



# MINUTES

August 1, 2024

## REGULAR MEETING OF THE CITY COUNCIL

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

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

Staff Present: City Manager John F. Connet, Assistant City Manager Brian Pahle, City Clerk Jill Murray, Communications Manager Allison Justus and others

### 1. CALL TO ORDER

Mayor Volk called the meeting to order at 5:46 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.*

#### In Person:

Sandra Williams spoke about the Gen H Comp Plan and her concerns for Chadwick Avenue. Single family homes are being encroached and she is worried about rezoning for condos and apartments. Traffic has already picked up on our road and if you make it a connector road, it will get even busier.

Lynne Williams spoke about the Gen H Comp Plan and thinks we need more time as Chadwick Avenue is historic. There have been changes to the map and there is no wildlife study in here. Asked that we wait to vote until the majority of council has been elected by the people. We're waiting on the Strategic Housing Plan and Parks and Greenspace Plan and we're waiting on the County's 2010 Agricultural Comp Plan.

Kacy Kerak spoke about the Gen H Comp Plan and is concerned about the flooding that is already occurring and how much worse it will get after construction and the reality of the homes being able to stay there.

Ken Fitch spoke via Zoom about the Gen H Comp Plan and is disappointed about the limited attention to the environment with us being a mountain town and there is nothing about wildlife habitat and pollinator fields. The future economic plan doesn't mention anything about tourism and we are dependent upon it. The Ecusta Plan only emerges as an amenity instead of something huge that can connect us. We are a bit off track here. Is the plan a match to the thousands of citizens that responded to our call for comments/suggestions?

### 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  
July 10, 2024 Regular Meeting**

**July 24, 2024 Second Monthly Meeting****B. Approval of United Financial, a Division of HomeTrust Bank to Provide Installment Financing for Vehicles and Equipment Purchased in Fiscal Year 2025 – John Buchanan, Finance Director**

Resolution #R-24-64

**RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO APPROVE FINANCING TERMS FOR THE PURCHASE OF VEHICLES AND EQUIPMENT**

**WHEREAS**, The City of Hendersonville has previously determined to undertake a project for the financing of vehicles and equipment, and

**WHEREAS**, United Financial has provided a proposal with an acceptable interest rate and terms to meet the City's needs; and

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

1. The City of Hendersonville hereby determines to finance the purchase of vehicles and equipment through United Financial, in accordance with the proposal dated July 2, 2024. The amount financed shall not exceed \$570,000 with an annual interest rate of 4.49% for a term of 4 years.
2. All financing contracts and all related documents for the closing of the financing shall be consistent with the foregoing terms. City staff are hereby authorized to and directed to execute and deliver any financing documents, and to take all such action as they may consider necessary to carry out the financing as contemplated by the proposal and this resolution.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 1<sup>st</sup> day of August, 2024.

Barbara G. Volk, Mayor

Attest: /s/Jill Murray, City Clerk

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

**C. Purchase of Chlorine – Logan Hickey & Ricky Levi**

Resolution #R-24-65

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

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

**WHEREAS**, the City's WTP utilizes chlorine; and,

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

**WHEREAS**, G.S. § 143-129I list authorized exceptions to formal bid procedures. G.S. § 143-129I(6) allows for purchases of apparatus, supplies, materials, or equipment without following the procedures of when: (i) performance or price competition for a product are not available; (ii) a needed product is available from only one source of supply; or (iii) standardization or compatibility is the overriding consideration; and

**WHEREAS**, The EPA has documented factors limiting chlorine availability in the US, especially chlorine produced for water and wastewater treatment operations; and

**WHEREAS**, WTP have conducted a diligent search for chlorine suppliers. Vendors contacted are unable to supply the amount of chlorine needed by the City in ton containers and are not equipped to supply currently, or are unable to guarantee product availability and safety; and

**WHEREAS**, Other suppliers are unable to provide the necessary chlorine controlling for product availability and safety; and,

**WHEREAS**, the City's RMP Risk Management Plan (which is filed with the USEPA, NCDEQ) and Emergency Management require certain safety training along with training at City facilities to be documented. Safety inspectors prefer that chemicals be sourced consistently from the same vendor to ensure safe handling controls.; and,

**WHEREAS**, JCI Jones Chemicals, Inc. (out of Charlotte, NC) is the only supplier who can provide chlorine gas in the ton containers the City requires, ensuring product availability and in the volume for water treatment disinfection at the City's 12 million per gallon a day rated water treatment facility.

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

1. Performance competition is not available for the purchase of chlorine as it is required by the City.
2. JCI Jones Chemicals, Inc. is the only supplier who can provide chlorine as it is required by the City.
3. The City Council approves the purchase of chlorine for the water treatment plant from JCI Jones Chemicals, Inc.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 1<sup>st</sup> day of August, 2024.

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

**D. Resolution Authorizing Sale of Stock – Angela S. Beeker, City Attorney**

Resolution #R-24-66

**RESOLUTION AUTHORIZING THE SALE OF STOCK**

**WHEREAS**, the City currently holds shares of Duke Power stock bequeathed to the City of Hendersonville Police Department; and

**WHEREAS**, the City currently holds additional shares of Duke Power stock bequeathed to the City of Hendersonville Police Department – Police K9 Unit; and

**WHEREAS**, the City is not authorized to hold shares of stock as an investment;

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

1. The Finance Director is authorized to sell all shares of Duke Power stock held in the name of City of Hendersonville Police Department and City of Hendersonville – Police K9 Unit.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 1<sup>st</sup> day of August, 2024.

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

**E. Amendment No. 2 to Engineering Services Contract to Support the Fleetwood Water Improvements Project– Devin Owen, Utilities Engineer**

Resolution #R-24-67

**RESOLUTION BY THE CITY OF HENDERSONVILLE TO EXECUTE AMENDMENT NUMBER TWO FOR ENGINEERING SERVICES TO SUPPORT THE FLEETWOOD WATER IMPROVEMENTS PROJECT AND AUTHORIZE THE CITY MANAGER OR APPROVED REPRESENTATIVE TO ENTER INTO AN AGREEMENT FOR ENGINEERING SERVICES TO SUPPORT THE FLEETWOOD WATER IMPROVEMENTS PROJECT.**

**WHEREAS**, the Fleetwood Water Improvements generally consist of installation of approximately 800 feet of 12-inch, 900 feet of 8-inch water main and retrofit or replacement of an aging and undersized hydropneumatic pump station with a dual domestic and high-service pumping station. After completion of the project, the Fleetwood Community in Laurel Park will have sufficient flow for fire protection; and

**WHEREAS**, City Council selected Summit Engineering Group as the best qualified engineering services provider for this project in March 2022. Due to a higher level of construction administration services than anticipated by the engineering services provider, an additional budget amendment is requested to effectively manage the Construction of this project by the Summit Engineering Group.

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

1. The City Manager or authorized representative is authorized to execute Amendment Number Two for engineering services to support the Fleetwood Water Improvements Project.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 1<sup>st</sup> day of August, 2024.

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

F. August 2024 Budget Amendments – Adam Murr, Budget & Evaluation Director

TO MAYOR & COUNCIL APPROVAL: August 01, 2024			FISCAL YEAR 2025 FORM: 08012024-01		
BUDGET AMENDMENT					
FUND 010					
ACCOUNT NUMBER	ACCOUNT DESCRIPTION	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET
010-0000-460120	Refunds/Rebates	19,000	11,175	-	30,175
010-1002-523001	Utilities - Electricity	460,000	11,175	-	471,175
FUND 010	TOTAL REVENUES	19,000	11,175	-	30,175
	TOTAL EXPENDITURES	460,000	11,175	-	471,175
An amendment reflecting the receipt of a Duke Energy rebate for building automation system and energy improvements related to the City Hall HVAC system.					
The City Manager and City Clerk certify budget ordinance amendment 08012024-01 was approved by City Council on August 01, 2024.					

TO MAYOR & COUNCIL APPROVAL: August 01, 2024			FISCAL YEAR 2025 FORM: 08012024-02		
BUDGET AMENDMENT					
FUND 010					
ACCOUNT NUMBER	ACCOUNT DESCRIPTION	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET
010-0000-470050	Sale of Capital Assets	-	85,000	-	85,000
010-0000-534999	Contingency	-	85,000	-	85,000
FUND 010	TOTAL REVENUES	-	85,000	-	85,000
	TOTAL EXPENDITURES	-	85,000	-	85,000
An FY25 amendment reflecting a \$85k increase in Sale of Capital Assets in 010 for the sale of the Street Sweeper purchased in 2011.					
The City Manager and City Clerk certify budget ordinance amendment 08012024-02 was approved by City Council on August 01, 2024.					

TO MAYOR & COUNCIL APPROVAL: August 01, 2024			FISCAL YEAR 2025 FORM: 08012024-03		
BUDGET AMENDMENT					
FUND 410					
ACCOUNT NUMBER	ACCOUNT DESCRIPTION	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET
010-0000-470900	Fund Balance Appropriated - FY25	-	100,000	-	100,000
010-0000-598901	Transfer Out (to 410, #19019)	-	100,000	-	100,000
FUND 410 (Fire Station #1)	TOTAL REVENUES	-	100,000	-	-
	TOTAL EXPENDITURES	-	100,000	-	-
410-0000-470100-19019	Transfer In (from 010)	415,529	188,104	-	603,633
410-0000-420050-19019	Grant Revenue (Stormwater)	70,000	-	-	70,000
410-0000-470010-19019	Bond Proceeds (2022 IFC)	13,587,606	-	-	13,587,606
410-1002-550102-19019	Capital Outlay - Services and Fees	-	-	-	-
410-1002-550103-19019	Capital Outlay - CIP	14,073,135	188,104	-	14,261,239
FUND 410 (Fire Station #1)	TOTAL REVENUES	14,073,135	188,104	-	14,261,239
	TOTAL EXPENDITURES	14,073,135	188,104	-	14,261,239
410-0000-470010-19019	Bond Proceeds (2022 IFC)	652,204	-	88,104	564,100
410-1002-550103-19019	Capital Outlay - CIP	652,204	-	88,104	564,100
FUND 410 (Temp. Fire Station)	TOTAL REVENUES	652,204	-	-	564,100
	TOTAL EXPENDITURES	652,204	-	-	564,100
410-0000-460090-21019	Contribution (Henderson County)	100,000	250,000	-	350,000
410-0000-460090-21019	Contribution (Other Agencies)	17,500	-	-	17,500
410-0000-470010-21019	Bond Proceeds (2022 IFC)	2,262,190	-	-	2,262,190
410-0000-470100-21019	Transfer In (From 010)	75,000	-	-	75,000
410-1002-550103-21019	Capital Outlay - CIP	2,454,690	250,000	-	2,704,690
FUND 410 (Edwards Park)	TOTAL REVENUES	2,454,690	250,000	-	2,704,690
	TOTAL EXPENDITURES	2,454,690	250,000	-	2,704,690
410-0000-470010-19021	Bond Proceeds (2022 IFC)	1,500,000	-	-	1,500,000
410-1400-550103-19021	Capital Outlay - CIP	1,500,000	-	-	1,500,000
FUND 410 (Replace HFD Ladder)	TOTAL REVENUES	1,500,000	-	-	1,500,000
	TOTAL EXPENDITURES	1,500,000	-	-	1,500,000
410-0000-470010-19020	Bond Proceeds (2022 IFC)	800,000	-	-	800,000
410-1400-550103-19020	Capital Outlay - CIP	800,000	-	-	800,000
FUND 410 (Replace HFD Engine)	TOTAL REVENUES	800,000	-	-	800,000
	TOTAL EXPENDITURES	800,000	-	-	800,000
2022 Installment Financing Subtotal					18,802,000
Other Financing Sources Subtotal					713,029

Total Project Revenues (19019, 19020, 19021, and 21019)	19,830,029
Total Project Appropriation (19019, 19020, 19021, and 21019)	19,830,029
A budget amendment to tie-out the fire station 1 (#19019) and edwards park (#21019) projects following reconciliation of the projects for change orders.	
The City Manager and City Clerk certify budget ordinance amendment 08012024-03 was approved by City Council on August 01, 2024.	

TO MAYOR & COUNCIL

APPROVAL: August 01, 2024

FISCAL YEAR 2025

FORM: 08012024-04

BUDGET AMENDMENT

FUND 410

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET
410-0000-470010-21042	Debt Proceeds	53,401	-	41,039	12,362
410-1014-550102-21042	Capital Outlay- Fees and Services	53,401	-	41,039	12,362
FUND 410	TOTAL REVENUES	53,401	-	41,039	12,362
NCDOT Blythe St. #21042	TOTAL EXPENDITURES	53,401	-	41,039	12,362
410-0000-470010-21043	Debt Proceeds	54,700	41,039	-	95,739
410-1014-550102-21043	Capital Outlay- Fees and Services	54,700	41,039	-	95,739
FUND 410	TOTAL REVENUES	54,700	41,039	-	95,739
NCDOT Grove St. #21043	TOTAL EXPENDITURES	54,700	41,039	-	95,739

An amendment decreasing the NCDOT Blythe St. Improvement Project, #21042 by \$41,039 to reflect an indefinite delay in the project. The Blythe budget reduction will be used to increase the NCDOT Grove St. Improvement Project, #21043 by \$41,039 for pre-construction activities (design and survey). A construction amendment for the Grove St. project is anticipated in late 2024/early 2025.

The City Manager and City Clerk certify budget ordinance amendment 08012024-04 was approved by City Council on August 01, 2024.

TO MAYOR & COUNCIL

APPROVAL: August 01, 2024

FISCAL YEAR 2025

FORM: 08012024-05

BUDGET AMENDMENT

FUND 060 | 067 | 410 | 460

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET
060-0000-470020	Bond Proceeds (2023 IFC)	4,016,000	-	-	4,016,000
060-0000-470900	Fund Balance Appropriated	-	10,000	-	10,000
060-0000-598901	Transfer Out (to 410, #21017)	4,016,000	10,000	-	4,026,000
FUND 060	TOTAL REVENUES	4,016,000	10,000	-	4,026,000
	TOTAL EXPENDITURES	4,016,000	10,000	-	4,026,000
067-0000-470020	Bond Proceeds (2023 IFC)	377,000	-	-	377,000
067-0000-598901	Transfer Out (to 410, #21017)	377,000	-	-	377,000
FUND 067	TOTAL REVENUES	377,000	-	-	377,000
	TOTAL EXPENDITURES	377,000	-	-	377,000
410-0000-470010-21017	Debt Proceeds (2023 IFC)	2,032,000	-	-	2,032,000
410-0000-470100-21017	Transfer In (from 060 & 067, FY23)	4,393,000	-	-	4,393,000
410-0000-470100-21017	Transfer In (from 060 FY24)	-	10,000	-	10,000
410-1002-550103-21017	Capital Outlay - CIP	5,162,500	108,500	-	5,271,000
410-1002-560900-21017	Cost of Issuance	80,000	-	-	80,000
410-1002-598901-21017	Transfer Out (to #23021)	150,000	-	60,000	90,000
410-1002-598901-21017	Transfer Out (to #23022)	1,032,500	-	38,500	994,000
FUND 410 #21017	TOTAL REVENUES	6,425,000	10,000	-	6,435,000
City Hall & Ops Imprv.	TOTAL EXPENDITURES	6,425,000	108,500	98,500	6,435,000
410-0000-470100-23021	Transfer In (from #21017)	150,000	-	60,000	90,000
410-1002-550103-23021	Capital Outlay - CIP	150,000	-	60,000	90,000
FUND 410 #23021	TOTAL REVENUES	150,000	-	60,000	90,000
City Hall 3rd Floor	TOTAL EXPENDITURES	150,000	-	60,000	90,000
410-0000-470100-23022	Transfer In (from #21017)	1,032,500	-	38,500	994,000
410-1002-550103-23022	Capital Outlay - CIP	1,032,500	-	38,500	994,000
FUND 410 #23022	TOTAL REVENUES	1,032,500	-	38,500	994,000
City Hall Ext. Phase II	TOTAL EXPENDITURES	1,032,500	-	38,500	994,000

An amendment to the 2023 installment financing projects, City Hall and Operations Improvements, City Hall 3rd Floor Improvements, and City Hall Exterior Phase II Improvements. The amendment transfers a total of \$98,500 from the City Hall and Operations project to the City Hall 3rd Floor Improvement project (+\$60,000) and the City Hall Exterior Phase II project (+\$38,500).

The City Manager and City Clerk certify budget ordinance amendment 08012024-05 was approved by City Council on August 01, 2024.

460-0000-470010-19025	Debt Proceeds ('22 Revenue Bond)	750,000	-	-	750,000
460-7055-550103-19025	Capital Outlay - CIP	750,000	-	10,550	739,450
460-0000-598901-19025	Transfer Out (to 460, #23018)	-	10,550	-	10,550
FUND 460	TOTAL REVENUES	750,000	-	-	750,000
Ewart Hill, #19025	TOTAL EXPENDITURES	750,000	10,550	10,550	750,000
460-0000-470100-23018	Transfer In (from 459)	135,000	-	69,500	65,500
460-0000-470100-23018	Transfer In (from 460, #18014)	-	8,465	-	8,465
460-0000-470100-23018	Transfer In (from 460, #19025)	-	10,550	-	10,550
460-0000-470100-23018	Transfer In (from 460, #18014)	-	50,485	-	50,485
460-7055-550103-23018	Capital Outlay - CIP	135,000	-	-	135,000
FUND 460	TOTAL REVENUES	135,000	69,500	69,500	135,000
Somersby Park, #23018	TOTAL EXPENDITURES	135,000	-	-	135,000
460-0000-470100-23019	Transfer In (from 459)	110,000	-	96,440	13,560
460-0000-470100-23019	Transfer In (from 460, #19010)	-	44,882	-	44,882
460-0000-470100-23019	Transfer In (from 460, #17141)	-	51,558	-	51,558
460-7055-550103-23019	Capital Outlay - CIP	110,000	-	-	110,000
FUND 460	TOTAL REVENUES	110,000	96,440	96,440	110,000
WWTP Thickener, #23019	TOTAL EXPENDITURES	110,000	-	-	110,000
460-0000-470100-21012	Debt Proceeds ('23 Revenue Bond)	1,557,917	-	-	1,557,917
460-0000-470100-21012	Transfer In (from 460, #17141)	-	35,000	-	35,000
460-7055-550103-21012	Capital Outlay - CIP	1,557,917	35,000	-	1,592,917
FUND 460	TOTAL REVENUES	1,557,917	35,000	-	1,592,917
Fleetwood, #21012	TOTAL EXPENDITURES	1,557,917	35,000	-	1,592,917
An amendment to Water and Sewer Capital Project Ordinances: 17141, 18014, 19010, and 19025. These projects budgets will be decreased to reflect project completion. Remaining bond funds are to be transferred into Water and Sewer Capital Project Ordinances: 21012, 23018, and 23019. The transfer will allow the City to leverage prior revenue bond funds on ongoing projects.					
The City Manager and City Clerk certify budget ordinance amendment 08012024-06 was approved by City Council on August 01, 2024.					

TO MAYOR & COUNCIL  
APPROVAL: August 01, 2024

FISCAL YEAR 2025  
FORM: 08012024-06

BUDGET AMENDMENT

FUND 459 | 460

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET
459-0000-470900	Fund Balance Appropriated	135,000	-	69,500	65,500
459-0000-470900	Fund Balance Appropriated	110,000	-	96,440	13,560
459-0000-598901	Transfer Out (to 460, #23018)	135,000	-	69,500	65,500
459-0000-598901	Transfer Out (to 460, #23019)	110,000	-	96,440	13,560
FUND 459	TOTAL REVENUES	245,000	-	165,940	79,060
WS CRF	TOTAL EXPENDITURES	245,000	-	165,940	79,060
460-0000-470010-17141	Debt Proceeds ('23 Revenue Bond)	3,134,054	-	-	3,134,054
460-0000-450001-17141	Interest Income ('23 Revenue Bond Interest)	-	181,725	-	181,725
460-7150-550103-17141	Capital Outlay - CIP	3,134,054	-	-	3,134,054
460-0000-598901-17141	Transfer Out (to 460, #23019)	-	51,558	-	51,558
460-0000-598901-17141	Transfer Out (to 460, #21012)	-	35,000	-	35,000
FUND 460	TOTAL REVENUES	3,134,054	181,725	-	3,315,779
NCDOT I-26, #17141	TOTAL EXPENDITURES	3,134,054	86,558	-	3,220,612
460-0000-470010-18014	Debt Proceeds ('23 Revenue Bond)	1,000,000	-	-	1,000,000
460-7150-550103-18014	Capital Outlay - CIP	1,000,000	-	8,465	991,535
460-0000-598901-18014	Transfer Out (to 460, #23018)	-	8,465	-	8,465
FUND 460	TOTAL REVENUES	1,000,000	-	-	1,000,000
LongJohn/Apex, #18014	TOTAL EXPENDITURES	1,000,000	8,465	8,465	1,000,000
460-0000-470010-19010	Debt Proceeds ('23 Revenue Bond)	1,103,929	-	-	1,103,929
460-7150-550103-19010	Capital Outlay - CIP	1,103,929	-	95,367	1,008,562
460-0000-598901-19010	Transfer Out (to 460, #23018)	-	50,485	-	50,485
460-0000-598901-19010	Transfer Out (to 460, #23019)	-	44,882	-	44,882
FUND 460	TOTAL REVENUES	1,103,929	-	-	1,103,929
North Fork, #19010	TOTAL EXPENDITURES	1,103,929	95,367	95,367	1,103,929

G. Budget Amendments End-of-Year FY24 – Jennifer Floyd, Budget & Management Analyst

Fund 010

TO MAYOR & COUNCIL

APPROVAL: August 01, 2024

FISCAL YEAR 2024

FORM: 08012024-07

BUDGET AMENDMENT

FUND 010

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET
010-0000-400101	Ad Valorem Taxes	(13,300,000)	(486,400)	-	(13,786,400)
010-0000-400102	Prior Years Ad Valorem Taxes	(85,931)	(10,000)	-	(95,931)
010-0000-400103	Prior Years Ad Valorem Taxes - Collected by COH	-	(4,340)	-	(4,340)
010-0000-400150	Tax - Interest	(27,163)	(20,000)	-	(47,163)
010-0000-420003	SRO Reimbursement	(249,920)	(88,000)	-	(337,920)
010-0000-420051	Local/Private Grant Revenue	-	(50,000)	-	(50,000)
010-0000-430008	Facility Rental Income	(15,000)	(8,660)	-	(23,660)
010-0000-440004	Fire Inspection Fees	(215,250)	(34,000)	-	(249,250)
010-0000-450001	Interest Income	(175,000)	(69,000)	-	(244,000)
010-0000-470030	Insurance Proceeds	(13,368)	(94,600)	-	(107,968)
010-0000-400110	Ad Valorem Taxes - DMV	(840,000)	(145,000)	-	(985,000)
010-0000-410110	ABC Revenues	(330,000)	(100,000)	-	(430,000)
010-0000-410300	Electricity Utility Tax	(975,000)	(125,000)	-	(1,100,000)
010-0000-410303	Natural Gas Utility Tax	(81,000)	(12,000)	-	(93,000)
010-0000-410001	Local Sales & Use Tax	(5,914,000)	-	(134,000)	(5,780,000)
010-0000-598901	Transfer Out (to 468 and 080)	694,700	113,000	-	807,700
010-0900-560001	Debt Principal	2,581,670	294,560	-	2,876,230
010-0900-560010	Debt Principal GASB 87 - Leases	-	34,400	-	34,400
010-0900-560011	Debt Principal GASB 96 - Subscriptions	-	93,300	-	93,300
010-0900-560500	Debt Interest	997,043	164,000	-	1,161,043
010-0900-560510	Debt Interest GASB 87 - Leases	-	3,900	-	3,900
010-0900-560511	Debt Interest GASB 96 - Subscriptions	-	4,100	-	4,100
010-1001-540001	Special Appropriations	306,709	5,130	-	311,839
010-1002-501001	Salaries - Regular	584,182	600	-	584,782
010-1002-502091	Worker's Comp Ins	2,299	17,000	-	19,299
010-1002-519200	Contract Services	106,000	100,000	-	206,000
010-1002-523001	Utilities - Electricity	400,000	60,000	-	460,000
010-1005-501001	Salaries - Regular	132,457	3,000	-	135,457
010-1008-501001	Salaries - Regular	268,005	6,000	-	274,005
010-1008-502050	Retirement Expense	35,749	715	-	36,464
010-1010-501001	Salaries - Regular	42,312	2,850	-	45,162
010-1010-502001	Fica Tax Expense	3,288	170	-	3,458
010-1010-502050	Retirement Expense	5,496	110	-	5,606
010-1010-519200	Contract Services	343,056	25,000	-	368,056
010-1010-531210	Permits, License And Fees	211,299	20,000	-	231,299
010-1014-501001	Salaries - Regular	312,514	15,000	-	327,514



010-1014-502001	Fica Tax Expense	23,963	730	-	24,693
010-1014-502050	Retirement Expense	41,088	1,300	-	42,388
010-1014-502056	COH Match Retirement Expense	3,910	170	-	4,080
010-1014-519104	Prof Services-Engring	5,300	40,000	-	45,300
010-1300-501001	Salaries - Regular	3,603,059	6,000	-	3,609,059
010-1300-501004	Salaries - Seperation	110,285	2,600	-	112,885
010-1300-502091	Worker's Comp Ins	51,464	10,500	-	61,964
010-1300-554002	Capital Outlay - Vehicles	-	30,000	-	30,000
010-1300-557001	Capital Outlay - Leases/Subscriptions - GASB 87 & 96	114,000	-	38,640	75,360
010-1400-501002	Salaries - Board/ Part Time/Temp/Aux	42,818	20,000	-	62,818
010-1400-502091	Worker's Comp Ins	33,017	4,600	-	37,617
010-1502-501001	Salaries - Regular	352,929	6,000	-	358,929
010-1502-502050	Retirement Expense	45,952	165	-	46,117
010-1502-502056	COH Match Retirement Expense	4,000	1,070	-	5,070
010-1521-501001	Salaries - Regular	209,200	3,000	-	212,200
010-1521-502091	Worker's Comp Ins	5,665	400	-	6,065
010-1523-501002	Salaries - Board/ Part Time/Temp/Aux	4,000	3,000	-	7,000
010-1523-521020	Janitorial Supplies	12,600	2,500	-	15,100
010-1525-501012	Salaries - Standby Pay	-	260	-	260
010-1525-502056	COH Match Retirement Expense	1,625	380	-	2,005
010-1525-502091	Worker's Comp Ins	4,437	370	-	4,807
010-1555-501001	Salaries - Regular	410,170	45,000	-	455,170
010-1555-502001	Fica Tax Expense	33,913	1,100	-	35,013
010-1555-502005	Group Med & Life Ins	83,384	4,700	-	88,084
010-1555-502050	Retirement Expense	56,964	2,500	-	59,464
010-1560-502005	Group Med & Life Ins	36,848	1,050	-	37,898
010-1560-502050	Retirement Expense	22,497	750	-	23,247
010-1560-502056	COH Match Retirement Expense	895	660	-	1,555
FUND 010	TOTAL REVENUES	(22,221,632)	(1,247,000)	(134,000)	(23,334,632)
	TOTAL EXPENDITURES	12,340,764	1,151,640	38,640	13,453,764
A budget amendment in the General Fund to increase revenues and expenditure accounts where appropriate as the City approaches end-of-year. Increased funds will be used for prortiy items within the General Fund Fund including salaries, benefits, and operating expenditures.					
The City Manager and City Clerk certify budget ordinance amendment 08012024-07 was approved by City Council on August 01, 2024.					

Fund 020

TO MAYOR & COUNCIL

APPROVAL: August 01, 2024

FISCAL YEAR 2024

FORM: 08012024-08

BUDGET AMENDMENT

FUND 020

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET
020-0000-400101	Ad Valorem Taxes	(288,000)	(8,300)	-	(296,300)
020-0000-450001	Interest Income	(1,539)	(3,600)	-	(5,139)
020-0000-460040	Special Events - Nontaxable	(19,500)	(12,000)	-	(31,500)
020-0000-410001	Local Sales & Use Tax	(314,000)	-	(6,600)	(307,400)
020-1523-501010	Salaries - Overtime	80	75	-	155
020-1525-501001	Salaries - Regular	21,237	700	-	21,937
020-1525-501012	Salaries - Standby Pay	-	20	-	20
020-1525-502001	Fica Tax Expense	1,632	50	-	1,682
020-1525-502050	Retirement Expense	2,742	60	-	2,802
020-1525-502056	COH Match Retirement Expense	95	20	-	115
020-1560-502005	Group Med & Life Ins	1,745	130	-	1,875
020-1560-502056	COH Match Retirement Expense	55	25	-	80
020-2102-502056	COH Match Retirement Expense	1,930	370	-	2,300
020-2102-523001	Utilities - Electricity	40,000	12,000	-	52,000
020-2102-523003	Utilities - Telephone & Internet	2,500	700	-	3,200
020-2102-524010	R & M - Bulidings	300	270	-	570
020-2102-524030	R & M - Trucks	-	650	-	650
020-2102-531220	Travel	3,500	900	-	4,400
020-2102-531230	Tax Billing	1,500	90	-	1,590
020-2102-532105	Incentive Program	-	20,000	-	20,000
020-2102-519104	Prof Services-Engring	3,500	-	-	3,500
020-2102-521001	Supplies & Materials	32,715	-	13,360	19,355
020-2102-534000	Non-Capital Equipment	55,776	-	5,400	50,376
FUND 301	TOTAL REVENUES	(623,039)	(23,900)	(6,600)	(640,339)
	TOTAL EXPENDITURES	169,307	36,060	18,760	186,607

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

The City Manager and City Clerk certify budget ordinance amendment 08012024-08 was approved by City Council on August 01, 2024.

Fund 021

TO MAYOR & COUNCIL

APPROVAL: August 01, 2024

FISCAL YEAR 2024

FORM: 08012024-09

BUDGET AMENDMENT

FUND 021

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET
021-0000-400101	Ad Valorem Taxes	(46,900)	(1,800)	-	(48,700)
021-0000-450001	Interest Income	(3,490)	(3,300)		(6,790)
021-0000-410002	Local Sales & Use Tax	(50,456)	-	(510)	(49,946)
021-1525-501001	Salaries - Regular	5,368	500		5,868
021-1525-501002	Salaries - Board/ Part Time/Temp/Aux	110	115		225
021-1560-501012	Salaries - Standby Pay	187	200		387
021-2202-502056	COH Match Retirement Expense	555	200	-	755
021-2202-531230	Tax Billing	350	120	-	470
021-2202-532299	Miscellaneous Program Expenditures	-	3,455	-	3,455
FUND 021	TOTAL REVENUES	(100,846)	(5,100)	(510)	(105,436)
	TOTAL EXPENDITURES	6,570	4,590	-	11,160

A budget amendment in the 7th Avenue Fund to increase revenues and expenditure accounts where appropriate as the City approaches end-of-year. Increased funds will be used for priority items within the 7th Avenue Fund including salaries, benefits, and operating expenditures.

The City Manager and City Clerk certify budget ordinance amendment 08012024-09 was approved by City Council on August 01, 2024.

Fund 060

TO MAYOR & COUNCIL APPROVAL: August 01, 2024			FISCAL YEAR 2024 FORM: 08012024-10		
BUDGET AMENDMENT					
FUND 060					
ACCOUNT NUMBER	ACCOUNT DESCRIPTION	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET
060-0000-430701	Sewer Charges	(6,600,000)	(650,000)	-	(7,250,000)
060-0000-430702	Sewer Septic Tank Disposal	(150,000)	(74,000)	-	(224,000)
060-0000-431001	Lease Revenue	(10,400)	(12,000)	-	(22,400)
060-0000-444102	W&S Inspection Line Fees	(69,200)	(75,000)	-	(144,200)
060-0000-444201	Water Sewer Late Fees	(150,000)	(40,550)	-	(190,550)
060-0000-444202	Disconnect/Reconnect Admin Fee	(70,500)	(16,000)	-	(86,500)
060-0000-445201	Utility Billing Service Charges	(67,000)	(366,510)	-	(433,510)
060-0000-445202	Sewer Surcharges	(96,850)	(85,000)	-	(181,850)
060-0000-445401	Water Tap Fees	(302,500)	(120,000)	-	(422,500)
060-0000-445402	Sewer Tap Fees	(64,800)	(9,000)	-	(73,800)
060-0000-450001	Interest Income	(72,000)	(170,000)	-	(242,000)
060-0000-460001	Miscellaneous Income	(25,000)	(22,000)	-	(47,000)
060-0000-460120	Refunds	(15,000)	(3,700)	-	(18,700)
060-0000-460130	Warranty Fees - Service Partners	(11,000)	(5,500)	-	(16,500)
060-0000-470025	Lease & Subscription Debt Proceeds GASB 87 & 96	-	(4,940)	-	(4,940)
060-0000-470030	Insurance Proceeds	(2,060)	(2,500)	-	(4,560)
060-0000-470050	Sale Of Capital Assets	(62,000)	(26,000)	-	(88,000)
060-0000-430501	Water Sales General	(16,200,000)	-	(450,000)	(15,750,000)
060-0000-444001	Water Permits & Fees	(95,000)	-	(84,000)	(11,000)
060-0000-598901	Transfer Out ( to 080)	839,000	64,000	-	903,000
060-900-560010	Debt Principal GASB 87 - Leases	-	13,000	-	13,000
060-900-560011	Debt Principal GASB 96 - Subscriptions	-	107,100	-	107,100
060-900-560510	Debt Interest GASB 87 - Leases	-	1,550	-	1,550
060-900-560511	Debt Interest GASB 96 - Subscriptions	-	8,750	-	8,750
060-1002-501001	Salaries - Regular	567,369	8,000	-	575,369
060-1002-502056	COH Match Retirement Expense	8,876	215	-	9,091
060-1002-519200	Contracted Services	-	65,325	-	65,325
060-1008-531260	Credit Card Processing Fees	115,000	29,000	-	144,000
060-1010-501001	Salaries - Regular	182,682	1,350	-	184,032
060-1010-519200	Contract Services	351,000	40,500	-	391,500
060-1014-501001	Salaries - Regular	723,431	30,000	-	753,431
060-1014-502001	Fica Tax Expense	54,653	1,680	-	56,333
060-1014-502050	Retirement Expense	94,820	2,600	-	97,420
060-1014-502056	COH Match Retirement Expense	9,016	450	-	9,466
060-1521-501001	Salaries - Regular	126,543	5,000	-	131,543
060-1521-501025	Salaries - Uniform/Taxab	1,750	675	-	2,425
060-7002-519200	Contract Services	76,300	3,000	-	79,300
060-7002-524030	R & M - Trucks	2,500	150	-	2,650
060-7002-531265	Drug Testing	1,600	320	-	1,920
060-7002-523001	Utilities - Electricity	896,000	210,000	-	1,106,000
060-7002-521020	Janitorial Supplies	11,000	2,000	-	13,000
060-7002-531205	Advertising	1,000	300	-	1,300
060-7002-531280	Employee Events	6,000	300	-	6,300
060-7032-501002	Salaries - Board/ Part Time/Temp/Aux	32,859	970	-	33,829
060-7032-524020	R & M - Equipment	100,000	60,000	-	160,000
060-7035-501001	Salaries - Regular	716,316	20,000	-	736,316
060-7035-501025	Salaries - Uniform/Taxab	-	1,350	-	1,350
060-7035-502050	Retirement Expense	94,119	1,950	-	96,069
060-7035-502055	Retiree Insurance	26,464	710	-	27,174
060-7035-519205	Sludge Management	220,000	14,500	-	234,500
060-7035-521020	Janitorial Supplies	2,600	160	-	2,760
060-7035-521030	Medical	-	80	-	80
060-7035-522001	Chemicals	626,600	72,400	-	699,000
060-7050-501011	Salaries - Holiday Pay	-	150	-	150
060-7050-502056	COH Match Retirement Expense	3,072	300	-	3,372
060-7055-501001	Salaries - Regular	1,283,004	40,000	-	1,323,004
060-7055-502050	Retirement Expense	174,359	800	-	175,159
060-7055-502056	COH Match Retirement Expense	8,935	360	-	9,295
060-7055-524030	R & M - Trucks	55,000	21,500	-	76,500
060-7055-524060	R & M - Lines	362,500	100,000	-	462,500
060-7055-555002	Capital Outlay - Lines	162,500	200,000	-	362,500
060-7132-501002	Salaries - Board/ Part Time/Temp/Aux	15,923	750	-	16,673
060-7132-524030	R & M - Trucks	400	170	-	570
060-7135-519104	Prof Services-Engring	400	200	-	600
060-7135-521050	Laboratory Supplies	23,000	2,300	-	25,300
060-7150-501011	Salaries - Holiday Pay	-	75	-	75
060-7150-502050	Retirement Expense	28,942	210	-	29,152
060-7150-502056	COH Match Retirement Expense	1,778	150	-	1,928
060-7155-501001	Salaries - Regular	633,191	13,500	-	646,691
060-7155-502050	Retirement Expense	85,639	675	-	86,314
060-7155-502056	COH Match Retirement Expense	4,405	175	-	4,580
FUND 060	TOTAL REVENUES	(24,063,310)	(1,682,700)	(534,000)	(25,212,010)
	TOTAL EXPENDITURES	8,730,546	1,148,700	-	9,879,246
A budget amendment in the Water and Sewer Fund to increase revenues and expenditure accounts where appropriate as the City approaches end-of-year. Increased funds will be used for priority items within the Water and Sewer Fund including salaries, benefits, and operating expenditures.					
The City Manager and City Clerk certify budget ordinance amendment 08012024-10 was approved by City Council on August 01, 2024.					



Fund 064

TO MAYOR & COUNCIL			FISCAL YEAR 2024		
APPROVAL: August 01, 2024			FORM: 08012024-11		
BUDGET AMENDMENT					
FUND 064					
ACCOUNT NUMBER	ACCOUNT DESCRIPTION	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET
064-0000-430004	Monthly Parking Revenues	(180,000)	(22,000)	-	(202,000)
064-0000-430011	Parking Garage Revenues	(150,000)	(15,000)	-	(165,000)
064-0000-450001	Interest Income	(2,000)	(1,500)	-	(3,500)
064-1300-501001	Salaries - Regular	92,245	1,250	-	93,495
064-1300-502005	Group Med & Life Ins	15,581	4,250		19,831
064-1502-501001	Salaries - Regular	7,676		7,000	676
064-1560-501010	Salaries - Overtime	-	800	-	800
064-1560-501012	Salaries - Standby Pay	-	2,800	-	2,800
064-1560-501025	Salaries - Uniform/Taxab	-	100	-	100
064-1560-502056	COH Match Retirement Expense	155	130	-	285
064-1560-501001	Salaries - Regular	35,656		1,780	33,876
064-1560-501010	Salaries - Overtime	798	820	-	1,618
064-1560-501012	Salaries - Standby Pay	2,753	2,850	-	5,603
064-1560-501025	Salaries - Uniform/Taxab	88	100	-	188
064-1560-502056	COH Match Retirement Expense	279	130	-	409
064-7455-519102	Prof Services-Legal	1,386		-	1,386
064-7455-521001	Supplies & Materials	19,382		5,000	14,382
064-7455-523001	Utilities - Electricity	9,258	4,750		14,008
064-7455-524010	R & M - Bulidings	14,499		9,000	5,499
064-7455-524020	R & M - Equipment	1,190	1,200		2,390
064-7455-531210	Permits, License And Fees	97,358	33,300		130,658
064-7455-531255	Bank Service Charges	172	200		372
064-7455-531700	Liab & Prop Ins & Bonds	10,649	8,600		19,249
FUND 064	TOTAL REVENUES	(332,000)	(38,500)	-	(370,500)
	TOTAL EXPENDITURES	309,124	61,280	22,780	347,624
A budget amendment in the Parking Fund to increase revenues and expenditure accounts where appropriate as the City approaches end-of-year. Increased funds will be used for priortiy items within the Parking Fund including salaries, benefits, and operating expenditures.					
The City Manager and City Clerk certify budget ordinance amendment 08012024-11 was approved by City Council on August 01, 2024.					

Fund 067

TO MAYOR & COUNCIL

APPROVAL: August 01, 2024

FISCAL YEAR 2024

FORM: 08012024-12

BUDGET AMENDMENT

FUND 067

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET
067-0000-447000	Stormwater Permits	(1,000)	(1,000)	-	(2,000)
067-0000-450001	Interest Income	(50)	(1,300)	-	(1,350)
067-0000-460120	Refunds	-	(225)	-	(225)
067-1014-501001	Salaries - Regular	39,361.32	-	2,300	37,061
067-1014-502056	COH Match Retirement Expense	150	345	-	495
067-1502-501001	Salaries - Regular	19,291	300	-	19,591
067-1502-501025	Salaries - Uniform/Taxab	-	120	-	120
067-1502-502005	Group Med & Life Ins	2,051	1,110	-	3,161
067-1525-501001	Salaries - Regular	132,727	4,300	-	137,027
067-1525-501002	Salaries - Board/ Part Time/Temp/Aux	-	2,800	-	2,800
067-1525-501010	Salaries - Overtime	-	505	-	505
067-1525-501012	Salaries - Standby Pay	-	100	-	100
067-1525-501014	Salaries - Shift Diff	-	170	-	170
067-1525-501025	Salaries - Uniform/Taxab	-	415	-	415
067-1525-502001	Fica Tax Expense	10,202	350	-	10,552
067-1525-502005	Group Med & Life Ins	27,589	2,070	-	29,659
067-1525-502050	Retirement Expense	17,136	400	-	17,536
067-1525-502056	COH Match Retirement Expense	600	120	-	720
067-1555-501010	Salaries - Overtime	-	140	-	140
067-1555-501012	Salaries - Standby Pay	-	6,550	-	6,550
067-1555-501025	Salaries - Uniform/Taxab	-	510	-	510
067-1555-502056	COH Match Retirement Expense	1,300	490	-	1,790
067-7555-501001	Salaries - Regular	155,049	10,700	-	165,749

067-7555-501002	Salaries - Board/ Part Time/Temp/Aux	-	70	-	70
067-7555-501014	Salaries - Shift Diff	-	10	-	10
067-7555-501025	Salaries - Uniform/Taxab	-	50	-	50
067-7555-502001	Fica Tax Expense	11,861	900	-	12,761
067-7555-502005	Group Med & Life Ins	16,410	2,200	-	18,610
067-7555-502050	Retirement Expense	19,924	1,600	-	21,524
067-7555-502056	COH Match Retirement Expense	2,600	500	-	3,100
067-7555-519102	Prof Services-Legal	-	100	-	100
067-7555-519104	Prof Services-Engring	40,000		3,800	36,200
067-7555-521001	Supplies & Materials	7,500		3,900	3,600
067-7555-521010	Office Supplies	1,500		1,350	150
067-7555-521040	Construction & Repair Supplies	42,500		22,240	20,260
067-7555-521060	Educational Supplies	3,000		410	2,590
067-7555-524030	R & M - Trucks	240	2,400		2,640
067-7555-531200	Postage	3,000		2,800	200
FUND 067	TOTAL REVENUES	(1,050)	(2,525)	-	(3,575)
	TOTAL EXPENDITURES	553,991	39,325	36,800	556,516
A budget amendment in the Stormwater Fund to increase revenues and expenditure accounts where appropriate as the City approaches end-of-year. Increased funds will be used for priortiy items within the Stormwater Fund including salaries, benefits, and operating expenditures.					
The City Manager and City Clerk certify budget ordinance amendment 08012024-12 was approved by City Council on August 01, 2024.					

Fund 068

TO MAYOR & COUNCIL			FISCAL YEAR 2024		
APPROVAL: August 01, 2024			FORM: 08012024-13		
BUDGET AMENDMENT					
FUND 068					
ACCOUNT NUMBER	ACCOUNT DESCRIPTION	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET
068-0000-430803	Solid Waste Disposal Tax	(3,300)	(6,400)	-	(9,700)
068-0000-450001	Interest Income	(300)	(220)	-	(520)
068-0000-460001	Miscellaneous Income	(500)	(250)	-	(750)
068-0000-598901	Transfer Out (to 080)	-	700	-	700
068-1502-501010	Salaries - Overtime	1,600		770	830
068-1502-501025	Salaries - Uniform/Taxab	500		240	260
068-1502-502005	Group Med & Life Ins	8,952	670		9,622
068-1521-501001	Salaries - Regular	35,601	2,400		38,001
068-1521-501025	Salaries - Uniform/Taxab	250	560		810
068-1521-502001	Fica Tax Expense	2,743	300		3,043
068-1521-502005	Group Med & Life Ins	7,046	100		7,146
068-1521-502050	Retirement Expense	4,708	500		5,208
068-7455-521001	Supplies & Materials	-	80	-	80
068-7855-502005	Group Med & Life Ins	119,642		9,000	110,642
068-7855-502050	Retirement Expense	82,052		3,500	78,552
068-7855-519104	Prof Services-Engring	-	220		220
068-7855-519200	Contract Services	84,400.00	5,000	-	89,400
068-7855-521001	Supplies & Materials	57,000	1,000		58,000
068-7855-521100	Uniforms	10,000		2,400	7,600
068-7855-524020	R & M - Equipment	5,400		2,300	3,100
068-7855-524030	R & M - Trucks	64,216	23,000		87,216
068-7855-531225	Training/Training	8,000	2,150		10,150
068-7855-531275	Tuition Reimbursement	6,000		2,000	4,000
068-7855-531500	Tipping Fees	260,000	5,000		265,000
068-7855-554001	Capital Outlay - Equipment/Other Than	6,150		6,000	150
068-7855-539005	Health And Welfare Expenditures	8,600.00	-	8,600	-
FUND 068	TOTAL REVENUES	(4,100)	(6,870)	-	(10,970)
	TOTAL EXPENDITURES	772,859	41,680	34,810	779,729
A budget amendment in the Environmental Services Fund to increase revenues and expenditure accounts where appropriate as the City approaches end-of-year. Increased funds will be used for priortiy items within the Environmental Services Fund including salaries, benefits, and operating expenditures.					
The City Manager and City Clerk certify budget ordinance amendment 08012024-13 was approved by City Council on August 01, 2024.					

Fund 010 | 060 | 068 | 080

TO MAYOR & COUNCIL

APPROVAL: August 01, 2024

FISCAL YEAR 2024

FORM: 08012024-14

BUDGET AMENDMENT

FUND 010 | 060 | 068 | 080

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET
080-3101-435001	H&W Charges	293,025	127,700	-	420,725
080-0000-539006	MERP Claims - General Fund	110,400	63,000	-	173,400
080-0000-539007	MERP Claims - Water & Sewer Fund	75,500	64,000	-	139,500
080-0000-539008	MERP Claims - Env. Services Fund	8,600	700	-	9,300
FUND 080	TOTAL REVENUES	293,025	127,700	-	420,725
Health & Welfare Fund	TOTAL EXPENDITURES	194,500	127,700	-	322,200

An end-of-year FY24 amendment to cover higher than anticipated MERP claims from the General Fund, Water and Sewer Fund, and Environmental Services Funds. The amendment increases the Health and Welfare Fund (080) by \$127,700 to cover the cost of the claims.

The City Manager and City Clerk certify budget ordinance amendment 08012024-14 was approved by City Council on August 01, 2024.

Fund 468

TO MAYOR & COUNCIL

APPROVAL: August 01, 2024

FISCAL YEAR 2024

FORM: 08012024-15

BUDGET AMENDMENT

FUND 468

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET
468-0000-470100	Transfer In (From 010, FY24)	-	(50,000)	-	(50,000)
468-7855-554002	Capital Outlay Vehicles	-	50,000	-	50,000
FUND 468	TOTAL REVENUES	-	(50,000)	-	(50,000)
	TOTAL EXPENDITURES	-	50,000	-	50,000

An amendment increasing the budget in 468 to cover a vehicle purchase in FY24

The City Manager and City Clerk certify budget ordinance amendment 08012024-15 was approved by City Council on August 01, 2024.

Fund 468/010

TO MAYOR & COUNCIL

APPROVAL: August 01, 2024

FISCAL YEAR 2025

FORM: 08012024-16

BUDGET AMENDMENT

FUND 468/010

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET
468-0000-598901-VE025	Transfer Out (to 010)	-	50,000	-	50,000
468-7855-554002-VE025	Capital Outlay Vehicles	-		50,000	(50,000)
FUND 468	TOTAL REVENUES	-	50,000	-	50,000
	TOTAL EXPENDITURES	-	-	50,000	(50,000)
010-0000-470100	Transfer In (From 468)	-	(50,000)	-	(50,000)
010-0000-534999	Contingency	32,750	50,000	-	82,750
FUND 010	TOTAL REVENUES	-	(50,000)	-	(50,000)
	TOTAL EXPENDITURES	32,750	50,000	-	82,750

An amendment increasing the budget in 468 to cover a vehicle purchase in FY24

The City Manager and City Clerk certify budget ordinance amendment 08012024-16 was approved by City Council on August 01, 2024.

H. Acceptance of Funding Offer for Lead Service Line Investigation and Replacement – Adam Steurer, Utilities Director

Resolution #R-24-68

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO ACCEPT AN OFFER OF FUNDING FOR LEAD SERVICE LINE INVESTIGATION AND REPLACEMENT

WHEREAS, the Bipartisan Infrastructure Law (BIL) of 2021 and North Carolina General Statute (NCGS) 159G have authorized the making of loans to aid eligible, drinking-water system owners in financing the cost of inventorying and replacing lead service lines; and

WHEREAS, the North Carolina Department of Environmental Quality has offered a Drinking Water State Revolving Fund – Lead Service Line Replacement (DWSRF-LSLR) loan in the amount of \$573,420 to conduct lead service line investigation and replacement, hereafter referred to as the “Project”; and

WHEREAS, the City of Hendersonville intends to conduct said Project in accordance with a scope of work that was approved by the North Carolina Division of Water Infrastructure.

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

1. The City of Hendersonville does hereby accept the DWSRF-LSLR loan offer in the amount of \$573,420; and
2. That the City of Hendersonville does hereby give assurance to the North Carolina Department of Environmental Quality that they will adhere to all applicable items specified in the standard “Conditions” and “Assurances” of the Department’s funding offer, awarded in the form of BIL DWSRF-LSLR; and
3. That John Connet, City Manager, and successors so titled, is hereby authorized and directed to furnish such information, as the appropriate State agency may request, in connection with such application or the Project; to make the Assurances as contained above; and to execute such other documents as may be required in connection with the application; and
4. That the City of Hendersonville has complied substantially or will comply substantially with all Federal, State and local laws, rules, regulations, and ordinances applicable to the Project, and to Federal and State grants and loans pertaining thereto.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 1<sup>st</sup> day of August, 2024.

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

**I. Sole Source Justification and Authorization of Intent to Purchase Biosolid Thermal Dryer Equipment – Adam Steurer, Utilities Director**

Resolution #R-24-69

**RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO APPROVE THE SOLE-SOURCE JUSTIFICATION AND AUTHORIZATION OF INTENT TO PURCHASE BIOSOLIDS THERMAL DRYER EQUIPMENT**

**WHEREAS**, the proposed Wastewater Treatment Facility (WWTF) Biosolids Thermal Dryer project will produce a high-quality, thermally dried product that is safe for beneficial reuse through distribution or land application.; and

**WHEREAS**, the thermal dryer equipment, once operational after completion of the project, will reduce the utility’s current solids hauling and disposal costs and reduce the utility’s vulnerability on reliance of the volatile private hauling and landfills disposal markets.

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

**WHEREAS**, the Basis of Design Report for the project prepared by project engineer, McKim & Creed, Inc., determined that the Model 1050 direct-fired medium-temperature belt dryer manufactured by Gryphon Environmental is the only biosolids thermal dryer equipment available that can meet the performance and compatibility criteria, and it was found to result in the lowest capital and life cycle costs.

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

1. A soul-source justification of Biosolids Thermal Dryer Equipment, Model 1050 direct-fired medium-temperature belt dryer manufactured by Gryphon Environmental and provided by Interstate Utility Sales, Inc. is approved for the WWTF Biosolids Thermal Dryer Project.
2. Utility Staff are authorized to continue negotiations with the equipment manufacturer on the terms and conditions of the direct purchase of the biosolids thermal dryer equipment and present the final purchase agreement to the City Council for approval in the near future.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 1<sup>st</sup> day of August, 2024.

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

**J. Approval of Customer Service Supervisor Position – John Buchanan, Finance Director**

**K. Authorize the Sole Source Purchase of GIS Software and Renewal of a Licensing Agreement – Brent Detwiler, Director of Public Services**

Resolution #R-24-70

**RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO AUTHORIZE THE SOLE-SOURCE PURCHASE OF GIS SOFTWARE AND RENEWAL OF A LICENSING AGREEMENT**

**WHEREAS**, the City uses mapping software for many daily functions including asset management, public information, project management, and others. The City has had licensing agreements with Environmental Systems Research Institute, Inc. (ESRI) for its ArcGIS software for many years; and

**WHEREAS**, the City maintains considerable data in a proprietary format only usable by ArcGIS software and has integrated ArcGIS into many of its necessary functions; and

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

**WHEREAS**, ESRI is the sole vendor of ArcGIS software; and



**WHEREAS**, Staff are requesting to continue standardization on GIS Software by asking that Council approve the sole source purchase of ArcGIS Software by ESRI.

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

1. The proposed licensing agreement with ESRI for the ArcGIS Software is hereby approved. To the extent that this transaction might be considered a purchase, City Council declares that standardization and compatibility is the overriding consideration in the approval of this agreement, making it exempt under the provisions of NCGS § 143-129(e)(6).
2. The Director of Public Services is authorized to execute the licensing agreement with ESRI in an amount not to exceed \$93,833.25.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 1<sup>st</sup> day of August, 2024.

Barbara G. Volk, Mayor

Attest: /s/Jill Murray, City Clerk

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

## 6. PRESENTATIONS

### A. **Quarterly MVP Recipients** – *John Connet, City Manager*

City Manager John Connet explained that on a quarterly basis we recognize our teammates that have gone above and beyond the call of duty. So tonight, we are going to recognize them. Mr. Connet read each story behind the recognition.

## Quarterly MVPs

April – June 2024

The Service Excellence Design Team voted on the 28 MVPs submitted and the following three received the highest votes.



### **Randy Mellen (Public Works)**

Patton Park flooded on 5/15/2024 after everyone had left work for the day. Randy waters our hanging baskets at night. He finished up early that night and without being told went to Patton Park during the night and started the process of scraping up all the silt that was left behind. This saved our department valuable time the next morning and enabled our guys to still be able to complete their daily task. This is a great example of teamwork and taking initiative. Thanks Randy!



Deon Mendosa, Brian Hensley (Public Works)

Brian and Deon had stopped at a residence earlier in the day while doing their Environmental Services route. Completing their route, they drove back past this home and happened to see the resident laying sideways on the ground. She said her wheelchair had fallen over and had been there for about 20 minutes. They made sure she was okay and helped her back into her wheelchair. They stayed with her until the EMTs arrived.



Dylan Ward, Richard Ledford, Brian McCall, Dawson Heatherly (Water & Sewer)

“Big shout out to these cattle rustlers from the Water Department. My little cows had escaped and were grazing outside the pasture on the other side of the road, Before I even knew there was a problem, they were out of their trucks, trying to solve the problem. Even after I became engaged, they stuck around, blocking the road, waving their arms and running around the neighbor’s property encouraging Ferdinand and Cinderella to go back home.”



B. IT Internship Presentation – Jakob Olsen, Intern

City Manager Connet introduced Jakob Olsen who has been interning for the city for the past three months in the IT Department. He is currently studying computer science at the University of North Carolina Charlotte and presented the following PowerPoint presentation giving a summary of what he has been doing.

# IT Internship Summary

JAKOB OLSEN  
CITY OF HENDERSONVILLE, NC

## Experience Gained

- System Administration

  - Editing group policies on Windows.
  - Managing servers.
- Networking

  - Working with different network technologies.
  - Deploying wireless access points.
- Technical Support

  - Troubleshooting issues with various devices.
  - Recognizing reoccurring problems.
- Working for a Local Government





  - Working for the citizens of Hendersonville.
  - Keeping documentation of my actions to hold myself accountable.
- Low Voltage Technology

  - Wiring network switches and ethernet ports.
  - Low voltage cameras and door locks.
- Cybersecurity

  - Preventing phishing attempts.
  - Setting up multi-factor authentication.
- Inventory Management

  - Managing current and surplus inventories.
  - Researching an asset management system.
- .....and much more!

## Projects Overview

	Item Consolidation / Selling Surplus.....	1
	Inventory Management.....	2
	Artificial Intelligence (AI) Policy.....	3
	• AI in the Workplace.....	3
	• AI Policy.....	4
	• My Contributions.....	5
	• AI Proof-of-Concept Comparison.....	6
	Cybersecurity.....	7
	• Phishing.....	7
	• Quick Reaction.....	8
	• Phishing Prevention: MFA.....	9
	• Phishing Prevention: KnowBe4.....	10
	• Best Practices.....	11

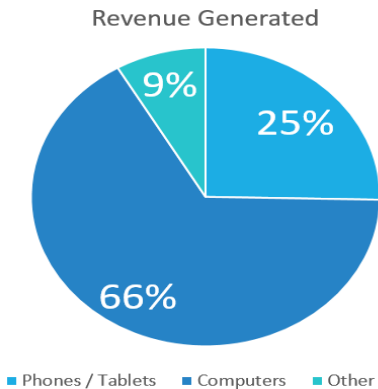
## Item Consolidation / Selling Surplus

- Item Consolidation

  - Consolidating items from City Hall, Operations Center, PD, FD.
  - Organizing items for easy access in the future.
  - Requesting unneeded items be declared as surplus.
- Selling Surplus

  - Removing data from computers, servers, phones, etc.
  - Listing surplus items on GovDeals.
  - Managing questions, pick-ups, paperwork from GovDeals.
- Statistics

  - 26 listings created.
  - 172 items sold.
  - \$2,198 in revenue generated.



## Inventory Management

### Inventorying Devices

- Allows for a more effective troubleshooting process.
- Necessary to create a replacement schedule for city devices.

### Researching Asset Management Systems

- Software that makes tracking inventory more efficient.
- Cityworks, currently being used by W/S, is being tested for IT.
- A test server for Cityworks has been created for W/S and IT.

### What’s Next?

- Adding more devices being used by the city to the spreadsheet.
- Implementing a replacement schedule for city technology.
- Using the test server to check Cityworks’ compatibility with IT needs.



## Artificial Intelligence (AI) in the Workplace

### Generative AI vs. Other AI

- Not all AI is generative.
- Non-generative AI is being used by the city.
- Generative AI is defined as “AI capable of generating text, images, or videos”.



ChatGPT



Copilot

### How Generative AI is Being Used

- Generative AI is being implemented in tools already in use.
- ChatGPT, other generative AI tools being used by employees.



### Uses of Generative AI

- Summarizing emails, documents.
- Rewording notes.



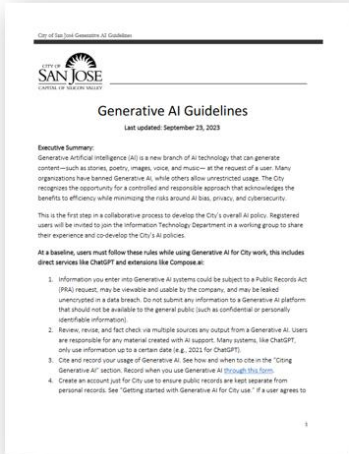
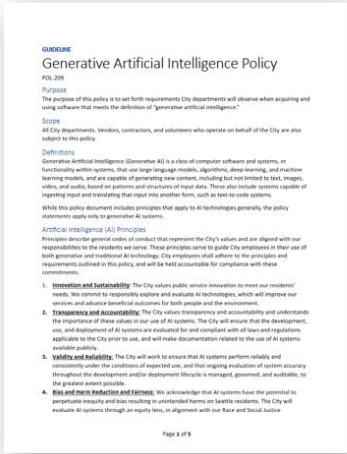
## AI Policy

### Why an AI Policy?

- Municipalities around the country are creating AI policies.
- Recent AI “boom” has created thousands of unvetted generative AI platforms.
- Generative AI can produce false or biased information.

### What Does the Policy Do?

- Sets guidelines for city employees on responsible AI use.
- Allows the IT Committee to vet AI platforms.
- Outlines the potential security risks from using an untested AI platform.



## My Contributions

### Research Into External AI Platforms

- How does the platform handle user data?
- Can the city access employee data?

### Generative AI Request Form

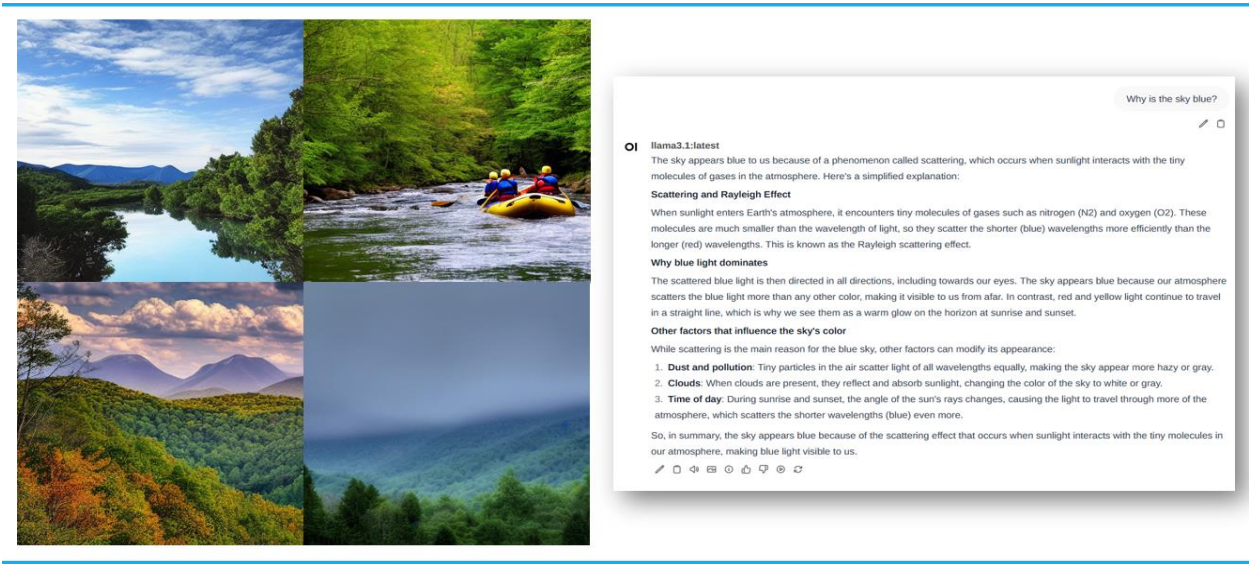
- Filled-out employees, given to IT committee.
- Ensures external AI platforms are researched before being requested.

### Self-Hosted AI Proof-of-Concept

- Made from surplus / extra hardware.
- Uses free and open-source software.
- Internal generative AI platform.
- Testing feasibility of hosting local generative AI.





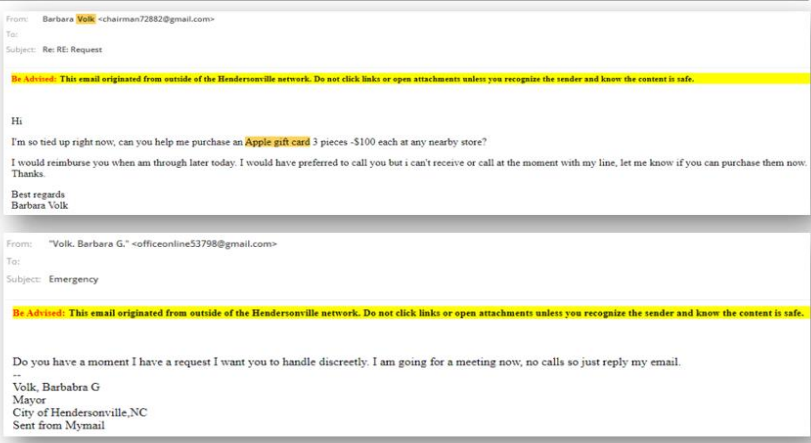


### AI Proof-of-Concept Comparison

Our AI Proof-of-Concept	External AI Platforms
<ul style="list-style-type: none"><li>• Private data stays private.</li><li>• Data is immediately accessible.</li><li>• Administrative permissions over AI, users.</li><li>• Models can be added and removed.</li><li>• Models, web interface are free and open-source.</li></ul>	<ul style="list-style-type: none"><li>• Data is stored on external servers.</li><li>• Usually limited to small number of models.</li><li>• Models are often proprietary.</li><li>• Organization accounts usually require a subscription.</li></ul>

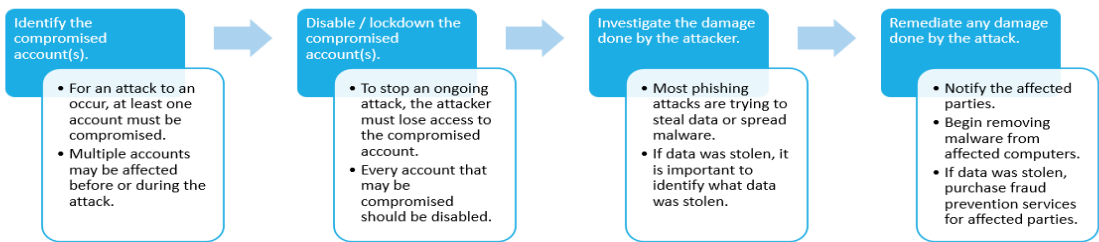
### Phishing

- 91% of data breaches start with a successful phishing attack.
- Phishing attacks are becoming more sophisticated.
- Successful phishing attempts can compromise network integrity.
- No, Mayor Volk will not ask you for gift cards.



### Quick Reaction

- Acting quickly can prevent the spread of malware and contain breaches.
- A standardized procedure should be created to ensure reaction is quick and effective.



## Phishing Prevention: Microsoft MFA

### Why use MFA?

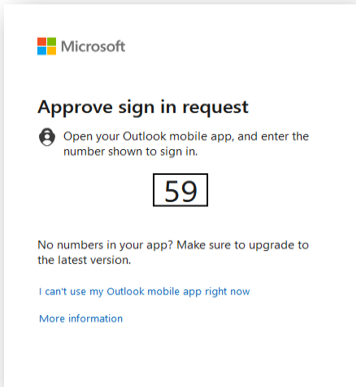
- Keeps Microsoft accounts secure even when password is compromised.
- Directly stopped at least two city accounts from being hacked.

### My Contributions

- Worked directly with VC3 to enforce MFA on employee accounts.
- Guided employees through MFA setup.

### What's Next?

- Continuing to enforce MFA on employees' accounts.
- Regularly checking if account passwords have been compromised.
- Preventing account hacking through promoting awareness.



## Phishing Prevention: KnowBe4

### What is KnowBe4?

- Security training company.
- Uses video lessons to train employees.
- Offers simulated phishing campaigns to test employees.

### Simulated Phishing Campaigns

- Fake phishing emails are sent out to employees.
- Attempts can be socially engineered to target different departments.
- Built-in report button will allow employees to report suspected phishing.

### What's Next?

- Implementing KnowBe4 training with the help of VC3.
- Adding the report button to Microsoft Outlook.
- Aggregating results and finding weaknesses.



## Best Practices to Prevent Phishing / Stolen Data

- Use several different passwords.
- Do not use auto-fill on your passwords.
- Companies will never ask for your password over email.
- Do not keep your passwords on your desk.
- Lock (⌘ + L) your computer before leaving your desk.
- Always use a passcode on your phone.
- Avoid clicking on suspicious links.
- Keep software up-to-date to avoid security risks.
- If it seems too good to be true, it probably is.
- No, Mayor Volk will not ask you for gift cards.



## Key Points

### Item Consolidation / Selling Surplus

- Consolidating items helps keep things organized.
- Selling surplus technology generates revenue that can be used to pay for new technology.

### Inventory Management

- Setting up a replacement schedule will help keep technology in-date.
- Cityworks is currently being tested for use within the IT department.

### AI Policy

- AI is currently being used in the workplace.
- Creating an AI Policy will help the city vet different AI platforms.
- For any AI platform, the city must be able to access employee data for public records requests.
- A self-hosted localized AI may be a good alternative to other AI platforms.

### Cybersecurity

- Microsoft MFA may be inconvenient, but it helps keep the city safe.
- Phishing is one of the most common cyberattacks, causing 91% of all data breaches.
- Preventing phishing attacks through MFA and promoting awareness helps keep the city's network secure.



Questions?



D. Unhoused in the Land of Sky Internship Presentation – Keegan Huynh, Intern

Keegan Huynh said he has been a summer intern with the budget department and I am a UNC MPA student entering my second year. He shared an overview of his work on the unhoused population with the following PowerPoint presentation.

Unhoused in the  
Land of Sky  
A Data-Driven Approach to  
Hendersonville’s Unhoused  
Crisis

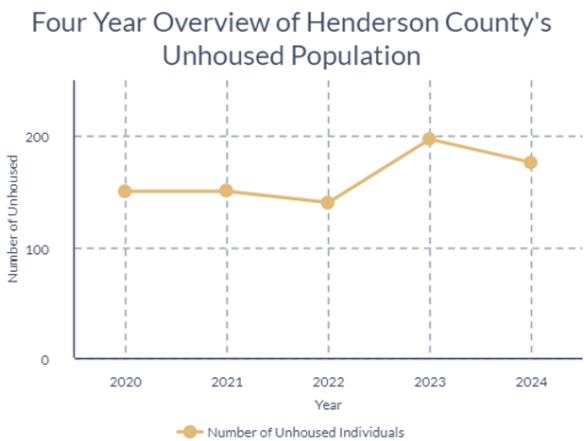
KEEGAN HUYNH      JULY 2024



Agenda

Project Overview	1
GIS Heatmap	2
Service Landscape	3
Best Practices	4
Built for Zero	5
Takeaways	6
Q&A	7

# Understanding the Crisis



Hendersonville has experienced a 17.33% increase in unhoused individuals since 2020

176  
Unhoused Individuals  
in Henderson County

\$35,578  
Average annual cost per  
chronically unhoused  
person to taxpayers

17.5 Years  
The reduction in lifespan  
for an unhoused person  
compared to the general  
population

## Project Overview: Unhoused Data Gathering Initiative



Interactive GIS  
Heatmap

- Integrate departmental data
- Provide visual insights into data, and aid in resource allocation



Unhoused Resource  
Network

- Reestablish a coordinated group of local service providers
- Promote a unified approach to addressing the crisis



Community Scan

- Assess landscape of service provision through stakeholder appointments and interviews



Literature Review

- Research into best practices and successful models

## Visualizing the Data: The GIS Heatmap

- Integrates data from:
  - Police Department
  - Code Enforcement
- Insights into:
  - Police interactions, encampments, service provider locations, and vacant houses
- Future integration will include:
  - Fire Department
  - Programmatic data from service providers
- Enables proactive data-informed decision-making

# Understanding the Nonprofit Landscape

## Service Providers Interviewed



Shelter & Housing

- 1. Hendersonville Rescue Mission
- 2. Thrive



Encampment Outreach

- 6. Salvation Army



Peer Support & Health



- 3. Hope Coalition
- 4. Love & Respect
- 5. Blue Ridge Health



Veterans & Regional Coalitions

- 7. County Health Department
- 8. Region 2 Continuum of Care

# Understanding the Nonprofit Landscape (continued)

Core Strengths 	Service Gaps 
<ul style="list-style-type: none"><li>1. Diverse Range of Services<ul style="list-style-type: none"><li>a. Shelter, food assistance, rental/utility help, medical care, addiction services, etc.</li></ul></li><li>2.Experienced Staff and Leadership</li></ul>	<ul style="list-style-type: none"><li>1. Insufficient Affordable Housing<ul style="list-style-type: none"><li>a. Long waitlists to secure housing</li></ul></li><li>2.Absence of Mental Health Services<ul style="list-style-type: none"><li>a. Only 2 behavioral health providers operate in the area</li></ul></li><li>3.Lack of Strategic Coordination<ul style="list-style-type: none"><li>a. Duplicative services &amp; missed opportunities</li></ul></li><li>4.Absence of Standardized Systems<ul style="list-style-type: none"><li>a. Fragmented landscape of intake, case management, and data entry systems</li></ul></li></ul>

# Effective Strategies for Supporting the Unhoused



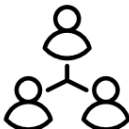
The Housing First Model

- Prioritizes immediate access to permanent housing without preconditions
- Reduces burden on city services (Raven et al. 2020)
- Integrated services are key



Wraparound Services

- Comprehensive support services covering mental health care, substance abuse treatment, and employment assistance
- Key for addressing complex needs, promoting long-term recovery, and ensuring sustained housing stability (Smelson et al. 2013)



Cross-Sector Collaboration

- Involves coordinated efforts among nonprofits, government agencies, and faith-based groups
- Essential for pooling resources, improving service delivery, and addressing the multifaceted needs of the unhoused (Mosley 2021)

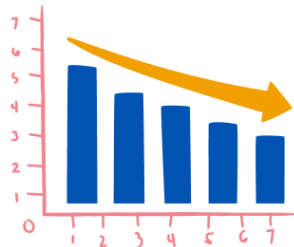


Avoiding Criminalization

- Creates a cycle of escalating legal and financial troubles preventing individuals from escaping it
- Further burdens public systems and fails to reduce unhoused rates (Ruan 2018)

# The Built for Zero Model

**Functional Zero** - When the number of chronically unhoused individuals in a community is less than 3 at any given time



Rockford, IL successfully implemented this model to acheive functional zero for both veterans and the chronically unhoused (Ranney 2020)

## Key Components

- 1

A Shared Definition of Success
- 2

Unified Regional Team
- 3

Person-Specific Data & Case Management
- 4

Data-Informed Decisions
- 5

Housing Solutions
- 6

Racial Equity

# Implementing the Built for Zero Model in Hendersonville



### Create a Unified Team

- Leverage the Unhoused Resource Network to form a multi-agency team headed by the social worker
- Align stakeholders under the clear, measurable goal of functional zero
- Coordinate with the Region 2 Continuum of Care



### Calibrate Policies Using Data

- Use GIS data from the Unhoused Data Gathering Initiative to fine tune city policy
- Identify hotspots and patterns to inform policy adjustment
- Address racial inequities by highlighting disproportionately affected areas



### Promote Comprehensive Case Management

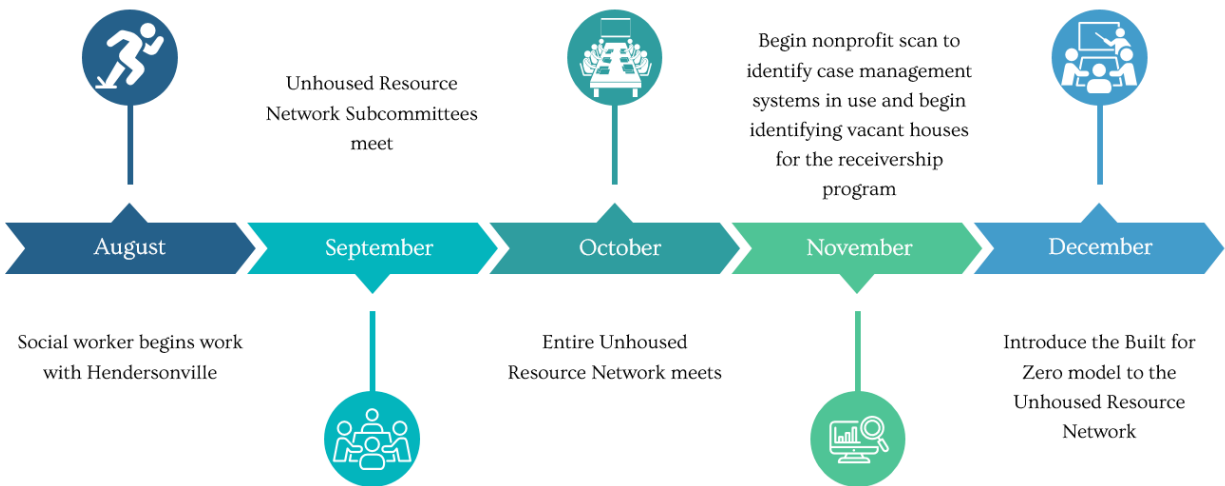
- Provide the social worker with access to user-friendly case management software
- Develop client files with detailed individual data
- Collaborate with local providers to provide wraparound services



### Targeted Housing Solutions

- Council designates itself as a housing authority
  - Gain control over affordable housing projects
  - Leverage existing partnerships and best practices from successful models like Chapel Hill
- Implement a Vacant Housing Receivership Program
  - Utilize legal frameworks to rehabilitate vacant properties to increase affordable housing

## Key Milestones





# Final Takeaways



Affordable housing and access to mental health services are key



Solutions must preserve and respect the dignity of our unhoused community members



Consensus will be key to this project's success



Results take time

# Questions?

“We cannot seek achievement for ourselves and forget about progress and prosperity for our community. Our ambitions must be broad enough to include the aspirations and needs of others, for their sakes and for our own.”

- CESAR CHAVEZ

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## **7. PUBLIC HEARINGS**

### **A. Annexation: Public Hearing – Upward Road (Hill) (C24-35-ANX) – Tyler Morrow, Current Planning Manager**

Mr. Morrow explained that the City of Hendersonville received a petition from Lyndon and Lynn Hill for satellite annexation of PIN 9577-99-0735 and located on Upward Road that is approximately 1.20 acres. On July 10<sup>th</sup>, 2024, City Council accepted the City Clerk's Certificate of Sufficiency for the petition submitted by Lyndon and Lynn Hill and set August 1<sup>st</sup>, 2024, as the date for the public hearing.

The public hearing opened at 6:56 p.m.

#### **Public Comments:**

Lynne Williams spoke against this annexation. She spoke at the Planning Board meeting as well. This is farmland and we've lost so much ag land already.

The public hearing closed at 7:01 p.m.

Council Member Lyndsey Simpson asked to say a few words.

First, we do not have any control over folks who decide to sell their land. We all see that farmland is being sold and the person who has bought that land, has a right to develop that land. Sitting up here, we can't say "no you can't do that because we think it should be a farm." That is not within our power. It's unfortunate but I think one way would could help that is to encourage people to continue to want to be farmers and support farmers, but as it stands right now, it seems like a lot of people from my generation don't want to do that because it's a lot of really hard work and you don't really get any recognition or money for it so why would we continue to do that?

Secondly, this person is not being forced to annex. Yes they want to be hooked up to sewer and you need to annex in order to get sewer but they could put septic tanks there if they wanted to but because of whatever project they want to do, they need to be hooked up to sewer, so they're going to annex. That was their choice. When we get to the rezoning, its being rezoned from community commercial from the county zoning to our version of that zoning which is commercial highway mixed use. Once we annex something from the county we have to rezone it to our version because it doesn't transfer. I just want to make sure everyone understands exactly the process that's happening right now.

***Council Member Jennifer Hensley moved that City Council adopt an ordinance of the City of Hendersonville to annex noncontiguous property owned by Lyndon and Lynn Hill, identified as PIN 9577-99-0735, finding that the standards established by North Carolina General Statute 160A-58.1 have been satisfied and that the annexation is in the best interest of the City. A unanimous vote of the Council followed. Motion carried.***

### **B. Rezoning: Standard Rezoning – Upward Rd – Hill (P24-36-RZO) – Tyler Morrow, Current Planning Manager**

Mr. Morrow explained that the City of Hendersonville received an annexation application from Lyndon and Lynn Hill (property owners) for 1 parcel totaling 1.20 acres located along Upward Road (beside the proposed Spinx). The applicant has not requested zoning, therefore the City is initiating zoning. If annexed the County zoning remains in effect until municipal zoning is applied or a period of 60 days has elapsed after annexation. The subject property is outside of the corporate city limits on the southeastern edge of Hendersonville. The subject property sits outside of the City's ETJ but within the Upward Road Planning District. CHMU permits a range of commercial uses and residential uses (up to 12 units/acre) and includes design standards for all uses other than single-family and two-family (per State Statute). As a standard rezoning, all uses would be permitted if approved. On March 3rd, 2011, City Planning Staff brought forward a proposal for the creation of the Commercial Highway Mixed Use District. Planning Director Sue Anderson explained that the intent was to apply this zoning classification to properties in the Upward Road area that wish to annex into the City of Hendersonville in order to obtain sewer connections.

Council Member Miller asked if the city developed Upward Road, the sewer line and everything out there.

Mr. Connet said that the sewer line along Upward Road was installed by Henderson County as a part of the Mud Creek Sewer District.

Council Member Miller added that he would like Mr. Connet to give an executive summary of how that went down because he's tired of hearing us get bashed with forced annexations. The county created that agreement.

City Manager Connet explained that in the 80's and 90's there was a desire to have sewer in the southern part of the city along Spartanburg Highway, out Upward Road. At that time, the city said they would not extend sewer to that point and the county set up their own Sanitary Sewer District in that area which ultimately ran sewer out Upward Road to serve the elementary school and also provided service in the area. After a period of time, there was discussion about who should own that system and after a little bit of a disagreement, the city and county came together and negotiated what is now known as the Mud Creek Water and Sewer Agreement. It laid out provisions for sewer in the Mud Creek Water Shed which goes into Edneyville and back but as part of that, the city then acquired the county transfer and the sewer system that serves Upward Road and provides to the elementary school but also provided for commercial development along the interstate and also allowed for industrial development in that area so you've had commercial and industrial development under city zoning as well as under county zoning. Some of that area was originally developed in the county area. Once the city took over the sewer system, the agreement allows for the city to provide sewer and it is in the city councils policy and also permissible by state law that sewer is urban services and as urban services, the city can request that a property owner petition for annexation, not forced annexation. This is strictly voluntary and the owner has a choice. However in order to get city services, the city can ask them to petition for annexation. The city does not do that for water service, but does for sewer service. So the term forced annexation is incorrect and a misnomer and the development of Upward Road can also be attributed to not only to the interstate, which the city did not build, but also to the expansion of Upward Road which was expanded by the North Carolina Department of Transportation as an urban roadway, which again, the city did not build and this area is providing housing to folks who need housing. The city has no control how property owners sell their property or how they choose to develop it.

Council Member Hensley added that one of the best economic development projects that the city and county have jointly participated in is a really large industrial project called Jabil, a really large manufacturing plant that has been able to provide between 75-100 jobs in Henderson County with an average salary of \$55,000 and we're proud of being able to do those things for our community and to provide jobs for people so they can afford to work and live here.

The public hearing opened at 7:16 p.m.

**Public comments:**

Lynne Williams spoke again about preserving the farmland and working with the county on the comp plan to do so.

The public hearing closed at 7:21 p.m.

***Council Member Jennifer Hensley moved that City Council adopt an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property, PIN: 9577-99-0735 from Henderson County CC, (Community Commercial) to City of Hendersonville CHMU (Commercial Highway Mixed Use) based on the following:***

***1. The petition is found to be consistent with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis and because:***

***The Goals & Strategies of LU-7 "High-Intensity Neighborhood" calls for primary and secondary recommended land uses, locations, and development guidelines which align with the proposed CHMU zoning.***

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

1. *Commercial Highway Mixed Use is the zoning district established for the Upward Rd Planning Area.*
  2. *The Commercial Highway Mixed Use zoning district is well suited to achieve the goals of the Comprehensive Plan for this area.*
  3. *The property is located in an area designated as a “Priority Infill Area” according to the City’s Comprehensive Plan.*
- A unanimous vote of the Council followed. Motion carried.*

*~Mayor Barbara G. Volk briefly recessed the meeting for a short break at 7:22 p.m. and reconvened at 7:31 p.m.~*

**C. Rezoning: Conditional Zoning District – Felicia Reeves Home (P24-24-CZD) – Tyler Morrow, Current Planning Manager**

The City of Hendersonville is in receipt of an application for a Conditional Rezoning from Alyce Knafllich (Founding Director and Board Chair) of Aura Home Women Vets. The applicant is requesting to rezone the subject property, PIN 9569-44-7296 and located at 1744 Meadowbrook Terrace, from R-10 Medium Density Residential to R-10 CZD, Medium Density residential Conditional Zoning District for the adaptive reuse of an existing building for a residential care facility on approximately 0.69 acres. The proposal includes the renovation of the existing structure. There are no proposed additions to the building. The structure is approximately 8,020 square feet and will be renovated in two phases. The subject property is entirely within the 100-year floodplain and will be required to obtain any floodplain related approvals needed if the property is rezoned. The rezoning does not remove any required permitting. The public hearing for this project was opened and continued at the July 10<sup>th</sup>, 2024, meeting. City Council continued the public hearing to the August 1<sup>st</sup>, 2024, meeting.

Lisa Clark, Board Director/Secretary gave the following PowerPoint presentation.

**AURA HOME WOMEN VETS-  
FELICIA REEVES HOME PROJECT  
1744 MEADOWBROOK TERRACE, HENDERSONVILLE**



ALYCE KNAFLICH, FOUNDING DIRECTOR / LISA CLARK, BOARD DIRECTOR/SECRETARY

**INTRODUCTION AND PURPOSE**

- Aura Home Women Vets (Felicia Reeves Home) is planned to be a residence for up to five (5) US Military women veterans, plus a live-in House Manager.
- Its purpose is to assist women veterans to overcome circumstances so they may regain and maintain independent housing successfully and be contributing members of society again (future tax revenue).

**AURA HOME IS AN EXPERIENCED AND TESTED ORGANIZATION**

- **Previous Pilot Program – 97% success rate**
- 3 Bedroom Asheville apartment complex (13B Woodrow Ave, Asheville, NC, 28801; Landlord name Tena Franks)
- Three women vets at a time – 36 women served
- Operational for approximately 4 years from Sept. 2017-June 2021
- Only 1 veteran left with no future housing/support due to program being closed due to Covid health guidelines r/t congregate housing setting
- 5 Phase program for best outcomes in shortest time frame with average stay 6-9 months

**AURA HOME WOMEN VETS: FELICIA REEVES HOME**

- Program components offer:
  - Secure, safe place to live (onsite security)
  - Life skills (nutrition, self-care, shopping, house maintenance)
  - Financial Literacy
  - Employment (Research, Job interviewing, Resume prep)
  - Education (GI Bill, VOC Rehab, Training Resources)
  - Disability claims (Documentation, Recovery)
  - Medical assistance (outsourced: MH, AA, NA)
  - Long-term housing (Search, Move-in)
  - Transportation (Medical appts., Govt. appts.)
  - Partner with other agencies based on need
- Average six- to nine-months residency

**CRITERIA FOR RESIDENCY**

- US Military female veteran (Proof of Service)
- Unsheltered
- Medically Stable
- No weapons, drugs, alcohol allowed onsite/in vehicles
- No outside guests (male or female) allowed onsite
- Referrals from:
  - NC Cares 360
  - United Way
  - Veterans Affairs
  - NC Coalition to End Homelessness/BoS R2
  - Self-Referrals

**ZONING**

- Zoning request for conditional rezoning of a non-conforming building in R10 zone
- Empty building for 12 years
- Repairs already made:
  - Cleaned out all hazardous medical waste left by assisted living facility
  - New roof, downspouts/gutters (Leaking)
  - Electricity (Restored energy)
  - Security alarm system with cameras
  - Fire Alarm/Exit Signs
  - Plumbing (Leaking water lines)

## FUNDING FOR FELICIA REEVES HOME PROJECT

- Currently have approximately \$105K banked
  - Fundraising Events (Hot Summer Nights Dance)
  - Corporate Sponsorships
  - Foundation Grants
  - For Profit Businesses
  - Churches
  - Individual donors
- 
- Future Funding
- Emergency Solutions Grant
  - VA grants/Per Diem (2026)

## AURA HOME WOMEN VETS COLLABORATION WITH OTHER AGENCIES

- WNC Source
- Safelight
- Thrive
- VAYA Health
- Blue Ridge Health-Outreach Team
- VA Homeless Coordinator

## A GOOD PROJECT FOR HENDERSONVILLE AND FOR OUR WOMEN VETERANS

- Tyler Morrow, Henderson County Planning Division: “The petition is found to be consistent with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis...” “...adhering to the Preservation/Enhancement Area designation for the subject property. The proposal enhances and renovates a long-vacant and decaying structure without expanding it, promoting compatibility with the surrounding area.”
- Hendersonville has an opportunity to be one of the most Veteran friendly cities in the state of North Carolina

Council asked many questions about security, medical issues, and the two phases.

Council Member Lowrance said that since they didn’t have an answer about raising the building yet, would they consider coming back in September to further discuss. They agreed that it would be nice to have that extra time to form a cost analysis and get everything in order.

The public hearing was opened and continued from the last meeting so we will move forward with any public comments.

**Public comments:**

Sandra Bernard, President AAUW Hendersonville branch and spoke in favor of the moving forward with the Felicia Reeves Home Project and presented the following letter to Council.





Hendersonville Branch  
P. O. Box 2043  
Hendersonville, NC 28793

August 1, 2024

Dear Hendersonville City Council Members,

This letter is written on behalf of the members of the Hendersonville Branch of the American Association of University Women in support of the efforts of Aura Home for Veteran Women in their efforts to secure the property at 1744 Meadowbrook Court as a transitional residence for American women veterans.

Our organization has supported this effort both philosophically and financially in the past and continues to do so moving forward. We look to the leadership of the City of Hendersonville to follow us in expediting their admirable work in any and all ways at your disposal. Our female veterans served their country; it is our turn to serve transitioning female veterans who live in our backyard.

Thank you.

Respectfully yours,

A handwritten signature in blue ink that reads "Sandra Bernard".

Sandra Bernard, President  
Hendersonville Branch, AAUW

cc: Alyce Knafllich, Administrator, Aura Home  
Members of AAUW

Jennifer Behar, a United States Marine Corp combat veteran said that Alyce helped her get her life back. She spoke in favor of the moving forward with the Felicia Reeves Home Project.

Patricia Gearity asked if the public would be able to speak at the meeting in September. Council agreed that they would continue the public hearing to September.

Sandra Cameron spoke against the Felicia Reeves home. She has three children and a husband fighting stage 4 cancer. When they moved, it was a residential neighborhood but now there will be riff raff around the house and increased traffic. It will be a constant flow of changing people coming in and out and does not think its fair to have this home there.

Rita Thornton Cruz is in favor of moving forward with the Felicia Reeves Home Project.

Lawrence Stern spoke in favor of moving forward with the Felicia Reeves Home Project.

Wanda Schwere spoke in favor of moving forward with the Felicia Reeves Home Project.

Ken Fitch spoke via Zoom in favor of moving forward with the Felicia Reeves Home Project but the unknowns are unsettling. Also, inescapably we are reminded of impacts of flooding and that must give us pause. To place an important care facility such as this may indeed require substantial capital and financial reserves to answer the issues.

***Council unanimously agreed to continue the public hearing and the discussion to their September 5, 2024 meeting. A unanimous vote of the Council followed. Motion carried.***

**D. Partial ETJ Relinquishment of PIN 9650-90-0668 – CMH Homes, Inc. (C24-46-ETJ)**  
– Tyler Morrow, Current Planning Manager

Mr. Morrow explained that the Community Development Department received a request from CMH Homes, Inc. to remove 2.51 acres from the City's extraterritorial planning jurisdiction (ETJ). The City is authorized to adopt and relinquish ETJ by G.S. 160D-202. The subject parcel is 7.86 acres in total and is located on Stoney Mountain Road, PIN 8650-90-0668. A portion of the parcel fronting Stoney Mountain Road is located in the City's ETJ and is zoned R-20, Low Density Residential. The remaining portion of the subject parcel is in Henderson County's zoning jurisdiction and is zoned R1 Residential District One. The owner has indicated that it plans to develop the property as a nine lot residential subdivision that has been preliminarily approved by Henderson County. With the current ETJ boundary, the property owner would be required to meet the City's zoning and subdivision standards for the portion of the property that is within the ETJ, including, but not limited to, connection to City water and sewer. Due to existing water pressure and the distance from public sewer, it is not feasible to serve the entire subject property with City water and sewer. If the City decides to relinquish ETJ for this property, Henderson County will have 60 days from the effective date of the Ordinance amending the ETJ to adopt zoning regulations.

Derrick Vicks introduced himself as the representative of CMH Homes and just wanted to see if anyone had questions for him. We did have a hydrant flow test done by Hendersonville water and we paid for them to do a pressure test and they're the ones that told us that due to the elevation and distance off the road, they wouldn't be able to supply water except for maybe two houses but they couldn't guarantee it.

The public hearing opened at 8:36 p.m.

**Public Comments:** None

The public hearing closed at 8:37 p.m.

***Council Member Jennifer Hensley moved that City Council adopt the Ordinance Amending the Ordinance Establishing Extraterritorial Jurisdiction Boundaries for the City of Hendersonville as presented. A unanimous vote of the Council followed. Motion carried.***

## **8. UNFINISHED BUSINESS**

**A. Ordinance to adopt the Gen H 2045 Comprehensive Plan – Matthew Manley, AICP**  
(Project Manager and representative from consultant team (Bolton-Menk))

Mr. Manley explained that City Staff will present the primary revisions to the Draft *Gen H 2045 Comprehensive Plan* as based on feedback from elected officials, appointed boards, city staff and the general public. While numerous revisions have been made to correct typos, improve clarity, include timely additions, update information, and address board feedback, the most substantive changes have been to revise key locations on the Future Land Use & Conservation Map. Those changes include:

- Removing the Large Activity Center Symbols from Map and create a new map that highlights "intensity nodes".
- Changing the area around Blythe St and Hwy 191 from Multi-Generational Living to Neighborhood Center
- Changing the area around Asheville Hwy and Flemming/Justice St from Neighborhood Center to Institutional
- Changing the area around Oak St north of US 64 from Institutional to Multi-Generational Living
- Changing the area around Oak St south of US 64 from Institutional to Multi-Generational Living
- Changing the area along 4<sup>th</sup> Ave north from Downtown to Multi-Generational Living
- Changing the area around S Whitted/Dale north of the Ecusta Trail from Multi-Generational Living to Neighborhood Center

- Changing the area around S Whitted/Lennox Park south of the Ecusta Trail from Neighborhood Center to Multi-Generational Living.
- Changing the area around Chadwick Ave/Wayside Ln from Mixed Use - Commercial to Multi-Generational Living.



General Revisions

Nature of Revision:

- Typos
- Clarifications
- Additions
- Updated Information
- Board Feedback

WHERE SHOULD NEW DEVELOPMENT OCCUR?

The second question is, "Where can the growth (i.e., new homes, new businesses, and additional support services) be located?" Therefore, an early step in the process is mapping the development status to determine which parcels make up the "land supply" or the pieces where growth may go, and then determining which types of uses (residential, commercial, or industrial) will be attracted to available land based on the attributes of the parcels that make land more or less suitable for such uses.

**Land Supply**  
The land within the city and its extraterritorial jurisdiction (ETJ) totals 3,832 acres. Over half of that land (60%) is already developed, within rights of way (ROW), and not likely to be redeveloped. Less than 1% is protected through conservation easements and other land protection mechanisms. The remaining land is either undeveloped (vacant) or underdeveloped (land ripe for redevelopment). The "land supply" is comprised of these two areas, which

The Land Supply Map (Figure 4.4) depicts the distribution of the four categories of development status. The status of parcels in the city and the ETJ can be described as follows:

- **Developed** - The level of investment is high and each parcel is not likely to be redeveloped over the next 20 years.
- **Protected** - Parcels of land are protected as public parks, state-maintained parkland, or privately-owned conservation easements.
- **Underutilized / Underdeveloped** - The level of investment is low relative to the parcel value and the property is therefore ripe for redevelopment.
- **Undeveloped** - With few or no structures, parcels of land remain vacant or relatively undeveloped.

Comments 243

Comment or use @ to invite

Matt Guest Jul 03 Break down land supply by City Limits and ETJ

Matt Guest Jul 12 And by Floodplain vs non-floodplain

Matthew Manley Jul 12 See email from @holloway@hvinc.gov

Matt Guest Jul 09 Please overlay the floodplain on this map so that we can see which of these properties are the most heavily constrained?

205 more comments

Gen H Comprehensive Plan

Final Revised Gen H Plan is available online

2

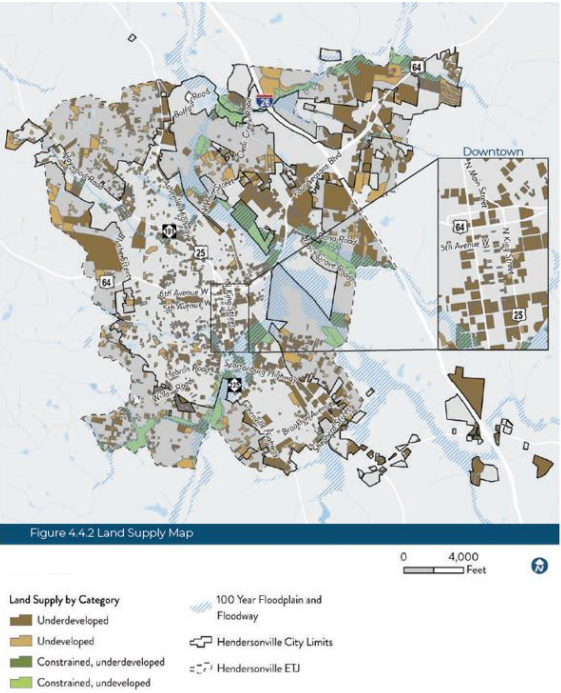
Specific Revisions

- Land Supply

		Category	Acres	Percent
Hendersonville City Limits		Underdeveloped	1313.4	71%
		Undeveloped (Vacant)	294.5	16%
		Constrained, Underdeveloped	167.9	9%
		Constrained, Undeveloped (Vacant)	61.39	3%
Total			1837.2	100%
Hendersonville ETJ		Underdeveloped	663.2	42%
		Undeveloped (Vacant)	494.9	31%
		Constrained, Underdeveloped	148.8	9%
		Constrained, Undeveloped (Vacant)	269.7	17%
Total			1576.6	100%

Figure 4.4.1 Land Supply Table  
\*Constrained parcels are those wholly or partially within the 100 year floodplain. Acres and percent represent portion of the parcel that falls within the 100 year floodplain.

\*5.31.24 Draft stated there was a total of 3,832 Acres of "Land Supply"





Specific Revisions

• Tree Canopy Assessment & Strategic Housing Plan

Strategic Housing Plan (Ongoing)  
Affordable housing and the development of a strategic housing plan is a priority for the Hendersonville City Council. In the spring of 2024, the Hendersonville City Council appointed a Strategic Housing Plan Steering Committee to guide the plan development process. As part of the planning process, an Affordable Housing Summit was held with an expert panel to discuss affordable housing.

Sustainability Strategic Plan (2024)  
Hendersonville developed its Inaugural Sustainability Strategic Plan, adopted by the City Council in May 2024. The plan outlines measurable goals and actions that integrate environmental, social, and economic values to reduce the City's overall environmental impact, strengthen communities, and ensure a prosperous future for generations to come. It addresses challenges with actionable and measurable opportunities to reduce municipal greenhouse gas emissions, focusing

on energy, transportation, waste management, land management, and water. Although the plan targets municipal actions, community involvement is crucial, offering recommendations for residents and businesses to reduce emissions and enhance sustainability.

Tree Canopy Cover Assessment (2023)  
Hendersonville's urban forest serves as an invaluable asset providing residents, businesses, and visitors with many environmental, social, and economic benefits. This assessment mapped tree canopy, possible planting area, and analyzed how they are distributed throughout Hendersonville's current City boundary and ETJ, 2007 City boundary, future land use, census block groups, zoning, current land use class, and public property parcels. Results from this assessment found that canopy cover dropped from 37% to 35% from 2014 to 2022 (-2% or -15 acres) within the current City boundary. The ETJ areas also lost canopy, 29 acres (or -18%) during the eight year study period. Canopy

TREE COVER  
Hendersonville's urban forest serves as an invaluable asset providing residents, businesses, and visitors with many environmental, social, and economic benefits. In 2023, the City conducted an assessment that mapped tree canopy (TC), possible planting area (PPA), and analyzed how they are distributed throughout Hendersonville's current City boundary and ETJ, 2007 City boundary, future land use, census block groups, zoning, current land use class, and public property parcels.

In 2022, Hendersonville's city boundary had 35% tree canopy cover and 26% possible planting area, and the other 39% of the City was classified as unsuitable for planting without significant land modification. The City's ETJ zoned areas added 2,388 acres of canopy (54% within its boundaries), bringing the City and ETJ's combined canopy cover up to 44%. The combined 4,093 acres of tree canopy in Hendersonville provide ecosystem benefits valued at over \$6.7 million per year through air quality improvements, stormwater runoff prevention, and carbon sequestration.

Results from the assessment found that canopy cover dropped from 37% to 35% from 2014 to 2022 (-2% or -15 acres) within the current City boundary. The ETJ areas also lost canopy, 29 acres (or -18%) during the eight year study period. Canopy loss can generally be attributed to residential development and commercial infrastructure expansion along the corridor of Highway 26.

Heritage Tree Designation  
Significant trees within the city are protected through the heritage tree designation. The Tree Board locates and identifies heritage trees in collaboration with relevant civic groups and the consent of owners.

The following criteria must be met for a tree to qualify as a heritage tree according to the City of Hendersonville

Heritage Tree Designation Program:

- It has reached its mature growth as specified in Hortus Secord.
- It is listed as a Champion Big Tree, as designated by the NC Division of Forest Resources.
- It has significant historic value to the community.
- It is a rare species, or provides a habitat for rare species of plants,

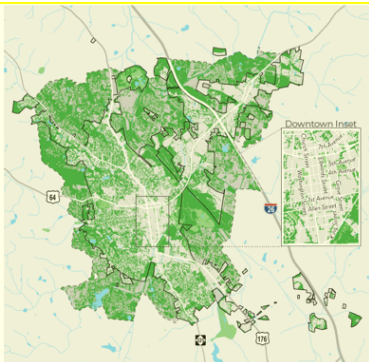


Figure B.3.4 Tree Cover Map



B.01 GEN IV COMPREHENSIVE PLAN

APPENDIX B. EXISTING CONDITIONS REPORT | B.18

Specific Revisions

• Open Space - Conservation

Open Space

OPEN SPACE - CONSERVATION 1, REGULATED (OS-C1)

These areas consist primarily of protected, undisturbed open space. Regulated floodways are the predominant component. However, publicly protected lands (e.g., State- and Federally-maintained parkland) may also comprise this character area. Maintaining environmental integrity is a major consideration in land-disturbing activities, such as greenways or vehicular access.

OPEN SPACE - CONSERVATION 2, NATURAL (OS-C2)

These areas are natural and are either protected through public or private ownership or through State or Federal regulations. They consist primarily of floodplains as well as passive parks, accessible nature preserves, privately-managed open space, working lands managed for agricultural activities, and private conservation easements.

Though some development can be supported in these areas, most uses are associated with access to protected open space (e.g., nature preserves, agriculture, and natural resource management).

OPEN SPACE - RECREATION (OS-R)

These areas are typically publicly-maintained facilities, improved for a variety of uses including ballfields, golf courses, gardens, arboretums, and parks. Though various types of active recreation spaces are also suitable uses in other character areas, this character area delineates the locations of large open space areas with public access.



Open Space

OPEN SPACE - CONSERVATION 1, REGULATED (OS-C1)

These areas consist primarily of protected, undisturbed open space. Regulated floodways are the predominant component. However, publicly protected lands (e.g., State- and Federally-maintained parkland) may also comprise this character area. Maintaining environmental integrity is a major consideration in land-disturbing activities, such as greenways or vehicular access.

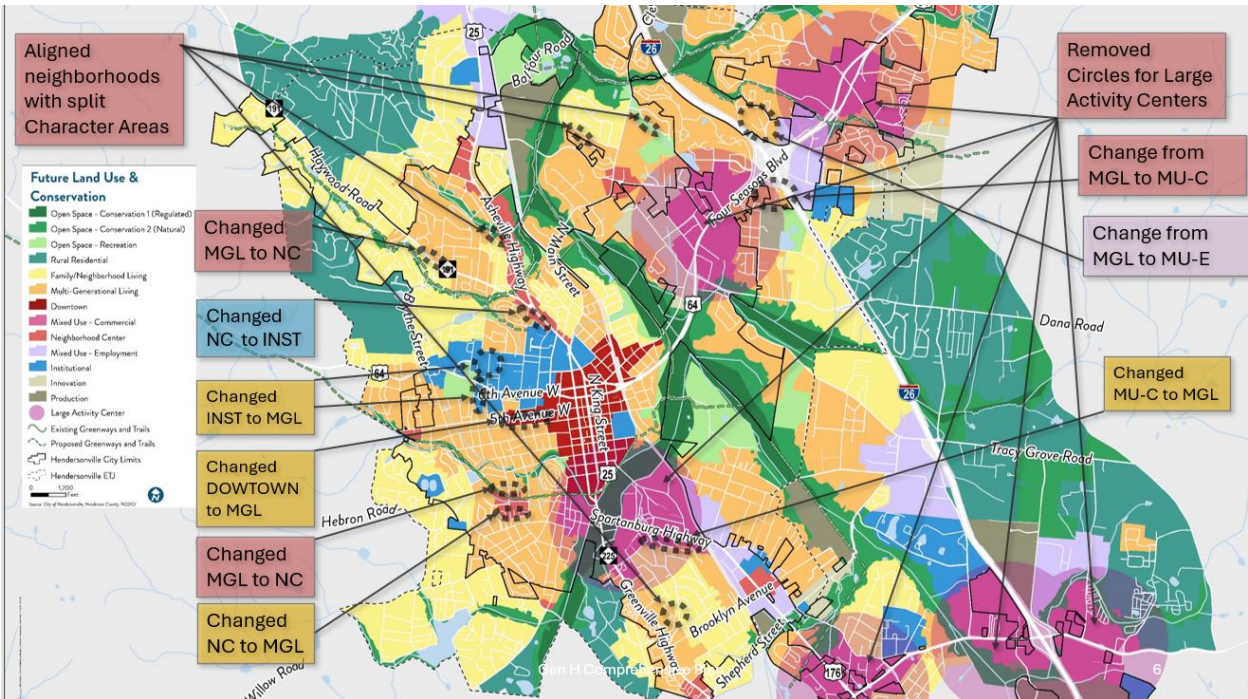
OPEN SPACE - CONSERVATION 2, NATURAL (OS-C2)

These areas are natural and are either protected through public or private ownership or through State or Federal regulations. They consist primarily of floodplains as well as passive parks, accessible nature preserves, privately-managed open space, working lands managed for agricultural activities, and private conservation easements.

Though some development can be supported in these areas, including redevelopment when floodplain function is maintained or improved and new development with limited impacts which improve use of site, most uses are associated with access to protected open space (e.g., nature preserves, agriculture, and natural resource management).

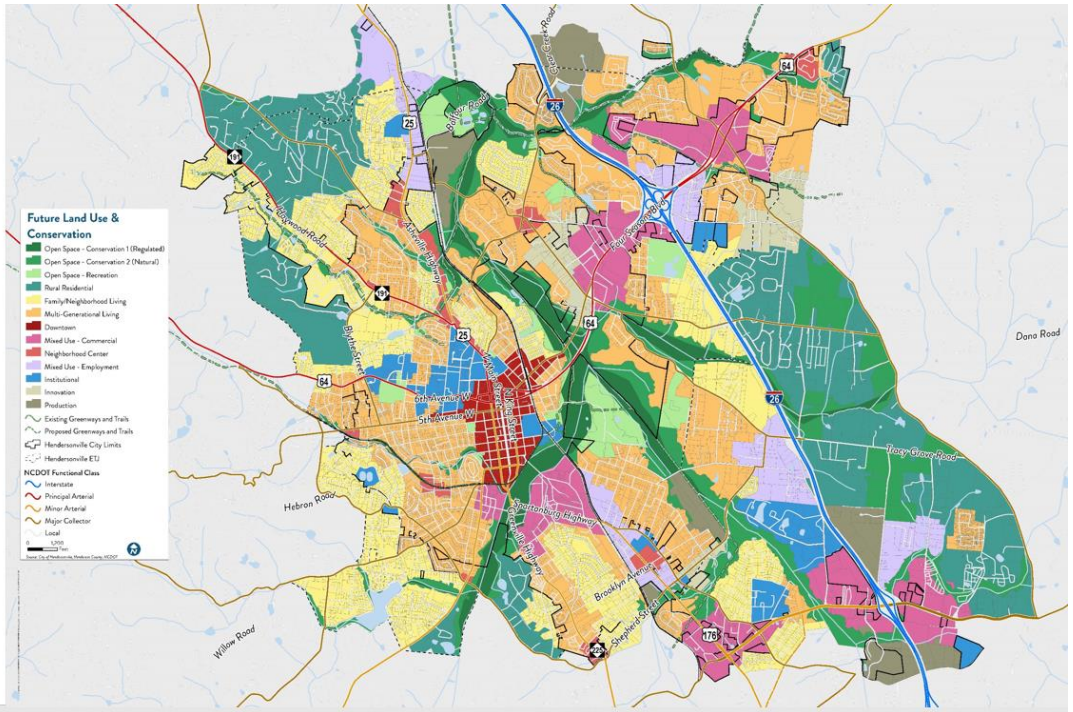
OPEN SPACE - RECREATION (OS-R)

These areas are typically publicly-maintained facilities, improved for a variety of uses including ballfields, golf courses, gardens, arboretums, and parks. Though various types of active recreation spaces are also suitable uses in other character areas, this character area delineates the locations of large open space areas with public access.

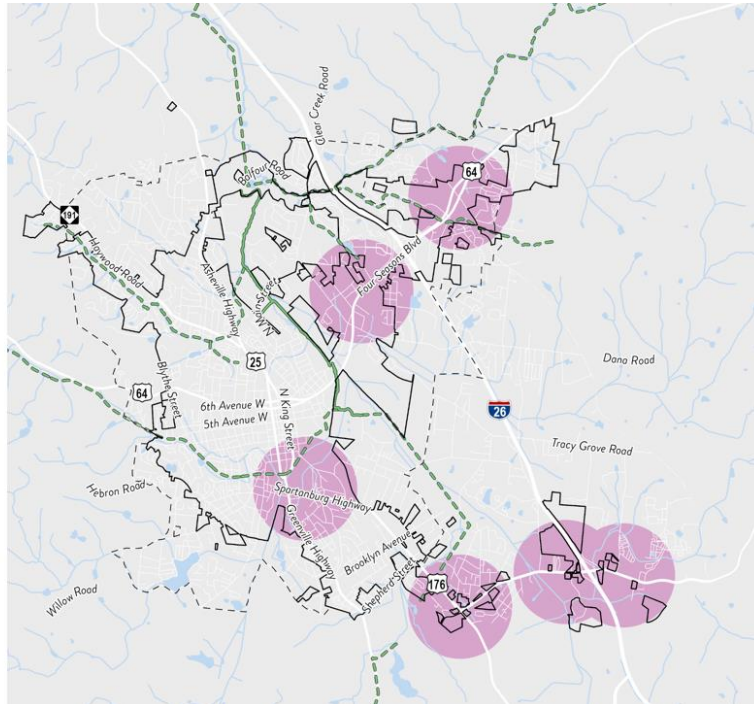




## FUTURE LAND USE & CONSERVATION MAP



## FOCUSED INTENSITY NODES MAP



## Ordinance

### Motion:

I move City Council adopted the Gen H 2045 Comprehensive Plan as presented [add if needed] with the following recommended revisions:

- 1)
- 2)

*Final Revised Gen H Plan is available online*

Gen H Comprehensive Plan





# Short-Term Implementation Project List



## HVL Gen H Comp Plan Implementation Portfolio – Short-Term Projects (Draft, 6/3/24)

The Hendersonville Gen H Comprehensive Plan includes a number of action steps to help the City of Hendersonville move quickly and effectively from planning to implementation to begin pursuing its shared community vision. The comprehensive plan lists 76 different implementation measures organized under the 10 plan goals. This is an extensive list that will take years to fully implement. As a result, below is a list of 34 of these projects to consider for short-term action. Together, these form a pool of projects from which to draw for initial implementation efforts, once the plan is adopted. In this way, the City of Hendersonville and its partners can work together in the years ahead to help manage the forces of change and advance the shared community vision. This is a living document and project details will evolve over time, so City of Hendersonville staff will need to update this list periodically to reflect the latest information about each project.

**KEY FOR "ESTIMATED COST LEVEL" COLUMN**  
This column suggests who should be authorized to initiate funding for each project in order to move forward in a timely and effective manner, based on plan approved by Town Council.  
\$ = Able to be implemented using discretionary funding available to Department Head  
\$\$ = Able to be implemented using discretionary funding available to City Manager  
\$\$\$ = Able to be implemented with a line item in the annual City budget  
\$\$\$\$ = Able to be implemented with a line item in City Capital Improvements Program  
\$\$\$\$\$ = Able to be implemented with third-party funding, e.g. grants or partner resources

**KEY FOR "PRIORITY LEVEL"**  
This designation after each project name suggests a prioritization for the short-term projects for the City to consider when deciding which projects to initiate.  
S-1 = Consider initiating these projects first.  
S-2 = Consider initiating these projects second.  
S-3 = Consider initiating these projects third.

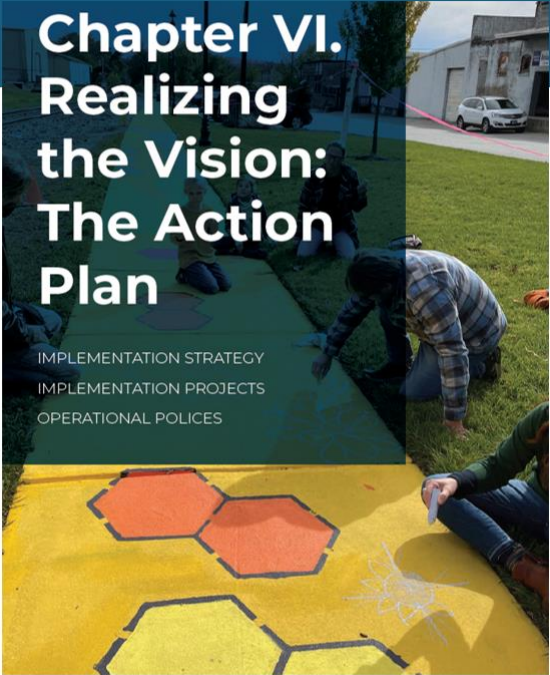
NO.	NAME	DESCRIPTION	LEAD STAFF	EST. COST LEVEL	POTENTIAL FUNDING SOURCES	NEXT STEPS
1. Vibrant Neighborhoods						
1.01	Establish neighborhood matching grant program for self-directed improvements (S-3)	Invite neighborhood organizations and community groups to submit grant proposals to the City to make improvements that they propose such as gateway signage, artwork, local history installations, and improvements to pocket parks.	Community Development Dept.; Engineering Dept.; Public Works Dept.	\$\$\$	General Fund	<ul style="list-style-type: none"><li>• Add to Dept. work plans</li><li>• Research examples</li><li>• Develop and finalize program structure and procedures</li><li>• Include funding in annual budget</li><li>• Run program pilot to test approach</li></ul>

# Resolution

Motion:

I move City Council adopt a resolution accepting the list of Short-Term Implementation Projects associated with the Gen H Comprehensive Plan with a recommendation that the Planning Board and City Manager review any changes to the priority list.

Final Revised Gen H Plan is available online  
Gen H Comprehensive Plan



Council Member Lyndsey Simpson moved that City Council adopt the Gen H 2045 Comprehensive Plan as presented. A unanimous vote of the Council followed. Motion carried.

B. Resolution to Accept Short Term Implementation Project List – Matthew Manley, AICP, Strategic Projects Manager

Mr. Manley explained that as part of the implementation of the City’s Gen H Comprehensive Plan, a standalone table of projects has been derived from the full Implementation Plan - Chapter 6 of the Comprehensive Plan. Whereas the full Implementation Plan recommends projects that will take place over the course of the life of the plan (10-15 years), the Short-Term Implementation Projects Table identifies just those projects that will be initiated and/or completed in the first 1-2 years after plan adoption. These priority projects were vetted by City Staff including City Management as well as the Community Advisory Committee and Planning Board. The stand-alone nature of the Short-Term Implementation Projects Table allows the list to be updated and amended as necessary without requiring a full-scale amendment to the Gen H Comprehensive Plan.

Council Member Lyndsey Simpson moved that City Council adopt a resolution accepting the list of Short-Term Implementation Projects Table associated with the Gen H Comprehensive Plan with a

*recommendation that the Planning Board and City Manager review any changes to the priority list. A unanimous vote of the Council followed. Motion carried.*

9. NEW BUSINESS

A. **Saluda Water System Merger Study Update** – *John Connet, City Manager*

City Manager Connet explained that the City of Saluda received funding to investigate merging of their water system with the City of Hendersonville’s Utility System. The Saluda City Council has requested the Hendersonville City Council to appoint two members to meet with two members of the Saluda City Council to discuss the draft study.

*Mayor Barbara Volk moved that Council Members Jennifer Hensley and Jeff Miller be appointed, and Melinda Lowrance as an alternate, to meet with the City of Saluda to discuss their draft Water System Merger Study. A unanimous vote of the Council followed. Motion carried.*

10. CITY MANAGER REPORT

A. **July 2024 Contingency and Adjustment Report** – *John Connet, City Manager*

City Manager Connet asked Council to review the Contingency and Adjustment Report and the Cash & Investment Report at their leisure and there is no need for approval. He added that there will be a Parks & Greenspace Master Plan public input meeting. We invite the community to an input session on Monday, August 12<sup>th</sup> from 5:00pm -6:30pm at the public library on Washington Street. Our consultants will kick off the meeting with a short presentation followed by a discussion where community members are invited to give their feedback. In addition to that meeting, the Public Works Department will be collecting virtual feedback to a survey posted on the City’s website in mid-August.

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

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

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

FISCAL YEAR 2023 - 2024 (FY24)			Completed	Corrected			
BUDGET AMENDMENTS			Proposed	Denied			
ACCOUNT NUMBER	ACCOUNT DESCRIPTION	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET	DESCRIPTION	APPROVED
060-0000-534999	Contingency	35,250	-	2,500	32,750	Etowah Lawsuit	yes
060-7002-531700	Liab & Prop Ins & Bonds	110,039	2,500	-	112,539	Etowah Lawsuit	yes
						TYPE	AMENDMENT NUMBER
						adjustment	7/19/2024
						adjustment	7/19/2024

B. **Cash & Investment Report** – *John Buchanan, Finance Director*

SUMMARY:

	3/31/24	3/31/24
U.S. Treasuries	\$3,953,732.79	\$1,987,625.01
Agencies	499,125.00	499,125.00
Commercial Paper	0.00	0.00
NCCMT Mutual Fund	6,759,589.03	8,868,699.60
NCCMT Cash Fund	7,958,009.20	2,856,249.57
Wells Fargo H&W	58,700.80	77,151.26
Wells Fargo Operating Account	6,615,485.77	2,797,195.56
Total	\$25,844,642.59	\$17,086,046.00

Undisbursed Restricted  
Proceeds

2019 Revenue Bond	\$239,921.61	\$0.00
2022 Revenue Bond	\$760,802.20	\$268,548.26
2023 Revenue Bond	\$4,332,930.54	\$3,793,279.82
2021 LOB	\$2,153,650.94	\$1,716,869.89
2022 IFC Fire Station	\$6,419,319.86	\$3,498,556.87
2023 City Hall/Ops Construction	\$4,163,240.38	\$3,402,291.77
2024 Vehicle Loan	\$1,219,172.31	\$827,455.69
2024 Powell Bill	\$526,402.78	\$492,271.02

CITY OF HENDERSONVILLE FIRST CITIZENS CUSTODIAN ACCOUNT				INVESTMENT REPORT				June 2024			
Investment Name		Rating	Cusip	Price	Coupon	YTM	Purchased Date	Issued Date	Maturity Date	Callable	Cost Basis
TREASURY AND FEDERAL AGENCIES											
Federal Home Loan Bks Cons Bds	FHL		3130ALLN2	99.825	0.50%	0.50%	3/24/2021	3/24/2021	3/24/2026	NO	499,125.00
US Treasury Note Dtd 09/30/22 Due 9/30/27	USN		91282CFM8	99.936	4.13%	4.16%	9/30/2022	2/30/2024	9/30/2027	NO	999,359.38
US Treasury Note Dtd 02/25/23 Due 02/15/26	USN		91282CGL9	98.827	4.00%	4.05%	2/15/2023	2/15/2024	2/15/2026	NO	988,265.63
TOTAL TREASURY AND FEDERAL AGENCIES											2,486,750.01
COMMERCIAL PAPER/CASH EQUIVALENT											
TOTAL COMMERCIAL PAPER/ CASH EQUIVALENT											0.00
OTHER INVESTMENTS (MUNI/BABS/)											
TOTAL OTHER INVESTMENTS (MUNI/BABS)											0.00
Total Securities											2,486,750.01
NC Capt Management											8,868,699.60
Total Security - Cost Basis											11,355,449.61
Portfolio Allocation - by Security Type											
Cash											
Fannie Mae FNMA											
Federal Home Loan bank FHLB											
Freddie Mac FHLMC											
Federal Farm Credit Bank FFCB											
US Treasury Note USTN											
US Treasury Bill USTB											
Total GOVERNMENT AGENCIES											
Commercial Paper											
MUNI/OTHER											
Cash											
Portfolio Allocation - by Maturity Date:											
FY24											
FY25											
FY26											
FY27											
FY28											

11. CITY COUNCIL COMMENTS

Council Member Lyndsey Simpson wanted to let everyone know that she will again be in a dunk tank this coming Saturday at Oklawaha Brewing after 5:00 pm.

12. ADJOURN

There being no further business, the meeting adjourned at 9:00 p.m. upon unanimous assent of the Council.

ATTEST:

Barbara G. Volk, Mayor

Jill Murray, City Clerk