



City Council Regular Meeting

05/01/2025 05:45 AM

City Hall - 2nd Floor Meeting Room | 160 6th Ave. E. | Hendersonville, NC
28792

1. CALL TO ORDER

2. INVOCATION AND 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.*

4. CONSIDERATION OF AGENDA

5. CONSENT AGENDA - *Items are considered routine, noncontroversial in nature and are considered approved by a single motion and vote.*

A. Approval of Minutes - *Jill Murray, City Clerk*

25-04-03_CC_Regular_Session_Minutes.pdf (50.79 MB)

25-04-23_CC_Second_Meeting_Minutes.pdf (16.30 MB)

B. Acceptance of an Emergency Bridge Loan Increase for Hurricane Helene Utility Damages – *Adam Steurer, Utilities Director*

AIS-20250501-AcceptFunding-HurHeleneEmergencyLoanIncrease.pdf (0.05 MB)

Resolution-20250501-AcceptFunding-HurHeleneEmergencyLoanIncrease.pdf
(0.02 MB)

City_of_Hendersonville_HEL-0017_FO_increasepackage.pdf (1.38 MB)

C. May 2025 Project Ordinances and Reimbursement Resolutions – *Adam Murr, Budget & Eval. Director*

AIS_May2025 Project Ordinances and Reimbursement Resolutions.pdf (0.05 MB)

CPO_110 Williams Project 25003.pdf (0.03 MB)

RR Operations Center Energy Efficiency #G2505.pdf (0.02 MB)

RR_110 Williams Project 25003.pdf (0.02 MB)

Operations Center Energy Efficiency Project, #G2505. A grant project ordinance and reimbursement resolution appropriating \$128,928 in grant funds (from NC State Energy Office) to install smart thermostats and replace HVAC units at the City Operations facility to improve energy efficiency.

GPO Operations Center Energy Efficiency #G2505.pdf (0.03 MB)

D. Application for a NCDOT Comprehensive Bicycle Planning Grant - *Blake Fulgham, Management Analyst II*

25004 Bicycle Update Grant 2025.pdf

The North Carolina Department of Transportation has established a grant that provides funding to municipalities for the development/update of Comprehensive Municipal Bicycle and Pedestrian Plans. Staff are working with the French Broad River Metropolitan Planning Organization and Blue Ridge Bicycle Club to generate an application for the Comprehensive Bicycle Plan Update Grant. The last Bicycle Plan was adopted in 2018, which qualifies our municipality to apply for a Plan Update instead of a New Complete Plan. A resolution in support has been provided. Please let us know if you have any questions.

CityOfHendersonvilleResolutionofSupport Bicycle Planning Grant 25.pdf (0.02 MB)

E. Annexation: Certificate of Sufficiency- Upward Road (Quattlebaum Properties F, LLC) (25-22-ANX) – *Tyler Morrow, Current Planning Manager*

Agenda Item- Quattlebaum Properties F, LLC 25-22-ANX.pdf (0.06 MB)

Certificate of Sufficiency- Quattlebaum Properties F LLC 25-22-ANX.pdf (0.03 MB)

Resolution Scheduling Public Hearing-Quattlebaum Properties F LLC 25-22-ANX.pdf (0.03 MB)

Annexation Plat-Quattlebaum Properties F LLC 25-22-ANX.pdf (0.80 MB)

Metes and Bound-Quattlebaum Properties F LLC 25-22-ANX.pdf (0.11 MB)

Annexation Map-25-22 ANX Quattlebaum Properties F LLC 25-22-ANX.pdf (2.58 MB)

Deed- Quattlebaum Properties F LLC 25-22-ANX.pdf (0.29 MB)

Application-Quattlebaum Properties F LLC 25-22-ANX.pdf (1.15 MB)

F. Approval of Fiscal Year 2025 Annual Audit Contract – *Krystal Powell, Finance Director*

ITEM-Consent-Auditor Selection 2025.pdf (0.05 MB)

City of Hendersonville Contract 2025.pdf (1.07 MB)

City of Hendersonville Eng Letter 2025.pdf (0.32 MB)

2025 Auditor Selection Resolution.pdf (0.01 MB)

G. May 2025 Budget Amendments – *Adam Murr, Budget & Eval. Director*

AIS_ May 2025 Budget Amendments.pdf (0.05 MB)

05012025-01: An amendment to increase the Community Waste Reduction Grant Project #G2403 by \$8,000 for a grant match.

05012025-03: An amendment decreasing the Clear Creek Greenway Project #18026 by \$150,000 due to an unsecured grant.

H. Construction Contract Award of the Lower Mud Creek Floodplain Restoration and Flood Risk Reduction Project – *Michael Huffman, Stormwater Director*

← 20250428_AGN_TentativeAwardLowerMudCreek_23006.pdf (0.05 MB)

Lower Mud Creek Floodplain Restoration and Flood Risk Reduction (DWI Project No. SRP-SW-ARP-0012) intends to reduce flooding and restore natural floodplain functions along Mud Creek in south Hendersonville. Spanning two City-owned parcels totaling 27 acres, the project will reconnect floodplains, restore over 2,000 linear feet of first-order streams, stabilize 1,500 linear feet of streambank, and enhance 20 acres of wetlands and riparian areas. These efforts will boost floodwater storage, mitigate chronic flooding, and improve water quality by addressing stormwater runoff and habitat degradation. Formal bids were received on April 17, 2025, however, only two bids were

← Bid Analysis Summary 4.29.25.pdf (0.45 MB)

I. 2025 Series Water & Sewer Revenue Bond Initial Resolution - *Adam Murr, Budget & Evaluation. Director*

← AIS 2025 WS Revenue Bond Initial Res.pdf (0.05 MB)

The City of Hendersonville is pursuing a 2025 Revenue Bond not to exceed \$11,500,000 total borrowing at an interest rate not to exceed 6.00%. The borrowing provides funding for (1) a CCTV Inspection Truck acquisition, (2) the NCDOT Highland Lake Road Water Improvement Project, (3) the Wastewater Treatment Plant Biosolids Drying System Project, (4) the Water Treatment Plant 15MGD Expansion Project, (5) the Operations Facility Improvements/Expansion Project, (6) the Wastewater Treatment Plant Residuals Storage Facility Project, and (7) the Water Treatment Plant Mills River Intake Scour System Project.

← Sewer Revenue Bond 2025.pdf (0.18 MB)

J. Subrecipient Agreement for CDBG-NR Funding With Housing Assistance Corporation—*Angela S. Beeker, City Attorney*

Agenda Cover Non Planning Item.pdf (0.05 MB)

2024 HAC Subrecipient Agreement_DRAFT.pdf (0.07 MB)

R-24-_CDBG Acceptance Resolution.pdf (0.02 MB)

K. Creation of Local Government Liaison Position – *John Connet, City Manager*

Local Government Liaison.pdf (0.05 MB)

Local Government Liason.pdf (0.02 MB)

6. PRESENTATIONS

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

May Quarterly MVP agenda item.pdf (0.05 MB)

B. Proclamation-Jewish Heritage Month - *Barbara Volk, Mayor*

C. Human Trafficking Task Force – *Christina Holtgreven, True Ridge*

Human Trafficking.pdf (0.05 MB)

Human TTF.pdf (9.29 MB)

D. Hands On Children's Museum and Science Center Annual Update – *Joseph Knight, Executive Director*

Hands On Update.pdf (0.05 MB)

E. Presentation: North Carolina Main Street Champion- *Jamie Carpenter, Downtown Manager*

main street champion agenda item.pdf (0.05 MB)

F. Proclamation-Professional Municipal Clerk's Week - *Barbara Volk, Mayor*

Staff Report Jill1.pdf (0.05 MB)

Proclamation Municipal Clerks Week May 2025 (1).pdf (0.02 MB)

G. Communications Team Recognition – *Brian Pahle, Assistant City Manager*

Recognition of Communications Team.pdf (0.05 MB)

H. Hurricane Helene Debris Update – *Tom Wooten, Public Works Director*

Helene Debris Collection.pdf (0.05 MB)

7. PUBLIC HEARINGS

A. Rezoning: Conditional Zoning District – Meadowcrest (25-12-CZD) – *Sam Hayes – Planner II*

CC Cover Sheet - Meadowcrest (25-12-CZD).pdf (0.06 MB)

CC Staff Report - Meadowcrest (25-12-CZD).pdf (44.72 MB)

CC Comp Plan Consistency & Evaluation Worksheets (25-12-CZD).pdf (0.02 MB)

Meadowcrest revised civils and landscape 2025-04-21.pdf (5.47 MB)

CC NCM Summary - Meadowcrest (25-12-CZD).pdf (0.14 MB)

CC Draft Ordinance - Meadowcrest (25-12-CZD).pdf (0.05 MB)

Application Meadowcrest.pdf (0.18 MB)

B. Rezoning: Standard Rezoning–2620 Chimney Rock Road (and other associated White Pine Villas parcels) (25-14-RZO) – *Sam Hayes, Planner II*

Agenda Item- 2620 Chimney Rock Road (25-14-RZO).pdf (0.06 MB)

Staff Report - 2620 Chimney Rock Road (25-14-RZO).pdf (20.86 MB)

Comp Plan Consistency & Evaluation Worksheets.pdf (0.09 MB)

Planning Board Summary - 2620 Chimney Rock Road Rezoning (25-14-RZO).pdf (0.14 MB)

Zoning District Comparison PRD-CZD to HMU.pdf (0.03 MB)

White Pine Villas Preliminary Plan Mark Up.pdf (0.81 MB)

2620 Chimney Rock Road Proposed Zoning Map.pdf (1.90 MB)

Ordinance - 2620 Chimney Rock Road 25-14-RZO.pdf (0.04 MB)

Application-2620 Chimney Rock Road 25-14-RZO.pdf (1.85 MB)

C. Rezoning: Standard Rezoning – 23 Brevard Knoll Dr (Cowan) | 25-07-RZO – *Matthew Manley, Long-Range Planning Manager*

Cover Sheet - 23 Brevard Knoll - Cowan (25-07-RZO).pdf (0.06 MB)

Staff Report - 23 Brevard Knoll (25-07-RZO).pdf (119.91 MB)

Planning Board Summary - 329 Signal Hill Rd (P24-71-CZD).pdf (0.14 MB)

Zoning District Comparison R-20 to CHMU.pdf (0.03 MB)

Comp Plan Consistency & Evaluation Worksheets (25-07-RZO).pdf (0.05 MB)

Ordinance - 23 Brevard Knoll - Cowan (25-07-RZO).pdf (0.05 MB)

Proposed Zoning Map - 23 Brevard Knoll - Cowan (25-07-RZO).pdf (2.69 MB)

Application 23 Brevard Knoll (25-07-RZO).pdf (0.08 MB)

D. Zoning Text Amendment: Reforms for Housing (25-01-ZTA) – *Matthew Manley, AICP – Long-Range Planning Manager*

Cover Sheet - Reforms for Housing (25-01-ZTA).pdf (0.06 MB)

Staff Report - Reforms for Housing (25-01-ZTA).pdf (2.28 MB)

Comp Plan Consistency & Evaluation Worksheets (25-01-ZTA).pdf (0.05 MB)

Ordinance - Zoning Reforms for Housing (25-01-ZTA).pdf (0.28 MB)

8. NEW BUSINESS

A. Annexation: Analysis and Advisement–Upward Road (Quattlebaum Properties F, LLC) (25-22-ANX) – *Sam Hayes, Planner II*

Agenda Item Annexation Analysis- 25-22-ANX Sheetz Upward Road.pdf (0.05 MB)

Annexation Analysis- Sheetz Upward Road 25-22-ANX.pdf (2.02 MB)

Application-Quattlebaum Properties F LLC 25-22-ANX.pdf (1.15 MB)

B. Rescheduling of July 3, 2025 City Council Meeting – *John Connet, City Manager*

Change of meeting date.pdf (0.05 MB)

9. BOARDS & COMMITTEES

A. Appointment of Member to the Tourism Development Authority - *Jill Murray, City Clerk*

Staff Report Jill.pdf (0.05 MB)

10. CITY MANAGER REPORT - John F. Connet, City Manager

A. April 2025 Contingency and Adjustment Report – *John Connet, City Manager*

April Contingency and Adjustment Report.pdf (0.05 MB)

April Contingency and Adjustment Report.pdf (0.02 MB)

11. CITY COUNCIL COMMENTS

12. CLOSED SESSION

A. Closed Session – *John Connet, City Manager*

Closed Session Resolution (1)(4) and (5) .pdf (0.05 MB)

13. ADJOURN

The City of Hendersonville is committed to providing accessible facilities, programs and services for all people in compliance with the Americans with Disabilities Act (ADA). Should you need assistance or an accommodation for this meeting please contact the City Clerk no later than 24 hours prior to the meeting at 697-3005.