



# CITY OF HENDERSONVILLE CITY COUNCIL REGULAR MEETING

City Hall-2nd Floor Meeting Room | 160 6th Ave., E. | Hendersonville, NC 28792  
Thursday, June 05, 2025 – 5:45 PM

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## AGENDA

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*

May 1, 2025 Regular Meeting

May 28, 2025 Second Monthly Meeting
  - B. June 2025 Project Ordinances and Reimbursement Resolutions – *Adam Murr, Budget & Eval. Director*
  - C. Revision of the Personnel Policy –Amending Article III. Section 8, Article IV Section 3, and 5, Article VII Section 8– *Jennifer Harrell, HR Director*
  - D. Approval to Declare and Sell Surplus- *Logan Hickey, Procurement & Contract Administrator*
  - E. June 2025 Budget Amendments – *Jennifer Floyd, Management Analyst*
  - F. Construction Contract Award for the Wastewater Treatment Facility HVAC Systems Replacement Project - *Devin Owen, Utilities Engineer*
  - G. Approval of Memorandum of Understanding for Ecusta Trail Operations and Authorization of City Manager to Execute – *Brent Detwiler, Public Services Director*
  - H. Construction Contract Award and Sole Source Exception for the French Broad River Intake and Pumping Station Permanent Repairs Project – *Adam Steurer, Utilities Director*
  - I. Engineering Agreement Amendment for the French Broad River Intake and Pumping Station Permanent Repairs Project – *Adam Steurer, Utilities Director*
  - J. Wilson Tract Restoration Declaration for the Lower Mud Creek Restoration Project – *Daniel Heyman, Staff Attorney*

K. Resolution Authorizing the Purchase of Real Property– *Angela S. Beeker, City Attorney*

L. Interlocal Agreement for 911 Fund Allocations - *Blair Myhand, Police Chief*

## **6. PRESENTATIONS**

A. Introduction of City Liaison Jeff Miller – *John Connet, City Manager*

## **7. PUBLIC HEARINGS**

A. Fiscal Year 2025-2026 Budget Adoption – *John Connet, City Manager*

B. Rezoning: Conditional Zoning District – Pace Hendersonville (25-11-CZD) – *Matthew Manley, AICP – Long-Range Planning Manager*

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

D. Annexation: Public Hearing-Upward Road (Quattlebaum Properties F, LLC) (25-22-ANX) – *Tyler Morrow, Current Planning Manager*

E. Rezoning: Conditional Zoning District–Ronan at Hendersonville (P24-33-CZD) – *Tyler Morrow– Current Planning Manager*

F. Notice Of Condemnation Order – *Lew Holloway, Community Development Director*

## **8. NEW BUSINESS**

A. Annexation: Analysis and Advisement–Upward Road (4 JS Produce and Apples LLC) (Flat Rock Cider) (00-00-ANX) – *Sam Hayes, Planner II*

B. Letter of Support for the City of Saluda Water System Merger Integration Assistance Grant – *Adam Steurer, Utilities Director*

C. Discussion Regarding N. Oak Street and 5<sup>th</sup> Avenue Intersection – *Jennifer Hensley, Mayor Pro Tem*

D. Appointment to the Fireman's Relief Fund - *John Connet, City Manager*

E. FY26 Special Appropriations - *Jenny Floyd, Management Analyst*

## **9. BOARDS/COMMISSIONS/COMMITTEE APPOINTMENTS**

A. Appointment to Various Boards - *Jill Murray, City Clerk*

Animal Services Advisory Board  
Blue Ridge ABC Board  
Board of Adjustment  
Business Advisory Committee  
Downtown Advisory Board  
Tree Board

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

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

**11. CITY COUNCIL COMMENTS**

**12. CLOSED SESSION**

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

**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.*