



CITY OF HENDERSONVILLE
CITY COUNCIL SECOND MONTHLY MEETING
Operations Center Assembly Room | 305 Williams St. | Hendersonville, NC 28792
Wednesday, March 25, 2026 – 4:00 PM

AGENDA

1. **CALL TO ORDER**
2. **CONSIDERATION OF AGENDA**
3. **CONSENT AGENDA** - *Items are considered routine, noncontroversial in nature and are considered approved by a single motion and vote.*
 - A. Approval to Reject Prior Negotiated Offer and Accept Conveyance of Modular Unit- *Logan Hickey, Procurement and Contract Administrator*
4. **PRESENTATIONS**
 - A. Stormwater and Environmental Services Presentation - *Adam Murr, Budget & Eval. Director*
 - B. Presentation Regarding Credit Card Processing Fees and Security Deposits– *Krystal Powell, Finance Director*
5. **CLOSED SESSION**
 - A. Closed Session – *John Connet, City Manager*
6. **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.

Resolution # _____

**RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL RESOLUTION
OF PROPOSED ACCEPTANCE OF OFFER TO CONVEY**

WHEREAS, the City of Hendersonville owns certain personal property, being one modular building located at 632 Sugarloaf Rd, Hendersonville, North Carolina, together with: (1) all kitchen appliances located within such modular building as of the Closing Date, and (2) all furniture located within such modular building as of the Closing Date, and expressly excluding any interest in the underlying real property, land, or site improvements, the foregoing modular building hereinafter referred to as the “Personal Property”; and,

WHEREAS, City Council previously approved declaring this property surplus and to sell via internet auction via Resolution # 25-42. The City Manager declared the furniture within the unit as surplus and approved including it within this sale as identified in Exhibit C. The unit was made available for internet auction after via GovDeals after it had been advertised in the newspaper 30 days prior. The high bid amount came to \$31,000.00; and,

WHEREAS, this amount was not accepted by City Leadership, and the City received a NEGOTIATED OFFER PURSUANT TO N.C.G.S. § 160A-269 (“Offer”). This offer was accepted by City Council via Resolution # 25-123 pending an upset bid process. After a number of complications, it was determined that this offer would be rejected internally and would be submitted to Council for rejection upon receipt of a new offer; and,

WHEREAS, the Town of Black Mountain has offered the City \$50,000.00 to convey the unit to their town. N.C.G.S. § 160A-274(b) states that “Any governmental unit may, upon such terms and conditions as it deems wise, with or without consideration, exchange with, lease to, lease from, sell to, or purchase from any other governmental unit any interest in real or personal property.” This may be completed with prior governing body approval; and,

WHEREAS, N.C.G.S. § 160A-274(b) states that “Any governmental unit may, upon such terms and conditions as it deems wise, with or without consideration, exchange with, lease to, lease from, sell to, or purchase from any other governmental unit any interest in real or personal property.” This may be completed with prior governing body approval; and,

NOW THEREFORE, the Hendersonville City Council resolves that the City may convey this modular unit to the Town of Black Mountain for \$50,000.00.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 25th day of March, 2026.

Attest:

Barbara G. Volk, Mayor, City of Hendersonville

Jill Murray, City Clerk

Approved as to form:

Angela S. Beeker, City Attorney

Resolution #R-25-42

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO DECLARE THE TRIPLE WIDE ASSET AND TO AUTHORIZE IT TO BE SOLD VIA INTERNET AUCTION

WHEREAS, The City of Hendersonville has determined that the triple wide building (which temporarily housed part of our Fire Department during the construction of our new Fire Station) should be declared surplus; and

WHEREAS, City Administration has considered options for repurposing the building for other capacities, however, there is not currently a need at the city for the facility; and

WHEREAS, In 2024, the City received an informal estimate that the building was worth \$205,000.00; and

WHEREAS, Per the request of City Administration, the Finance Department is requesting that this asset be declared surplus with the intent to sell it via internet auction; and


WHEREAS, This is being submitted for Council approval per N.C.G.S. § 265 as the value of the assets is greater than \$29,999.99; and

WHEREAS, Per the attached Resolution # 11-1051 from October 2011 and per 160A-270(C), internet auction is legally appropriate provided Council approves this Resolution.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Hendersonville, North Carolina that the City’s Public Works Department is authorized to declare the preceding asset as surplus and to proceed with selling this asset via internet auction.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 5th day of June, 2025.

Attest:



Barbara G. Volk, Mayor, City of Hendersonville



Jill Murray, City Clerk

Approved as to form:



Angela S. Becker, City Attorney

**RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL
RESOLUTION OF PROPOSED ACCEPTANCE OF NEGOTIATED OFFER**

WHEREAS, the City of Hendersonville owns certain personal property, being one modular building located at 632 Sugarloaf Rd, Hendersonville, North Carolina, together with: (1) all kitchen appliances located within such modular building as of the Closing Date, and (2) all furniture located within such modular building as of the Closing Date, and expressly excluding any interest in the underlying real property, land, or site improvements, the foregoing modular building hereinafter referred to as the “Personal Property”; and,

WHEREAS, City Council previously approved declaring this property surplus and to sell via internet auction via Resolution # 25-42. The City Manager declared the furniture within the unit as surplus and approved including it within this sale as identified in Exhibit C. The unit was made available for internet auction after via GovDeals after it had been advertised in the newspaper 30 days prior. The high bid amount came to \$31,000.00; and,

WHEREAS, this amount was not accepted by City Leadership, however, the City has received a **NEGOTIATED OFFER RECEIVED PURSUANT TO N.C.G.S. § 160A-269 (“Offer”)**, a copy of which is attached hereto and incorporated herein by reference; and,

WHEREAS, pursuant to the Offer, Modular MastermindZ LLC (“Buyer”), is offering to purchase the Property for the sum of Fifty thousand dollars and no/100 (\$50,000.00), subject to the terms and conditions contained within the Offer; and,


WHEREAS, subject to the terms below, the Hendersonville City Council wishes to issue a proposed acceptance of the Offer; and,

NOW THEREFORE, the Hendersonville City Council resolves that:

1. The Council authorized the sale of the Personal Property described above and proposes to accept the Offer pursuant to the procedures of 160A-269.
2. The Buyer is required to deposit with the City Clerk a sum equal to 5 % of the offer, or \$2,500.00. The Clerk will cause a notice to be published in a newspaper of record advising that upset bids will be accepted within 10 days of the date of publication, which bid shall increase the proposed sales price by at least an amount equal to 10% of the first \$1,000.00 of the purchase price and 5% of the excess. Such upset bids shall be made to the City Clerk and accompanied by a deposit equal to 5% of the new purchase price, at which time the Clerk shall then publish a new notice advising that further upset bids, increased in the same minimum amount may be accepted within 10 days from the date of publication.
3. Each bidder submitting an upset bid shall be bound by the same terms and conditions as contained in the Offer. Each bidder shall therefore be required to sign an offer in the form of the Offer attached hereto as Exhibit A, with the only differences being (1) a revised purchase price; and (2) modification of the terms of the upset bid procedure described in the Offer to reflect the terms of this Resolution.

4. When there are no further bidders, the high bid shall be reported to the Council by the Clerk.
5. Closing shall occur within 30 days of the issuance of a final acceptance by the Council.
6. The City reserves the right to withdraw the property from sale at any time before the issuance of a final acceptance and the right at any time to reject all bids.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 4th day of December, 2025.


Barbara G. Volk, Mayor, City of Hendersonville

Attest:


Jill Murray, City Clerk

Approved as to form:


Angela S. Beeker, City Attorney



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY

SUBMITTER: John Connet, City Manager **MEETING DATE:** 03/25/2026
AGENDA SECTION: PRESENTATION **DEPARTMENT:** EnterTextHere
TITLE OF ITEM: Presentation Regarding Credit Card Processing Fees and Security Deposits–
 Krystal Powell, Finance Director

SUGGESTED MOTION(S):

NA

SUMMARY:

As a follow up to the Council / Staff Retreat, Krystal Powell will present City Council with options regarding the credit card processing fees and utility security deposits. Staff will request direction to be included in FY 26-27 Budget.

BUDGET IMPACT: \$ TBD

Is this expenditure approved in the current fiscal year budget? NA

If no, describe how it will be funded. NA

ATTACHMENTS:

None

