



CITY OF HENDERSONVILLE
BUSINESS ADVISORY COMMITTEE
City Hall – 2nd Meeting Room | 160 6th Avenue E. | Hendersonville NC 28792
Monday, October 13, 2025– 11:30 AM

MINUTES

Present: Chairman Ken Gordon, Vice-Chair Rebecca Waggoner, Adam Justus, Chris Cormier, Michael Gilligan, Tiffany Lucey, Jake Ross & Melinda Lowrance

Absent: Andrea Martin & Sarah Cosgrove

Staff Present: City Manager John Connet, Deputy City Manager Brian Pahle, City Clerk Jill Murray, Communications Director Allison Justus

1. CALL TO ORDER

Chairman Ken Gordon called the meeting to order at 11:30 a.m. and welcomed those present.

2. APPROVAL OF AGENDA

Fair Waggoner moved to approve the agenda as presented. Motion carried unanimously.

3. APPROVAL OF MINUTES

Fair Waggoner moved to approve the minutes of July 14, 2025. Motion carried unanimously.

4. NEW BUSINESS

A. Approval of 2026 Annual Schedule of Regular Meetings - *Jill Murray, City Clerk*

NOTICE

City of Hendersonville Business Advisory Committee | 160 Sixth Avenue East Hendersonville, NC 28792

CITY OF HENDERSONVILLE

Business Advisory Committee

2026 ANNUAL SCHEDULE OF REGULAR MEETINGS

Regular Meetings of the City of Hendersonville Business Advisory Committee are held **Quarterly on the second Monday of January, April, July, and October, at 11:30 a.m.** in the 2nd Floor Meeting Room inside of City Hall located at 160 6th Avenue East, Hendersonville NC.

The following regular meetings have been scheduled for 2026:

January 12, 2026

April 13, 2026

July 13, 2026

October 12, 2026

Meetings are open to the public.

Ken Gordon, Chairman

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 a particular accommodation for this meeting please contact the City Clerk no later than 24 hours prior to the meeting at 697-3005.

Adopted: 10/13/2025 Posted: 10/13/2025
<https://www.hendersonvillenc.gov>



B. Transportation General Obligation Bond Referendum Update - *Brian Pahle, Deputy City Manager*

Deputy City Manager Brian Pahle presented the following PowerPoint presentation to the Board.

GO BOND - TRANSPORTATION

Today's Agenda – 10/13/2025

- I. Overview of Project
- II. Project Timeline
- III. Budget
- IV. Implementation Strategy
- V. Next Steps

DESIRED OUTCOMES

01

Update City Council and the public on the current schedule and strategy for the proposed 2026 GO Bond for Transportation Improvements.

02

Finalize guidance that Council is ready to move forward with the legal process for advancing the issuance.

PROJECT OVERVIEW

21-Aug-2008 | 14:17 EDT

Hendersonville, NC GO Bond Rating Raised To 'AA-' On Consistent Operating Results

[View Analyst Contact Information](#)

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NEW YORK (Standard & Poor's) Aug. 21, 2008--Standard & Poor's Rating Agency has raised its standard long-term rating and underlying rating (SPUR) on Hendersonville, N.C.'s general obligation (GO) bonds to 'AA-' from 'A+', based on the city's long trend of positive operating results supported by very strong reserve levels, good management and conservative budgeting practices and steady tax base appreciation. The outlook is stable.

At the same time, the rating service has assigned its 'AA-' standard long-term rating to the city's \$2.1 million GO sidewalk bonds series 2008.

Hendersonville, North Carolina Pedestrian Plan



Funding Opportunities

The construction of a comprehensive connected pedestrian network and ancillary facilities can occur through incremental adoption of local policies and programs and State programs, as well as through the receipt of private contributions. With this in mind, it will be important for the City of Hendersonville to identify funding sources to implement the recommendations of this plan. While some projects and programs will be funded by the City, alternatives are available to provide financial support for improving the local pedestrian network.

Local Programs

Local funds should be used for projects not on major state routes. Usually these are most successful when a state-funded incidental project — such as a road widening — has already been programmed. Local funding sources tend to be flexible, and include general revenue expenditures as well as proceeds from bond programs. An exception to this policy may include high priority connections along roads unlikely to be developed.

Improvement Program

Several types of potential local pedestrian funding sources are available for the City of Hendersonville. Over the 2004-2005 fiscal year of the Capital Improvement

Programs (CIP), the City has budgeted \$60,000 for sidewalk repairs and construction of new sidewalks. As future CIPs are assembled, there will be an opportunity to reallocate funds in order to promote this type of project.

Powell Bill

Powell Bill funds are collected by the state in the form of a gasoline tax. The amount of these funds distributed to a municipality is based on the number of street miles to be maintained and the City's population.

Transportation Bonds

Transportation bonds have been instrumental in the strategic implementation of local roadways, transit, and non-motorized travel throughout North Carolina. Voters in communities both large and small regularly approve the use of bonds in order to improve their transportation system. Improvements to the pedestrian system in Hendersonville would be a type of project that could be funded using a transportation bond program.

On February 3, 2004, the City of Hendersonville passed a bond referendum for \$2.1 million. This funding is to be used for construction, reconstructing and improvement of sidewalks in said City, including the acquisition of any necessary land and rights-of-way and the installing of related landscape improvements. The City is awaiting

PROJECT OVERVIEW

Timeline of GO Bond Discussions

- **March 2023** – Council Retreat identifies a transportation bond as a priority; **“fix the damn streets”**
 - 🟡 Off Track
25.SI.g Improve 375k sq. ft. of Street Conditions Annually Through 2028 to Improve PCI score by 5% ↗
- **September 2024** – Staff/Consultants present the updated pavement condition index; **scores improved to a 74**
- **February 2025** – Staff present funding strategies for street resurfacing
- **April 2025** – Council Workshop review of funding strategy for transportation bond; considers **PROWAG**, complete streets...
- **June 2025** – Council approves budget with plan for **\$10m bond issuance** in March of 2026

PROJECT OVERVIEW

Table 9. All Asphalt Roads - Scenarios Summary

Year Beginning July 1, 2025	Do Nothing	\$1.402M to Maintain PCI 74	\$1.886M Annual Budget to Achieve PCI 80
2025	70	74	76
2026	67	74	78
2027	63	75	80
2028	59	74	81
2029	56	74	80

- 1,678 assessed
- 98% of curb ramps were non compliant



PROJECT OVERVIEW



Core Values Guiding Our Transportation Bond

1. Prioritizing Pavement Condition for Long-Term Value
2. Strategic and Transparent Use of Funds
3. Timely Delivery with Measurable Impact
4. Equal Access and ADA Compliance
5. Balanced Investment Across the Network
6. Advancing Complete Streets and Walk Hendo Goals

PROJECT TIMELINE

Council Actions

- **Oct. 2** – Notice of Intent to Apply
- **Nov. 6** – Introduce Bond Order/Set Public Hearing
- **Dec. 4** – Hold Public Hearing
- **Mar. 3** – Referendum
- **Apr. 2** – Certify the Results

SCHEDULE FOR GENERAL OBLIGATION BOND REFERENDUM HENDERSONVILLE - MARCH 2026

10/2/25	City Council adopts (1) Resolution directing publication of notice of intent to apply to the Local Government Commission (the "LGC"); (2) Resolution authorizing the Finance Officer to apply to the LGC and making certain findings of fact
10/5/25	Publish Notice of Intent in <i>Newspaper of General Circulation</i> [have to wait 10 days after publication of Notice of Intent before applying to the LGC]
10/20/25	File Application with LGC with draft Sworn Statement of Debt [receive notice from LGC confirming receipt of Application which must occur before the Bond Orders are introduced]
11/6/25	City Council (1) Introduces the Bond Order(s); (2) Adopts the Resolution setting a public hearing on the Bond Order(s)
by 11/23/25	(1) Send Statement of Disclosure to LGC, post Statement on the City's Website and file with the City Clerk's Office (day before the notice of Public Hearing is published); (2) Publish Notice(s) of Public Hearing on the Bond Order(s) in <i>Newspaper of General Circulation</i> [at least 6 days before public hearing]; and (3) File Sworn Statement of Debt with the City Clerk and LGC
12/4/25	City Council (1) holds public hearing(s) on Bond Order(s); (2) adopts the Bond Order(s) at the conclusion of the public hearing; and (3) adopts the Resolution setting Bond Referendum
12/5/25	Clerk delivers certified copy of the Resolution setting Bond Referendum to the County Board of Elections
12/7/25	Publish Bond Order(s) as adopted in <i>Newspaper of General Circulation</i>
12/8/25	File Notice with Joint Legislative Commission
by 1/23/26	Publish first Notice of Special Bond Referendum in <i>Newspaper of General Circulation</i> [Not less than fourteen days before last day to register to vote for Bond Referendum]
by 1/30/26	Publish second Notice of Special Bond Referendum in <i>Newspaper of General Circulation</i> [Not less than seven days before last day to register to vote for Bond Referendum]
2/6/26	Last day to register to vote
3/3/26	Referendum
3/13/26	Canvass of Election by the County Board of Elections
4/2/26	City Council adopts Resolution Certifying and Declaring Results of Special Bond Referendum
After 4/2/26	Publish Statement of Results in <i>Newspaper of General Circulation</i>
May 2026	LGC approval of Bond Order(s) [current LGC policy is to approve post-election]

BUDGET

Revenues

	Total	Per Year (for 5 years)
Total Budget	14,500,000	2,900,000
Debt Proceeds	10,000,000	2,000,000
Annual Revenues	4,500,000	900,000

Debt Service

Series 2027 - G.O. Bond Transportation				8
Principal	Interest	Debt Service	Balance	
10,000,000	4,725,000	14,725,000		
-	-	-	-	
-	-	-	-	
-	-	-	-	
-	-	-	-	
-	-	-	-	10,000,000
500,000	450,000	950,000	9,500,000	
500,000	427,500	927,500	9,000,000	
500,000	405,000	905,000	8,500,000	
500,000	382,500	882,500	8,000,000	
500,000	360,000	860,000	7,500,000	
500,000	337,500	837,500	7,000,000	
500,000	315,000	815,000	6,500,000	
500,000	292,500	792,500	6,000,000	
500,000	270,000	770,000	5,500,000	
500,000	247,500	747,500	5,000,000	
500,000	225,000	725,000	4,500,000	
500,000	202,500	702,500	4,000,000	
500,000	180,000	680,000	3,500,000	
500,000	157,500	657,500	3,000,000	
500,000	135,000	635,000	2,500,000	
500,000	112,500	612,500	2,000,000	
500,000	90,000	590,000	1,500,000	
500,000	67,500	567,500	1,000,000	
500,000	45,000	545,000	500,000	
500,000	22,500	522,500	-	

Model Impacts

Revenue Requirements and Sources						Financial Sustainability Scorecard		
						25%	Available FB as a % of Expenditures	Amount Above (Under) Policy
FY	Tax Rate	Revenue Neutral Rate	Value of a Penny	Natural Growth Rate / Reval	Growth Rate Development	Available FB (Ass. + Unass.)		
2020	49.00	41.81	214,263	18.00%	0.00%	5,949,067	36.7%	1,826,836
2021	49.00	49.00	218,956	2.39%	0.00%	3,460,866	20.0%	(718,214)
2022	52.00	52.00	221,658	1.34%	0.00%	5,777,008	30.1%	981,559
2023	52.00	52.00	230,781	4.11%	0.00%	7,353,518	30.7%	1,371,566
2024	49.00	40.43	302,187	23.00%	0.00%	6,159,237	23.8%	(306,981)
2025	52.00	52.00	328,020	7.22%	0.00%	7,336,091	26.7%	463,267
2026	52.00	52.00	337,765	2.97%	0.00%	7,828,221	27.1%	594,211
2027	52.00	52.00	341,143	1.00%	7.61%	7,745,031	25.9%	272,756
2028	50.00	44.24	403,324	16.00%	3.23%	8,025,630	25.3%	100,836
2029	50.00	50.00	429,471	3.25%	4.24%	9,221,111	28.1%	1,026,960
2030	50.00	50.00	460,586	3.00%	1.02%	9,278,267	26.3%	470,874

IMPLEMENTATION STRATEGY

How to allocate the funds?

		Prioritization of Transportation Bond Projects												
Projects	Segment	Factors												
		Travel Frequency Weighted Score*	Match Funding Available / Likely	In HIN**	PCI Weighted Score ***	ADA Weighted Score ***	Transportation Disadvantage Census Tract #	On Transit Route	Within 1/2 Mile of Park ##	Within 1/2 Mile of School/ Library ##	Within 1/2 Mile of Greenway ##	Bike Plan Project Overlap	Ped Plan Project Overlap	Connectivity /Greenway Project Overlap
3rd Ave E	N Main St to King St	3	1	3	5	3	1	1	0.5	1	1	0	1	0
N Main St	7th Ave E to 5th Ave E	3	1	3	3	2	1	1	1.5	1.5	0	1	1	0
N Justice St	6th Ave (US64) to Haywood Rd (191)	3	1	0	5	3	0	1	0.5	0.5	1	1	1	1
Ray Ave	N Main St to Ashe St	2	1	1	4	3	1	1	0.5	0.5	1	1	1	0
7th Ave E	Ashe St to Mud Creek	3	1	0	3	3	1	1	1	1.5	1	1	0	0
4th Ave E	N Pine St to Harris St	3	1	0	4	2	1	1	1	0.5	1	0	1	0
Hebron Rd	Yarborough St to Temon St	3	1	1	5	2	0	0	0.5	0	1	0	1	0

- Challenge: This approach resulted in six (6) projects, resulting in only ~1.2 miles of paving in year one.

Row Labels	Max of UNIT CODE	Sum of QUANTITY	Sum of AMOUNT
2" Asphalt Milling	SY	16,455	164,550
2" Asphalt Overlay	SY	16,455	411,375
Concrete Curb and Gutter	LF	6,630	430,950
Concrete Driveway Apron 6"	SY	67	10,050
Concrete Sidewalk 4"	SY	3,419	393,185
Concrete Sidewalk Demo	SY	3,419	188,045
Mobilization (3%)	LS	6	19,200
Pavement Marking	LS	6	30,000
Pedestrian Ramp	EA	67	388,600
Traffic Control (5%)	LS	6	32,400
Grand Total			2,068,355

Breakdown = Tier 1 – 38%; Tier 2 – 24%; Tier 3 – 38%

IMPLEMENTATION STRATEGY

How to allocate the funds?

Per Year Allocation

	Tier 1 - Resurfacing		Tier 2 - ADA Curb Ramps		Tier 3 - Complete Streets	
Year 1	\$	1,659,863	\$	490,118	\$	750,019
Year 2		1,659,863		490,118		750,019
Year 3		1,659,863		490,118		750,019
Year 4		1,659,863		490,118		750,019
Year 5		1,659,863		490,118		750,019
Total	\$	8,299,317	\$	2,450,588	\$	3,750,095
	Sq. Ft. Resurfaced		# of Curb Ramps			
Year 1		507,918		85	Ex. King Street Construction	
Year 2		507,918		85	Ex. Bike Lanes & New Sidewalk	
Year 3		507,918		85	Ex. Main St. Brick Crosswalks	
Year 4		507,918		85	Ex. Bollards at 6th Ave.	
Year 5		507,918		85	Ex. Traffic Calming Measure	
Total		2,539,591		423	Overall +Network/Safety	

Final Breakdown = Tier 1 - 57%; Tier 2 – 17%; Tier 3 – 26%

IMPLEMENTATION STRATEGY

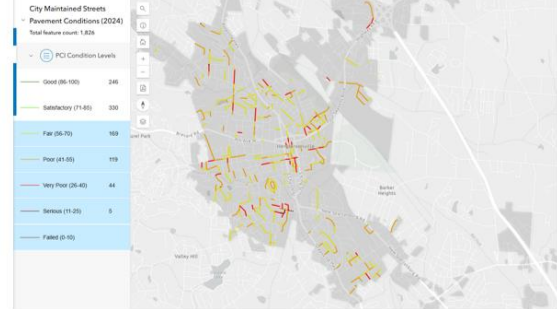
How to allocate the funds?

- **Tier 1**
 - Improves PCI to ~79 in five (5) years
 - Repaves ~2.5m Sq. Ft.
 - All Segments <= Fair
- **Tier 2**
 - Replaces ~25% of Non-compliant Curb Ramps
- **Tier 3**
 - \$750k per Year to Safety & Network Improvements

Per Year Allocation

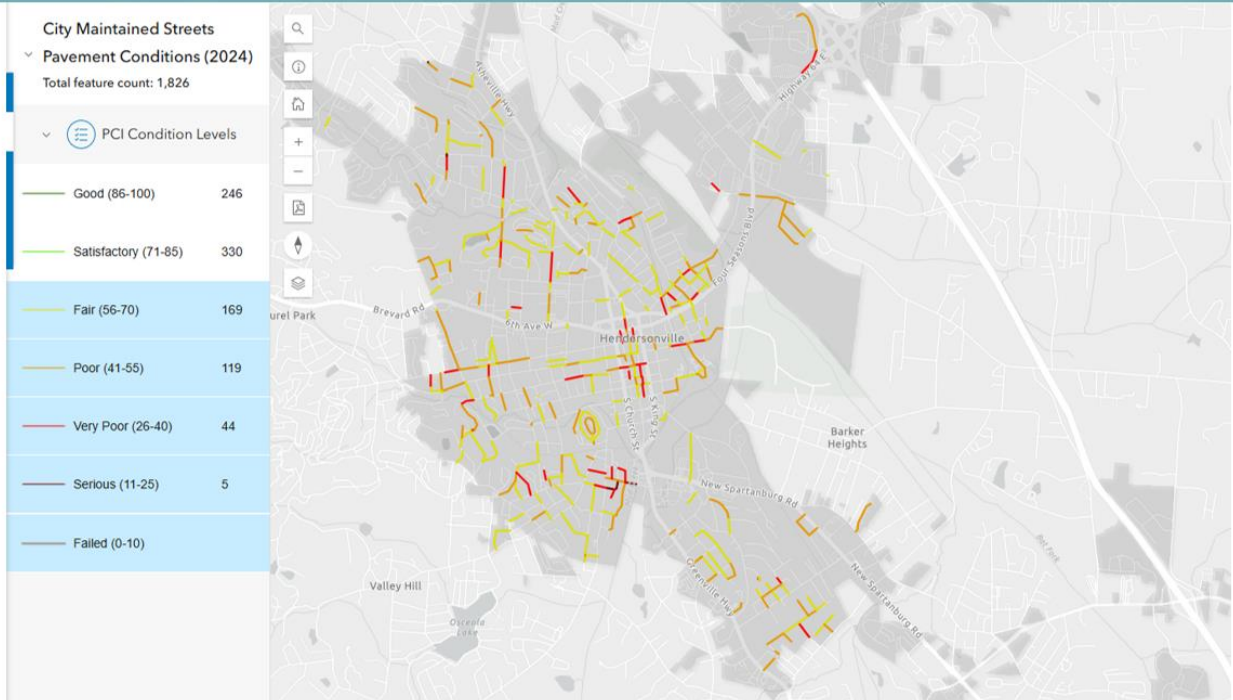
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Total		2,539,591	423		Overall +Network/Safety



Tier 3 – Address fatal and serious injuries between ped./bike and motor vehicles

IMPLEMENTATION STRATEGY



NEXT STEPS

Council Actions

- **Oct. 2** – Notice of Intent to Apply
- Direction on Bond Language

PSA

Municipalities, counties, and other local governments **cannot spend taxpayer money to explicitly endorse a "yes" or "no" vote** on a bond referendum.

Permissible actions for local governments include:

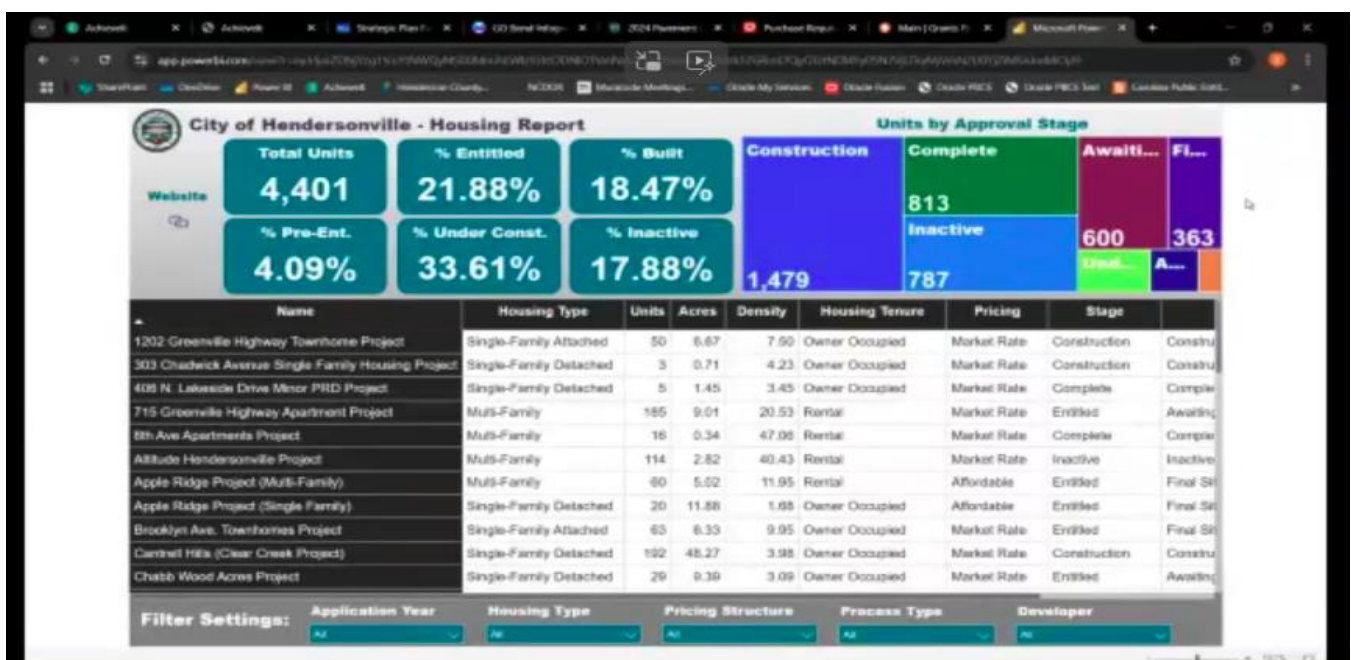
- Hosting public meetings to explain a bond proposal.
- Producing informational packets or videos outlining the proposed projects and the estimated cost.
- Creating a website with frequently asked questions and project details.

Staff Actions

- Start Implementing Communications Plan

C. Unhoused Population Update and Discussion - Various Staff

City Manager Connet went over the Housing Report on the City's website and the was quite a bit of back and forth with the Board with Mr. Connet answering questions. Mr. Connet said that this is something that as a nation, we are going to have to learn how to deal with. It is everywhere and has to be dealt with everywhere. Deputy City Manager Brian Pahle also said that Jenny Floyd and the unhoused resource team are providing a resource to the downtown committee, and we will send it out to this committee as well. It has contact information with a group of peer support specialists that will come out and move the unhoused along but also try to get them services.





**Henderson County
Unhoused Resource
Network**

2025

Community Resources

Family Services

Children & Family Resource Center - (828) 698-0674 <https://www.childrenandfamily.org>
Diapers, wipes, baby formula. Bi-lingual case management and resource navigation.

Safelight- (828) 693-3840 <https://safelightfamily.org>
Support for victims of interpersonal violence, abuse, and exploitation

Basic Needs

Interfaith Assistance Ministry - (828) 697-7029 <https://www.iam-hc.org>
Food, clothing, heat & utility assistance, rent, medications, and other basic needs

Salvation Army- (828) 693-4181 <https://southernusa.salvationarmy.org/henderson-polk-transylvania/>
Food, clothing, rent & utility assistance

The Storehouse - (828) 692-8300 <https://www.storehouseonline.org>
Food and Hygiene pantry

Henderson County Food Pantries- <https://www.hendersoncountync.gov/health/page/food-distribution-calendar>

Hendersonville Rescue Mission - (828) 697-1354 <https://www.hendersonvillerescuemission.org>
Food, clothing, medical clinic, toiletries

Shelter

Hendersonville Rescue Mission - (828) 697-1354 <https://www.hendersonvillerescuemission.org>

Safelight- (828) 693-3840 <https://safelightfamily.org>
24/7 Crisis Hotline and Shelter for people experiencing interpersonal violence.

Health Needs

Mobile Crisis Management - 1-888-573-1006
Crisis help for mental health, substance abuse, and developmental disabilities

Blue Ridge Community Health - (828) 692-4289 <http://www.brchs.com/>
Affordable primary health care, prenatal care, behavioral health, pediatric care, and dentistry

The Free Clinics - (828) 697-8422 <https://www.thefreeclinics.org/>
Medical, psychological services, and specialty care

Vaya Health - 1-800-849-6127 <https://www.vayahealth.com/>
Help finding mental health care 24/7 through the Access to Care phone line.

Street Outreach

Love and Respect - (828) 595-2202 <https://www.loveandrespectcommunityforrecoveryandwellness.org/>
Street outreach and response for those in need

City of Hendersonville

Code Enforcement - Kathy Bragg - kbragg@hvlnc.gov
Henderson County Unhoused Resource Network- Jenny Floyd - jfloyd@hvlnc.gov
City of Hendersonville Police Department Non-Emergency - (828) 697-3025



5. OTHER BUSINESS – None

6. ADJOURNMENT

Fair Waggoner moved to adjourn and there being no further discussion the meeting was adjourned at 12:37 p.m. upon unanimous assent of the Committee.

Ken Gordon, Chairman

ATTEST:

Jill Murray, City Clerk