENDING JUNE 30, 2027

WHEREAS, under North Carolina General Statute 159-18 the City of Hendersonville is authorized to establish and maintain a capital reserve for any purposes for which bonds may be issued; and,

WHEREAS, the City Council deems it is in the best interest of the citizens of Hendersonville to establish a stormwater capital reserve to fund future capital improvements; and,

WHEREAS, the capital reserve fund will be used in conjunction with a multi-year capital improvement program to be reviewed annually during the budget process; and,

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

SECTION 1 BUDGET: That the following Stormwater Capital Reserve Fund (CRF) budget, purpose, anticipated revenues, and project appropriations are hereby adopted for the operation of the City of Hendersonville and its activities for the fiscal year beginning July 1, 2026, and ending June 30, 2027, in the amount of \$150,000.

SECTION 2 PURPOSE: That the purpose of the City of Hendersonville CRF will be to (1) raise funds for stormwater system rehabilitation and installation projects, (2) provide greater levels of transparency in raising and expending funds on capital projects, (3) delineate the timeframe for which revenues will be raised for and expended on capital projects, (4) display the amounts of revenues and expenditures for capital projects funded through the CRF, and (5) detail revenue sources of the fund.

This Capital Reserve Fund Ordinance will, more specifically, be established alongside the City’s Budget Ordinance to provide for stormwater system capital rehabilitation and installation projects. The City has recognized the need to fund future system expansion projects and desires to fund such projects through a CRF to enhance transparency and accountability.

SECTION 3 TIMEFRAME: That revenues for Stormwater Fund related capital projects will be raised over a period of five (5) fiscal years - from July 1, 2025 (FY26) to June 30, 2030 (FY30).

SECTION 4 AMOUNTS ACCUMULATED: That this fiscal year (FY27), the City will transfer \$150,000.00 from the Stormwater Fund (067) to the Stormwater Capital Reserve Fund (457). The Stormwater Capital Reserve Fund has an estimated balance to end the fiscal year June 30th, 2026 (FY26) of \$150,000. The City will save \$750,000 of revenue in the CRF for future system expansion projects. The City anticipates spending \$750,000 on system rehabilitation and expansion projects.

SECTION 5 REVENUE SOURCES: That the revenue source planned for the CRF is a transfer from the Stormwater Fund. Each year delineated, the City will transfer from the Stormwater Fund to the CRF until \$750,000 is accumulated.

Passed and adopted at the regular meeting of the City Council of the City of Hendersonville, North Carolina, held this 24th day of June 2026.

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

4. NEW BUSINESS

A. Resolution Authorizing Free Parking Contract Between the City of Hendersonville and First Baptist Church– *John Connet, City Manager*

City Manager John Connet explained that the First Baptist Church of Hendersonville (Church) submitted a proposal to the City of Hendersonville requesting permission to sponsor free parking in the Church Street Parking Deck on Sundays. Staff have reviewed the proposal and recommend entering into a one-year contract with the Church. If both parties agree, a new contract will be submitted for approval on an annual basis. The Church will pay the City \$12,000 to offset lost revenue in FY 26-27.

Council Member Lyndsey Simpson moved that City Council adopt the resolution authorizing the City Manager to execute a contract with the First Baptist Church of Hendersonville allowing free parking in the Church Street Parking Deck on Sundays between 7:00 AM and 10:00 PM. A unanimous vote of the Council followed. Motion carried.

**RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF HENDERSONVILLE
AUTHORIZING A FREE-PARKING-ON-SUNDAY CONTRACT BETWEEN
THE CITY OF HENDERSONVILLE AND FIRST BAPTIST CHURCH OF HENDERSONVILLE**

WHEREAS, the First Baptist Church of Hendersonville (the “Church”) has requested that the City allow free parking on Sundays in the City’s parking deck, located on the corner of 5th Avenue and Church Street, in exchange for the Church's lump sum payment to the City of \$12,000.00; and

WHEREAS, free parking on Sundays will benefit the Church by allowing its congregation to have parking available on a first-come, first-served basis for Sunday services; and

WHEREAS, the free parking on Sundays will benefit the City by encouraging not only the Church congregation but also the general public to visit and remain downtown on Sundays, and therefore the contract is mutually beneficial to both parties; and

WHEREAS, the provision of public parking has long been recognized as a valid public purpose in North Carolina, allowing the expenditure of public funds and the establishment of contracts to construct or manage parking infrastructure; and

WHEREAS, the City has the authority to directly operate public parking facilities and define the exact operational standards, term limits, and revenue-sharing mechanisms associated with such facilities.

NOW THEREFORE BE IT RESOLVED by the **CITY COUNCIL FOR THE CITY OF HENDERSONVILLE** that the City Manager for the City of Hendersonville is authorized to entered into an agreement with the Church on behalf of the City in accordance with the following terms and conditions, and containing such other terms and conditions as he deems appropriate in consultation with the City Attorney:

1. The term of the Agreement shall be for one (1) year, commencing on the first Sunday in July, 2026 and terminating on the last Sunday in June, 2027.
2. The Church shall pay to the City a lump sum in the amount of Twelve Thousand Dollars (\$12,000.00) upon the execution of the Agreement.
3. In exchange for the \$12,000 payment, the City will allow free parking in the City’s parking deck on Sundays, between the hours of 7:00 a.m. and 10:00 p.m. However, the following dates shall be excepted from the Agreement:
 - a. The Sunday falling during the City's annual Garden Jubilee Festival; and
 - b. The Sunday falling during the North Carolina Apple Festival.

On these specified festival Sundays, parking within the parking deck will be subject to fees imposed by the City, and all revenues collected during these times shall belong exclusively to the City of Hendersonville.

4. The Sunday free parking will be provided strictly on a first-come, first-served basis for not only the Church congregation but also the public at large.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 24th day of June, 2026.

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

5. PRESENTATIONS

A. Public Art Plan – *Jamie Carpenter, Downtown Manager*

Downtown Manager Jamie Carpenter explained that the Downtown Advisory Board and the Community Character Subcommittee have been working on a Public Art Strategic Plan to bring to council. She presented the following PowerPoint presentation.

public art strategic plan

City Council – June 24, 2026

OVERVIEW OF PUBLIC ART STRATEGIC PLAN

- **WHY?** Public art included as recommendation in Downtown Master Plan: Develop a Public Art Committee to oversee the policy, strategy and implementation of public art/creative placemaking in downtown Hendersonville
- **Strategic Plan:** The Hendersonville Public Art Strategic Plan is a roadmap for integrating art into the city's cultural and physical landscape.
- **Scope:** This strategic plan is intended to be a living document, to provide guidance for public art in public spaces and supports art initiatives on private property. The plan includes next steps for developing the process for approval, including draft recommendations.
- **Leadership:** Developed by the Downtown Advisory Board and Community Character Subcommittee, the plan proposes establishing a Public Art Advisory Committee for approval of projects.

This presentation is intended to be a summary of the proposed work of a Public Art Advisory Committee, with planned next steps.



What is Public Art *(as defined for this plan)*



1. Functional: The public art piece could be an embellishment of an object or a functional and artistic piece created entirely by the artist. Examples: benches, bicycle racks, bus shelters, signage, etc.

2. Sculpture: A freestanding art project, physically independent of other site elements. Sculptures can consist of a wide variety of materials and can include monuments or statues that are literal interpretations, or sculptures that have a meaning that can be up to interpretation.



3. Integrated in Infrastructure: Art projects that are fully incorporated into the design of a larger infrastructure project are referred to as integrated art. The process is always collaborative; artists work with architects, engineers, and other design professionals to create and install a work of art. Examples include bridges, retaining walls, walkways and buildings.



5. Temporary: Art projects shown for a specified period are temporary projects. Temporary art projects can be in virtually any form (as described above). Temporary projects also allow for revolving pieces of artwork, which creates a dynamic place and encourages return visits with each new installation.

4. Murals: Murals are painted or applied to walls. While some murals are painted directly on walls, others are prepared in studio and later applied to walls. Murals are the type of public art that is most likely to be included on private property. Maintenance and life-span should be considered for murals on buildings.



Bearfootin' Art Walk & Auction

Downtown Hendersonville has focused on engaging and community-centric public art to support district revitalization for over twenty-years. Since 2002, Hendersonville has given a nod to the black bears that live in the area with the Bearfootin' Public Art Walk.



The annual program starts with 20 blank fiberglass bears that are then transformed into unique pieces of public art by local artists. After a "Reveal" event in early May, the bears then take up residence in downtown Hendersonville for the duration of the summer and fall, bringing joy to visitors and residents. In October, participants bid during the auction to raise funds for local non-profits and support downtown program initiatives.

Artscape Banners

Many partner organizations also contribute to public art. The Art League of Henderson County produces the annual ArtScape Banners showcasing 40 banners displaying the work of talented local artists. 30 additional banners showcase youth artists in Jackson Park.



Bee Line Sidewalk Mural

In 2021, the Friends of Downtown Hendersonville received an AARP Community Challenge Grant to complete a community-created sidewalk mural that connects the Main Street and 7th Avenue Districts through 1000 feet of painted sidewalks.

Designs were submitted and selected by the public, and community volunteers of all ages contributed over 1000 hours of painting over a two-month period.

Murals throughout Downtown

Murals are located throughout both Main Street and 7th Avenue districts that reflect the community history, heritage and interests. An audio tour can be found for all murals at dottellpodcast.com

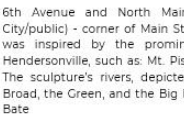


Sculptures and other permanent public art:

201 N Main Woodmen of the World water fountain (city/public) - near the corner of Second Avenue and Main Street. The water fountain was carved out of native stone. It was dedicated to Woodmen founder, Joseph Cullen Root, in 1947 near the site of where Root passed away in 1913, in the former St. John Hotel which stood the corner.



6th & 9th Avenue Schools monument (Tiger) - 200 block - City/public - 222 North Main Street, in front of Black Rose. These were the only segregated schools for African Americans in the tri-county area. The Henderson County school system were integrated by 1965. The mascot of these schools was a tiger, the statue honors the students and educators of these schools.



6th Avenue and North Main - Mountain Memories (Fountain - City/public) - corner of Main Street & 6th Avenue. The copper fountain was inspired by the prominent peaks and rivers that surround Hendersonville, such as Mt. Pisgah, Pinnacle and Sugarloaf Mountains. The sculpture's rivers, depicted in stone and water, are the French Broad, the Green, and the Big Hungry. It was created by sculptor Berry Bate



Four Seasons Apple Tree - 600 block (City/public) - Four Season's Apple Tree, located on North Main Street in the 600 block, across from Umi, Japanese Fine Dining. This metal sculpture represents the area's heritage as an apple growing region (Hendersonville is the largest apple growing region in the entire state of North Carolina) and the fact that we experience all four seasons of weather here in the Western NC mountains. This work of art was created by Western North Carolina artist, Grace Cathey.

Laura E. Corn Mini Golf at Edwards Park: A new ADA-accessible miniature golf course opened in 2023 and includes 18-holes with features that were created with local artists and organizations to blend old features from the former mini golf site at Boyd Park site as well as creating new art features.



Public Art Strategic Goals

1

Enhancing Urban Aesthetics:
Integrate public art seamlessly into the city's downtown infrastructure, including parks, streetscapes, and public buildings. Use art to transform underutilized or blighted spaces into vibrant hubs of activity.

2

Fostering Economic and Social Impact:
Attract tourism through iconic and innovative art installations.
Support local businesses by increasing foot traffic in areas enriched by art.
Strengthen social bonds through shared cultural experiences.

3

Building Hendersonville's Cultural Brand:
Develop signature programs that become synonymous with the city's identity.

4

Developing Institutional Capacity:
Establish organizational structure to manage public art projects efficiently and transparently.



Guiding Principles of Public Art Strategy

1. Artistic Vision and Excellence:
Artist selection should emphasize originality, craftsmanship, and a clear connection to the project's purpose and setting.

2. Collaborative and Informed Decision-Making:
A designated Public Art Committee will be responsible for final artistic decisions.

3. Clear Roles and Shared Responsibilities:
so that creative and administrative processes work together efficiently and respectfully.

4. Transparent Selection and Evaluation:
Establish open, well-defined criteria for choosing artists and artworks, including artistic merit, relevance to place, technical feasibility, and community benefit.

5. Professional Respect and Creative Partnership:
Artists will be treated as professionals and given creative freedom to express their ideas while working collaboratively to meet community goals and site requirements.

6. Constructive Community Engagement:
Engagement will occur at meaningful stages so that feedback can inform the process without limiting artistic innovation.

7. Streamlined and Predictable Process:
A clear timeline and efficient review process helps keep projects on track. Feedback and approvals will focus on policy and project goals rather than personal preferences.

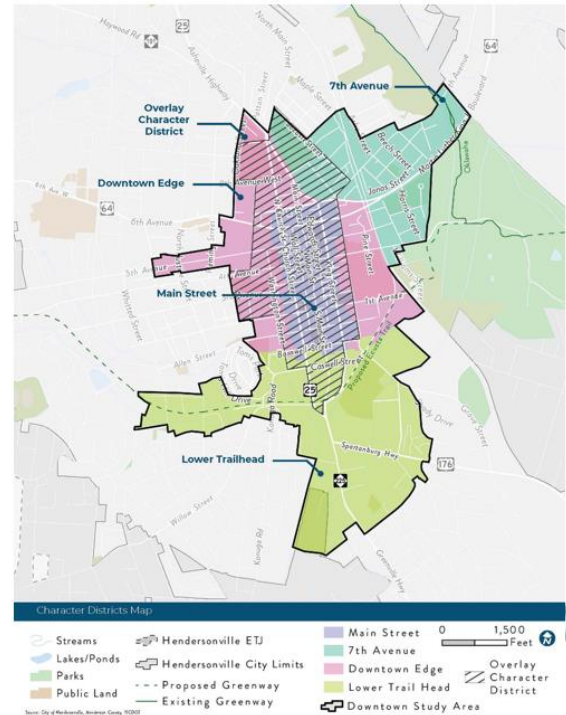
8. Context, Place, and Relevance:
Public art will enhance its setting, considering the culture, environment, and history of the site. Artists should be encouraged to interpret context creatively.

9. Sustainability and Stewardship:
Works will be selected and designed with attention to materials, maintenance, and long-term care.

10. Integrity Through Collaboration:
While collaboration is central, the final creative direction will honor the artist's professional vision as endorsed by the designated selection body, ensuring cohesive and high-quality outcomes.

Geographic Focus

- The initial geographic concept of this plan focuses on the overall downtown district, as described in the downtown master plan.
- After parameters are established, the committee will determine future steps for development of public art, to include other city parks and trails, or connected as a part of broader public art and economic development initiatives.



Next Steps:

Reviewing Today – Feedback/Suggestions:

Defining Policy & Process

- Establishing Public Art Advisory Committee
- Confirming Process for Review
- Develop Long-term plan for implementing public art in public spaces
 - Downtown Design Overlay – Public Art incorporation
 - Funding sources designated to public art
 - Requirements to incorporate public art in development projects
 - Public infrastructure budget allocation

Projects that Support Public Art internally and externally (Downtown Advisory Board & Community Character Committee)

- Establish a mural-specific grant program with allocated budget
- Develop a rotating sculpture program for planters on Main Street
- Incorporate public art in 7th Avenue District through seating, murals and creative installations



Next Steps: Forming a Public Art Advisory Committee

- The Public Art Advisory Committee (PAAC) should serve as the oversight for the City for all public art projects, ensuring alignment with goals and guiding principles.
- Membership of the committee is on three-year renewable terms through the City Council Appointment Process.
- Each representative must be individually renewed
- The Public Art Advisory Committee will meet as needed, following the requirements for noticing Special Called Meetings.



Public Art Advisory Committee Proposed Makeup

- Committee Composition: The Public Art Advisory Committee is recommended to be comprised of 7 Members, with appointments approved by City Council including:
- One (1) city official nonvoting (either appointed by City Manager or a member of City Council) (additional city staff may be involved regarding maintenance and other input)
- Two (2) Representatives with expertise in public art to be recommended by visual arts organizations from Henderson County – Art Council of Henderson County and Art League of Henderson County
- One (1) Representative appointed from Downtown Advisory Board
- Four (4) at large members
- External Consultant or guidance may be recruited by experts well-beyond Hendersonville who would offer an objective, experience-based recommendation and guidance.



Public Art Advisory Committee Responsibilities & Purpose

- Ensures proposals, projects and public art processes are clear and transparent
- Review proposals or projects that include public art on or using:
 - City/Government Funds
 - Located on City Property
 - Also provide guidance or endorsement of projects on private property/private funded
- Provides recommendation for initial project concept to City Council for approval on RFP (Budget, process, parameters and site)
- **PAAC is delegated by City Council** to select final artwork proposal and complete contract



Who may submit projects for approval on public property

- Community Organizations
 - Examples:
 - Arts organizations
 - Trail-oriented organizations (ie. Friends of Ecusta)
- Government Departments / Committees
 - Examples:
 - City – Downtown Advisory Board, Historic Preservation Commission
 - County – Parks and Recreation
- Developers
 - Requirements as a part of streetscape elements or site improvements



Proposed Public Art Approval Process

Is the project on City property or uses City funds?

Step 1: Concept Review

- PAAC Reviews Concept to determine feasibility and desirability to move forward

Step 2: RFP Development

- PAAC and Staff develop RFP which includes budget, site specifics, process for selection, and contract parameters

Step 2: City Council Approval

- City Council must approve the RFP Process which includes a budget amount, location and contract details

Project is on Non-City Property but seeks public support, guidance or requests funding support from Friends of Downtown or other nonprofits

PAAC will review and endorse or recommend funding for project based on how it fits within the public art guidelines.

Phase 2: PAAC Proposal Approval – PAAC will review proposals and make selection based on the RFP and the goals/guiding principles of the strategic plan, with staff, will review the following for final contract:

- Site-Specific & Contextual Relevance** - Artwork should be designed to fit the character and context of the location.
- Sustainability & Maintenance Considerations** - Selected artwork must be approved by the PAAC to ensure sustainability with consideration for materials, maintenance, and long-term preservation without compromising the artists' vision.
- Budget and Maintenance Plan** - A final budget including maintenance plan must be included in the approval process prior to presentation to City Council.
- Ownership of Artwork and Liability** – A contract must be completed to establish responsibilities of the City and requirements of contractors and artists.

Staff completes internal reviews throughout the project to ensure site issues, maintenance and budget are all supporting long-term budgetary requirements

A multi-phased review process will be required for all public art projects:

Step 1: Concept Review
A concept review and approval is required before extensive RFP/RFQ or other bidding process. The goal of starting with a concept review is to determine feasibility and desirability to move forward.

Artistic Integrity & Vision - Selection should prioritize originality, artistic merit, and alignment with the project's intent.

Community Input Process – The PAAC should review the process for public input to ensure community feedback that will inform but not dictate final design decisions. The process may differ based on individual proposals or projects.

Transparent Selection Criteria – If proposed project includes a selection process for artwork, the committee will review that the process follows an established clear, weighted criteria for selecting artists and artworks, such as artistic ability, relevance to place, durability, and community impact.

Parameters and Contract for Artwork – At the start of each project, the PAAC and the requesting organization will work together to clearly define the goals and parameters for the artwork. Once these are agreed upon, the artist should be given the professional respect and creative freedom to develop their work within those guidelines.
The parameters will be established in a written contract that includes milestones and deliverables.

Budget and Maintenance Plan - While this may not be fully prepared for the initial presentation, the budget and maintenance plan should be reviewed in the initial presentation

Final Thoughts / What’s Next

- Is a separate Public Art Advisory Committee of interest?
- Does the general concept for the process work?

After some discussion with City Council, the consensus was to keep moving forward with the process.

B. Direction on Zoning Text Amendment: Downtown Design Overlay (26-23-ZTA) – Matthew Manley, AICP, Long-Range Planning Manager

Long-Range Planning Manager Matt Manley explained that the City of Hendersonville has initiated an amendment to the City’s Zoning Ordinance by developing a “Downtown Design Overlay Zoning District” based on the design guidelines and “Downtown” study area boundaries established in Downtown Master Plan (Chapter 5 of Gen H Plan). The Downtown Master Plan was adopted in August 2024. Shortly after adoption, the Downzoning Law was adopted by the NC General Assembly. The effective date of this new law paused implementation of this project, however staff has now developed these standards so as to comply with this changed state law. The rationale for the Downtown Design Overlay (DDO) is based upon the fact that the current zoning districts that govern and guide development in the city core (C-1, C-2, & CMU) have little or no design standards. The Main St Local Historic District is the only tool regulating design in a meaningful way within the boundaries of Downtown. Hendersonville’s Downtown is notable for its character which is in large part established by its built form. Main St and 7th Ave are attractive locations for private investment. New developments and the potential threat of demolition of historic structures can detract from the prized character of Hendersonville’s Downtown districts. Establishing Design Standards can guide new development in a way that is compatible with the existing form. Adoption of the DDO can also serve to catalyze additional projects designed to protect community character. The DDO will help to facilitate discussions around the expansion or creation of additional local historic districts - which can also be used to guide new development while adding additional measures to help protect and preserve existing historic structures. The DDO will also serve as a model for our commercial corridors where strategies related to additional design standards can be used in conjunction with increased opportunities for by-right development to spur redevelopment. In regard to comprehensive plan consistency, the proposed DDO will directly or indirectly address 5 implementation projects identified in Gen H. It will help to advance 6 Gen H Goals under “Authentic Community Character” and 1 Goal under “Vibrant Neighborhoods”. Matt gave the following PowerPoint presentation.

Downtown Design Overlay Zoning District

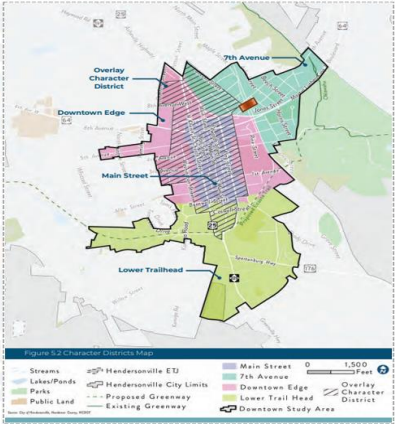
26-23-ZTA
Zoning Text Amendment



Community Development: *Planning Division* | Mathew Manley, AICP – Long-Range Planning Manager

Project Background

- **Downtown Master Plan**
 - Design Guidelines - 3 Buckets
 1. Public Realm
 2. Site Design
 3. Building Design
- **Relates to:**
 - 5 Gen H Implementation Projects
 - 3 Gen H Goal Areas + 7 Objectives
 - 4 FY27-29 Strategic Plan Actions
 - First step in chain of future actions



The creation of the Downtown Design Overlay is a direct implementation of a major part of the Downtown Master Plan which was adopted as part of the Gen H Comprehensive Plan (Chapter 5 – link below). In fact, this project relates to 5 of the Comp Plan implementation projects and helps to advance 3 Gen H Goals and 7 Objectives. Additionally, the adoption of this Text Amendment is part of your new Strategic Plan and it is the first action in a series of related actions that will eventually aim to incentivize development & redevelopment opportunities along the City's major corridors.

DTNMP - chrome-extension://efaidnbmnnnibpcaipcdcfndmkaj/https://www.hendersonvilenc.gov/sites/default/files/uploads/departments/planning/Comprehensive_Plan/gen_h_downtown_master_plan_sp.pdf

Efforts to Date:

- **Planning + Downtown Staff**
 - Ongoing collaboration
- **Planning Board DDO Task Force (Committee)**
 - Meet 5 times
- **Downtown Advisory Board**
 - Met 1 time
- **Economic Vitality Committee**
 - Met 1 time
- **Legal + Public Services Review**
 - Ongoing
- **City Council** - Today

Next:

- **Additional Public Engagement?**

- **Business Advisory Committee**
- **Downtown Advisory Board** (recommendation)
- **Planning Board** (recommendation)
- **City Council Workshop + Adoption**



Staff has been working on the draft language for a few months. These efforts include a number of internal staff meetings and committee meetings. Next steps include additional opportunities for public input. Staff would also welcome direction from Council on what type of additional public input you would like to see added to this list whether that be a focus group, stakeholder meetings, etc. One of the questions we would like to ask you to consider today is if you feel there are additional public engagement efforts that are needed?

Purpose, Intent, & Applicability

Purpose & Intent

- i. Pedestrian-Oriented,

ii. Traditional Urban Form,

iii. Complementary / Compatible,

iv. Quality Design,
- v. Active Public Spaces,

vi. Economically Vibrant,

vii. Consistent with Downtown Master Plan,

viii. Acknowledge properties outside of Historic Districts,

Applicability

- i. New Construction & Additions
- ii. Exterior Renovations

Does NOT apply to interior renovations



The initial sections of the Draft ZTA answer why are we doing this and how will it be applied?

In short the purpose is to

- Ensure Compatibility with Traditional Downtown
- Expand our most Walkable District & its Vibrant Economy
- Reflect Consistency with the adopted Downtown Master Plan

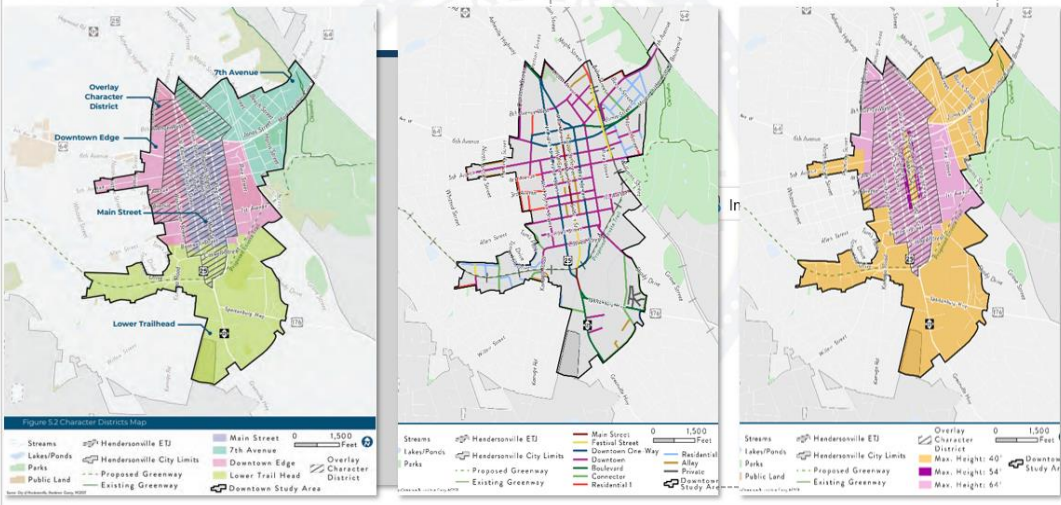
-It will apply to New Construction & Additions

-Applying it to Exterior Renovations on existing buildings is still under review but we know for sure that it does not get triggered by interior renovations. If the downzoning law was to be changed then the applicability for existing nonconforming structures would default to our current non-conforming standards.

-The Standards will work in addition to the underlying Zoning. Within the DDO there are 5 zoning districts – C-1, C-2, C-3, CMU and I-1. The uses in these districts would essentially stay the same. The standards for public realm, site design and building design would be controlled by the Overlay.

-One of my goals today is to highlight how these new standards deviate from what is currently on the books.

Governs by Location within / along...



As it is written, the DDO standards will be applied to new developments based on their Location:

- 1) Within Overlay Boundary – Map 1
- 2) Within Character Area Boundaries – Map 2
- 3) Along frontage based on Streetscape Character Type – Map 3
- 4) Within Building Height District – Map 3

THE BUCKETS:



.Public Realm



Site Design

Building Design

As I mentioned, the Design Standards fall into 1 of 3 buckets.

The first of which is "Public Realm"

Each of these standards on the slide are based on the Street Character Type that the property fronts on. Each Street Type has a Cross-Section (see examples on next slide)

Public Realm

Standards for:

- 
- A) Block Layout** - Continue / connect traditional grid
 - B) Utilization of Alleys** - Use & improve existing, create new
 - C) Placement & Width of Sidewalks** - Both sides of street, based on Street Type
 - D) Trails, Greenways, & Bicycle Facilities** - Based on street type/location
 - E) Streetscape Elements (lighting, benches, planters, bike racks, etc.)** - based on street type
 - F) Street Trees** - Required between street and sidewalk
 - G) Outdoor Gathering Areas** - Encouraged

Click to add text

Downtown Design Overlay

Public Realm

As I mentioned, the Design Standards fall into 1 of 3 buckets.

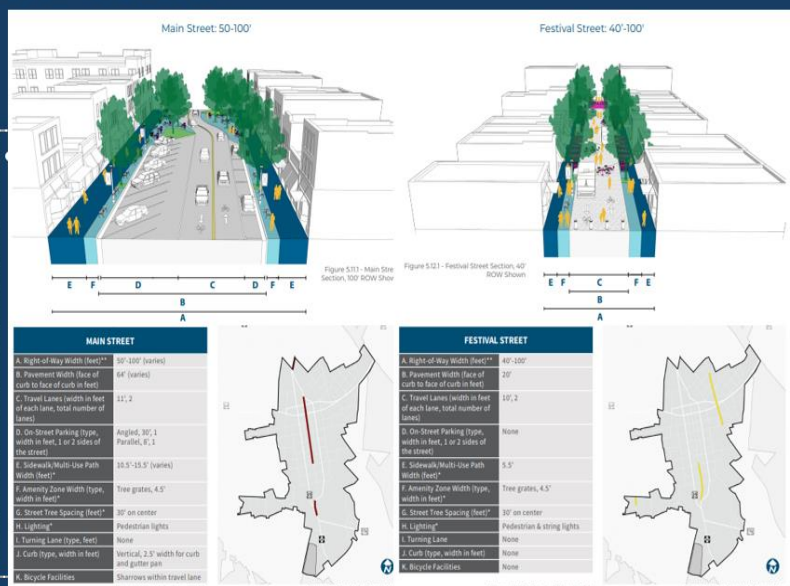
The first of which is "Public Realm"

Block Layout – pgs. 62-65 in DMP

Each of these standards on the slide are based on the Street Character Type that the property fronts on. Each Street Type has a Cross-Section and a description (DMP pgs 68-84)

One of the most significant deviations here is sidewalk width...where we currently require a 5' sidewalk, under these standards the sidewalk width would vary depending on the Street Character Type a property fronts on.

Public Realm



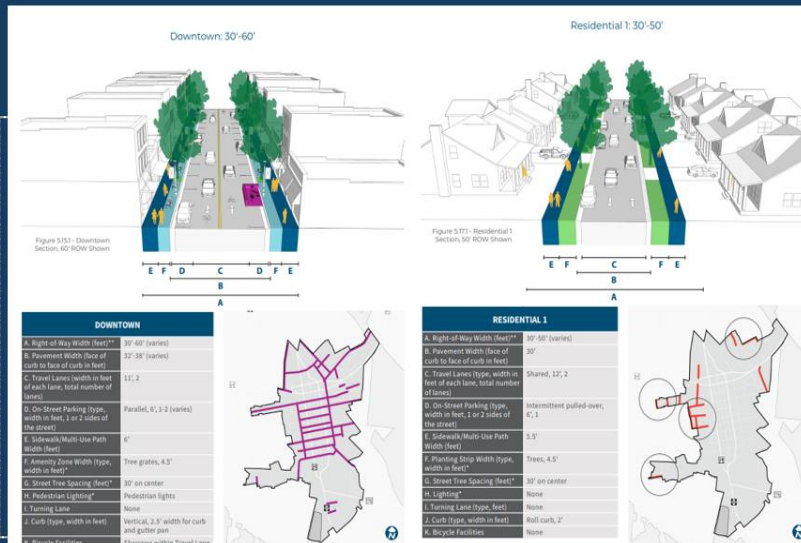
Cross-Sections / Street Types

Downtown Design Overlay

Public Realm

Each Street Type has a Cross-Section

Public Realm



Cross-Sections / Street Types

Downtown Design Overlay

Public Realm

Each Cross-Section shows the variety of layouts with sidewalk widths, street trees, on-street parking, travel lane widths, etc.

	SECTIONS		STREETSCAPE CHARACTER	ROW WIDTH	TRAVEL LANE WIDTH	ON-STREET PARKING	SIDEWALK WIDTH	STREET TREE SPACING	PLANTING STRIP WIDTH	BICYCLE FACILITIES	
	STREET NAME	FROM									TO
Public Realm	1 Main St	Ashville Hwy	Concord St	Main Str*	60	11	Ang'd/Parallel	10	30	Tree Grass 4.5	Sharrows
	1 Main St	Allen St	Long St	Main Str*	100	11	Ang'd/Parallel	15	30	Tree Grass 4.5	Sharrows
	3 Main St	Spartanburg Hwy	N King St	Main Str*	100	11	None	10	30	Tree Grass 4.5	Multi-Use Path
	5 Main St	Allen St	N King St	Festival Street	50-100*	30	Parallel/None	6	30	Tree Grass 4.5	Sharrows
	University	Concord St	Festval Street	Festval Street	50	30	Parallel/None	6	30	Tree Grass 4.5	Sharrows
	Wheeler Trail	Leontes Trail	Leontes Park Dr	Leontes Park Dr	11	50	Parallel/Both	6	30	Tree Grass 4.5	Sharrows
	Maple St	38 Ave	38 Ave	Residential 1	45	12	Intermittent	6	30	4.5	Sharrows
	Maple Str**	38 Ave	42 Ave	Festival Street	40-***	30	Parallel/None	6	30	Tree Grass 4.5	Sharrows
	Ashville Hwy	N Main St	Concord St	Boulevard	90	11	None	12	40	10	Multi-Use Path
	Leontes Park Dr	Leontes Park Dr	Leontes Park Dr	Boulevard	60-120**	30	None	12	40	10	Multi-Use Path
	38 Ave	38 Ave	38 Ave	Boulevard	90	11	None	12	40	10	Multi-Use Path
	Maple Str***	38 Ave	42 Ave	Boulevard	60-120**	30	None	12	40	10	Multi-Use Path
	Church St	Ashville Hwy	Downtown One Way	60	11	Parallel/Both	7.5	30	Tree Grass 4.5	Sharrows	
	East 38th Main St	38 Ave	42 Ave	Downtown One Way	60	11	Parallel/Both	7.5	30	Tree Grass 4.5	Sharrows
	38 Ave	Oak St	Walnut Tree Cr	Downtown	50	11	Parallel One	6	30	Tree Grass 4.5	Sharrows
	38 Ave	Flaming St	Bearcove Blvd	Downtown	60	11	Parallel One	6	30	Tree Grass 4.5	Sharrows
	38 Ave	Bearcove Blvd	N Grove St	Downtown One Way	50	11	Parallel One	7.5	30	Tree Grass 4.5	Multi-Use Path
	38 Ave	N Grove St	Bearcove Blvd	Downtown	50	11	Parallel One	7.5	30	Tree Grass 4.5	Sharrows
	38 Ave	Ash St	Downtown	60	11	Parallel/Both	6	30	Tree Grass 4.5	Sharrows	
	38 Ave	Diana Rd	Ash St	Downtown	70	11	Parallel One	6	30	Tree Grass 4.5	Sharrows
	38 Ave	Maple St	N Grove St	Downtown	50	11	Parallel/Both	6	30	Tree Grass 4.5	Sharrows
	38 Ave St	N Grove St	N Washington St	Downtown	50	11	Parallel/Both	6	30	Tree Grass 4.5	Sharrows
	Bearcove Blvd	Leontes St	Oakland St	Downtown	60	11	Parallel/Both	6	30	Tree Grass 4.5	Sharrows
	Bearcove Str***	Jonas St	7th Ave	Downtown	50	11	Parallel One	6	30	Tree Grass 4.5	Sharrows
	Concord St	38 Ave	38 Ave	Downtown	50	11	Parallel/Both	6	30	Tree Grass 4.5	Sharrows
	Concord Parking St	Concord Hwy	38 Ave	Downtown	60	11	Parallel One	6	30	Tree Grass 4.5	Sharrows
	Grove St	Shady Drive	Bearcove Blvd	Downtown	50	11	Parallel/Both	6	30	Tree Grass 4.5	Sharrows
	Lost Weight Dr	Greenleafs Hwy	Ingles	Downtown	40	11	Parallel One	6	30	Tree Grass 4.5	Sharrows
Kangaroo Rd	S Main St	W Highway	Downtown	60	11	Parallel/Both	6	30	Tree Grass 4.5	Sharrows	
Long St	7th Ave	N Main St	Downtown	50	11	Parallel/Both	6	30	Tree Grass 4.5	Sharrows	
Oakland St	38 Ave	Ashville Hwy	Downtown	60	11	Parallel/Both	6	30	Tree Grass 4.5	Sharrows	
Washington St	Kangaroo Rd	38 Ave	Downtown	50	11	Parallel/Both	6	30	Tree Grass 4.5	Sharrows	
38 Ave	Washington St	Washington St	Downtown	50	11	Parallel/Both	6	30	Tree Grass 4.5	Sharrows	
38 Ave	Washington St	Washington St	Intermittent	45	12	Intermittent	6	30	4.5	Sharrows	
38 Ave	N Grove St	Washington St	Downtown	50	11	Parallel/Both	6	30	Tree Grass 4.5	Sharrows	
38 Ave	N Grove St	Washington St	Downtown	50	11	Parallel/Both	6	30	Tree Grass 4.5	Sharrows	
38 Ave	Washington St	Bearcove Blvd	Residential 1	45	12	Intermittent	6	30	4.5	Sharrows	
38 Ave	Harris St	Washington St	Residential 1	45	12	Intermittent	6	30	Tree Grass 4.5	Sharrows	
48 Ave	Washington St	Bearcove Blvd	Residential 1	45	12	Intermittent	6	30	4.5	Sharrows	
Allen St	Libby Pond Rd	Downtown	50	11	Parallel/Both	6	30	Tree Grass 4.5	Sharrows		
Flaming St	Flaming Alley	Flaming Alley	Downtown	50	11	Parallel/Both	6	30	Tree Grass 4.5	Sharrows	
Jonas St	Jonas Alley	Jonas Alley	Downtown	50	11	Parallel/Both	6	30	Tree Grass 4.5	Sharrows	

*These streets also exhibit characteristics typical of a Downtown One-Waystreetcape

**The right-of-way for US Hwy 544 Seasonal Bridge spans due to the elevated portion and separation of travel lanes

***Bearcove St and Maple Street would actual rights-of-way to accommodate the railroad

****Travel Lane Width: 12' (Intermittent), 15' (Ang'd/Parallel), 10' (Parallel), 10' (Ang'd/Parallel),

We expanded the table from the Downtown Master Plan to include all of the Street Types for each street segment in the district along with the various elements required for each distinct street type. Once you know the street segment your project is located along, you can reference the table, along with the Cross Sections, to determine the required attributes within that street type such as the width of sidewalk, on-street parking configuration, street tree location, etc.

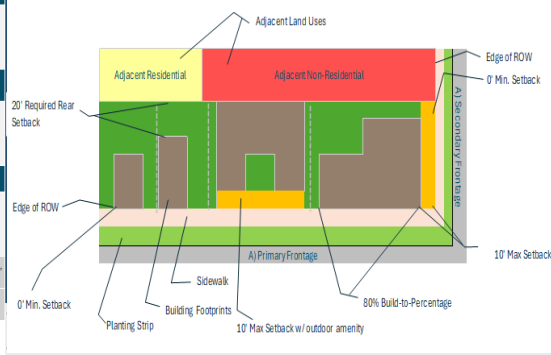
Standards for:

A) Building Placement

- 1. Min. Setback** - Min. spacing between building and ROW edge
- 2. Maximum Setback** - Max. spacing between building and ROW edge
- 3. Build-to-Percentage** - Min. % of parcel frontage occupied by building façade

Minimum Setback (From future edge of ROW established in Streetscape Table 1f, measured from existing centerline)			
A	Frontage Type	Primary Primary-Other Secondary Tertiary	0 0 0 16
Maximum Setback (From setback line, measured in ft)			
B	Frontage Type	Primary* Primary-Other Secondary Tertiary	0/ 10* 10 10 20
Minimum Build-To-Percentage			
C	Frontage Type	Primary Primary-Other Secondary Tertiary	80% 80% 80% 80%
D	Side Setback Line (ft)	None, unless abutting single-family residential zoning then 10'	
E	Rear Setback Line (ft)	None, unless abutting single-family residential zoning, then 20'	

*Max. Setback of 10' is permitted if outdoor dining or other public open space amenity is proposed along frontage. To be approved by the Community Development Director



The second bucket is for Site Design.

In my opinion these first standards are the most fundamental aspect of the overlay design standards.

On any opinion these first standards are the most fundamental aspect of the overlay design standards. Each of these standards is based on the Street Character Type that the property fronts on. The different street types are categorized as Primary, Secondary or Tertiary. The min. and max setbacks and the required build-to-percentage on a lot will be dictated by the Frontage Type. Max setbacks ensure that buildings are maintained close to the [sidewalk](#) and the build-to-percentage ensures that substantial portions of the lot frontage will feature a building edge. These two requirements are not currently required in our C-1 and CMU districts though other provisions in those districts work towards a similar outcome. There are no such standards in I-1, C-2, & C-3.

are not currently required in our C-1 and CMU districts though other provisions in those districts work towards a similar outcome. There are no such standards in I-1, C-2, & C-3. In the DMP these Maximum Setback is called the "Build-to-Zone" – we changed this to simplify it. We also changed where the Setback is measured from to simplify it by measuring from the edge of the ROW as based on the ROW width found in the Street Type table. We recreated the diagram on the right from the diagram on pg. 106 of the DMP.

- B. Parking
1. **Surface Parking** - highly limited as standalone use, screened, to the rear

2. **Structured Parking** - for developments w/over 150 spaces. Liner buildings. Some design elements. Compact vehicle exceptions.

3. **Parking Maximums** - different for each district

4. **Trailhead Parking** - Only in 7th & Lower Trailhead. Not in NR Historic Districts. Max 10 spaces.

5. **Shared Parking** - Encouraged. For large lots, 10% required to be offered during off-peak hours

6. **Bicycle Parking** - Storage for multi-family (1/5). Racks for non-residential (max. 2 racks)



Site Design

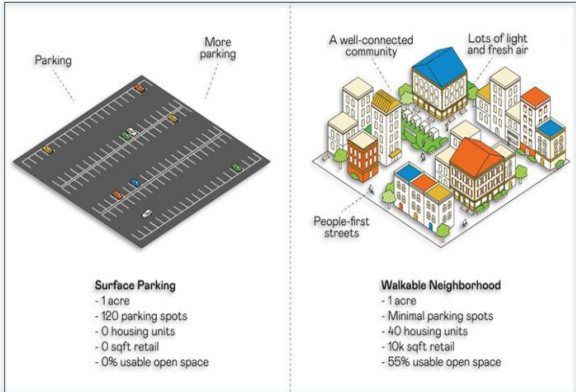
Downtown Design Overlay



Parking

Additional Standard proposed for Site Desing include:
Parking is on pgs 112-113 in DMP.
- Standalone Surface Parking is proposed to only be permitted in Lower Trailhead and 7th Ave for Trailhead parking with max. of 10 spaces on a lot (trying to allow but discourage initially – can increase later). The key here is that we would be limiting “parking lots” as a standalone use. You can still have accessory surface parking lots for a principal use. You can also still have Structured Parking as a standalone use (think paid private parking garage).
- Structured Parking has design standards such as being wrapped in liner buildings and is required when a proposed development would require 150 parking spaces or more (or they can use Shared Parking)
- Parking Maximums are established based on the Character District with Lower Trailhead having highest allowance – We currently do not have any parking maximums with the exception of our Urban Residential and Urban Village Conditional Zoning Districts.
- Shared Parking is encouraged
- Bicycle Parking is required for multi-family and commercial uses

Surface Parking in the City Core



Structured Parking Screened by Liner Buildings

Click to add text

Click to add text

Click to add text

The standards for parking are just one part of the larger strategy within the standards of the overlay district which combine to enable better utilization of land, expansion of economic opportunities, increased housing, and improved mobility within the City Core. For example, on the left you see how the same amount of area can be utilized for surface parking vs a mix of other land uses. Now imagine what the graph for tax revenue would look like between these two scenarios. On the right you see a photo example of how both parking and activated structures can be utilized together.

Standards for:

- B. **Access & Driveways** - Minimize widths, 1 per 350', cross-connections
- C. **Service Areas** - locate to rear, screen
- D. **Open Space** - % of Site - amount depends on Character District, % required for Public Use based on land use

Amount of On-Site Open Space	% of Site	Public Use of On-Site Open Space	% of Site
Main Street	5%	Commercial	50%
Downtown Edge	10%	Mixed-Use	25%
7 th Avenue	10%	Residential	Not Required
Lower Trailhead	15%		

Site Design

	MAIN STREET		DOWNTOWN EDGE		7TH AVENUE		LOWER TRAILHEAD	
	Commercial	Residential	Mixed Use	Commercial	Residential	Mixed Use	Commercial	Residential
Plazas	•	•	•	•	•	•	•	•
Courtyards	•	•	•	•	•	•	•	•
Greens	•	•	•	•	•	•	•	•
Close	•	•	•	•	•	•	•	•
Pocket Parks	•	•	•	•	•	•	•	•
Linear Parks	•	•	•	•	•	•	•	•
Greenways	•	•	•	•	•	•	•	•
Outdoor Amenities and/or Recreation Spaces	•	•	•	•	•	•	•	•
Outdoor Seating	•	•	•	•	•	•	•	•
Rooftops	•	•	•	•	•	•	•	•

Figure 3.15 - On-Site Open Space Typology Table

Click to add text

Click to add text

Access Standards help to limit curb-cuts and they require interconnectivity
Service Areas – must be screened
Open Space is required based on Character Area and can pick from long-list of different types

- Access: Access points to ground floor residential spaces may be located at any point on the front, side, or rear of a building. This may include an access point, leading to a space dedicated to a ground floor residential use, adjacent to an access point, dedicated for a ground floor non-residential space, along the primary street front.
- Frontage: Ground floor residential dwellings shall only front upon an alley and/or private open spaces or non-street public spaces. Frontage upon private property shall provide a permanent access easement to the closest public right-of-way.
- Use Area: No more than 50% of the gross floor area of a ground floor may be used for residential uses.

Additional Topics

Standards for:

A. Permitted & Prohibited Uses

- **Do we allow additional use in R Districts along trail?**
- Bicycle Retail and/or Service Shops
- Personal or Professional Office
- Surface Parking Lots
- Residential, Small-Scale Multi-Family
- Specialty services such as bicycle rental, shuttle services, guided tours



Click to add text



Considering economic development opportunities along our off-street trails, along with the DDO, the following uses have been considered within Residential Districts that are within the DDO boundaries and adjacent to the trail ROW – is this increase in intensity along our trails something that Council would support?
The following proposed Special Uses would be limited to those properties directly adjacent to a trail ROW and limited in size by the Supplementary Standards found in the Zoning Ordinance:

Questions?

6. **BOARDS/COMMISSIONS/COMMITTEE APPOINTMENTS**

A. Council Appointments to Boards/Committees – Jill Murray, City Clerk & John Connet, City Manager

Council made appointments to the following boards/committees: Animal Services Advisory Committee, Blue Ridge ABC Board, Board of Adjustment, Business Advisory Committee, Downtown Advisory Board, Environmental Sustainability Board & the Tourism Development Authority (TDA) as follow:

Animal Services Advisory Committee

City Council Member Lyndsey Simpson moved the City Council to appoint Patricia McDuff to the Animal Services Advisory Board for a three-year term ending June, 2029. This will fill the ETJ vacancy. A unanimous vote of the Council followed. Motion carried.

City Council Member Lyndsey Simpson moved the City Council to appoint Joan Odean to the Animal Services Advisory Board for a three-year term ending June, 2029. This will fill the ETJ vacancy. A unanimous vote of the Council followed. Motion carried.

Blue Ridge ABC Board

City Council Member Melinda Lowrance moved the City Council to appoint James Welter to the Blue Ridge ABC Board for a three-year term ending June, 2029. A unanimous vote of the Council followed. Motion carried.

Board of Adjustment

City Council Member Lyndsey Simpson moved the City Council to appoint Kyle Gilgis as a regular member to the Board of Adjustment for a three-year term ending June, 2029. A unanimous vote of the Council followed. Motion carried.

City Council Member Lyndsey Simpson moved the City Council to reappoint Brett Werner as an alternate member to the Board of Adjustment for a three-year term ending June, 2029. A unanimous vote of the Council followed. Motion carried.

City Council Member Lyndsey Simpson moved the City Council to appoint Bob Pace as an alternate member to the Board of Adjustment for a three-year term ending June, 2029. A unanimous vote of the Council followed. Motion carried.

City Council Member Lyndsey Simpson moved the City Council to appoint Aubrey Parks as an alternate member to the Board of Adjustment for a three-year term ending June, 2029. A unanimous vote of the Council followed. Motion carried.

Business Advisory Committee

City Council Member Melinda Lowrance moved that the City Council appoint Richard Reagen to the Business Advisory Committee for a three-year term ending June, 2029. A unanimous vote of the Council followed. Motion carried.

Downtown Mainstreet Advisory Committee

City Council Member Lyndsey Simpson moved the City Council to reappoint Joe Dinan as a Main Street member to the Downtown Mainstreet Advisory Committee for a three-year term ending June, 2029. A unanimous vote of the Council followed. Motion carried.

City Council Member Lyndsey Simpson moved the City Council to appoint Yvonne Hill as a Main Street member to the Downtown Mainstreet Advisory Committee for a three-year term ending June, 2029. A unanimous vote of the Council followed. Motion carried.

City Council Member Lyndsey Simpson moved the City Council to appoint Erica Hodges as a 7th Avenue member to the Downtown Mainstreet Advisory Committee for a partial three-year term ending June, 2027. A unanimous vote of the Council followed. Motion carried.

City Council Member Lyndsey Simpson moved the City Council to appoint Scott Gash as a 7th Avenue member to the Downtown Mainstreet Advisory Committee for a three-year term ending June, 2029. A unanimous vote of the Council followed. Motion carried.

City Council Member Lyndsey Simpson moved the City Council to appoint Terry Young as a 7th Avenue member to the Downtown Mainstreet Advisory Committee for a three-year term ending June, 2029. A unanimous vote of the Council followed. Motion carried.

City Council Member Lyndsey Simpson moved the City Council to appoint Gary Heisey as at-large member to the Downtown Mainstreet Advisory Committee for a partial three-year term ending June, 2027. A unanimous vote of the Council followed. Motion carried.

City Council Member Lyndsey Simpson moved the City Council to reappoint Nancy Neikirk as at-large member to the Downtown Mainstreet Advisory Committee for a partial three-year term ending June, 2029. A unanimous vote of the Council followed. Motion carried.

ESB Board

City Council Member Gina Baxter moved the City Council to reappoint Jill Carter as an at-large member to the Environmental Sustainability Board for a three-year term which will expire in June, 2029. A unanimous vote of the Council followed. Motion carried.

City Council Member Gina Baxter moved the City Council to reappoint Joey Burnett as an at-large member to the Environmental Sustainability Board for a three-year term which will expire in June, 2029. A unanimous vote of the Council followed. Motion carried.

City Council Member Gina Baxter moved the City Council to appoint John Carr as a city member to the Environmental Sustainability Board for a three-year term which will expire in June, 2029. A unanimous vote of the Council followed. Motion carried.

Tourism Development Authority (TDA)

City Council Member Melinda Baxter moved the City Council to appoint Laura Rice to fill seat 4 of the Tourism Development Authority for a five-year term which will expire in June, 2031. A unanimous vote of the Council followed. Motion carried.

7. ADJOURN

There being no further business, the meeting adjourned at 5:51p.m. upon unanimous assent of the Council. No further action was taken.

Jennifer Hensley, Mayor Pro Tem

ATTEST:

Jill Murray, City Clerk