CITY OF HENDERSONVILLE
CITY COUNCIL REGULAR MEETING
Operations Center Assembly Room | 305 Williams St. | Hendersonville, NC 28792
Thursday, June 04, 2026 – 5:45 PM

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, 2026 Budget Workshop

      May 13, 2026 Regular Meeting

      May 27, 2026 Workshop Meeting - Hendersonville Housing Summit

   B. June 2026 Budget Amendments – *Jennifer Floyd, Management Analyst*

   C. June 2026 Project Ordinances and Reimbursement Resolutions – *Adam Murr, Budget & Eval. Director*

   D. Engineering Services to Support the Water System Resiliency Looping Project – *Devin Owen, Utilities Engineer*

   E. Annexation: Certificate of Sufficiency- Ironwood Square (26-37-ANX) – *Sam Hayes, Planner II*

6. **PRESENTATIONS**

   A. Proclamation Recognizing Donnie Jones in City of Hendersonville – *Barbara Volk, Mayor*

7. **PUBLIC HEARINGS**

   A. Fiscal Year 2026-2027 Budget Adoption – *John Connet, City Manager*

   B. Adoption of Resolution Authorizing the City of Hendersonville to Participate in the Commercial Property Assessed Capital Expenditure (C-PACE) Program – *John Connet, City Manager*

   C. Public Hearing: Consideration of Incentives to Project Crown – *Brittany Brady, President, Henderson County Partnership for Economic Development and Angie Beeker, City Attorney*

D. Annexation: Public Hearing – 552 Clear Creek Rd (Carolina Village) | 26-24-ANX – *Matthew Manley, AICP – Long-Range Planning Manager*

E. Rezoning: Conditional Zoning District – Carolina Village (26-25-CZD) – *Sam Hayes – Planner II*

F. Public Hearing and Resolution to Designate the City of Hendersonville to Exercise Housing Powers Pursuant to G.S. Chapter 157 – *Angie Beeker, City Attorney*

8. NEW BUSINESS

A. FY27 Special Appropriations – *Jennifer Floyd, Management Analyst*

B. FY27-FY29 Strategic Plan Adoption – *Brian Pahle, Deputy City Manager*

C. Request from Henderson County for Hendersonville Water and Sewer to Accept and Treat Wastewater from Henderson County's Etowah Sewer System – *John Connet, City Manager, Brent Detwiler, Assistant City Manager for Public Services and Adam Steurer, Utilities Director*

D. WNC Rail Funding Letter of Support – *Jennifer Hensley, Mayor Pro Tem/ MPO Vice-Chair*

9. BOARDS/COMMISSIONS/COMMITTEE APPOINTMENTS

A. Consideration of Vacancy Appointments to the: Animal Services Advisory Committee, Blue Ridge ABC Board, Board of Adjustment, Business Advisory Committee, Downtown Advisory Board, Environmental Sustainability Board and Tourism Development Authority (TDA) - *Jill Murray, City Clerk & John Connet, City Manager*

10. CITY COUNCIL COMMENTS

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

A. May 2026 Contingency and Adjustment Report – *John Connet, City Manager*

12. CLOSED SESSION

A. Closed Session – *John Connet, City Manager and Angie Beeker, City Attorney*

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.

MINUTES

May 1, 2026

SPECIAL CALL MEETING OF THE CITY COUNCIL

FY26-27 BUDGET WORKSHOP

CITY OPERATIONS CENTER | 305 WILLIAMS ST. | 8:30 a.m.

Present: Mayor Barbara G. Volk, Mayor Pro-Tem Jennifer Hensley, and Council Members: Lyndsey Simpson, Melinda P. Lowrance & Gina Baxter

Staff Present: City Manager John Connet, Deputy City Manager Brian Pahle, City Clerk Jill Murray, City Attorney Angela Beeker, Budget & Evaluation Director Adam Murr, Management Analyst Jenny Floyd, Communications Director Allison Justus, Fire Chief Justin Ward, Utilities Director Adam Steurer, Communications Coordinator Brandy Heatherly, Assistant City Manager-Public Services Brent Detwiler, Community Development Director Lew Holloway, Finance Director Krystal Powell & IT Director Jay Heatherly

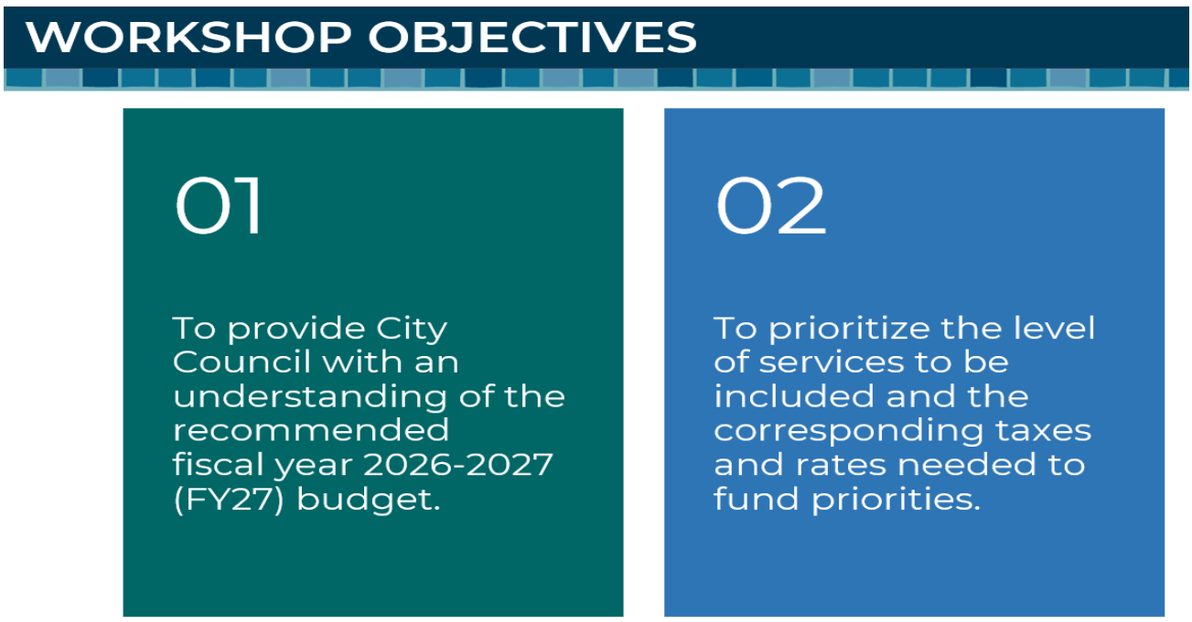
1. CALL TO ORDER

Mayor Volk called the meeting to order at 8:34 a.m. and welcomed those in attendance. A quorum was established with all members in attendance.

2. BUDGET OVERVIEW

City Manager John Connet welcomed everyone and explained to Council that Deputy City Manager Brian Pahle, Budget & Evaluation Director Adam Murr and Management Analyst Jenny Floyd would be reviewing the budget with them. Below is a PowerPoint of the key takeaways from the meeting.





AGENDA

Setting the Stage + Breakfast	8:30am – 8:50am
General Fund Model	8:50am – 9:10am
General Fund	9:10am – 10:00am
10 Min. Break	10:00am – 10:10am
Water & Sewer Fund	10:10am – 11:00am
Parking Fund	11:00am – 11:30am
Lunch	11:30am – 12:30pm
Spec. Approp. + Fee Schedule	12:30pm – 1:30pm
Discussion + Direction	1:30pm – 3:00pm

DESIRED OUTCOMES

Desired Outcomes & Council's Direction:

1. Taxes & Rates → **$0.52/$100 | Main & 7TH = $0.21/$100**. **No Change in Tax Rates**.
2. WS Rates → **+8.00% Water +9.00% Sewer**.
3. SW Rate → **+$1.00 per ERU +$50.00 Cap**.
4. ESF Rates → **No Change**.
5. Benefits → **COLA 4.00%, Merit 2.56%, 401k 4.00%**.
6. Position Additions → **GF +8.5 | WS +1.5 | Housing +1**.

SETTING THE STAGE

Process Update & Current Initiatives

1. Budget Memos & Manager's Message – Externalities (sales tax dist., economy, property tax, etc.)
2. Property Taxes
3. Helene Recovery
4. Parks
5. GO Bond – Transportation
6. Financial Condition
7. COLA

SETTING THE STAGE – BUDGET MEMOS

The Manager's Message

1. City financial condition is strong
2. Helene recovery remains a top priority and focus for staff
3. Potential County tax increases (courthouse), could have detrimental impact on City sales tax revenues
4. State prop. tax reforms could threaten future improvements
5. Geo-political activity sets the stage for high levels of economic uncertainty in the coming year
6. This budget expands public safety services while balancing a conservative approach for other future service expansion

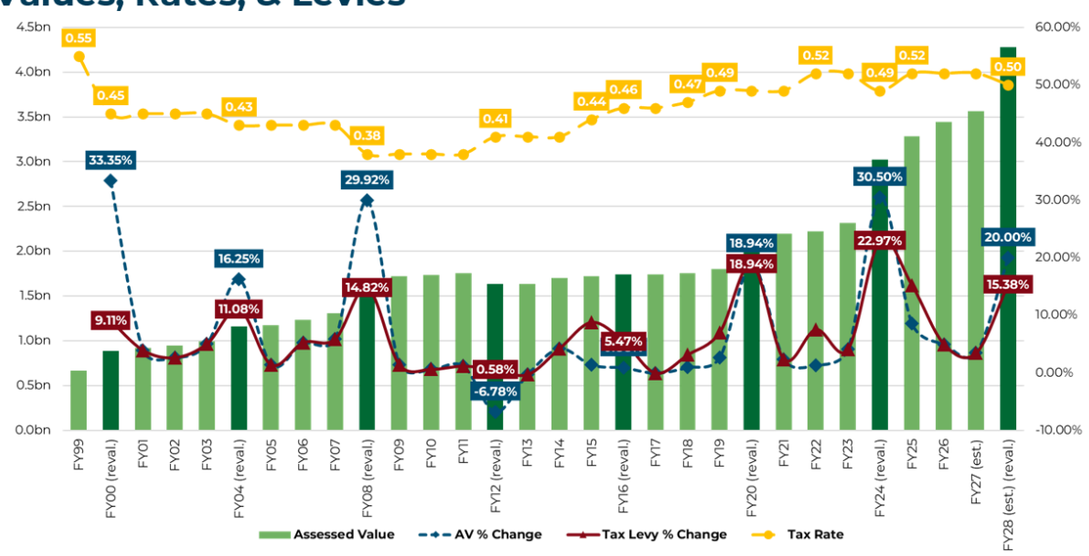
SETTING THE STAGE – TAX STRATEGY

The Property Tax

1. Makes up approximately 60% of General Fund revenues
2. Only significant locally controlled source
3. Revaluations have provided opportunities for broader levy growth while maintaining rates at reasonable levels
4. Revaluations have allowed the City to keep up with growing cost demands, fund service enhancements, and build public projects

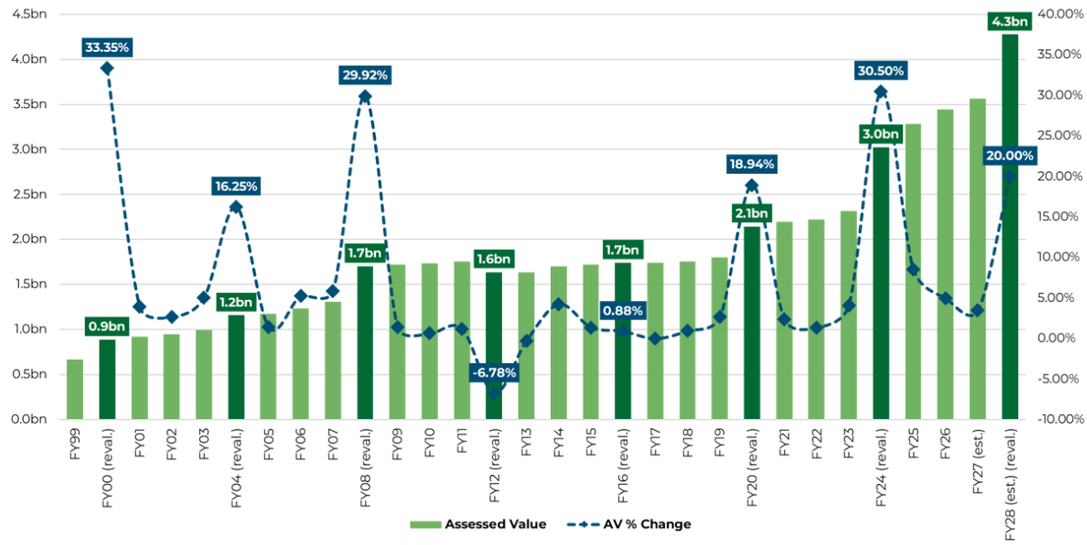
SETTING THE STAGE – TAX STRATEGY

Values, Rates, & Levies



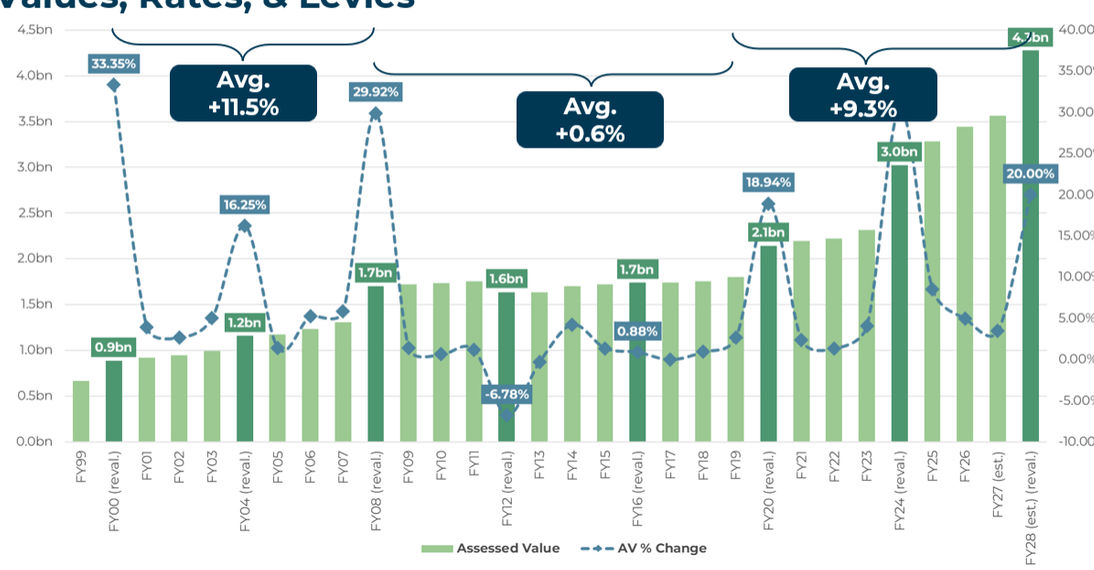
SETTING THE STAGE – TAX STRATEGY

Values, Rates, & Levies



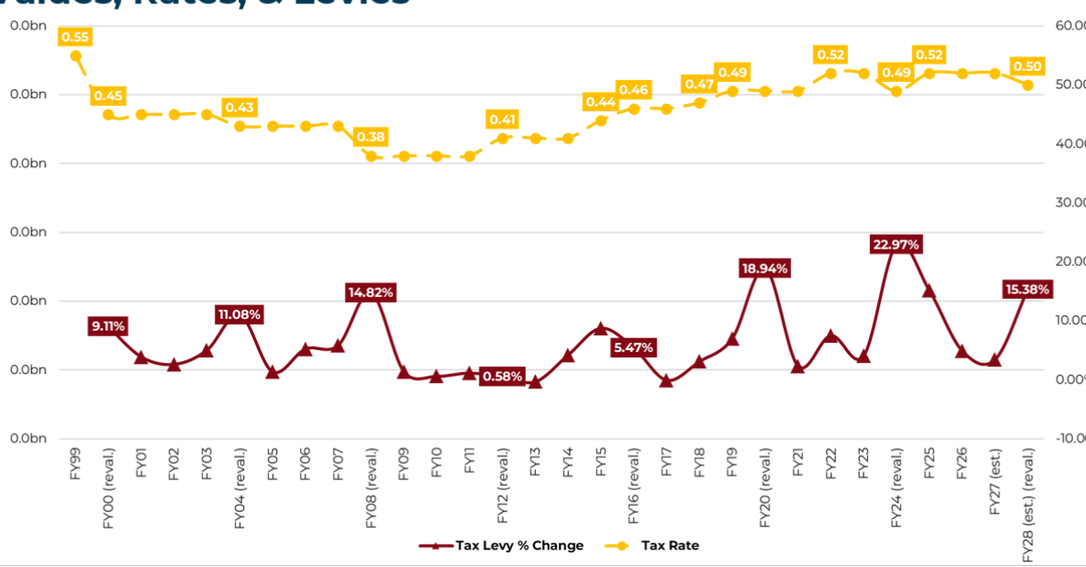
SETTING THE STAGE – TAX STRATEGY

Values, Rates, & Levies



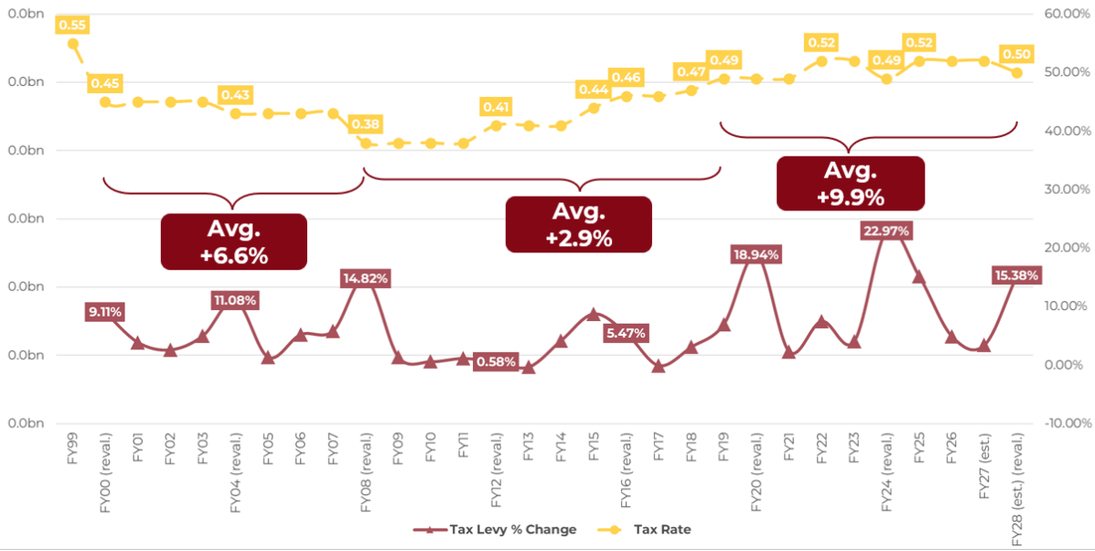
SETTING THE STAGE – TAX STRATEGY

Values, Rates, & Levies



SETTING THE STAGE – TAX STRATEGY

Values, Rates, & Levies



SETTING THE STAGE – TAX STRATEGY

The Property Tax

1. Levy growth since 1999 has averaged **+6.11%**
2. Our tax rate is 3 pennies lower than it was in 1999, with little year-to-year fluctuation
3. The 2000's were a decade of strong revaluations and subsequent tax decreases
4. The 2010's saw the tax value suffer and tax rates rise over 10 pennies
5. More recent years have seen moderate value increases, combined with tax rate stability, while furthering community projects and services

SETTING THE STAGE – HELENE RECOVERY

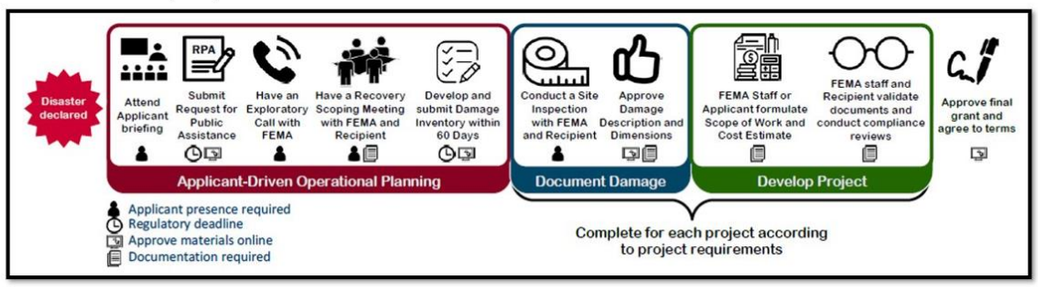
FEMA PA – Budget, Obligations, and Revenues

- Current Revised Budget = $11,172,004
- Current Actuals & Obligations = $9,460,592
- Current Revenues
  - FEMA = $4,149,917
  - Insurance = $3,372,564
  - Loans = $10,639,005

Projected Budget = ~$160,000,000

Non-Reimb. Actuals = $288,074

Current Net Surplus/(Deficit) = $8,973,559



SETTING THE STAGE – HELENE RECOVERY

FEMA PA – Fixed Cost Offers (FCOs)

Public Assistance Program and Policy Guide (PAPPG): A Fixed Cost Offer is an estimated and fixed amount of federal funding that an eligible applicant can accept for a project, rather than waiting for reimbursement based on final, actual eligible costs.

- **Wastewater Treatment Plant – $125,544,874**
- **Patton Park & Pool – $21,494,799**
- **Whitmire Activity Center – $7,098,666**

Dear Mr. Stanton,

The City of Hendersonville respectfully submits this letter to request an extension of the deadline for completion and acceptance of Fixed Cost Offers (FCOs) under Section 428 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act for the following FEMA Public Assistance project associated with DR-4827-NC:

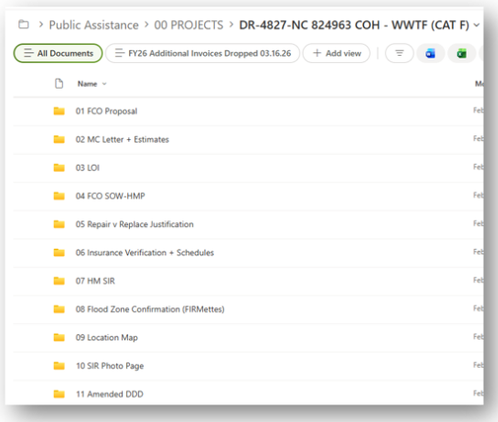
- Project 824995 – Whitmire Activity Center

The City has submitted a complete FCO package for this project via the FEMA Grants Portal. Submission was made in advance of both the administrative deadline of February 28, 2026 established by FEMA leadership for this disaster, and the statutory deadline of March 28, 2026. The City acted diligently and in good faith to meet these deadlines.

SETTING THE STAGE – HELENE RECOVERY

FEMA PA – Fixed Cost Offers (FCOs)

The City of Hendersonville has submitted diligent, thorough, and thoughtful FCOs and is currently waiting to hear back from FEMA on their consideration.



2. Calculation of Eligible Repair Costs

The following table details the deduction of ineligible costs to arrive at the net eligible repair value:

Cost Category	Amount
A. Total Repair Estimate (CPL)	$4,086,307
B. Net Eligible Repair Cost (Palacio)	$7,098,666

3. 50% Rule Determination

Per 44 CFR §206.226(f), a facility is considered eligible for replacement if the cost to repair the damage exceeds 50% of the cost to replace the facility:

- **Numerator (Eligible Repair Cost):** $4,086,307
- **Denominator (Replacement Construction Cost):** $7,098,666

$4,086,307 / $7,098,666 = 57.56%

4. Conclusion

The calculation confirms that the cost to repair the storm-related damage is **57.56%** of the replacement cost. Since this ratio exceeds the 50% threshold, the Whitmire Activity Center is eligible for replacement. The City of Hendersonville requests that the Fixed Cost Offer be established based on the replacement cost.

SETTING THE STAGE – HELENE RECOVERY

FEMA PA – Fixed Cost Offers (FCOs)

The City of Hendersonville has submitted diligent, thorough, and thoughtful FCOs and is currently waiting to hear back from FEMA on their consideration.



City of Hendersonville
WWTF Flood Mitigation
Proj. No. 06496-0016
16-Feb-26
Replace in Kind Estimate

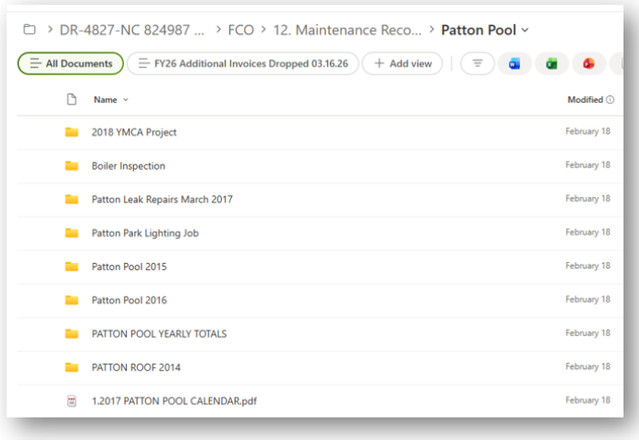
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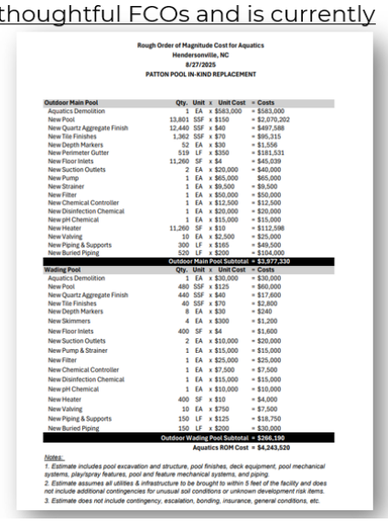
Description	Quantity	Unit	Unit Cost	Total
16" Plug Valve	5	EA	$ 14,800.00	$ 74,000.00
REXA Valve Actuators	10	EA	$ 37,150.00	$ 371,500.00
24" Flow Meter	2	EA	$ 25,850.00	$ 51,700.00
16" Flow Meter	1	EA	$ 18,400.00	$ 18,400.00
Sluice Gates	1	LS	$ 1,022,200.00	$ 1,022,200.00
Monorail Hoist Equipment for IPS Pumps	1	LS	$ 91,400.00	$ 91,400.00
Misc Metals (includes monorail framing)	1	LS	$ 74,300.00	$ 74,300.00
Coating for Pipes, Floors, Walls, Beams, etc.	1	LS	$ 106,800.00	$ 106,800.00
Cast-in-place Reinforced Base Slab 12" (Coarse Screening/IPS/Valve Vault)	34	CY	$ 1,120.00	$ 38,100.00
Cast-in-place Reinforced Base Slab 63" (Coarse Screening/IPS/Valve Vault)	142	CY	$ 1,120.00	$ 83,100.00
Cast-in-place Reinforced Base Slab 12" (Fine Screening/Grit)	42	CY	$ 1,120.00	$ 47,100.00
Cast-in-place Reinforced Base Slab 18" (Fine Screening/Grit)	74	CY	$ 1,120.00	$ 82,900.00
Cast-in-place Reinforced SOG 8" (Fine Screening/Grit)	17	CY	$ 1,120.00	$ 19,100.00
Cast-in-place Reinforced SOG 12" (Fine Screening/Grit)	11	CY	$ 1,120.00	$ 12,400.00
Cast-in-place Reinforced Footings (Coarse Screening/IPS/Valve Vault)	5	CY	$ 1,120.00	$ 5,600.00
Cast-in-place Reinforced Footings (Fine Screening/Grit)	21	CY	$ 1,120.00	$ 23,600.00
Cast-in-place Reinforced Elevated Slab 12" (Coarse Screening/IPS/Valve Vault)	71	CY	$ 2,610.00	$ 185,400.00
Cast-in-place Reinforced Elevated Slab 12" (Fine Screening/Grit)	91	CY	$ 2,610.00	$ 237,600.00
Cast-in-place Reinforced Concrete Walls 18" (Coarse Screening/IPS/Valve Vault)	503	CY	$ 2,230.00	$ 1,121,700.00
Cast-in-place Reinforced Concrete Walls 24" (Coarse Screening/IPS/Valve Vault)	113	CY	$ 2,230.00	$ 252,000.00
Cast-in-place Reinforced Concrete Walls 36" (Coarse Screening/IPS/Valve Vault)	390	CY	$ 2,230.00	$ 869,700.00
Cast-in-place Reinforced Concrete Walls 63" (Coarse Screening/IPS/Valve Vault)	796	CY	$ 2,230.00	$ 1,775,100.00
Cast-in-place Reinforced Concrete Walls 12" (Fine Screening/Grit)	142	CY	$ 2,230.00	$ 316,700.00
Cast-in-place Reinforced Concrete Walls 18" (Fine Screening/Grit)	342	CY	$ 2,230.00	$ 762,700.00
Cast-in-place Reinforced Concrete Walls 24" (Fine Screening/Grit)	23	CY	$ 2,340.00	$ 53,600.00
Cast-in-place Reinforced Concrete Walls 28.5" (Fine Screening/Grit)	30	CY	$ 2,230.00	$ 66,900.00
Cast-in-place Reinforced Concrete Beams (Fine Screening/Grit)	23	CY	$ 2,610.00	$ 60,100.00
Cast-in-place Reinforced Concrete Columns (Fine Screening/Grit)	6	CY	$ 2,620.00	$ 15,800.00
Aluminum Solid Grating (Coarse Screening/IPS/Valve Vault)	467	SF	$ 130.00	$ 60,800.00
Aluminum Open Grating (Coarse Screening/IPS/Valve Vault)	506	SF	$ 130.00	$ 65,800.00
Aluminum Open Grating (Fine Screening/Grit)	1,368	SF	$ 130.00	$ 177,900.00
Sloped Grout (Coarse Screening/IPS/Valve Vault)	14	CY	$ 810.00	$ 11,400.00
1' of stone (Coarse Screeing/IPS/Valve Vault)	179	CY	$ 160.00	$ 28,700.00
1' of stone (Fine Screeing/Grit)	148	CY	$ 160.00	$ 23,700.00
Aluminum Handrails (Fine Screening/Grit)	39	LF	$ 80.00	$ 3,200.00
Aluminum Stairs (Fine Screening/Grit)	20	LF	$ 470.00	$ 9,400.00
Man-Door (Fine screening/Grit)	2	EA	$ 6,200.00	$ 12,400.00
1' of stone (Elec. Bldg.)	51	CY	$ 160.00	$ 8,200.00
Cast-in-place Reinforced SOG 8" (Elec. Bldg.)	26	CY	$ 1,120.00	$ 29,200.00

SETTING THE STAGE – HELENE RECOVERY

FEMA PA – Fixed Cost Offers (FCOs)

The City of Hendersonville has submitted diligent, thorough, and thoughtful FCOs and is currently waiting to hear back from FEMA on their consideration.





Rough Order of Magnitude Cost for Aquatics
Hendersonville, NC
8/27/2025
PATTON POOL IN-KIND REPLACEMENT

Outdoor Main Pool	Qty.	Unit	x	Unit Cost	= Costs
Aquatics Demolition	1	EA	x	$583,000	= $583,000
New Pool	13,801	SSF	x	$150	= $2,070,202
New Quartz Aggregate Finish	12,440	SSF	x	$40	= $497,588
New Tile Finishes	1,362	SSF	x	$70	= $95,315
New Depth Markers	52	EA	x	$30	= $1,556
New Perimeter Gutter	519	LF	x	$350	= $181,531
New Floor Inlets	11,260	SF	x	$4	= $45,039
New Suction Outlets	2	EA	x	$20,000	= $40,000
New Pump	1	EA	x	$65,000	$65,000
New Strainer	1	EA	x	$9,500	= $9,500
New Filter	1	EA	x	$50,000	= $50,000
New Chemical Controller	1	EA	x	$12,500	= $12,500
New Disinfection Chemical	1	EA	x	$20,000	= $20,000
New pH Chemical	1	EA	x	$15,000	= $15,000
New Heater	11,260	SF	x	$10	= $112,598
New Valving	10	EA	x	$2,500	= $25,000
New Piping & Supports	300	LF	x	$165	= $49,500
New Buried Piping	520	LF	x	$200	= $104,000
				Outdoor Main Pool Subtotal	= $3,977,330
Wading Pool	**Qty.**	**Unit**	**x**	**Unit Cost**	**= Costs**
Aquatics Demolition	1	EA	x	$30,000	= $30,000
New Pool	480	SSF	x	$125	= $60,000
New Quartz Aggregate Finish	440	SSF	x	$40	= $17,600
New Tile Finishes	40	SSF	x	$70	= $2,800
New Depth Markers	8	EA	x	$30	= $240
New Skimmers	4	EA	x	$300	= $1,200
New Floor Inlets	400	SF	x	$4	= $1,600
New Suction Outlets	2	EA	x	$10,000	= $20,000
New Pump & Strainer	1	EA	x	$15,000	= $15,000
New Filter	1	EA	x	$25,000	= $25,000
New Chemical Controller	1	EA	x	$7,500	= $7,500
New Disinfection Chemical	1	EA	x	$15,000	= $15,000
New pH Chemical	1	EA	x	$10,000	= $10,000
New Heater	400	SF	x	$10	= $4,000
New Valving	10	EA	x	$750	= $7,500
New Piping & Supports	150	LF	x	$125	= $18,750
New Buried Piping	150	LF	x	$200	= $30,000
				Outdoor Wading Pool Subtotal	= $266,190
				Aquatics ROM Cost	= $4,243,520

Notes:
1. Estimate includes pool excavation and structure, pool finishes, deck equipment, pool mechanical systems, play/spray features, pool and feature mechanical systems, and piping.
2. Estimate assumes all utilities & infrastructure to be brought to within 5 feet of the facility and does not include additional contingencies for unusual soil conditions or unknown development risk items.
3. Estimate does not include contingency, escalation, bonding, insurance, general conditions, etc.

SETTING THE STAGE – PARK INITIATIVES

Current Park Projects

1. Patton Park and Whitmire Activity Center – FCOs
2. S. Main St. Park – BUILD Grant
3. Clear Creek Greenway – NCDOT Bid
4. Sullivan Park Playground – PARTF Grant Received
5. Rosa Edwards – Community Meeting Held
6. Above the Mud Greenway – Looking for Funding Sources
7. Disc Golf – Delayed (Helene/WWTP Expansion)

SETTING THE STAGE – GO BOND

Transportation Improvements

1. Current Project Bid
   - Approx. 2 miles; ~268k sq. ft.
   - Avg. PCI = 57
   - Replaces 28 ADA Ramps
   - ~$1.4m Cost
2. Under this Example
   - Resurfacing goals would be met
   - ADA Ramp goals would not
3. GO Bond Draw Target = June 2027



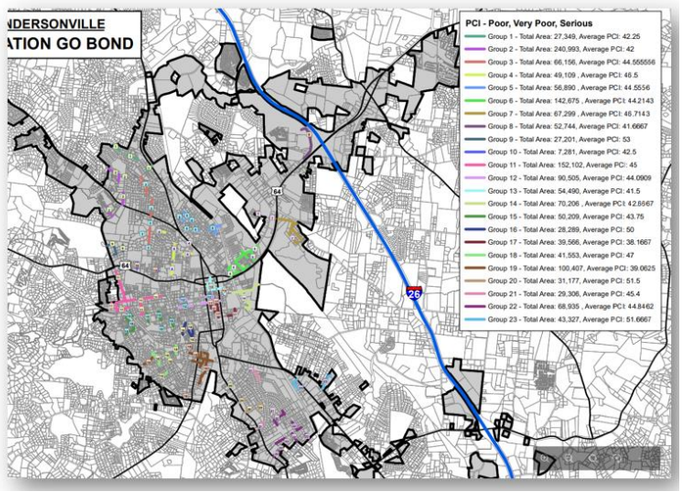
SETTING THE STAGE – GO BOND

Transportation Improvements

1. Future Projects
   - Resurfacing = 640k sq. ft.
   - Curb Ramps = 20

2. Future Budget
   - Resurfacing = $1,420k
   - Curb Ramps = $419k
   - General = $285k

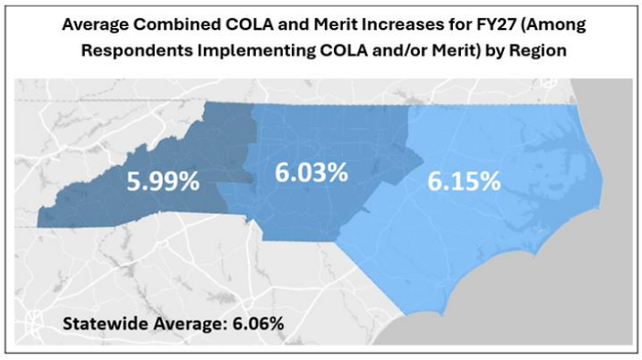
**Analysis excludes safety & network improvements*

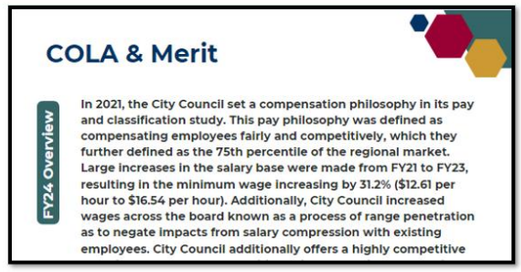


SETTING THE STAGE – COLAs/MERIT (+6.6%)

NCLM NC LEAGUE OF MUNICIPALITIES

North Carolina Association of County Commissioners





FY27 Budget Proposal is Competitive with Region and State… 4.0% COLA + Up-to 3.5% Merit.

Making progress towards our living wage target.

SETTING THE STAGE – COLAs/MERIT (+6.6%)

FY26: 50.1% of **job classifications** ≥ living wage target
63.3% of **employees** ≥ living wage target

FY27: 61.6% of **job classifications** ≥ living wage target(**4.0% COLA**)
72.5% of **employees** ≥ living wage target (**4.0% COLA**)

Council's current living wage direction is to pursue the rate advertised by **JustEconomics, $24.10/hour as of Feb. 2026**

Name	Status	Start Date	Current Value	Last Updated	Last Comment
Maintain 100% of Job Classifications Starting Salaries Above the Living Wage	Off Track	07/01/2023	50.14%	03/31/2026	The (WNC) regional living wage, as identified by JustEconomics is $24.10 per hour. Based on FY26 job classifications, to earn an entry-level pay greater than or equal to $24.10, an employee must be placed in Grade 15 or higher. There are currently 351 active employees in the City, and 176 of these employees are in Grade 15 or above. This means 50.14 (176/351) job classifications provide a living wage as defined by JustEconomics in their February 2026 update.
% of Workforce Making Living Wage or Greater	Off Track	07/01/2023	63.25%	03/31/2026	The (WNC) regional living wage, as identified by JustEconomics is $24.10 per hour. According to a 04/10/26 data extract, 222 of 351 active employees earn a wage of $24.10 or greater (63.25%). This number varies from the grade-based calculation of living wage percentages because it considers employee-specific pay (tenure, time-in-grade, performance, etc.).

SETTING THE STAGE – FINANCIAL CONDITION

Enabler – How we do things well…

1. Financial Sustainability
   - Confidence in revenue models to move projects forward
   - Acknowledgement of upper threshold of taxes and rates, setting guardrails to protect affordability for residents and ratepayers
   - Revenue diversification
   - Transparent and regular data-driven decision-making and reporting

SETTING THE STAGE – FINANCIAL CONDITION

Financial Sustainability Scorecard

Indicator	FY24 Actual	FY25 Actual	FY26 Estimate	FY27 Estimate	Target/Goal
$ Available Fund Balance	**6,159,237**	7,380,490	8,054,112	8,352,394	*** 7,936,945 ***
% Available Fund Balance	**23.81%**	26.65%	26.30%	25.81%	**25.00%**
Total Fund Balance	**11,072,165**	12,433,902	13,107,524	13,405,806	*** 13,206,199 ***
Total FB as % of Exp.	**42.66%**	46.85%	45.30%	42.66%	*** 42.02% ***
Operating Revenues	25,341,526	28,443,802	30,623,939	32,655,228	**N/A**
Operating Expenditures	25,955,787	26,540,333	28,937,696	31,422,036	**N/A**
Operating Revenues % Change (YoY)	17.43%	12.24%	7.66%	6.63%	**N/A**
Operating Expenditures % Change (YoY)	8.54%	2.25%	9.03%	8.59%	**N/A**
Operating Ratio	**-2.37%**	7.17%	5.83%	3.92%	**> 0%**
Capital Ratio	**0.96%**	**0.22%**	**1.06%**	**2.08%**	**> 3%**
Debt Service Ratio	**15.07%**	**15.59%**	12.97%	12.23%	**< 15%**
Assessed Value	3,040,864,842	3,284,842,316	3,442,677,766	3,654,919,423	**N/A**
Assessed Value % Change (YoY)	31.31%	8.02%	4.80%	6.17%	**> 3%**
Tax Rate	0.4900	0.5200	0.5200	0.5200	**<= 0.5599**

** = Budget Year Only*

Why it's important…

1. Fund Balance Indicators
   - Cash available to pay for normal operating expenses
   - Emergency funds
   - Ability to adapt to unforeseen opportunities
   - Beneficial for ratings
   - Required to issue debt with LGC approval

SETTING THE STAGE – FINANCIAL CONDITION

Financial Sustainability Scorecard

Indicator	FY24 Actual	FY25 Actual	FY26 Estimate	FY27 Estimate	Target/Goal
$ Available Fund Balance	**6,159,237**	7,380,490	8,054,112	8,352,394	*** 7,936,945 ***
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Tax Rate	0.4900	0.5200	0.5200	0.5200	**<= 0.5599**

** = Budget Year Only*

Why it's important…

2. Operating Indicators
   - Points to recurring ability to fund services
   - Represents baseline services
   - Negative ratio leads to depletion of fund balance or need for new revenues

SETTING THE STAGE – FINANCIAL CONDITION

Financial Sustainability Scorecard

Indicator	FY24 Actual	FY25 Actual	FY26 Estimate	FY27 Estimate	Target/Goal
$ Available Fund Balance	6,159,237	7,380,490	8,054,112	8,352,394	* 7,936,945 *
% Available Fund Balance	23.81%	26.65%	26.30%	25.81%	25.00%
Total Fund Balance	11,072,165	12,433,902	13,107,524	13,405,806	* 13,206,199 *
Total FB as % of Exp.	42.66%	46.85%	45.30%	42.66%	* 42.02% *
Operating Revenues	25,341,526	28,443,802	30,623,939	32,655,228	N/A
Operating Expenditures	25,955,787	26,540,333	28,937,696	31,422,036	N/A
Operating Revenues % Change (YoY)	17.43%	12.24%	7.66%	6.63%	N/A
Operating Expenditures % Change (YoY)	8.54%	2.25%	9.03%	8.59%	N/A
Operating Ratio	-2.37%	7.17%	5.83%	3.92%	> 0%
Capital Ratio	0.96%	0.22%	1.06%	2.08%	> 3%
Debt Service Ratio	15.07%	15.59%	12.97%	12.23%	< 15%
Assessed Value	3,040,864,842	3,284,842,316	3,442,677,766	3,654,919,423	N/A
Assessed Value % Change (YoY)	31.31%	8.02%	4.80%	6.17%	> 3%
Tax Rate	0.4900	0.5200	0.5200	0.5200	<= 0.5599

* * = Budget Year Only

Why it's important...

3. Capital Indicators
   - Represents investments in infrastructure
   - Points to quality of infrastructure maintenance
   - Not meeting ratio leads to deferred maintenance and need for increased debt service or fund balance depletion in the future

SETTING THE STAGE – FINANCIAL CONDITION

Financial Sustainability Scorecard

Indicator	FY24 Actual	FY25 Actual	FY26 Estimate	FY27 Estimate	Target/Goal
$ Available Fund Balance	6,159,237	7,380,490	8,054,112	8,352,394	* 7,936,945 *
% Available Fund Balance	23.81%	26.65%	26.30%	25.81%	25.00%
Total Fund Balance	11,072,165	12,433,902	13,107,524	13,405,806	* 13,206,199 *
Total FB as % of Exp.	42.66%	46.85%	45.30%	42.66%	* 42.02% *
Operating Revenues	25,341,526	28,443,802	30,623,939	32,655,228	N/A
Operating Expenditures	25,955,787	26,540,333	28,937,696	31,422,036	N/A
Operating Revenues % Change (YoY)	17.43%	12.24%	7.66%	6.63%	N/A
Operating Expenditures % Change (YoY)	8.54%	2.25%	9.03%	8.59%	N/A
Operating Ratio	-2.37%	7.17%	5.83%	3.92%	> 0%
Capital Ratio	0.96%	0.22%	1.06%	2.08%	> 3%
Debt Service Ratio	15.07%	15.59%	12.97%	12.23%	< 15%
Assessed Value	3,040,864,842	3,284,842,316	3,442,677,766	3,654,919,423	N/A
Assessed Value % Change (YoY)	31.31%	8.02%	4.80%	6.17%	> 3%
Tax Rate	0.4900	0.5200	0.5200	0.5200	<= 0.5599

* * = Budget Year Only

Why it's important...

4. Debt Service Indicators
   - Represents debt payments as a percent of total spending
   - Points to capacity to issue additional debt
   - Not meeting ratio impacts ability to issue future debt to fund large projects, impacts bond ratings, and rates

SETTING THE STAGE – FINANCIAL CONDITION

Financial Sustainability Scorecard

Indicator	FY24 Actual	FY25 Actual	FY26 Estimate	FY27 Estimate	Target/Goal
$ Available Fund Balance	6,159,237	7,380,490	8,054,112	8,352,394	* 7,936,945 *
% Available Fund Balance	23.81%	26.65%	26.30%	25.81%	25.00%
Total Fund Balance	11,072,165	12,433,902	13,107,524	13,405,806	* 13,206,199 *
Total FB as % of Exp.	42.66%	46.85%	45.30%	42.66%	* 42.02% *
Operating Revenues	25,341,526	28,443,802	30,623,939	32,655,228	N/A
Operating Expenditures	25,955,787	26,540,333	28,937,696	31,422,036	N/A
Operating Revenues % Change (YoY)	17.43%	12.24%	7.66%	6.63%	N/A
Operating Expenditures % Change (YoY)	8.54%	2.25%	9.03%	8.59%	N/A
Operating Ratio	-2.37%	7.17%	5.83%	3.92%	> 0%
Capital Ratio	0.96%	0.22%	1.06%	2.08%	> 3%
Debt Service Ratio	15.07%	15.59%	12.97%	12.23%	< 15%
Assessed Value	3,040,864,842	3,284,842,316	3,442,677,766	3,654,919,423	N/A
Assessed Value % Change (YoY)	31.31%	8.02%	4.80%	6.17%	> 3%
Tax Rate	0.4900	0.5200	0.5200	0.5200	<= 0.5599

* * = Budget Year Only

Why it's important...

5. Assessed Value Indicators
   - Represents value of City properties
   - Points to growth in the City and capacity to fund services and programs
   - Impacts ability to maintain sustainable service levels (think Ven Diagram)

SETTING THE STAGE – FINANCIAL CONDITION

Financial Sustainability Scorecard

Indicator	FY20 Actual	FY21 Actual	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Actual	FY26 Estimate	FY27 Estimate	Target/Goal
$ Available Fund Balance	5,949,067	3,460,866	5,777,008	7,353,518	**6,159,237**	7,380,490	8,054,112	8,352,394	*** 7,936,945 ***
% Available Fund Balance	36.72%	**20.00%**	30.12%	30.73%	**23.81%**	26.65%	26.30%	25.81%	**25.00%**
Total Fund Balance	8,552,569	9,636,447	9,763,382	11,593,167	**11,072,165**	12,433,902	13,107,524	13,405,806	*** 13,206,199 ***
Total FB as % of Exp.	51.87%	57.65%	50.64%	48.48%	**42.66%**	46.85%	45.30%	42.66%	*** 42.02% ***
Operating Revenues	17,320,222	18,330,100	19,731,509	21,580,054	25,341,526	28,443,802	30,623,939	32,655,228	**N/A**
Operating Expenditures	16,488,923	16,716,321	19,281,024	23,914,493	25,955,787	26,540,333	28,937,696	31,422,036	**N/A**
Operating Revenues % Change (YoY)	11.76%	5.83%	7.65%	9.37%	17.43%	12.24%	7.66%	6.63%	**N/A**
Operating Expenditures % Change (YoY)	7.76%	1.38%	15.34%	24.03%	8.54%	2.25%	9.03%	8.59%	**N/A**
Operating Ratio	5.04%	9.65%	2.34%	**-9.76%**	**-2.37%**	7.17%	5.83%	3.92%	**> 0%**
Capital Ratio	5.59%	4.26%	4.52%	7.45%	**0.96%**	**0.22%**	**1.06%**	**2.08%**	**> 3%**
Debt Service Ratio	6.17%	7.90%	7.50%	10.41%	**15.07%**	**15.59%**	12.97%	12.23%	**< 15%**
Assessed Value	2,143,764,984	2,194,961,736	2,224,375,594	2,315,870,638	3,040,864,842	3,284,842,316	3,442,677,766	3,654,919,423	**N/A**
Assessed Value % Change (YoY)	18.00%	**2.39%**	**1.34%**	4.11%	31.31%	8.02%	4.80%	6.17%	**> 3%**
Tax Rate	0.4900	0.4900	0.5200	0.5200	0.4900	0.5200	0.5200	0.5200	**<= 0.5599**

** = Budget Year Only*

GENERAL FUND MODEL

Council Workshop
May 01, 2026

SETTING THE STAGE – GF MODEL

The Property Tax – Planning and Modeling

Revenue Requirements and Sources

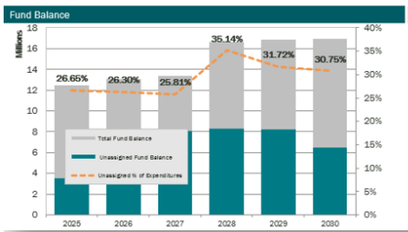
FY	Tax Rate	Revenue Neutral Rate	Value of a Penny	Natural Growth Rate / Reval	Growth Rate Development
2025	52.00	52.00	328,835	8.02%	0.00%
2026	52.00	52.00	341,858	4.80%	0.00%
2027	52.00	52.00	368,492	6.17%	0.00%
2028	50.00	45.75	434,068	15.00%	2.84%
2029	50.00	50.00	455,083	2.00%	1.32%
2030	50.00	50.00	470,192	2.00%	3.06%
2031	50.00	50.00	493,982	2.00%	0.00%
2032	48.00	42.63	579,914	15.00%	0.82%
2033	48.00	48.00	590,469	1.00%	0.00%
2034	48.00	48.00	596,373	1.00%	0.14%
2035	48.00	48.00	603,145	1.00%	0.00%

Financial Sustainability Scorecard

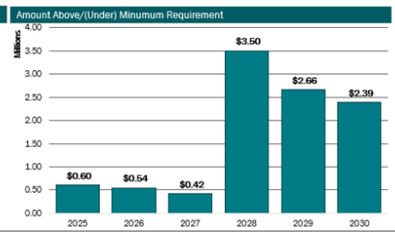
		25%		0%	3%	15%	3%
FY	Available FB (Ass. + Unass.)	Available FB as a % of Expenditures	Amount Above (Under) Policy	Op. Rev. to Exp.	Cap. Ratio	D/S to Exp. Ratio	Assessed Value Ratio
2025	7,380,490	26.7%	600,420	7.2%	1.0%	14.8%	8.0%
2026	8,054,112	26.3%	540,426	6.4%	0.8%	13.6%	4.8%
2027	8,352,394	25.8%	415,448	4.5%	0.8%	12.2%	6.2%
2028	11,586,890	35.1%	3,499,357	12.7%	3.3%	11.6%	17.8%
2029	11,789,827	31.7%	2,656,949	2.7%	3.2%	17.2%	3.3%
2030	11,906,843	30.7%	2,387,285	2.4%	3.1%	16.6%	5.1%
2031	10,391,434	25.2%	228,011	-1.8%	3.8%	18.9%	2.0%
2032	11,486,205	27.1%	1,063,548	4.5%	3.7%	17.7%	15.8%
2033	12,368,003	28.4%	1,642,116	3.9%	3.6%	16.8%	1.0%
2034	13,498,216	30.4%	2,562,316	4.4%	3.5%	15.1%	1.1%
2035	14,580,038	32.0%	3,356,598	4.2%	4.1%	13.9%	1.0%

B

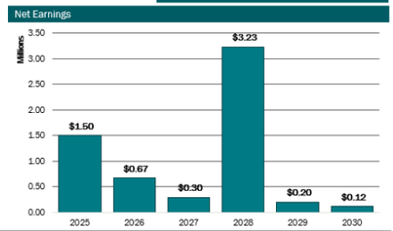
Fund Balance



Amount Above/(Under) Minumum Requirement



Net Earnings



SETTING THE STAGE – GF MODEL

The Property Tax – Planning and Modeling

1. Projections through 2060 – Operating, Capital, Debt, Revenues, etc.

			Projected 2056	Projected 2057	Projected 2058	Projected 2059	Projected 2060
		Public buildings					
Growth (%)	5.0%	Salaries and employee benefits	819,424	860,395	903,415	948,585	996,015
Growth (%)	1.0%	Operating expenses	433,942	438,281	442,664	447,091	451,562
Growth (%)	0.0%	Capital outlay	57,245	57,245	57,245	57,245	57,245
		Additional Staffing	342,928	360,074	378,078	396,982	416,831
		Total - Public buildings	1,653,539	1,715,996	1,781,402	1,849,903	1,921,652
		Total - General government	17,051,127	17,720,570	18,421,957	19,156,869	19,926,968
		Public safety					
		Police					
Growth (%)	5.0%	Salaries and employee benefits	30,741,807	32,278,898	33,892,843	35,587,485	37,366,859
Growth (%)	1.0%	Operating expenses	1,647,405	1,663,879	1,680,518	1,697,323	1,714,296
Growth (%)	0.0%	Capital outlay	40,113	40,113	40,113	40,113	40,113
		Additional Staffing	1,366,180	1,434,489	1,506,213	1,581,524	1,660,600
		Total - Police	33,795,505	35,417,379	37,119,687	38,906,445	40,781,869
		Fire					
Growth (%)	5.0%	Salaries and employee benefits	25,054,485	26,307,209	27,622,570	29,003,698	30,453,883
Growth (%)	1.0%	Operating expenses	1,239,076	1,251,467	1,263,982	1,276,621	1,289,388
Growth (%)	0.0%	Capital outlay	97,317	97,317	97,317	97,317	97,317
Growth (%)	0.0%	On-behalf payments: Firefighter's Relief fund	-	-	-	-	-
		Additional Staffing	2,153,572	2,261,250	2,374,313	2,493,028	2,617,680
		Total - Fire	28,544,450	29,917,244	31,358,181	32,870,665	34,458,268

SETTING THE STAGE – GF MODEL

The Property Tax – Planning and Modeling

2. Robust Debt Projections

Projects Under Consideration

1	2	3	4	5	6	7	8	9
On/Off	Description	Amount	Timing (FY)	Funding Type	Structure	Term	Principal Deferral	Rate
Display Only	Annual Vehicle Replacement FY25	660,000	2025	L.O.B.	Level D/S	4	0.5	6.000%
Display Only	Annual Equipment Replacement FY26	300,000	2026	L.O.B.	Level D/S	7	0.5	6.500%
Display Only	Annual Vehicle Replacement FY26	600,000	2026	L.O.B.	Level D/S	5	0.5	6.500%
On	Annual Vehicle Replacement FY27	1,000,000	2027	L.O.B.	Level D/S	5	0.5	6.500%
On	E9-5 Replacement (Quint)	1,640,000	2028	L.O.B.	Level D/S	15	0	5.350%
On	G.O. Bond Transportation (FY27 Tranche)	5,000,000	2028	G.O.	Level Principal	20	0	5.350%
Off	Above the Mud Greenway	8,000,000	2028	L.O.B.	Level D/S	20	0	5.350%
On	Annual Vehicle Replacement FY28	772,500	2028	L.O.B.	Level D/S	5	0.5	6.500%
On	Mulch Yard Site	2,000,000	2028	L.O.B.	Level D/S	20	0	5.350%

City of Hendersonville, North Carolina
Capital Planning Model - General Fund
Scenario 1
Existing and Proposed Debt Service

	Existing Debt Service				9 Series 2028 - Mulch Yard Site			
	Principal	Interest	Debt Service	Balance	Principal	Interest	Debt Service	Balance
	44,816,730	12,569,745	57,386,475		2,000,000	1,305,641	3,305,641	
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	989,768	261,178	1,250,946	43,826,962	-	-	-	-
	1,431,745	682,086	2,113,831	42,395,217	-	-	-	-
	2,814,513	1,095,915	3,910,427	39,580,704	-	-	-	-
	2,839,493	1,055,404	3,894,897	36,741,211	-	-	-	-
	2,699,622	979,325	3,678,948	34,041,589	-	-	-	-
2027	2,471,353	904,567	3,375,919	31,570,236	-	-	-	-
2028	2,196,054	836,074	3,032,128	29,374,182	-	-	-	2,000,000
2029	2,101,259	777,270	2,878,529	27,272,923	58,282	107,000	165,282	1,941,718
2030	2,119,057	718,930	2,837,987	25,153,866	61,400	103,882	165,282	1,880,318
2031	2,099,697	660,579	2,760,277	23,054,169	64,685	100,597	165,282	1,815,633
2032	2,049,254	603,951	2,653,206	21,004,914	68,146	97,136	165,282	1,747,487
2033	2,036,501	550,579	2,587,079	18,968,414	71,792	93,491	165,282	1,675,695
2034	1,751,298	497,647	2,248,945	17,217,116	75,632	89,650	165,282	1,600,063
2035	1,653,055	448,655	2,101,710	15,564,061	79,679	85,603	165,282	1,520,384
2036	1,639,546	401,471	2,041,017	13,924,515	83,941	81,341	165,282	1,436,443
2037	1,625,322	356,238	1,981,560	12,299,193	88,432	76,850	165,282	1,348,011
2038	1,642,173	310,132	1,952,304	10,657,021	93,163	72,119	165,282	1,254,847
2039	1,304,232	263,991	1,568,223	9,352,789	98,148	67,134	165,282	1,156,699
2040	1,311,503	228,503	1,540,006	8,041,286	103,399	61,883	165,282	1,053,301
	1,318,631	193,187	1,511,818	6,722,655	108,930	56,352	165,282	944,370
	1,237,570	157,091	1,394,661	5,485,086	114,758	50,524	165,282	829,612
	1,246,379	123,674	1,370,053	4,238,706	120,898	44,384	165,282	708,714
	432,376	90,069	522,445	3,806,330	127,366	37,916	165,282	581,348
	441,342	81,103	522,445	3,364,988	134,180	31,102	165,282	447,168
	450,942	71,503	522,445	2,914,046	141,359	23,924	165,282	305,810
	460,525	61,920	522,445	2,453,520	148,921	16,361	165,282	156,889
	470,311	52,134	522,445	1,983,209	156,889	8,394	165,282	-
	480,190	42,255	522,445	1,503,019	-	-	-	-
	490,509	31,936	522,445	1,012,510	-	-	-	-
	500,933	21,512	522,445	511,577	-	-	-	-
	511,577	10,868	522,445	-	-	-	-	-

	Estimate 2027	Projected 2028	Projected 2029
Debt service (existing):			
Principal	3,181,250	2,196,054	2,101,259
Interest	1,008,500	836,074	777,270
Debt service (proposed):			
Principal	-	516,387	1,649,798
Interest	-	163,080	1,713,676

SETTING THE STAGE – GF MODEL

The Property Tax – Planning and Modeling

3. Detailed Personnel Cost Impacts

1	2	3	4	5	6	7
On/Off	Job Title	Grade	Min/Mid/Max	# of Positions	Start Year	General Fund %
Display Only	Police Officer II	15	Min	4.00	2027	100.00%
Display Only	Police Telecommunicator I	12	Min	1.00	2027	100.00%
Display Only	Police Officer I	15	Min	1.00	2027	100.00%
On	Police Officer I	15	Min	1.00	2028	100.00%
On	Police Officer I	15	Min	2.00	2029	100.00%
On	Police Detective II	16	Min	1.00	2029	100.00%
Display Only	Fire Captain	20	Min	2.00	2027	100.00%
On	Fire Engineer	15	Min	3.00	2029	100.00%
On	Fire Captain	20	Min	3.00	2030	100.00%
Display Only	Construction Inspector II	18	Min	1.00	2027	30.00%
On	Construction Inspector II	18	Min	1.00	2028	30.00%
On	Building Maintenance Technician	11	Mid	1.00	2028	50.00%
On	Traffic Engineering Technician II	12	Min	1.00	2028	70.00%

From Inputs / Dashboard Job Title	2029	2030	2031	2032	2033
Fire					
New Salaries	180,109	430,479	452,002	474,603	498,333
Additional Benefits					
Probation Completion	4,503	6,259	6,572	6,901	7,246
Retirement Expense (Non-Sworn)	-	-	-	-	-
Retirement Expense (Sworn)	30,799	73,612	77,292	81,157	85,215
Health Insurance	40,157	84,330	88,547	92,974	97,623
Holiday Pay	-	-	-	-	-
Halftime	-	-	-	-	-
Worker's Comp	5,234	10,992	11,542	12,119	12,725
New Employee Benefit	18,996	19,946	-	-	-
Total Additional Benefits	99,689	195,139	183,953	193,151	202,808
Total New - Fire	**279,798**	**625,618**	**635,956**	**667,753**	**701,141**

SETTING THE STAGE – GF MODEL

The Property Tax – Planning and Modeling

Development	Year Built	Units	Type	Value per Uni	Value	Taxable Value	Status	Tax Revenue	Penny Equi	% Built Modifi	Adj. Tax Revenu
Universal at Lakewood Project	2025	291	Multi-Family	110,000	32,010,000	32,010,000	Entitled	166,452	0.50	1.00	166,452
Ivy Crossing Project	2025	45	Single-Family Detached	425,000	19,125,000	19,125,000	Entitled	99,450	0.30	1.00	99,450
Dairy Street Minor PRD Project	2025	5	Single-Family Detached	425,000	2,125,000	2,125,000	Entitled	11,050	0.02	0.75	8,288
Townes at Stonecrest (Clear Creek Project)	2026	142	Single-Family Attached	350,000	49,700,000	49,700,000	Entitled	258,440	0.52	0.70	180,908
Cantrell Hills (Clear Creek Project)	2026	192	Single-Family Detached	425,000	81,600,000	81,600,000	Entitled	424,320	0.97	0.80	339,456
303 Chadwick Avenue Single Family Housing Project	2026	4	Single-Family Detached	425,000	1,700,000	1,700,000	Entitled	8,840	0.01	0.25	2,210
Dairy Street Minor PRD Project B	2026	5	Single-Family Detached	425,000	2,125,000	2,125,000	Entitled	11,050	0.01	0.25	2,763

4. Property Tax Projections Considering Growth from Development

	Projected 2032	Projected 2033	Projected 2034
Revenues:			
Ad valorem taxes			
Taxes	27,206,203	27,510,605	27,785,711
Taxes from New Development	32,340	-	407,778

SETTING THE STAGE – GF MODEL

The Property Tax – Planning and Modeling

Financial Sustainability Scorecard

		Minimum	25%		0%	3%	15%	3%
10	18	19	20	21	22	23	24	
FY	Available FB (Ass. + Unass.)	Available FB as a % of Expenditures	Amount Above (Under) Policy	Op. Rev. to Exp.	Cap. Ratio	D/S to Exp. Ratio	Assessed Value Ratio	
Total								
2020	5,949,067	36.72%	1,826,836	5.0%	4.9%	6.2%	18.0%	
2021	3,460,866	20.00%	(718,214)	9.7%	5.6%	7.9%	2.4%	
2022	5,777,008	29.40%	981,559	2.3%	4.3%	6.5%	1.3%	
2023	7,353,518	30.15%	1,371,566	-9.8%	4.5%	8.8%	4.1%	
2024	6,159,237	23.35%	(306,981)	-2.4%	7.4%	15.1%	31.3%	
2025	7,380,490	26.65%	600,420	7.2%	1.0%	14.8%	8.0%	
2026	8,054,112	26.30%	540,426	6.4%	0.8%	13.6%	4.8%	
2027	8,352,394	25.81%	415,448	4.5%	0.8%	12.2%	6.2%	
2028	11,586,890	35.14%	3,499,357	12.7%	3.3%	11.6%	17.8%	
2029	11,789,827	31.72%	2,656,949	2.7%	3.2%	17.2%	3.3%	
2030	11,906,843	30.75%	2,387,285	2.4%	3.1%	16.6%	5.1%	
2031	10,391,434	25.15%	228,011	-1.8%	3.8%	18.9%	2.0%	
2032	11,486,205	27.11%	1,063,548	4.5%	3.7%	17.7%	15.8%	
2033	12,368,003	28.37%	1,642,116	3.9%	3.6%	16.8%	1.0%	
2034	13,498,216	30.37%	2,562,316	4.4%	3.5%	15.1%	1.1%	
2035	14,580,038	31.97%	3,356,598	4.2%	4.1%	13.9%	1.0%	

5. Tracking Financial Indicators

SETTING THE STAGE – GF MODEL

The Property Tax – Planning and Modeling

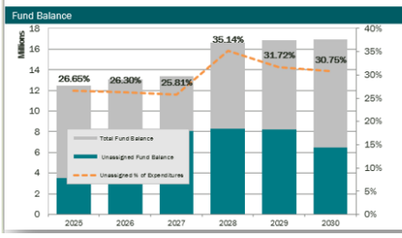
Revenue Requirements and Sources

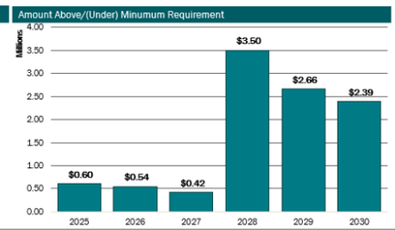
FY	Tax Rate	Revenue Neutral Rate	Value of a Penny	Natural Growth Rate / Reval	Growth Rate Development
2025	52.00	52.00	328,835	8.02%	0.00%
2026	52.00	52.00	341,858	4.80%	0.00%
2027	52.00	52.00	365,492	6.17%	0.00%
2028	50.00	45.75	434,068	15.00%	2.84%
2029	50.00	50.00	455,083	2.00%	1.32%
2030	50.00	50.00	470,192	2.00%	3.06%
2031	50.00	50.00	493,982	2.00%	0.00%
2032	48.00	42.63	579,914	15.00%	0.82%
2033	48.00	48.00	590,469	1.00%	0.00%
2034	48.00	48.00	596,373	1.00%	0.14%
2035	48.00	48.00	603,145	1.00%	0.00%

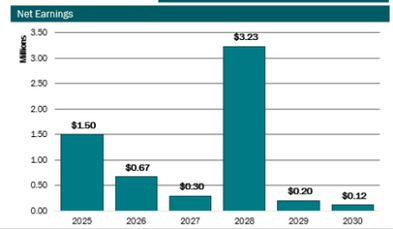
Financial Sustainability Scorecard

	25%		0%	3%	15%	3%
FY	Available FB (Ass. + Unass.)	Available FB as a % of Expenditures	Amount Above (Under) Policy	Op. Rev. to Exp.	Cap. Ratio	D/S to Exp. Ratio	Assessed Value Ratio
2025	7,380,490	26.7%	600,420	7.2%	1.0%	14.8%	8.0%
2026	8,054,112	26.3%	540,426	6.4%	0.8%	13.6%	4.8%
2027	8,352,394	25.8%	415,448	4.5%	0.8%	12.2%	6.2%
2028	11,586,890	35.1%	3,499,357	12.7%	3.3%	11.6%	17.8%
2029	11,789,827	31.7%	2,656,949	2.7%	3.2%	17.2%	3.3%
2030	11,906,843	30.7%	2,387,285	2.4%	3.1%	16.6%	5.1%
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2033	12,368,003	28.4%	1,642,116	3.9%	3.6%	16.8%	1.0%
2034	13,498,216	30.4%	2,562,316	4.4%	3.5%	15.1%	1.1%
2035	14,580,038	32.0%	3,356,598	4.2%	4.1%	13.9%	1.0%

B







SETTING THE STAGE – GF MODEL

The Property Tax – Planning and Modeling

1. Park Questions Remain
2. Fire Station #3 Timing
3. Mulch Yard Priority
4. What's Missing?

Major Projects

On/Off	Description	Amount	Timing (FY)	Funding Type	Term	Rate
Display Only	Annual Vehicle Replacement FY25	660,000	2025	L.O.B.	4	6.000%
Display Only	Annual Equipment Replacement FY26	300,000	2026	L.O.B.	7	6.500%
Display Only	Annual Vehicle Replacement FY26	600,000	2026	L.O.B.	5	6.500%
On	Annual Vehicle Replacement FY27	1,000,000	2027	L.O.B.	5	6.500%
On	E9-5 Replacement (Quint)	1,640,000	2028	L.O.B.	15	5.350%
On	G.O. Bond Transportation (FY27 Tranche)	5,000,000	2028	G.O.	20	5.350%
Off	Above the Mud Greenway	8,000,000	2028	L.O.B.	20	5.350%
On	Annual Vehicle Replacement FY28	772,500	2028	L.O.B.	5	6.500%
On	Mulch Yard Site	2,000,000	2028	L.O.B.	20	5.350%
Off	Safety City & Rosa Edwards Park	1,000,000	2028	L.O.B.	20	5.350%
On	G.O. Bond Parks	20,000,000	2028	L.O.B.	20	5.350%
On	Annual Vehicle Replacement FY29	795,675	2029	L.O.B.	5	6.500%
On	E9-4 Replacement (Pumper)	1,300,000	2029	L.O.B.	15	5.350%
On	Annual Vehicle Replacement FY30	820,000	2030	L.O.B.	5	6.500%
On	Fire Station #3 (20 year)	9,000,000	2030	L.O.B.	20	5.350%
On	G.O. Bond Transportation (FY30 Tranche)	5,000,000	2030	G.O.	20	5.350%
On	E9-2 Replacement (Quint)	1,700,000	2032	L.O.B.	15	5.350%
On	E9-3 Replacement (Pumper)	1,300,000	2035	L.O.B.	15	5.350%
On	E9-1 Replacement (Pumper)	1,300,000	2039	L.O.B.	15	5.350%
On	Tower 9-1 Replacement	2,500,000	2042	L.O.B.	15	5.350%

SETTING THE STAGE – GF MODEL

The Property Tax – Planning and Modeling

1. Police Staffing (strategic priority)
2. Staffing for FS#3
3. Public Works

New Positions

On/Off	Job Title	Grade	Min/Mid/Max	# of Positions	Start Year	General Fund %
Display Only	Police Officer II	15	Min	4.00	2027	100.00%
Display Only	Police Telecommunicator I	12	Min	1.00	2027	100.00%
Display Only	Police Officer I	15	Min	1.00	2027	100.00%
On	Police Officer I	15	Min	1.00	2028	100.00%
On	Police Officer I	15	Min	2.00	2029	100.00%
On	Police Detective II	16	Min	1.00	2029	100.00%
Display Only	Fire Captain	20	Min	2.00	2027	100.00%
On	Fire Engineer	15	Min	3.00	2029	100.00%
On	Fire Captain	20	Min	3.00	2030	100.00%
Display Only	Construction Inspector II	18	Min	1.00	2027	30.00%
On	Construction Inspector II	18	Min	1.00	2028	30.00%
On	Building Maintenance Technician	11	Mid	1.00	2028	50.00%
On	Traffic Engineering Technician II	12	Min	1.00	2028	70.00%

SETTING THE STAGE – GF MODEL

The Property Tax – Planning and Modeling

1. Conservative Construction Outlook
2. Economic Development Project Drivers

Development with Property Tax Revenue Impacts

1	2	3	4
On/Off	Description	Amount	Start Date
On	Halfmoon Heights Project	197,625	2028
On	Washburn Multi-Family	165,000	2028
On	Apple Ridge Project	33,000	2028
On	Lakewood Apartments Project	177,100	2028
On	The Lofts at Chadwick Project	33,000	2028
On	First Ave. Villas Project	6,600	2028
Off	The Cedars Hotel/Fairmont Project	342,500	2029
On	1202 Greenville Highway Project	87,500	2029
On	Apple Ridge Project	42,500	2029
On	Waterleaf at Flat Rock (Phase 2) Project	105,600	2029
On	Altitude Hendersonville Project	62,700	2029
On	715 Greenville Highway Apartment Project	101,750	2030
On	Duncan Terrace Project	72,600	2030
On	Washburn Single Family	340,000	2030
On	Brooklyn Ave. Townhomes Project	110,250	2030
On	Signal Hill Townhomes Project	87,500	2030
Off	The Cedars Hotel/Fairmont Project B	342,500	2031
On	Jabil	192,000	2032
On	Meadowcrest Phase I Project	31,680	2032
On	Meadowcrest Phase II Project	38,016	2034
On	Project Vert	600,000	2038
On	Project Energize	480,000	2038

SETTING THE STAGE – GF MODEL

The Property Tax – Planning and Modeling

1. Rate at $0.50

2. Reval at 15% (of +20%)

Revenue Requirements and Sources

10	11	12	13	14	15	16	17
FY	Tax Rate	Revenue Neutral Rate	Cost of Total Debt	Value of a Penny	Collection Percentage	Assessed Value % Change	Growth Rate from Development
Total							
2020	49.00	41.81	-	214,263	99.43%	18.00%	0.00%
2021	49.00	49.00	-	218,956	99.29%	2.39%	0.00%
2022	52.00	52.00	5.68	221,658	99.36%	1.34%	0.00%
2023	52.00	52.00	9.25	230,781	99.04%	4.11%	0.00%
2024	52.00	40.17	13.76	286,254	99.26%	31.31%	0.00%
2025	52.00	52.00	11.98	328,835	99.41%	8.02%	0.00%
2026	52.00	52.00	11.56	341,858	99.30%	4.80%	0.00%
2027	52.00	52.00	10.53	365,492	99.30%	6.17%	0.00%
2028	50.00	45.75	8.61	434,068	99.30%	15.00%	2.84%
2029	50.00	50.00	13.81	455,083	99.30%	2.00%	1.32%
2030	50.00	50.00	13.52	470,192	99.00%	2.00%	3.06%
2031	50.00	50.00	15.61	493,982	99.00%	2.00%	0.00%
2032	48.00	42.63	12.94	579,914	98.00%	15.00%	0.82%

Financial Sustainability Scorecard

Minimum	25%		0%	3%	15%	3%
18	19	20	21	22	23	24
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5,777,008	29.40%	981,559	2.3%	4.3%	6.5%	1.3%
7,353,518	30.15%	1,371,566	-9.8%	4.5%	8.8%	4.1%
6,159,237	23.35%	(306,981)	-2.4%	7.4%	15.1%	31.3%
7,380,490	26.65%	600,420	7.2%	1.0%	14.8%	8.0%
8,054,112	26.30%	540,426	6.4%	0.8%	13.6%	4.8%
8,352,394	25.81%	415,448	4.5%	0.8%	12.2%	6.2%
11,586,890	35.14%	3,499,357	12.7%	3.3%	11.6%	17.8%
11,789,827	31.72%	2,656,949	2.7%	3.2%	17.2%	3.3%
11,906,843	30.75%	2,387,285	2.4%	3.1%	16.6%	5.1%
10,391,434	25.15%	228,011	-1.8%	3.8%	18.9%	2.0%
11,486,205	27.11%	1,063,548	4.5%	3.7%	17.7%	15.8%

SETTING THE STAGE – GF MODEL

The Property Tax – Planning and Modeling

1. Many unknowns are impacting our budget strategy
   - FEMA Funding
   - BUILD Grant
   - NC Legislature

2. The model provides options to adjust to these varying impacts

GENERAL FUND

Council Workshop
May 01, 2026

GENERAL FUND – 010

- Budget/Financial Table Review Focus Areas:
  - FY26 Revised → **FY27 Recommended**
  - FY27 Requested → **FY27 Recommended**
- Revenues
- Expenditures
- Other (Sources) / Uses & Fund Balance
- Strategic Plans & Future Priorities

GENERAL FUND – 010

Remember:

- Budgeting is an **art** and a **science**: estimate ≠ guarantee
- We budget conservatively and adapt to opportunities
- "**Estimates**" are rendered upon budget adoption:
  - Estimates don't change through the fiscal year
  - We keep estimates consistent to show the accuracy of forecasting

GENERAL FUND – 010

General Fund Desired Outcomes…
Council Direction on:

1. Taxes & Rates → **$0.52/$100** current rec.
2. Cost-of-living direction (**COLA**) → **4.0%** current rec.
3. 401k amount and structure → **4.0% match** current rec.
4. Position Additions → (**+8.5 FTE** in the General Fund)

GENERAL FUND – 010

FY27 Recommended Budget Consideration

Item	Initial Recommendation	Updated Recommendation
COLA	[2.70% + 3.00%] = **5.70%**	**4.00%**
Merit	**1.00% | 2.25% | 3.50%**	**1.00% | 2.25% | 3.50%**
401k Match	3.00% → **4.00%**	3.00% → **4.00%**
PFL/STL	**No Change (Δ)**	**No Change (Δ)**
Insurance	**2.00%**	**2.00%**
LGERS (General)	14.35 → **15.10%**	14.35 → **15.10%**
LGERS (L.E.O.)	16.10% → **17.10%**	16.10% → **17.10%**

GENERAL FUND – 010

FY26 Revised → FY27 Recommended

REVENUES

GENERAL FUND – 010

GENERAL FUND	FY26 REVISED	FY27 REQUESTED	FY27 RECOMMENDED	FY27 ESTIMATE	*FY26 Revised to FY27 Rec.* DOLLAR ($) CHANGE (Δ)	*FY26 Revised to FY27 Rec.* PERCENT (%) CHANGE (Δ)
REVENUES						
Ad Valorem Taxes	(17,267,500)	(18,205,000)	(18,380,000)	(19,231,710)	1,112,500	6.4%
Other Taxes & Licenses	(7,500)	(7,500)	(7,500)	(8,029)	-	0.0%
Unrestricted Intergov.	(9,447,500)	(9,803,000)	(9,953,000)	(10,889,952)	505,500	5.4%
Restricted Intergov.	(1,002,054)	(969,055)	(969,055)	(1,037,359)	(32,999)	-3.3%
Permits & Fees	(651,750)	(647,350)	(647,350)	(692,978)	(4,400)	-0.7%
Sales & Services	(362,700)	(346,000)	(346,000)	(370,387)	(16,700)	-4.6%
Investment Earnings	(277,300)	(210,000)	(210,000)	(410,000)	(67,300)	-24.3%
Miscellaneous	(72,896)	(6,000)	(6,000)	(14,813)	(66,896)	-91.8%
TOTAL REVENUES	**(29,089,200)**	**(30,193,905)**	**(30,518,905)**	**(32,655,228)**	**1,429,705**	**4.9%**

Est. = 107% of budgeted revenues

- **Ad Valorem Taxes**:
  - FY27 Recommended: $0.52/$100 rate, **$18.4 million** (**+$1.1M, 6.4%**)
  - Increased revenues from developments
  - Henderson County **March** Tax Projection File:
    - **FY26 Billed Assessed Value** to **FY27 Projected Assessed Value**:
      - **3.48% net increase**, $3.443 billion → $3.562 billion
      - +4.23% real | -1.76% business | +0.11% individual | -0.30% public service | +2.15% motor vehicles

GENERAL FUND – 010

GENERAL FUND	FY26 REVISED	FY27 REQUESTED	FY27 RECOMMENDED	FY27 ESTIMATE	*FY26 Revised to FY27 Rec.* DOLLAR ($) CHANGE (Δ)	*FY26 Revised to FY27 Rec.* PERCENT (%) CHANGE (Δ)
REVENUES						
Ad Valorem Taxes	(17,267,500)	(18,205,000)	(18,380,000)	(19,231,710)	1,112,500	6.4%
Other Taxes & Licenses	(7,500)	(7,500)	(7,500)	(8,029)	-	0.0%
Unrestricted Intergov.	(9,447,500)	(9,803,000)	(9,953,000)	(10,889,952)	505,500	5.4%
Restricted Intergov.	(1,002,054)	(969,055)	(969,055)	(1,037,359)	(32,999)	-3.3%
Permits & Fees	(651,750)	(647,350)	(647,350)	(692,978)	(4,400)	-0.7%
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Investment Earnings	(277,300)	(210,000)	(210,000)	(410,000)	(67,300)	-24.3%
Miscellaneous	(72,896)	(6,000)	(6,000)	(14,813)	(66,896)	-91.8%
TOTAL REVENUES	**(29,089,200)**	**(30,193,905)**	**(30,518,905)**	**(32,655,228)**	**1,429,705**	**4.9%**

Unrestricted Intergovernmental:
- FY27 Recommended = **$9.9M** (**+$505,500, +5.4%**) over FY26 Revised

- **Sales Tax**:
  - FY27 Rec. **+$495,000** (**+6.7%**) over FY26 Revised
  - Growth from development, increased sale prices
- **ABC Revenues -$75k**
- **Electric Utility Sales Tax +$87.5k**

GENERAL FUND – 010

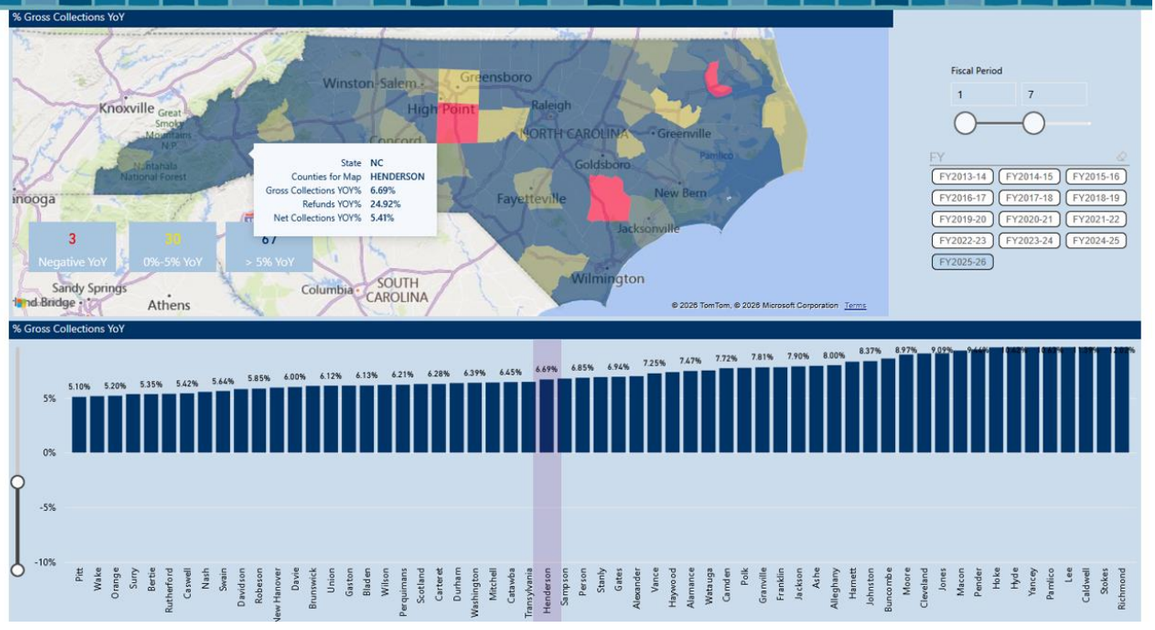
Sales Tax Comparison

Sales Month	Distribution Month	FY25 Actual	FY26 Budget	FY26 Actual	$ Change (FY25>FY26)	% Change (FY25>FY26)	FY27 Budget
Jul	Oct	537,991	552,065	653,195	115,204	21.41%	666,259
Aug	Nov	571,901	586,862	659,641	87,740	15.34%	672,834
Sep	Dec	514,375	527,831	663,281	148,906	28.95%	676,547
	Q1	**1,624,268**	**1,666,758**	**1,976,118**	**351,850**	**21.66%**	**2,015,640**
Oct	Jan	572,117	587,084	681,168	109,051	19.06%	694,792
Nov	Feb	612,880	628,913	685,168	72,288	11.79%	698,872
Dec	Mar	643,054	659,876	716,097	73,043	11.36%	730,419
	Q2	**1,828,051**	**1,875,873**	**2,082,434**	**254,383**	**13.92%**	**2,124,083**
Jan	Apr	498,004	511,032	538,595	40,591	8.15%	549,367
Feb	May	512,131	510,335	579,792	67,661	13.21%	591,388
Mar	Jun	629,177	636,512	723,141	93,965	14.93%	737,604
	Q3	**1,639,311**	**1,657,879**	**1,841,528**	**202,217**	**12.34%**	**1,878,359**
Apr	Jul	604,428	630,666	716,500	112,072	18.54%	730,830
May	Aug	659,895	675,566	767,510	107,615	16.31%	782,860
Jun	Sep	731,960	696,123	790,865	58,905	8.05%	806,682
	Q4	**1,996,283**	**2,002,355**	**2,274,875**	**278,592**	**13.96%**	**2,320,373**
Total		**7,087,913**	**7,202,865**	**8,174,955**	**1,087,042**	**15.34%**	**8,338,454**
Minus Transfers to MSDs		**425,275**	**432,172**	**490,497**	**65,223**	**15.34%**	**500,307**
Sub-Total General Fund		**6,662,638**	**6,770,693**	**7,684,458**	**1,021,820**	**15.34%**	**7,838,147**
Sub-Total Main St. MSD		**354,396**	**360,143**	**408,748**	**54,352**	**15.34%**	**416,923**
Sub-Total 7th Ave. MSD		**70,879**	**72,029**	**81,750**	**10,870**	**15.34%**	**83,385**

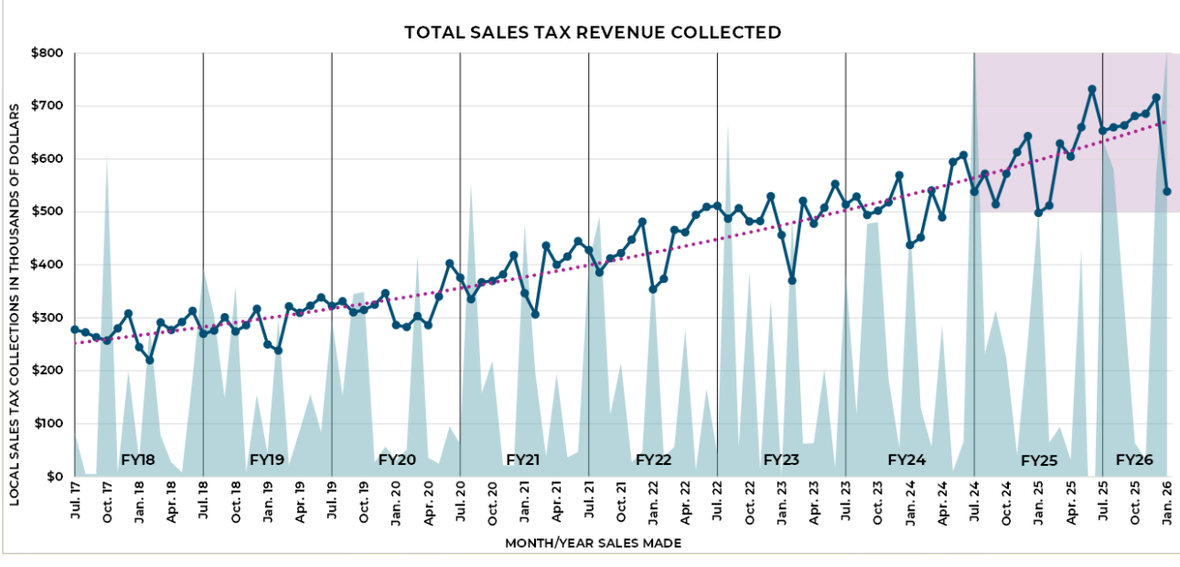
Sales Tax:

- FY27 Recommended **$495,000** over FY26 Revised
- FY26 actuals trend 13.6% over FY26 adopted budget, on average
- 2.0% natural growth (FY27 conservative)
- …FY27 **estimated** sales tax growth is more significant: in the GFCP model, **$8.5M, +$772k** compared to FY26 **estimated $7.7M**

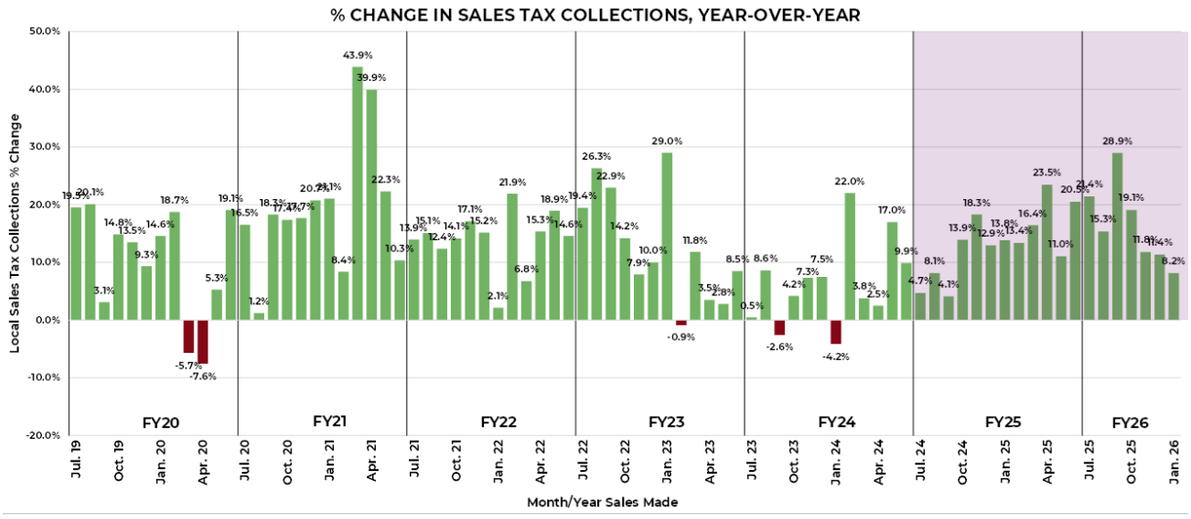
GENERAL FUND – 010



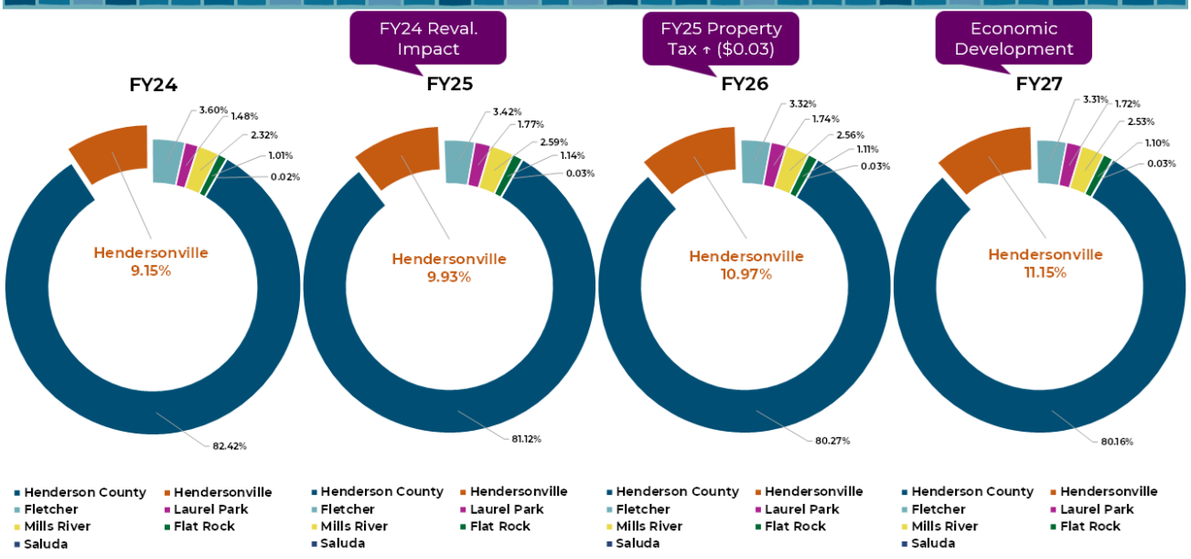
GENERAL FUND – 010



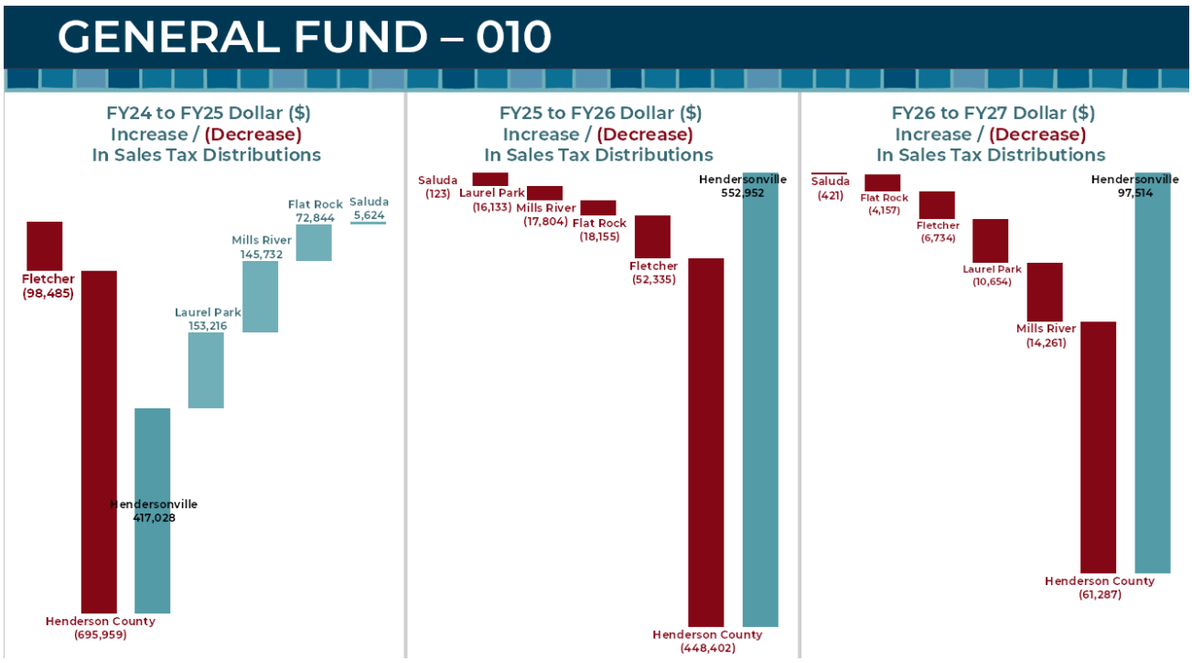
GENERAL FUND – 010



GENERAL FUND – 010

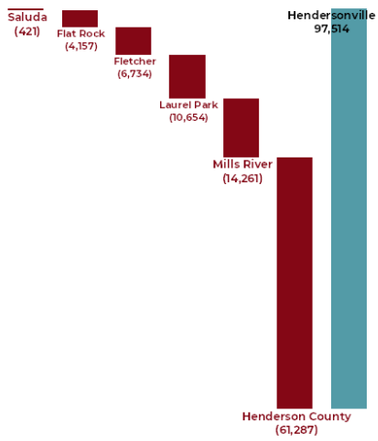


GENERAL FUND – 010

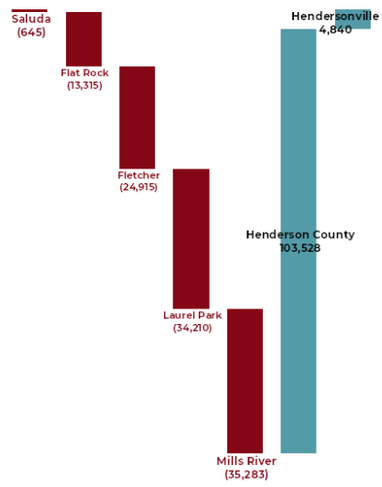


GENERAL FUND – 010

Base-Case



"What if?"



"What if?"

*Henderson County increases their property tax rate from $0.431 to $0.441 (**+$0.01**)?*

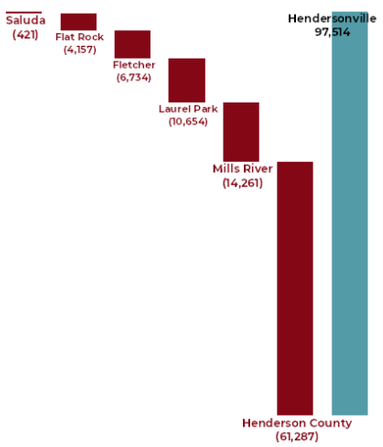
AND

The City and all other jurisdictions maintain the same rate.

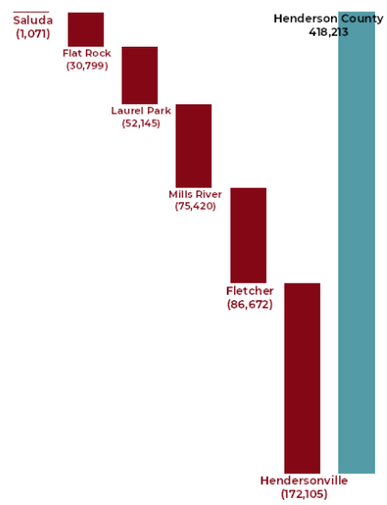
… The County increases their distribution **$164k**, and the City sees an **increase**, but not as significant (**-$5k**).

GENERAL FUND – 010

Base-Case



"What if?"



"What if?"

*Henderson County increases their property tax rate from $0.431 to $0.461 (**+$0.03**)?*

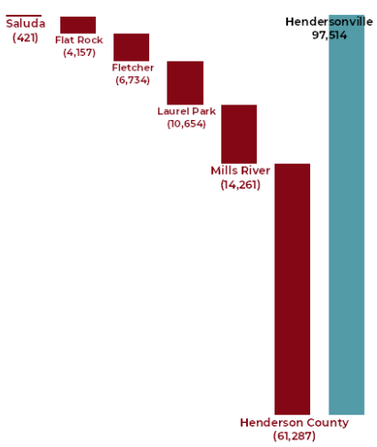
AND

The City and all other jurisdictions maintain the same rate.

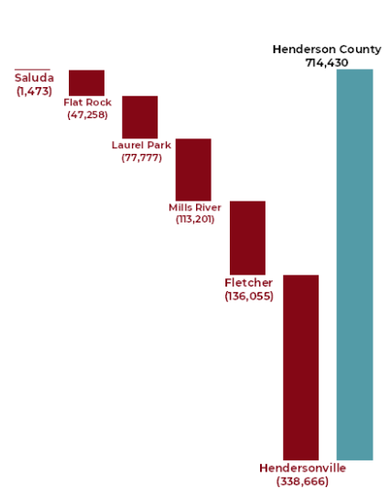
… The County increases their distribution **$480k**, and the City sees a **decrease** of **$270k**.

GENERAL FUND – 010

Base-Case



"What if?"



"What if?"

*Henderson County increases their property tax rate from $0.431 to $0.481 (**+$0.05**)?*

AND

The City and all other jurisdictions maintain the same rate.

… The County increases their distribution **$714k**, and the City sees a **decrease** of **$339k**.

GENERAL FUND – 010

GENERAL FUND	FY26 REVISED	FY27 REQUESTED	FY27 RECOMMENDED	FY27 ESTIMATE	*FY26 Revised to FY27 Rec.* DOLLAR ($) CHANGE (Δ)	*FY26 Revised to FY27 Rec.* PERCENT (%) CHANGE (Δ)
REVENUES						
Ad Valorem Taxes	(17,267,500)	(18,205,000)	(18,380,000)	(19,231,710)	1,112,500	6.4%
Other Taxes & Licenses	(7,500)	(7,500)	(7,500)	(8,029)	-	0.0%
Unrestricted Intergov.	(9,447,500)	(9,803,000)	(9,953,000)	(10,889,952)	505,500	5.4%
Restricted Intergov.	(1,002,054)	(969,055)	(969,055)	(1,037,359)	(32,999)	-3.3%
Permits & Fees	(651,750)	(647,350)	(647,350)	(692,978)	(4,400)	-0.7%
Sales & Services	(362,700)	(346,000)	(346,000)	(370,387)	(16,700)	-4.6%
Investment Earnings	(277,300)	(210,000)	(210,000)	(410,000)	(67,300)	-24.3%
Miscellaneous	(72,896)	(6,000)	(6,000)	(14,813)	(66,896)	-91.8%
TOTAL REVENUES	**(29,089,200)**	**(30,193,905)**	**(30,518,905)**	**(32,655,228)**	**1,429,705**	**4.9%**

Restricted Intergovernmental:

- FY27 Recommended = **-$32,999** (**-3.3%**) under FY26 Revised
- One-time grant revenue received in FY26

- **SRO Reimbursements**: School Board (HCPS) and Sheriff's Office, combined **$360k**
- **Powell Bill** revenue budgeted at **$569,055** – to be transferred to GO Bond project
- No Change to **ABC Law Enforcement Revenues**, **$40k**

GENERAL FUND – 010

GENERAL FUND	FY26 REVISED	FY27 REQUESTED	FY27 RECOMMENDED	FY27 ESTIMATE	*FY26 Revised to FY27 Rec.* DOLLAR ($) CHANGE (Δ)	*FY26 Revised to FY27 Rec.* PERCENT (%) CHANGE (Δ)
REVENUES						
Ad Valorem Taxes	(17,267,500)	(18,205,000)	(18,380,000)	(19,231,710)	1,112,500	6.4%
Other Taxes & Licenses	(7,500)	(7,500)	(7,500)	(8,029)	-	0.0%
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Miscellaneous	(72,896)	(6,000)	(6,000)	(14,813)	(66,896)	-91.8%
TOTAL REVENUES	**(29,089,200)**	**(30,193,905)**	**(30,518,905)**	**(32,655,228)**	**1,429,705**	**4.9%**

Permits & Fees:

- FY27 Recommended = **-$4,400** (**-0.7%**) under FY26 revised

- **Other Permits/Fees**:
  - **Fire, Zoning, Demo, etc.** budgeted conservatively

- **Motor Vehicle Fees** (**NCGS 20-97[b1][1-3]**)
  - Includes $30.00 fee (increased in FY26): **$400,000** - Transfer to GO Bond project

GENERAL FUND – 010

GENERAL FUND	FY26 REVISED	FY27 REQUESTED	FY27 RECOMMENDED	FY27 ESTIMATE	*FY26 Revised to FY27 Rec.* DOLLAR ($) CHANGE (Δ)	*FY26 Revised to FY27 Rec.* PERCENT (%) CHANGE (Δ)
REVENUES						
Ad Valorem Taxes	(17,267,500)	(18,205,000)	(18,380,000)	(19,231,710)	1,112,500	6.4%
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Unrestricted Intergov.	(9,447,500)	(9,803,000)	(9,953,000)	(10,889,952)	505,500	5.4%
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Investment Earnings	(277,300)	(210,000)	(210,000)	(410,000)	(67,300)	-24.3%
Miscellaneous	(72,896)	(6,000)	(6,000)	(14,813)	(66,896)	-91.8%
TOTAL REVENUES	**(29,089,200)**	**(30,193,905)**	**(30,518,905)**	**(32,655,228)**	**1,429,705**	**4.9%**

Investment Earnings:

- FY27 Recommended = **-$67,300** (**-24.3%**) under FY26 revised

- Market volatility = uncertain investment returns

- Budget conservatively

GENERAL FUND – 010

GENERAL FUND	FY26 REVISED	FY27 REQUESTED	FY27 RECOMMENDED	FY27 ESTIMATE	*FY26 Revised to FY27 Rec.* DOLLAR ($) CHANGE (Δ)	*FY26 Revised to FY27 Rec.* PERCENT (%) CHANGE (Δ)
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Miscellaneous	(72,896)	(6,000)	(6,000)	(14,813)	(66,896)	-91.8%
TOTAL REVENUES	**(29,089,200)**	**(30,193,905)**	**(30,518,905)**	**(32,655,228)**	**1,429,705**	**4.9%**

Miscellaneous:

- FY27 Recommended = **-$66,896** (**-91.8%**) under FY26 revised
- Higher than anticipated one-time revenues in FY26
  - Will amend budget if grants, contributions, and other revenues are received
  - Adjust and leverage opportunities as they become known
- Misc. Income for HPD, PW, HFD, and others not budgeted at start of FY27

GENERAL FUND – 010

FY26 Revised → FY27 Recommended

EXPENDITURES

GENERAL FUND – 010

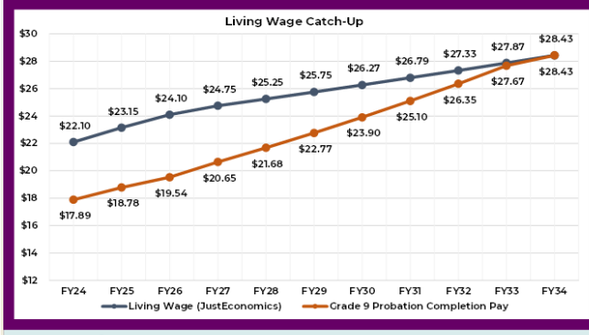
GENERAL FUND	FY26 REVISED	FY27 REQUESTED	FY27 RECOMMENDED	FY27 ESTIMATE	*FY26 Revised to FY27 Rec.* DOLLAR ($) CHANGE (Δ)	*FY26 Revised to FY27 Rec.* PERCENT (%) CHANGE (Δ)
EXPENDITURES						
Personnel/Benefits	19,515,783	22,051,442	20,834,808	19,878,278	1,641,667	8.4%
Operating	7,553,000	7,432,637	7,078,770	6,753,782	(166,303)	-2.2%
Capital	278,855	3,805,543	442,543	422,226	127,543	45.7%
Debt Service	4,215,863	4,444,775	4,189,750	4,189,750	(26,113)	-0.6%
TOTAL EXPENDITURES	**31,563,501**	**37,734,397**	**32,545,871**	**31,244,036**	**1,576,794**	**5.0%**

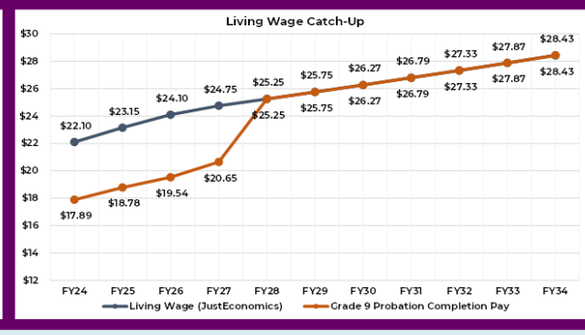
Est. = 96% of budgeted expenditures

Personnel/Benefits:

- FY27 Recommended = **+$1.64M** (**8.4%**)
- Cost-of-Living Adjustment (COLA) recommendation **4.00%**
- Merit Increases **1.00% | 2.25% | 3.50%** → 2.60% weighted average
- Medical Insurance **+2.00%** (**+$61k**)
- 401k match increase from **3.00%** → **4.00%** (**+$45k**)
- LGERS **+0.75% General, +1.00% Law-Enforcement** (**+$306k**)
- Added Positions (**+8.5 FTE**):
  - **HPD** +4 Police Officers | +1 Telecommunicator | +1 Civilian Traffic Crash Investigator
  - **HFD** +2 Fire Safety and Training Officers
  - **HR** +0.5 Human Resources Coordinator

GENERAL FUND – 010





COLA / Living Wage Catch-up:

- Presented a long-term "**catch-up**" plan at Feb. 2026 retreat (inflation + catch-up rate)
  - 3.00% each year through FY34, on top of assumed 2.00% annualized inflation
- Reval. COLA Option:
  - If leveraging a 4.00% COLA in FY27, we'd need a ~20.26% COLA in FY28

GENERAL FUND – 010

Assumed Living Wage COLA Increases	5.00% (+5.00%)	4.00%	4.00%	20.26%
Fiscal Year	**FY25**	**FY26**	**FY27**	**FY28**
General Fund Salary Cost	16,899,253	17,575,223	18,278,232	21,981,402
$Δ, YoY: Living Wage Catch-Up	-	675,970	703,009	3,703,170
Assessed Value	3,284,842,316	3,442,677,766	3,576,470,398	4,051,515,754
Assessed Value $Δ, YoY	-	157,835,450	133,792,632	475,045,356
Assessed Value %Δ, YoY	0.00%	4.80%	3.89%	13.28%
Levy	**15,690,783**	**16,366,753**	**17,069,762**	**20,772,932**

COLA / Living Wage Catch-up:

- If leveraging a **4.00% COLA** in FY27 we'd need a ~20.26% COLA in FY28
- 20.26% COLA = **+$3,703,170** General Fund salary budget increase in FY28
- Need a **$475.0M** (**13.28%**) assessed value increase or assessed value re-capture

GENERAL FUND – 010

LGERS (Retirement) City Contributions

Employee Type	FY20	FY21	FY22	FY23	FY24	FY25	FY26 (est.)	FY27 (est.)
Non-Law Enforcement	8.95%	10.15%	11.35%	12.10%	12.85%	13.60%	14.35%	15.10%
Law Enforcement	9.70%	10.90%	12.10%	13.10%	14.10%	15.10%	16.10%	17.10%
General Fund	751,611	854,968	1,048,209	1,289,892	1,514,953	1,744,193	2,070,946	2,384,099
Main St. MSD Fund	10,305	9,908	16,129	23,992	30,908	41,687	59,424	66,678
7th Ave. MSD Fund	3,059	3,279	4,855	6,718	8,877	11,298	16,758	18,696
Water & Sewer Fund	455,137	547,553	741,761	880,079	987,534	1,148,412	1,336,437	1,506,533
Parking Fund	-	-	-	9,574	15,968	24,414	33,581	32,500
Stormwater Fund	13,308	10,892	43,763	51,462	72,741	91,835	103,684	98,258
Env. Services Fund	51,407	58,527	80,600	84,218	88,852	103,268	139,688	154,021
Grant Fund (SAFER)	22,460	66,203	76,216	56,216	-	-	-	-
TOTAL	**1,307,287**	**1,551,330**	**2,011,533**	**2,402,151**	**2,719,833**	**3,165,107**	**3,760,518**	**4,260,785**
$ Δ Year-over-Year		**244,043**	**460,203**	**390,618**	**317,682**	**445,274**	**595,411**	**500,267**
% Δ Year-over-Year		**18.67%**	**29.67%**	**19.42%**	**13.22%**	**16.37%**	**18.81%**	**13.30%**

Local Gov. Employee Retirement System (**LGERS**):

- +$494k in FY27, compared to FY26 Revised
- Program costs have increased nearly $3.0M since FY20
- Expect LGERS rates to increase through FY29 (based on actuarial projections):
  - 18.97% General Class Employees
  - 21.29% Law Enforcement Employees

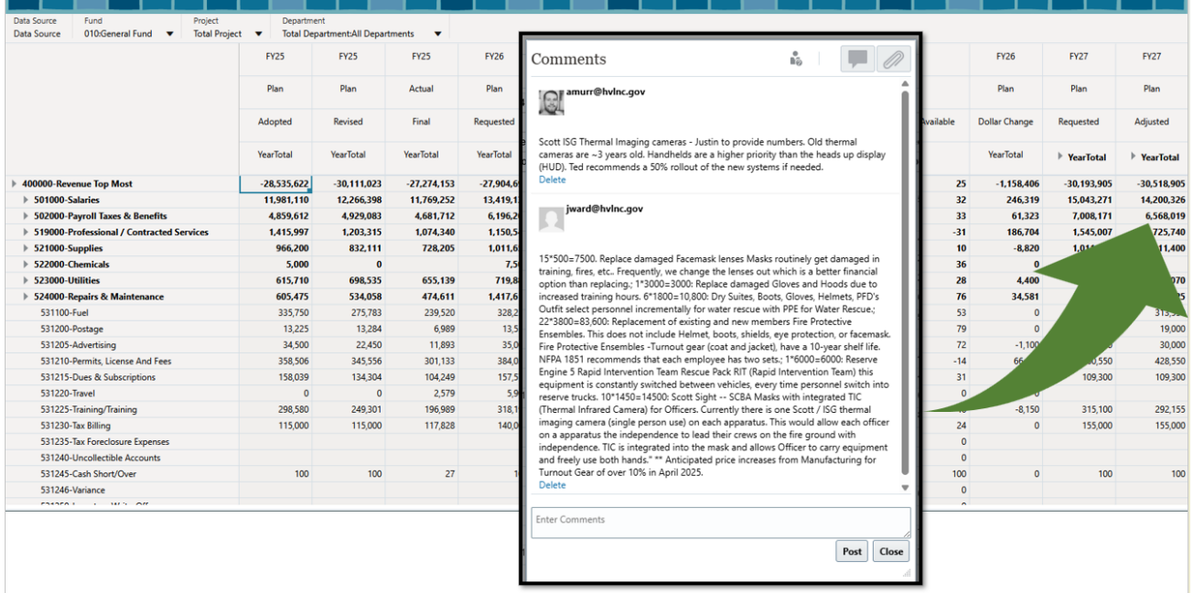
GENERAL FUND – 010

GENERAL FUND	FY26 REVISED	FY27 REQUESTED	FY27 RECOMMENDED	FY27 ESTIMATE	*FY26 Revised to FY27 Rec.* DOLLAR ($) CHANGE (Δ)	PERCENT (%) CHANGE (Δ)
EXPENDITURES						
Personnel/Benefits	19,515,783	22,051,442	20,834,808	19,878,278	1,641,667	8.4%
Operating	7,553,000	7,432,637	7,078,770	6,753,782	(166,303)	-2.2%
Capital	278,855	3,805,543	442,543	422,226	127,543	45.7%
Debt Service	4,215,863	4,444,775	4,189,750	4,189,750	(26,113)	-0.6%
TOTAL EXPENDITURES	**31,563,501**	**37,734,397**	**32,545,871**	**31,244,036**	**1,576,794**	**5.0%**

Operating:

- FY27 Recommended = **-$166k** (**-2.2%**)
  - Powell Bill budgeted transfer to GO Bond project
- $242k increase to professional/contracted services
- $40k increase to utilities
- $51k increase to non-capital (HPD tasers)
- Other items consistent with FY26 revised budget levels

GENERAL FUND – 010



GENERAL FUND – 010

GENERAL FUND	FY26 REVISED	FY27 REQUESTED	FY27 RECOMMENDED	FY27 ESTIMATE	*FY26 Revised to FY27 Rec.* DOLLAR ($) CHANGE (Δ)	PERCENT (%) CHANGE (Δ)
EXPENDITURES						
Personnel/Benefits	19,515,783	22,051,442	20,834,808	19,878,278	1,641,667	8.4%
Operating	7,553,000	7,432,637	7,078,770	6,753,782	(166,303)	-2.2%
Capital	278,855	3,805,543	442,543	422,226	127,543	45.7%
Debt Service	4,215,863	4,444,775	4,189,750	4,189,750	(26,113)	-0.6%
TOTAL EXPENDITURES	**31,563,501**	**37,734,397**	**32,545,871**	**31,244,036**	**1,576,794**	**5.0%**

Capital:

- FY27 Recommended = $442k, **+$128k** (**45.7%**) over FY26 Revised
  - Requested pay-go = **$3,805,543…** management adjustment **-$3,363,000**
  - $442k Recommended includes **prioritized** projects & acquisitions:

- $15k Thermal Imaging Camera
- $10k Fleet Garage Door
- $50k HVAC Improvements
- $10k Equipment Trailer
- $6k Edwards Park Improvement
- $10k Traffic Barricades
- $54k Salt Spreaders + Plows
- $8k Roadway Weather Stations
- $30k Message Board Sign Trailer
- $40k Traffic Cabinets + Engineering
- $32k Camera Infrastructure
- $7.5k Emergency Comms. Kit
- $40k Traffic Calming
- $20k Drone
- $22k Traffic Safety Trailer
- $10k Hose Roller
- $10k Exercise Equipment
- $30k Body Cameras
- $12k PPE Dryer
- $25k Extrication Equipment

GENERAL FUND – 010

GENERAL FUND	FY26 REVISED	FY27 REQUESTED	FY27 RECOMMENDED	FY27 ESTIMATE	*FY26 Revised to FY27 Rec.* DOLLAR ($) CHANGE (Δ)	*FY26 Revised to FY27 Rec.* PERCENT (%) CHANGE (Δ)
EXPENDITURES						
Personnel/Benefits	19,515,783	22,051,442	20,834,808	19,878,278	1,641,667	8.4%
Operating	7,553,000	7,432,637	7,078,770	6,753,782	(166,303)	-2.2%
Capital	278,855	3,805,543	442,543	422,226	127,543	45.7%
Debt Service	4,215,863	4,444,775	4,189,750	4,189,750	(26,113)	-0.6%
TOTAL EXPENDITURES	**31,563,501**	**37,734,397**	**32,545,871**	**31,244,036**	**1,576,794**	**5.0%**

Debt Service:

- FY27 Recommended = **-$26k (-0.6%)**
  - Final (partial) payment on '17 GO Bond Refunding
  - Final (partial) payment on '22 & '23 vehicle & equipment loans
  - First payment on Helene Cash Flow Loan
  - First payment on '26 vehicle & equipment loan
- **+$126k** for ½ year payment on **$1.09M** FY27 vehicle & equipment loan:
  - **12** Police Vehicles = **$845,850**
  - **1** Public Works Dump Truck = **$100,000**
  - **1** Public Works Tractor = **$64,500**
  - **1** Public Works Truck = **$55,000**
  - **1** Code Enforcement Vehicle = **$30,000**

GENERAL FUND – 010

FY26 Revised →
FY27 Recommended

OTHER (SOURCES) / USES

GENERAL FUND – 010

GENERAL FUND	FY26 REVISED	FY27 REQUESTED	FY27 RECOMMENDED	FY27 ESTIMATE	*FY26 Revised to FY27 Rec.* DOLLAR ($) CHANGE (Δ)	*FY26 Revised to FY27 Rec.* PERCENT (%) CHANGE (Δ)
OTHER FINANCING (SOURCES)/USES						
Insurance Proceeds	(32,150)	-	-	-	32,150	-100.0%
Debt Proceeds	-	-	-	-	-	0.0%
Capital Lease	-	-	-	-	-	0.0%
Sale of Capital Assets	-	-	-	-	-	0.0%
Transfers (In)	(7,500)	-	-	-	7,500	-100.0%
Transfers Out	921,516	940,000	1,408,468	1,112,910	486,952	52.8%
TOTAL OTHER (SOURCES)/USES	**881,866**	**940,000**	**1,408,468**	**1,112,910**	**526,602**	**59.7%**

Other Sources/Uses (Transfers):

- FY27 Recommended = **+$526,602 transfer out**
  - GO Bond Project $900,000 budget | $900,000 estimate
  - Oakdale Project $40,000 budget | $40,000 estimate
  - Main St. MSD Fund $192,090 budget | $43,939 estimate
  - 7th Ave. MSD Fund $76,468 budget | $0 estimate
  - Parking Fund $199,910 budget | $128,971 estimate

GENERAL FUND – 010

FY26 Revised → FY27 Recommended

FUND BALANCE

GENERAL FUND – 010

GENERAL FUND	FY26 REVISED	FY27 REQUESTED	FY27 RECOMMENDED	FY27 ESTIMATE	*FY26 Revised to FY27 Rec.* DOLLAR ($) CHANGE (Δ)	*FY26 Revised to FY27 Rec.* PERCENT (%) CHANGE (Δ)
TOTAL OTHER (SOURCES)/USES	**881,866**	**940,000**	**1,408,468**	**1,112,910**	**526,602**	**59.7%**
Fund Balance Appropriated	3,356,167	8,480,492	3,435,434	(298,282)	79,267	2.4%
NET CHANGE IN FUND BALANCE	**3,356,167**	**8,480,492**	**3,435,434**	**(298,282)**	**79,267**	**2.4%**
FUND BALANCE, BEGINNING OF YEAR	**12,433,902**	**12,433,902**	**12,433,902**	**12,433,902**		
FUND BALANCE, END OF YEAR	**9,077,735**	**3,953,410**	**8,998,468**	**12,732,184**		

Recommended Fund Balance Appropriation:
- **+$79k** (**2.4%**) appropriation compared to FY26 Revised Budget
- FY25 End-of-Year (Audited) = FY26 Beginning-of-Year = **$12,433,902**

Estimated Fund Balance Appropriation:
- Assuming **107% revenue** and **96% expenditures**, we **add $298k** to FB in FY27
- Estimated FY27 End-of-Year Fund Balance = $12,732,184 (**+$298,282** over FY25 Actual)

GENERAL FUND – 010

General Fund Desired Outcomes…
Council Direction on:

1. Taxes & Rates → **$0.52/$100** current rec.
2. Cost-of-living direction (**COLA**) → **4.0%** current rec.
3. 401k amount and structure → **4.0% match** current rec.
4. Position Additions → (**+8.5 FTE** in the GF)

GENERAL FUND – 010

FY27 Recommended Budget Consideration

Item	Initial Recommendation	Updated Recommendation
COLA	[2.70% + 3.00%] = **5.70%**	**4.00%**
Merit	**1.00% | 2.25% | 3.50%**	**1.00% | 2.25% | 3.50%**
401k Match	3.00% → **4.00%**	3.00% → **4.00%**
PFL/STL	**No Change (Δ)**	**No Change (Δ)**
Insurance	**2.00%**	**2.00%**
LGERS (General)	14.35 → **15.10%**	14.35 → **15.10%**
LGERS (L.E.O.)	16.10% → **17.10%**	16.10% → **17.10%**

Council took a break beginning at 10:03 a.m. and resuming at 10:18 a.m.

MUNICIPAL SERVICE DISTRICT (MSD) FUNDS

Council Workshop
May 01, 2026

MSD FUNDS – MAIN STREET 020

MAIN STREET MSD FUND	FY26 REVISED	FY27 REQUESTED	FY27 RECOMMENDED	FY27 ESTIMATE	*FY26 Rev. to FY27 Rec.* DOLLAR CHANGE	*FY26 Rev. to FY27 Rec.* PERCENT CHANGE
REVENUES						
Ad Valorem Taxes	(317,105)	(301,900)	(301,750)	(325,893)	(15,355)	-4.8%
Unrestricted Intergov.	(375,000)	(410,000)	(420,000)	(453,605)	45,000	12.0%
Permits & Fees	(5,635)	(2,500)	(2,500)	(2,700)	(3,135)	-55.6%
Investment Earnings	(100)	(100)	(100)	(100)	-	0.0%
Miscellaneous	(56,462)	(17,950)	(17,950)	(19,386)	(38,512)	-68.2%
TOTAL REVENUES	**(754,302)**	**(732,450)**	**(742,300)**	**(801,684)**	(12,002)	-1.6%

Ad Valorem Taxes:

- FY27 Recommended: $0.21/$100 rate, **$297k** (**-$16,500** under FY26 Revised)
  - Henderson County **March** Tax Projection… FY26 Billed vs. FY27 Projected
    - **0.08% net increase**, $145.3 million→ $145.4 million assessed value
    - -0.04% real | +4.19% business | +50.10% individual | -0.30% public service | +28.07% motor vehicles

Unrestricted Intergovernmental:

- Sales and Use Tax: **$420k (+$45k)**

MSD FUNDS – MAIN STREET 020

MAIN STREET MSD FUND	FY26 REVISED	FY27 REQUESTED	FY27 RECOMMENDED	FY27 ESTIMATE	*FY26 Rev. to FY27 Rec.* DOLLAR CHANGE	*FY26 Rev. to FY27 Rec.* PERCENT CHANGE
EXPENDITURES						
Personnel/Benefits	619,821	671,112	659,350	597,403	39,529	6.4%
Operating	277,093	228,518	227,240	205,890	(49,853)	-18.0%
Capital	58,512	-	-	-	(58,512)	-100.0%
Debt Service	42,330	40,855	47,800	42,330	5,470	12.9%
TOTAL EXPENDITURES	**997,756**	**940,485**	**934,390**	**845,623**	(63,366)	-6.4%

Personnel and Benefits

- FY27 Recommended: **$659k** (**+$40k** over FY26 Revised)
  - No Additional FTEs
  - Health Insurance **$97k (+$15k)**
  - 401k Match **$10k (+$10)**

Operating

- FY27 Recommended: **$227k (-$50k** under FY26 Revised)
  - Contract Services **$77k (-$46k)**
  - Pressure washing contract **(-$10k)**
  - Greenhouse Rental **$1k**
  - Bench and Furniture Repair **$5k**

Contracts

Christmas Lights **$17k**

Arborist Services **$30k**

Janitorial Services **$20k**

Hanging Baskets **$20k**

MSD FUNDS – MAIN STREET 020

MAIN STREET MSD FUND	FY26 REVISED	FY27 REQUESTED	FY27 RECOMMENDED	FY27 ESTIMATE	*FY26 Rev. to FY27 Rec.* DOLLAR CHANGE	*FY26 Rev. to FY27 Rec.* PERCENT CHANGE
OTHER FINANCING (SOURCES)/USES						
Insurance Proceeds	-	-	-	-	-	
Debt Proceeds	-	-	-	-	-	
Capital Lease	-	-	-	-	-	
Sale of Capital Assets	-	-	-	-	-	
Transfers (In)	(243,454)	-	(192,090)	(43,939)	51,364	-21.1%
Transfers Out	-	-	-	-	-	
TOTAL OTHER (SOURCES)/USES	**(243,454)**	**-**	**(192,090)**	**(43,939)**	51,364	-21.1%

Other Sources/Uses (Transfers):

- FY27 Recommended
  - From General Fund **$192,010** budget | **$43,939** estimate

MSD FUNDS – MAIN STREET 020

MAIN STREET MSD FUND	FY26 REVISED	FY27 REQUESTED	FY27 RECOMMENDED	FY27 ESTIMATE	*FY26 Rev. to FY27 Rec.* DOLLAR CHANGE	*FY26 Rev. to FY27 Rec.* PERCENT CHANGE
Fund Bal. Appropriated	-	208,035	-	(0)	(0)	
NET CHANGE IN FUND BALANCE	**-**	**208,035**	**-**	**(0)**	**(0)**	
FUND BALANCE, BEGINNING OF YEAR	**62,403**	**-**	**-**	**-**		
FUND BALANCE, END OF YEAR	**62,403**	**(208,035)**	**-**	**0**		

Fund Balance Appropriation Recommended Budget:

- FY25 End-of-Year (Audited) = FY26 Beginning-of-Year = **$62,403**
- FY26 Estimated End-of-Year Fund Balance = **$0**

- FY27 Budgeted Transfer from General Fund $192,090
- FY27 Estimated Transfer from General Fund $43,393

MSD FUNDS – 7th AVENUE 021

7TH AVENUE MSD FUND	FY26 REVISED	FY27 REQUESTED	FY27 RECOMMENDED	FY27 ESTIMATE	*FY26 Rev. to FY27 Rec.* DOLLAR CHANGE	*FY26 Rev. to FY27 Rec.* PERCENT CHANGE
REVENUES						
Ad Valorem Taxes	(54,685)	(58,100)	(57,350)	(62,669)	2,665	4.9%
Unrestricted Intergov.	(77,500)	(82,000)	(84,000)	(91,791)	6,500	8.4%
Investment Earnings	(100)	(100)	(100)	-	-	0.0%
Miscellaneous	(5,000)	(5,000)	(5,000)	(5,464)	-	0.0%
TOTAL REVENUES	**(137,285)**	**(145,200)**	**(146,450)**	**(159,923)**	9,165	6.7%

Ad Valorem Taxes:

- FY27 Recommended: $0.21/$100 rate, **$57k** (**$2,665** over FY26 Revised)
  - Henderson County **March** Tax File FY26 Billed vs. FY27 Projected:
    - **1.66% net increase**, $27.1 million→ $27.6 million assessed value
    - +3.12% real | -1.03% business | +16.14% individual | -0.30% public service | -5.61% motor vehicles

Unrestricted Intergovernmental:

- Sales and Use Tax: **$84k** (**+$7k** over FY26 Revised)

MSD FUNDS – 7th AVENUE 021

7TH AVENUE MSD FUND	FY26 REVISED	FY27 REQUESTED	FY27 RECOMMENDED	FY27 ESTIMATE	*FY26 Rev. to FY27 Rec.* DOLLAR CHANGE	*FY26 Rev. to FY27 Rec.* PERCENT CHANGE
EXPENDITURES						
Personnel/Benefits	175,882	198,484	185,742	101,878	9,860	5.6%
Operating	42,620	40,070	90,135	49,439	47,515	111.5%
Capital	-	-	-	-	-	
Debt Service	-	-	2,307	1,265	2,307	
TOTAL EXPENDITURES	**218,502**	**238,554**	**278,184**	**198,067**	59,682	27.3%

Personnel and Benefits

- FY27 Recommended: **$186k** (**+$10k** over FY26 Revised)
  - No New FTEs
  - Health Insurance **$28k** (**+$4k**)
  - 401k Match **$3k** (**-$215**)

Operating

- FY27 Recommended: **$90k** (**+$48k** over FY26 Revised)
  - Contract Services **$11k**
  - 7th Ave Wayfinding **$20k**
  - Streetscape Soft Costs **$30k**

Contracts

Christmas Lights **$6k**

Arborist **$5k**

MSD FUNDS – 7th AVENUE 021

7TH AVENUE MSD FUND	FY26 REVISED	FY27 REQUESTED	FY27 RECOMMENDED	FY27 ESTIMATE	*FY26 Rev. to FY27 Rec.* DOLLAR CHANGE	*FY26 Rev. to FY27 Rec.* PERCENT CHANGE
OTHER FINANCING (SOURCES)/USES						
Insurance Proceeds	-	-	-	-	-	
Debt Proceeds	-	-	-	-	-	
Capital Lease	-	-	-	-	-	
Sale of Capital Assets	-	-	-	-	-	
Transfers (In)	(37,033)	-	(76,468)	-	(39,435)	106.5%
Transfers Out	-	-	-	-	-	
TOTAL OTHER (SOURCES)/USES	**(37,033)**	**-**	**(76,468)**	**-**	(39,435)	106.5%

Other Sources/Uses (Transfers):

- **FY27 Recommended**
  From General Fund **$76,468** budget | **$0** estimate

MSD FUNDS – 7th AVENUE 021

7TH AVENUE MSD FUND	FY26 REVISED	FY27 REQUESTED	FY27 RECOMMENDED	FY27 ESTIMATE	*FY26 Rev. to FY27 Rec.* DOLLAR CHANGE	PERCENT CHANGE
Fund Balance Appropriated	44,184	93,354	55,266	38,144	11,082	25.1%
NET CHANGE IN FUND BALANCE	**44,184**	**93,354**	**55,266**	**38,144**	**11,082**	**25.1%**
FUND BALANCE, BEGINNING OF YEAR	**62,426**	**55,266**	**55,266**	**55,266**		
FUND BALANCE, END OF YEAR	**18,242**	**(38,088)**	**(0)**	**17,122**		

Fund Balance Appropriation Recommended Budget:

- **$55k (+$11k)** compared to FY26 Revised
- FY25 End-of-Year (Audited) = FY26 Beginning-of-Year = **$62,426**
- FY27 Estimated End-of-Year Fund Balance = **$17,122**

WATER & SEWER FUND

Council Workshop
May 01, 2026

WATER & SEWER FUND – 060

Water & Sewer Fund Desired Outcomes…
Council Direction on:

1. Rate Increases → **+8.00%** Water | **+9.00%** Sewer
2. System Development Fees → **100%** July 1, 2026
3. Cost-of-living direction (**COLA**) → **+4.00%** current rec
4. Position Additions → **+1.5 FTEs**
5. Water Rate Differential → **120% decreases to 115%**

WATER & SEWER FUND – 060

FY26 Revised →
FY27 Recommended

REVENUES

WATER & SEWER FUND – 060

WATER & SEWER FUND	FY26 REVISED	FY27 REQUESTED	FY27 RECOMMENDED	FY27 ESTIMATE	*FY26 Rev. to FY27 Rec.* DOLLAR ($) CHANGE (Δ)	*FY26 Rev. to FY27 Rec.* PERCENT (%) CHANGE (Δ)
REVENUES						
Sales & Services	(26,423,980)	(27,669,500)	(27,669,500)	(28,225,231)	1,245,520	4.7%
Permits & Fees	(1,952,550)	(1,674,000)	(1,826,500)	(1,863,185)	1,826,500	93.5%
Investment Earnings	(97,000)	(125,000)	(125,000)	(125,000)	125,000	128.9%
Miscellaneous	(210,400)	(50,000)	(50,000)	(51,004)	50,000	23.8%
TOTAL REVENUES	**(28,683,930)**	**(29,518,500)**	**(29,671,000)**	**(30,264,420)**	**29,671,000**	**103.4%**

Sales and Service:

- FY27 Recommended = **$27.7M** (**+$1.2m, 4.7%** over FY26 Revised)
  - Recommended Rate Increases:
    - **+8.00%** Water
    - **+9.00%** Wastewater

The inside/outside **water** rate differential is recommended to decrease from 120% to **115%.**
The inside/outside **sewer** rate differential is recommended to remain at **150% (FY27)**.

WATER & SEWER FUND – 060

WATER & SEWER FUND	FY26 REVISED	FY27 REQUESTED	FY27 RECOMMENDED	FY27 ESTIMATE	*FY26 Rev. to FY27 Rec.* DOLLAR ($) CHANGE (Δ)	*FY26 Rev. to FY27 Rec.* PERCENT (%) CHANGE (Δ)
REVENUES						
Sales & Services	(26,423,980)	(27,669,500)	(27,669,500)	(28,808,749)	1,245,520	4.7%
Permits & Fees	(1,952,550)	(1,674,000)	(1,826,500)	(1,901,703)	(126,050)	-6.5%
Investment Earnings	(97,000)	(125,000)	(125,000)	(125,000)	28,000	28.9%
Miscellaneous	(210,400)	(50,000)	(50,000)	(52,059)	(160,400)	-76.2%
TOTAL REVENUES	**(28,683,930)**	**(29,518,500)**	**(29,671,000)**	**(30,887,511)**	**29,671,000**	**103.4%**

- **Permits and Fees:**
  - FY27 Recommended: **$1.8M** (**-$126k, 6.5%** under FY26 Revised)
    - Water Tap Fees: $300,000
    - Sewer Tap Fees: $50,000
    - System Development Fees: **100.00%** of the authorized amount starting **July 1, 2026**.
      - Water System Development Fees: $600,000
      - Sewer System Development Fees: $250,000

WATER & SEWER FUND – 060

Water & Sewer System Development Fees	FY25 actual	FY26 est.	FY27 est.	FY28 est.
Water SDF	$ 143,267	$ 774,800	$ 624,600	$ 727,000
Sewer SDF	$ 32,211	$ 355,780	$ 260,250	$ 320,320
Equals: Total SDF Revenue	**$ 175,478**	**$ 1,130,580**	**$ 884,850**	**$ 1,047,320**

System Development Fees
Fees charged for new connections joining the water and wastewater system and connections requiring additional system capacity

- Fees are applied based on units of service
- Intended to recover the cost of constructing water and wastewater capacity
- Reduce reliance on debt to complete capital projects
- Reduces burden from existing customers
- Potential to ease future rate increases
- SDF Revenue is transferred to the Capital Reserve Fund each year

WATER & SEWER FUND – 060

FY26 → FY27 EXPENDITURES

WATER & SEWER FUND – 060

WATER & SEWER FUND					*FY26 Rev. to FY27 Rec.*	
	FY26 REVISED	FY27 REQUESTED	FY27 RECOMMENDED	FY27 ESTIMATE	DOLLAR ($) CHANGE (Δ)	PERCENT (%) CHANGE (Δ)
EXPENDITURES						
Personnel/Benefits	14,356,658	15,906,389	15,193,027	14,946,747	836,369	5.8%
Operating	9,051,917	8,705,548	8,680,253	8,539,546	(371,664)	-4.1%
Capital	1,114,821	1,519,570	1,448,070	1,424,597	333,249	29.9%
Debt Service	6,144,553	5,175,920	6,252,550	6,252,550	107,997	1.8%
TOTAL EXPENDITURES	**30,667,949**	**31,307,427**	**31,573,900**	**31,163,439**	**31,573,900**	**103.0%**

- **Personnel and Benefits:**
  - FY27 Recommended: **$15.1M** (**+836k, 5.8%** over FY26 Revised)
    - Cost-of-Living Adjustment: **4.00%**
    - Merit Increases **1.00% | 2.25% | 3.50%** → 2.60% weighted average
    - **New FTEs (1) / Part-time (2)**
      - 1- Construction Inspector (70%)
      - 1- Part-time Human Resource Coordinator (40%)
      - 1- Part-time Co-op Student (100%)
    - 401k Match: **$183k (+$57k)**
    - Health Insurance: **$2.27M (+$161k)**

WATER & SEWER FUND – 060

WATER & SEWER FUND					*FY26 Rev. to FY27 Rec.*	
	FY26 REVISED	FY27 REQUESTED	FY27 RECOMMENDED	FY27 ESTIMATE	DOLLAR ($) CHANGE (Δ)	PERCENT (%) CHANGE (Δ)
EXPENDITURES						
Personnel/Benefits	14,356,658	15,906,389	15,193,027	14,946,747	836,369	5.8%
Operating	9,051,917	8,705,548	8,680,253	8,539,546	(371,664)	-4.1%
Capital	1,114,821	1,519,570	1,448,070	1,424,597	333,249	29.9%
Debt Service	6,144,553	5,175,920	6,252,550	6,252,550	107,997	1.8%
TOTAL EXPENDITURES	**30,667,949**	**31,307,427**	**31,573,900**	**31,163,439**	**31,573,900**	**103.0%**

- **Operating:**
  - FY27 Recommended: **$8.7M** (**-$371k, 4.1%** under the FY26 Revised)
    - Contract Services: **$1.6M (+$170k)**
    - Credit Card Processing Fees: **$90k (-$168k)**
    - Non-Capital Equipment: **$143k (-$28k)**
    - Sludge Management:
      - Water Treatment Plant: **$275k (+$55k)**
      - Wastewater Treatment Plant: **$125k (-$455k)**

WATER & SEWER FUND – 060

WATER & SEWER FUND					*FY26 Rev. to FY27 Rec.*	
	FY26 REVISED	FY27 REQUESTED	FY27 RECOMMENDED	FY27 ESTIMATE	DOLLAR ($) CHANGE (Δ)	PERCENT (%) CHANGE (Δ)
EXPENDITURES						
Personnel/Benefits	14,356,658	15,906,389	15,193,027	14,946,747	836,369	5.8%
Operating	9,051,917	8,705,548	8,680,253	8,539,546	(371,664)	-4.1%
Capital	1,114,821	1,519,570	1,448,070	1,424,597	333,249	29.9%
Debt Service	6,144,553	5,175,920	6,252,550	6,252,550	107,997	1.8%
TOTAL EXPENDITURES	**30,667,949**	**31,307,427**	**31,573,900**	**31,163,439**	**31,573,900**	**103.0%**

- **Capital:**
  - FY27 Recommended: **$1.4M** (**+$333k, 29.9%** over FY26 Revised)
    - Operational Equipment: **$235k**
      - Bulk Water Billing Kiosks: $30k
      - Autoclave $25k
      - AMI Base Station Replacement $180k
    - New Taps: **$376k**
    - Water and Sewer Line Improvement: **$359k**
    - Pump Station & SCADA Improvements: **$196k**
    - Treatment Plant Improvements: **$238k**

WATER & SEWER FUND – 060

WATER & SEWER FUND	FY26 REVISED	FY27 REQUESTED	FY27 RECOMMENDED	FY27 ESTIMATE	*FY26 Rev. to FY27 Rec.* DOLLAR ($) CHANGE (Δ)	*FY26 Rev. to FY27 Rec.* PERCENT (%) CHANGE (Δ)
EXPENDITURES						
Personnel/Benefits	14,356,658	15,906,389	15,193,027	14,946,747	836,369	5.8%
Operating	9,051,917	8,705,548	8,680,253	8,539,546	(371,664)	-4.1%
Capital	1,114,821	1,519,570	1,448,070	1,424,597	333,249	29.9%
Debt Service	6,144,553	5,175,920	6,252,550	6,252,550	107,997	1.8%
TOTAL EXPENDITURES	**30,667,949**	**31,307,427**	**31,573,900**	**31,163,439**	**31,573,900**	**103.0%**

- **Debt Service:**
  - FY27 Recommended: **$6.3M** (**+$107k, 1.8%** over FY26 Revised)
    - Increase is due to 2025 Revenue Bond:
      - CCTV Inspection Truck
      - NCDOT Highland Lake Rd Water Improvements
      - WWTP BioSolids Drying System
      - WTP 15 MGD Expansion
      - Operations Facility Improvements and Expansion
      - WWTP Residuals Storage Facility
      - WTP Mills River Intake Scour System

WATER & SEWER FUND – 060

FY27 Water and Sewer Debt Service (Principal + Interest)

Project Title	Amount Issued	Interest Rate	FY27 Debt Service	Issuance Type
Brightwater SRF	571,781	0.00%	32,134	2011 SRF
Etowah Water Improvements	6,653,371	1.87%	684,663	2019 Rev. Bond
2012 AMI Water Meter Refunding	6,243,629	1.87%	642,499	2019 Rev. Bond
Jackson Park Sewer SRF	4,340,600	2.00%	256,095	2015 SRF
Shephard Creek/Atkinson SRF	1,815,000	2.00%	107,085	2015 SRF
Wolfpen SRF	2,784,961	2.00%	164,313	2016 SRF
City Hall & Operations Renovation: WS Portion	4,016,000	3.29%	352,767	2023 IFC
Multi-Area Streambank Restoration	2,961,925	0.00%	165,689	2020 SRF
Northside Water Improvements	5,370,932	1.23%	300,447	2020 SRF
Clear Creek Sewer Interceptor	4,584,659	2.15%	296,470	2022 Rev. Bond
Church Street Sewer	373,454	2.15%	24,150	2022 Rev. Bond
Laurel Park AMI Meters	356,590	2.15%	23,059	2022 Rev. Bond
Ewart Hill Water Storage Improvements	729,882	2.15%	47,198	2022 Rev. Bond
NCDOT Erkwood Water Improvements	710,094	2.15%	45,919	2022 Rev. Bond
NCDOT Old Airport Rd. Water Improvements	160,321	2.15%	10,367	2022 Rev. Bond
Fleetwood Water Improvements	1,557,917	4.02%	115,183	2023 Rev. Bond
Long John Mountain Property Acquisition	1,000,000	4.02%	73,934	2023 Rev. Bond
Church Street Sewer Improvements	535,000	4.02%	39,555	2023 Rev. Bond
NCDOT I-26 Water Improvements	3,235,054	4.02%	239,181	2023 Rev. Bond
AMI Meter Replacements	525,000	4.02%	38,815	2023 Rev. Bond
North Fork Reservoir Water Improvements	1,103,929	4.02%	81,618	2023 Rev. Bond
Vactor Truck Acquisition	523,100	4.02%	38,675	2023 Rev. Bond
French Broad River Intake	23,514,035	1.04%	1,395,793	2022 SRF
Lead Service Line Replacement	229,368	0.00%	305	2025 LSL SRF
CCTV Inspection Truck	381,961	4.49%	29,839	2025 Revenue Bond
NCDOT Highland Lake Rd Water Improvements	489,693	4.49%	38,255	2025 Revenue Bond
WWTP BioSolids Drying System	3,427,853	4.49%	267,783	2025 Revenue Bond
WTP 15 MGD Expansion and Improvements	2,413,208	4.49%	188,519	2025 Revenue Bond
Operations Facility Improvements	489,693	4.49%	38,255	2025 Revenue Bond
WWTP Residuals Storage Facilty	2,293,723	4.49%	179,185	2025 Revenue Bond
WTP Mills River Intake Scour System	528,869	4.49%	41,315	2025 Revenue Bond
4th and Ashe Water	1,570,993	1.10%	191,336	2025 SRF
4th and Ashe Sewer	2,943,936	1.10%	102,104	2025 SRF
TOTAL	$ 88,436,531		$ 6,252,505	

WATER & SEWER FUND – 060

WATER & SEWER FUND	FY26 REVISED	FY27 REQUESTED	FY27 RECOMMENDED	FY27 ESTIMATE	*FY26 Rev. to FY27 Rec.* DOLLAR ($) CHANGE (Δ)	*FY26 Rev. to FY27 Rec.* PERCENT (%) CHANGE (Δ)
OTHER FINANCING (SOURCES)/USES						
Insurance Proceeds	(34,578)	-	-	-	(34,578)	100.0%
Debt Issuance	-	-	-	-	-	
Debt Proceeds	-	-	-	-	-	
Capital Lease	-	-	-	-	-	
Sale of Capital Assets	-	-	-	-	-	
Transfers (In)	-	-	-	-	-	
Transfers Out	517,000	325,000	1,265,000	1,265,000	748,000	144.7%
TOTAL OTHER (SOURCES)/USES	**482,422**	**325,000**	**1,265,000**	**1,265,000**	**782,578**	**162.2%**

- **Other Financing Sources:**
  - FY27 Recommended: **$1.26M** (**$783k** over FY26 Revised)
    - **FY27** Transfer Out
      - System Development Fees **$850k**
      - Transfer to Fund 459 (Capital Reserve Fund) **$100k**
      - Vehicle and Equipment Purchases from Fund 460 **$240k**
      - Generators and ATS Project **$75k**

WATER & SEWER FUND – 060

WATER & SEWER FUND	FY26 REVISED	FY27 REQUESTED	FY27 RECOMMENDED	FY27 ESTIMATE	*FY26 Rev. to FY27 Rec.* DOLLAR ($) CHANGE (Δ)	*FY26 Rev. to FY27 Rec.* PERCENT (%) CHANGE (Δ)
Fund Balance Appropriated	2,466,441	2,113,927	3,167,900	1,540,928	701,459	28.4%
NET CHANGE IN FUND BALANCE	**2,466,441**	**2,113,927**	**3,167,900**	**1,540,928**	**701,459**	**28.4%**
FUND BALANCE, BEGINNING OF YEAR	**10,771,721**	**10,771,721**	**10,771,721**	**10,771,721**	**-**	**0.0%**
FUND BALANCE, END OF YEAR	**8,305,280**	**8,657,794**	**7,603,821**	**9,230,793**	**(701,459)**	**-8.4%**

- **Fund Balance Appropriation Recommended Budget**:
  - **$3.2M** (+**$701k, 28.4%** over FY26 Revised)
  - FY25 End of Year/FY27 Beginning = **$10.7M**
- **Fund Balance Appropriation Estimated Actuals**:
  - Assuming 98.7% Expenditure and 104.1% Revenue Collection in FY27, Estimated Fund Balance Appropriation **~$1.5M**
  - End of Year Total Fund Balance **$9.2M**

WATER & SEWER FUND – 060

RATE DISCUSSION

8% and 9% Increases	FY25 Act.	FY26 Est.	FY27 Est.
Total Rate Revenue	$ (25,912,587)	$ (27,144,000)	$ (28,627,500)
Plus: Other Operating Revenue	$ (901,863)	$ (2,250,830)	$ (2,102,204)
Equals: Total Operating Revenue	**$ (26,814,450)**	**$ (29,394,830)**	**$ (30,729,704)**

Bond Test A	FY25	FY26	FY27
100% Current Expenses	19,646,891	22,571,156	23,467,343
20% of PY Surplus Fund	(2,443,185)	(3,757,001)	(3,370,453)
Total Funds Avilable for Test A	**17,203,706**	**18,814,155**	**20,096,890**
120% Senior-Lien Debt Service	2,924,557	3,736,275	3,821,324
100% Subordinate Debt Service	2,826,485	2,881,371	3,072,920
Total Annual Debt Service	5,751,042	6,617,646	6,894,244
Calculated Coverage	**1.15**	**1.14**	**1.12**

Bond Test B	FY25	FY26	FY27
100% Current Expenses	19,646,891	22,571,156	23,467,343
110% Senior- Lien Debt Service	2,680,844	3,424,919	3,502,880
100% Subordinate Debt Service	2,826,485	2,881,371	3,072,920
Total Annual Debt Service	5,507,329	6,306,290	6,575,800
Calculated Coverage	**1.07**	**1.02**	**1.02**

Est. Revenue Bond Covenants
- Bond Test (a) **1.12**
- Bond Test (b) **1.02**

To maintain legal compliance with our general trust indenture, both ratios must be equal to or greater than 1.0

PARKING FUND

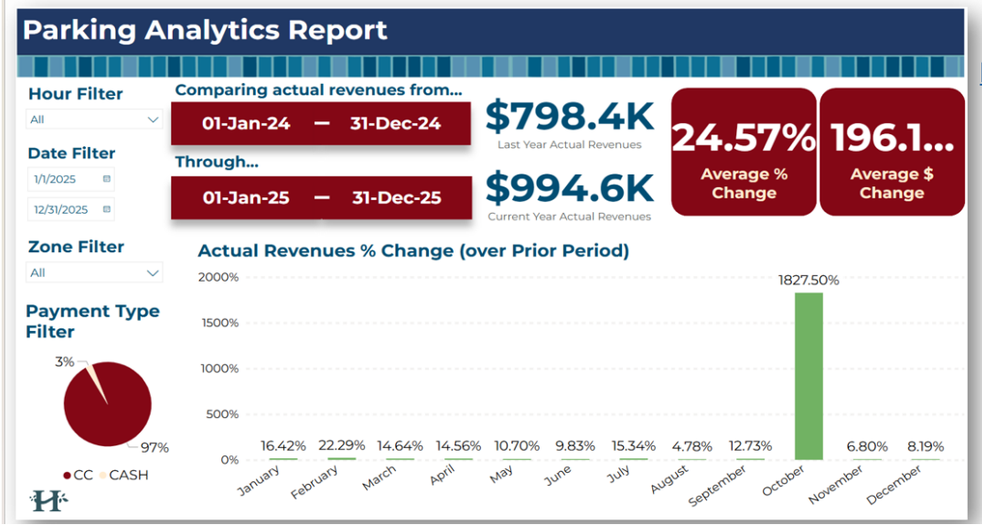
Council Workshop
May 01, 2026

PARKING FUND – 064

PARKING SERVICES FUND	FY26 REVISED	FY27 REQUESTED	FY27 RECOMMENDED	FY27 ESTIMATE	*FY26 Rev. to FY27 Rec.* DOLLAR ($) CHANGE (Δ)	*FY26 Rev. to FY27 Rec.* PERCENT (%) CHANGE (Δ)
REVENUES						
Parking Fees	(1,065,000)	(1,065,000)	(1,065,000)	(1,127,973)	-	0.0%
Investment Earnings	(2,500)	(2,500)	(2,500)	(2,500)	-	0.0%
Miscellaneous	(60,444)	(70,175)	(80,175)	(84,916)	19,731	32.6%
TOTAL REVENUES	**(1,127,944)**	**(1,137,675)**	**(1,147,675)**	**(1,215,388)**	**19,731**	**1.7%**
EXPENDITURES						
Personnel/Benefits	302,576	341,738	282,951	258,117	(19,625)	-6.5%
Operating	286,717	214,780	254,434	232,103	(32,283)	-11.3%
Capital	-	-	-	-	-	
Debt Service	811,950	810,200	810,200	810,200	(1,750)	-0.2%
TOTAL EXPENDITURES	**1,401,243**	**1,366,718**	**1,347,585**	**1,300,420**	**(53,658)**	**-3.8%**
OTHER FINANCING (SOURCES)/USES						
Insurance Proceeds	(20,650)	-	-	-	20,650	-100.0%
Debt Proceeds	-	-	-	-	-	
Capital Lease	-	-	-	-	-	
Sale of Capital Assets	-	-	-	-	-	
Transfers (In)	(252,649)	(229,043)	(199,910)	(85,032)	52,739	-20.9%
Transfers Out	-	-	-	-	-	
TOTAL OTHER (SOURCES)/USES	**(273,299)**	**(229,043)**	**(199,910)**	**(85,032)**	**73,389**	**-26.9%**
Fund Balance Appropriated	-	-	-	(0)	-	
NET CHANGE IN FUND BALANCE	-	-	-	**(0)**	-	
FUND BALANCE, BEGINNING OF YEAR	**6,849**	**6,848**	-	**6,848**		
FUND BALANCE, END OF YEAR	**6,849**	**6,848**	-	**6,848**		

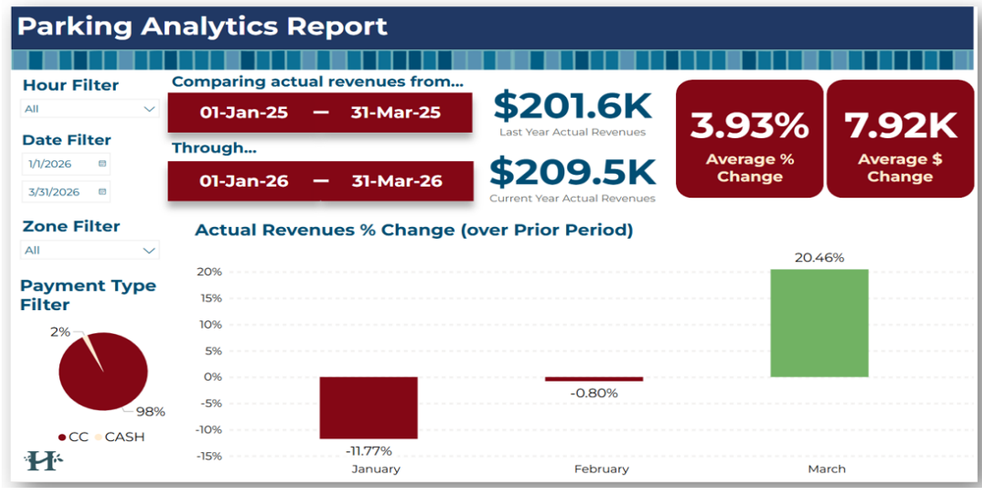
- **No Recommended Rate Increases**
- **Personnel**
  - Salaries & Benefits $282k
    - No New FTEs
- **Operating**
  - Contracted Services- $67k
  - CC Processing Fees- $40k
  - Permits, Licenses, Fees- $134k
- **Debt Service**
  - Parking Deck - $810k
- **Transfer In**
  - Recommended - $0k
  - Estimate - $0k

PARKING FUND – 064



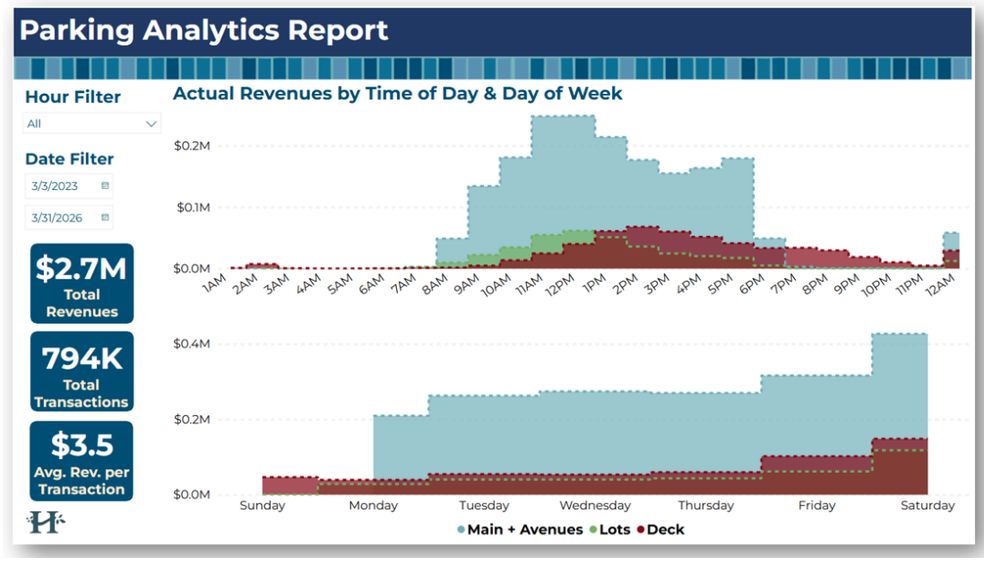
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PARKING FUND – 064



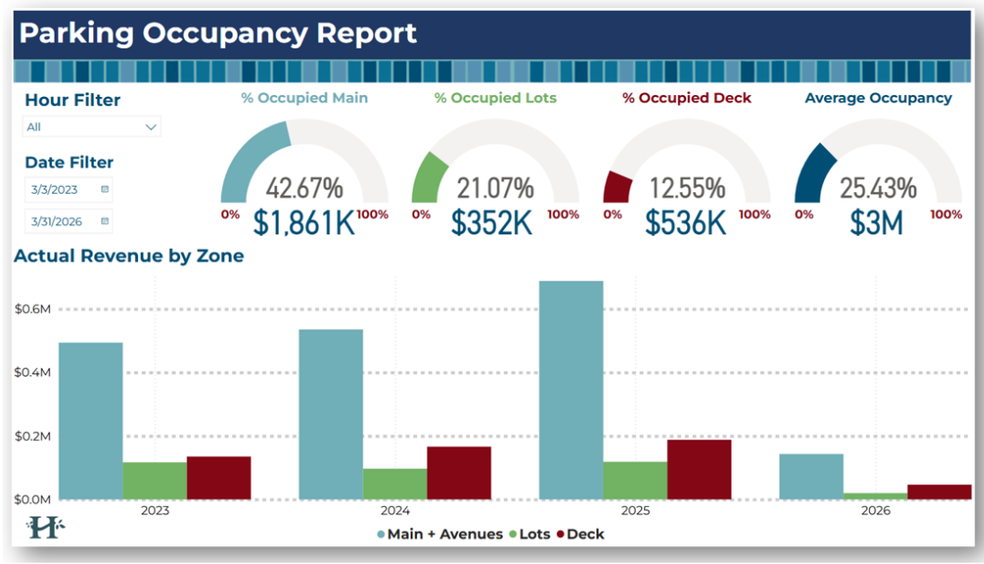
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PARKING FUND – 064



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PARKING FUND – 064



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Council took a break beginning at 10:56 a.m. and resuming at 11:17 a.m.

SPECIAL APPROPRIATIONS

Council Workshop
May 01, 2026

SPECIAL APPROPRIATIONS

City of Hendersonville Special Appropriations Policy

The budget for Special Appropriations is 0.05% of budgeted expenditures in the General Fund

Legal Limitations

1. Must be for a public purpose
2. The City must be statutorily permitted to engage in the activity
3. Expenditure must be consistent with state and federal laws

There are two categories of discretionary funding

1. Arts, Education, Culture, and Recreations – 25% of available Special Appropriations budget
2. Life Quality & Economic Services – 75% of available Special Appropriations budget

In addition to the discretionary funding, there is a "Full Funding List" for requests the City deems necessary services.

SPECIAL APPROPRIATIONS

City Manager Recommended Target $169,000

Arts, Education, Culture, & Recreation

Organization	Requested
Arts Council of Henderson County, Inc.	$ 6,500
Literacy Connection	10,000
Boy's & Girl's Club of Henderson County	5,000
Henderson County Education Foundation	18,700
Hendersonville Community Theatre	15,000
Hendersonville Shuffleboard Club	1,200
Hendersonville Symphony	12,000
Team ECCO	3,500
The Hope Center of Hendersonville	3,000
YMCA of Western North Carolina	5,250
TOTAL	**$ 80,150**

25% of Budget Available - $42,250

Life Quality & Economic Services

Organization	Requested
Agribusiness Henderson County (AgHC)	8,000
Blue Ridge Community Health Services	10,000
Children & Family Resource Center	15,000
Aging Partners (formally Council on Aging)	25,000
Henderson County Habitat for Humanity	75,000
Interfaith Assistance Ministry	80,000
Latino Advocacy Coalition of Henderson	15,000
Medical Loan Closet of Henderson County	2,000
Mountain True	5,000
Pisgah Legal Services	10,000
Safelight, Inc.	15,000
St. Gerard House	6,000
The Mediation Center	1,500
Thrive	10,000
True Ridge	10,000
TOTAL	**287,500**

75% of Budget Available - $126,750

FY27 Special Appropriations

SPECIAL APPROPRIATIONS

Hand's On!

SPECIAL APPROPRIATIONS

BUILD
Hendersonville
Recommended Project

Ecusta-Oklawaha Connector Route Signage Project

Submitted By: Mary Davis

BikeWalkHVL is requesting through the City's Capital Improvement Program to create a signed and road-marked, safe walking and bicycling route that connects the Ecusta Trail to the Oklawaha Greenway through downtown Hendersonville and the 7th Avenue District.

The project will install directional, way finding, and safety signage along streets such as 4th, 5th, Maple, Center, and the overpass, helping residents and visitors navigate through town with greater confidence.

YMCA of Western North Carolina	Y-Access Program	5,250	3,235
Sub-Total		**80,150**	**44,175**
Appropriation Available (75% of Budget)		**126,750**	**(11,800)**
Agribusiness Henderson County (AgHC)	Local Agriculture Support Programming	8,000	8,000
Blue Ridge Community Health Services	7th Ave Medical Clinic	10,000	4,200
Children & Family Resource Center	PREP (Preschoolers Reaching Educational Potential) Program	15,000	9,000
Aging Partners (formally Council on Aging)	Nutrition Services Program	25,000	16,350
Henderson County Habitat for Humanity	Exterior Home Repairs	75,000	17,400
Interfaith Assistance Ministry	Rent, Food Assistance, Utilitiy Assistance	80,000	32,000
Latino Advocacy Coalition of Henderson County (El Centro)	Bilingual Emergency Preparedness and Communication Program	15,000	8,400
Medical Loan Closet of Henderson County	Medical Equipment Loans	2,000	2,000
Mountain True	Water Quality Monitoring - French Broad River	5,000	4,800
Pisgah Legal Services	Domestic & Sexual Violence Prevention	10,000	7,100
Safelight, Inc.	Expand Job Training Program	15,000	4,600
St. Gerard House	Family Group Night	6,000	4,850
The Mediation Center	Community Mediation	1,500	1,500
Thrive	Housing Case Management	10,000	9,400
True Ridge	Biligual Support and Resource Referrals	10,000	8,950
Sub-Total		**287,500**	**138,550**
Total		**367,650**	**182,725**

Special Appropriation Requests - Full Funding

Organization		FY27 Requests	Council Appropriation
Henderson County Economic Investment Fund		50,000	50,000
Henderson County Partnership for Econ. Dev.		28,000	28,000
Henderson County Rescue Squad		15,000	15,000
Interfaith Assistance Minitries - Utilities Assitance		20,000	-
Merchant's and Business Association		2,500	2,500
Mills River Partnership		80,000	80,000
Total		**195,500**	**175,500**

The workshop was recessed at 11:39 a.m. for lunch and reconvened at 12:15 p.m. with all members present to continue the budget discussion.

FEE SCHEDULE

Council Workshop
May 01, 2026

FEE SCHEDULE CHANGES

Community Development

- Introduces a "no fee" permit for interior residential remodeling
- Increases commercial permits to account for staff time

COMMUNITY DEVELOPMENT	
PERMITS	
General- Zoning Compliance	
Zoning Compliance Permit - Residential Interior	$0.00
Zoning Compliance Permit - Residential (Non-Interior)	$50.00
Zoning Compliance Permit - Commercial	$75.00
Temporary Use Permit	$60.00

Finance

- Restructures utility deposits by reducing the amount for each deposit and combining High Credit Risk & Unable to Perform Credit Check

FINANCE	
UTILITY CUSTOMER ACCOUNT SECURITY DEPOSITS	
Residential Water Only Deposit	
Tier 1 - Low Credit Risk	$0.00
Tier 2 - Medium Credit Risk	$50.00
Tier 3 - High Credit Risk or Unable to Perform Credit Check	$75.00
Residential Multiple Services Deposit (Water, Sewer, Sanitation, Stormwater)	
Tier 1 - Low Credit Risk	$0.00
Tier 2 - Medium Credit Risk	$150.00
Tier 3 - High Credit Risk or Unable to Perform Credit Check	$200.00
Non-Residential Water Only Deposit	
No Tiers - All	$75.00
Non-Residential Multiple Services Deposit (Water, Sewer, Sanitation, Stormwater)	
No Tiers - All	$225.00

FEE SCHEDULE CHANGES

Public Works

- Increased to reflect true cost

Paving Cut Repairs	
Mobilization/Base Fee (cuts less than or equal to 25 square feet)	$600.00
Repair fee per square foot, greater than 25 square feet	$16.00/sqft
Concrete & Sidewalk Mobilization/Base Fee (cuts less than or equal to 25 square feet)	$1,800.00
Concrete Curb and Sidewalk Replacement (W&S Cut Repairs per Sq ft over 25)	$30.00 / sqft

- Removed

PUBLIC WORKS	
General	
Backhoe (per hour)	$125.00
Building Maintenance Fees (per hour)	$75.00
Bush Hogs/Tractor Mowing (per hour)	$80.00
Fleet Maintenance Fees (per hour)	$100.00
Sidearm Mower Rental (per hour)	$125.00
Water/Flusher Truck (per load)	$100.00
Weed Eater/Hedge Trimmer (per hour)	$40.00
Asphalt Curb Installation - per linear foot	$15.00
Large Assembly Room (5 p.m. - 10 p.m.)	$100.00
Sanitation Service Deposit	$60.00
Railroad Depot Room Rental Rate	
Meeting Room (8 a.m. - 5 p.m.)	$100.00
Meeting Room (5 p.m. - 10 p.m.)	$50.00

FEE SCHEDULE CHANGES

Water

WATER	
FEES	
Inside City Limits	
Base Charge by Meter Size	
3/4"	$12.55
1"	$15.26
1.5"	$22.05
2"	$30.19
3"	$55.98
4"	$89.91
6"	$191.71
8"	$225.64
Volumetric Charges	
Residential	
0 to 3,000 gallons	$4.73 per 1000 gallons
3,000 to 6,000 gallons	$6.31 per 1000 gallons
6,000 to 14,000 gallons	$7.89 per 1000 gallons
14,000 gallons and greater	$9.47 per 1000 gallons
Commercial/Industrial	
0 to 40,000 gallons	$6.31 per 1000 gallons
40,000 to 200,000 gallons	$6.31 per 1000 gallons
200,000 gallons and greater	$6.31 per 1000 gallons
Irrigation	
0 to 40,000 gallons	$12.62 per 1000 gallons
40,000 gallons and greater	$13.26 per 1000 gallons
Outside City Limits	
Base Charge by Meter Size	
3/4"	$14.43
1"	$17.55
1.5"	$25.36
2"	$34.72
3"	$64.38
4"	$103.40
6"	$220.47
8"	$259.49

WATER	
Volumetric Charges	
Residential	
0 to 3,000 gallons	$5.44 per 1000 gallons
3,000 to 6,000 gallons	$7.26 per 1000 gallons
6,000 to 14,000 gallons	$9.07 per 1000 gallons
14,000 gallons and greater	$10.89 per 1000 gallons
Commercial/Industrial	
0 to 40,000 gallons	$7.26 per 1000 gallons
40,000 to 200,000 gallons	$7.26 per 1000 gallons
200,000 gallons and greater	$7.26 per 1000 gallons
Irrigation	
0 to 40,000 gallons	$14.52 per 1000 gallons
40,000 gallons and greater	$15.24 per 1000 gallons
Wholesale	
Base Charge by Meter Size	
3/4"	$14.43
1"	$17.55
1.5"	$25.36
2"	$34.72
3"	$64.38
4"	$103.40
6"	$220.47
8"	$259.49
Volumetric Charges	
Wholesale	
All Usage	$6.31 per 1000 gallons
Bulk Water	
All Usage	$10.89 per 1000 gallons
Public Schools	
Base Charge per Account	$12.55
All Usage	$6.31 per 1000 gallons

Rate Increase

8% Water / 9% Sewer

FEE SCHEDULE CHANGES

Sewer

SEWER	
FEE	
Inside City Limits	
Base Charge by Meter Size	
3/4"	$14.45
1"	$17.53
1.5"	$25.21
2"	$34.43
3"	$63.64
4"	$102.06
6"	$217.34
8"	$255.76
Volumetric Charges	
All Usage	$8.91 per 1000 gallons
Sewer Only-Flat Rate	$48.31 per month
Outside City Limits	
Base Charge by Meter Size	
3/4"	$21.68
1"	$26.29
1.5"	$37.82
2"	$51.65
3"	$95.45
4"	$153.09
6"	$326.01
8"	$383.65
Volumetric Charges	
All Usage	$13.37 per 1000 gallons
Sewer Only-Flat Rate	$72.47 per month

SEWER	
FEE	
Wholesale	
Base Charge by Meter Size	
3/4"	$21.68
1"	$26.29
1.5"	$37.82
2"	$51.65
3"	$95.45
4"	$153.09
6"	$326.01
8"	$383.65
Volumetric Charges	
All Usage	$13.37 per 1000 gallons
Public Schools	
Base Charge per Account	$14.45
All Usage	$8.91 per 1000 gallons
MSD Sewer	
Base Charge per Account	See Wholesale Charges
All Usage	$13.37 per 1000 gallons
Taps and Connections	
4" Gravity Sewer Service Installation	$1,600.00
6" Gravity Sewer Service Installation	$2,000.00
8" Gravity Sewer Service Installation	$2,400.00

FEE SCHEDULE CHANGES

System Development Fees
100% of Authorized Fee

Water System Development Fees	
Residential Single-Family Dwelling (per unit, Heated Sq. Ft.)	
<1000 sq ft	$1,247.00
1,000 - 1,500 sq ft	$1,332.00
1,501 - 2,000 sq ft	$1,359.00
2,001 - 2,500 sq ft	$1,443.00
2,501 - 3,000 sq ft	$1,500.00
3,001 - 3,500 sq ft	$1,613.00
3,501 - 4,000 sq ft	$1,724.00
4,000+ sq ft	$1,992.00
Multi-Family Master Meter (per unit)	$894.00
Mobile Home Park (per unit)	$1,399.00
Non-Residential	
3/4" meter	$2,494.00
1" meter	$4,156.00
1.5" meter	$8,312.00
2" meter	$13,300.00
3" meter	$29,093.00
4" meter	$52,368.00
6" meter	$108,062.00
8" meter	$232,748.00
10" meter	$349,122.00

Sewer System Development Fees	
Residential Single-Family Dwelling (per unit, Heated Sq. Ft.)	
<1000 sq ft	$2,048.00
1,000 - 1,500 sq ft	$2,188.00
1,501 - 2,000 sq ft	$2,233.00
2,001 - 2,500 sq ft	$2,370.00
2,501 - 3,000 sq ft	$2,465.00
3,001 - 3,500 sq ft	$2,650.00
3,501 - 4,000 sq ft	$2,883.00
4,000+ sq ft	$3,273.00
Multi-Family Master Meter (per unit)	$1,496.00
Mobile Home Park (per unit)	$2,299.00
Non-Residential	
3/4" meter	$4,097.00
1" meter	$6,828.00
1.5" meter	$13,657.00
2" meter	$21,850.00
3" meter	$47,789.00
4" meter	$86,036.00
6" meter	$177,535.00
8" meter	$382,383.00
10" meter	$573,575.00

FINALE

Council Workshop
May 01, 2026

CITY COUNCIL DIRECTION

Tax and Rate Impacts by Fund

Fund	Revenue Source	Recommendation
General Fund	Property Tax	No Change | $0.52 per $100
Main St. MSD Fund	Property Tax	No Change | $0.21 per $100
7th Ave. MSD Fund	Property Tax	No Change | $0.21 per $100
Water & Sewer Fund	Water Rate	+8% Increase | -5% Inside/Outside Differential (115%)
Water & Sewer Fund	Sewer Rate	+9% Increase | No Change Inside/Outside Differential (150%)
Parking Fund	Parking Fees	No Change | Variable Rates (see fee schedule)
Stormwater Fund	Stormwater Fees	+$1 per ERU & +$50 Cap | $9 per ERU & $450 Cap
Env. Services Fund	Sanitation Fees	No Change | $32 per set of 96gal bins (see fee schedule)

CITY COUNCIL DIRECTION

Property Type	Property Tax	Stormwater Rate	Sanitation Rate	Water Rate	Sewer Rate	Monthly Cost Δ
Residential / 3/4"meter, 3kgal	No Change	1.00	No Change	1.98	3.41	**6.39**
Business / 1"meter, 15kgal	No Change	1.00	No Change	8.18	12.55	**21.73**

FY26 CUSTOMER IMPACTS:

Property Tax → **No Change**

Stormwater Rate → +$1.00/month (per ERU) +$50.00 cap → **$9.00/month & $450.00 cap**

Sanitation Rate → **No Change**

Water Rate (+8.00%) → **+$0.93 Base** (3/4" Meter) | **+$0.35 Vol**. (per 1,000 gal.)

Sewer Rate (+9.00%) → **+$1.19 Base** (3/4" Meter) | **+$0.74 Vol**. (per 1,000 gal.)

After much discussion, the final budget will come before Council for adoption at their next meeting on June 4, 2026.

3. ADJOURN

There being no further discussion, the meeting was adjourned at 12:32 p.m. upon unanimous assent of the Council.

_____

Barbara G. Volk, Mayor

ATTEST:

_____

Jill Murray, City Clerk

MINUTES

May 13, 2026

REGULAR MEETING OF THE CITY COUNCIL

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

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

Staff Present: Deputy City Manager Brian Pahle, City Clerk Jill Murray, City Attorney Angela Beeker, Communications Director Allison Justus, and others

Absent: City Manager John Connet

1. CALL TO ORDER

Mayor Volk called the meeting to order at 5:45 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.*

Via Zoom:

Ken Fitch spoke about "Strive Not To Drive" and pointed out that Apple Country Transit is an essential service to a lot of people. The schedules and system information need to be upgraded and more widely available. Some online schedules are outdated, some dated 2024 & 2025 and now there is some discussion as to whether this service will continue to be free come June. Some reassurance would be welcome. Updated hardcopies should be readily available at some locations. The service must be there because a lot of people depend on it. We must upgrade the transit system and keep it running for this to be the functional city we wish it to be.

4. CONSIDERATION OF AGENDA

Deputy City Manager Brian Pahle noted that the Project Crown public hearing was advertised for this meeting, however, that has been moved to the regular June meeting.
Council Member Jennifer Hensley moved that City Council approve the agenda as presented. A unanimous vote of the Council followed. Motion carried.

5. CONSENT AGENDA

Council Member Gina Baxter 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*
April 2, 2026 Regular Meeting
April 22, 2026 Second Monthly Meeting

B. Approval of Fiscal Year 2026 Annual Audit Contract – *Krystal Powell, Finance Director*

Resolution R-26-28

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO AUTHORIZE A CONTRACT WITH GOULD KILLIAN CPA GROUP

WHEREAS, the North Carolina General Assembly has enacted Chapter 159-34 of the North

Carolina General Statutes which require all local governments to have their accounts audited as soon as possible after the closing of each fiscal year by a certified public accountant, or accountant certified by the Local Government Commission as qualified to audit local government accounts, selected by and reporting to the governing board; and

WHEREAS, City staff issued a Request for Proposal from qualified auditing firms on January 11, 2024 and four proposals were received; and

WHEREAS, staff reviewed the proposals based on the criteria outlined in the Request for Proposal; and
WHEREAS, Gould Killian CPA Group scored the highest among the four proposals reviewed by staff.

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

1. City Council selects Gould Killian CPA Group as auditor for fiscal year 2026 for the amount of $55,950 plus $4,500 for each major Single Audit program.
2. City Council directs the Finance Director to submit the completed LGC-205 Contract to Audit Accounts to the Local Government Commission.
3. City Council authorizes the City Manager to sign the Gould Killian CPA Group Engagement Letter and the LGC-205 Contract to Audit Accounts for the fiscal year 2026 audit.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 13th day of May, 2026.

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

C. Resolution Certifying and Declaring the Results of the Special Bond Referendum ($10.0M Transportation GO Bond) – *Adam Murr, Budget & Evaluation Director*

Resolution #R-26-29

RESOLUTION CERTIFYING AND DECLARING THE RESULTS OF THE SPECIAL BOND REFERENDUM ON THE BOND ORDER AUTHORIZING THE ISSUANCE OF $10,000,000 GENERAL OBLIGATION TRANSPORTATION BONDS HELD FOR THE CITY OF HENDERSONVILLE, NORTH CAROLINA ON MARCH 3, 2026

WHEREAS, the City Council of the City of Hendersonville, North Carolina has considered the Certificate of Canvass of the Henderson County Board of Elections canvassing the referendum held for the City of Hendersonville, North Carolina on March 3, 2026 and certifying the result thereof to the City Council and has canvassed the result of said Referendum.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HENDERSONVILLE, NORTH CAROLINA that it be and hereby is certified and declared that the number of voters registered and qualified to vote at said Referendum was 11,767.

BE IT FURTHER RESOLVED, that it be and hereby is certified and declared that the total number of voters who voted **"Yes"** in answer to the question:

> "Additional property taxes may be levied on property located in the City of Hendersonville in an amount sufficient to pay the principal of and interest on bonds if approved by the following ballot question. *SHALL* the order authorizing $10,000,000 of bonds plus interest to provide funds to pay the capital costs of acquiring, constructing, reconstructing, widening, extending, paving, resurfacing, grading and improving streets and sidewalks, including, without limitation, curbs, gutters, drains, bridges, overpasses, crossings, lighting, traffic controls, signals and markers, bicycle lanes, and landscape, streetscape and pedestrian improvements, and the acquisition of land, rights-of-way and easements in land required therefor, and providing that additional taxes may be levied in an amount sufficient to pay the principal of and interest on the bonds be approved, in light of the following:
>
> (1) The estimated cumulative cost over the life of the bond, using the highest interest rate charged for similar debt over the last 20 years, would be $15,611,200 (consisting of $10,000,000 principal amount of the bonds plus $5,611,200 of interest).
>
> (2) The estimated amount of property tax liability increase for each one hundred thousand dollars ($100,000) of property tax value to service the cumulative cost over the life of the bond provided above would be $20.00 per year."

was 1,910. The total number of voters who voted **"No"** in answer to such question was 944.
The question in the form submitted was APPROVED by the affirmative vote of a majority of those who voted thereon at said referendum.

BE IT FURTHER RESOLVED, that a statement substantially in the form hereinafter set forth declaring the result of said referendum will be filed in the City Clerk's office and inserted in the City Council minutes and published in accordance with law.

BE IT FURTHER RESOLVED, that this Resolution shall become effective on the date of its adoption.

READ, APPROVED AND ADOPTED this 13th day of May, 2026.

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

D. Monthly Tax Collector's Report (March) – *Tammy Heide, Deputy Tax Collector*

E. Approval to Accept the Grant Award for the Sullivan Park Restoration Project, Funded by the PARTF-Helene Recovery Fund Grant Program, as well as Review of the Proposed Contract and Sub W-9 Information Request by the Funding Organization – *Blake Fulgham, Management Analyst II*

Resolution #R-26-30

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL IN SUPPORT OF ACCEPTING THE GRANT AWARD BY THE PARKS AND RECREATION TRUST FUND HELENE RECOVERY FUND FOR SULLIVAN PARK

WHEREAS, the North Carolina Parks & Recreation Authority was allotted $4,158,875 in funds through the *Disaster Recovery Act* of 2025 for use in areas affected by Hurricane Helene.

WHEREAS, the City of Hendersonville is committed to providing its citizens and visitors with safe, accessible, and valuable parks and recreational infrastructure with the goal of providing the highest quality of life for its citizens.

WHEREAS, the City of Hendersonville wishes to pursue funding opportunities that would allow the City to repair and improve damaged recreational infrastructure at Sullivan Park to provide increased resiliency to future natural disasters and storms.

WHEREAS, the City's financial resources have limited the City's ability to restore all damaged infrastructure within our parks and green spaces network to pre-Helene conditions.

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

1. The City hereby endorses the application for the Parks and Recreation Trust Fund Helene Recovery Fund and, if awarded, provide dollar-for-dollar matching funds for the project, as well as staff assistance for the duration of the project; and
2. The City Manager is authorized to execute said application.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 13th day of May, 2026.

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

F. Annexation: Certificate of Sufficiency – 552 Clear Creek Rd (Carolina Village) 26-24-ANX – *Matthew Manley, AICP – Long-Range Planning Manager*

Resolution #R-26-31

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL FIXING DATE OF PUBLIC HEARING ON QUESTION OF ANNEXATION PURSUANT TO G.S. 160A-31

WHEREAS, a petition requesting annexation of the contiguous area described herein has been received; and

WHEREAS, certification by the City Clerk as to the sufficiency of the petition has been made;

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

Section 1. A public hearing on the question of annexation of the contiguous area described herein will be held at the City Operations Center located at 305 William St. Hendersonville NC, 28792 at 5:45 p.m. June 4th, 2026, or as soon thereafter as it may be heard.

Section 2. The area proposed for annexation is described as follows:

Being all of that real property consisting of PIN 9579-08-2767 described in the plat recorded in Book ____ - ___ [to be inserted at recording of the plat] of the Henderson County Registry, said PIN 9579-08-2767 being described by metes and bounds as follows:

Being the property describe in book of record 4404, page 220.
Beginning at an existing 3/4" axle at the northwestern corner of book of record 4404, page 220;
Thence N 57°34'03" E a distance of 212.95' to an existing bent 3/4" iron pipe at the northeastern corner of said book of record;
Thence S 49°40'27" E a distance of 437.08' to an existing 3/4" iron pipe at the southeastern corner of said book of record;
Thence S 57°21'06" W a distance of 212.93' to an existing 1" axle at the southwestern corner of said book of record; also, in the northeastern line of lot 25 country acres, plat cabinet "c", slide 285a.
Thence N 49°14'23" W a distance of 86.45' to an existing 3/4" iron pipe at the common corner of lot 25 and lot 26 country acres;
Thence N 49°36'56" W a distance of 51.98' to an existing #4 rebar in the northeastern line of lot 26 country acres;
Thence N 49°37'56" W a distance of 73.18' to an existing 1" axle at the common corner of lot 26 and lot 27 country acres;
Thence N 49°52'52" W a distance of 19.87' to an existing capped rebar at the common corner of deed book 1689, page 461 and book of record 4174, page 144;
Thence W 49°40'51" W a distance of 110.01' to an existing 1" axle at the common corner of lot 27 and lot 28, country acres;
Thence N 49°56'52" W a distance of 96.37' to an existing 3/4" axle;
Which is the point of beginning, having an area of 88,822.1 square feet, 2.04 acres

Re: Petition for Contiguous Annexation
Petitioners: Carolina Village
File No. 26-24-ANX

Section 3. Notice of the public hearing shall be published once in The Hendersonville Times-News, a newspaper having general circulation in the City of Hendersonville, at least 10 days prior to the date of the public hearing.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 13th day of May, 2026.

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

G. Clear Creek Greenway – Contract Authorization – *Brendan Shanahan, City Engineer*

Resolution #R-26-32

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION FOR THE CONSTRUCTION ADMINISTRATION OF THE CLEAR CREEK GREENWAY

WHEREAS, The NC Department of Transportation ("NCDOT") has programmed funds via the Transportation Improvement Program for the construction of the Clear Creek Greenway, being the project described in TIP #: BL-0008 (the "Project"); and

WHEREAS, the City previously approved and executed an agreement with NCDOT providing that the City received Surface Transportation Block Grant funding for the project; and

WHEREAS, NCDOT has agreed to administer the construction phase of the Project; and

WHEREAS, The City will pay NCDOT for construction administration an amount equal to 20 percent of the total Project cost, said total Project cost being $4,531,000.00, with the City's 20 percent cost share being $906,200.00; and

WHEREAS, the City Council desired to enter into an agreement with NCDOT providing that NCDOT will be responsible for the construction phase of the Project using Surface Transportation Block Grant funds.

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

1. The TIP Agreement, bearing Agreement ID # 1000027835, for the Clear Creek Greenway Project, TIP #: BL-0008, is approved; and
2. The City Manager is authorized to execute the TIP Agreement, with such changes as he deems appropriate, provided they are consistent with the terms of this Resolution.

3. The City Manager is authorized to approve change orders which cumulatively do not exceed $90,620.00 (being 10% of the cost share under the TIP Agreement paid by the City), provided however that any necessary budget ordinance or project ordinance amendments must be brought back to the City Council for approval.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 13th day of May, 2026.

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

H. Clear Creek Greenway – TP Grant Agreement Approval – *Brendan Shanahan, City Engineer*

Resolution #R-26-33

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL AUTHORIZING THE EXECUTION OF A GRANT AGREEMENT WITH THE NORTH CAROLINA DEPARTMENT OF NATURAL AND CULTURAL RESOURCES FOR FUNDING TOWARDS DEVELOPMENT OF THE CLEAR CREEK GREENWAY

WHEREAS, The NC Department of Natural and Cultural Resources ("DNCR") has made funds available via the Recreational Trails Program ("RTP") for the construction of new recreational trails; and

WHEREAS, the City of Hendersonville has applied for and been awarded $100,000.00 from DNCR through the RTP for the development of the Clear Creek Greenway (the "Project"); and

WHEREAS, the City of Hendersonville desires to accept the grant funds, and authorize the execution of the grant agreement with DNCR;

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

1. The Agreement, bearing Grant Contract No. RTP2025-2137 with North Carolina DNCR for funding towards the development of the Clear Creek Greenway Project is approved; and
2. The City Manager is authorized to execute the agreement with DNCR, with such changes as he deems appropriate, provided they are consistent with the terms of this Resolution.
3. All actions of the City Manager, City Clerk, and other City Staff regarding Grant Contract No. RTP2025-2137 are hereby ratified and approved.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 13th day of May, 2026.

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

I. May 2026 Budget Amendments – *Jennifer Floyd, Management Analyst*

TO MAYOR & COUNCIL **FISCAL YEAR 2026**
APPROVAL: May 13, 2026 **FORM: 05132026-01**

BUDGET AMENDMENT

FUND 067 | 467

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET
067-0000-534999	Contingencies	44,717	-	44,000	717
067-7555-519200	Contracted Services	230,000	-	10,000	220,000
067-1555-501001	Salaries & Wages - Regular	208,946	-	10,000	198,946
067-0000-598901	Transfer Out (to 467, FY26)	150,000	64,000	-	214,000
FUND 067	TOTAL REVENUES	-	-	-	-
Stormwater Fund	TOTAL EXPENDITURES	633,663	64,000	64,000	633,663
467-0000-420050-G2605	Grant Revenue (NCEM)	-	2,000,000	-	2,000,000
467-0000-420050-G2605	Grant Revenue (NC Blueprint)	-	356,000	-	356,000
467-0000-470100-G2605	Transfer In (from 067, FY26)	-	64,000	-	64,000
467-0000-470100-G2605	Transfer In (from 067, FY27)	-	300,000	-	300,000
467-7555-550102-G2605	Capital Outlay - Fees & Services	-	364,000	-	364,000
467-7555-550103-G2605	Capital Outlay - CIP	-	2,356,000	-	2,356,000
FUND 467	TOTAL REVENUES	-	2,720,000	-	2,720,000
Wash Creek STW #G2605	TOTAL EXPENDITURES	-	2,720,000	-	2,720,000

An amendment reflecting the adoption of a grant project ordinance (GPO) and reimbursement resolution (RR) for the Wash Creek Stormwater Project 06, Phase 01 project (#G2605). The total project appropriation is $2,720,000: $2,356,000 for construction activity and $364,000 for permitting and design. The City is matching a $2,000,000 grant from NC Emergency Management (NCEM) and a $356,000 NC Blueprint Grant with $364,000 funding from the Stormwater Utility in FY26 and FY27.

The City Manager and City Clerk certify budget ordinance amendment 05132026-01 was approved by City Council on May 13, 2026.

TO MAYOR & COUNCIL **FISCAL YEAR 2026**
APPROVAL: May 13, 2026 **FORM: 05132026-02**

BUDGET AMENDMENT

FUND 360 | 410 | 460

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET
360 - Revenues	FEMA Grants/Reimb. (Helene)	6,676,000	-	-	6,676,000
360 - Revenues	NCEM Loan (Helene)	1,172,004	-	-	1,172,004
360 - Expenditures	FEMA Grants/Reimb. Expenditures (Helene)	5,000,000	-	-	5,000,000
360 - Expenditures	NCEM Loan Expenditures (Helene)	1,172,004	-	-	1,172,004
360-HEA01	Helene Expenditures - HEA01	395,000	-	-	395,000
360-HEB01	Helene Expenditures - HEB01	1,175,000	-	-	1,175,000
360-HEZ01	Helene Expenditures - HEZ01	106,000	-	-	106,000
FUND 360	TOTAL REVENUES	7,848,004	-	-	7,848,004
NCEM/Insurance	TOTAL EXPENDITURES	7,848,004	-	-	7,848,004
410	FEMA Grants/Reimb. (Helene)	534,288	-	-	534,288
410-HEE01	Helene Expenditures - HEE01	327,788	-	-	327,788
410-HEG14	Helene Expenditures - HEG14	97,000	-	-	97,000
410-HEC05	Helene Expenditures - HEC05	100,100	-	-	100,100
410-HEG11	Helene Expenditures - HEG11	4,000	-	-	4,000
410-HEG06	Helene Expenditures - HEG06	4,500	-	-	4,500
410-HEE02	Helene Expenditures - HEE02	300	-	-	300
410-HEG04	Helene Expenditures - HEG04	300	-	-	300
410-HEF27	Helene Expenditures - HEF27	300	-	-	300
Fund 410	TOTAL REVENUES	534,288	-	-	534,288
Helene Projects	TOTAL EXPENDITURES	534,288	-	-	534,288
460	FEMA Grants/Reimb. (Helene)	2,822,500	-	-	2,822,500
460-HEB01	Helene Expenditures - HEB01	790,000	-	-	790,000
460-HEF02	Helene Expenditures - HEF02	1,120,000	-	-	1,120,000
460-HEF03	Helene Expenditures - HEF03	12,500	-	-	12,500
460-HEF04	Helene Expenditures - HEF04	2,000	-	-	2,000
460-HEF05	Helene Expenditures - HEF05	5,000	-	-	5,000
460-HEF08	Helene Expenditures - HEF08	142,000	-	-	142,000
460-HEF16	Helene Expenditures - HEF16	470,000	-	-	470,000
460-HEF18	Helene Expenditures - HEF18	30,000	-	-	30,000
460-HEF19	Helene Expenditures - HEF19	35,000	-	-	35,000
460-HEF20	Helene Expenditures - HEF20	32,000	-	-	32,000
460-HEF21	Helene Expenditures - HEF21	20,000	-	-	20,000
460-HEF22	Helene Expenditures - HEF22	60,000	-	-	60,000
460-HEF23	Helene Expenditures - HEF23	30,000	-	-	30,000
460-HEF24	Helene Expenditures - HEF24	63,000	-	-	63,000
460-HEF25	Helene Expenditures - HEF25	8,000	-	-	8,000
460-HEF06	Helene Expenditures - HEF06	3,000	-	-	3,000
Fund 460	TOTAL REVENUES	2,822,500	-	-	2,822,500
Helene Projects	TOTAL EXPENDITURES	2,822,500	-	-	2,822,500

An amendment clarifying the existing Hurricane Helene project budgets, this amendment does not change the bottom-line of any Fund, or the Helene project budget.

The City Manager and City Clerk certify budget ordinance amendment 05132026-02 was approved by City Council on May 13, 2026.

TO MAYOR & COUNCIL **FISCAL YEAR 2026**
APPROVAL: May 13, 2026 **FORM: 05132026-03**

BUDGET AMENDMENT

FUND 467

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET
467-0000-470100-G2306	Transfer In (from 067, FY24)	109,300	-	-	109,300
467-0000-420050-G2306	Grant Revenue (NCLWF)	1,725,554	-	-	1,725,554
467-0000-420050-G2306	Grant Revenue (NCDWI)	1,897,236	-	-	1,897,236
467-0000-420050-G2306	Grant Revenue (NC Blueprint)	-	100,000	-	100,000
467-7555-551000-G2306	Capital Outlay - Land/Easement/ROW	609,000	-	-	609,000
467-7555-550103-G2306	Capital Outlay - CIP	3,123,090	100,000	-	3,223,090
FUND 467	TOTAL REVENUES	3,732,090	100,000	-	3,832,090
Lower Mud Creek #G2306	TOTAL EXPENDITURES	3,732,090	100,000	-	3,832,090

An amendment increasing the Lower Mud Creek Stormwater Restoration Project, #G2306 appropriation by $100,000 following the receipt of an additional $100,000 grant from NC Blueprint on 01/15/2026.

The City Manager and City Clerk certify budget ordinance amendment 05132026-03 was approved by City Council on May 13, 2026.

TO MAYOR & COUNCIL
APPROVAL: May 13, 2026

FISCAL YEAR 2026
FORM: 05132026-04

BUDGET AMENDMENT

FUND 010 | 410

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET
010-0000-470900	Restricted Fund Bal. (FY25 Powell Bill)	3,356,167	158,290	-	3,514,457
010-0000-450002	Powell Bill Interest (FY26)	10,300	8,606	-	18,906
010-0000-598901	Transfer Out (to GO Bond, #25013)	-	940,692	-	940,692
010-1556-524040	Powell Bill Expenditures	773,796	-	773,796	-
FUND 010	TOTAL REVENUES	3,366,467	166,896	-	3,533,363
General Fund	TOTAL EXPENDITURES	773,796	940,692	773,796	940,692
410-0000-470010-25013	Debt Proceeds (2026 GO Bond)	10,000,000	-	-	10,000,000
410-0000-470100-25013	Transfer In (from 010, FY25)	-	158,290	-	158,290
410-0000-470100-25013	Transfer In (from 010, FY26)	-	782,402	-	782,402
410-0000-470100-25013	Transfer In (from 010, FY27)	900,000	-	-	900,000
410-0000-470100-25013	Transfer In (from 010, FY28)	900,000	-	-	900,000
410-0000-470100-25013	Transfer In (from 010, FY29)	900,000	-	-	900,000
410-0000-470100-25013	Transfer In (from 010, FY30)	900,000	-	-	900,000
410-0000-470100-25013	Transfer In (from 010, FY31)	900,000	-	-	900,000
410-1014-550102-25013	Capital Outlay-CIP (Resurfacing)	8,200,000	940,692	-	9,140,692
410-1014-550102-25013	Capital Outlay-CIP (ADA Curb Ramp)	2,420,000	-	-	2,420,000
410-1014-550102-25013	Capital Outlay-CIP (Safety & Transport.)	3,705,000	-	-	3,705,000
410-1014-550102-25013	Capital Outlay-Services & Fees	175,000	-	-	175,000
FUND 410	TOTAL REVENUES	14,500,000	940,692	-	15,440,692
GO Bond Project #25013	TOTAL EXPENDITURES	14,500,000	940,692	-	15,440,692

An amendment to the Transportation General Obligation (GO) Bond Project (#25013). The amendment increases the total project appropriation from the originally adopted (11/06/2025) $14,500,000 by $940,692 to a new total appropriation of $15,440,692. The project is increased using $158,290 of FY25 Powell Bill funding, which now exists as restricted fund balance. The project is further increased by transferring FY26 Powell Bill appropriations and Powell Bill Interest from the General Fund to the project in FY26.

The City Manager and City Clerk certify budget ordinance amendment 05132026-04 was approved by City Council on May 13, 2026.

TO MAYOR & COUNCIL
APPROVAL: May 13, 2026

FISCAL YEAR 2026
FORM: 05132026-05

BUDGET AMENDMENT

FUND 010 | 410

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET
010-0000-470900	Restricted Fund Bal. (FY25 Powell Bill)	3,356,167	232,820	-	3,747,277
010-0000-598901	Transfer Out (to Clear Creek Gwy., #18026)	-	232,820	-	1,183,812
FUND 010	TOTAL REVENUES	3,356,167	232,820	-	3,747,277
General Fund	TOTAL EXPENDITURES	-	232,820	-	1,183,812
410-0000-460090-18026	Contribution/Donation(STBG-DA, #1)	1,686,020	1,796,980	-	3,483,000
410-0000-460090-18026	Contribution/Donation(STBG-DA, #2)	-	860,800	-	860,800
410-0000-460090-18026	Contribution/Donation(PARTF 2020)	376,000	-	-	376,000
410-0000-460090-18026	Contribution/Donation(Carolina Village #1)	250,000	-	-	250,000
410-0000-460090-18026	Contribution/Donation(Carolina Village #2)	-	25,000	-	25,000
410-0000-460090-18026	Contribution/Donation(Carolina Village #2)	-	25,000	-	25,000
410-0000-460090-18026	Contribution/Donation(Carolina Village #2)	-	25,000	-	25,000
410-0000-460090-18026	Contribution/Donation(Rec. Trails)	-	100,000	-	100,000
410-0000-460090-18026	Contribution/Donation(B.R. Bicycle Club)	10,000	15,000	-	25,000
410-0000-460090-18026	Contribution/Donation(Friends of Ecusta)	3,399	8,000	-	11,399
410-0000-460090-18026	Contribution/Donation(WRDG)	150,000	-	150,000	-
410-0000-470100-18026	Transfer In (Powell Bill)	-	232,820	-	232,820
410-1014-550102-18026	Capital Outlay - Fees and Services	306,620	498,620	-	805,240
410-1014-551000-18026	Capital Outlay - Land, Easement, ROW	77,820	-	-	77,820
410-1014-550103-18026	Capital Outlay - CIP	2,090,979	2,439,980	-	4,530,959
FUND 410	TOTAL REVENUES	2,475,419	3,088,600	150,000	5,414,019
Clear Creek Gwy #18026	TOTAL EXPENDITURES	2,475,419	2,938,600	-	5,414,019

An amendment reflecting a contribution from Friends of the Ecusta Trail to the Clear Creek Greenway Project #18026.

The City Manager and City Clerk certify budget ordinance amendment 05132026-05 was approved by City Council on May 13, 2026.

TO MAYOR & COUNCIL **FISCAL YEAR 2026**
APPROVAL: May 13, 2026 **FORM: 05132026-06**

BUDGET AMENDMENT

FUND 010

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET
010-0000-470030	Insurance Proceeds	32,150	985	-	33,135
010-1300-524030	R&M Trucks	123,520	985	-	124,505
FUND 010	TOTAL REVENUES	32,150	985	-	33,135
General Fund	TOTAL EXPENDITURES	123,520	985	-	124,505

A budget amendment reflecting an increase in insurance proceeds related to the repair of asset 14-110.

The City Manager and City Clerk certify budget ordinance amendment 05132026-06 was approved by City Council on May 13, 2026.

TO MAYOR & COUNCIL **FISCAL YEAR 2026**
APPROVAL: May 13, 2026 **FORM: 05132026-07**

BUDGET AMENDMENT

FUND 010

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET
010-0000-470030	Insurance Proceeds	33,135	13,215	-	46,350
010-1300-524010	R&M Buildings	15,000	13,215	-	28,215
FUND 010	TOTAL REVENUES	33,135	13,215	-	46,350
General Fund	TOTAL EXPENDITURES	15,000	13,215	-	28,215

A budget amendment reflecting an increase in insurance proceeds related to the repair the parking lot gate at the Police Department.

The City Manager and City Clerk certify budget ordinance amendment 05132026-07 was approved by City Council on May 13, 2026.

TO MAYOR & COUNCIL **FISCAL YEAR 2026**
APPROVAL: May 13, 2026 **FORM: 05132026-08**

BUDGET AMENDMENT

FUND 010

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET
010-0000-470030	Insurance Proceeds	46,350	12,325	-	58,675
010-1300-524030	R&M Trucks	124,505	12,325	-	136,830
FUND 010	TOTAL REVENUES	46,350	12,325	-	58,675
General Fund	TOTAL EXPENDITURES	124,505	12,325	-	136,830

A budget amendment reflecting an increase in insurance proceeds related to the repair of asset 14-93.

The City Manager and City Clerk certify budget ordinance amendment 05132026-08 was approved by City Council on May 13, 2026.

TO MAYOR & COUNCIL **FISCAL YEAR 2026**
APPROVAL: May 13, 2026 **FORM: 05132026-09**

BUDGET AMENDMENT

FUND 064

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET
064-0000-460090	Contributions/Donations	-	1,206	-	1,206
064-7455-524010	R&M Buildings	25,650	1,206	-	26,856
FUND 064	TOTAL REVENUES	-	1,206	-	1,206
Parking Fund	TOTAL EXPENDITURES	25,650	1,206	-	26,856

A budget amendment reflecting an increase in contribution/donations related to the repair of parking deck equipment.

The City Manager and City Clerk certify budget ordinance amendment 05132026-09 was approved by City Council on May 13, 2026.

TO MAYOR & COUNCIL **FISCAL YEAR 2026**
APPROVAL: May 13, 2026 **FORM: 05132026-10**

BUDGET AMENDMENT

FUND 060

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET
060-0000-420050	Grant Revenue	150,000	4,450	-	154,450
060-7132-555003	Capital Outlay-Plant/Pump Station	54,000	4,450	-	58,450
FUND 060	TOTAL REVENUES	150,000	4,450	-	154,450
Water & Sewer Fund	TOTAL EXPENDITURES	54,000	4,450	-	58,450

A budget amendment reflecting grant revenue for the purchase of a confined entry space tripod.

The City Manager and City Clerk certify budget ordinance amendment 05132026-10 was approved by City Council on May 13, 2026.

TO MAYOR & COUNCIL **FISCAL YEAR 2026**
APPROVAL: May 13, 2026 **FORM: 05132026-11**

BUDGET AMENDMENT

FUND 010

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET
010-0000-470030	Insurance Proceeds	48,675	1,623	-	50,298
010-1300-524030	R&M Trucks	124,505	1,623	-	126,128
FUND 010	TOTAL REVENUES	48,675	1,623	-	50,298
General Fund	TOTAL EXPENDITURES	124,505	1,623	-	126,128
A budget amendment reflecting an increase in insurance proceeds related to the repair of asset 14-108.					

The City Manager and City Clerk certify budget ordinance amendment 05132026-11 was approved by City Council on May 13, 2026.

TO MAYOR & COUNCIL **FISCAL YEAR 2026**
APPROVAL: May 13, 2026 **FORM: 05132026-12**

BUDGET AMENDMENT

FUND 010

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET
010-0000-470030	Insurance Proceeds	50,298	3,216	-	53,514
010-1300-524030	R&M Trucks	126,128	3,216	-	129,344
FUND 010	TOTAL REVENUES	50,298	3,216	-	53,514
General Fund	TOTAL EXPENDITURES	126,128	3,216	-	129,344
A budget amendment reflecting an increase in insurance proceeds related to the repair of asset 14-111.					

The City Manager and City Clerk certify budget ordinance amendment 05132026-12 was approved by City Council on May 13, 2026.

TO MAYOR & COUNCIL **FISCAL YEAR 2026**
APPROVAL: May 13, 2026 **FORM: 05132026-14**

BUDGET AMENDMENT

FUND 410

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET
410-0000-460090-25001	Contributions/Donations	-	26,000	-	26,000
410-1010-550103-25001	Capital Outlay CIP	100,000	26,000	-	126,000
FUND 410	TOTAL REVENUES	-	26,000	-	26,000
DT Camera Project #25001	TOTAL EXPENDITURES	100,000	26,000	-	126,000
A budget amendment reflecting an increase in contribution/donations to reflect a contribution from Land of Sky for the Downtown Camera Project #25001					

The City Manager and City Clerk certify budget ordinance amendment 05132026-14 was approved by City Council on May 13, 2026.

TO MAYOR & COUNCIL **FISCAL YEAR 2026**
APPROVAL: May 13, 2026 **FORM: 05132026-13**

BUDGET AMENDMENT

FUND 060 | 064

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET
060-0000-598901	Transfer Out (to 067)	517,000	76,700	-	593,700
060-7155-555002	Capital Outlay - Lines	240,000	-	76,700	163,300
FUND 060	TOTAL REVENUES	-	-	-	-
Water & Sewer Fund	TOTAL EXPENDITURES	757,000	76,700	76,700	757,000
067-0000-470100	Transfer In (From 060)	-	76,700	-	76,700
067-7555-519200	Contract Services	230,000	76,700	-	306,700
FUND 067	TOTAL REVENUES	-	76,700	-	76,700
Stormwater Fund	TOTAL EXPENDITURES	230,000	76,700	-	306,700
A budget amendment reflecting the purchase of asset 44-25 by the Water & Sewer Fund from the Stormwater Fund					

The City Manager and City Clerk certify budget ordinance amendment 05132026-13 was approved by City Council on May 13, 2026.

TO MAYOR & COUNCIL **FISCAL YEAR 2026**
APPROVAL: May 13, 2026 **FORM: 05132026-15**

BUDGET AMENDMENT

FUND 010 | 060 | 410 | 301

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET
010-0000-598901	Transfer Out (to 301)	921,516	37,500	-	959,016
010-1010-534000	Non-Capital Equipment	135,290	-	37,500	97,790
FUND 010	TOTAL REVENUES	-	-	-	97,790
General Fund	TOTAL EXPENDITURES	1,056,806	37,500	37,500	1,056,806
060-0000-598901	Transfer Out (to 301)	517,000	48,200	-	565,200
060-1010-519200	Contract Services	349,245	-	15,506	333,739
060-1010-523003	Utilties- Telephone & Internet	84,125	-	15,506	68,619
060-1010-534000	Non-Capital Equipment	38,265	-	17,188	21,077
FUND 060	TOTAL REVENUES	-	-	-	-
Water & Sewer Fund	TOTAL EXPENDITURES	988,635	48,200	48,200	988,635
410-0000-598901-25001	Transfer Out (to 301)	-	9,800	-	9,800
410-1010-470100-25001	Capital Outlay CIP	100,000	-	9,800	90,200
FUND 410	TOTAL REVENUES	-	-	-	9,800
DT Camera Project #25001	TOTAL EXPENDITURES	100,000	9,800	9,800	100,000
310-0000-470100-G2502	Transfer In (From 010,060,410)	-	95,500	-	95,500
310-1010-554001-G2502	Capital Outlay - Equipment Other Than	-	95,500	-	95,500
FUND 301	TOTAL REVENUES	-	95,500	-	95,500
Cybersecurity #G2502	TOTAL EXPENDITURES	-	95,500	-	95,500

A budget amendment increasing the State and Local Cybersecurity Grant Project #G2502 to complete the purchase of a server

The City Manager and City Clerk certify budget ordinance amendment 05132026-15 was approved by City Council on May 13, 2026.

J. May 2026 Project Ordinances and Reimbursement Resolutions – *Adam Murr, Budget & Evaluation Director*

Resolution #R-26-34

HENDERSONVILLE, NORTH CAROLINA
DECLARATION OF OFFICIAL INTENT TO REIMBURSE

BE IT RESOLVED by the City Council of the City of Hendersonville, North Carolina, this declaration (the "Declaration") is made pursuant to the requirements of the United States Treasury Regulations Section 1.150-2 and is intended to constitute a Declaration of Official Intent to Reimburse under such Treasury Regulations Section.

The undersigned is authorized to declare the official intent of HENDERSONVILLE, North Carolina (the "Issuer") with respect to the matters contained herein.

Expenditures to be Incurred. The Issuer anticipates incurring expenditures (the "Expenditures") for EXECUTION, ACQUISITION, CONSTRUCTION, AND INSTALLATION OF FTA AUDIBLE PEDESTRIAN CROSSING SIGNALS AND INFRASTRUCTURE PROJECT (#G2604), ORDINANCE #O-26-08 (the "Projects").

Plan of Finance. The Issuer intends to finance the costs of the Project(s) with the grant proceeds to be issued by the Issuer (the "Borrowing"), the interest on which is to be excluded from gross income for Federal income tax purposes.

Maximum Principal Amount of Debt to be Issued. The maximum principal amount of the Borrowing to be incurred by the Issuer to finance the Project is $150,255.

Declaration of Official Intent to Reimburse. The Issuer hereby declares its official intent to reimburse itself with the proceeds of the Borrowing for any of the Expenditures incurred by it prior to the issuance of the Borrowing.

ADOPTED by the City Council of the City of Hendersonville, North Carolina, on this 13th day of May, 2026.

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

Ordinance #O-26-08

GRANT PROJECT ORDINANCE FOR
THE EXECUTION, ACQUISITION, CONSTRUCTION, AND INSTALLATION OF THE FTA AUDIBLE PEDESTRIAN CROSSING SIGNALS AND INFRASTRUCTURE GRANT PROJECT, #G2604

BE IT ORDAINED by the Governing Board of the City of Hendersonville, North Carolina that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following grant project ordinance is hereby adopted:

Section 1: The project authorized is a City project described as the FTA Audible Pedestrian Crossing Signals and Infrastructure Grant Project, #G2604.

Section 2: The following amounts are appropriated for the project(s):

Account Codes				Account Name	Total Budget
Fund	Dept.	Account	Project		
301	1560	N/A	G2604	FTA Grant Expenditures	$150,255
				Total Project Appropriation	**$150,255**

Section 3: The following revenues are anticipated to be available via grant proceeds:

Account Codes				Account Name	Total Budget
Fund	Dept.	Account	Project		
301	0000	420050	G2604	Grant (FTA 2026)	($150,255)
				Total Project Appropriation	**($150,255)**

Section 4: The Finance Director is hereby directed to maintain within the General Fund sufficient specific detailed accounting records to satisfy the disclosure requirements of all the contractual agreements, if applicable.

Section 5: Funds may be advanced from the General Fund as necessary for the purpose of making payments as due. Reimbursement requests shall be made in an orderly and timely manner.

Section 6: The Finance Director is directed to report, on a quarterly basis, on the financial status of each project element in Section 3 and Section 4.

Section 7: The Finance Director is further instructed to include a detailed analysis of past and future revenues and expenses during each annual budget submission made to the Governing Board.

Section 8: Copies of this grant project shall be furnished to the City Clerk, Finance Director, and City Manager for direction in carrying out this project.

Section 9: The City Manager, or designee, is authorized to declare the project completed, close the project ordinance, and distribute remaining project funds to the appropriate operating fund or reserve fund.
ADOPTED by the City Council of the City of Hendersonville, North Carolina, on this 13th day of May, 2026.

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

Resolution #R-26-35

HENDERSONVILLE, NORTH CAROLINA
DECLARATION OF OFFICIAL INTENT TO REIMBURSE

BE IT RESOLVED by the City Council of the City of Hendersonville, North Carolina, this declaration (the "Declaration") is made pursuant to the requirements of the United States Treasury Regulations Section 1.150-2 and is intended to constitute a Declaration of Official Intent to Reimburse under such Treasury Regulations Section.

The undersigned is authorized to declare the official intent of HENDERSONVILLE, North Carolina (the "Issuer") with respect to the matters contained herein.

Expenditures to be Incurred. The Issuer anticipates incurring expenditures (the "Expenditures") for EXECUTION, ACQUISITION, CONSTRUCTION, AND INSTALLATION OF HELENE RECOVERY SULLIVAN PARK PARTF PROJECT (#G2606), ORDINANCE #O-26-09 (the "Projects").

Plan of Finance. The Issuer intends to finance the costs of the Project(s) with the grant proceeds to be issued by the Issuer (the "Borrowing"), the interest on which is to be excluded from gross income for Federal income tax purposes.

Maximum Principal Amount of Debt to be Issued. The maximum principal amount of the Borrowing to be incurred by the Issuer to finance the Project is $361,762.

Declaration of Official Intent to Reimburse. The Issuer hereby declares its official intent to reimburse itself with the proceeds of the Borrowing for any of the Expenditures incurred by it prior to the issuance of the Borrowing.

ADOPTED by the City Council of the City of Hendersonville, North Carolina, on this 13th day of May, 2026.

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

Ordinance #O-26-09

**GRANT PROJECT ORDINANCE FOR
THE EXECUTION, ACQUISITION, CONSTRUCTION, AND INSTALLATION OF THE HELENE RECOVERY FUND SULLIVAN PARK PARTF GRANT PROJECT, #G2606**

BE IT ORDAINED by the Governing Board of the City of Hendersonville, North Carolina that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following grant project ordinance is hereby adopted:

Section 1: The project authorized is a City project described as the Helene Recovery Sullivan Park PARTF Grant Project, #G2606.

Section 2: The following amounts are appropriated for the project(s):

Account Codes				Account Name	Total Budget
Fund	Dept.	Account	Project		
301	1525	N/A	G2606	PARTF Grant Expenditures	$361,762
				Total Project Appropriation	**$361,762**

Section 3: The following revenues are anticipated to be available via grant proceeds:

Account Codes				Account Name	Total Budget
Fund	Dept.	Account	Project		
301	0000	420050	G2606	Grant (PARTF 2026)	($361,762)
				Total Project Appropriation	**($361,762)**

Section 4: The Finance Director is hereby directed to maintain within the General Fund sufficient specific detailed accounting records to satisfy the disclosure requirements of all the contractual agreements, if applicable.

Section 5: Funds may be advanced from the General Fund as necessary for the purpose of making payments as due. Reimbursement requests shall be made in an orderly and timely manner.

Section 6: The Finance Director is directed to report, on a quarterly basis, on the financial status of each project element in Section 3 and Section 4.

Section 7: The Finance Director is further instructed to include a detailed analysis of past and future revenues and expenses during each annual budget submission made to the Governing Board.

Section 8: Copies of this grant project shall be furnished to the City Clerk, Finance Director, and City Manager for direction in carrying out this project.

Section 9: The City Manager, or designee, is authorized to declare the project completed, close the project ordinance, and distribute remaining project funds to the appropriate operating fund or reserve fund.
ADOPTED by the City Council of the City of Hendersonville, North Carolina, on this 13th day of May, 2026.

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

Resolution #R-26-36

**HENDERSONVILLE, NORTH CAROLINA
DECLARATION OF OFFICIAL INTENT TO REIMBURSE**

BE IT RESOLVED by the City Council of the City of Hendersonville, North Carolina, this declaration (the "Declaration") is made pursuant to the requirements of the United States Treasury Regulations Section 1.150-2 and is intended to constitute a Declaration of Official Intent to Reimburse under such Treasury Regulations Section.

The undersigned is authorized to declare the official intent of HENDERSONVILLE, North Carolina (the "Issuer") with respect to the matters contained herein.

Expenditures to be Incurred. The Issuer anticipates incurring expenditures (the "Expenditures") for EXECUTION, ACQUISITION, CONSTRUCTION, AND INSTALLATION OF WASH CREEK STORMWATER 06 PHASE 01 PROJECT (#G2605), ORDINANCE #O-26-10 (the "Projects").

Plan of Finance. The Issuer intends to finance the costs of the Project(s) with the grant proceeds to be issued by the Issuer (the "Borrowing"), the interest on which is to be excluded from gross income for Federal income tax purposes.

Maximum Principal Amount of Debt to be Issued. The maximum principal amount of the Borrowing to be incurred by the Issuer to finance the Project is $2,720,000.

Declaration of Official Intent to Reimburse. The Issuer hereby declares its official intent to reimburse itself with the proceeds of the Borrowing for any of the Expenditures incurred by it prior to the issuance of the Borrowing.

ADOPTED by the City Council of the City of Hendersonville, North Carolina, on this 13th day of May, 2026.

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

Ordinance #O-26-10

**GRANT PROJECT ORDINANCE FOR
THE EXECUTION, ACQUISITION, CONSTRUCTION, AND INSTALLATION OF THE WASH CREEK STORMWATER 06 PHASE 01 PROJECT, #G2605**

BE IT ORDAINED by the Governing Board of the City of Hendersonville, North Carolina that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following grant project ordinance is hereby adopted:

Section 1: The project authorized is a City project described as the Wash Creek Stormwater 06 Phase 01 Project, #G2605.

Section 2: The following amounts are appropriated for the project(s):

Account Codes				Account Name	Total Budget
Fund	Dept.	Account	Project		
467	7555	550102	G2605	Capital Outlay-CIP	$2,356,000
467	7555	550103	G2605	Capital Outlay-Services/Fees	$364,000
				Total Project Appropriation	**$2,720,000**

Section 3: The following revenues are anticipated to be available:

Account Codes				Account Name	Total Budget
Fund	Dept.	Account	Project		
467	0000	420050	G2605	Grant (NCEM)	($2,000,000)
467	0000	420050	G2605	Grant (NC Blueprint)	($356,000)
467	0000	470100	G2605	Transfer In (from 067, FY26)	($64,000)
467	0000	470100	G2605	Transfer In (from 067, FY27)	($300,000)
				Total Project Revenue	**($2,720,000)**

Section 4: The Finance Director is hereby directed to maintain within the General Fund, Stormwater Fund, Stormwater Capital Reserve Fund, and Stormwater Capital Project Fund sufficient specific detailed accounting records to satisfy the disclosure requirements of all the contractual agreements, if applicable.

Section 5: Funds may be advanced from the General Fund, Stormwater Fund, Stormwater Capital Reserve Fund, and Stormwater Capital Project Fund as necessary for the purpose of making payments as due. Reimbursement requests shall be made in an orderly and timely manner.

Section 6: The Finance Director is directed to report, on a quarterly basis, on the financial status of each project element in Section 3 and Section 4.

Section 7: The Finance Director is further instructed to include a detailed analysis of past and future revenues and expenses during each annual budget submission made to the Governing Board.

Section 8: Copies of this grant project shall be furnished to the City Clerk, Finance Director, and City Manager for direction in carrying out this project.

Section 9: The City Manager, or designee, is authorized to declare the project completed, close the project ordinance, and distribute remaining project funds to the appropriate operating fund or reserve fund.

ADOPTED by the City Council of the City of Hendersonville, North Carolina, on this 13th day of May, 2026.

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

Resolution #R-26-37

HENDERSONVILLE, NORTH CAROLINA
DECLARATION OF OFFICIAL INTENT TO REIMBURSE

BE IT RESOLVED by the City Council of the City of Hendersonville, North Carolina, this declaration (the "Declaration") is made pursuant to the requirements of the United States Treasury Regulations Section 1.150-2 and is intended to constitute a Declaration of Official Intent to Reimburse under such Treasury Regulations Section.

The undersigned is authorized to declare the official intent of HENDERSONVILLE, North Carolina (the "Issuer") with respect to the matters contained herein.

Expenditures to be Incurred. The Issuer anticipates incurring expenditures (the "Expenditures") for EXECUTION, ACQUISITION, CONSTRUCTION, AND INSTALLATION OF THE CLEAR CREEK GREENWAY PROJECT (#18026), ORDINANCE #O-21-08 (the "Projects").

Plan of Finance. The Issuer intends to finance the costs of the Project(s) with the grant proceeds to be issued by the Issuer (the "Borrowing"), the interest on which is to be excluded from gross income for Federal income tax purposes.

Maximum Principal Amount of Debt to be Issued. The maximum principal amount of the Borrowing to be incurred by the Issuer to finance the Project is $5,414,019.

Declaration of Official Intent to Reimburse. The Issuer hereby declares its official intent to reimburse itself with the proceeds of the Borrowing for any of the Expenditures incurred by it prior to the issuance of the Borrowing.

ADOPTED by the City Council of the City of Hendersonville, North Carolina, on this 13th day of May, 2026.

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

K. Approval to Accept the Grant Awards for the Tree Canopy Assessment, Tree Inventory, & Urban Forestry Management Plans, Funded by the N.C. Forest Service Climb to Managing Community Grant and Tree Maintenance and Planting Project Grant – *Caitlyn Gendusa, Sustainability Manager*

Resolution #R-26-38

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL IN SUPPORT OF ACCEPTING THE GRANT AWARDS BY THE U.S. FOREST SERVICE CLIMB TO MANAGING COMMUNITY GRANT AND TREE MAINTENANCE AND PLANTING PROJECT GRANT FOR AN URBAN FORESTRY MANAGEMENT PLAN, TREE INVENTORY, AND TREE CANOPY ASSESSMENT

WHEREAS, the North Carolina Forest Service was allotted $7,800,000 for the Urban and Community Forestry Financial Assistance Program; and

WHEREAS, the City of Hendersonville City Council holds a core value to prioritize the protection of existing tree canopy and the development of green spaces and parks and believes that it is our responsibility to protect all our natural resources and the environment through the implementation of sustainable and responsible projects; and

WHEREAS, the City of Hendersonville wishes to pursue funding opportunities that would allow the City to complete an urban forestry management plan, tree inventory, and tree canopy assessment; and

WHEREAS, the City's financial resources have limited the City's ability to fund these initiatives, making grant funding crucial to implementation.

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

1. The City hereby endorses the application for the N.S. Forest Service Climb to Managing Community Grant and Tree Maintenance and Planting Project Grant and if approved will provide staff assistance for the duration of the project.

2. The City Manager is authorized to execute said application.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 13th day of May, 2026.

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

L. Resolution Authorizing the Donation of Two Surplus Police Cruisers to Blue Ridge Community College – *Daniel Heyman, Assistant City Attorney*

Resolution #R-26-39

RESOLUTION BY THE HENDERSONVILLE CITY COUNCIL TO AUTHORIZE THE DONATION OF TWO POLICE CRUISERS TO BLUE RIDGE COMMUNITY COLLEGE

WHEREAS, the Hendersonville Police Department owns two surplus police cruisers, being: (1) a 2019 FORD EXPLORER, VIN: 1FM5K8ARXKGA28695, COH Vehicle ID: 14-184, and (2) a 2018 FORD EXPLORER, VIN: 1FM5K8AR4JGA26648, COH Vehicle ID: 14-185; and

WHEREAS, the police cruisers are no longer in use by the Police Department; and

WHEREAS, Blue Ridge Community College ("BRCC") desires to acquire the police cruisers for use in their Law Enforcement Training programs; and

WHEREAS, N.C.G.S § 160A-274 authorizes the City to exchange with, lease to, lease from, sell to, or purchase from any other governmental unit, including BRCC any interest in real or personal property upon such terms and conditions as the governmental unit deems wise, with or without consideration; and;

WHEREAS, the City of Hendersonville has determined that it is in the best interest of the City to convey police cruisers to BRCC, and deems it wise to do so for no consideration.

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

1. The following Police Cruisers are deemed surplus and approved to be sold:
    a. 2019 FORD EXPLORER, VIN: 1FM5K8ARXKGA28695, COH Vehicle ID: 14-184
    b. 2018 FORD EXPLORER, VIN: 1FM5K8AR4JGA26648, COH Vehicle ID: 14-185

2. The City Council Councils authorizes the conveyance Police Cruisers described hereinabove to the State Board of Community Colleges C/O Blue Ridge Community College, for no consideration, in accordance with §160A-274.

3. The City Manager is authorized to execute the Bill of Sale with the State Board of Community Colleges C/O Blue Ridge Community College.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 13th day of May, 2026.

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

M. Resolution for the City of Hendersonville to Apply for a USDOT Safe Streets and Roads for All (SS4A) Grant for the Safe Streets for Hendersonville: 7th Avenue Safety Implementation Project – *Brent Detwiler, Assistant City Manager, Public Services*

Resolution #R-26-40

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL IN SUPPORT OF AN APPLICATION FOR USDOT SAFE STREETS AND ROADS FOR ALL GRANT FUNDING TO CONSTRUCT THE SAFE STREETS FOR HENDERSONVILLE: 7TH AVENUE SAFETY IMPLEMENTATION PROJECT

WHEREAS, the City Council of the City of Hendersonville considers safe vehicular, bicycle, and pedestrian transportation infrastructure to be of utmost importance to the region by providing Western North Carolina with modern transportation opportunities as well as increased economic viability and community development; and

WHEREAS, the United States Department of Transportation has established the Safe Streets and Roads for All (SS4A) Grant Program to support initiatives that prevent fatalities and serious injuries on roads and streets for all roadway users; and

WHEREAS, the City intends to submit an SS4A Implementation Grant application for the Safe Streets for Hendersonville: 7th Avenue Safety Implementation Project; and

WHEREAS, the 7th Avenue project will improve safety and accessibility along approximately 0.41 miles of 7th Avenue with improved sidewalks, street trees, pedestrian lighting, stormwater infrastructure, curb bump outs, pedestrian amenities, site furnishings, ADA-compliant upgrades, and related safety improvements; and

WHEREAS, the project will address existing crash history, fill multimodal network gaps, improve access for users of all ages and abilities, and create a safer connection between historic neighborhoods, the 7th Avenue Historic District, Downtown Hendersonville, and nearby trails and greenways;

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

1. The City of Hendersonville shall submit an application to USDOT for a Safe Streets and Roads for All Implementation Grant to fund the design and construction of the Safe Streets for Hendersonville: 7th Avenue Safety Implementation Project in Henderson County; and

2. The Mayor and/or City Manager shall hereby be authorized on behalf of the City of Hendersonville to execute any and all documents required for the City to complete and submit the grant application for up to $10,000,000.00 in funding with commitment of $2,000,000.00 in matching funds from the City.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 13th day of May, 2026.

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

N. Resolution of Support for Laurel Meadows (LIHTC) Application – *John Connet, City Manager*

Resolution #R-26-41

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO SUPPORT THE FEDERAL TAX CREDIT APPLICATION FOR LAUREL MEADOWS

WHEREAS, Woda Cooper Companies has submitted a federal tax credit application to the North Carolina Housing Finance Agency for Laurel Meadows Apartments, Application #APP26-0171 (Laurel Meadows); and

WHEREAS, Laurel Meadows consists of seventy-seven (77) multi-family housing units on Mitchelle Dr; and

WHEREAS, UNC's Development Finance Initiative (DFI) independent analysis of the City of Hendersonville's housing shortage determined that 2,000-2,200 units, affordable to low-to-moderate income households, are needed in the City's jurisdiction over the 3 years; and

WHEREAS, since 2020, 435 subsidized affordable units have been entitled within the City of Hendersonville with 43 subsidized affordable multi-family units having been constructed; and

WHEREAS, Woda Cooper's previous LIHTC project, Hawkins Pointe, is responsible for the provision of the 43 affordable multi-family units constructed in the City of Hendersonville since 2020; and

WHEREAS, the City Council has a core belief that it must pursue and provide opportunity for responsible growth in order to generate affordable housing options and reduce the impacts of high cost of living within our community.

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

1. The City Council supports Woda Cooper Companies Inc's application for federal tax credits and requests that the North Carolina Housing Finance Agency give the application serious consideration for approval.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 13th day of May, 2026.

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

O. Meadowcrest Multi-Family Project – *John Connet, City Manager*

Resolution #R-26-42

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO SUPPORT THE FEDERAL TAX CREDIT APPLICATION FOR MEADOWCREST APARTMENTS

WHEREAS, Housing Assistance Corporation has submitted a federal tax credit application to the North Carolina Housing Finance Agency for Meadowcrest Apartments, Application #APP26-0087 (Meadowcrest); and

WHEREAS, Meadowcrest consists of one hundred thirty-two (132) multi-family housing units on Dermid Circle; and

WHEREAS, UNC's Development Finance Initiative (DFI) independent analysis of the City of Hendersonville's housing shortage determined that 2,000-2,200 units, affordable to low-to-moderate income households, are needed in the City's jurisdiction over the 3 years; and

WHEREAS, since 2020, 435 subsidized affordable units have been entitled within the City of Hendersonville with 43 subsidized affordable multi-family units having been constructed; and

WHEREAS, Housing Assistance Corporation has successfully constructed affordable multi-family units in Hendersonville and Henderson County; and

WHEREAS, the City Council has a core belief that it must pursue and provide opportunity for responsible growth in order to generate affordable housing options and reduce the impacts of high cost of living within our community.

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

1. The City Council supports Housing Assistance Corporation's application for federal tax credits and requests that the North Carolina Housing Finance Agency give the application serious consideration for approval.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 13th day of May, 2026.

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

6. PRESENTATIONS

A. Core of the City Participant Recognition - *Jennifer Floyd, Management Analyst & Jill Murray, City Clerk*

Jenny Floyd thanked the participants for joining and sticking with the program and thanked staff and council for their support of the Core of the City Academy. Jill Murray announced the graduates, and they came to the front of the room for a group picture with City Council. (Prior to the meeting, each participant was given a certificate, t-shirt, & a challenge coin and got their picture taken with the Mayor). The participants were Ludwig Burkle, Katherine Campbell, Nancy Diaz, Tom Fisch, Jillian Galloway, Gary Heisey, Eileen Leon, Nick Lucey, Jason McCammon, Holly Pace, Nickolas Schmieder, Jesse Shepherd, Brenda Sherrer, (not in attendance-Sean Budgin, Richard Lepak, JoAnn Miner, Kelly Pace, David Rutecki & James Walsh).



B. Proclamation – National Bike Month-May, 2026 – *Barbara Volk, Mayor*

Mayor Volk read the proclamation aloud and presented it to Matt Manley, Long-Range Planning Manager.

Proclamation
National Bike Month Proclamation – May 2026

WHEREAS, the bicycle, which first developed from early 19th century inventions and evolved into the modern "safety bicycle" in the late 1800s, has long served as an affordable, efficient, and accessible mode of transportation that supports both recreation and daily mobility needs; and

WHEREAS, bicycling remains a human-powered, energy-efficient, and environmentally sustainable form of transportation that reduces traffic congestion, lowers emissions, and promotes public health through physical activity; and

WHEREAS, communities across the United States, including the City of Hendersonville, are experiencing a growing demand for safe, accessible, and connected bicycle infrastructure as more residents and visitors choose bicycling for transportation and recreation; and

WHEREAS, despite this increased interest, bicyclist safety remains a significant concern, with nearly 1,000 bicyclists killed and over 120,000 injured annually in crashes in the United States, and recent data showing rising fatalities over the past decade; and

WHEREAS, these trends disproportionately impact the City's most vulnerable residents and highlight the urgent need for continued investment in safe streets, protected facilities, education, and policies that support all roadway users and reduce serious injuries and fatalities; and

WHEREAS, the City of Hendersonville is committed to advancing multimodal transportation options and recognizes bicycling as a vital component of a balanced and resilient transportation system; and

WHEREAS, the City proudly partners with entities such as the **French Broad River Metropolitan Planning Organization**, **Bike.Walk.HVL**, and the **Blue Ridge Bicycle Club** to promote bicycle safety, education, advocacy, and infrastructure improvements throughout the region; and

WHEREAS, the City supports and encourages participation in **Strive Not to Drive Week**, taking place May 15th through May 22nd, 2026, as an opportunity for residents to explore alternative transportation options, including bicycling, walking, and transit; and

WHEREAS, the City of Hendersonville is responsible for maintaining 136 lane miles of local streets, 10.7 lane miles of which feature on-street bicycle facilities; and

WHEREAS, the City of Hendersonville features 5.4 miles of off-street bicycle trails & greenways; and

WHEREAS, the City of Hendersonville provides feedback to NCDOT to guide improved bicycle and pedestrian facilities on its state-maintained streets; and

WHEREAS, the City of Hendersonville, with projects such as the 1.8-mile Clear Creek Greenway - which is slated for completion in the Spring of 2027, continues to invest in bicycle-friendly infrastructure, policies and programs that enhance quality of life, support economic vitality, and foster a safe and active community.

NOW, THEREFORE, I, Mayor Barbara Volk, Mayor of the City of Hendersonville, North Carolina, do hereby proclaim May 2026 as:

"NATIONAL BIKE MONTH"

in the City of Hendersonville and encourage all residents to celebrate by choosing to ride a bicycle; participating in local bicycle initiatives; and fostering a culture of respect and awareness for all those who share our streets.

PROCLAIMED this 13th day of May, 2026.



C. Proclamation – National Public Works Week May 17-23 - *Barbara Volk, Mayor*

Mayor Volk read the proclamation aloud and presented it to Brett Detwiler, Assistant City Manager, Public Services.

Proclamation

National Public Works Week 2026

May 17–23, 2026

WHEREAS, public works professionals provide essential services that support the health, safety, and quality of life of the residents of the City of Hendersonville; and

WHEREAS, the City of Hendersonville Public Works Department and related operations divisions maintain and improve critical public infrastructure and services, including more than 134 lane miles of City streets, sidewalks, bridges, traffic signals, streetlights, parking facilities, sanitation services, fleet maintenance operations, storm response, and public rights-of-way; and

WHEREAS, City staff maintain thousands of traffic control devices and public assets throughout the community, including over 8,000 traffic signs and posts, City-owned traffic signals, decorative streetlights, parking systems, and other infrastructure essential to safe and efficient transportation; and

WHEREAS, Hendersonville public works and utility professionals work year-round to provide sanitation and recycling collection, maintain City vehicles and equipment, support special events, respond to storms and emergencies, and ensure reliable operation of the City's infrastructure systems; and

WHEREAS, these dedicated employees often work under challenging conditions and during emergency events to protect public safety, preserve public infrastructure, and maintain essential services for residents, businesses, and visitors; and

WHEREAS, the American Public Works Association has designated May 17–23, 2026, as National Public Works Week with the theme "People, Purpose, Presence," recognizing the individuals whose work positively impacts communities every day; and

WHEREAS, National Public Works Week provides an opportunity to recognize the contributions of public works professionals and to increase public awareness of the importance of public infrastructure and services;

NOW, THEREFORE, BE IT PROCLAIMED by the Mayor and City Council of the City of Hendersonville, North Carolina, that May 17–23, 2026, is hereby designated as

"National Public Works Week"

in the City of Hendersonville, and the City Council encourages all residents to recognize and thank the public works professionals who serve our community each day through their dedication, professionalism, and commitment to public service.

PROCLAIMED this 13th day of May, 2026.



D. Historic Preservation Commission Annual Report and Preservation Month Proclamation - *Sam Hayes, Planner II & Barbara Volk*

City Planner Sam Hayes introduced Cheryl Jones, Jim Welter & Ralph Hammond-Green who all gave the following PowerPoint presentation.



BY THE NUMBERS







2025-2026 Highlights

4 EVENTS HOSTED

5 NEW HISTORIC LANDMARKS

6 TRAININGS ATTENDED

23 COAs APPROVED

760 EVENT ATTENDEES

$19,145 FUNDS RAISED

COMMUNITY OUTREACH



HALLOWEEN AT OAKDALE

A first-of-its-kind event inviting children and adults to explore Oakdale Cemetery.



HOLIDAY TOUR OF INNS

Featured six historic inns across Henderson County.



COLORING BOOKS

Distributed to every third-grade student in Henderson County.



LOFT TOUR

Reintroduced after a ten-year hiatus in partnership with the Hendersonville Downtown Program, showcasing downtown living opportunities.

First Ever Realtor Training Course

Launched a continuing education course equipping real estate professionals with tools to support preservation.

Designation Committee



NEWLY DESIGNATED

Lenox Spring, constructed ca. 1917



NEWLY DESIGNATED

Gregory House, constructed in 1924



NEWLY DESIGNATED

Ewbank-Whitmire House, constructed ca. 1924



NEWLY DESIGNATED

McKeithan Rogers House, constructed in 1909



NEWLY DESIGNATED

The Waverly Inn, constructed in 1889

National Register of Historic Places Study List Applications

Submitted four Study List applications, representing the first step toward listing properties on the National Register of Historic Places.

ADDITIONAL HIGHLIGHTS

Installed new historic markers and plaques. Initiated development of a formal Historic Marker Program.

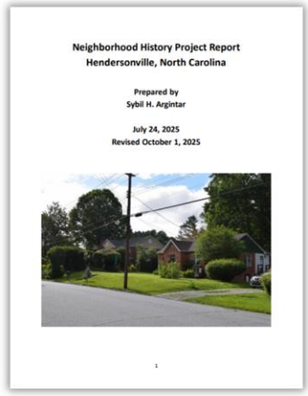
Established a "Places of Importance" designation priority list.

Neighborhood History Project

The Neighborhood History Project launched in summer 2025 with Phase I, which included community information sessions and oral history listening events designed to document previously underrepresented stories, histories, and experiences.

1. **Identified seven historic neighborhoods previously undocumented in Hendersonville.**
2. **Collected oral histories from community members, with an emphasis on preserving stories and experiences shared by older residents.**




Neighborhood History Project Report
Hendersonville, North Carolina

Prepared by
Sybil H. Argintar

July 24, 2025
Revised October 1, 2025





2026-2027 Projects

Historic Resource Survey Preliminary Study

Neighborhood History Project National Register Designations

Oakdale Cemetery Octagon Building Restoration

Public Outreach Initiatives In Every Historic District

Historic Preservation Month

Preservation Awards Reception

Honeysuckle Holler: 101 E Allen Street
May 26th at 5:00 p.m.
Hors d'oeuvres and cash bar available

RSVP Here:



After the presentation, Mayor Volk read aloud the Historic Preservation Month Proclamation and presented it to Sam Hayes, Cheryl Jones, Jim Welter & Ralph Hammond-Green.

CITY OF HENDERSONVILLE

The City of Four Seasons

A PROCLAMATION FOR NATIONAL HISTORIC PRESERVATION MONTH IN HENDERSONVILLE, NC

WHEREAS, Historic Preservation is an effective tool for managing growth, revitalizing neighborhoods, fostering local pride, and maintaining community character while enhancing livability, *and*

WHEREAS, The historic houses and buildings of Hendersonville help make our City unique and provide links with the aspirations and attainments of the City's pioneers and their descendants, *and*

WHEREAS, These fine examples of Nineteenth and Twentieth century buildings contribute to an appreciation of our heritage, *and*

WHEREAS, Historic Preservation is relevant for communities across the nation, both urban and rural, and for Americans of all ages, all walks of life and all ethnic backgrounds, *and*

WHEREAS, It is important to celebrate the role of history in our lives and the contributions made by dedicated individuals in helping to preserve the tangible aspects of the heritage that has shaped us as a people, *and*

WHEREAS, Historic Preservation Month can instill awareness of the local historically significant buildings and landmarks to the residents of Hendersonville and surrounding communities; and

NOW, THEREFORE, I, Barbara Volk, Mayor of the City of Hendersonville, North Carolina, on behalf of the City Council, do hereby acknowledge May to be Historic Preservation month in the City of Hendersonville and call upon our fellow citizens to recognize and participate in this special observance. Our work to protect our community heritage proves that In Hendersonville we are "One Team One Goal."

PROCLAIMED this 13th day of May, 2026.



E. Municipal and County Administration Graduate Recognition - *Brian Pahle, Deputy City Manager*

Brian Pahle recognized IT Manager Jay Heatherly for graduating from the UNC School of Government Municipal and County Administration Program.



F. Communication Department Awards - *Brian Pahle, Deputy City Manager*

Brian Pahle recognized the Communications Department consisting of Allison Justus and Brandy Heatherly for winning two excellence in communications awards from the North Carolina City and County Communicators Conference (NC3C). The City of Hendersonville was among 39 North Carolina jurisdictions to earn recognition in the North Carolina City & County Communicators (NC3C) 2026 Excellence in Communications Awards. A record-setting 266 award program entries were judged by professional communications peers from the Minnesota Association of Government Communicators. Hendersonville's Communications Department, comprised of Communications Director Allison Justus and Communications Coordinator Brandy Heatherly, brought home two awards. The documentary 'Stronger Than the Storm: Remembering Hurricane Helene in Hendersonville' earned second place in the Special Programming category, and 'Storm Sweep: Cleaning Up After Helene' earned second place in the Social Campaign category. The awards were announced on April 9, 2026, during NC3C's annual conference.

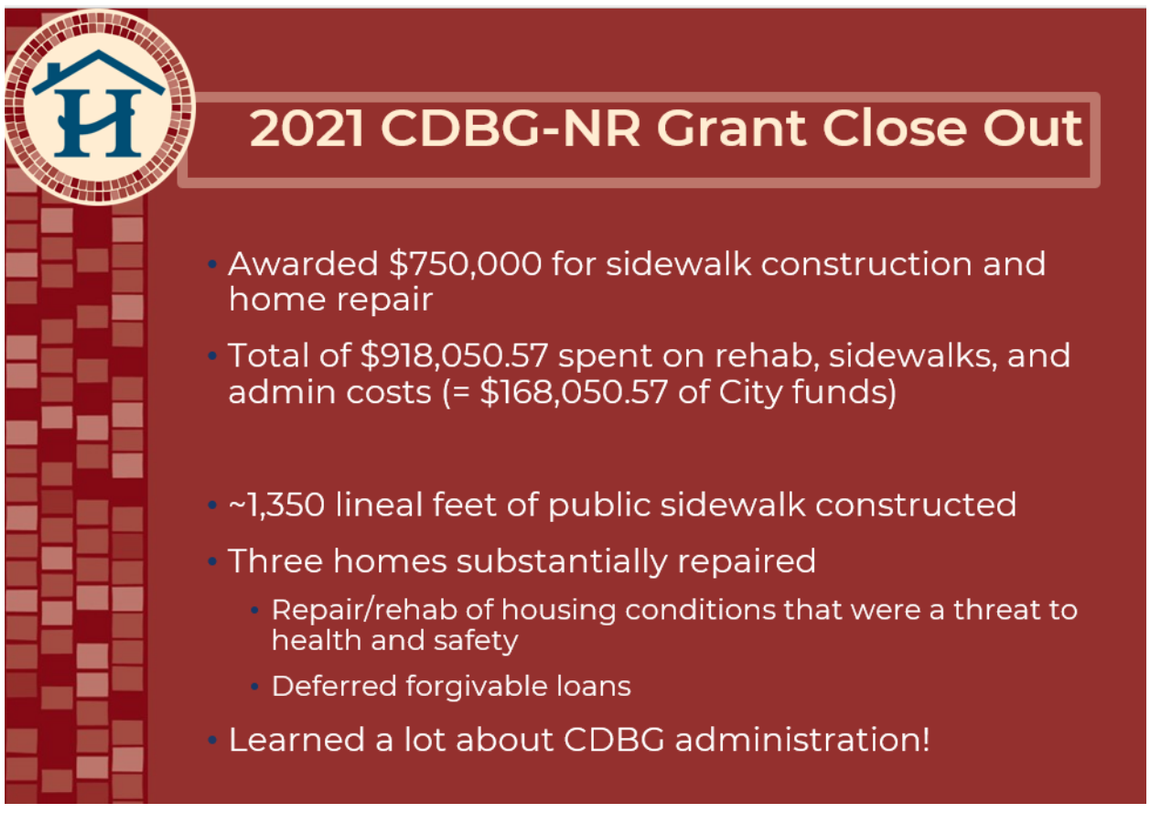


7. PUBLIC HEARINGS

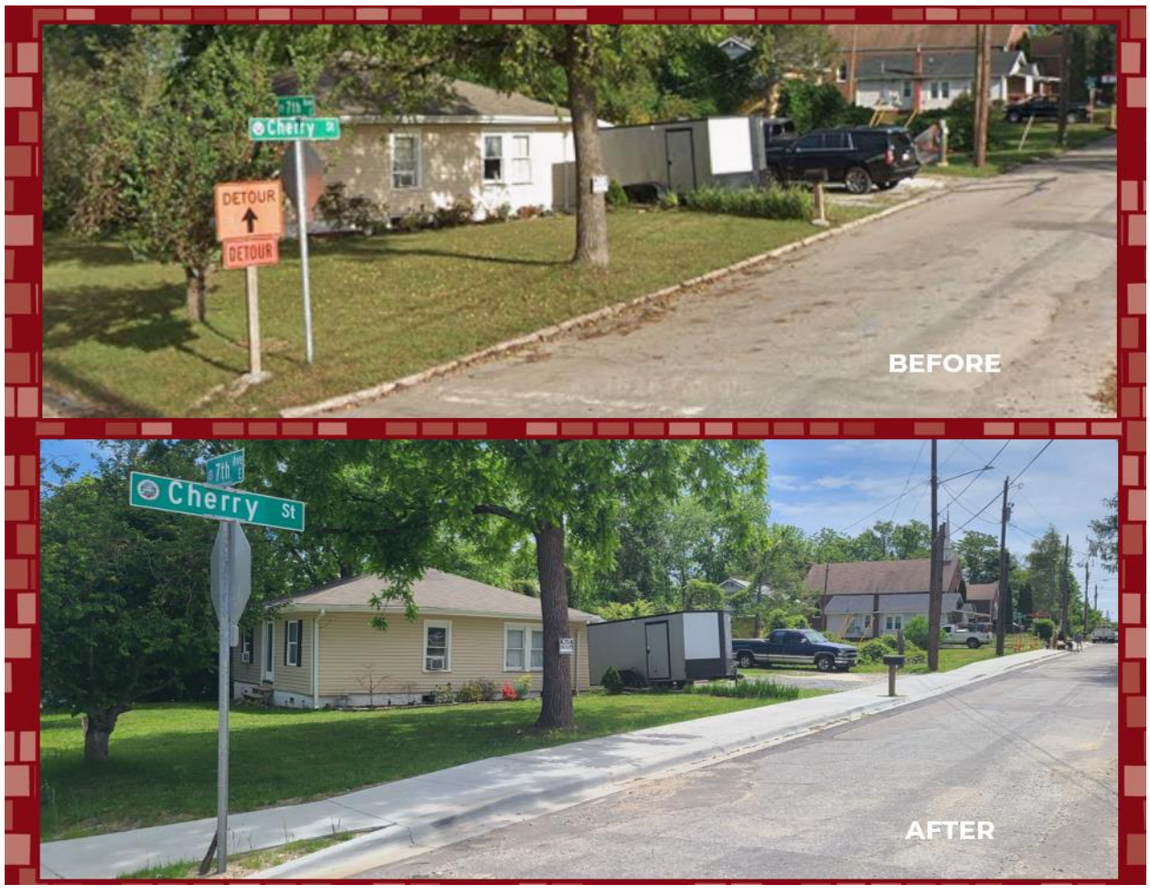
A. Public Hearing to Close Out the 2021 CDBG-NR Project (7th Avenue Revitalization) Grant 19-C-3128 – *Daniel Heyman, Assistant City Attorney*

City Attorney Angela Beeker explained that the City of Hendersonville received $750,000 in CDBG-NR (Community Development Block Grant – Neighborhood Revitalization) funding from the NC Department of Commerce to assist in the creation of pedestrian way and sidewalks, curb and guttering, and housing rehabilitation to serve low-income households in the 7th Avenue area. The rehabilitation and construction work is finished. She also gave the following PowerPoint presentation.






2021 CDBG-NR Sidewalks
SEVENTH AVENUE
SHEET C4 & C7
ELM ST
SHEET C5 & C8
CHERRY ST
PAGE ST
SHEET C4 & C7
SHEET C5 & C8
BEECH ST
JONAS ST
SHEET C6 & C9
ASHE ST
MLK BLVD
FOUR SEASONS BLVD
US 64
NORTH
CITY OF HENDERSONVILLE, NC
"The City of Four Seasons"
CHERRY & BEECH SIDEWALK IMPROVEMENTS
INDEX
Project No. 19017
Revision: 00
Sheet 3 of 13
Drawing No.
C3
ALIGNMENT DATA
POINT # | STATION | NORTHING | EASTING | LENGTH | DIRECTION | ALIGNMENT
P1 | 12+14.56 | 590586.28 | 969785.61 | 272.35' | S44° 51' 37"E | CL Cherry Street
P2 | 12+72.35 | 590393.23 | 969977.72 | 41.87' | S44° 45' 36"E | CL Cherry Street
P3 | 13+15.17 | 590362.82 | 970007.88 | 384.83' | S44° 56' 06"E | CL Cherry Street
P4 | 12+72.70 | 590090.40 | 970279.68 | | | CL Cherry Street
P10 | 10+00.00 | 590376.80 | 969535.86 | 298.60' | S43° 53' 04"E | CL Beech Street
P11 | 23+39.18 | 590163.59 | 969742.85 | 37.24' | S44° 50' 34"E | CL Beech Street
P12 | 22+98.60 | 590133.94 | 969772.29 | 358.61' | S44° 29' 56"E | CL Beech Street
P13 | 23+40.39 | 589877.43 | 970024.34 | | | CL Beech Street
P20 | 23+01.94 | 589949.89 | 970040.38 | 400.00' | S45° 47' 44"E | CL Jonas Street
P21 | 20+00.00 | 589671.00 | 969753.63 | | | CL Jonas Street


7th
Cherry St
DETOUR
DETOUR
BEFORE
7th
Cherry St
AFTER

2021 CDBG-NR Sidewalks





2021 CDBG-NR Sidewalks

- Design, easement acquisition, construction administration in-house
- Surveying, materials testing, overhead utility relocations
- Associated stormwater improvements
- Constructed ~1,350 lineal feet of sidewalk

Total Cost: $399,624.21

2021 CDBG-NR Home Rehab




2021 CDBG-NR Award
620 Jonas Street - Before
HOUSING ASSISTANCE


620 Jonas Street - After
HOUSING ASSISTANCE


620 Jonas Street - After
HOUSING ASSISTANCE

620 Jonas Street
Summary of Improvements

- New siding and insulation
- New roof
- New engineered support structure
- New back deck and front porch
- New central heat and air
- New flooring
- Kitchen and bathroom improvements

Total Cost: $120,533.52

HOUSING ASSISTANCE

2021 CDBG-NR Award
647 Cherry Street - Before







HOUSING ASSISTANCE

647 Cherry Street - After







HOUSING ASSISTANCE

647 Cherry Street - After





HOUSING ASSISTANCE

647 Cherry Street Summary of Improvements

- New siding and insulation
- New windows
- Upgraded electrical service and new wiring throughout
- New front and back porch
- New flooring, repair of termite damage
- New HVAC
- Kitchen and bathroom improvements

Total Cost: $179,403.03

HOUSING ASSISTANCE

2021 CDBG-NR Award 702 Jonas Street - Before





HOUSING ASSISTANCE

702 Jonas Street - After





HOUSING ASSISTANCE

702 Jonas Street - After





HOUSING ASSISTANCE

702 Jonas Street Summary of Improvements

- Removal of all asbestos/lead hazards (exterior siding, trim, insulation, plaster ceilings, floor coverings, paint throughout)
- New windows
- New roof
- New insulation and HVAC
- Upgraded electrical and new wiring throughout
- New Kitchen

Total Cost: $179,775.01

HOUSING ASSISTANCE

2021 CDBG-NR Grant Close Out

- All home rehab and sidewalk construction under the 2021 grant is complete.
- Public is invited to comment on the close out of the grant.
- 2024 CDBG-NR Award underway
  - Original application and award of $562,710.50 in fall 2024 to perform rehab work on four homes (scattered site)
  - Additional $750,000 awarded after Helene for home rehab with an emphasis on storm damage
  - Total of $1,312,710.50 awarded
  - Total of eight homes tentatively selected for rehab
  - Environmental and proposed work being reviewed by REDD



Hendersonville Housing Summit

Free and Open to the Community

Wednesday, May 27, 2026
5:30 PM - 7:00 PM
Hendersonville High School Auditorium
1 Bearcat Blvd.

The City Clerk confirmed this public hearing has been advertised in accordance with North Carolina General Statutes.

The public hearing was opened at 6:40 p.m.

Via Zoom

Ken Fitch spoke in favor of this project and said that it fulfilled its promise wonderfully.

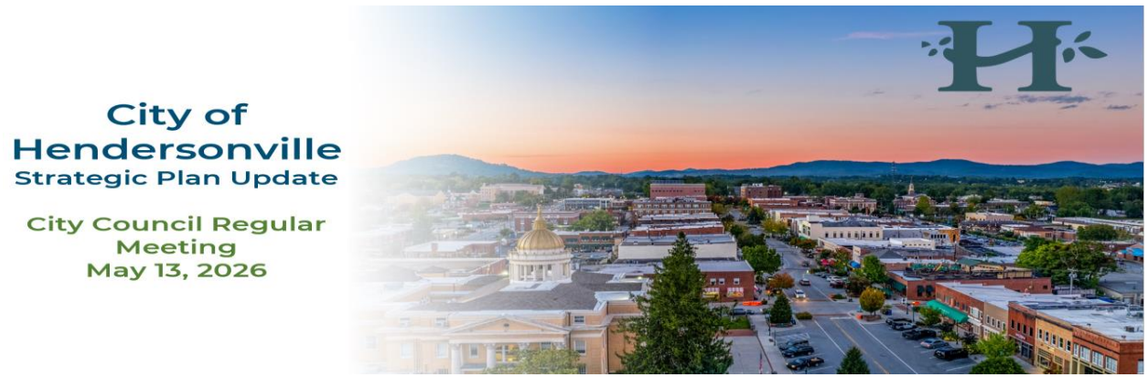
The public hearing was closed at 6:41 p.m.

No motion was necessary. The project is closed out.

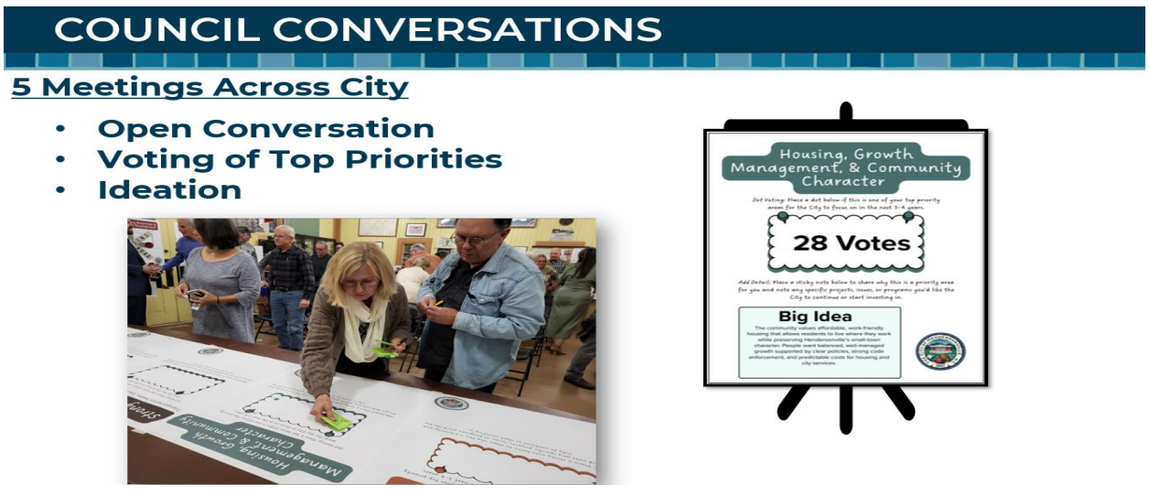
8. NEW BUSINESS

A. FY27-FY29 Strategic Plan Update – *Brian Pahle, Deputy City Manger*

Deputy City Manager Brian Pahle presented the first draft of the strategic plan document and gave the following PowerPoint presentation.







FOCUS GROUP

4 Meeting Sprint/Gap Analysis

- **Generated 3Ps (Projects, Programs, Policies)**
- **Identified Desired Future State for City**
- **Interviewed Staff**
- **Finalized 3P Recommendations**

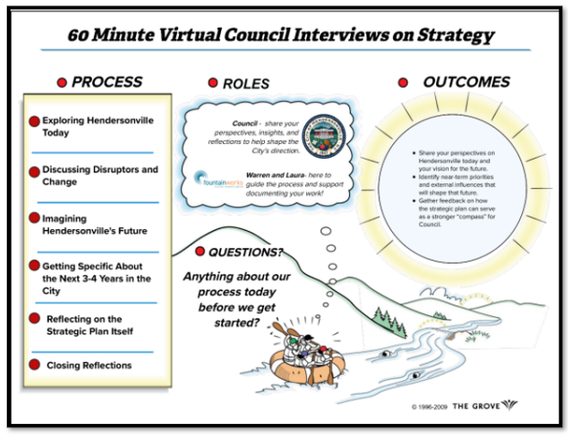




CITY COUNCIL INTERVIEWS

1 Hour Direct Interviews with Council & City Manager

- **Identified Desired Future State for City**



"Keeping the hometown feel while accommodating growth"

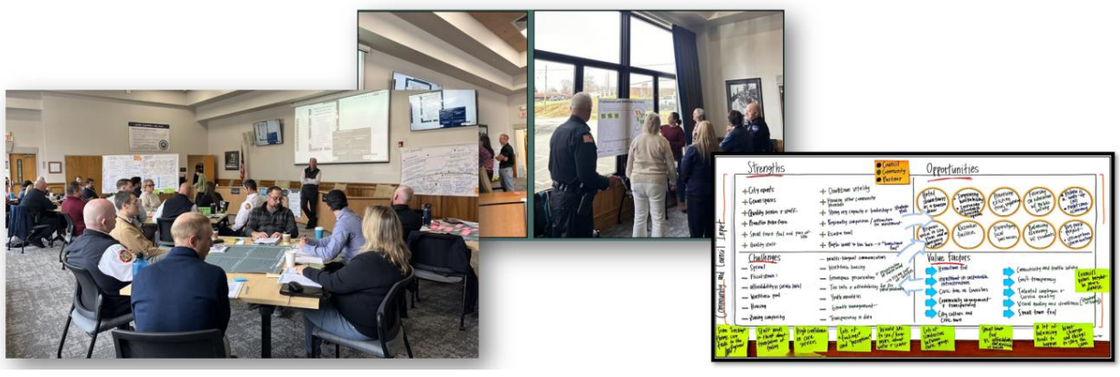
"Hendersonville hospitality is matched by service excellence and mutual respect in civic life"

"...grounded, respectful, service-oriented, and committed to continuous improvement"

STAFF INPUT SESSION

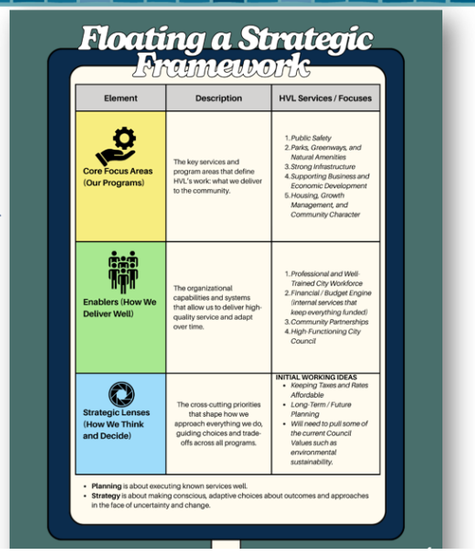
All Day Meeting

- **Discussed Disruptors, SWOT, and Vision**
- **Reviewed Community Input Meeting Summaries**
- **Identified What "Winning" Looks Like**



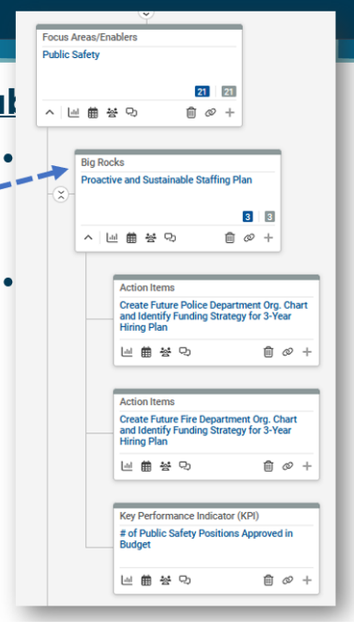
PLAN REFINEMENT





DRAFT PLAN – FOCUS AREAS

#	Level	Name	Status	Start Date	Due Date
	Plan	COH - Strategic Plan (FY27 - FY29)	Not Started	07/01/2026	06/30/2029
1	Focus Areas/Enablers	Public Safety	Not Started	07/01/2026	06/30/2029
1.1	Big Rocks	Proactive and Sustainable Staffing Plan	Not Started	07/01/2026	06/30/2029
1.2	Big Rocks	Deep Dive & Overhaul of Public Safety Codes	Not Started	07/01/2026	06/30/2029
1.3	Big Rocks	Develop Unhoused Solutions and Strategic Plan	Not Started	07/01/2026	06/30/2029
1.4	Big Rocks	Advance Transportation Safety Improvements	Not Started	07/01/2026	06/30/2029



DRAFT PLAN – FOCUS AREAS

#	Level	Name	Status	Start Date	Due Date
	Plan	COH - Strategic Plan (FY27 - FY29)	Not Started	07/01/2026	06/30/2029
2	Focus Areas/Enablers	Parks, Greenways, and Natural Amenities	Not Started	07/01/2026	06/30/2029
2.1	Big Rocks	Rebuild Patton Pool/Park & Whitmire Activity Center	Not Started	07/01/2026	06/30/2029
2.2	Big Rocks	Build a Park on S. Main Street	Not Started	07/01/2026	06/30/2029
2.3	Big Rocks	Construct the Above the Mud Greenway	Not Started	07/01/2026	06/30/2029
2.4	Big Rocks	Level of Service Expectations Established for Parks Maintenance	Not Started	07/01/2026	06/30/2029
2.5	Big Rocks	Intentional Planning for Green Space Acquisition	Not Started	07/01/2026	06/30/2029

Parks, Greenways, and Natural Amenities

- **Clarifications:**
  - **2.5**
  - Ex. Lower Mud Creek Project
- **Changes:**
  - **Moved Stormwater Master Plan to Strong Inf.**

DRAFT PLAN – FOCUS AREAS

#	Level	Name	Status	Start Date	Due Date
	Plan	COH - Strategic Plan (FY27 - FY29)	Not Started	07/01/2026	06/30/2029
3	Focus Areas/Enablers	Strong Infrastructure	Not Started	07/01/2026	06/30/2029
3.1	Big Rocks	Begin Construction of the Wastewater Treament Plant Resiliency Project	Not Started	07/01/2026	06/30/2029
3.2	Big Rocks	Advance the Stormwater Master Plan	Not Started	07/01/2026	06/30/2029
3.3	Big Rocks	Improve Pavement Condition Index (PCI) to 80	Not Started	07/01/2026	06/30/2029
3.4	Big Rocks	Improve Water Capacity East of I-26	Not Started	07/01/2026	06/30/2029
3.5	Big Rocks	Complete Helene Recovery Projects	Not Started	07/01/2026	06/30/2029

Strong Infrastructure

- **Clarifications:**
  - **N/A**
- **Changes:**
  - **Added Stormwater Master Plan**

DRAFT PLAN – FOCUS AREAS

#	Level	Name	Status	Start Date	Due Date
	Plan	COH - Strategic Plan (FY27 - FY29)	Not Started	07/01/2026	06/30/2029
4	Focus Areas/Enablers	Business and Economic Development	Not Started	07/01/2026	06/30/2029
4.1	Big Rocks	Overhaul of Development Review Process	Not Started	07/01/2026	06/30/2029
4.2	Big Rocks	Establish Downtown Hospitality District and Hotel	Not Started	07/01/2026	06/30/2029
4.3	Big Rocks	Create an Innovation District Plan	Not Started	07/01/2026	06/30/2029
4.4	Big Rocks	Create Strategies to Stimulate Commercial Redevelopment	Not Started	07/01/2026	06/30/2029
4.5	Big Rocks	Create Citywide Economic Development Strategy	Not Started	07/01/2026	06/30/2029

Business and Economic Development

- **Clarifications:**
  - **N/A**
- **Changes:**
  - **N/A**

DRAFT PLAN – FOCUS AREAS

#	Level	Name	Status	Start Date	Due Date
	Plan	COH - Strategic Plan (FY27 - FY29)	Not Started	07/01/2026	06/30/2029
5	Focus Areas/Enablers	Housing, Growth Management, and Community Character	Not Started	07/01/2026	06/30/2029
5.1	Big Rocks	Complete Unified Development Ordinance	Not Started	07/01/2026	06/30/2029
5.2	Big Rocks	Defining Design Standards for Overlay Districts	Not Started	07/01/2026	06/30/2029
5.3	Big Rocks	Achieve 30% of Housing Plan	Not Started	07/01/2026	06/30/2029
5.4	Big Rocks	Define City's Growth Boundary	Not Started	07/01/2026	06/30/2029

Housing, Growth Management, and Community Character

- **Clarifications:**
  - **N/A**
- **Changes:**
  - **N/A**

DRAFT PLAN – ENABLERS

#	Level	Name	Status	Start Date	Due Date
	Plan	COH - Strategic Plan (FY27 - FY29)	Not Started	07/01/2026	06/30/2029
6	Focus Areas/Enablers	High-Performing City Workforce	Not Started	07/01/2026	06/30/2029
6.1	Big Rocks	Create Employee Development Plan	Not Started	07/01/2026	06/30/2029
6.2	Big Rocks	Advance City Minimum Wage to $22.77 per Hour	Not Started	07/01/2026	06/30/2029
6.3	Big Rocks	Reinvigorate the Service Excellence Program	Not Started	07/01/2026	06/30/2029
6.4	Big Rocks	Advance Staffing Capacity	Not Started	07/01/2026	06/30/2029
6.5	Big Rocks	Provide Highly Competitive Benefits Offering	Not Started	07/01/2026	06/30/2029

High-Performing City Workforce

- **Clarifications:**
  - **Min. Wage Goal**
  - **Highly Comp. Benefits Offering and Advance Staffing Capacity**
- **Changes:**
  - **N/A**

DRAFT PLAN – ENABLERS

#	Level	Name	Status	Start Date	Due Date
	Plan	COH - Strategic Plan (FY27 - FY29)	Not Started	07/01/2026	06/30/2029
7	Focus Areas/Enablers	Financial Sustainability	Not Started	07/01/2026	06/30/2029
7.1	Big Rocks	Confidence in Revenue Models	Not Started	07/01/2026	06/30/2029
7.2	Big Rocks	Set Boundaries for Upper Rate and Tax Thresholds	Not Started	07/01/2026	06/30/2029
7.3	Big Rocks	Revenue Diversification	Not Started	07/01/2026	06/30/2029

Financial Sustainability

- **Clarifications:**
  - **N/A**
- **Changes:**
  - **N/A**

DRAFT PLAN – ENABLERS

#	Level	Name	Status	Start Date	Due Date
	Plan	COH - Strategic Plan (FY27 - FY29)	Not Started	07/01/2026	06/30/2029
8	Focus Areas/Enablers	Community Partnerships	Not Started	07/01/2026	06/30/2029
8.1	Big Rocks	Develop Government Specific Community College Training Program	Not Started	07/01/2026	06/30/2029
8.2	Big Rocks	Work with Community Organizations to Address Wicked Problems	Not Started	07/01/2026	06/30/2029
8.3	Big Rocks	Participate in Key Partner Events	Not Started	07/01/2026	06/30/2029
8.4	Big Rocks	Department Heads Lead Regional Associations and Networking Events	Not Started	07/01/2026	06/30/2029

Community Partnerships

- **Clarifications:**
  - **N/A**
- **Changes:**
  - **N/A**

DRAFT PLAN – ENABLERS

#	Level	Name	Status	Start Date	Due Date
	Plan	COH - Strategic Plan (FY27 - FY29)	Not Started	07/01/2026	06/30/2029
9	Focus Areas/Enablers	High-Functioning City Council	Not Started	07/01/2026	06/30/2029
9.1	Big Rocks	Prepare for Mayoral Leadership Transition	Not Started	07/01/2026	06/30/2029
9.2	Big Rocks	Council Members Participate in Regional Leadership Roles	Not Started	07/01/2026	06/30/2029
9.3	Big Rocks	Council Members have List of Successes/Vision and Promote them Throughout the Community	Not Started	07/01/2026	06/30/2029
9.4	Big Rocks	Council Members have Shared Commitment to the Strategic Plan	Not Started	07/01/2026	06/30/2029
9.5	Big Rocks	Maintain Representative Leadership Status in Community	Not Started	07/01/2026	06/30/2029

High-Functioning City Council

- **Clarifications:**
  - **Mayoral Transition**
- **Changes:**
  - **N/A**

DRAFT PLAN – ENABLERS

#	Level	Name	Status	Start Date	Due Date
	Plan	COH - Strategic Plan (FY27 - FY29)	Not Started	07/01/2026	06/30/2029
10	Focus Areas/Enablers	Engaged and Educated Community	Not Started	07/01/2026	06/30/2029
10.1	Big Rocks	Advance Build Hendersonville and Core of the City	Not Started	07/01/2026	06/30/2029
10.2	Big Rocks	Establish Community Advisory Council	Not Started	07/01/2026	06/30/2029
10.3	Big Rocks	Overhaul of City Boards and Commissions	Not Started	07/01/2026	06/30/2029
10.4	Big Rocks	Identify and Foster Relationships with Neighborhood Champions	Not Started	07/01/2026	06/30/2029
10.5	Big Rocks	Develop Annual Community Engagement Plan	Not Started	07/01/2026	06/30/2029

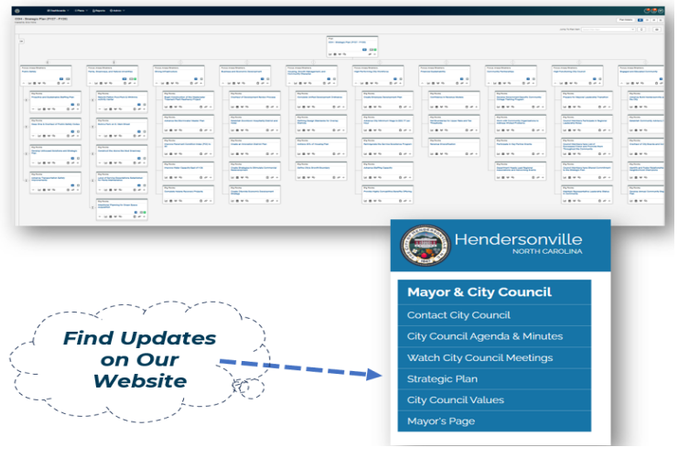
Engaged and Educated Community

- **Clarifications:**
  - **N/A**
- **Changes:**
  - **N/A**

DRAFT PLAN

Next Steps:

- **Finalize Action Items/KPIs**
- **Council Adoption June 2026**
- **FY24 – FY26 Report**



City of Hendersonville
Strategic Plan Update

Questions?



B. Request to Participate in Mud Creek Watershed Stormwater Study – *John Connet, City Manager*

Deputy City Manager Brian Pahle explained that Henderson County, Conserving Carolina, City of Hendersonville and others are partnering for a grant application to study the Mud Creek Watershed to determine if flooding can be reduced in Hendersonville. Staff are requesting the allocation of $8,000 under the condition that Mike Huffman be part of the steering committee. The funding will be needed in FY 2026-2027.

Council Member Melinda Lowrance moved that the City Council authorize the contribution of $8,000 from the Stormwater Fund to the Mud Creek Stormwater Study under the condition that the City of Hendersonville Stormwater Director is on the study steering committee. A unanimous vote of the Council followed. Motion carried.

C. Resolution of Intent to Join C-PACE Program – *John Connet, City Manager*

Deputy City Manager Brian Pahle explained that the C-PACE Program is a new financing program administered by Economic Development Partnership of North Carolina. The C-PACE Program provides additional capital financing options to commercial property owners who are making energy, water and resiliency improvements. There is little to no risk to the City of Hendersonville.

Council Member Lyndsey Simpson moved that the City Council adopt the Resolution of Intent to join the C-PACE Program. A unanimous vote of the Council followed. Motion carried.

Resolution #R-26-43

RESOLUTION DECLARING INTENT OF THE CITY OF HENDERSONVILLE, NORTH CAROLINA TO PARTICIPATE IN THE COMMERCIAL PROPERTY ASSESSED CAPITAL EXPENDITURE(C-PACE) PROGRAM

WHEREAS, Article 10B of Chapter 160A of the General Statutes of North Carolina, as amended (the "C-PACE Act"), authorizes the establishment of a statewide commercial property assessed capital expenditure (C-PACE) program (the "C-PACE Program") that local governments may voluntarily join; and

WHEREAS, the C-PACE Act authorizes the North Carolina Department of Commerce (the "Program Sponsor") to oversee the C-PACE Program and requires the Economic Development Partnership of North Carolina, Inc., a North Carolina nonprofit corporation (the "Statewide Administrator"), to administer the C-PACE Program and, in support thereof, provide certain administrative services described in N.C. Gen. Stat. § 160A-239.14; and

WHEREAS, the C-PACE Act and C-PACE Program permit willing owners of commercial, industrial, or agricultural real property, or residential real property with five or more dwelling units located in the jurisdictional boundaries of participating local governments ("Qualifying Commercial Property") to obtain direct financing ("C-PACE Financing") from a "capital provider" (as further defined in N.C. Gen. Stat. § 160A-239.12(1), "Capital Provider") for "qualifying improvements" (as further defined in N.C. Gen. Stat. § 160A-239.12(14), "Qualifying Improvements") approved by the Program Sponsor, including energy efficiency measures, resiliency measures, renewable energy measures, and water conservation measures; and

WHEREAS, under the C-PACE Act, C-PACE Financing shall be secured by a (a) voluntary assessment imposed on Qualifying Commercial Property by a local government for the total amount of such financing (the "C-PACE Assessment") and (b) lien on such Qualifying Commercial Property until the financing is paid in full (the "C-PACE Lien"); and

WHEREAS, the City of Hendersonville, North Carolina, acting by and through its City Council, desires to participate in the C-PACE Program and, in support thereof, adopt a resolution setting forth the items required by N.C. Gen. Stat. § 160A-239.15(a);

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

Section 1. The City of Hendersonville hereby authorizes (a) the C-PACE Program to operate within its jurisdictional boundaries and (b) the Statewide Administrator to provide the administrative services described in N.C. Gen. Stat. § 160A-239.14.

Section 2. The City Council intends to (a) authorize C-PACE Financing within the jurisdictional boundaries of the City of Hendersonville, (b) authorize the imposition of C-PACE Assessments to secure repayment of C-PACE Financing, (c) assign the C-PACE Lien to Capital Providers providing C-PACE Financing and (d) delegate billing, collection, and enforcement duties for the C-PACE Assessment and C-PACE Lien to Capital

Providers.

Section 3. The amount of any C-PACE Financing and related C-PACE Assessment repayment terms shall be pursuant to an agreement by and among City of Hendersonville, the Statewide Administrator, a "property owner" (as defined in the C-PACE Act, a "Property Owner") and Capital Provider (an "Assessment Agreement") and a financing agreement between a Property Owner and a Capital Provider in which a Property Owner agrees to repay a Capital Provider for the C-PACE Financing provided, including, but not limited to, any finance charges, fees, debt servicing, accrual of interest and penalties, and any terms relating to the treatment of prepayment and partial payment, and the billing, collection, and enforcement of the C-PACE Financing.

Section 4. The Hendersonville City Manager shall, upon receipt from the Statewide Administrator of an approved project application for C-PACE Financing within the jurisdictional boundaries of the City of Hendersonville, execute an Assessment Agreement, a Notice of C-PACE Assessment, and an Assignment of C-PACE Lien.

Section 5. The City of Hendersonville shall be reimbursed by the Statewide Administrator for the actual and reasonable costs associated with the performance of the duties described in Section 4 hereof.

Section 6. A public hearing on the C-PACE Program will be held at City of Hendersonville, Operations Center, 305 Williams Street, Hendersonville, NC on Thursday, June 4, 2026, at 5:45 p.m.

Section 7. Nothing in this resolution shall be interpreted as authorizing the City of Hendersonville to pledge, offer, or encumber its full faith and credit, and the City of Hendersonville shall not pledge, offer, or encumber its full faith and credit in connection with any C-PACE Financing.

Section 8. Should any provision or provisions of this Resolution be declared invalid or unenforceable in any respect by final decree of any court of competent jurisdiction, the invalidity or unenforceability of any such provisions shall not affect the remaining provisions of such Resolution.

Section 9. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed.

Section 10. This Resolution shall take effect upon its adoption.

ADOPTED AND APPROVED this 13th day of April 2026.

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

D. Main Street Fountain Improvement Concepts – *Brent Detwiler, PE, Assistant City Manager – Public Services*

Assistant City Manager-Public Services Brent Detwiler explained that the copper structure within the existing fountain at the corner of Main Street and Sixth Avenue has been deteriorating over the years, and if it continues to degrade, will be a potential safety hazard. In addition, there is substantial water loss due to the way the current fountain is constructed within the brick structure. City staff have been working with Medallion Pools, the vendor who designed and supplied the mechanical components of the fountain (which are in good working condition), to come up with some concepts for fountain improvements. The improvements would involve removal of the copper and stone within the brick structure, retaining and cleaning the brick structure, and installing jets and lighting. If approved, staff are prepared to work with Medallion to complete the improvements by June 30. Brent gave the following PowerPoint presentation.



Phase 1

Project Scope

Objectives:

Design and build a new fountain within the existing brick structure that enhances the character and appeal of Main Street.

The design will focus on a clean, controlled water feature with integrated lighting for day and night visibility, using a simplified approach that reduces water loss while improving overall visual impact.

Deliverables (by Medallion)

- Fountain design and photo-realistic renderings
- Construction documentation
- Cost estimate
- Installation services



Fountain Design Concept 1

In **Phase 1**, the existing fountain and sculpture will be removed while preserving the current brick seating enclosure to maintain the plaza's established structure.

Concept 1 introduces a central vertical jet as the focal point, complemented by smaller accent jets arranged for visual balance. The fountain basin will include accent lighting to enhance the feature at night.

The redesigned fountain will create a clean, ornamental water feature that enhances the overall appearance of the plaza.







Fountain Design Concept 2

To reiterate, **Phase 1** will remove the existing fountain and sculpture while preserving the current brick seating enclosure to maintain the plaza's established structure.

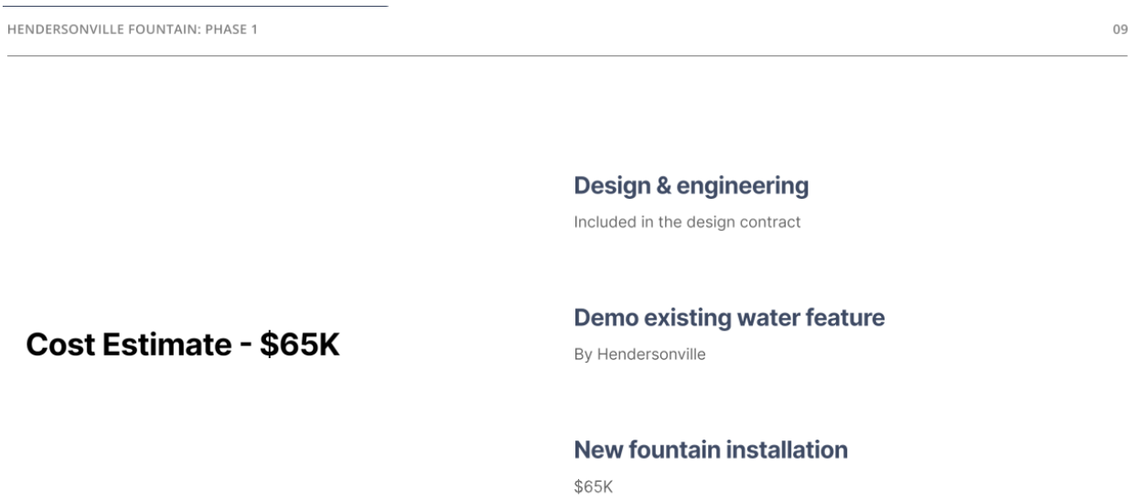
Concept 2 features three bands of water spouts that rise in height as they spiral toward the center, creating a more modern and distinctive look. The fountain basin will include accent lighting to enhance the feature at night.

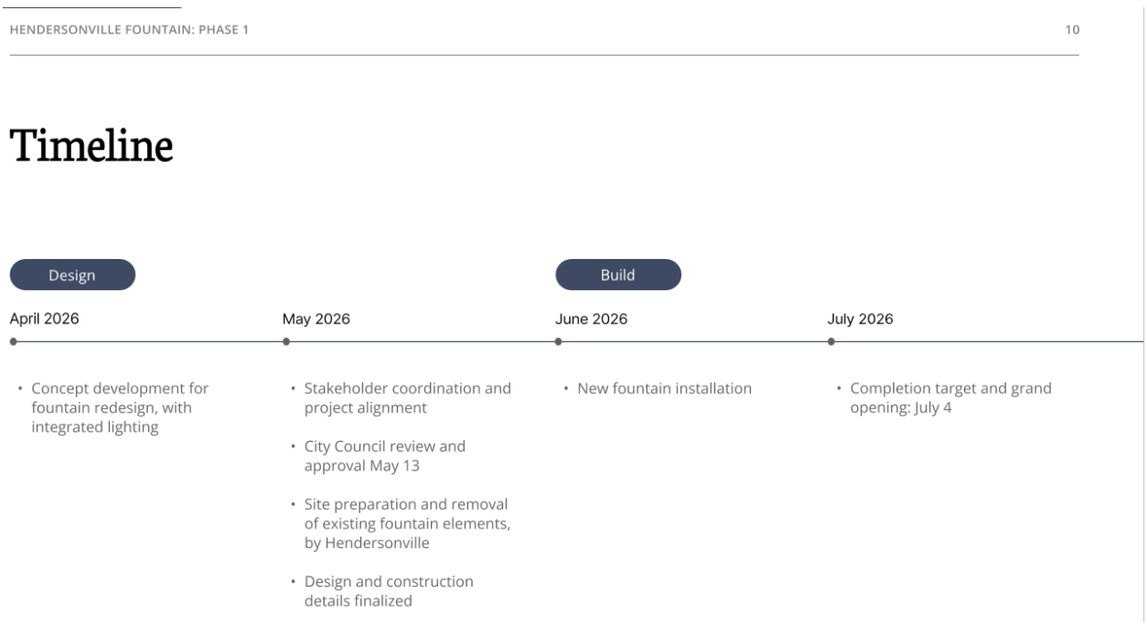
The redesigned fountain will create a dynamic, contemporary water feature, with spouts that add movement and visual interest while enhancing the overall appearance of the plaza.













Council Member Jennifer Hensley moved that City Council approve the resolution to make improvements to the fountain at the southwest corner of Main Street and Sixth Avenue. A unanimous vote of the Council followed. Motion carried.

9. CITY MANAGER REPORT

A. April 2026 Contingency and Adjustment Report – *John Connet, City Manager*

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 with a summary of all amendments and adjustments occurring thus far in the fiscal year.

FISCAL YEAR 2025 - 2026 (FY26) BUDGET AMENDMENTS AND ADJUSTMENTS			Completed / Proposed	Corrected / Denied					
ACCOUNT NUMBER	ACCOUNT DESCRIPTION	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET	DESCRIPTION	APPROVED	TYPE	AMENDMENT NUMBER
068-7855-519200	Contract Services	58,680	-	20,000	38,680	Brush Truck Repair	yes	Adjustment	3/26/2026
068-7855-524030	R&M Trucks	63,000	20,000	-	83,000	Brush Truck Repair	yes	Adjustment	3/26/2026
010-1300-521001	Supplies and Materials	105,245	-	5,817	99,428	PD Office Furniture	yes	Adjustment	4/2/2026
010-1300-554001	Capital Outlay - Equipment Other Than	67,500	5,817	-	73,317	PD Office Furniture	yes	Adjustment	4/2/2026
010-1502-531225	Training	8,000	-	7,700	300	Fountain Design and Fountain Works	yes	Adjustment	4/6/2026
010-1535-519200	Contract Services	25,000	-	12,700	12,300	Fountain Design and Fountain Works	yes	Adjustment	4/6/2026
010-1002-519200	Contract Services	116,000	20,400	-	136,400	Fountain Design and Fountain Works	yes	Adjustment	4/6/2026
010-1502-519200	Contracted Services	50,300	-	2,000	48,300	Brent adjustment request 04/07/26	yes	adjustment	4/7/2026
010-1502-531210	Permits, Licenses, and Fees	-	2,000	-	2,000	Brent adjustment request 04/07/26	yes	adjustment	4/7/2026
010-1008-531225	Bank Service Charges	25,000	-	3,108	21,892	Audit Adjustment	yes	adjustment	4/15/2026
010-1008-519010	Prof Services - Audit	34,170	3,108	-	37,278	Audit Adjustment	yes	adjustment	4/15/2026
060-1010-531225	Bank Service Charges	90,000	-	3,108	86,892	Audit Adjustment	yes	adjustment	4/15/2026
060-1010-519010	Prof Services - Audit	34,170	3,108	-	37,278	Audit Adjustment	yes	adjustment	4/15/2026
010-1300-531225	Training	72,705	-	4,500	68,205	PD New Hire Checks	yes	adjustment	4/20/2026
010-1300-519200	Contract Services	107,699	4,500	-	112,199	PD New Hire Checks	yes	adjustment	4/20/2026
060-7035-524010	R&M Buildings	55,000	-	3,849	51,151	WTP SCADA upgrades	yes	adjustment	4/21/2026
060-7035-553000	Capital Outlay- Land Improvements	35,000	-	35,000	-	WTP SCADA upgrades	yes	adjustment	4/21/2026
060-7035-554001	Capital Outlay- Equipment Other Than	7,671	38,849	-	46,520	WTP SCADA upgrades	yes	adjustment	4/21/2026
010-1400-534000	Noncapital Equipment	56,260	-	8,000	48,260	Stair Stepper	yes	adjustment	4/29/2026
010-1400-554001	Capital Outlay- Equipment Other Than	64,680	8,000	-	72,680	Stair Stepper	yes	adjustment	4/29/2026
060-7155-555002	Capital Outlay Lines	240,000	-	11,590	228,410	Garage Doors	yes	adjustment	4/29/2026
060-1523-524010	R&M Buildings	-	11,590	-	11,590	Garage Doors	yes	adjustment	4/29/2026
010-1502-519200	Contract Services	48,300	-	11,590	36,710	Garage Doors	yes	adjustment	4/29/2026
010-1523-524010	R&M Buildings	50,000	11,590	-	61,590	Garage Doors	yes	adjustment	4/29/2026
010-1400-519103	Prof Services- Medical	56,750	-	19,860	36,890	Deputy Chief Hiring Process	yes	adjustment	4/29/2026
010-1502-519200	Contract Services	55,000	19,860	-	74,860	Deputy Chief Hiring Process	yes	adjustment	4/29/2026

B. Mayor's Memories – *John Connet, City Manager*

Deputy City Manager Brian Pahle had a few comments:

- First, he mentioned the public comment that was made earlier about Apple Country Public Transit and wanted to clarify that that is not a city provided service and that it is a county funded service. We contribute dollars for it's wellbeing but we are not in control of that program or that service.

- Second, he wished Brandy Heatherly a happy birthday.

- Third, Mayor's Memories. I found four sets of minutes from May, 2005. You did provide a budget amendment for roof repairs for City Hall due to Hurricane Ivan for $410K; also for FEMA you were approving repairs to the Wastewater Treatment Plant and the Bonclarken Pump Station repair; you had multiple annexations, but the bulk of this meeting, 30 pages of the 42 page minutes from May 5th was dedicated to Sam's Club and Mayor, I don't know if you remember that public hearing but it started at 6:30p and ended at 9:30p. After you got out of that debate, they talked about parking on Main Street and charging for service lots. You also approved street paving bids during that meeting. The historic courthouse rededication was discussed and then you had three other meetings that month where you had a budget workshop, a drop-in meeting for the Southside Transporation Plan and a second meeting for the Southside Transporation Plan.

10. CITY COUNCIL COMMENTS

Council Member Simpson reminded everyone about the upcoming Housing Summit that we're having at the end of this month. The committee and staff have put a lot of time into this plan, and I'm just really excited for us to fully unveil it to everyone. I think the video that the Lucey Agency put together is going to be pretty impactful.

11 . ADJOURN

There being no further business, the meeting adjourned at 7:17 p.m. upon unanimous assent of the Council. No further action was taken.

_____
Barbara G. Volk, Mayor

ATTEST:

_____
Jill Murray, City Clerk

MINUTES

May 27, 2026

SECOND MONTHLY MEETING OF THE CITY COUNCIL

HENDERSONVILLE HOUSING SUMMIT

HENDERSONVILLE HIGH SCHOOL AUDITORIUM | 1 BEARCAT BLVD. | 5:30 p.m.

Present: Mayor Pro Tem Dr. Jennifer Hensley and Council Members Lyndsey Simpson, Melinda Lowrance and Gina Baxter

Staff Present: City Manager John Connet, Deputy City Manager Brian Pahle, City Clerk Jill Murray, City Attorney Angela Beeker, Assistant City Manager Public Services Brent Detwiler, Budget & Evaluation Director Adam Murr, Management Analyst Jenny Floyd, Communications Director Allison Justus, Communications Coordinator II Brandy Heatherly, IT Manager Jay Heatherly, Fire Chief Justin Ward, Community Development Director Lew Holloway, Planner Sam Hayes, City Engineer Brendan Shanahan, and Police Chief Blair Myhand

Absent: Mayor Barbara G. Volk

1. CALL TO ORDER

Mayor Pro Tem Jennifer Hensley called the meeting to order at 5:30 p.m. and welcomed those in attendance and a quorum was established.

2. PRESENTATION

A. Hendersonville Housing Summit – *Mayor Pro Tem Jennifer Hensley, Council Members, Lyndsey Simpson, Melinda Lowrance, Gina Baxter, and City Attorney Angela Beeker*

Jennifer Hensley began by welcoming everyone and thanking Hendersonville High School and Henderson County for the use of their facility. Each of the women then took turns speaking about the PowerPoint.



Hendersonville Housing Summit





Si necesita servicios de interpretación, por favor visite la mesa de True Ridge al frente del auditorio.





Hendersonville Housing Summit







A short video from Shane Phillips was played.





A short video from Patric Bowen was played.



The City of Hendersonville Strategic Housing Plan

Key Terms

Affordable
mortgage
"severely

Area Med
and half
example,

Housing
LMI (low-
indicating that housing income is less than 80% AMI.

Area Median Income Categories



Below 30% AMI | 30-60% AMI | 60-80% AMI | 80-120% AMI Workforce

ding rent or
n 50% is

earn more
of AMI (for

AMI. Note:
ogether,

Asheville MSA – Area Median Family Income 2026

$103,200

HUD Income Limits 2026

	FY 2026 Income Limit Category	One Person Family	Two Person Family	Three Person Family	Four Person Family	Five Person Family	Six Person Family
Category 1	Extremely Low Income Limits ($)*	21,500	24,600	27,650	33,000	38,680	44,360
Category 2	Very Low (50%) Income Limits ($)	35,850	40,950	46,050	51,200	55,300	59,400
Category 3	Low (80%) Income Limits ($)	57,350	65,550	73,750	81,900	88,500	95,050

https://www.huduser.gov/datasets/il/il2026/summary?reporttype=county&year=2026&counties=3708999999&states=37&q=Henderson%20County,%20NC

City of Hendersonville

November 18, 2024

Housing Needs Assessment

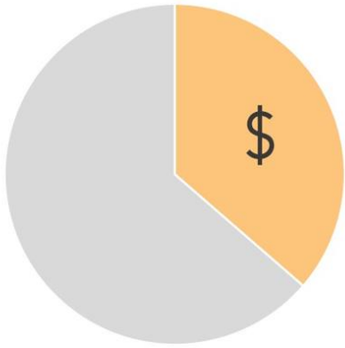
Strategic Housing Plan Steering Committee

UNC SCHOOL OF GOVERNMENT
Development Finance Initiative

DEVELOPMENT FINANCE INITIATIVE

Housing need is both cost and quality

Households have housing need if housing-related expenses are **more than 30% of the household's income.**



Housing-related expenses include rent or mortgage payments, plus insurance, and utilities.

Households have housing needs if they live in **poor quality** or **overcrowded** housing.

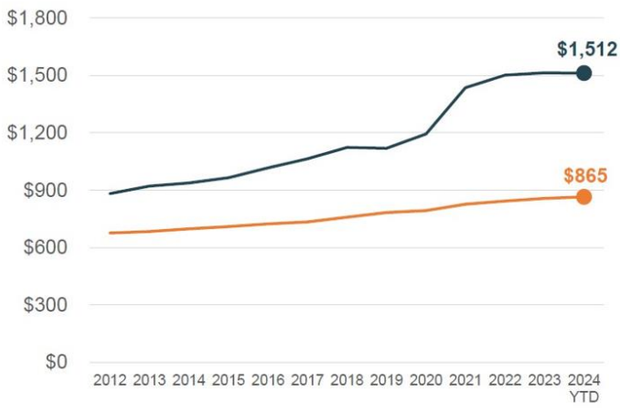


15

DEVELOPMENT FINANCE INITIATIVE

Rents among Class A & B properties increased 25% post-COVID

Average rent by building type among market-rate multifamily properties in Hendersonville



Rents among **Class A & B** properties increased 25% post-COVID and are affordable to households making over 80% AMI.

Rents among **Class C** properties have not increased as quickly, but likely have challenges with quality and safety.

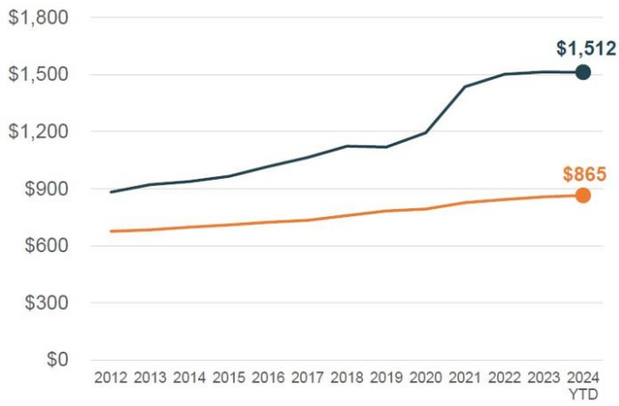
Source: CoStar

29

DEVELOPMENT FINANCE INITIATIVE

The median Class C rental unit is nearly 50 years old

Average rent by building type among market-rate multifamily properties in Hendersonville



The median year built of **Class A & B units is 2004…**

…while the median year built of **Class C units is 1976.**

Despite large differences in quality, the vacancy rate among both property types is 3%.

Source: CoStar

30

Housing Needs in Categories 1, 2 and 3

Individuals over 62
825
Households with housing needs
64% *Renters*

Families younger than 62
550
Households with housing needs
92% *Renters*

Individuals younger than 62
500
Households with housing needs
92% *Renters*

3,000 Units
Current unmet demand based on recent household growth

+

7,000 Units
Future demand over the next five years based on projected household growth

→

10,000 Units
Total demand over the next five years

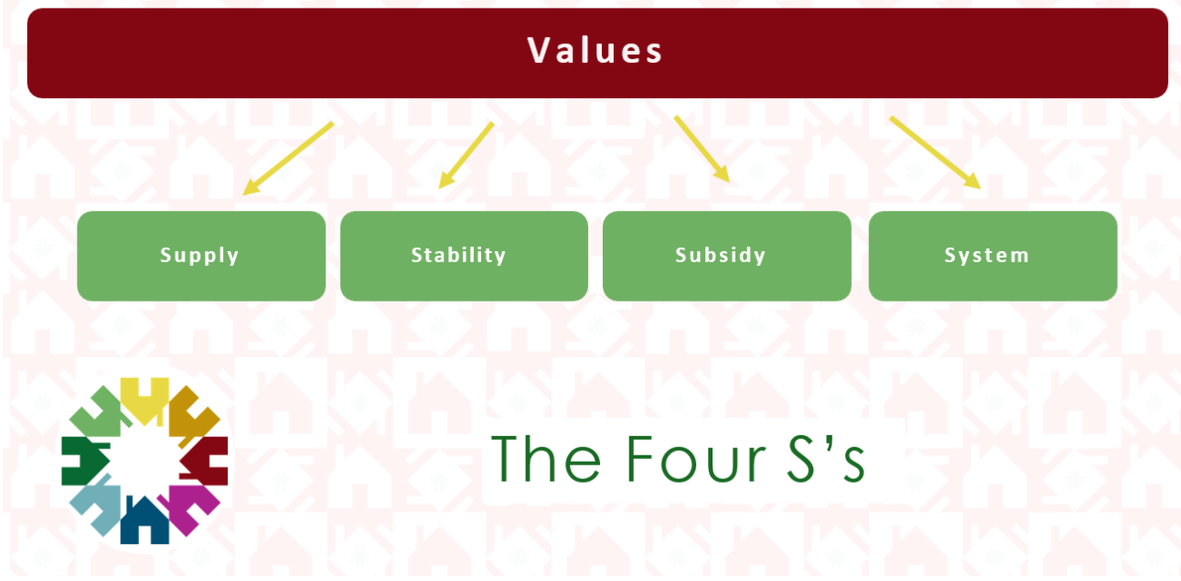
*Need for **at least 2,200 units** affordable to LMI households in City of Hendersonville*

Strategic Housing Plan Organization

The Strategic Housing Plan is a 5-year plan.

Strategies (10)

Actions (48)



The City of Hendersonville Strategic Housing Plan
Vision Statement

We envision a community where everyone has a safe, stable, and affordable place to call home - where people take pride in where they live, where individuals from diverse backgrounds live harmoniously, and where a variety of housing options exist to meet the full spectrum of community needs.

Strategic Housing Plan - Goals

Goal 1: The City will grow its percentage of households to 18% of Henderson County's Total Households over the next 5 years. To achieve this, the City will accommodate **3,047** units of the projected additional 4,300 Units needed. (Supply)

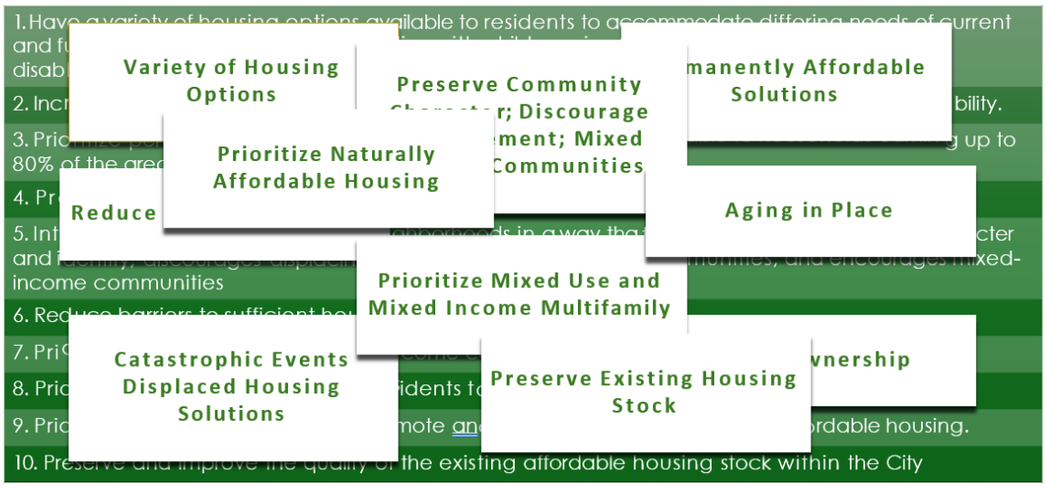
Goal 2: The City of Hendersonville accommodates 2,200 units for Category 1, 2, and 3 households over the next 5 years. (Subsidy)

Goal 3: At least 45% (or 990) of new Category 1, 2, and 3 housing units shall be owner-occupied. (Stability)

Goal 4: The City of Hendersonville will maintain an average annual vacancy rate of 6% amongst rental housing and 3% amongst for sale housing in order to have an adequate supply of housing at all income levels. (Supply)

Goal 5: The City of Hendersonville incorporates transparency, public education and community feedback in each of its housing endeavors. (System)

Strategic Housing Plan – Objectives



Strategic Housing Plan – Objectives



Strategic Housing Plan Strategies and Actions



Strategic Housing Plan – Strategies and Actions

2.01 Develop a community engagement tool to allow neighborhood feedback and input regarding proposed housing solutions

2.07 Establish and track measurable goals to demonstrate progress towards the City's vision for housing

Develop
communi
build pub

exemption opportunities
Produce an annual report detailing housing
2.07 Establish and track measurable goals to demonstrate progress towards the City's vision for housing



Strategic Housing Plan – Strategies and Actions

3.01 Increase allowable density

3.04 Establish affordable housing Incentives such as a density bonus, height bonus, etc.

3.08 Permit more housing types such as manufactured housing or tiny homes on wheels

3.02 Reduce dimensional standards
3.06 Regulate short-term rentals and provide incentives for long term rentals

Zoning
ordinance amendments
related to housing



Strategic Housing Plan – Strategies and Actions

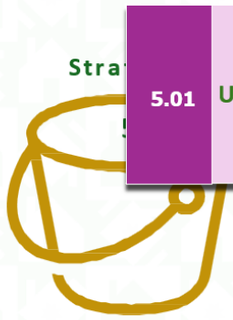
4.01 Reduced approval timelines

4.03 Increase efficiency

Improve city policies
& processes



Strategic Housing Plan – Strategies and Actions



Stra

5.01 Update minimum housing code

analysis of requirements pertaining to housing

5.03 Identify opportunities for incentives for Category 1, 2, and 3 housing

Evaluate other ordinance requirements



Strategic Housing Plan – Strategies and Actions

6.01 Hire a certified HUD Housing Counselor/ Housing Coordinator

nselor/ Housing

Establish a City clearinghouse for housing

6.05 Track development trends and key performance indicators

Build the internal capa city to provide and su housing solutions



Strategic Housing Plan – Strategies and Actions

Strategy

Actions

7.03 Compile a community character map to guide the implementation of housing solutions within that community

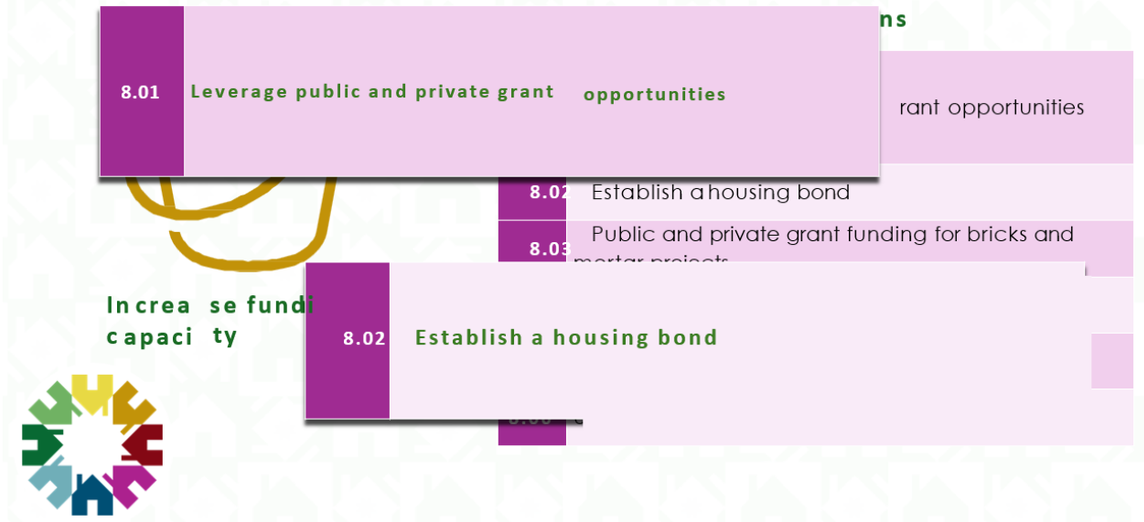
ared

o guide the ithin that

Perform community character mapping for different communities within the city



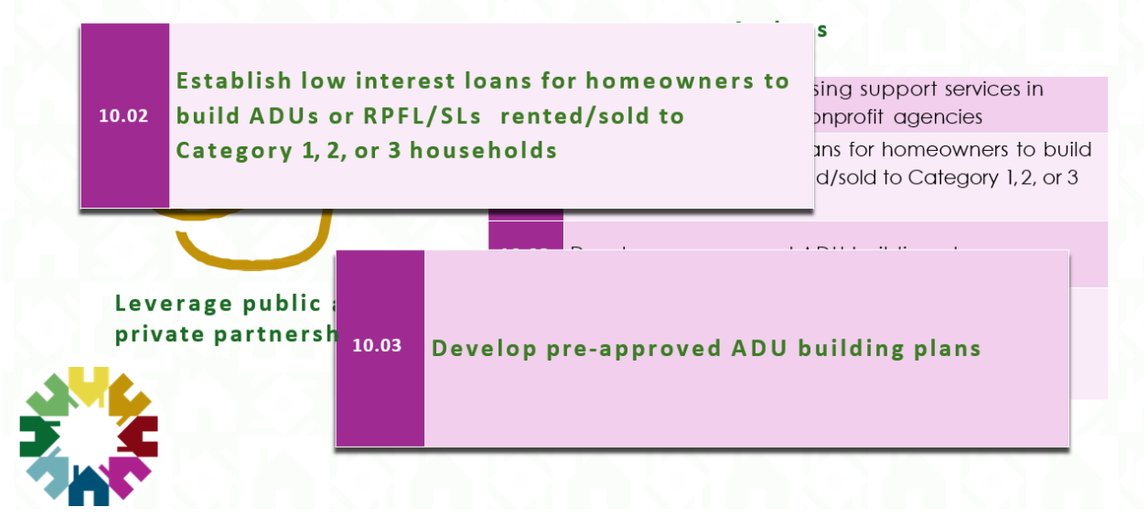
Strategic Housing Plan – Strategies and Actions



Strategic Housing Plan – Strategies and Actions



Strategic Housing Plan – Strategies and Actions



Prioritization Timelines

Short-Term*
1-2 years

Mid-Term*
3-4 Years

Long-Term*
5 Years

* Indicates timeframe within which work will begin

Strategic Plan Implementation

Community Land Trust

Housing Dashboard

Grant Funding

Zoning Changes

Strategic Housing Plan Implementation
Community Land Trust



Strategic Housing Plan Implementation Housing Dashboard



Strategic Housing Plan Implementation Housing Dashboard (x2!)



Strategic Housing Plan Implementation Grant Funding Overview

Total Grant Funding to Date:

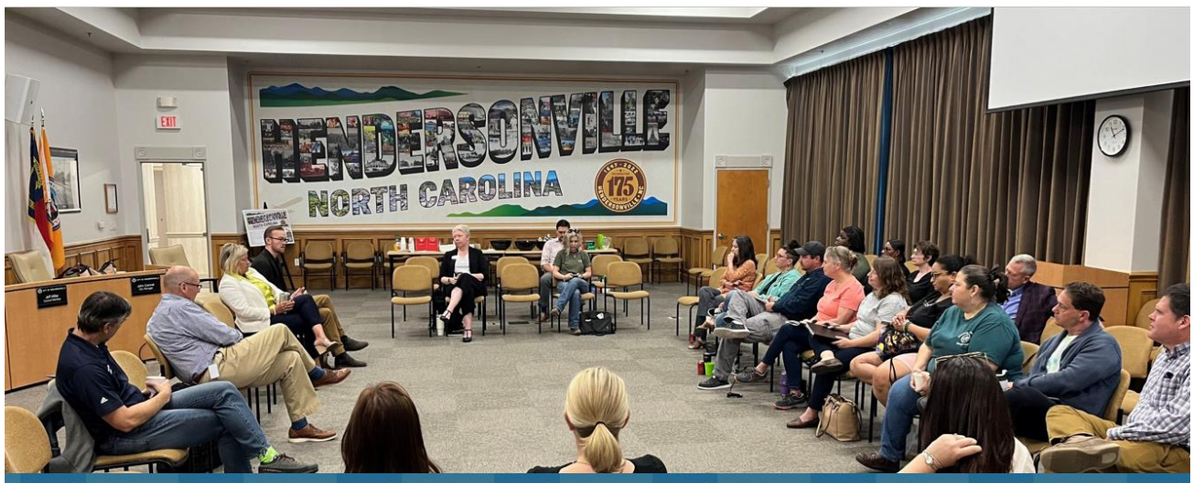
$3.9 Million

- Our State Our Homes – UNC Across 100 - $17,000, $5,000
- CDBG – NR, 2020 - $750,000, 2024 - $1,312,710
- Apple Ridge - $800,000 for infrastructure improvements (ARP)
- Dogwood Grant #1: Housing Plan - $100,000
- Dogwood Grant #2: Housing Initiatives (Trust) - $1.5 Million
- Grey Mill: $600,000 to put towards housing initiatives
- CDBG-DR: TBD

Strategic Housing Plan Implementation
Zoning Ordinance Amendments

- Flag Lots
- Increased density for homes < 1200 sq. ft. (0.5 units)
- Reduced setbacks

CITY OF HENDERSONVILLE
STRATEGIC HOUSING PLAN



Upcoming Workshop



A 15-minute video by Nick Lucey of the Lucey Agency was played interviewing local residents on their thoughts on housing issues.

City Manager John Connet introduced Robert Hooper of WNC Source, Madeline Offen of Pisgah Legal, Connie Steward of the Housing Authority and Margaret Lebeck of the Housing Assistance Program. They each briefly introduced themselves and explained what they do to help with housing in Hendersonville.

There was 15 minutes allotted for questions from the audience.

City Manager Connet thanked everyone for coming and he thanked staff for all their hard work thus far and said that the city will be hiring HUD Housing Specialist in the coming budget year.

3. ADJOURN

There being no further business, the meeting adjourned at 6:55 p.m. upon unanimous assent of the Council. No further action was taken.

_____
Jennifer Hensley, Mayor Pro Tem

ATTEST:

_____
Jill Murray, City Clerk

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: Jennifer Floyd **MEETING DATE:** 06/04/2026

AGENDA SECTION: CONSENT **DEPARTMENT:** Administration

TITLE OF ITEM: June 2026 Budget Amendments – *Jennifer Floyd, Management Analyst*

SUGGESTED MOTION(S):

I move City Council adopt budget amendment(s) 06042026-01, 06042026-02, 06042026-03 as presented.

SUMMARY:

- **06042026-01** A budget amendment correcting fund allocation for accounting purposes related to the Cyber Security Grant Project, #25001.
- **06042026-02** An FY27 amendment to the Oakdale Improvement Project, #25000 increasing the total appropriation by $40,000 to a total of $109,000 using a transfer in from the General Fund.
- **06042026-03** A budget amendment reflecting the adoption of a grant project ordinance (GPO) and reimbursement resolution (RR) for the Water System Resiliency Looping Project, #25019. The adopted project appropriation is $10,000,000. The project revenues are a $5,000,000 grant and $5,000,000 no-interest loan, both from the North Carolina Division of Water Infrastructure (NCDWI).

BUDGET IMPACT: Described Above

Is this expenditure approved in the current fiscal year budget? N/A

If no, describe how it will be funded.

ATTACHMENTS:
Budget Amendments 06042026-01, 06042026-02, 06042026-03.

TO MAYOR & COUNCIL
APPROVAL: June 4, 2026

FISCAL YEAR 2026
FORM: 06042026-01

BUDGET AMENDMENT

FUND 010 | 060 | 410 | 301

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET
010-0000-598901	Transfer Out (to 301)	959,016	-	-	959,016
010-1010-534000	Non-Capital Equipment	97,790	-	-	97,790
FUND 010	TOTAL REVENUES	-	-	-	97,790
General Fund	TOTAL EXPENDITURES	1,056,806	-	-	1,056,806
060-0000-598901	Transfer Out (to 301, #G2502)	565,200	-	48,200	517,000
060-0000-598901	Transfer Out (to 460, #G2502)	517,000	48,200	-	565,200
060-1010-519200	Contract Services	333,739	-	-	333,739
060-1010-523003	Utilties- Telephone & Internet	68,619	-	-	68,619
060-1010-534000	Non-Capital Equipment	21,077	-	-	21,077
FUND 060	TOTAL REVENUES	-	-	-	-
Water & Sewer Fund	TOTAL EXPENDITURES	1,505,635	48,200	48,200	1,505,635
410-0000-598901-25001	Transfer in (from 010)	100,000	-	-	100,000
410-0000-598901-25001	Transfer Out (to 301)	9,800	-	-	9,800
410-1010-470100-25001	Capital Outlay CIP	90,200	-	-	90,200
FUND 410	TOTAL REVENUES	100,000	-	-	100,000
DT Camera Project #25001	TOTAL EXPENDITURES	100,000	-	-	100,000
301-0000-470100-G2502	Transfer In (From 010, 410, & 060)	95,500	-	48,200	47,300
301-1010-554001-G2502	Capital Outlay - Equipment Other Than	95,500	-	48,200	47,300
FUND 301	TOTAL REVENUES	95,500	-	48,200	47,300
Cybersecurity #G2502	TOTAL EXPENDITURES	95,500	-	48,200	47,300
460-0000-470100-G2502	Transfer In (060)	-	48,200	-	48,200
460-1010-554001-G2502	Capital Outlay - Equipment Other Than	-	48,200	-	48,200
FUND 460	TOTAL REVENUES	-	48,200	-	48,200
Cybersecurity #G2502	TOTAL EXPENDITURES	-	48,200	-	48,200

A budget amendment correcting fund allocation for accounting purposes related to the Cyber Security Grant Project #25001.

The City Manager and City Clerk certify budget ordinance amendment 06042026-01 was approved by City Council on June 4, 2026.

City Manager

Date

City Clerk

Date

TO MAYOR & COUNCIL
APPROVAL: June 4, 2026

FISCAL YEAR 2027
FORM: 06042026-02

BUDGET AMENDMENT

FUND 410					
ACCOUNT NUMBER	**DESCRIPTION OF ACCOUNT**	**EXISTING BUDGET**	**INCREASE**	**DECREASE**	**REVISED BUDGET**
410-0000-470010-25000	Transfer In (from 010)	69,000	40,000	-	109,000
410-1525-550103-25000	Capital Outlay- CIP	69,000	40,000	-	109,000
FUND 010 General Fund	TOTAL REVENUES	69,000	40,000	-	109,000
	TOTAL EXPENDITURES	69,000	40,000	-	109,000
An amendment to the Oakdale Improvement Project, #25000 increasing the total appropriation by $40,000 to a total of $109,000 using a transfer in from the General Fund.					

The City Manager and City Clerk certify budget ordinance amendment 06042026-02 was approved by City Council on June 4, 2026.

City Manager _____ Date _____

City Clerk _____ Date _____

TO MAYOR & COUNCIL
APPROVAL: June 4, 2026

FISCAL YEAR 2026
FORM: 06042026-03

BUDGET AMENDMENT

FUND 460

ACCOUNT NUMBER	DESCRIPTION OF ACCOUNT	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET
460-0000-420050-25019	Grant Revenue (NCDWI)	-	5,000,000	-	5,000,000
460-0000-470010-25019	Debt Proceeds (NCDWI, No-Interest)	-	5,000,000	-	5,000,000
460-7055-550103-25019	Capital Outlay- CIP	-	10,000,000	-	10,000,000
FUND 460	TOTAL REVENUES	-	10,000,000	-	10,000,000
Water Looping #25019	TOTAL EXPENDITURES	-	10,000,000	-	10,000,000

A budget amendment reflecting the adoption of a grant project ordinance (GPO) and reimbursement resolution (RR) for the Water System Resiliency Looping Project, #25019. The adopted project appropriation is $10,000,000. The project revenues are a $5,000,000 grant and $5,000,000 no-interest loan, both from the North Carolina Division of Water Infrastructure (NCDWI).

The City Manager and City Clerk certify budget ordinance amendment 06042026-03 was approved by City Council on June 4, 2026.

City Manager _____ Date _____

City Clerk _____ Date _____

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: Adam Murr **MEETING DATE:** 06/04/2026

AGENDA SECTION: CONSENT **DEPARTMENT:** Administration

TITLE OF ITEM: June 2026 Project Ordinances and Reimbursement Resolutions – *Adam Murr, Budget & Eval. Director*

SUGGESTED MOTION(S):

I move City Council adopt the Project Ordinance(s) and Reimbursement Resolution(s) for the FY27 Vehicle and Equipment Project, #VE027, the 2026 Transportation General Obligation (GO) Bond Project #25013, and the Water System Resiliency Looping Project, #25019 as presented.

SUMMARY:

General Statute 159-13.2 provides North Carolina local governments the power to grant and maintain capital and grant project ordinances (CPOs and GPOs).

FY27 Vehicle and Equipment Project, #VE027. A capital project ordinance and reimbursement resolution appropriating $1,665,350 for the acquisition of new vehicles and equipment.

2026 Transportation General Obligation (GO) Bond Project #25013. A balanced capital project ordinance (CPO) appropriating $14,500,000 for the City's forecasted 2026 General Obligation (GO) Bond for transportation infrastructure and related services. The CPO identifies $10,000,000 of the transportation projects will be funded by GO Bond debt proceeds and $15,440,692 of projected available cash and/or reserves from FY25 through FY31. A reimbursement resolution has also been prepared for Council's consideration, which would allow the City to reimburse itself with bond proceeds for any related expenditures occurring prior to the borrowing, up to $10,000,000.

Water System Resiliency Looping Project #25019. A grant project ordinance and reimbursement resolution appropriation $10,000,000 for the design and construction of a water system loop to enhance system resiliency. The project will be funded by a $5,000,000 grant and a $5,000,000 no-interest loan, both from the North Carolina Division of Water Infrastructure (NCDWI).

BUDGET IMPACT: Attached Project Ordinances and Reimbursement Resolutions.

Is this expenditure approved in the current fiscal year budget? N/A

If no, describe how it will be funded. N/A

ATTACHMENTS:

1. Project Ordinances: #VE027, #25013, #25019
2. Reimbursement Resolutions: #VE027, #25013, #25019

Resolution #_____

HENDERSONVILLE, NORTH CAROLINA
DECLARATION OF OFFICIAL INTENT TO REIMBURSE

BE IT RESOLVED by the City Council of the City of Hendersonville, North Carolina, this declaration (the "Declaration") is made pursuant to the requirements of the United States Treasury Regulations Section 1.150-2 and is intended to constitute a Declaration of Official Intent to Reimburse under such Treasury Regulations Section.

The undersigned is authorized to declare the official intent of HENDERSONVILLE, North Carolina (the "Issuer") with respect to the matters contained herein.

Expenditures to be Incurred. The Issuer anticipates incurring expenditures (the "Expenditures") for EXECUTION, ACQUISITION, CONSTRUCTION, AND INSTALLATION OF THE 2026 TRANSPORTATION GENERAL OBLIGATION (GO) BOND PROJECT (#25013), ORDINANCE #_____ (the "Project(s)").

Plan of Finance. The Issuer intends to finance the costs of the Project(s) with the debt proceeds to be issued by the Issuer (the "Borrowing"), the interest on which is to be excluded from gross income for Federal income tax purposes.

Maximum Principal Amount of Debt to be Issued. The maximum principal amount of the Borrowing to be incurred by the Issuer to finance the Project is $10,000,000.

Declaration of Official Intent to Reimburse. The Issuer hereby declares its official intent to reimburse itself with the proceeds of the Borrowing for any of the Expenditures incurred by it prior to the issuance of the Borrowing.

ADOPTED by the City Council of the City of Hendersonville, North Carolina, on this 4th day of June 2026.

_____
Attest: Barbara G. Volk, Mayor, City of Hendersonville

_____
Jill Murray, City Clerk

Approved as to form:

_____
Angela S. Beeker, City Attorney

Resolution #_____

HENDERSONVILLE, NORTH CAROLINA
DECLARATION OF OFFICIAL INTENT TO REIMBURSE

BE IT RESOLVED by the City Council of the City of Hendersonville, North Carolina, this declaration (the "Declaration") is made pursuant to the requirements of the United States Treasury Regulations Section 1.150-2 and is intended to constitute a Declaration of Official Intent to Reimburse under such Treasury Regulations Section.

The undersigned is authorized to declare the official intent of HENDERSONVILLE, North Carolina (the "Issuer") with respect to the matters contained herein.

Expenditures to be Incurred. The Issuer anticipates incurring expenditures (the "Expenditures") for EXECUTION, ACQUISITION, CONSTRUCTION, AND INSTALLATION OF THE FY27 VEHICLE AND EQUIPMENT PROJECT (#VE027), ORDINANCE #_____ (the "Projects").

Plan of Finance. The Issuer intends to finance the costs of the Project(s) with the debt proceeds to be issued by the Issuer (the "Borrowing"), the interest on which is to be excluded from gross income for Federal income tax purposes.

Maximum Principal Amount of Debt to be Issued. The maximum principal amount of the Borrowing to be incurred by the Issuer to finance the Project is $1,665,350.

Declaration of Official Intent to Reimburse. The Issuer hereby declares its official intent to reimburse itself with the proceeds of the Borrowing for any of the Expenditures incurred by it prior to the issuance of the Borrowing.

ADOPTED by the City Council of the City of Hendersonville, North Carolina, on this 4th day of June 2026.

Attest: _____ Barbara G. Volk, Mayor, City of Hendersonville

_____
Jill Murray, City Clerk

Approved as to form:

_____
Angela S. Beeker, City Attorney

Ordinance #_____

CAPITAL PROJECT ORDINANCE FOR THE EXECUTION, ACQUISITION, CONSTRUCTION, AND INSTALLATION OF THE 2026 TRANSPORTATION GENERAL OBLIGATION (GO) BOND PROJECT, #25013

BE IT ORDAINED by the Governing Board of the City of Hendersonville, North Carolina that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted:

Section 1: The project authorized is a City project described as the 2026 Transportation General Obligation (GO) Bond Project, #25013.

Section 2: The following amounts are appropriated for the project(s):

Account Codes				Account Name	Total Budget
Fund	Dept.	Account	Project		
410	1014	550103	25013	Capital Outlay–CIP (Resurfacing)	$9,140,692
410	1014	550103	25013	Capital Outlay–CIP (ADA Curb Ramp)	2,420,000
410	1014	550103	25013	Capital Outlay–CIP (Safety & Transportation)	3,705,000
410	1002	550102	25013	Capital Outlay–Service & Fees	175,000
				Total Project Appropriation	**$15,440,692**

Section 3: The following revenues are anticipated to be available for the project(s):

Account Codes				Account Name	Total Budget
Fund	Dept.	Account	Project		
410	0000	470010	25013	Debt Proceeds (2026 GO Bond)	($10,000,000)
410	0000	470100	25013	Transfer in (from General Fund–FY25)	(158,290)
410	0000	470100	25013	Transfer in (from General Fund–FY26)	(782,402)
410	0000	470100	25013	Transfer in (from General Fund–FY27)	(900,000)
410	0000	470100	25013	Transfer in (from General Fund–FY28)	(900,000)
410	0000	470100	25013	Transfer in (from General Fund–FY29)	(900,000)
410	0000	470100	25013	Transfer in (from General Fund–FY30)	(900,000)
410	0000	470100	25013	Transfer in (from General Fund–FY31)	(900,000)
				Total Project Appropriation	**($15,440,692)**

Section 4: The Finance Director is hereby directed to maintain within the General Fund and Governmental Capital Project Fund sufficient specific detailed accounting records to satisfy the disclosure requirements of all the contractual agreements, if applicable.

Section 5: Funds may be advanced from the General Fund and Governmental Capital Project Fund, as necessary for the purpose of making payments as due. Reimbursement requests shall be made in an orderly and timely manner.

Section 6: The Finance Director is directed to report, on a quarterly basis, on the financial status of each project element in Section 3 and Section 4.

Section 7: The Finance Director is further instructed to include a detailed analysis of past and future revenues and expenses during each annual budget submission made to the Governing Board.

Section 8: Copies of this capital project shall be furnished to the City Clerk, Finance Director, and City Manager for direction in carrying out this project.

Section 9: The City Manager, or designee, is authorized to declare the project completed, close the project ordinance, and distribute remaining project funds to the appropriate operating fund or reserve fund.

ADOPTED by the City Council of the City of Hendersonville, North Carolina, on this 4th day of June 2026.

Attest: Barbara G. Volk, Mayor, City of Hendersonville

_____
Jill Murray, City Clerk

Approved as to form:

_____
Angela S. Beeker, City Attorney

Ordinance #_____

CAPITAL PROJECT ORDINANCE FOR THE EXECUTION, ACQUISITION, CONSTRUCTION, AND INSTALLATION OF THE FY27 VEHICLE AND EQUIPMENT PROJECT, #VE027

BE IT ORDAINED by the Governing Board of the City of Hendersonville, North Carolina that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted:

Section 1: The project authorized is a City project described as the FY27 Vehicle and Equipment Project, #VE027.

Section 2: The following amounts are appropriated for the project(s):

Account Codes				Account Description	Total Budget
Fund	**Dept.**	**Account**	**Project**		
410	1300	554002	VE027	C/O-Vehicles (14-47 Marked SUV)	$63,605
410	1300	554002	VE027	C/O-Vehicles (14-50, Unmarked)	$63,605
410	1300	554002	VE027	C/O-Vehicles (14-56, Unmarked)	$63,605
410	1300	554002	VE027	C/O-Vehicles (14-62, Unmarked)	$63,605
410	1300	554002	VE027	C/O-Vehicles (15-24, Unmarked)	$63,605
410	1300	554002	VE027	C/O-Vehicles (15-25, Unmarked)	$63,605
410	1300	554002	VE027	C/O-Vehicles (15-26, Unmarked)	$77,370
410	1300	554002	VE027	C/O-Vehicles (14-86, Marked)	$77,370
410	1300	554002	VE027	C/O-Vehicles (14-94, Marked)	$77,370
410	1300	554002	VE027	C/O-Vehicles (New Hire 1, Marked)	$77,370
410	1300	554002	VE027	C/O-Vehicles (New Hire 2, Marked)	$77,370
410	1300	554002	VE027	C/O-Vehicles (New Hire 3, Marked)	$77,370
410	1200	554002	VE027	C/O-Vehicles (Code Enforcement)	$30,000
410	2102	554002	VE027	C/O-Vehicles (Event Van)	$40,000
410	2102	554001	VE027	C/O-Equipment (Crew Cart/UTV)	$40,000
410	1523	554002	VE027	C/O-Vehicles (14-30 Truck)	$55,000
410	1523	554001	VE027	C/O-Equipment (42-10 Tractor)	$64,500
410	1555	554002	VE027	C/O-Vehicles (22-19 Dump Truck)	$100,000
460	7002	554002	VE027	C/O-Vehicles	$150,000
460	7002	554001	VE027	C/O-Equipment (50-03 Skid Steer)	$90,000
468	7855	554001	VE027	C/O-Equipment (Recycle Truck)	$250,000
				Total Project Appropriation	**$1,665,350**

Section 3: The following revenues are anticipated to be available for the project(s):

Account Codes				Account Description	Total Budget
Fund	**Dept.**	**Account**	**Project**		
410	0000	470010	VE027	Debt Proceeds (FY27 V&E Loan)	($1,175,350)
460	0000	470100	VE027	Transfers In (from 060)	($240,000)
468	0000	470010	VE027	Debt Proceeds (FY27 V&E Loan)	($250,000)
				Total Project Appropriation	**($1,665,350)**

Section 4: The Finance Director is hereby directed to maintain within the General Fund, Water and Sewer Fund, Environmental Services Fund, and Capital Project Funds sufficient specific detailed accounting records to satisfy the disclosure requirements of all the contractual agreements, if applicable.

Section 5: Funds may be advanced from the General Fund, Water and Sewer Fund, and Environmental Services Fund as necessary for the purpose of making payments as due. Reimbursement requests shall be made in an orderly and timely manner.

Section 6: The Finance Director is directed to report, on a quarterly basis, on the financial status of each project element in Section 3 and Section 4.

Section 7: The Finance Director is further instructed to include a detailed analysis of past and future revenues and expenses during each annual budget submission made to the Governing Board.

Section 8: Copies of this capital project shall be furnished to the City Clerk, Finance Director, and City Manager for direction in carrying out this project.

ADOPTED by the City Council of the City of Hendersonville, North Carolina, on this 4th day of June 2026.

Attest: Barbara G. Volk, Mayor, City of Hendersonville

_____
Jill Murray, City Clerk

Approved as to form:

_____
Angela S. Beeker, City Attorney

Ordinance #_____

GRANT PROJECT ORDINANCE FOR THE EXECUTION, ACQUISITION, CONSTRUCTION, AND INSTALLATION OF THE WATER SYSTEM RESILIENCY LOOPING PROJECT, #25019

BE IT ORDAINED by the Governing Board of the City of Hendersonville, North Carolina that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following grant project ordinance is hereby adopted:

Section 1: The project authorized is a City project described as the Water System Resiliency Looping Project, #25019.

Section 2: The following amounts are appropriated for the project(s):

Account Codes				Account Name	Total Budget
Fund	Dept.	Account	Project		
460	7055	550103	25019	Capital Outlay–CIP	$10,000,000
				Total Project Appropriation	**$10,000,000**

Section 3: The following revenues are anticipated to be available for the project(s):

Account Codes				Account Name	Total Budget
Fund	Dept.	Account	Project		
460	0000	420050	25019	Grant Revenue (NCDWI)	($5,000,000)
460	0000	470010	25019	Debt Proceeds (NCDWI, No-Interest)	($5,000,000)
				Total Project Appropriation	**($5,000,000)**

Section 4: The Finance Director is hereby directed to maintain within the Water & Sewer Fund and Water and Sewer Capital Project Fund sufficient specific detailed accounting records to satisfy the disclosure requirements of all the contractual agreements, if applicable.

Section 5: Funds may be advanced from the Water and Sewer Fund and Water and Sewer Capital Project Fund, as necessary for the purpose of making payments as due. Reimbursement requests shall be made in an orderly and timely manner.

Section 6: The Finance Director is directed to report, on a quarterly basis, on the financial status of each project element in Section 3 and Section 4.

Section 7: The Finance Director is further instructed to include a detailed analysis of past and future revenues and expenses during each annual budget submission made to the Governing Board.

Section 8: Copies of this grant project shall be furnished to the City Clerk, Finance Director, and City Manager for direction in carrying out this project.

Section 9: The City Manager, or designee, is authorized to declare the project completed, close the project ordinance, and distribute remaining project funds to the appropriate operating fund or reserve fund.

ADOPTED by the City Council of the City of Hendersonville, North Carolina, on this

4th day of June 2026.

Attest: _____
Barbara G. Volk, Mayor, City of Hendersonville

_____
Jill Murray, City Clerk

Approved as to form:

_____
Angela S. Beeker, City Attorney

Resolution #_____

HENDERSONVILLE, NORTH CAROLINA
DECLARATION OF OFFICIAL INTENT TO REIMBURSE

BE IT RESOLVED by the City Council of the City of Hendersonville, North Carolina, this declaration (the "Declaration") is made pursuant to the requirements of the United States Treasury Regulations Section 1.150-2 and is intended to constitute a Declaration of Official Intent to Reimburse under such Treasury Regulations Section.

The undersigned is authorized to declare the official intent of HENDERSONVILLE, North Carolina (the "Issuer") with respect to the matters contained herein.

Expenditures to be Incurred. The Issuer anticipates incurring expenditures (the "Expenditures") for EXECUTION, ACQUISITION, CONSTRUCTION, AND INSTALLATION OF THE WATER SYSTEM RESILIENCY LOOPING PROJECT (#25019), ORDINANCE #_____ (the "Project(s)").

Plan of Finance. The Issuer intends to finance the costs of the Project(s) with the grant revenue and debt proceeds to be issued by the Issuer (the "Borrowing"), the interest on which is to be excluded from gross income for Federal income tax purposes.

Maximum Principal Amount of Debt to be Issued. The maximum principal amount of the Borrowing to be incurred by the Issuer to finance the Project is $10,00,000.

Declaration of Official Intent to Reimburse. The Issuer hereby declares its official intent to reimburse itself with the proceeds of the Borrowing for any of the Expenditures incurred by it prior to the issuance of the Borrowing.

ADOPTED by the City Council of the City of Hendersonville, North Carolina, on this 4th day of June 2026.

Attest: _____ Barbara G. Volk, Mayor, City of Hendersonville

_____
Jill Murray, City Clerk

Approved as to form:

_____
Angela S. Beeker, City Attorney

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: Devin Owen **MEETING DATE:** June 4, 2026

AGENDA SECTION: Consent Agenda **DEPARTMENT:** Water & Sewer

TITLE OF ITEM: Engineering Services to Support the Water System Resiliency Looping Project – *Devin Owen, Utilities Engineer*

SUGGESTED MOTION(S):

I move City Council to adopt the Resolution By the City Council to select McGill Associates, PA, as most qualified to provide engineering services and authorize the City Manager To Enter Into a Contract for Engineering Services to support the Water System Resiliency Looping Project.

SUMMARY:

The City owns and operates a public water distribution system that serves a population of approximately 80,000 people in Henderson County and surrounding areas. When Hurricane Helene impacted the City on September 27th, 2024, several areas for improvements were identified to strengthen the City's water system.

The Water System Resiliency Looping Project will provide additional, redundant waterlines into multiple key service areas of the water system. These redundant waterlines will create looped portions of the water system, thus lessening the potential and severity of future water outage impacts by allowing for reduced public health risks and improving economic recovery.

Staff completed a qualifications-based selection process for Professional Engineering Services and have selected the engineering firm McGill Associates, PA, as most qualified to provide the services and negotiated a scope of work and fee from McGill Associates, PA. to provide engineering services to support the project.

BUDGET IMPACT: $ 1,236,500.00

Is this expenditure approved in the current fiscal year budget? n/a

If no, describe how it will be funded. Funds are allocated through a GPO. Project #25019.

ATTACHMENTS:

1. Resolution
2. Qualification Statement Evaluation Summary
3. Scope of Services

SOLICITATION EVALUATION SCORECARD

Engineering Services to Support the Water System Resiliency Looping Project

REQUEST FOR PROPOSAL # 250197055001

EVALUATION CRITERIA		Hazen	McGill	Mckim & Creed	Terra Firma	Three Notch Group
A. EVALUATION CRITERIA #1	Project Team Qualifications [35 Possible Points]	30	31.75	30.25	23.75	21.25
B. EVALUATION CRITERIA #2	Project Approach and Management [15 Possible Points]	12.75	12.5	13.5	10	9.5
C. EVALUATION CRITERIA #3	Similar Projects [30 Possible Points]	27	26.5	27.5	17.5	19
D. EVALUATION CRITERIA #4	Timely Service/Efficiency [20 Possible Points]	13.75	13.75	13.25	14.25	12.25
FINAL SCORES AND RANKINGS	TOTAL SCORE	83.5	84.5	84.5	65.5	62
	RANK	3	1	1	4	5

		Hazen	McGill	Mckim & Creed	Terra Firma	Three Notch Group
REVIEWER #1:	A.	28	32	28	15	15
	B.	13	10	15	10	10
	C.	28	24	28	15	20
	D.	12	10	10	18	10
	Total Score	81	76	81	58	55
	Rank	1	3	1	4	5
REVIEWER #2:	A.	32	34	33	28	25
	B.	12	14	11	8	8
	C.	27	28	29	15	18
	D.	14	15	13	14	12
	Total Score	85	91	86	65	63
	Rank	3	1	2	4	5
REVIEWER #3:	A.	30	30	29	27	23
	B.	15	14	15	12	12
	C.	26	28	27	20	18
	D.	17	18	18	15	15
	Total Score	88	90	89	74	68
	Rank	3	1	2	4	5
REVIEWER #4:	A.	30	31	31	25	22
	B.	11	12	13	10	8
	C.	27	26	26	20	20
	D.	12	12	12	10	12
	Total Score	80	81	82	65	62
	Rank	3	2	1	4	5

All electronic copies received prior to the 4/10/2026 at 1:00 PM EST deadline.

POST-INTERVIEW SOLICITATION RE-EVALUATION SCORECARD

Engineering Services to Support the Water System Resiliency Looping Project

REQUEST FOR PROPOSAL # 250197055001

EVALUATION CRITERIA		McGill		Mckim & Creed
A. EVALUATION CRITERIA #1	Project Team Qualifications [35 Possible Points]	31.67		30.33
B. EVALUATION CRITERIA #2	Project Approach and Management [15 Possible Points]	14		12.67
C. EVALUATION CRITERIA #3	Similar Projects [30 Possible Points]	27		27.67
D. EVALUATION CRITERIA #4	Timely Service/Efficiency [20 Possible Points]	17		14.33
FINAL SCORES AND RANKINGS	TOTAL SCORE	89.667		85
	RANK	1		2

		McGill		Mckim & Creed
REVIEWER #1:	A.	33		32
	B.	14		12
	C.	27		29
	D.	19		14
	Total Score	93		87
	Rank	1		2
REVIEWER #2:	A.	31		29
	B.	15		14
	C.	28		28
	D.	18		17
	Total Score	92		88
	Rank	1		2
REVIEWER #3:	A.	31		30
	B.	13		12
	C.	26		26
	D.	14		12
	Total Score	84		80
	Rank	1		2

Resolution # -____

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO ENTER INTO A CONTRACT FOR ENGINEERING SERVICES TO SUPPORT THE WATER SYSTEM RESILIENCY LOOPING PROJECT

WHEREAS, the City owns and operates a public water distribution system that serves a population of approximately 80,000 people in Henderson County and surrounding areas; and

WHEREAS, the City saw severe impacts from Hurricane Helene on September 27th, 2024, which illustrated several areas for improvements to strengthen the City's water system; and

WHEREAS, the Water System Resiliency Looping Project will provide additional, redundant waterlines into multiple key service areas of the water system. These redundant waterlines will create looped portions of the water system, thus lessening the potential and severity of future water outage impacts by allowing for reduced public health risks and improving economic recovery; and

WHEREAS, City Staff have performed a qualifications-based selection, determined McGill Associates, PA., as most qualified, and have received and negotiated a scope of work and fee from McGill Associates, PA. to provide Engineering Services to support the project.

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

1. McGill Associates, PA. is most qualified to provide professional engineering services for the project, as recommended by Staff.
2. The scope of professional engineering services from McGill Associates, PA. is approved in the not-to-exceed amount of $1,236,500.00.
3. The City Manager is authorized to execute an agreement with McGill Associates, PA. consistent with the terms of this Resolution, as approved by the City Attorney.
4. The City Manager is authorized to approve contract amendments which cumulatively do not exceed 10% of the approved contract amount of $1,236,500.00, provided however that any necessary budget ordinance or project ordinance amendments must be brought back to the City Council for approval.

Adopted by the City Council of the City of Hendersonville, North Carolina on this_____day of _____, 20____.

Attest: _____
Barbara G. Volk, Mayor, City of Hendersonville

_____
Jill Murray, City Clerk

Approved as to form:

Angela S. Beeker, City Attorney

ATTACHMENT TO EXHIBIT B
FIRM'S SCOPE OF SERVICE

Project scope:
Project outcome is described as the installation of approximately 40,000 lineal feet (LF) of 12-inch, 8-inch, and 6-inch diameter water lines to support the City's various pressure zones, creating redundant loop connections within the water distribution system. The initial six projects identified and funded through the NCDEQ-DWI SRF Helene, CDBG, and GoldenLEAF programs are as follows:

- Brookside Camp Road 12-inch water line, 3,500LF
- Rugby Drive 12-inch water line, 4,700LF
- Mountain Road 6-inch water line, 1,100LF
- Pace Road 12-inch water line, 8,600LF
- Howard Gap Road 12-inch water line, 20,000LF
- South Orchard Road 8-inch water line, 1,500LF

Assumptions:
- Howard Gap Road water line construction will be funded by a SRF,CDBG, and GoldenLEAF grants, design of this route will come from SRF Helene funding. CDBG monitoring, reporting, and administrative functions are not included in ENGINEER'S scope of service.
- Additional water line extension projects as identified by the OWNER will be added to the environmental report phase of this scope. Should project funding allow, portions or all these projects will be added to the design and construction phase at OWNER'S direction. Additional services will be requested for these efforts once the fee for initial scope of service has been exhausted.
- Construction administration and observation are not included in this scope of service. Construction administration and observation may be added via contract amendment upon award of construction contract(s).

SECTION ONE - GENERAL SERVICES

The ENGINEER shall, as directed by the OWNER, provide professional engineering services for the OWNER in all phases of the project; serve as OWNER's professional engineering representative for the project; and shall give professional consultation and advice to OWNER during the performance of the services hereunder.

The ENGINEER shall provide necessary personnel required in performing the project unless otherwise provided herein. Such personnel shall not be employees of or have any contractual relationship with the OWNER. All services rendered hereunder shall be performed by the ENGINEER or under their supervision and all personnel engaged in the project shall be fully qualified under North Carolina law to perform such services.

The ENGINEER shall seek and obtain authorization from the OWNER or the OWNER's assignee before proceeding with the project, or before performing any Additional Services or before performing any other services which would not be included in the fee for Basic Services.

The ENGINEER shall comply with existing federal, state, and local laws and regulations regarding equal employment opportunities. The ENGINEER is further obligated to include requirements hereunder in any subcontract written in association with this agreement.

SECTION 2 – BASIC SERVICES

ENGINEERING REPORT / ENVIRONMENTAL INFORMATION DOCUMENT

- Consult with OWNER to determine the OWNER's requirements for the project and to discuss project schedules, gather initial data, coordination, and other preliminary matters.

- Review distribution system maps, project cost estimates, and schedules; gather initial project data and consult with OWNER to identify areas of additional design improvements to maximize project funding.

- Prepare updated cost estimates and determine final project footprint.

- Prepare Engineering Report / Environmental Information Document (ER/EID) in accordance with North Carolina Department of Environmental Quality (NCDEQ), Division of Water Infrastructure (DWI) requirements. Submit ER/EID to DWI for review and respond to DWI comments as required for approval. Based on the project nature, it is our assumption that a Categorical Exclusion (CE) will be issued for the project.

DESIGN AND PERMITTING PHASE SERVICES

- Set horizontal and vertical geodetic survey control as required along all project routes on NAD83(2011) and NAVD88 (GEOID12A).

- Acquire LIDAR, aerial imagery, and property parcel data for use as baseline mapping information. Spot elevations and directed field survey work as required for stream crossings.

- Contact NC One Call and request utility locations for the project area. Locate utilities as marked and incorporate into overall project survey information.

- Locate above-ground visible utilities on site. Locate planimetric data for above-ground features, accessible piping networks, roads, buildings, structures in the immediate project area.

- Coordinate topographic mapping and creation of digital terrain model of the site suitable to produce one-foot contour intervals.

- Establish NCDOT ROW lines as appropriate for the project area and import GIS property information. This scope does not include the layout/production of new plats, easements, or rights of way.

- Perform sufficient field pressure recordings and compile existing modeling information as provided by the OWNER as required to develop project flow and pressure calculations.

- Coordinate any subsurface and/or geotechnical investigations or similar types of testing and analysis needed for proper design within the initial scope of the project. Up to sixteen borings are anticipated and included in this scope of service.

- Prepare bid documents, contract documents, technical specifications and construction drawings to detail the character and scope of the work including all design functions and coordination for all construction sequencing of the Project. Bid documents for two construction contracts included in this scope of service.

- Review the design documents as described above with the OWNER for comments and approval throughout the design process. This shall include 30%, 60%, and 90% design submittals.

- Attend regular design progress meetings with the OWNER.

- Assist the OWNER in securing approval of the final design documents from such governmental agencies as have jurisdiction over the project or any portion thereof. The following approvals/permits are assumed to be required for the project.

    - NCDEQ - Public Water Supply Section, Land Quality, & Water Infrastructure
    - NC Department of Transportation (NCDOT)
    - 401/404 Water Quality Permitting

- Prepare opinion of probable cost after submission of plans and specifications to NCDEQ and advise the OWNER of any adjustment of the Project cost caused by changes in scope, design requirements, or construction costs.

- Furnish copies of the final design documents as required to accomplish the design phase.

EASMENT ACQUISITION ASSISTANCE

- Assist the OWNER in identifying required easements, up to twenty temporary and/or permanent easements are included in this scope.

- Property survey as required for each identified easement, plat or exhibit development, and assist OWNER with recordation as required.

- Assist the OWNER with development of easement document for execution by each affected property owner.

- Easement acquisition services for a maximum of twenty easements are included in this scope of service. Additional easements may be added via contract amendment as necessary.

BIDDING AND AWARD PHASE SERVICES

- Assist the OWNER in advertising the project for competitive bids. Advertisement publication costs to be paid separately by the OWNER as reimbursable costs to the overall project funding. ENGINEER'S scope includes advertisement of two construction contracts, with up to two bid attempts for each contract should insufficient number of bids be received on first attempt.

- On behalf of the OWNER respond to prospective bidders' request for information (RFI) and questions and prepare/publish project addenda, as necessary.

- Assist the OWNER with receiving, opening, and evaluating bids for the project.

- Consult with and advise the OWNER as to the acceptability of bidders/contractors, subcontractors, equipment suppliers and provide documentation to assist OWNER in determining the lowest responsive, responsible bidder for the contract.

- Compile and submit all pertinent bid information to NCDWI for review and Authority to Award approval.

- Assist the OWNER in the final preparation and execution of construction contracts and in checking Performance and Payment Bonds and Insurance Certificates for compliance.

- Schedule preconstruction conferences with the OWNER, Contractors, ENGINEER and all other applicable parties to ensure discussion of all matters related to the project.

- Preparation and submission of required SRF Helene funding documents as requested by the OWNER to secure first reimbursement payment and assistance throughout project as required for reimbursement requests.

SECTION THREE - EXCLUDED SERVICES

If authorized by the OWNER, the ENGINEER will furnish or obtain from others additional services of the following types which are not considered Basic Services under this agreement:

- Additional services resulting from significant changes in general scope of the project or its design including, but not limited to, changes in size, complexity, or OWNER's schedule. Any additional design scope beyond the six projects previously described will be considered additional services should scope exceed the agreed-upon not-to-exceed fee.

- Revising previously approved studies, reports, design documents, drawings, or specifications, when such revisions are due to causes beyond the control of the ENGINEER.

- Preparing environmental surveys, assessments or reports, including, but not limited to, biological and archaeological surveys, wetlands delineations, flood studies or certifications, or any other environmental site assessments or investigations not required during the ER/EID phase of the project.

- Providing field surveys and legal descriptions to assist the OWNER in obtaining any right-of-way easements or real property from private bodies, entities, or persons necessary for satisfactory construction of the project except as otherwise stated in Section Two.

- Preparing to serve or serving as a witness for the OWNER in any litigation, condemnation or other legal or administrative proceeding involving the project.

- Additional services in connection with the project, including services normally furnished by the OWNER and services not otherwise provided for in this agreement.

- Preparing applications and assisting OWNER with regulatory permits or approvals other than those previously listed.

- Easement acquisition specialist if required for extensive right-of-way acquisition.

- CDBG, GoldenLEAF funding administration and reporting.

SECTION FOUR - OWNER'S RESPONSIBILITIES

- Provide full information as to its requirements for the project.

- Assist the ENGINEER by placing at his disposal all available information pertinent to the project including previous documents and any other data relative to the project.

- Furnish the ENGINEER any existing data and information for property boundary, easement, railroad and road right-of-way, topographic and utility surveys; zoning and deed restriction; all of which the ENGINEER may rely upon in performing his services under this agreement.

- Guarantee access to and make all provisions for the ENGINEER to enter upon public and private property as required for the ENGINEER to perform his services under this agreement.

- Designate a person to act as OWNER's representative with respect to the work to be performed under this agreement; and such person shall have complete authority to transmit instructions, receive information, interpret and define OWNER's policies and decisions with respect to materials, equipment, elements and systems pertinent to the services covered by this agreement.

- Examine all sketches, estimates, specifications, drawings, proposals, and other documents presented by the ENGINEER and render decisions and comments pertaining thereto within a reasonable time so as not to delay the services of the ENGINEER.

- Provide such legal, accounting and insurance counseling services as may be required for the project, and such auditing services as may be required to ascertain how or for what purpose any Contractor has used the monies paid to him under the construction contract.

- Give prompt notice to the ENGINEER whenever the OWNER observes or otherwise becomes aware of any defect in the project.

- Furnish or direct the ENGINEER to provide necessary Additional Services as stipulated in Section 3 of this agreement or other services as required.

- Bear all costs incidental to compliance with the OWNERS' responsibilities.

- Provide for funding agency coordination, including, but not limited to, reimbursement requests and periodic progress reports.

SECTION FIVE – PROJECT SCHEDULE

ENGINEER shall perform the Scope of Service in accordance with the following project schedule. All parties acknowledge that the Schedule is based upon timely receipt of information, approvals, and access from OWNER. Any delay caused by OWNER, third parties, force majeure events, or regulatory review may result in an equitable adjustment to the Schedule. ENGINEER shall promptly notify OWNER of any material anticipated delay affecting milestone or completion dates. Schedule beyond award of construction contracts shall be determined at construction contract execution.

- ER/EID Preliminary Engineering Submission — month 1-4
- ER/EID Approval — month 6
- Survey, Design, Permitting — month 2-10
- Easement Acquisition — month 6-10
- Bid Document Preparation — month 7-10
- Bid/Award Construction Contracts — month 10-12
- Funding Administration Assistance — month 1-12

SECTION 6 - PAYMENT TO THE ENGINEER

EXHIBIT C
Hourly Fee Schedule for Scope of Work

Services	Fee Type	Fee
A. Preliminary Engineering – ER/EID	Hourly	$50,000
B. Survey	Hourly	$173,000
C. Design/Permitting	Hourly	$610,000
D. SRF Funding Assistance	Hourly	$75,000
E. Easement Acquisition	Hourly	$278,500
F. Bid/Award	Hourly	$50,000
	SUB TOTAL	$1,236,500
NOT TO EXCEED TOTAL =		**$1,236,500.00**

The total fee for the completion of all Work contained in the Scope of Services shall not exceed $1,236,500, including all reimbursable expenses, which shall be billed at the Firm's actual costs per the attached Rate Schedule.

EXHIBIT D
FIRM'S HOURLY RATES FOR ADDITIONAL SERVICES

Additional Services to be performed in accordance with the attached fee schedule. Allowable reimbursable expenses will be paid at the Firm's actual costs. Allowable reimbursable expenses associated with the provision of additional services will be determined by the Firm and the City at the time the additional services are requested by the City.

STANDARD HOURLY RATE AND FEE SCHEDULE

PROFESSIONAL FEES	I	II	III	IV
Senior Principal	$335			
Principal – Regional Manager – Director	$280	$290	$310	$325
Practice Area Lead	$245	$275	$300	$310
Senior Project Manager	$245	$270	$295	$305
Senior Engineer	$245	$270	$295	$305
Project Manager	$215	$235	$250	$260
Senior Project Engineer	$215	$235	$250	$260
Project Engineer	$175	$190	$200	$210
Engineering Associate	$150	$160	$165	$170
Planner- Consultant – Designer	$150	$170	$190	$210
Engineering Technician	$135	$150	$165	$175
CAD Operator – GIS Analyst	$115	$125	$140	$150
Construction Services Manager	$200	$210	$215	$235
Construction Administrator	$150	$165	$175	$190
Construction Field Representative	$125	$135	$150	$160
Project Administrator	$115	$135	$140	$160
Funding-Financial Service-Manager	$230	$245	$255	$265
Grant Administrator	$140	$160	$170	$180
Environmental Specialist	$120	$130	$135	$140
Administrative Assistant	$95	$105	$115	$130
Survey Party Chief	$115	$130	$145	$165
Survey Field Technician	$100	$105	$110	$115

EXPENSES

a. Mileage - $.75/mile
b. Flow Monitoring Equipment: Pressure Flow Meter - $400/wk.; Gravity Flow Meter - $1,000/deployment
c. Robotics/GPS Equipment - $35/hr.
d. Aquatic Surveying Equipment – Vessel - $250/day
e. Telephone, reproduction, postage, lodging, and other incidentals shall be a direct charge per receipt.

ASSOCIATED SERVICES

a. Associated services required by the project such as soil analysis, materials testing, etc., shall be billed at direct hourly rates.

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: Sam Hayes

MEETING DATE: June 4th, 2022

AGENDA SECTION: CONSENT

DEPARTMENT: Community Development

TITLE OF ITEM: Annexation: Certificate of Sufficiency- Ironwood Square (26-37-ANX) – *Sam Hayes, Planner II*

SUGGESTED MOTION(S):

I move Council to accept the City Clerk's Certificate of Sufficiency for the petition submitted by Drake Bruner (applicant), Kieran Roe, and Emily Balcken (property owners), and set July 2nd, 2026, as the date for public hearing.

SUMMARY: *File # 26-37-ANX*

The City of Hendersonville has received a petition from Drake Bruner, Kieran Roe, and Emily Balcken for satellite annexation of PINs 9577-79-4384, 9577-79-3365, and 9577-79-2337 located on Case Street that is approximately .87 acres. Please refer to the attached maps for additional information.

Attached is the Clerk's Certificate of Sufficiency finding that the petition is valid. The next step in the annexation process is to accept the Clerk's certificate and set a date for the public hearing on the question of adoption of an ordinance of annexation.

PROJECT/PETITIONER NUMBER:	• 26-37-ANX
PETITIONER NAME:	• Drake Bruner (Applicant) • Kieran Roe – Conserving Carolina (Property Owner) • Emily Balcken – Children and Family Resource Center (Property Owner)
ATTACHMENTS:	1. Certificate of Sufficiency 2. Resolution setting public hearing 3. Annexation Plat 4. Typed legal description 5. GIS map 6. Deeds 7. Annexation Applications

CERTIFICATE OF SUFFICIENCY

Re: Petition for Satellite Annexation
Petitioners: Drake Bruner, Kieran Roe, Emily Balcken
File No. 26-37-ANX

To the Honorable Mayor and members of the City Council of Hendersonville, North Carolina:
I, Jill Murray, City Clerk, being first duly sworn, hereby certify that:

1. A petition has been received for satellite annexation of properties consisting of +/- .87 acres located on Case Street in Hendersonville, NC, being tax parcel PINs 9577-79-4384, 9577-79-3365, and 9577-79-2337, and being more particularly described on Exhibit A, attached hereto and incorporated by reference, hereinafter "Petition."

2. An investigation has been completed as required by N.C.G.S. § 160A-58.2 of the Petition for compliance with the requirements of N.C.G.S. § 160A-58.1.

Based upon this investigation, I find that

1. The Petition includes a metes and bounds description of the area proposed for annexation and has attached a map showing the proposed satellite area.
2. The nearest point on the proposed satellite corporate limit is approximately 800’ from the primary corporate limits of the City of Hendersonville, which is less than 3 miles.
3. The Petition includes the names and addresses and signatures of all owners of real property lying in the area described therein, except those not required to sign by G.S.160A-58.1 (a).
4. No point on the proposed satellite corporate limits is closer to the primary corporate limits of another city than to the primary corporate limits of Hendersonville (Village of Flat Rock approximately 1550’).
5. The area is situated so the City will be able to provide the same services within the proposed corporate limits that is provided within the primary corporate limits.
6. The area proposed for annexation is not subject to subdivision regulation as described N.C.G.S. § 160D-802
7. The total area within the proposed satellite corporate limits, when added to the area within all the other satellite corporate limits of the City, does not exceed ten (10%) of the area within the primary corporate limits of the City.
8. The area for annexation meets all other requirements defined in NC 160A-58.54 regarding the character of the area to be annexed.

Having made the findings stated above, I hereby certify the Petition appears to be valid.

In witness hereof, I have set my hand and the City Seal on this the _____ day of _____, 2026.

(City Seal)

_____
Jill Murray, City Clerk

EXHIBIT A
LEGAL DESCRIPTION

Beginning at an Existing 1/2" Iron Pipe;

Thence S 83°39'08"E a distance of 381.20' to an Existing Spike in the centerline of Case Street, S.R. 1784;

Thence with the centerline of said street S 05°55'16"W a distance of 99.39' to a Point in said centerline;

Thence N 83°34'00"W a distance of 129.93' to an existing 1/2" Iron Pipe;

Thence N 83°41'29"W a distance of 252.19' to an existing 1/2" Iron Pipe;

Thence N 06°26'51"E a distance of 99.37' to the Point of Beginning, having an Area of 37927.9 square feet, 0.87 Acres

Being Book of Record 4273, Page 369, Book of Record 4404, Page 060 and Book of Record 4404, Page 064. Also being Lot "A", Lot "B" and Lot "C" Slide 16832.

Resolution #__-____

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL FIXING DATE OF PUBLIC HEARING ON QUESTION OF ANNEXATION PURSUANT TO G.S. 160A-58.2

WHEREAS, a petition requesting annexation of the satellite area described herein has been received; and

WHEREAS, certification by the City Clerk as to the sufficiency of the petition has been made;

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

Section 1. A public hearing on the question of annexation of the satellite area described herein will be held at City Operations Center located at 305 William St. Hendersonville NC, 28792 at 5:45 p.m. July 2nd, 2026, or as soon thereafter as it may be heard.

Section 2. The area proposed for annexation is described as follows:

Being all of that real property consisting of PINs 9577-79-4384, 9577-79-3365, and 9577-79-2337 described in the plat recorded in Book 2026- ____ [to be inserted at recording of the plat] of the Henderson County Registry, said PINs 9577-79-4384, 9577-79-3365, and 9577-79-2337 being described by metes and bounds as follows:

Beginning at an Existing 1/2" Iron Pipe;

Thence S 83°39'08"E a distance of 381.20' to an Existing Spike in the centerline of Case Street, S.R. 1784;

Thence with the centerline of said street S 05°55'16"W a distance of 99.39' to a Point in said centerline;

Thence N 83°34'00"W a distance of 129.93' to an existing 1/2" Iron Pipe;

Thence N 83°41'29"W a distance of 252.19' to an existing 1/2" Iron Pipe;

Thence N 06°26'51"E a distance of 99.37' to the Point of Beginning, having an Area of 37927.9 square feet, 0.87 Acres

Re: Petition for Satellite Annexation
Petitioners: Drake Bruner (applicant), Kieran Roe – Conserving Carolina (Property owner), Emily Balcken – Childrena nd Family Resource Center (Property Owner)

File No. 26-37-ANX

Section 3. Notice of the public hearing shall be published once in The Hendersonville Times-News, a newspaper having general circulation in the City of Hendersonville, at least 10 days prior to the date of the public hearing.

Adopted by the City Council of the City of Hendersonville, North Carolina on this ____day of _____ 20_____.

Attest: _____
Barbara G. Volk, Mayor, City of Hendersonville

_____
Jill Murray, City Clerk

Approved as to form:

_____
Angela S. Beeker, City Attorney

ANNEXATION PLAT
TAX PINS: 9577-79-2337, 9577-79-3365 AND 9577-79-4384
FOR
THE CITY OF HENDERSONVILLE

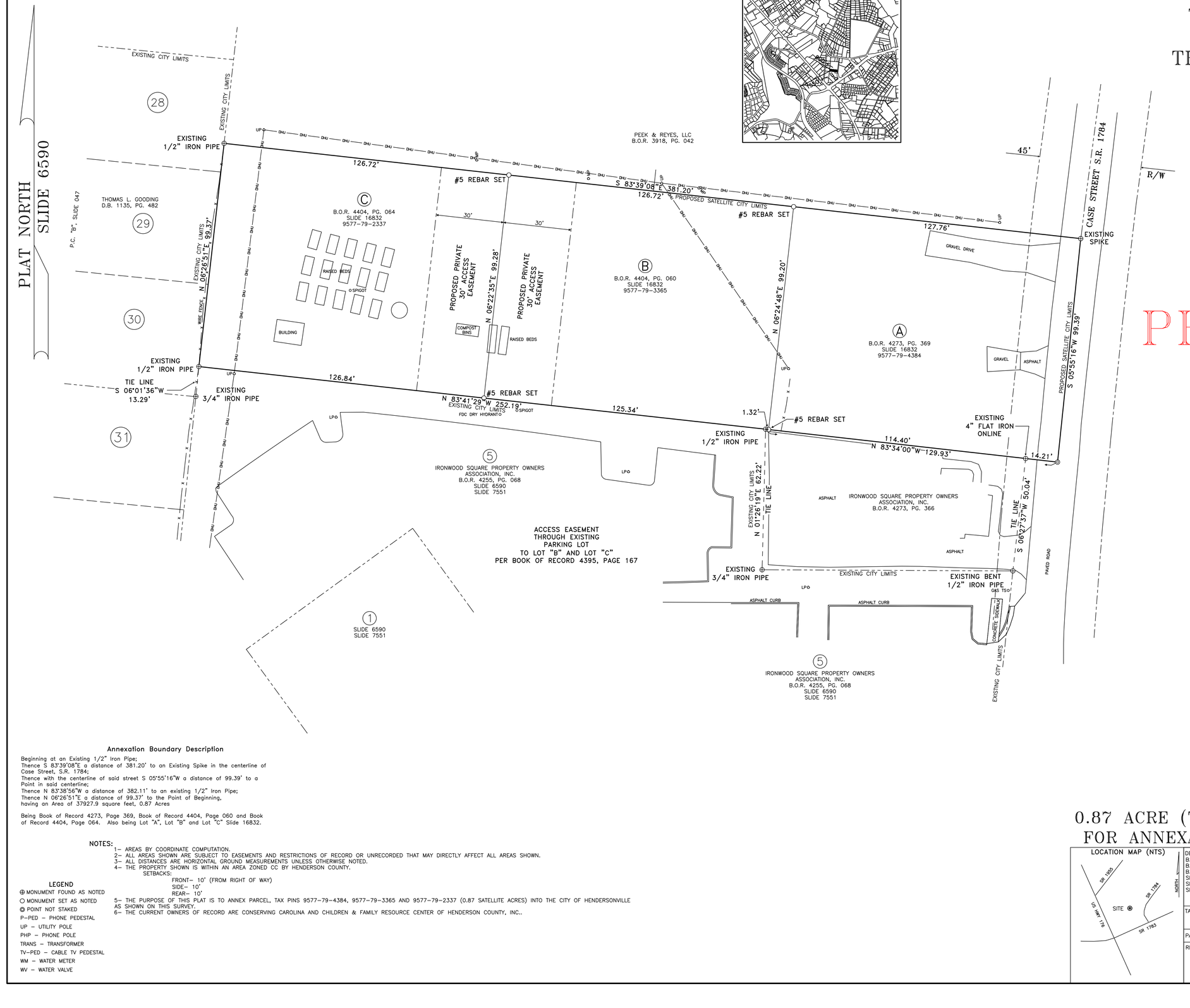
SHOWING TRACT FOR ANNEXATION
BEING THE PROPERTIES DESCRIBED IN
BOOK OF RECORD 4404, PAGE 064
BOOK OF RECORD 4404, PAGE 060
AND BOOK OF RECORD 4273, PAGE 369

HENDERSONVILLE TOWNSHIP
HENDERSON COUNTY
NORTH CAROLINA

SCALE: 1" = 20'
APRIL XXnd, 2026

PRELIMINARY





Annexation Boundary Description

Beginning at an Existing 1/2" Iron Pipe;
Thence S 83°39'08"E a distance of 381.20' to an Existing Spike in the centerline of Case Street, S.R. 1784;
Thence with the centerline of said street S 05°55'16"W a distance of 99.39' to a Point in said centerline;
Thence N 83°38'56"W a distance of 382.11' to an existing 1/2" Iron Pipe;
Thence N 06°26'51"E a distance of 99.37' to the Point of Beginning,
having an Area of 37927.9 square feet, 0.87 Acres

Being Book of Record 4273, Page 369, Book of Record 4404, Page 060 and Book of Record 4404, Page 064. Also being Lot "A", Lot "B" and Lot "C" Slide 16832.

NOTES:
1- AREAS BY COORDINATE COMPUTATION.
2- ALL AREAS SHOWN ARE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD OR UNRECORDED THAT MAY DIRECTLY AFFECT ALL AREAS SHOWN.
3- ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS UNLESS OTHERWISE NOTED.
4- THE PROPERTY SHOWN IS WITHIN AN AREA ZONED CC BY HENDERSON COUNTY.
SETBACKS:
FRONT- 10' (FROM RIGHT OF WAY)
SIDE- 10'
REAR- 10'
5- THE PURPOSE OF THIS PLAT IS TO ANNEX PARCEL, TAX PINS 9577-79-4384, 9577-79-3365 AND 9577-79-2337 (0.87 SATELLITE ACRES) INTO THE CITY OF HENDERSONVILLE AS SHOWN ON THIS SURVEY.
6- THE CURRENT OWNERS OF RECORD ARE CONSERVING CAROLINA AND CHILDREN & FAMILY RESOURCE CENTER OF HENDERSON COUNTY, INC..

LEGEND
⊕ MONUMENT FOUND AS NOTED
○ MONUMENT SET AS NOTED
◎ POINT NOT STAKED
P-PED - PHONE PEDESTAL
UP - UTILITY POLE
PHP - PHONE POLE
TRANS - TRANSFORMER
TV-PED - CABLE TV PEDESTAL
WM - WATER METER
WV - WATER VALVE

This plat represents the area being annexed to the City of Hendersonville, NC pursuant to NCGS 160A-31, by Ordinance duly adopted (Annexation Ordinance 024-29).

This the XXth day of October, 2026.

_____
Jill Murray, City Clerk

State of North Carolina
County of Henderson

I, _____, Review Officer of Henderson County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

_____
Review Officer

State of North Carolina, County of Henderson

This instrument was prepared for registration and recorded in the Office of Register of Deeds in the State and County designated; at Plat Slide _____, this _____ day of _____ 2026.
At _____ O'clock _____.

_____
BY: _____

This survey is of another category or other exception to the definition of subdivision.
N.C.G.S. 47-30, F-11-D.

_____ NCPLS 3863

I, DAVID H. HILL, certify that this plat was drawn from an actual survey made under my supervision (deed description recorded in Book SEE, page REFERENCES; that the boundaries not surveyed are clearly indicated as drawn from information found in Book AS, page SHOWN; that the ratio of precision as calculated is 1: 10000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this XXth day of APRIL, A.D., 2026.

_____
David H. Hill, NCPLS L-3863

0.87 ACRE (TOTAL) FOR ANNEXATION

20 0 20 40 60
GRAPHIC SCALE - FEET

LOCATION MAP (NTS)

DEED REFERENCES:
B.O.R. 4273, PG. 369
B.O.R. 4404, PG. 064
B.O.R. 4404, PG. 060
SLIDE 6590
SLIDE 7551
SLIDE 16832

TAX REFERENCES:
AS SHOWN

PARTY CHIEF: CM

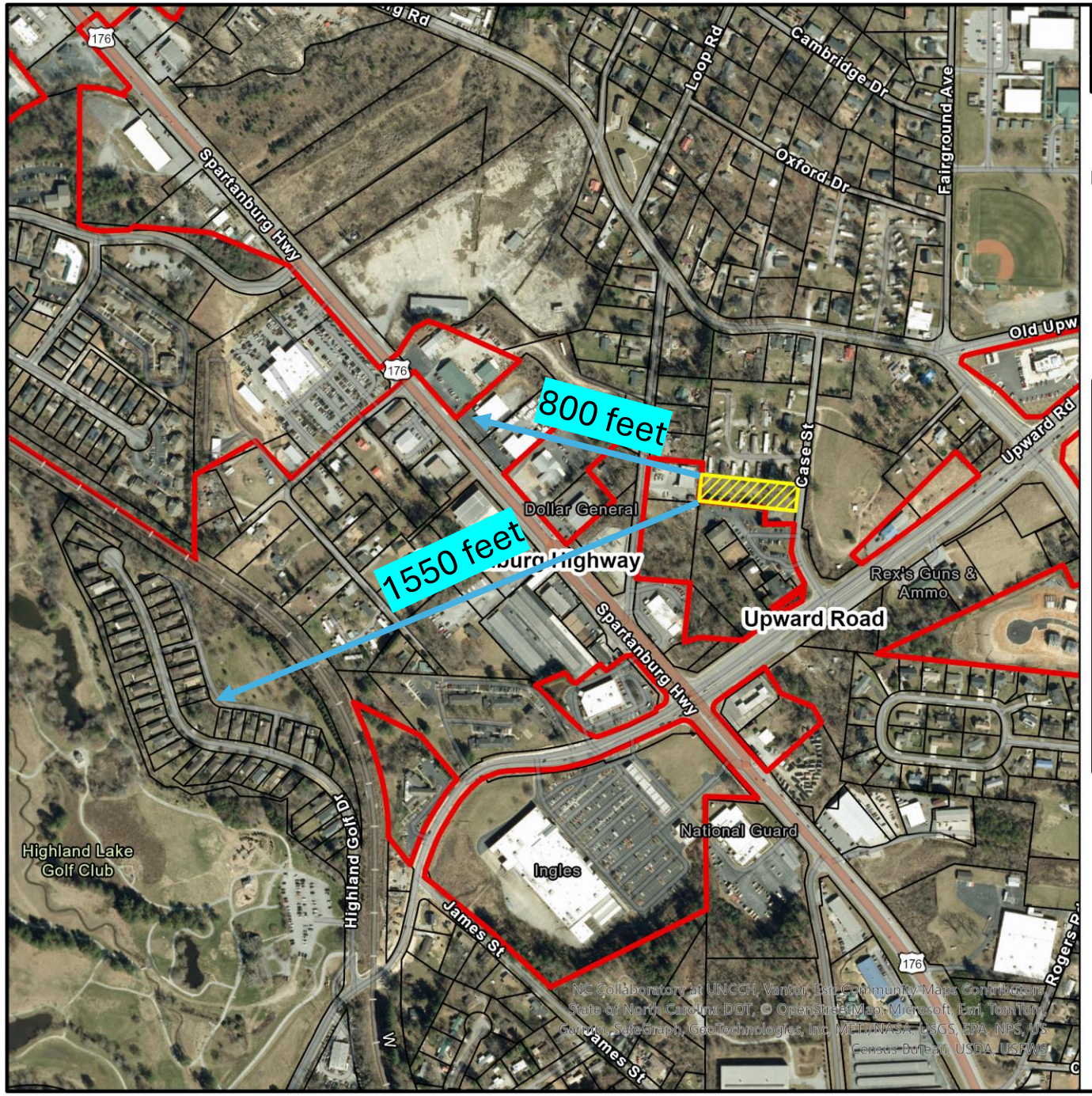
REVISIONS:

SURVEY BY
HILL AND ASSOCIATES SURVEYORS, P.A.
403 WEST BLUE RIDGE ROAD
EAST FLAT ROCK, NORTH CAROLINA 28726
PHONE: (828)693-1409

DATE: APRIL XXth, 2026
CHECKED BY: DHH
DRAWING: 2308507ANNEX
DRAWN BY: DHH
FILE: 23085

Beginning at an Existing 1/2" Iron Pipe;
Thence S 83°39'08"E a distance of 381.20' to an Existing Spike in the centerline of Case Street, S.R. 1784;
Thence with the centerline of said street S 05°55'16"W a distance of 99.39' to a Point in said centerline;
Thence N 83°34'00"W a distance of 129.93' to an existing 1/2" Iron Pipe;
Thence N 83°41'29"W a distance of 252.19' to an existing 1/2" Iron Pipe;
Thence N 06°26'51"E a distance of 99.37' to the Point of Beginning,
having an Area of 37927.9 square feet, 0.87 Acres

Being Book of Record 4273, Page 369, Book of Record 4404, Page 060 and Book of Record 4404, Page 064. Also being Lot "A", Lot "B" and Lot "C" Slide 16832.


0 205 410 820
Feet
City of Hendersonville
N
W
E
S
Ironwood Square
26-37-ANX
PINs: 9577-79-4384, 9577-79-3365, and 9577-79-2337
Acreage: .87 acres
Satellite Annexation
Community Development Department
Hendersonville City Limits
Subject Property
800 feet
1550 feet
Spartanburg Hwy
Loop Rd
Cambridge Dr
Oxford Dr
Fairground Ave
Case St
Upward Rd
Old Upw
Dollar General
Rex's Guns & Ammo
Upward Road
National Guard
Ingles
Highland Golf Dr
Highland Lake Golf Club
James St
Rogers
176
NC Collaboratory at UNCCH, Vantor, Esri Community Maps Contributors, State of North Carolina DOT, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

BOOK 4273 PAGE 369 (3)
1001028696

This document presented and filed:
03/31/2025 03:17:54 PM

WB

WILLIAM LEE KING, Henderson COUNTY, NC
Transfer Tax: $334.00

NORTH CAROLINA GENERAL WARRANTY DEED

This instrument was prepared by Sherri L. Brewer, a licensed North Carolina Attorney. Delinquent taxes, if any, will be paid by the Closing Attorney to the Henderson County Tax Collector upon disbursement of closing proceeds.

Excise Tax: $334.00

Parcel Identifier No: 107401 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Hogan & Brewer, PLLC – 229 N. Main St., Hendersonville, NC 28792
This instrument was prepared by: Sherri L. Brewer

Brief description for the Index: _____

THIS DEED made this 31 day of March, 2025, by and between

GRANTOR	GRANTEE
IRONWOOD SQUARE PROPERTY OWNERS ASSOCIATION, INC., a North Carolina Non-Profit Corporation	**CONSERVING CAROLINA, a North Carolina Non-Profit Corporation, as to a ½ undivided interest and CHILDREN & FAMILY RESOURCE CENTER, OF HENDERSON COUNTY, INC., a North Carolina Non-Profit Corporation, as to a ½ undivided interest**
851 Case Street Hendersonville, NC 28792	**847 Case Street Hendersonville, NC 28792**

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Henderson County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A.

NC Bar Association Form No. 3 © 1976, Revised © 1/1/2010
Printed by Agreement with the NC Bar Association

A portion of that property hereinabove described was acquired by Grantor by instrument recorded in Book 1570 at Page 641.

All or a portion of the property herein conveyed ___ includes or _X_ does not include the primary residence of a Grantor.

A map showing the above-described property is recorded in Slide.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Subject to Henderson County ad valorem taxes.
Subject to Restrictions, Easements, and Rights of Way of Record.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

IRONWOOD SQUARE PROPERTY OWNERS ASSOCIATION, INC.,
a North Carolina Non-Profit Corporation

By: Kieran C. Roe
Kieran E. Roe, Executive Director

AMBER H KING
NOTARY
PUBLIC
HENDERSON COUNTY, NC

State of NORTH CAROLINA- County of HENDERSON

I, the undersigned Notary Public of the County and State aforesaid, certify that Kieran E. Roe personally came before me this day and acknowledged that she is the Executive Director of Ironwood Square Property Owners Association Inc., and that by authority duly given and as the act of such entity, she signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this 31 day of March, 2025.

(Affix Seal)

My Commission Expires: 05-13-2026

Amber H. King
Notary Public
Notary's Printed or Typed Name

NC Bar Association Form No. 3 © 1976, Re
Printed by Agreement with the NC Bar Asso

EXHIBIT A

BEGINNING at a spike set, said spike set being located in the centerline of the right-of-way of Case Street (SR 1784), said spike set being the southeastern most corner of the property described in deed of record in Deed Book 910 at Page 808, Henderson County Registry, running thence from said beginning point along and with the southern boundary of the property described in said Deed Book 910, Page 808, North 83 deg 39 min 08 sec West 381.20 feet to an existing ½" iron pipe, said iron pipe being located in the eastern boundary of Lot 28 of that property depicted on plat of record in Plat Cabinet B, Slide 47, Henderson County Registry; thence along and with the eastern boundary of Lots 28, 29 and 30 as depicted on the above referenced plat, South 06 deg 26 min 51 sec East 99.37 feet to an existing ½" iron pipe located in the eastern boundary of Lot 30 and running South 83 deg 41 min 29 sec East 252.19 feet to an existing ½" iron pipe, said ½" iron pipe being the northwestern most corner of the property described in instrument of record in Deed Book 1190, Page 646, Henderson County Registry; thence along and with the northern boundary of the said property described in Deed Book 1190, Page 646, South 83 deg 34 min 00 sec East 129.93 feet, passing a 4" flat iron at 115.72 feet to a point not staked located in the centerline of the right-of-way of Case Street; thence along and with the right-of-way of Case Street North 05 deg 55 min 16 sec East 99.39 feet to the point and place of BEGINNING as shown on plat of survey entitled "Plat of Survey for Children and Family Resource Center Foundation Inc." dated June 25, 2008, prepared by Hill and Associates Surveyors, PA bearing drawing number 2308506.

There is also CONVEYED herewith a non-exclusive forty-five foot (45') right of way over that existing parking lot of the property of Grantor recorded in Book 4255 at Page 68 to the above-described property.

ALSO BEING that property conveyed by deed recorded in Deed Book 1570 at Page 641 in the office of the Register of Deeds for Henderson County, North Carolina.

BOOK 4404 PAGE 64 (4)

1001045280

This document presented and filed:
03/02/2026 01:53:37 PM

WILLIAM LEE KING, Henderson COUNTY, NC
Transfer Tax: $0.00

NORTH CAROLINA GENERAL WARRANTY DEED

This instrument was prepared by Sherri L. Brewer, a licensed North Carolina Attorney. Delinquent taxes, if any, will be paid by the Closing Attorney to the Henderson County Tax Collector upon disbursement of closing proceeds.

Excise Tax: $0.00

Parcel Identifier No: portion of 107401 Verified by _____ County on the ____ day of_____, 20__
By:_____

Mail/Box to: Hogan & Brewer, PLLC – 229 N. Main St., Hendersonville, NC 28792
This instrument was prepared by: Sherri L. Brewer DEED PREP ONLY- No Title Examined

Brief description for the Index: Tract C, Slide 16832

THIS DEED made this 24 day of February, 2026, by and between

GRANTOR	GRANTEE
CONSERVING CAROLINA, a North Carolina Non-Profit Corporation, as to a ½ undivided interest and CHILDREN & FAMILY RESOURCE CENTER OF HENDERSON COUNTY, INC., a North Carolina Non-Profit Corporation as to a ½ undivided interest	**CONSERVING CAROLINA, a North Carolina Non-Profit Corporation**
847 Case Street Hendersonville, NC 28792	**847 Case Street Hendersonville, NC 28792**

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Henderson County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A.

NC Bar Association Form No. 3 © 1976, Revised © 1/1/2010
Printed by Agreement with the NC Bar Association

A portion of that property hereinabove described was acquired by Grantor by instrument recorded in Book 4273 at Page 369.

All or a portion of the property herein conveyed ___ includes or _X__ does not include the primary residence of a Grantor.

A map showing the above-described property is recorded in Slide 16832.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Subject to Henderson County ad valorem taxes.
Subject to Restrictions, Easements, and Rights of Way of Record.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Conserving Carolina, Inc., A North Carolina Non-Profit Corporation

By: _____
Kieran Roe – Executive Director

PAULA ROBERTS NOTARY PUBLIC HENDERSON COUNTY, NC

(Affix Seal)

State of NORTH CAROLINA - County of HENDERSON

I, the undersigned Notary Public of the County and State aforesaid, certify that Kieran Roe personally came before me this day and acknowledged that he is the Executive Director of Conserving Carolina, a North Carolina Non-Profit Corporation and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this 24 day of February, 2026.

My Commission Expires: 9/9/30

Paula Roberts
Paula Roberts Notary Public
Notary's Printed or Typed Name

NC Bar Association Form No. 3 © 1976, Revised © 1/1/2010
Printed by Agreement with the NC Bar Association

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Children and Family Resource Center of Henderson County, Inc.,
a North Carolina Corporation

Emily Balcken (SEAL)
BY: Emily Balcken- Executive Director

State of NORTH CAROLINA - County of HENDERSON

I, the undersigned Notary Public of the County and State aforesaid, certify that Emily Balcken, personally appeared before me this day and acknowledged that she is the Executive Director of Children and Family Resource Center of Henderson County, Inc., and that by authority duly given and as the act of such entity, she signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this 24 day of February, 2026.

PAULA ROBERTS NOTARY PUBLIC HENDERSON COUNTY, NC

9/9/30
My Commission Expires:

Paula Roberts Notary Public

Paula Roberts
Notary's Printed or Typed Name

(Affix Seal)

NC Bar Association Form No. 3 © 1976, Revised © 1/1/2010
Printed by Agreement with the NC Bar Association

EXHIBIT A

BEING all of that tract C, containing 0.29 acres described on plat entitled "Conserving Carolina Children and Family Resource Center of Henderson Countym, Inc." prepared by Hill and Associates Surveyors, P.A. which was recorded on plat slide 16832 in the Office of Register of Deeds for Henderson County, North Carolina on February 13, 2026. Reference to which is hereby made for a more specific description.

THERE is further conveyed herein all such rights of way or easements as recorded in Easement Agreement in Deed Book 4395 at Page 167, Henderson County Registry.

AND BEING a portion of that same property conveyed in deed recorded in Deed Book 4273, Page 369 in the Office of Register of Deeds for Henderson County, North Carolina.

BOOK 4404 PAGE 60 (4)
1001045279

This document presented and filed:
03/02/2026 01:53:36 PM

WILLIAM LEE KING, Henderson COUNTY, NC
Transfer Tax: $0.00

NORTH CAROLINA GENERAL WARRANTY DEED

This instrument was prepared by Sherri L. Brewer, a licensed North Carolina Attorney. Delinquent taxes, if any, will be paid by the Closing Attorney to the Henderson County Tax Collector upon disbursement of closing proceeds.

Excise Tax: $0.00

Parcel Identifier No: portion of 107401 Verified by _____ County on the ____ day of_____, 20__
By:_____

Mail/Box to: Hogan & Brewer, PLLC – 229 N. Main St., Hendersonville, NC 28792
This instrument was prepared by: Sherri L. Brewer DEED PREP ONLY- No Title Examined

Brief description for the Index: Tract B, Slide 16832

THIS DEED made this 24 day of February, 2026, by and between

GRANTOR	GRANTEE
CONSERVING CAROLINA, a North Carolina Non-Profit Corporation, as to a ½ undivided interest and CHILDREN & FAMILY RESOURCE CENTER OF HENDERSON COUNTY, INC., a North Carolina Non-Profit Corporation as to a ½ undivided interest	**CHILDREN & FAMILY RESOURCE CENTER OF HENDERSON COUNTY, INC., a North Carolina Non-Profit Corporation**
847 Case Street Hendersonville, NC 28792	**851 Case Street Hendersonville, NC 28792**

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Henderson County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A.

NC Bar Association Form No. 3 © 1976, Revised © 1/1/2010
Printed by Agreement with the NC Bar Association

A portion of that property hereinabove described was acquired by Grantor by instrument recorded in Book 4273 at Page 369.

All or a portion of the property herein conveyed ___ includes or _X_ does not include the primary residence of a Grantor.

A map showing the above-described property is recorded in Slide 16832.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Subject to Henderson County ad valorem taxes.
Subject to Restrictions, Easements, and Rights of Way of Record.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Conserving Carolina, Inc., A North Carolina Non-Profit Corporation

By:_____
Kieran Roe – Executive Director

PAULA ROBERTS NOTARY PUBLIC HENDERSON COUNTY, NC

(Affix Seal)

State of NORTH CAROLINA - County of HENDERSON

I, the undersigned Notary Public of the County and State aforesaid, certify that Kieran Roe personally came before me this day and acknowledged that he is the Executive Director of Conserving Carolina, a North Carolina Non-Profit Corporation and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this 24 day of February, 2026.

My Commission Expires: 9/9/30

Paula Roberts
Paula Roberts Notary Public
Notary's Printed or Typed Name

NC Bar Association Form No. 3 © 1976, Revised © 1/1/2010
Printed by Agreement with the NC Bar Association

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Children and Family Resource Center of Henderson County, Inc.,
a North Carolina Corporation

Emily Balcken (SEAL)
BY: Emily Balcken- Executive Director

State of NORTH CAROLINA - County of HENDERSON

I, the undersigned Notary Public of the County and State aforesaid, certify that Emily Balcken, personally appeared before me this day and acknowledged that she is the Executive Director of Children and Family Resource Center of Henderson County, Inc., and that by authority duly given and as the act of such entity, she signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this 24 day of February, 2026.

PAULA ROBERTS NOTARY PUBLIC HENDERSON COUNTY, NC

9/9/30
My Commission Expires:

Paula Roberts Notary Public

Paula Roberts
Notary's Printed or Typed Name

(Affix Seal)

NC Bar Association Form No. 3 © 1976, Revised © 1/1/2010
Printed by Agreement with the NC Bar Association

EXHIBIT A

BEING all of that tract B, containing 0.29 acres described on plat entitled "Conserving Carolina Children and Family Resource Center of Henderson Countym, Inc." prepared by Hill and Associates Surveyors, P.A. which was recorded on plat slide 16832 in the Office of Register of Deeds for Henderson County, North Carolina on February 13, 2026. Reference to which is hereby made for a more specific description.

THERE is further conveyed herein all such rights of way or easements as recorded in Easement Agreement in Deed Book 4395 at Page 167, Henderson County Registry.

AND BEING a portion of that same property conveyed in deed recorded in Deed Book 4273, Page 369 in the Office of Register of Deeds for Henderson County, North Carolina.

WORKSPACE INFORMATION

Application number
26-37-ANX

Category
Annexation

Workspace state
In circulation

Workspace created
04/06/2026, 2:24:02 PM EDT

Application submitted
05/13/2026, 1:45:13 PM EDT

Assignee
Sam Hayes

Package generation date
05/21/2026, 12:11:42 PM EDT

LOCATION INFORMATION

Address
, Hendersonville, NC

Property information
9577792337,

PARTIES

NAME AND COMPANY	CONTACT DETAILS	ROLES
Kieran Roe Conserving Carolina	847 Case Street Hendersonville [redacted]	Property owner
Drake Bruner Watermark Landscape Architecture	513 N. Justice Street Suite C Hendersonville [redacted]	Applicant
Emily Balcken Children & Family Resource Center	851 Case St Hendersonville [redacted]	Property owner
Hunter Marks Watermark Landscape Architecture	513 N. Justice Street Suite C Hendersonville [redacted]	Landscape Architect

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Annexation Petition

Property Information		
Property Address 837 CASE ST	Parcel Identification Number (PIN) 9577792337	
Does this property currently adjoin the present corporate City limits (not satellite limits)? ☐ Yes ☑ No	Is the property within the City's Extra Territorial Jurisdiction? ☐ Yes ☑ No	Are you declaring any site-specific vested right with respect to the properties subject to this petition as established under G.S. 160D-108.1? ☐ Yes ☑ No
Reason for Annexation: Access to public water & sewer.		

Zoning-Applicant (Developer) Company Information

Applicant (Developer) Company Information	
Authorized Representative Name: Kieran Roe	Company Name (if applicable, check corresponding box below) Conserving Carolina

Company Type:

- ☐ Corporation:
- ☐ Limited Liability Company:
- ☐ Trust:
- ☐ Partnership:
- ☑ Other:

If other:
Non-profit

Authorized Representative Title (if applicable - i.e. Member/Manager, President, etc.)
Executive Director

Zoning-Property Owner Company Information

Property Owner Company Information (if different from Applicant)

Authorized Representative Name:
Kieran Roe

Company Name (if applicable, check corresponding box below)
Conserving Carolina

Company Type:

- ☐ Corporation:
- ☐ Limited Liability Company:
- ☐ Trust:
- ☐ Partnership:
- ☑ Other:

If other:
Non-profit

Authorized Representative Title (if applicable - i.e. Member/Manager, President, etc.)
Executive Director

CONSERVING CAROLINA
MOUNTAINS • FOOTHILLS • RIVERS • FARMS

May 21, 2026

Sam Hayes, Planner II - HPC Coordinator
City of Hendersonville Planning Services
160 6th Avenue East
Hendersonville, NC 28792

Dear Mr. Hayes,

As Executive Director for Conserving Carlina, I, Kieran Roe, authorize the annexation of the properties listed below into the satellite city limits of the City of Hendersonville.

1. 837 CASE ST
2. 831 CASE ST

Please let me know if you have questions or need any additional information.

Sincerely,

Kieran Roe
Executive Director

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: John Connet, City Manager **MEETING DATE:** 06/04/2026

AGENDA SECTION: PRESENTATION **DEPARTMENT:** Administration

TITLE OF ITEM: Proclamation Recognizing Donnie Jones in City of Hendersonville – *Barbara Volk, Mayor*

SUGGESTED MOTION(S):

NA

SUMMARY:

Mayor Pro Tem Hensley asked if we could recognize Donnie Jones for his work with special needs children.

BUDGET IMPACT: $ NA

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

If no, describe how it will be funded. NA

ATTACHMENTS:

None

Proclamation

HONORING DONNIE JONES

WHEREAS, Donnie Jones of Hendersonville, North Carolina, has dedicated his life to serving others and enriching the lives of children and families throughout Henderson County and Western North Carolina; and

WHEREAS, recognizing a need within the community, Donnie Jones founded **Special Needs Sports** in 2001 and later established the **Special Needs Baseball League**, creating opportunities for children and adults with disabilities to experience the joy, camaraderie, and life lessons that come through participation in organized sports; and

WHEREAS, through his vision, leadership, and tireless volunteer efforts, Special Needs Sports has grown to serve more than 200 participants across seven counties in Western North Carolina, providing a welcoming environment where every player is valued, included, and celebrated; and

WHEREAS, Donnie Jones has worked tirelessly to ensure that financial barriers never prevent participation, relying on community partnerships, volunteers, sponsors, and charitable support so that every athlete has the opportunity to play; and

WHEREAS, his unwavering commitment to inclusion has extended beyond the playing field, helping to promote accessible recreation opportunities and advocating for facilities and programs that serve individuals of all abilities; and

WHEREAS, in recognition of his extraordinary contributions, Henderson County honored Donnie Jones by naming the **Donnie Jones All-Inclusive Playground at Jackson Park**, ensuring that his legacy of inclusion and service will inspire generations to come; and

WHEREAS, Donnie Jones has exemplified the highest ideals of community service, compassion, and leadership, touching countless lives through his dedication and his belief that every child deserves the opportunity to belong, participate, and succeed; and

WHEREAS, his heartfelt description of the athletes he serves as "**my kids**" reflects the love, commitment, and personal investment he has made in helping special needs individuals and their families feel valued and supported.

NOW, THEREFORE, BE IT PROCLAIMED, that I, Mayor Barbara Volk, Mayor of the City of Hendersonville, on behalf of the City Council, hereby recognize and honor **Donnie Jones** for his outstanding service, visionary leadership, and unwavering dedication to the special needs community and to the citizens of Henderson County and Western North Carolina.

BE IT FURTHER PROCLAIMED, that all citizens are encouraged to join in celebrating Donnie Jones for his remarkable achievements and for the lasting impact he has made by creating opportunities, building community, and demonstrating that there are no limits to what can be accomplished through service, compassion, and inclusion.

PROCLAIMED this 4th day of June, 2026.

Barbara G. Volk

Barbara G. Volk, Mayor
City of Hendersonville

Seal



Attest: Jill Murray

Jill Murray, City Clerk

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: Adam Murr **MEETING DATE:** 06/04/2026

AGENDA SECTION: PUBLIC HEARING **DEPARTMENT:** Administration

TITLE OF ITEM: Fiscal Year 2026-2027 Budget Adoption – *John Connet, City Manager*

SUGGESTED MOTION(S):

I move City Council adopt the Fiscal Year 2026-2027 Budget Ordinance, Fiscal Year 2026-2027 Water & Sewer Capital Reserve Fund Ordinance, Fiscal Year 2026-2027 Water & Sewer System Development Fee Capital Reserve Fund Ordinance, Fiscal Year 2026-2027 Stormwater Capital Reserve Fund Ordinance, Fiscal Year 2026-2027 Resolution of Intent to Follow the Capital Improvement Plan and Schedule of Rates and Fees, Fiscal Year 2026-2027 Micro-Purchase Threshold Resolution, and Fiscal Year 2026-2027 Pay & Classification Schedule as presented.

SUMMARY:

This item contains the City Manager's recommended budget for the City of Hendersonville for fiscal year 2026-2027 (FY27). The recommended budget is balanced in accordance with G.S. 159-8. The budget document, its preparation, and adoption express the basic political values of the City. The Local Government Budget and Fiscal Control Act (LGBFCA) requires mandatory dates at which certain processes must be completed per G.S. 159-10-13. The annual budget ordinance may be amended any time after its official adoption; however, amendments cannot increase or decrease the tax levy or alter a taxpayer's liability unless the City is ordered to do so by a court of competent jurisdiction, or by a State agency having the power to compel the levy of taxes. Appropriations between departments or division with one fund, other than salaries, including contingency appropriations, may be transferred therein by the City Manager as long as the original total appropriated balance for the funds is not changed.

The budget ordinance, as proposed, also adopts the City's FY27 fee schedule. The schedule includes, among other fees, amended stormwater fees implemented as part of the stormwater utility.

Upon adoption of an FY27 budget, a final approved budget document will be compiled, posted on the City's website, and furnished in the office of the City Clerk, City Manager, and Finance Officer.

BUDGET IMPACT: N/A

Is this expenditure approved in the current fiscal year budget? N/A

If no, describe how it will be funded. N/A

ATTACHMENTS:
FY27 Budget



City of Hendersonville, NC
Recommended Budget FY 2026-27

Vision Statement

Hendersonville is a vibrant mountain city where the government and citizens work together for a high quality of life.

Mission Statement

The City of Hendersonville is committed to providing quality, efficient services to all citizens, visitors, and businesses through open communication, timely responses, and quality results.

About the Cover

“Remem-bear Me”

Sponsor: United Community Bank

Artist: Anthony Acosta-Oviedo

Beneficiary: Interfaith Ministry

Auction Date: October 22nd, 2026

Bearfootin’ Public Art

Started in 2003, Bearfootin’ was created as a fun way to raise money for local charities, while displaying colorful artwork along the downtown sidewalks. A yearly event, the public display of art begins every April and continues through October. Local artists create unique and beautiful artwork, made of fiberglass and hand painted, and every year the new art display is unveiled for exhibition in the spring.

The Bearfootin’ Public Art Walk has consistently brought joy to visitors of Historic Downtown Hendersonville while raising a considerable amount of money for local charities and art in Historic Downtown. Sponsored by downtown businesses, each year has a different theme. While most of the years have been bears, there have been several that were other animals. In 2009, it was the year of goats.

Each work is unique and creative, with their personal theme. They are displayed along the sidewalks throughout Main Street and 7th Avenue in Downtown Hendersonville and can be viewed at any time of the day or night.

For more information on Historic Downtown Hendersonville and the Bearfootin’ Art Walk & Auction, visit **downtownhendersonville.org**.

Preface

No other aspect of public administration has undergone as much reform or been the focus of attention for political leaders, mayors to presidents, as the annual budget. The budget document and its preparation and adoption express the basic political values of a government. Budgets reflect the negotiations and compromises undergone during the continuous process of budget adoption. They define government's economic and political role in a community, guiding, sanctioning, and limiting administrative action. Budgets not only represent financial planning, but they also mold the future by the policies they contain. A good budget establishes a vision for its respective community and communicates, with utmost transparency, the vision for the future.

The budget document is a tool for maintaining financial accountability. Yet as its preparation has evolved, it has become a forum for establishing strategic goals and performance expectations. The resulting budget has become the public record of a community dialogue for improving organizational performance and management oversight. These attributes demand accountability from administrators and policy makers alike. The budget's quality is dependent upon the quality of input provided throughout the budgeting process.

As the City of Hendersonville continues to advance its organizational excellence and budgetary practices, ultimately making the leap from a good organization to a great one, it will be mindful of the role of public budgeting. Providing a transparent document, setting policy and providing accountability will be common practice in this City. The most successful cities are helping citizens, customers, and partners discover budget connections. Our City will provide the tools necessary to not only decipher this important document but also participate in its conception. This practice is not an accomplishment easily achieved; however, by acknowledging the criteria and goals the City of Hendersonville continues its pursuit of exemplary budget practices.

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The purpose of the *Budget Guide* is to introduce readers to the budget document and processes, assisting in the reader's understanding of the information contained throughout. The Local Government Budget and Fiscal Control Act (LGBFCA) defines the annual budget as "a proposed plan for raising and spending money for specified programs, functions, activities, or objectives during a fiscal year" (NCGS §159-7(b)(1)). The *Budget Guide* will briefly describe the sections contained within the budget document, explain the budget process, clarify how to read charts and graphs, and interpret numbers, as well as how to understand the effects of inflation. Note that sample charts and tables do not reflect accurate financial information for the City of Hendersonville.

The Budget Document

This annual budget provides local officials with an opportunity to review and evaluate programs and services. During most of the year, local officials are hard pressed to maintain day-to-day duties and may not have time to evaluate how efficiently and effectively a particular program is achieving its established goals. Even if no changes are made, the City of Hendersonville benefits from the overview of programs and enhances perspective for decisions that must be made every day. The budget document submitted for fiscal year 2026-2027 (FY27) consists of the following sections: Introduction and Guide, Budget Message, Budget Ordinances, Other Ordinances and Resolutions, Schedule of Rates and Fees, Capital Improvement Plan (CIP), and Pay and Classification Schedule.

Budget Message

The Budget Message is a letter from the City Manager to the City Council that provides an overview of the upcoming fiscal year budget and how it fits with the City Council's priorities. This message should introduce and summarize the budget document, including issues facing the development of the budget, significant budgetary items and trends, and the budgetary effect on short and long-term plans. NCGS §159-11(b) states that the message should include the following:

- A concise explanation of goals set by the budget for the budget year.
- Important features of the activities anticipated by the budget.
- Reasons for changes from previous year in goals, programs, and appropriation levels.
- Major changes in fiscal policy.

Budget Ordinance & Resolutions

The Budget Ordinance is a statute, legally adopted by the City Council to set spending limits for the coming fiscal year, which runs from July 1 to June 30. The Budget Ordinance also establishes the Capital Improvement Plan, Pay and Classification Schedule, and Fee Schedule set for the coming fiscal year. Additionally, the City adopts a variety of ordinances and resolutions to establish capital reserve funds, capital and grant project ordinances, and resolutions of intent to follow future fee schedules and future CIP schedules.

Schedule of Rates and Fees

The Fee Schedule is a legally adopted schedule listing specific fees, licenses, and utility rates charged by the City of Hendersonville for the use of City facilities and equipment for the purposes of making them available to public, specific utility rates the proceeds of which are for the maintenance and expansion of its utility systems, the reproduction of public records and other miscellaneous services to cover the actual cost of producing these documents and information under the provision of NCGS §132-6.2, and other various fees associated with enhanced direct services provided by the City.

Capital Improvement Plan (CIP)

A Capital Improvement Plan (CIP) is the central planning tool for capital projects and acquisitions. The CIP is a multiyear forecast detailing major capital infrastructure and equipment needs, appropriations needed to satisfy needs, sources of financing for specified projects, and the impacts of projects on the organization. The CIP is reevaluated annually, and the document changes as project timelines come closer to execution.

Pay & Classification Schedule

The Pay & Classification Schedule (Pay & Class) section contains the listing of all approved City positions and respective salary ranges. Salary ranges detail each grade's minimum, probationary completion, midpoint, and maximum salary. This schedule is considered, revised, and adopted annually. The City of Hendersonville periodically receives recommendations from expert consulting firms on the pay & class schedule.

The City's most recent pay & class recommendations were received in FY22.

The pay and class recommendations were fully implemented upon adoption of the FY23 annual budget.

In FY24, the City provided a cost-of-living adjustment (COLA), which increased all pay grade minimums, midpoints, and maximums by 3.00%.

FY25's budget incorporated a 5.00% cost-of-living adjustment, with an additional 5.00% for sworn police employees and firefighters.

The FY26 budget includes a 4.00% cost-of-living adjustment for all employees, increasing all pay grade minimums, midpoints, and maximums.

Recommended upon adoption of the FY27 budget is a 4.00% cost-of-living adjustment for all employees – 2.70% of which is to keep place with year-over-year inflation, and 1.30% to make progress towards catching the local living wage ($24.10 as of February 2026).

The Budget Process

In accordance with the Local Government Budget and Fiscal Control Act (LGBFCA), the budget document for the fiscal year beginning July 1, 2026, and ending June 30, 2027, meets the balanced budget and inclusiveness requirements.

The inclusiveness requirement means the City may only spend moneys that have been budgeted (NCGS §159-8(a)).

The balanced budget requirement means that any budget ordinance, project ordinance, financial plan, or internal service fund must balance. NCGS §159-8(a) states "budget ordinance is balanced when the sum of estimated net revenues and appropriated fund balances is equal to appropriations."

A legal limit on the budget document includes NCGS §159-15, addressing a local government's ability to set a property tax levy and the regulations regarding that levy. Whether the budget is used primarily as a planning vehicle, or as a means of reaching political agreement about budgetary policies, the document adheres to the three legal limits listed above and follows a process provided by the LGBFCA.

There are three general stages of budget preparation and enactment including: (1) departmental formulation of expenditure requests and revenue estimates, (2) preparation of a recommended budget document by the budget officer, and (3) review and enactment of the annual budget ordinance by the respective governing body.

At the start of the budgeting process, it is common for the budget officer to produce a budget calendar, detailing the dates by which each stage in the annual budget process is to be completed. The LGBFCA requires mandatory dates at which certain processes must be completed (NCGS §159-10-13). Departmental requests must be submitted to the budget officer before April 30. A recommended budget must be given to the governing body no later than June 1, and the governing body must enact the budget ordinance at the start of the fiscal year, July 1.

The table below is a copy of the City of Hendersonville's FY27 Budget Calendar.

City of Hendersonville Budget Calendar Fiscal Year 2026-2027 (FY27)		
Budget Procedure	**Legally Required Date**	**Projected Date**
Distribute Capital Improvement Plan Docs		09/29/2025
Capital Improvement Plan Requests Due		12/05/2025
Capital Improvement Plan Staff Meetings		December & January
Distribute Budget and Special Appropriation Docs		01/05/2026
Staff Retreat		01/08/2026 – 01/09/2026
Budget Request Forms Due	04/30/2026	02/06/2026
Special Appropriations Due		02/27/2026
Preliminary Revenue and Expenditure Estimates		03/16/2026 – 03/27/2026
Council Retreat		02/26/2026 – 02/27/2026
Department Meetings and Updates		03/16/2026 – 03/27/2026
Revised Revenue and Expenditure Estimates		03/30/2026 – 04/03/2026
Budget Review and Adjustments		March & April
Budget Memos		March & April
Budget Workshop		05/01/2026
Notice of Budget Public Hearing	By 06/01/2026	05/18/2026
Budget to City Council and City Clerk	By 06/01/2026	05/18/2026
Budget Public Hearing and Adoption	By 07/01/2026	06/04/2026
Fee Schedule, Pay Scale, Special Budgets, and CIP included in Budget Ordinance *See the Local Government Budget and Fiscal Control Act for info on budget formulation and adoption*		

Upon submission of the annual budget document, the governing body must schedule a public hearing, detailing that a budget has been submitted and that copies are available for public inspection (NCGS §159-12(b)). The notice will provide the time, date, and place of the budget hearing. The City of Hendersonville strives to provide ample time between notice and the hearing date to provide the public an opportunity to attend the hearing. These strong public participation practices will improve the City's responsiveness and accountability. Stakeholder input throughout the planning and budgeting process is highly recommended by the National Advisory Council on State and Local Budgeting Recommended Budget Practices.

Several legal provisions apply to the governing body review and adoption of the Budget Ordinance. First, ten (10) days must elapse between submission of the budget and adoption of the Budget Ordinance (NCGS §159-13(a)). The governing body may conduct its budget review in both special and regular meetings. Open meetings laws (NCGS §143-318.12) apply to the aforementioned situations, each board member must be notified of said meetings, and only budget matters may be discussed during the meetings (NCGS §159-17). There is no provision allowing for closed sessions for the local government budget process.

Another process in budget preparation and enactment is amending the budget. A policy statement detailing the procedures required in amending the budget is found in the Budget Ordinance section of this document. A budget may need to be amended because revenue forecasts are developed months in advance of the fiscal year, these revenue collections may deviate, and expenditures and emergencies may arise requiring extra funding. A policy should specify the exact circumstances under which the legislative body may amend the budget. Most budget amendments follow the same deliberative process: the Budget Officer first proposes a package of amendments, and the full Council then considers and acts upon the proposal.

Finally, the budget is enacted upon official adoption of the Budget Ordinance, not later than July 1st. If the budget is not adopted, then NCGS §159-16 requires that an interim budget be adopted. The purpose of an interim budget is to ensure normal operations continue without any changes in program funding. Upon adoption of the Budget Ordinance, NCGS §159-13(d) requires the budget be entered into governing body's minutes within five days of adoption.

Reading the Budget Document

The budget document contains an abundance of diverse and valuable information. The substantial quantity of information and budgetary figures can make navigating and deciphering the document a difficult task for any reader. This section is meant to assist the reader in understanding the data presented and other supplemental information.

Sections of the budget are identified in the top left and right corner of each page. These headings identify the fiscal year, subject, fund, department, or division being discussed and assist the reader in locating the information for which they are looking. Within each section, bold and underlined headings identify major topics related to that section. Under these headings, the reader may find written information as well as information presented in table or chart form. The document highlights other important terms and categories identifiable by **bold** and/or *italic* text.

Interpreting Tables & Charts

The budget document uses tables and charts to provide visual representations of data. The tables and charts allow readers to easily compare funds and departments as well as observe historical trends. Most sections contain tables and charts like the examples depicted in this section. The diagrams identify the major characteristics of each table and chart and explain what information the reader can find.

The following are examples of summary tables which a reader may encounter in reading this budget document (all example data is fictional):

Prior year actual budget data from audit reports.

Current year budget, including amendments.

Adopted budget for the upcoming year.

	FY25 ACTUAL	FY26 REVISED	FY27 RECOMMENDED	DOLLAR ($) CHANGE (Δ)
EXPENDITURES				
Personnel/Benefits	16,854,253	19,515,783	20,834,808	1,641,667
Operating	5,487,919	7,553,000	7,078,770	(166,303)
Capital	59,298	278,855	442,543	127,543
Debt Service	4,138,864	4,215,863	4,189,750	(26,113)
TOTAL EXPENDITURES	**26,540,334**	**31,563,501**	**32,545,871**	**1,576,794**

Includes all items not associated with personnel, benefits, or capital such as utilities, dues, phone, supplies, etc.

Includes salaries, FICA, insurance, 401k, & retirement costs.

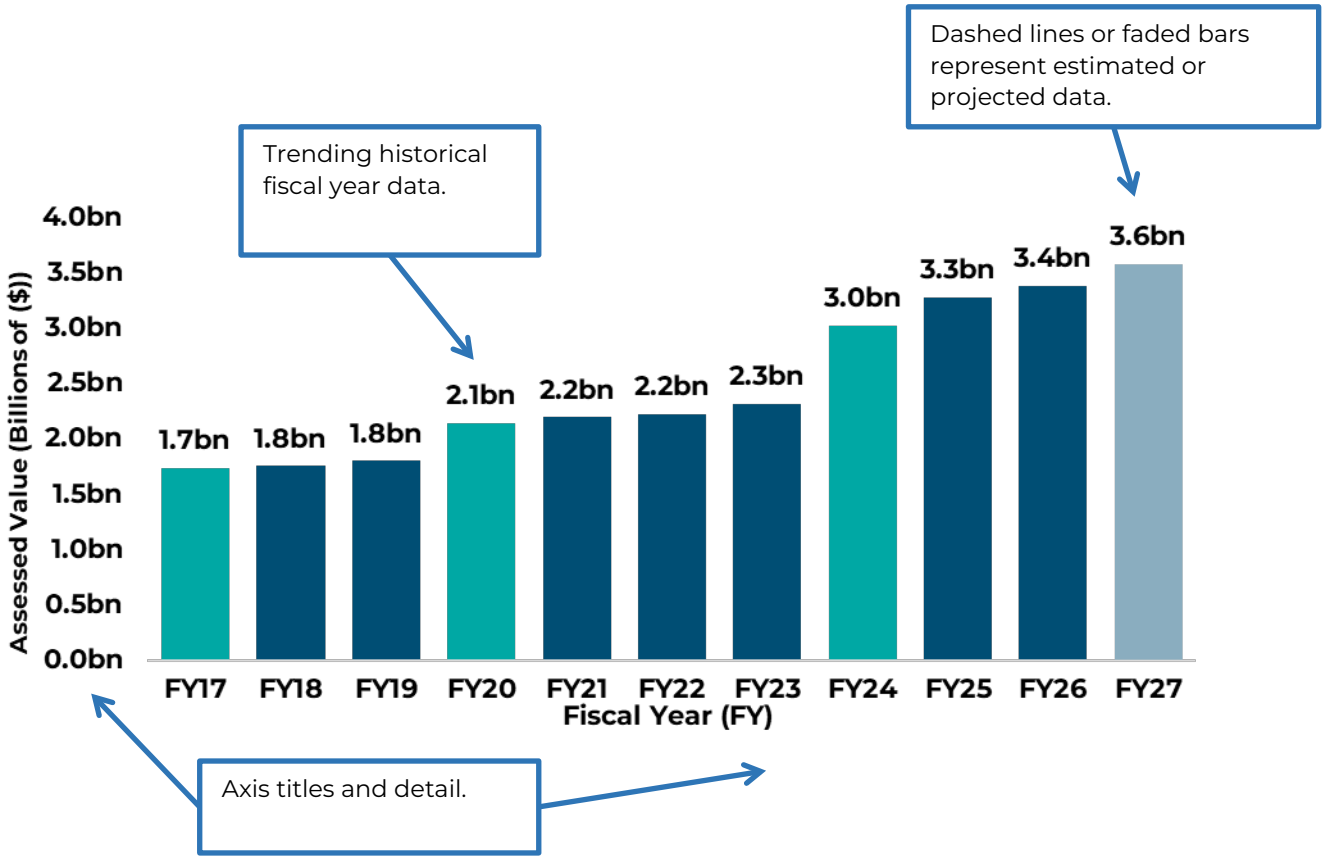
	FY25 ACTUAL	FY26 REVISED	FY27 RECOMMENDED	DOLLAR ($) CHANGE (Δ)
EXPENDITURES				
Personnel/Benefits	16,854,253	19,515,783	20,834,808	1,641,667
Operating	5,487,919	7,553,000	7,078,770	(166,303)
Capital	59,298	278,855	442,543	127,543
Debt Service	4,138,864	4,215,863	4,189,750	(26,113)
TOTAL EXPENDITURES	**26,540,334**	**31,563,501**	**32,545,871**	**1,576,794**

Includes capital items such as land, vehicles, equipment, etc.

Includes annual debt service payments.

Change between current year and adopted budgets.

The following is an example of a historical chart which a reader may encounter in reading this budget document (all example data is fictional):



Performance Budgeting

Performance measurement is the creation of criteria for reporting the quality or quantity of performance by a specific individual or organization. In response to heightened public scrutiny and pressure for increased service quality, the public sector has seen an equal increase in performance measurement initiatives. A good set of performance measures will reveal how efficiently a given service was rendered, at what level of quality it was delivered, and what effect it is having on the recipients of the service and the community. The following is a list of some of the advantages of engaging in performance measurement:

- ✓ Accountability/communication
- ✓ Support of planning/budgeting
- ✓ Catalyst for improved operations
- ✓ Program evaluation
- ✓ Reallocation of resources
- ✓ Directing operations
- ✓ Contract monitoring
- ✓ Benchmarking

The City of Hendersonville is aware that without considerable thought and planning a performance measurement initiative can produce externalities, or unwanted/anticipated results. For example, say the City adopts a *tons of asphalt used per employee* performance measure. If not monitored and communicated effectively, then the City may experience employees digging cutouts wider and deeper than necessary (i.e., using more asphalt) to "improve" performance ratings. The overall implication of any performance measurement is that managers and supervisors can select the appropriate measure by narrowly defining the function they want to know more about and effectively communicating the purpose to which they want to put that information.

Current Dollars, Constant Dollars, and Inflation Comparisons

Comparing the amount of revenues received or expenditures spent by a local government in one year to the amount received or spent in another year can be misleading. Although the more recent number may be larger, it might represent resources with less buying or spending power than the smaller figure from an earlier year. This is the result of market inflation. So, steadily increasing expenditures may be more attributable to inflation rather than loss of efficiency or service expansion. Meaningful comparisons can be made possible by controlling for inflation and converting current dollars to constant dollars. Comparisons can also be seen by converting revenue and expenditure numbers to an index.

The saying "a dollar doesn't go as far as it used to," is exactly right. Consider the case of current dollars and constant dollars. First, current dollars are those dollars that are represented in financial statements. They are real and represent the actual spending that year. Constant dollars are a conversion of the current dollars, controlling for the effects of inflation. So, a current dollar is $1.00; however, a constant dollar may be worth $0.85. This conversion is done using a price index. There are two good indexes that provide representative effects of inflation. They are the Consumer Price Index (CPI) and the Implicit Price Deflator (IPD); this document utilizes the CPI. It is important to remember that these gauges are not perfect but do provide more meaningful values for comparisons.

CITY COUNCIL:
BARBARA G. VOLK
MAYOR
DR. JENNIFER HENSLEY
MAYOR PRO TEM
LYNDSEY SIMPSON
MELINDA LOWRANCE
MARGINA M. BAXTER

CITY OF HENDERSONVILLE

The City of Four Seasons

JOHN F. CONNET
CITY MANAGER
ANGELA S. BEEKER
CITY ATTORNEY
JILL MURRAY
CITY CLERK

May 22nd, 2026

The Honorable Barbara G. Volk, Mayor
Members of the City Council
Hendersonville, North Carolina
Dear Mayor Volk and Members of the City Council,

Pursuant to section 159-11 of the North Carolina General Statutes, I am pleased to present the recommended budget for Fiscal Year 2025-2026 (FY26) for your review and consideration.

The FY27 budget was developed based upon information presented and discussed during our City Council and Staff Retreat on February 26th and 27th, 2026. Additionally, City Council reviewed the City Manager's recommended budget for FY27 at the May 1st, 2026, Budget Workshop. These meetings provided an avenue for priority setting, fact finding, and general inquiries regarding the City's FY27 Budget.

Beginning on the next page of this document is a summary of the following:

1. City Council's Goals
2. The City's Mission and Vision Statements
3. City Council's Focus Areas
4. City Council's Values

Inclusion of City Council's mission and vision, focus areas, values, and goals is critical to the annual budget process. These policy statements and directives provide Staff direction needed to formulate annual budgets which align tax and ratepayer resources with the needs and desires of the community. Alignment of budgetary planning with strategic direction ensures continued financial sustainability and effective delivery of public service.

The proposed General Fund budget includes no change to the $0.52 per $100 valuation property tax rate. Included in the FY27 Budget are funds for ten (10) new positions (9 full-time and 2 part-time), increases to medical insurance premiums (+2.00%), cost-of-living adjustments (+4.00%), and 401k match benefit (+1.00%, total 4.00%). Capital budgets, while limited, are focused on items that enhance the safety of the public, police officers, and firefighters. Examples of these include traffic safety barricades, message board signs, drones, body cameras, extrication equipment, and emergency communications kits. This budget also recommends the transfer of Powell Bill funds, plus a portion of motor vehicle fees to support a $10.0M transportation-focused General Obligation Bond approved by voters in March 2026. FY27's budget was formulated with this policy directive at the forefront of the planning process.

City Council Goals

In August of 2025, the City embarked on a comprehensive update of its three-year strategic plan. This process included multiple community engagement initiatives including focus groups and community meetings, staff input phases, and finally leadership and City Council input sessions. The final draft plan outlines five focus areas and five enablers that will move the City forward over the next three years. The focus areas and enablers are:

Focus Areas:

Public Safety

Parks, Greenways, & Natural Amenities

Strong Infrastructure

Business and Economic Development

Housing, Growth Management, and Community Character

Enablers:

High Performing City Workforce

Financial Sustainability

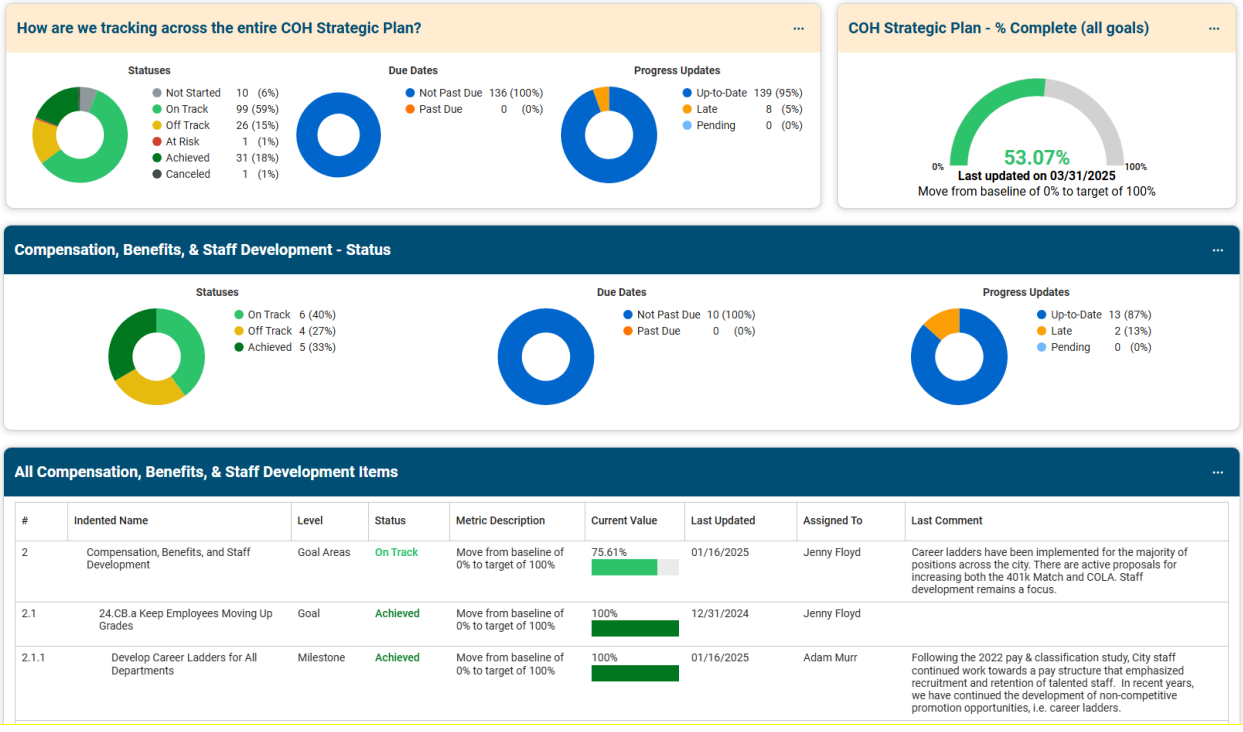
Community Partnerships

High-Functioning City Council

Engaged and Educated Community

Each area has a set of defined goals, action items, and key performance indicators (KPIs) that are tracked in the City's strategic planning documents, which can be found at, https://www.hvlnc.gov/strategicplan

The plan is updated quarterly and posted on the website. An example of the report is below.



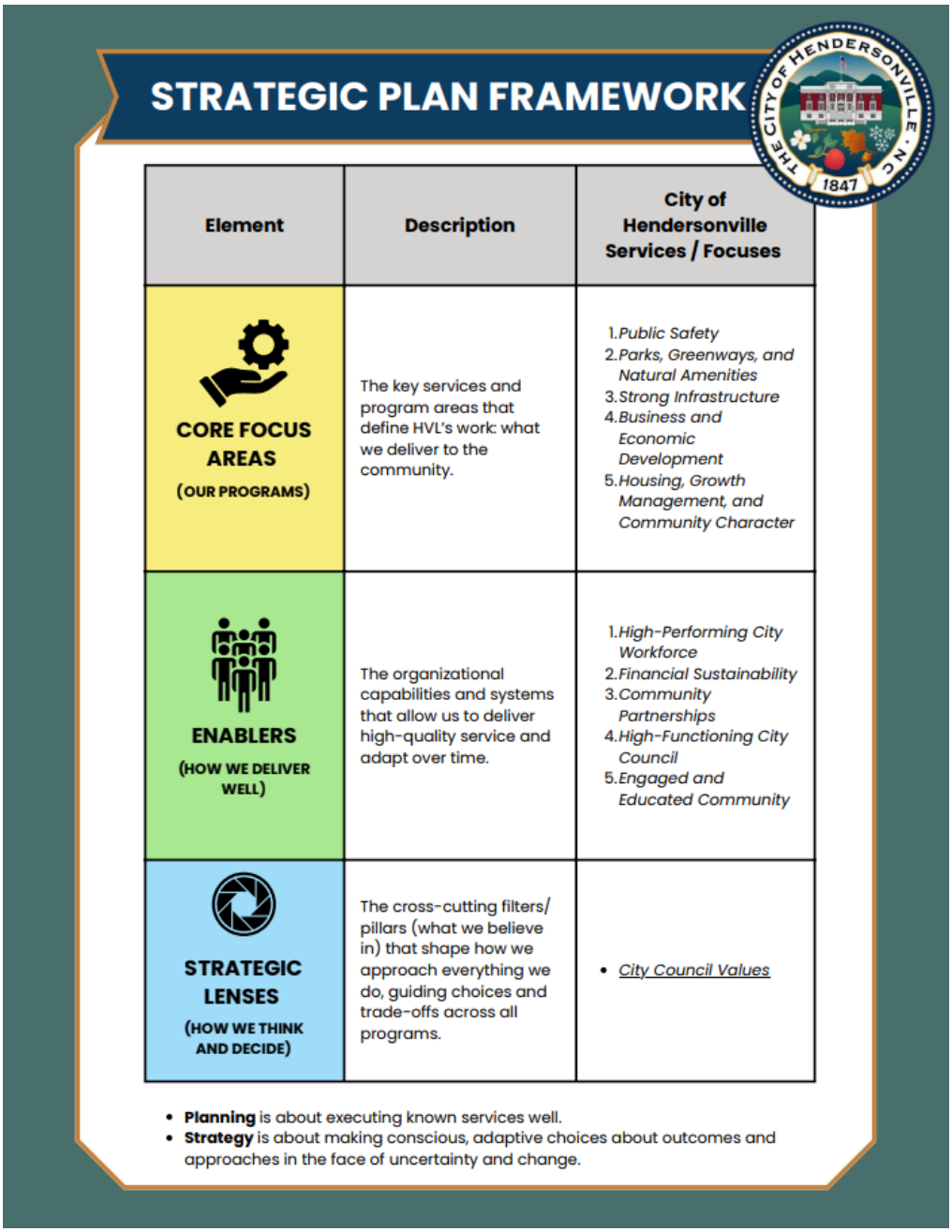
#	Indented Name	Level	Status	Metric Description	Current Value	Last Updated	Assigned To	Last Comment
2	Compensation, Benefits, and Staff Development	Goal Areas	On Track	Move from baseline of 0% to target of 100%	75.61%	01/16/2025	Jenny Floyd	Career ladders have been implemented for the majority of positions across the city. There are active proposals for increasing both the 401k Match and COLA. Staff development remains a focus.
2.1	24.CB.a Keep Employees Moving Up Grades	Goal	Achieved	Move from baseline of 0% to target of 100%	100%	12/31/2024	Jenny Floyd	
2.1.1	Develop Career Ladders for All Departments	Milestone	Achieved	Move from baseline of 0% to target of 100%	100%	01/16/2025	Adam Murr	Following the 2022 pay & classification study, City staff continued work towards a pay structure that emphasized recruitment and retention of talented staff. In recent years, we have continued the development of non-competitive promotion opportunities, i.e. career ladders.

City Mission and Vision

Vision Statement. Hendersonville is a vibrant mountain city where the government and citizens work together for a high quality of life.

Mission Statement. The City of Hendersonville is committed to providing quality, efficient services to all citizens, visitors, and businesses through open communication, timely responses, and quality results.

City Council Focus Areas & Enablers



Element	Description	City of Hendersonville Services / Focuses
CORE FOCUS AREAS (OUR PROGRAMS)	The key services and program areas that define HVL's work: what we deliver to the community.	1. *Public Safety* 2. *Parks, Greenways, and Natural Amenities* 3. *Strong Infrastructure* 4. *Business and Economic Development* 5. *Housing, Growth Management, and Community Character*
ENABLERS (HOW WE DELIVER WELL)	The organizational capabilities and systems that allow us to deliver high-quality service and adapt over time.	1. *High-Performing City Workforce* 2. *Financial Sustainability* 3. *Community Partnerships* 4. *High-Functioning City Council* 5. *Engaged and Educated Community*
STRATEGIC LENSES (HOW WE THINK AND DECIDE)	The cross-cutting filters/ pillars (what we believe in) that shape how we approach everything we do, guiding choices and trade-offs across all programs.	• *City Council Values*

- **Planning** is about executing known services well.
- **Strategy** is about making conscious, adaptive choices about outcomes and approaches in the face of uncertainty and change.

City Council Values

In 2021, City Council Members determined a set of values that will be the foundation of decision-making. These values will guide the important work done to achieve the goals the Council has established. These values serve as "strategic lenses" in the Strategic Plan.

The City of Hendersonville believes municipal government should be non-partisan.

- Political affiliations are not productive to solving problems of local communities.
- City leaders and staff must lead by example and meet regularly with people who have different points of view.
- City leaders and staff must maintain an awareness of local, state, and national political trends but must lead the City in a manner that serves all community members.

The City of Hendersonville values open, transparent communication and trust with the community and each other.

- The City will openly communicate with the public and each other to ensure information about services, policies and programs are available to all.
- The City will build trust through ethical and transparent leadership.
- The City will share information and solicit feedback prior to the implementation of new programs and policies.
- The City will be open to concerns and comments from all stakeholders and will ensure the community can easily speak to leaders without fear of retribution/embarrassment.

The City of Hendersonville believes community members expect services to be delivered at a high level.

- The City will deliver services at a high level to make people feel their taxes and fees are being used effectively and to encourage others to live in our community.
- The City will deliver services in a manner that ensures the safety of the community.
- The City will deliver services in a manner that limits the disruption of our community members' daily lives to the greatest extent possible.

The City of Hendersonville values all community members.

- The City must evaluate all laws, policies, and rules to ensure that they can be implemented and enforced in a fair and equal manner.
- The City must evaluate all current and future programs, projects, or initiatives to ensure they are collaborative in nature.
- The City must ensure that leaders and staff consistently work to build trust and positive relationships throughout our entire community.

The City of Hendersonville believes environmental sustainability is critical to preserving the community for future generations.

- The City will evaluate the environmental sustainability of all projects and programs while maintaining a solid relationship with residential and business development.
- The City believes that it is our responsibility to protect all our natural resources and the environment through the implementation of sustainable and responsible projects.
- The City must lead by example by evaluating all city operations to ensure they protect or repair the natural environment and are environmentally sustainable.

The City of Hendersonville values its employees and must support them to ensure the provision of high-quality services to its residents.

- The City must provide growth opportunities to employees and educational tools to allow them to grow in their roles and responsibilities.
- The City must respect and pay employees fairly and competitively.
- The City must support employees by providing a safe and hazard-free workplace.

The City of Hendersonville believes that it must pursue and provide opportunities for responsible growth.

- The City will establish and maintain policies and programs that encourage economic opportunity and help grow small business and entrepreneurship.
- The City will work with our community to provide educational opportunities about growth and its impact on economic vitality and quality of life.
- The City will encourage responsible growth that provides opportunities for success to all segments of our community.
- The City will make efforts to generate affordable housing options and reduce the impacts of the high cost of living within our community.

The City of Hendersonville values the lives of all community members and must protect them through collective action.

- Our goal is to make the lives of all residents better through collective action.
- The City recognizes the sanctity of each person's life.
- The City must be open to changing priorities and polices as circumstances change in the world around us.

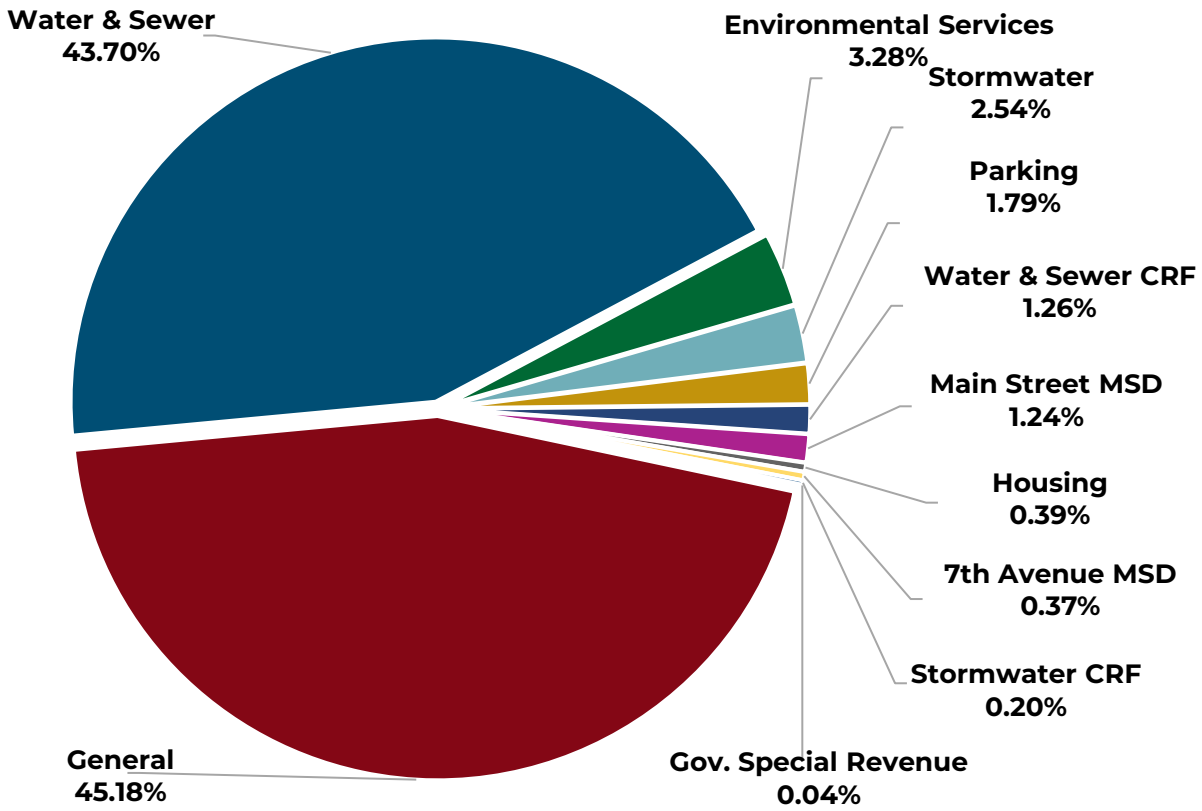
Introduction

The following document contains the City Manager's FY27 Recommended Budget. The budget includes ten (10) governmental and proprietary funds.

The table below presents the budget for each City fund and the total budget in balance.

FUND	EXPENDITURES	REVENUES	FUND BALANCE APPROPRIATION	% OF TOTAL
General	$ 33,954,339	$ 30,518,905	$ 3,435,434	45.18%
Water & Sewer	32,838,900	29,671,000	3,167,900	43.70%
Environmental Services	2,464,670	2,394,000	70,670	3.28%
Stormwater	1,906,050	1,906,050	-	2.54%
Parking	1,347,585	1,347,585	-	1.79%
Water & Sewer CRF	950,000	950,000	-	1.26%
Main Street MSD	934,390	934,390	-	1.24%
Housing	295,874	295,874	-	0.39%
7th Avenue MSD	278,184	222,918	55,266	0.37%
Stormwater CRF	150,000	150,000	-	0.20%
Gov. Special Revenue	31,000	-	31,000	0.04%
SUB-TOTAL	**$ 75,150,992**	**$ 68,390,722**	**$ 6,760,270**	
TOTAL IN BALANCE		**$ 75,150,992**		

The chart below presents each fund as a percent of total expenditures.



General Fund

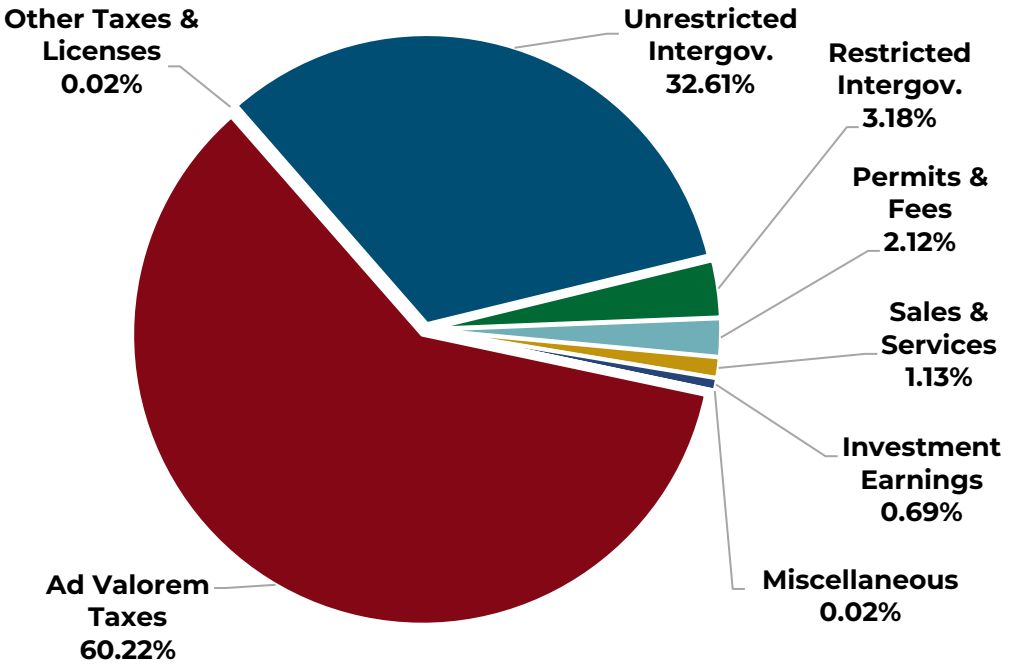
The General Fund is the primary fund in terms of the operating budget. It is "general" because any transaction that cannot be accounted for in another fund must be recorded in the General Fund. The FY27 recommended General Fund budget totals **$33,954,339**, or **45.18%** of the City's FY27 total **$75.2M** appropriation.

General Fund – Revenues

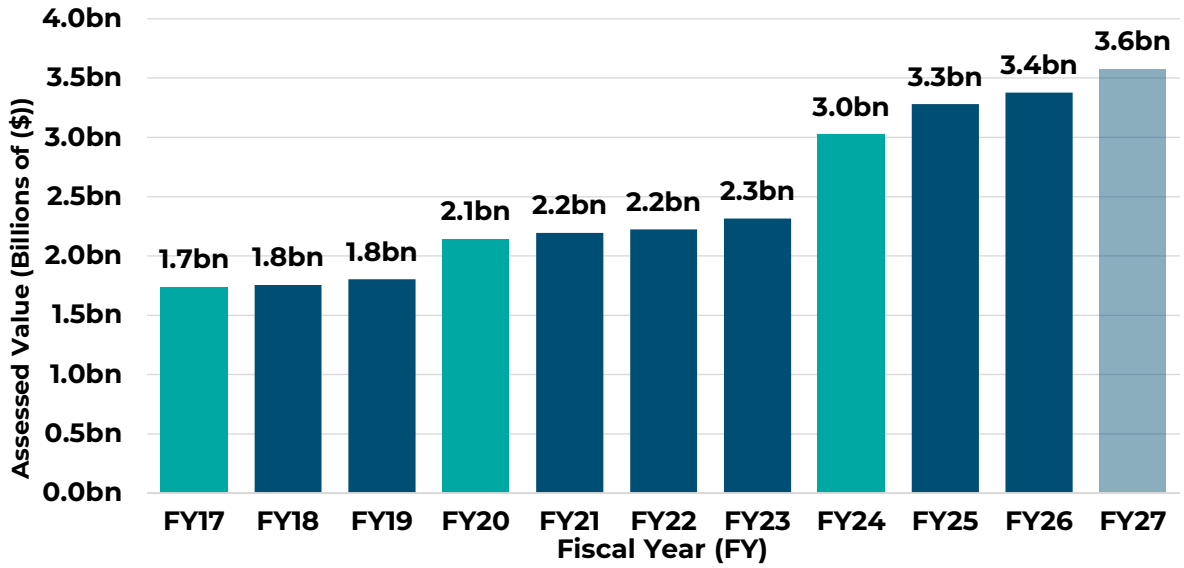
The following section will detail the City's operating revenues for the General Fund. The total FY27 recommended budget for General Fund revenues, excluding "Other Financing Sources", is **$30,518,905**. The table below details General Fund revenues by source.

	FY26 REVISED	FY26 ESTIMATE	FY27 BUDGET	FY27 ESTIMATE
REVENUES				
Ad Valorem Taxes	(17,267,500)	(18,393,963)	(18,380,000)	(19,231,710)
Other Taxes & Licenses	(7,500)	(7,989)	(7,500)	(8,029)
Unrestricted Intergov.	(9,447,500)	(9,419,349)	(9,953,000)	(10,889,952)
Restricted Intergov.	(1,002,054)	(1,037,323)	(969,055)	(1,037,359)
Permits & Fees	(651,750)	(684,041)	(647,350)	(692,978)
Sales & Services	(362,700)	(375,602)	(346,000)	(370,387)
Investment Earnings	(277,300)	(102,000)	(210,000)	(410,000)
Miscellaneous	(72,896)	(6,391)	(6,000)	(14,813)
TOTAL REVENUES	**(29,089,200)**	**(30,026,659)**	**(30,518,905)**	**(32,655,228)**

The chart below presents each source as a percentage of the total FY27 budgeted revenues.



Ad Valorem Tax. Ad valorem taxes encompass the largest portion of the General Fund revenues. These are the most controllable revenues in the City's budget. The recommended tax rate is **$0.52 per $100 valuation**, no change compared to the current year. The **$0.52** rate is budgeted to generate **$17,090,000** in ad valorem tax revenue and **$1,225,000** in ad valorem motor vehicle tax revenue for the FY27 Budget. The remaining FY27 budgeted **$65,000** ad valorem tax revenue to be collected comes from prior year ad valorem taxes (**$50,000**) and tax interest (**$15,000**). The chart below presents the total assessed value for all property in the City, less tax-exempt property:



The teal columns represent years when a county-wide revaluation of real property took place. The transparent blue FY27 column represents the current estimated appraisal, **$3,576,470,398**, summarized as **$3.6bn** (**Billion Dollars**).

Property taxes total **$18.4M** in the recommended FY27 budget. They are estimated to total **$18.4M** in the current year (FY26). The FY27 budget includes a **$1,112,500** (**6.44%**) increase over the current year's revised budget. In FY27, there is no change to the City's **$0.52 per $100 valuation** tax rate. We have estimated a **98.60%** tax collection rate through a partnership with Henderson County. Property tax continues to be the most stable revenue source for local government in North Carolina and pending any major externalities should remain relatively stable until the next county-wide revaluation in **FY28**.

Unrestricted Intergovernmental – Sales Taxes. The **effective sales tax rate in Henderson County is 6.75%,** representing the State levied 4.75% + Article 39 (1.00%) + Article 40 (0.50%) + Article 42 (0.50%). Henderson County could levy an additional 0.25% through Article 46 in the future, bringing the effective sales tax rate to 7.00%. The State of North Carolina collects the sales tax and distributes it to the local units. Sales tax revenues are distributed on a proportional ad valorem tax levy basis in Henderson County. The City of Hendersonville has the second largest tax levy in Henderson County and receives the second largest proportional share of sales tax revenues behind Henderson County.

Local option sales taxes are an elastic revenue source, totaling approximately **$7.8M** in the FY27 recommended budget. This budget amount represents a **$1,078,008** (**15.92%**) increase over our current year's revised collection budget. The budgeted increase in FY27 can be attributed to conservative budgeting in FY26 due to economic uncertainty, and local economic development related growth, increasing Hendersonville's ad valorem value relative to Henderson County and neighboring municipalities.

Sales Tax Comparison

Sales Month	Distribution Month	FY25 Actual	FY26 Budget	FY26 Actual	$ Change (FY25>FY26)	% Change (FY25>FY26)	FY27 Budget
Jul	Oct	537,991	552,065	653,195	115,204	21.41%	666,259
Aug	Nov	571,901	586,862	659,641	87,740	15.34%	672,834
Sep	Dec	514,375	527,831	663,281	148,906	28.95%	676,547
	Q1	**1,624,268**	**1,666,758**	**1,976,118**	**351,850**	**21.66%**	**2,015,640**
Oct	Jan	572,117	587,084	681,168	109,051	19.06%	694,792
Nov	Feb	612,880	628,913	685,168	72,288	11.79%	698,872
Dec	Mar	643,054	659,876	716,097	73,043	11.36%	730,419
	Q2	**1,828,051**	**1,875,873**	**2,082,434**	**254,383**	**13.92%**	**2,124,083**
Jan	Apr	498,004	511,032	538,595	40,591	8.15%	549,367
Feb	May	512,131	510,335	590,800	78,670	15.36%	602,616
Mar	Jun	629,177	636,512	749,305	120,128	19.09%	764,291
	Q3	**1,639,311**	**1,657,879**	**1,878,700**	**239,389**	**14.60%**	**1,916,274**
Apr	Jul	604,428	630,666	718,203	113,775	18.82%	732,567
May	Aug	659,895	675,566	769,334	109,439	16.58%	784,721
Jun	Sep	731,960	696,123	792,745	60,785	8.30%	808,599
	Q4	**1,996,283**	**2,002,355**	**2,280,281**	**283,999**	**14.23%**	**2,325,887**
Total		**7,087,913**	**7,202,865**	**8,217,533**	**1,129,620**	**15.94%**	**8,381,884**
Minus Transfers to MSDs		**425,275**	**432,172**	**493,052**	**67,777**	**15.94%**	**502,913**
Sub-Total General Fund		**6,662,638**	**6,770,693**	**7,724,481**	**1,061,843**	**15.94%**	**7,878,971**
Sub-Total Main St. MSD		**354,396**	**360,143**	**410,877**	**56,481**	**15.94%**	**419,094**
Sub-Total 7th Ave. MSD		**70,879**	**72,029**	**82,175**	**11,296**	**15.94%**	**83,819**

The City's collections lag the actual taxable sale by four months. The "Minus Transfers to MSD Funds" row reflects a portion of sales tax revenue that is distributed to the City's two municipal service districts (MSDs), based on the percentage of assessed value. The Main St. MSD receives **5.00%** of the actual revenues and the 7th Avenue MSD receives **1.00%** of the actual revenues. This continues to be a strong revenue source for the two MSDs.

Restricted Intergovernmental – Powell Bill Street Allocation. In 2015, the General Assembly eliminated the tie between the gas tax and Powell Bill funds and instead made the Powell Bill a direct appropriation of state dollars (Session Law 2015-241, Section 29.17D[a]). The General Assembly could choose to adjust the amount of Powell Bill funds during its budget process. We anticipate a **$569,055** allocation from the State. In addition to Powell Bill funds provided by the State, the City has, historically, contributed approximately **$200,000** of motor vehicle tag fee revenue to the program. Due to an increase in the motor vehicle tag fee from $15.00 to $30.00 per vehicle in FY26, this revenue has increased. In FY27, there is no additional change to the motor vehicle fee, and we anticipate **$400,000** in revenue. The motor vehicle fees is meant to support repaving activity mandates outlined in federal Public Right-of-Way Accessibility Guidelines (PROWAG). In support of transportation and PROWAG activities, the City has budgeted a transfer of the Powell Bill funding to a transportation General Obligation Bond (GO Bond) project. Transfers of Powell Bill funds and a portion of motor vehicle fee revenues is recommended to occur from FY27 through FY31. A portion of revenues from the motor vehicle fee will support Apple Country Public Transit (public transportation).

Restricted intergovernmental revenue also includes various other contributions. Some of these funds are for ABC law enforcement, Hendersonville Housing Authority police officers, and school resource officer reimbursements.

Sales & Services. Sales and services revenues in the General Fund are budgeted to decrease by **$20,300, or -5.54%**. The change reflects conservative budgeting, specifically related to lower expected mini-golf revenues and facility rental income in FY27.

Other Financing Sources – Fund Balance. The North Carolina Local Government Commission (LGC) recommends local governments maintain a minimum available fund balance of no less than eight percent (**8.0%**) of expenditures. The LGC has also provided guidance to local governments on maintaining adequate fund balance availability. Recommendations from the LGC were previously based on a local government's population group; however, a revision now groups units based on General Fund expenditure levels. The City's FY24 adopted policy establishes an available fund balance target of **25.00%**. This policy directive is in adherence with the LGC's recommendations for Cities and Counties with General Fund Expenditures greater than or equal to **$10.0M**.

According to LGC's calculation methods, the City's available fund balance as of June 30th, 2025, is **$7,380,490,** or **26.65%** of total General Fund expenditures. The total fund balance is **$12,433,902** as of June 30th, 2025. We estimate the current FY26 Fund Balance will increase by **$492,130**, ending the year with a total fund balance of **$12,926,032**. In FY27, we estimate the total fund balance will increase by **$298,282** to a total of **$13,224,314**.

The table below summarizes other financing sources and uses, as well as beginning of year fund balance, changes in fund balance, and end of year fund balance estimates.

	FY26 REVISED	FY26 ESTIMATE	FY27 BUDGET	FY27 ESTIMATE
OTHER FINANCING (SOURCES)/USES				
Insurance Proceeds	(32,150)	-	-	-
Debt Proceeds	-	-	-	-
Capital Lease	-	-	-	-
Sale of Capital Assets	-	-	-	-
Transfers (In)	(7,500)	-	-	-
Transfers Out	921,516	113,907	1,408,468	1,112,910
TOTAL OTHER (SOURCES)/USES	**881,866**	**113,907**	**1,408,468**	**1,112,910**
Fund Balance Appropriated	3,356,167	(492,130)	3,435,434	(298,282)
NET CHANGE IN FUND BALANCE	**3,356,167**	**(492,130)**	**3,435,434**	**(298,282)**
FUND BALANCE, BEGINNING OF YEAR	**12,433,902**	**12,433,902**	**12,926,032**	**12,926,032**
FUND BALANCE, END OF YEAR	**9,077,735**	**12,926,032**	**9,490,598**	**13,224,314**

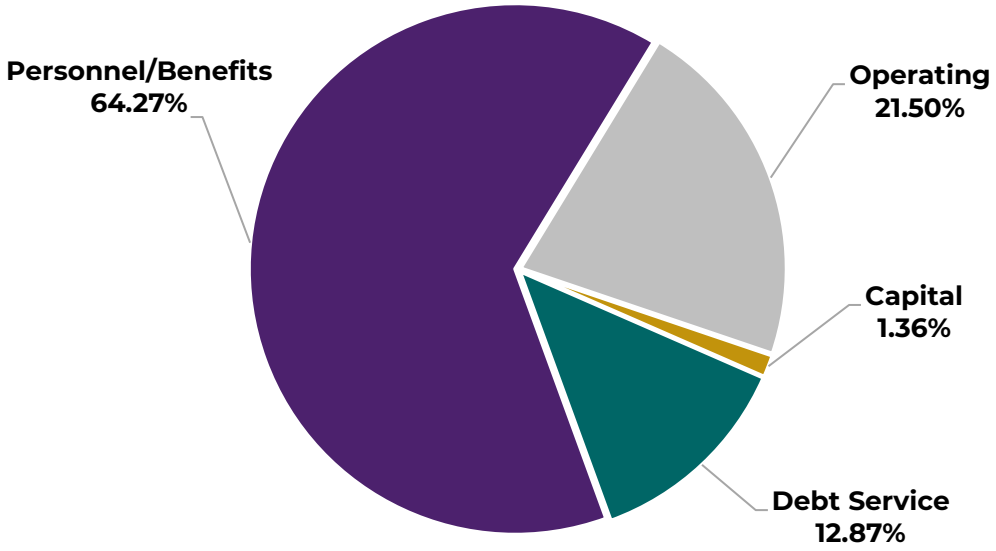
General Fund – Expenditures

The following section will detail the City's General Fund operating expenditures. The total budget for General Fund expenditures is **$32,545,871**, excluding a $1,408,468 transfer out.

The table below details the City's General Fund expenditures by type for FY27.

	FY26 REVISED	FY26 ESTIMATE	FY27 BUDGET	FY27 ESTIMATE
EXPENDITURES				
Personnel/Benefits	19,515,783	18,082,257	20,915,649	19,955,408
Operating	7,553,000	6,825,734	6,997,929	6,676,653
Capital	278,855	296,768	442,543	422,226
Debt Service	4,215,863	4,215,863	4,189,750	4,189,750
TOTAL EXPENDITURES	**31,563,501**	**29,420,622**	**32,545,871**	**31,244,036**

The chart below presents each expenditure category as a percentage of the total FY27 budgeted expenditures.



Personnel and benefits type expenditures make up the largest portion of General Fund expenditures, at approximately **64.27%** of the total budget. Operating expenditures make up another large portion at **21.50%** of the total budget. The remainder of the General Fund budget is spent on capital outlay (**1.36%**) and debt service (**12.87%**).

Personnel/Benefits. Personnel and benefits type expenditures include salaries, stipends, insurance, retirement contributions, and respective taxes (i.e., income tax, etc.). The total increase, for this expenditure type, between the FY26 revised and FY27 recommended budgets is **$1.4M** (**7.17%**). Notable personnel/benefits items are listed below.

- **4.00% cost-of-living adjustment** (COLA) increase for all employees.
- Increased 401k match benefit from 3.00% to **4.00%**.
- Pursuing a long-term **living-wage** target.
- Continuation of merit pay programs at 1.00% | 2.25% | 3.50% based on performance.
- Retirement benefit contributions (LGERS) of **17.10%** for sworn police officers and **15.10%** for all other employee classifications.
- Medical insurance provider changes and **premium increase of 2.00%**.
- Addition of **8.5 full-time equivalent positions**: four (4) Police Officers, one (1) Police Telecommunicator, one (1) Civilian Traffic Crash Investigator, two (2) Fire Safety and Training Officers, and one (1) part-time Human Resources Coordinator.

Operating & Capital. The FY27 operating budget is recommended at **$7.0M, $555k, or 7.35%** less than the current year revised budget. The majority of this change is attributable to Powell Bill expenditures being transferred out of the General Fund to the Transportation General Obligation Bond project. Powell Bill appropriations were classified as an operating expenditure in FY26 and are reclassified in the FY27 recommended budget. back to the General Fund budget.

The FY27 recommended General Fund capital outlay budget includes an increase of **$164k** (**58.70%**), compared to the FY26 revised budget. The **$442,543** FY27 recommended capital budget level is reflective of a prioritization of personnel expenditures in a “tight” budget year. Still included in the capital program are high-priority safety items and life-saving devices:

- $15k Thermal Imaging Camera
- $10k Fleet Garage Door
- $50k HVAC Improvements
- $10k Equipment Trailer
- $6k Edwards Park Improvement
- $10k Traffic Barricades
- $54k Salt Spreaders + Plows
- $8k Roadway Weather Stations
- $30k Message Board Sign Trailer
- $40k Traffic Cabinets + Engineering
- $32k Camera Infrastructure
- $7.5k Emergency Comms. Kit
- $40k Traffic Calming
- $20k Drone
- $22k Traffic Safety Trailer
- $10k Hose Roller
- $10k Exercise Equipment
- $30k Body Cameras
- $12k PPE Dryer
- $25k Extrication Equipment

The governmental portion of the FY27 vehicle and equipment loan will be **$1.09M**. The loan will be used to acquire twelve (12) police patrol units ($845,850), one (1) public works truck ($55,000), one (1) public works tractor ($64,500), one (1) public works dump truck ($100,000), and one (1) community development/code enforcement vehicle ($30,000).

Debt Service. The FY27 debt service budget totals **$4,189,750**. This is a **$26,113** (**-0.62%**) decrease compared to the FY26 revised budget. The decrease in debt service can be attributed to two final/partial payments on 2017 GO Bond Refunding, and final/partial payments on 2022 and 2023 vehicle and equipment loan indebtedness. Also included in the FY27 debt service budget is an initial payment on a Helene-related cashflow loan and first full-year payment on a 2026 vehicle and equipment loan.

The City's existing debt service budget includes borrowings for the Public Works Maintenance Facility, Fire Station 1, Edwards Park, Fire Ladder 1, Fire Engines (1, 2, and 3), Fire Station 2, Police Headquarters, and pre-existing Vehicle and Equipment loans.

At the May 01, 2026 budget workshop meeting, City Council reviewed potential future projects which may be funded through debt issuances. The table below summarizes potential projects.

Description	Amount	Timing (FY)	Structure	Term	Rate
Annual Vehicle Replacement FY25	660,000	2025	Level D/S	4	6.00%
Annual Equipment Replacement FY26	300,000	2026	Level D/S	7	6.50%
Annual Vehicle Replacement FY26	600,000	2026	Level D/S	5	6.50%
Annual Vehicle Replacement FY27	1,000,000	2027	Level D/S	5	6.50%
Annual Vehicle Replacement FY28	772,500	2028	Level D/S	5	6.50%
E9-5 Replacement (Quint)	1,640,000	2028	Level D/S	15	5.35%
G.O. Bond Parks	20,000,000	2028	Level D/S	20	5.35%
G.O. Bond Transport. (FY27 Tranche)	5,000,000	2028	Level P.	20	5.35%
Mulch Yard Site	2,000,000	2028	Level D/S	20	5.35%
Annual Vehicle Replacement FY29	795,675	2029	Level D/S	5	6.50%
E9-4 Replacement (Pumper)	1,300,000	2029	Level D/S	15	5.35%
Annual Vehicle Replacement FY30	820,000	2030	Level D/S	5	6.50%
Fire Station #3 (20 year)	9,000,000	2030	Level D/S	20	5.35%
G.O. Bond Transport. (FY30 Tranche)	5,000,000	2030	Level P.	20	5.35%
E9-2 Replacement (Quint)	1,700,000	2032	Level D/S	15	5.35%
E9-3 Replacement (Pumper)	1,300,000	2035	Level D/S	15	5.35%
E9-1 Replacement (Pumper)	1,300,000	2039	Level D/S	15	5.35%
Tower 9-1 Replacement	2,500,000	2042	Level D/S	15	5.35%

The City will continue to evaluate project timelines, budgets, and the market to determine the best financing option for each project to obtain the best long-term financial outcome.

Water and Sewer Fund

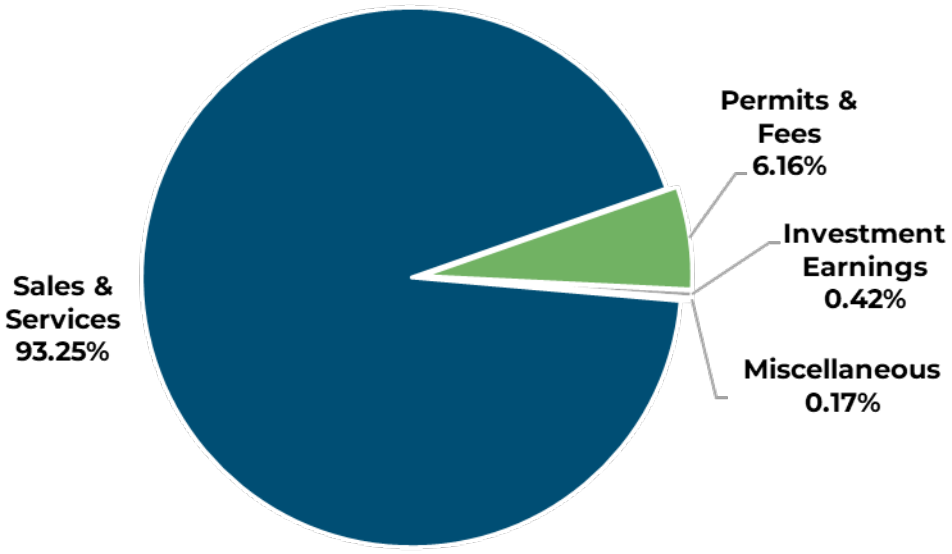
The Water and Sewer Fund is an enterprise fund and is primarily funded through user charges. The FY27 recommended Water and Sewer Fund budget totals **$31,163,439** or **43.70%** of the City's FY27 total **$75.2M** appropriation.

Water and Sewer Fund – Revenues

The following section will detail the City's operating revenues for the Water and Sewer Fund. The total operating revenue budget for this Fund, excluding "Other Financing Sources" is **$29,671,000**. The table below summarizes the FY27 revenues.

	FY26 REVISED	FY26 ESTIMATE	FY27 BUDGET	FY27 ESTIMATE
REVENUES				
Sales & Services	(26,423,980)	(27,435,086)	(27,669,500)	(28,808,749)
Permits & Fees	(1,952,550)	(1,811,026)	(1,826,500)	(1,901,703)
Investment Earnings	(97,000)	(97,000)	(125,000)	(125,000)
Miscellaneous	(210,400)	(49,576)	(50,000)	(52,059)
TOTAL REVENUES	**(28,683,930)**	**(29,392,688)**	**(29,671,000)**	**(30,887,511)**

The chart below presents revenue sources as a percent of total budgeted revenues for FY27.



The Water and Sewer Fund's primary revenue source is water and sewer sales & services – fees assessed for the consumption/usage of service. Sales & services revenues are **93.25%** of the total FY27 budget. Other revenues sources include but are not limited to, permits and fees (**6.16%**), investment earnings (**0.42%**), and miscellaneous sources (**0.17%**).

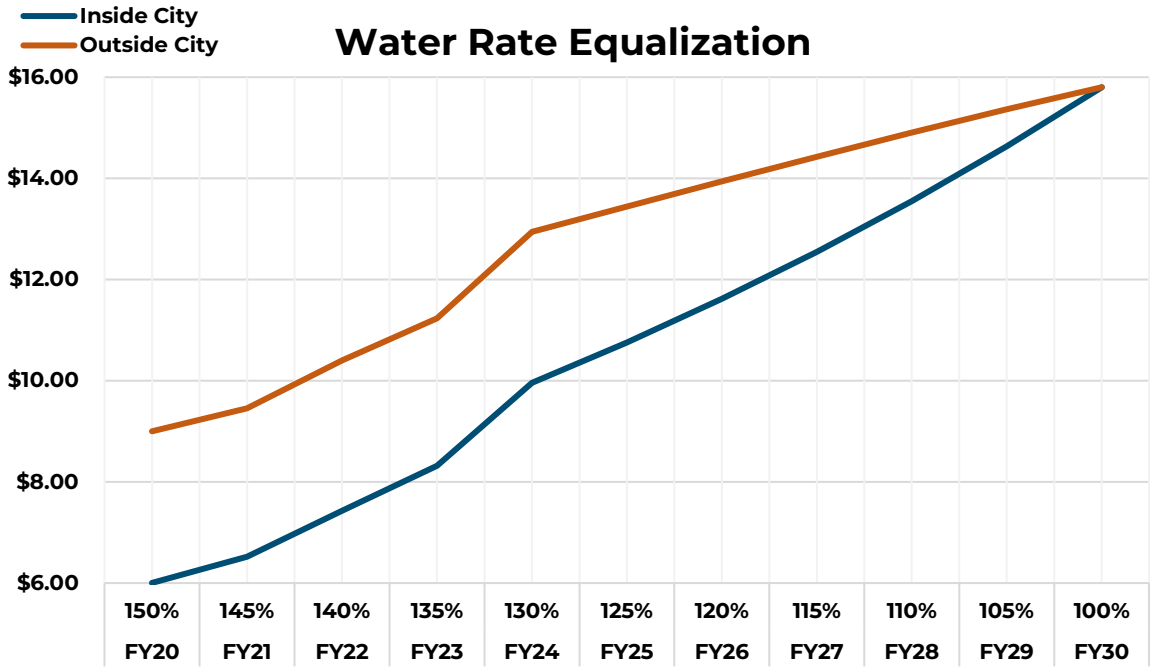
Charges for Service. Sales and services revenues total **$27,669,500** (**93.25%**) in the FY27 Water and Sewer Fund budget. Sales for services revenues are an increase of **$1.2M** over the revised **$26,423,980** FY26 budget. The FY27 budget includes estimated revenues earned from meter-based and volumetric usage charges. The City is experiencing residential, commercial, and industrial growth that will bring a higher demand for service, adding additional connections and revenue to the utility system.

Permits and Fees. Permits and fees are the second largest revenue source for the Water and Sewer Fund. Permits and fees are an elastic revenue source, driven by the amount of development and connection to the water and sewer system. FY26 permits and fees are budgeted at **$1,826,500** (**6.16%**). This budgeted amount is a **6.46%** decrease compared to the FY26 revised budget, **$1,952,550**. This decrease is attributed to the budget reflecting actual anticipated revenue for fees including Brightwater Fees and Sewer Tap Fees.

Inside/Outside Rate Differential. In FY21, City Council adopted a water rate structure which gradually phases out the 150% inside/outside water customer differential - allowable by North Carolina General Statute (NCGS) 160A-314. The existing plan is to reduce the differential by 5.00% over a 10-year period until both inside-city and outside-city customers pay equal rates for water service. A 120% differential was adopted with the FY26 budget.

A 115% water rate differential is included in the FY27 budget.

This rate differential is currently applied only to water service. Wastewater service rates will maintain a 150% differential. A visualization depicting the gradual convergence of inside-city and outside-city rates is provided below.



Residential Lifeline Tier. In FY24, City Council adopted a lifeline water and sewer rate tier. This rate tier provides residential customers with a lesser cost for essential water services while maintaining revenues necessary to fund strategic priorities. The lifeline tier encourages conservation of water while shifting cost incidence to customers utilizing higher levels of utility services. The lifeline tier fee for 0-3kgal of water service in FY27 is $4.73 per 1kgal for inside-city customers, and $5.44 per 1kgal for outside-city customers, reflective of the 115.00% rate differential allowable by State Statute.

Other Financing Sources – Fund Balance. The Water and Sewer Fund maintains a fund balance, or retained earnings; although, the LGC does not provide a recommended minimum level for the Water and Sewer Fund. The City Council established a revenue bond rate covenant as the Fund's most critical financial indicator through policy revision in 2022. The City will maintain the bond covenant as the primary indicator of financial sustainability.

The fund balance as of June 30th, 2025, was **$10,771,721** or **39.17%** of actual FY25 operating expenditures. This fund balance calculation is provided on a modified accrual basis of accounting. It is estimated that the Water and Sewer Fund's fund balance will decrease by **$428,323** to end FY26 at **$10,343,398**. In FY27, we estimate a **$1,540,928** use of fund balance, based on historical average revenue and expenditure trends. This decrease would bring the total fund balance at the end of FY26 to **$9,230,793.**

The table below summarizes other financing sources and uses, as well as fund balance estimates.

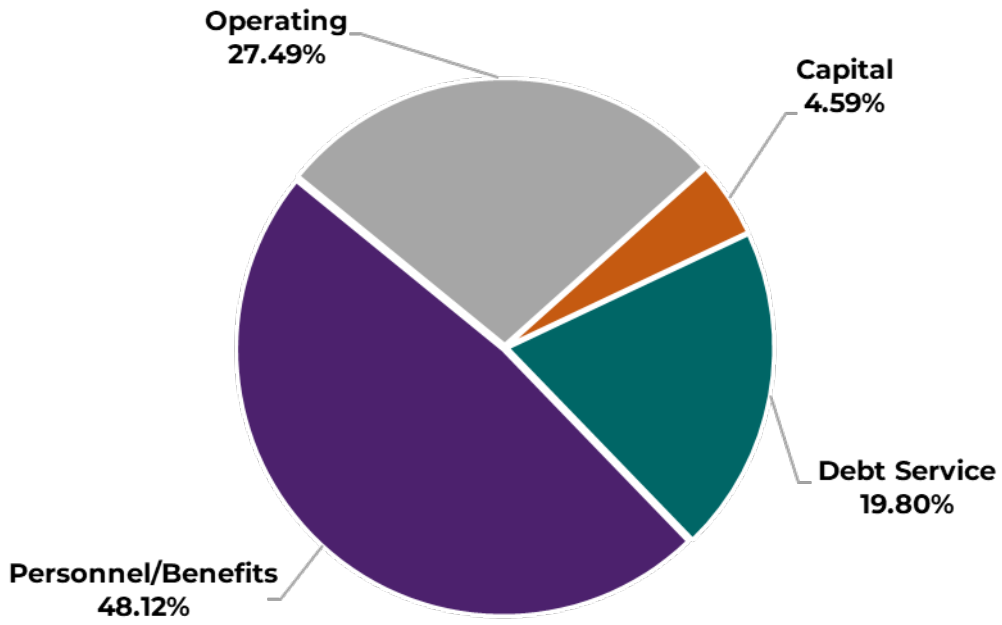
	FY26 REVISED	FY26 ESTIMATE	FY27 BUDGET	FY27 ESTIMATE
OTHER FINANCING (SOURCES)/USES				
Debt Proceeds	-	-	-	-
Insurance Proceeds	(34,578)	(2,060)	-	-
Capital Lease	-	-	-	-
Sale of Capital Assets	-	-	-	-
Transfers (In)	-	-	-	-
Transfers Out	517,000	517,000	1,265,000	1,265,000
TOTAL OTHER FINANCING	**482,422**	**514,940**	**1,265,000**	**1,265,000**
Fund Balance Appropriated	2,466,441	428,323	3,167,900	1,540,928
NET CHANGE IN FUND BALANCE	**2,466,441**	**428,323**	**3,167,900**	**1,540,928**
FUND BALANCE, BEGINNING OF YEAR	**10,771,721**	**10,771,721**	**10,771,721**	**10,771,721**
FUND BALANCE, END OF YEAR	**8,305,280**	**10,343,398**	**7,603,821**	**9,230,793**

Water & Sewer Fund – Expenditures

Hendersonville Water and Sewer is responsible for providing water service to more than **80,000** residents and businesses and sewer service to more than **21,000** residents and businesses of both Hendersonville and Henderson County. The Water and Sewer Fund continues to evaluate and improve its already high-quality services through work with various outside consultants, stakeholder groups, and internal strategic priority meetings. The recommended expenditures in this memo reflect the priorities identified in the above-mentioned initiatives. Below is a breakdown of the Fund's total expenditures for FY27.

	FY26 REVISED	FY26 ESTIMATE	FY27 BUDGET	FY27 ESTIMATE
EXPENDITURES				
Personnel/Benefits	14,356,658	13,897,109	15,193,027	14,946,747
Operating	9,051,917	7,939,855	8,680,253	8,539,546
Capital	1,114,821	1,324,554	1,448,070	1,424,597
Debt Service	6,144,553	6,144,553	6,252,550	6,252,550
TOTAL EXPENDITURES	**30,667,949**	**29,306,071**	**31,573,900**	**31,163,439**

The chart below presents each expenditure category as a percentage of the total FY26 budgeted expenditures.



Personnel and benefits expenditures are the largest portion of Water and Sewer Fund expenditures, at **$15.2** (**48.12%**) of the total **$31.2M** FY27 budget. FY27 Operating expenditures make up another large portion at **$8.7M** (**27.49%**). The remainder of the budget includes capital outlay at **$1.4M** (**4.59%**) and debt service **$6.3M** (**19.80%**).

Personnel/Benefits. Personnel and benefits expenditures include salaries, insurance, retirement contributions, and respective taxes (i.e., income tax, etc.). The total personnel/benefits budget for FY27 totals **$15.2M**, an **5.83%** increase over the **$14.4M** FY26 revised budget. Notable personnel and benefits items are listed below:

- **4.00% cost-of-living adjustment** (COLA) increase for all employees.
- Increased 401k match benefit from 3.00% to **4.00%**.
- Pursuing a long-term **living-wage** target.
- Reinstitution of merit pay programs at 1.00% | 2.25% | 3.50% based on performance.
- Retirement benefit contributions (LGERS) of **15.10%** for general employee classifications.
- Medical insurance provider changes and **premium increase of 2.00%**.
- Addition of **one (1) Construction Inspector** to aid in project inspections and compliance.

Operating. Operating type expenditures include everything that is not considered capital, salaries/benefits, or debt; it includes a wide array of expenditures. The FY27 budget is a **$371k** (**-4.11%**) decrease compared to the FY26 revised budget, which totals **$9.0M**. This decrease can be attributed to decreases in water and sewer treatment facility sludge management contract expenses.

Capital. The recommended FY27 capital budget is $**1,448,070**; a **$333k** (**29.9%**) increase compared to the revised FY26 budget, **$1,114,821**. The capital budget includes a variety of projects, summarized by category in the table below.

FY27 Water & Sewer Pay-Go Capital Budget

Project Catergory	Budget Amount
Vehicle & Equipment Replacement	265,000
SCADA Upgrades	115,620
Operational Equipment	655,950
Treatment Plant Improvements	262,500
Pump Station Improvements	80,000
Water & Sewer Line Improvements	309,000
TOTAL	**1,688,070**

Debt Service. The total Water and Sewer Fund debt service budget for FY27 totals **$6,252,550**. Our list of future year capital projects (through FY37+) identified in the capital improvement plan (CIP) process totals **$409.1M**. The utility continues master planning efforts, identifies areas in need of upgrades, and grows alongside major developments in Henderson County. Future growth for our various revenue sources and an assortment of financing options are available to support the immense economic development opportunity of our community. Projects identified through the CIP process are a major driver of debt service and utility rates.

The City has completed a significant number of transformational infrastructure projects in recent years and leveraged favorable borrowing terms through a revenue bond structure and state revolving funds to best serve utility customers. On the next page is a table summarizing recent borrowings, completed projects, total debt issuance amounts, debt service payments, interest rates, issuance terms, and remaining payment terms.

FY27 Water and Sewer Debt Service (Principal + Interest)

Project Title	Amount Issued	Interest Rate	FY27 Debt Service	Issuance Type
Brightwater SRF	571,781	0.00%	32,134	2011 SRF
Etowah Water Improvements	6,653,371	1.87%	684,663	2019 Rev. Bond
2012 AMI Water Meter Refunding	6,243,629	1.87%	642,499	2019 Rev. Bond
Jackson Park Sewer SRF	4,340,600	2.00%	256,095	2015 SRF
Shephard Creek/Atkinson SRF	1,815,000	2.00%	107,085	2015 SRF
Wolfpen SRF	2,784,961	2.00%	164,313	2016 SRF
City Hall & Operations Renovation: WS Portion	4,016,000	3.29%	352,767	2023 IFC
Multi-Area Streambank Restoration	2,961,925	0.00%	165,689	2020 SRF
Northside Water Improvements	5,370,932	1.23%	300,447	2020 SRF
Clear Creek Sewer Interceptor	4,584,659	2.15%	296,470	2022 Rev. Bond
Church Street Sewer	373,454	2.15%	24,150	2022 Rev. Bond
Laurel Park AMI Meters	356,590	2.15%	23,059	2022 Rev. Bond
Ewart Hill Water Storage Improvements	729,882	2.15%	47,198	2022 Rev. Bond
NCDOT Erkwood Water Improvements	710,094	2.15%	45,919	2022 Rev. Bond
NCDOT Old Airport Rd. Water Improvements	160,321	2.15%	10,367	2022 Rev. Bond
Fleetwood Water Improvements	1,557,917	4.02%	115,183	2023 Rev. Bond
Long John Mountain Property Acquisition	1,000,000	4.02%	73,934	2023 Rev. Bond
Church Street Sewer Improvements	535,000	4.02%	39,555	2023 Rev. Bond
NCDOT I-26 Water Improvements	3,235,054	4.02%	239,181	2023 Rev. Bond
AMI Meter Replacements	525,000	4.02%	38,815	2023 Rev. Bond
North Fork Reservoir Water Improvements	1,103,929	4.02%	81,618	2023 Rev. Bond
Vactor Truck Acquisition	523,100	4.02%	38,675	2023 Rev. Bond
French Broad River Intake	23,514,035	1.04%	1,395,793	2022 SRF
Lead Service Line Replacement	229,368	0.00%	305	2025 LSL SRF
CCTV Inspection Truck	381,961	4.49%	29,839	2025 Revenue Bond
NCDOT Highland Lake Rd Water Improvements	489,693	4.49%	38,255	2025 Revenue Bond
WWTP BioSolids Drying System	3,427,853	4.49%	267,783	2025 Revenue Bond
WTP 15 MGD Expansion and Improvements	2,413,208	4.49%	188,519	2025 Revenue Bond
Operations Facility Improvements	489,693	4.49%	38,255	2025 Revenue Bond
WWTP Residuals Storage Facility	2,293,723	4.49%	179,185	2025 Revenue Bond
WTP Mills River Intake Scour System	528,869	4.49%	41,315	2025 Revenue Bond
4th and Ashe Water	1,570,993	1.10%	191,336	2025 SRF
4th and Ashe Sewer	2,943,936	1.10%	102,104	2025 SRF
TOTAL	**$ 88,436,531**		**$ 6,252,505**	

Revenue Bond Covenants. The City's first revenue bond and general trust indenture (2019) established a bond covenant. To meet this covenant and issue revenue bond related debt, the City must maintain a favorable ratio of at least 1.0 for both bond test (a) and bond test (b). A summary of test (a) and (b) requirements is provided below.

Bond Test (a)
Revenues plus 20% of the Surplus Fund equal at least:

i. 100% of current expenses.
ii. 120% of annual principal and interest requirements of (parity) revenue bonds.
iii. 100% of debt service requirements on other (subordinate) debt.

**Note: Surplus Fund = unrestricted cash and investments.*

Bond Test (b)
Revenues equal at least:

i. 100% of current expenses.
ii. 110% of annual principal and interest requirements of (parity) revenue bonds.
iii. 100% of debt service requirements on other (subordinate) debt.

We estimate exceeding the revenue bond requirements in FY26 and FY27:
In FY26, we estimate we will end the year with ratio (a) = **1.14** and ratio (b) = **1.02**.
In FY27, we estimate we will end the year with ratio (a) = **1.12** and ratio (b) = **1.02**.

A summary of the FY25 actual bond covenant ratio is provided below.

Description	Code	Amount (FY25)
Revenues plus 20% of Surplus Fund (a)	(a)	29,257,635
100% of Current Expenses (a)	(a)(i)	19,646,891
120% of Annual Principal and Interest on Revenue Bond (a)	(a)(ii)	2,924,557
100% of Annual Principal and Interest on Other Indebtedness (a)	(a)(iii)	2,826,485
Subtotal of Revenue Coverage (a)	(a) Subtotal	29,257,635
Covenant Met (a)	Covenant Met Requirement (a)	3,859,701

Revenues (b)	(b)	26,814,450
100% of Current Expenses (b)	(b)(i)	19,646,891
110% of Annual Principal and Interest on Revenue Bond (b)	(b)(ii)	2,680,844
100% of Annual Principal and Interest on Other Indebtedness (b)	(b)(iii)	2,826,485
Subtotal of Revenue Coverage (b)	(b) Subtotal	26,814,450
Covenant Met (b)	Covenant Met Requirement (b)	1,371,277

Covenant (a) = (a) ÷ / [(a)(i) + (a)(ii) + (a)(iii)]

1.15 ✓

Covenant (b) = (b) ÷ / [(b)(i) + (b)(ii) + (b)(iii)]

1.07 ✓

Transfers Out. A **$950,000** transfer from the Water and Sewer Fund to the Water and Sewer Capital Reserve Fund (CRF) is included in the FY27 budget, including $850,000 in anticipated SDF revenue. Also included is a **$315,000** transfer out for the purchase of capital assets including generators, and vehicles and equipment we anticipate may extend past the fiscal year due to long lead times.

Other Funds

In addition to the two largest City funds, (1) the General Fund and (2) the Water and Sewer Fund, the City budgets for a variety of other funds. These include enterprise funds, special revenue funds, capital reserve funds, and internal service funds. These remaining funds make up approximately **11.12%, or $8,200,817** of the total **$75.2M** FY27 appropriations.

Downtown Program

Under the authority provided by NCGS §160A-536, the City levies two separate municipal service district (MSD) taxes, in addition to its base ad valorem taxing authority. These two MSDs participate in the North Carolina Main Street Program and provide services above and beyond the standard services provided throughout the City. Using the National Trust for Historic Preservation's Main Street Four Point Approach, the Advisory Committees seek to support and build upon inherent strengths in the City's two historic commercial districts. The Main Street Four Point approach includes Organization, Design, Economic Restructuring and Promotions. The two historic commercial districts that are part of the City of Hendersonville's Downtown Economic Development Program are each defined by Municipal Service Districts.

Advisory Boards. In February of FY21, the City Council voted to merge the two downtown advisory groups to form one board, the Downtown Advisory Board (DAB). This Board serves to advise City Council in matters pertaining to the Main Street and 7th Avenue Municipal Service Districts (MSDs). The merger is one result of the desire to create one vision for downtown, initially conceived as a strategic goal during a 2016 community charette focused on the future of downtown. The intervening years have seen several identified strategies implemented, such as the restoration of the Grey Hosiery Mill, facilitating the advisory committees' merger. The proposed budget reflects recommendations from this joint Board and Staff.

A strategic priority developed by both the Main Street and 7th Avenue representatives on the DAB was the equalization of the districts property tax rate. This priority has been a discussion item for the DAB and City Council since 2019. An equalized tax rate of **$0.21 per $100 valuation** for both MSDs was first adopted in FY24. The rates remained equalized at $0.21 per $100 valuation in FY25 and FY26. The rates are budgeted similarly in FY27.

The FY27 budget for Main Street and 7th Avenue adjusts for changes in assessed value as provided by the Henderson County Tax Assessor's Office. For the Main Street district, the projected FY27 assessed value is **$145,387,707**, an increase of **0.08%** compared to the district's FY26 taxable value billed, **$145,270,250**. 7th Avenue's FY27 projected **$27,426,271** assessed value represents a **1.66%** increase compared to the **$27,108,443** FY26 taxable value billed. These changes in assessed value directly impact the property tax revenue in the districts and indirectly impact the sales tax collections due to the ad valorem distribution method selected by Henderson County.

Additional information on the MSDs can be found on the following page.

Main Street MSD Fund. The Main Street municipal service district is bounded by Church and King Streets to the west and east and 7th Avenue and Allen Street to the north and south. The total FY27 budget is **$934,390**, **1.24%** of the City's total **$75.2M** appropriation. The FY27 budgeted property tax rate is **$0.21 per $100 valuation**. Other key budgetary factors for FY27 are listed below.

- Budgeted sales tax revenue decreased **$15,355** (**4.84%**) compared to FY26 revised.
- Personnel and benefits costs increased **$39,529** (**6.38%**) compared to the revised FY26 budget due to a **4.00% COLA**, **2.00% medical insurance premium increase**, and **4.00%** (**+1.00%**) **match to employee 401k contributions**.

7th Avenue MSD Fund. The 7th Avenue District's boundary encompasses the Avenue from Four Seasons Boulevard east to the Oklawaha Greenway and extends down Locust Street at its intersection with 7th North to 9th Avenue. The 7th Avenue MSD Fund tax rate is **$0.21 per $100 valuation** in FY27. The FY27 budgeted appropriation is **$278,184**, **0.37%** of the City's total **$75.2M** appropriation. Important facts and trends include:

- Sales tax budgeted revenue increased **$6,500** (**8.39%**) over the revised FY26 budget.
- Personnel and benefits costs increased **$9,860** (**5.61%**) compared to FY26 revised.
- Operating budget increased **$47,515** (**111.49%**) compared to FY26 revised budgets due to additional one-time contracted services costs.

Environmental Services Fund

The Environmental Services Fund (ESF) provides sanitation services to rate payers within the City. The ESF's total budget for FY27 is **$2,464,670**, including a **$70,760** budgeted fund balance appropriation. The total budget is **3.28%** of the City's total **$75.2M** appropriation. The ESF has relied on financial support from the General Fund in recent years; however, rate changes adopted in FY26 have made the fund financially independent. In FY27, external pressures, such as Henderson County's determination on tipping fees to sustain transfer facility operations, may demand during the year consideration of rate increases for Hendersonville's City Council. Important facts and trends include:

- **30.00/month** for residential 32gal service, **$32.00/month** for 96gal (no change).
- Personnel and benefits costs increase of $30,888 (2.01%) compared to the FY26 revised budget due to a **4.00% COLA**, **2.00% medical insurance premium increase**, and **4.00%** (**+1.00%**) **match to employee 401k contributions**.
- A **$18,850 (9.69%)** increase in debt service budget for payments related to the planned acquisition of a replacement recycling truck.

Stormwater Fund

The Stormwater Fund provides stormwater infrastructure improvements, maintains the City's NPDES Phase II Permit, and completes street, curb, and gutter maintenance. The total FY27 budget for this Fund is **$1,906,050**, **2.54%** of the City's total **$75.2M** appropriation. The FY27 recommended budget is a **$220,030, or 13.05%** increase compared to the FY26 revised budget. The FY27 budget is balanced with no (**$0**) fund balance appropriation. Important facts and trends include:

- **$9.00/month** flat fee for single family residential properties (**+1.00/month**).
- **$9.00/month** per equivalent residential unit (ERU) fee for non-residential properties with either: (1) a maximum payment of **$450.00/month**; **OR**, (2) a **50% credit** for properties with functioning stormwater control measures, whichever is less.

- The FY27 budget includes **$450,000** budgeted transfers out: **$300,000** to support the Wash Creek Phase 06-01 capital project, and a **$150,000** transfer to the Stormwater Capital Reserve Fund for use on future stormwater infrastructure projects.
- Personnel budget decrease of **$144,726** (**-13.29%**) due to the removal of Public Works Streets Division salary splits.
- Operating budget increase of **$66,591** (**17.96%**) to support contracted stormwater infrastructure improving projects throughout the fiscal year.

In FY23, the Business Advisory Committee and City Council were presented options for stormwater rate increases needed to generate revenues to offset future debt service costs on an estimated **$7.0M** FY27 stormwater loan for capital improvements identified by the Comprehensive Stormwater Master Plan. Following Board and Council feedback, the City adapted and recommends a gradual approach to rate changes. It is recommended the stormwater rate increase by **$1.00/month** each fiscal year until the fund is able to support the future year loan and associated issuance requirements. The FY27 recommended budget raises sufficient funds for planned savings to support the Stormwater Fund if the need for debt financing projects arises.

Staff continue to execute capital projects and conduct additional master planning. The City will remain observant of the outcomes of future planning and will modify our recommendations as needed to support the service levels and capital project priorities determined by the City Council. Staff continue to pursue and receive grant revenues for near-term priorities, which have staved off the need for rate changes during a 2-year rate change moratorium.

Parking Fund

The Parking Fund was established by City Council on December 2nd, 2021. Since the creation of the fund, a new kiosk system has been installed and a new parking deck has been completed. This is an enterprise-type fund, providing parking services through revenues generated following the installation of a new downtown parking facility and parking kiosks, in addition to collections from parking violations. Services include the operation and maintenance of available, clean, safe, and affordable parking to residents and visitors. Included in the Parking Fund's FY27 budget are salaries for parking maintenance personnel, parking enforcement personnel, and operating, capital, and debt service costs. The total budget for the fund is **$1,347,585**, **1.79%** of the City's total **$75.2M** appropriation. In FY27, the City budgeted a transfer in from the General Fund of **$199,910**, in lieu of a fund balance appropriation. It is estimated that the fund will use $85,032 of the budgeted transfer in.

Housing Fund

In FY27 the City will adopt a new fund, the Housing Fund, to support the City's ongoing housing initiatives. Some highlights of this fund include:

- New fund, budgeted at **$295,874**.
- Funding made available through revenues generated from the Grey Mill project.
- Will hire one (1) Housing Planner.
- Supports operations related to affordable housing established through several existing City projects.
- Generates budget to support the ongoing maintenance and establishment of the City's land trust.

Governmental Special Revenue Fund

The City supports a variety of other programs. These programs are relatively small in comparison to the other functions of the City. Some of the functions that these programs provide are related to police and fire community services, historic preservation, and the City's Walk of Fame Committee. The FY27 Governmental Special Revenue Fund budget makes up **$31,000** of the total budget. Historically, the primary revenue source comes from donations or events which creates uncertainty when budgeting for revenues. In FY26, the City began appropriating funds for two payment-in-lieu of (PILO) programs in this fund: PILO Sidewalks, and PILO Trees. As revenues and expenditures are identified for the PILO programs, the budgets will be amended to reflect the cost of installing new trees and sidewalks. The Government Special Revenue Fund is balanced using fund balance until revenues are realized; therefore, the fund is budgeted to use **$31,000** in FY27 fund balance.

Water and Sewer Capital Reserve Fund

North Carolina General Statute 159-18 authorizes local governments to establish and maintain capital reserve funds for any purpose for which a bond (debt) may be issued. The Water and Sewer Capital Reserve Fund (CRF) was established to raise funds for future economic development projects. In FY27, the City will adopt a budget including a **$950,000** transfer to the Water and Sewer CRF from the Water and Sewer Fund. This includes **$850,000** in anticipated SDF revenue.

Stormwater Capital Reserve Fund

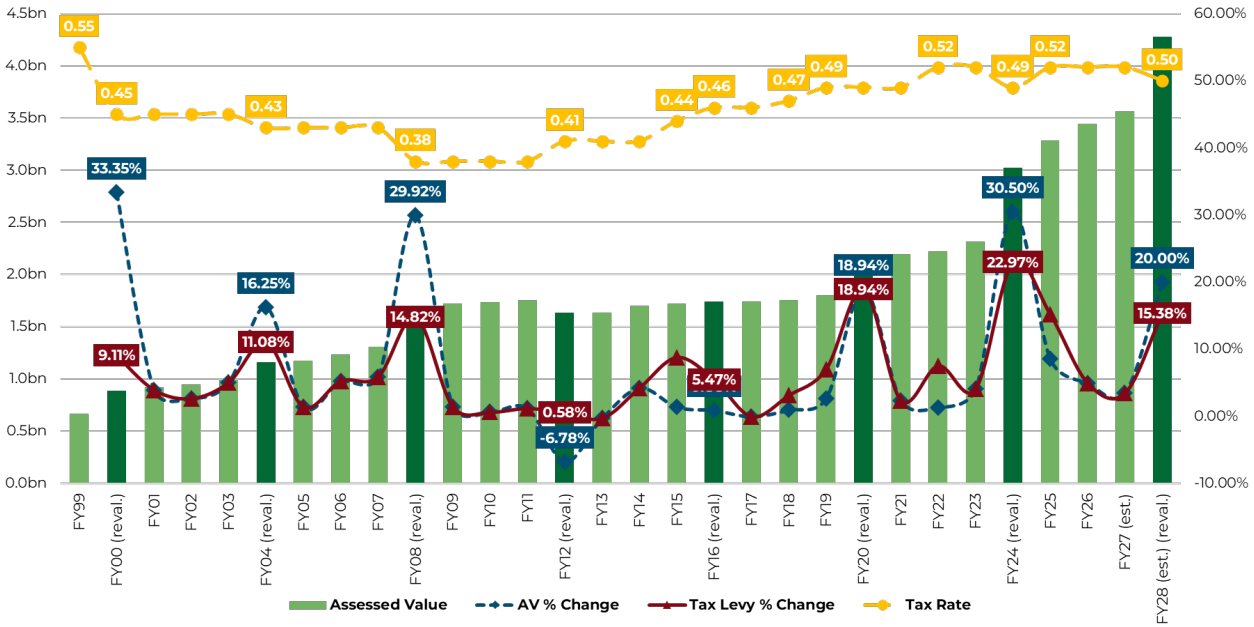
In FY27, the City's recommended budget includes a **$150,000** transfer from the Stormwater Operating Fund to the Stormwater Capital Reserve Fund (CRF). This fund is recommended to build savings for stormwater system rehabilitation and installation projects. The City intends to transfer **$150,000** from the Stormwater Operating Fund each year until a balance of **$750,000** is accumulated for use on stormwater infrastructure projects.

Budget in Total

The Fiscal Year 2026-2027 (FY27) budget reflects the continued efforts to strengthen the City's financial condition while advancing the City's strategic plan. The current strategic plan concludes on June 30th, 2026, and the City Council will consider the adoption of the new draft plan, starting July 1st, 2027. In alignment with this new plan consideration, this budget positions itself to take advantage of a variety of externalities. The first of which is the City's continued efforts in the recovery from Tropical Storm Helene. The City's success in applying for mitigation and recovery projects, will directly impact its capacity to further other major focus areas, like parks and utility infrastructure. Additionally, the City has applied for a BUILD grant for ~$25m, to further development of the City's proposed southside park, and should receive a determination on its success in June of 2026. This grant would also significantly impact the City's decision-making around park investment and financial capacity to move projects forward. Lastly, the City has been monitoring the development around property tax reform at the North Carolina General Assembly. Any proposal that moves forward may have lasting impacts on the City's capacity to raise revenue and concurrently provide critical services like public safety, transportation, and other infrastructure. This budget provides a runway to continue our recovery efforts, continue prioritizing staff support, and providing exceptional service provision to its residents, while awaiting determinations on three major externalities leading into the FY28 Budget and countywide revaluation year.

Property Taxes

Property tax continues to be the City's primary source of revenue and has proven time and time again, resilient to economic externalities, and a stable source for providing enhanced local government services. It is the only locally controlled revenue source of substance, and the City is strategic in its setting of reasonable tax rates to fund critical services. The diagram below shows the City's historical property tax value and tax rate, along with corresponding tax value percent change (year-over-year) and tax levy percent change (year over year):



Currently, our tax rate sits three pennies lower than it was in FY99 nearly thirty years ago. Each decade has seen varying levels of growth and economic factors that have impacted the total rate. In the 2000s, strong assessed value growth, averaging 11.5%, lead to lower tax rates. During the 2010s, following the Great Recession, we saw minimal growth, averaging less than

1%, and a gradual increase in the tax rate to maintain service delivery. In more recent years, we have seen an average growth rate of 9.3%, and a stable corresponding tax rate. The average change in levy over this period (FY99-today) has been +6.1%. Additionally, the City has historically not adopted a revenue neutral rate, usually recouping some additional revenue from the county-wide revaluations. This strategy is in place to provide funding for increases in the costs of doing business in addition to providing enhanced critical services that the community desires.

Considering this historical information and strategy, we are acutely in tune to the legislation that is being proposed at the North Carolina General Assembly. We are preparing for a variety of different outcomes, which may dramatically impact the strategy we use to raise revenues for services, or compromise our capacity to do so entirely, leading to service cuts. These services include things like Police, Fire, and Public Works.

Currently, the City needs to recover at least 15% of any revaluation assessed value change. With our projections, we currently estimate a +20% revaluation will result in a corresponding tax rate of $0.50 per $100 of value. This is in line with our property tax rate goals and funds Council's priorities over the next four years.

Hurricane Helene Recovery

We are now one year and seven months past the generational storm event that was Tropical Storm Helene. The devastation that followed the storm cannot be overstated, and the City is still deep in the midst of the Helene recovery process. While there is a great distance to go still, in recovery, the City has made significant strides in the process. In addition to a variety of staff trainings, housing assistance, and standardize operating procedures for emergency response, the City has advanced some major projects, including:

- Full reimbursement for emergency costs incurred during the storm (Categories A and B) from FEMA, totaling approximately $4.1m.
- Submission of three priority infrastructure projects for Fixed Cost Offers (FCOs), including hazard mitigation proposals for the:
    - Wastewater Treatment Plant = $125.5 million,
    - Patton Park and Pool = $21.5 million, and
    - Whitmire Activity Center = $7.1 million.
- Completed all site inspections with FEMA.
- Have begun receiving reimbursements for permanent work projects (ex. Utility line repairs, sidewalk wash outs, etc...).

Lastly, City Council developed eight (8) priority areas for staff to focus on in the recovery process. These priorities are listed below:

- Emergency Response Plan
- Financial Resiliency
- Flood Mitigation
- Public Communication, Messaging, and Storytelling
- Trained and Right-Sized City Staff
- Housing Solutions
- Debris Management
- Investment in Redundant and Resilient Critical Infrastructure

City leadership continue moving these strategic priorities forward in our recover process.

General Obligation Bonds & Other Debt Funded Initiatives

This budget and model forecast lay the groundwork for future debt issuances that are priorities to the City Council.

Transportation Bond FY27: In March 2026 voters approved the issuance of a Transportation General Obligation (GO) Bond. The estimated $10m issuance will assist in advancing road resurfacing priorities, while improving the City's ADA transition plan infrastructure, an unfunded federal mandate, and incorporating bike and pedestrian improvements identified in the Walk Hendo Plan. This issuance will advance the Strategic Plan Goal Areas of Public Safety, Strong Infrastructure, and Transportation Planning. This debt impact has been added to the model in FY28 and is estimated to cost $736k per year.

Additionally, the City bid a resurfacing and ADA improvement project in March of 2026 for the summer paving season. These bid results may be representative of what we can expect for the 2027-2031 GO Bond funds. If these are representative, we will have enough funding to meet our paving goals, however we will not have enough funding to meet our ADA curb ramp replacement goals. Staff are evaluating ways to further bring down the cost of the ADA improvements. Safety and network improvement projects are expected to start this fall.

Parks Bond FY29: City Council recently adopted a Parks and Greenspace Master Plan which identified multiple priority projects, including the priority investment in the City's "signature" parks, which identify Patton Park/Pool and Whitmire Activity Center/Toms Park. The City Council has also identified the South Main Street Park concept as a future signature park in its strategic plan. Additionally, the impacts of Hurricane Helene were devastating for the City's Patton Park and Pool, Whitmire Activity Center, and Toms Park. These facilities have been undergoing a conceptual design for re-building opportunities. The City Council will need to prioritize the park improvements for future years and the funding strategies for each. City Staff expect to have a better understanding of FEMA funds and BUILD grant funds available for the damaged facilities and S. Main St. Park in the July of 2026. Once funding is identified and a concept is agreed upon, City Staff can begin formulating debt needs for these projects and other priorities. The model currently includes a $20m issuance in FY29 for parks projects. These three projects will need to be considered when preparing for this issuance. The estimated debt service cost is $1.47m per year.

Fire Station #3: As we continue to see the development and growth of the southside of the City the further the need grows to establish our third fire station at the corner of Brooklyn Avenue and Old Spartanburg Road. The City acquired this property in 2019 in preparation for our future fire service needs. This parcel was also identified in the Beacon GIS study as the most suitable location for 4-minute drive time response, in the City's mapping plans for effective fire response. In June of 2017 the City created a 3rd district to start tracking data related to services in that area. Since 2017, we have seen increased growth in this district including apartment complexes, single family homes, duplexes, and major industrial sites. Additionally, calls have increased from 886 incidents in 2018 to 1,381 in 2025.

Considering the growth and increased demands on the Fire Department, Staff believe it is time to begin planning for the construction of the third station. This station will be built as a substation, smaller in size and capacity, but effective enough to provide service for at least two engine companies and a sub-station for our Police Department. This section of the City is prone to isolation during floods, and having this facility will assist in emergency response for the public. Additionally, we have built in plans in the general fund model to increase staffing to adequately staff a quintuple engine (small ladder truck), and mimic our service response approach at Fire Station #2. This investment is included in the City's financial model and includes the resources to continue our classification as an ISO 1 Department.

Planning Processes & Strategic Plan Update

In recent years the City has finalized and adopted the Gen. H Comprehensive Plan, the Strategic Housing Plan, the Stormwater Master Plan, and is set to adopt is new three-year

Strategic Plan. In this budget funds are set aside to continue advancing City planning processes, including development of a new zoning ordinance, and a new bicycle plan.

In Summary

The City maintains a financial condition adequate to support core services for the immediate year through the next county-wide revaluation in Fiscal Year 2027-2028 (FY28). The FY28 revaluation is the next opportunity to identify expanded projects and services without some other form of new revenue through tax rates and fees, or new shared revenues through local option sales taxes (e.g. 1/2 Cent Sales Tax) and occupancy taxes.

Of the utmost importance, the proposed budget is estimated to achieve the City Manager's goal of increasing the available fund balance above our minimum 25% threshold.

This proposed budget is balanced in accordance with the State statutes and strives to address the priorities which have been set by the City Council for Fiscal Year 2026-2027.

The budget is fiscally sound, and although it does not fund all the requests made by departments or external agencies, it does address the top priority needs of the City and will maintain a high level of service for Hendersonville's citizens, customers, and partners.

My appreciation is expressed to Brian Pahle, Adam Murr, Jenny Floyd, and others who assisted budget preparation.

I recommend the proposed budget for Fiscal Year 2026-2027 to the Mayor and City Council.

Respectfully submitted,

John F. Connet
City Manager

Ordinance #_____

BUDGET ORDINANCE

AN ORDINANCE MAKING APPROPRIATIONS FOR CERTAIN EXPENSES, CAPITAL IMPROVEMENTS AND INDEBTEDNESS OF THE CITY OF HENDERSONVILLE, NORTH CAROLINA FOR THE FISCAL YEAR BEGINNING JULY 1, 2026, AND ENDING JUNE 30, 2027

WHEREAS, the City of Hendersonville is approaching the conclusion of its current fiscal year and will enter fiscal year 2026-2027 (FY27) on July 1, 2026; and,

WHEREAS, it is necessary and required that prior to entering a new fiscal year a budget must be passed and adopted for the operation of the city government; and,

WHEREAS, the FY27 budget and budget message were submitted to the Hendersonville City Council by the budget officer, the City Manager, on May 22, 2026, as required by N.C.G.S. § 159-11(b); and,

WHEREAS, a copy of the FY27 budget was filed with the Hendersonville City Clerk on May 22, 2026, as required by N.C.G.S. § 159-12(a); and,

WHEREAS, a duly advertised public hearing and a work session has been held wherein the public has been notified and invited to be present.

THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF HENDERSONVILLE, NORTH CAROLINA:

SECTION 1: That the following amounts are hereby appropriated for the following governmental, special revenue, proprietary, and capital reserve funds for the fiscal year beginning July 1, 2026, and ending June 30, 2027, with the estimated, budgeted revenues and other financing for each fund being as stated:

GOVERNMENTAL FUNDS	
General Fund	
Budgeted Revenues	(30,518,905)
Ad Valorem Taxes	(18,380,000)
Other Taxes & Licenses	(7,500)
Unrestricted Intergovernmental	(9,953,000)
Restricted Intergovernmental	(969,055)
Sales & Services	(346,000)
Permits & Fees	(647,350)
Investment Earnings	(210,000)
Miscellaneous	(6,000)
Budgeted Expenditures	32,545,871
General Government	5,789,161
Community Development	1,047,616
Fire	7,454,962
Police	9,163,909
Public Works	4,900,473
Debt Service	4,189,750
Other Financing (Sources)/Uses	(2,026,966)
Proceeds of Debt	-
Sale of Capital Assets	-
Transfers (In)	-
Transfers Out	1,408,468
Fund Balance Appropriated	(3,435,434)
Sub-Total Revenues & Other Financing	**(33,954,339)**
Sub-Total Appropriations	**33,954,339**
NON-MAJOR GOVERNMENTAL FUNDS	
Main Street MSD Fund	
Budgeted Revenues	(742,300)
Ad Valorem Taxes	(301,750)
Other Taxes & Licenses	-
Unrestricted Intergovernmental	(420,000)
Restricted Intergovernmental	-
Permits & Fees	(2,500)
Sales & Services	-
Investment Earnings	(100)
Miscellaneous	(17,950)
Budgeted Expenditures	934,390
Downtown Program	886,590
Debt Service	47,800
Other Financing (Sources)/Uses	(192,090)
Transfers (In)	(192,090)
Fund Balance Appropriated	-
Sub-Total Revenues & Other Financing	**(934,390)**
Sub-Total Appropriations	**934,390**

Seventh Avenue MSD Fund	
Budgeted Revenues	(146,450)
Ad Valorem Taxes	(57,350)
Other Taxes & Licenses	-
Unrestricted Intergovernmental	(84,000)
Restricted Intergovernmental	-
Permits & Fees	-
Sales & Services	(5,000)
Investment Earnings	(100)
Miscellaneous	-
Budgeted Expenditures	278,184
Downtown Program	275,877
Debt Service	2,307
Other Financing (Sources)/Uses	(131,734)
Transfers (In)	(76,468)
Fund Balance Appropriated	(55,266)
Sub-Total Revenues & Other Financing	**(278,184)**
Sub-Total Appropriations	**278,184**

SPECIAL REVENUE FUNDS	
Governmental Special Revenue Fund	
Budgeted Revenues	-
Miscellaneous	-
Budgeted Expenditures	31,000
Community Fund	11,500
Fire	-
Police	19,500
Other Financing (Sources)/Uses	(31,000)
Fund Balance Appropriated	(31,000)
Sub-Total Revenues & Other Financing	**(31,000)**
Sub-Total Appropriations	**31,000**

Housing Fund	
Budgeted Revenues	-
Miscellaneous	-
Budgeted Expenditures	295,874
Housing	295,874
Other Financing (Sources)/Uses	(295,874)
Fund Balance Appropriated	(295,874)
Transfers (In)	-
Transfers Out	-
Sub-Total Revenues & Other Financing	**(295,874)**
Sub-Total Appropriations	**295,874**

PROPRIETARY FUNDS	
Water & Sewer Fund	
Budgeted Revenues	(29,671,000)
Sales & Services	(27,669,500)
Permits & Fees	(1,476,500)
Water & Sewer Taps	(350,000)
Investment Earnings	(125,000)
Miscellaneous	(50,000)
Budgeted Expenditures	31,573,900
General Business	9,864,914
Water Facilities	1,545,632
Water Treatment	2,955,246
Water Operations	1,277,488
Water Distribution	4,390,799
Wastewater Facilities Maintenance	525.409
Wastewater Treatment	1,852,523
Wastewater Operations Support	403,494
Wastewater Collection	2,505,845
Debt Service	6,252.550
Other Financing (Sources)/Uses	(1,902,900)
Insurance Proceeds	-
Transfers (In)	-
Transfers Out	1,265,000
Fund Balance Appropriated	(3,167,900)
Sub-Total Revenues & Other Financing	**(32,838,900)**
Sub-Total Appropriations	**32,838,900**
Parking Fund	
Budgeted Revenues	(1,147,675)
Sales & Services	(1,065,000)
Permits & Fees	-
Investment Earnings	(2,500)
Miscellaneous	(80,175)
Budgeted Expenditures	1,347.585
Parking	537.385
Debt Service	810,200
Other Financing (Sources)/Uses	(199,910)
Proceeds of Debt	-
Transfers (In)	(199,910)
Transfers Out	-
Fund Balance Appropriated	-
Sub-Total Revenues & Other Financing	**(1,347,585)**
Sub-Total Appropriations	**1,347,585**

Stormwater Fund	
Budgeted Revenues	(1,906,050)
Sales & Services	(1,905,000)
Permits & Fees	(1,000)
Investment Earnings	(50)
Miscellaneous	-
Budgeted Expenditures	1,456,050
Stormwater	1,382,000
Debt Service	74,050
Other Financing (Sources)/Uses	450,000
Proceeds of Debt	-
Transfers (In)	-
Transfers Out	450,000
Fund Balance Appropriated	-
Sub-Total Revenues & Other Financing	**(1,906,050)**
Sub-Total Appropriations	**1,906,050**

Environmental Services Fund	
Budgeted Revenues	(2,394,000)
Sales & Services	(2,393,000)
Permits & Fees	-
Investment Earnings	(300)
Miscellaneous	(700)
Budgeted Expenditures	2,464,670
Sanitation	2,251,205
Debt Service	213,465
Other Financing (Sources)/Uses	(70,670)
Proceeds of Debt	-
Transfers (In)	-
Transfers Out	-
Fund Balance Appropriated	(70,670)
Sub-Total Revenues & Other Financing	**(2,464,670)**
Sub-Total Appropriations	**2,464,670**

CAPITAL RESERVE FUNDS

Water & Sewer Capital Reserve Fund	
Budgeted Revenues	-
Budgeted Expenditures	-
Other Financing (Sources)/Uses	-
Transfers (In)	(950,000)
Transfers Out	950,000
Sub-Total Revenues & Other Financing	**(950,000)**
Sub-Total Appropriations	**950,000**

Stormwater Capital Reserve Fund	
Budgeted Revenues	-
Budgeted Expenditures	-
Other Financing (Sources)/Uses	-
Transfers (In)	(150,000)
Transfers Out	150,000
Sub-Total Revenues & Other Financing	**(150,000)**
Sub-Total Appropriations	**150,000**

Total Revenues & Other Financing	**(75,150,992)**
Total Appropriations	**75,150,992**

SECTION 2: That the attached detailed budget document reflects the estimated revenues, revenue contributions, and budget appropriations of the City of Hendersonville, North Carolina, for the period beginning July 1, 2026, and ending June 30, 2027. A copy of the budget document shall be furnished to the City Clerk, City Manager and Finance Officer to be kept on file by them for their direction in the disbursement of funds.

SECTION 3: That the financial plan supporting the Internal Service Fund as required by N.C.G.S. § 159-13.1 is approved. The *Financial Plan* for the Internal Service Fund is incorporated herein by reference and shall be placed on file in the office of the City Clerk.

SECTION 4: That no appropriations for salaries shall be changed unless authorized by the Council. Appropriations between departments, divisions, or projects within one fund, other than salaries, including contingency appropriations, may be transferred therein by the City Manager for the purpose of equalizations, when necessary, if the original total appropriated balance for the fund is not changed. Appropriations within a department, other than salaries, may be transferred by the department head to make equalizations when necessary.

SECTION 5: That there is hereby levied a tax at the rate of fifty-two cents ($0.52) per one hundred dollars ($100.00) valuation of property. This rate is based on an estimated total valuation of property for the purpose of taxation of $3,576,470,398 and estimated collection rate of 98.60%.

SECTION 6: That there is hereby levied a tax at the rate of twenty-one cents ($0.21) per one hundred dollars ($100.00) valuation of property, for the Main Street Municipal Service District formed upon a petition of some of the property owners, established for the purpose of infrastructure improvements and special events in the district. This rate is based on an estimated total valuation of property for the purpose of taxation of $146,656,375 and an estimated collection rate of 98.60%.

SECTION 7: That there is hereby levied a tax at the rate of twenty-one cents ($0.21) per one hundred dollars ($100.00) valuation of property, for the Seventh Avenue Municipal Service District formed upon a petition of some of the property owners, established for the purpose of infrastructure improvements and special events in the district. The rate is based on an estimated total valuation of property for the purpose of taxation of $27,426,271 and an estimated collection rate of 98.60%.

SECTION 8: That there is hereby adopted an official Fee Schedule listing specific fees, licenses, and utility rates charged by the City of Hendersonville for the use of City facilities and equipment for the purposes of making them available to public, specific utility rates the proceeds of which are for the maintenance and expansion of its utility systems, the reproduction of public records and other miscellaneous services to cover the actual cost of producing these documents and information under the provision of NCGS §132-6.2, and other various fees associated with enhanced direct services provided by the City. The *Fee Schedule* is incorporated herein by reference and shall be placed on file in the office of the City Clerk.

SECTION 9: That the City's Position Allocation to Salary Range which provides all jobs and associated pay bands be adopted as the official Pay and Classification Schedule of the City of Hendersonville. The *Pay and Classification Schedule* is incorporated by reference and shall be placed on file in the office of the City Clerk.

SECTION 10: This ordinance shall become effective on and after July 1, 2026.

SECTION 11: That all ordinances and parts of ordinances in conflict herewith be and the same hereby repealed.

Passed and adopted at the regular meeting of the City Council of the City of Hendersonville, North Carolina, held this 4th day of June 2026.

ATTEST:

_____
Barbara G. Volk, Mayor, City of Hendersonville

_____
City Clerk

Approved as to form:

_____
City Attorney

Ordinance #_____

WATER AND SEWER CAPITAL RESERVE FUND ORDINANCE

AN ORDINANCE SETTING CAPITAL RESERVE GUIDELINES FOR THE CITY OF HENDERSONVILLE, NORTH CAROLINA FOR THE YEAR BEGINNING JULY 1, 2026, AND ENDING JUNE 30, 2027

WHEREAS, under North Carolina General Statute 159-18 the City of Hendersonville is authorized to establish and maintain a capital reserve for any purposes for which bonds may be issued; and,

WHEREAS, the City Council deems it is in the best interest of the citizens of Hendersonville to establish a water and sewer capital reserve to fund future capital improvements; and,

WHEREAS, the capital reserve fund will be used in conjunction with a multi-year capital improvement program to be reviewed annually during the budget process; and,

THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF HENDERSONVILLE, NORTH CAROLINA:

SECTION 1 BUDGET: That the following Water and Sewer Capital Reserve Fund (CRF) budget, purpose, anticipated revenues, and project appropriations are hereby adopted for the operation of the City of Hendersonville and its activities for the fiscal year beginning July 1, 2026, and ending June 30, 2027, in the amount of $100,000.

SECTION 2 PURPOSE: That the purpose of the City of Hendersonville's Water and Sewer CRF will be to (1) raise funds for water and sewer system rehabilitation and installation projects, (2) provide greater levels of transparency in raising and expending funds on capital projects, (3) delineate the timeframe for which revenues will be raised for and expended on capital projects, (4) display the amounts of revenues and expenditures for capital projects funded through the CRF, and (5) detail revenue sources of the fund.

This Capital Reserve Fund Ordinance will, more specifically, be established alongside the City's Budget Ordinance to provide for water and sewer system capital rehabilitation and expansion. The City has recognized the need to fund future system expansion projects and desires to fund such projects through a CRF to enhance transparency and accountability.

SECTION 3 TIMEFRAME: That revenues for Water and Sewer Fund related capital projects will be raised over a period of five (5) fiscal years - from July 1, 2025 (FY26) to June 30, 2030 (FY30).

SECTION 4 AMOUNTS ACCUMULATED: That this fiscal year (FY27), the City will transfer $100,000.00 from the Water and Sewer Fund (060) to the Water and Sewer Capital Reserve Fund (459). The Water and Sewer Capital Reserve Fund has an estimated balance to end the fiscal year June 30th, 2026 of $150,000. The City will save $750,000 of revenue in the CRF for future system expansion projects. The City anticipates spending $750,000 on system rehabilitation and expansion projects.

SECTION 5 REVENUE SOURCES: That the revenue source planned for the CRF is a transfer from the Water and Sewer Fund. Each year delineated, the City will transfer from the Water and Sewer Fund to the CRF until $750,000 is accumulated.

Passed and adopted at the regular meeting of the City Council of the City of Hendersonville, North Carolina, held this 4th day of June 2026.

ATTEST: _____
Barbara G. Volk, Mayor, City of Hendersonville

_____
City Clerk

Approved as to form:

_____
City Attorney

Ordinance #_____

ORDINANCE AMENDMENT TO
CAPITAL RESERVE FUND ORDINANCE #0-25-58

AN ORDINANCE SETTING CAPITAL RESERVE GUIDELINES FOR
THE CITY OF HENDERSONVILLE, NORTH CAROLINA
FOR THE YEAR BEGINNING JULY 1, 2026, AND ENDING JUNE 30, 2027

WHEREAS, under North Carolina General Statute 159-18 the City of Hendersonville is authorized to establish and maintain a capital reserve for any purposes for which bonds may be issued; and,

WHEREAS, the capital reserve fund will be used in conjunction with a multi-year capital improvement program to be reviewed annually during the budget process; and,

WHEREAS, North Carolina General Statute 162A Article 8 (d) requires system development fee revenues be accounted for by means of a capital reserve fund; and,

WHEREAS, the City of Hendersonville is amending Capital Reserve Fund Ordinance #0-25-58 to account for additional system development fee proceeds received during the fiscal year beginning July 1, 2026, and ending June 30, 2027 (FY27) and is appropriating a certain amount to maintain a balanced budget; and,

WHEREAS, the City Council deems it is in the best interest of the citizens of Hendersonville to maintain a Water & Sewer Capital Reserve to fund future capital improvements; and,

THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF HENDERSONVILLE, NORTH CAROLINA:

SECTION 1 BUDGET: That the following Water & Sewer System Development Fee revenues were collected from July 1, 2026, through June 30, 2027 (FY27) and are to be transferred from the Water & Sewer Operating Fund (060) to the Water & Sewer Capital Reserve Fund (459):

Description	Amount
FY27 Water System Development Fee Revenues	**($600,000)**
FY27 Sewer System Development Fee Revenues	**($250,000)**
FY27 TOTAL System Development Fee Revenues	**($850,000)**

SECTION 2 PURPOSE: That the City Council of the City of Hendersonville hereby maintains a Capital Reserve Fund (CRF) for the purpose of saving for, and funding future water and sewer infrastructure improvement projects related to system expansion and system rehabilitation:

RESERVE FOR WATER CAPITAL IMPROVEMENT PROJECTS: Reserve funds for the purpose of funding water infrastructure-related system expansion and system rehabilitation capital improvement projects that are considered eligible for cost through system development fees. Projects considered eligible in this category are:

- Current and future water line rehabilitation and improvement projects.
- Current and future water treatment facility rehabilitation and improvement projects.
- Current and future water pump facility rehabilitation and improvement projects.
- Annual debt service on water capital projects.

RESERVE FOR SEWER CAPITAL IMPROVEMENT PROJECTS: Reserve funds for the purpose of funding water infrastructure-related system expansion and system rehabilitation capital improvement projects that are considered eligible for cost through system development fees. Projects considered eligible in this category are:

- Current and future sewer line rehabilitation and improvement projects.
- Current and future sewer treatment facility rehabilitation and improvement projects.
- Current and future sewer pump facility rehabilitation and improvement projects.
- Annual debt service on sewer capital projects.

SECTION 3 TIMEFRAME: That revenues for Water and Sewer Fund related capital projects will be raised over a period of five (5) fiscal years - from July 1, 2025 (FY26) to June 30, 2030 (FY30).

SECTION 4 AMOUNTS ACCUMULATED: That this fiscal year (FY27), the City will transfer $850,000 from the Water and Sewer Fund (060) to the Water and Sewer Capital Reserve Fund (459). The Water and Sewer Capital Reserve Fund has an estimated balance to end the fiscal year June 30th, 2026 of $150,000. The City will save $2,000,000 of SDF revenue in the CRF for future system expansion projects. The City anticipates spending $2,000,000 on system rehabilitation and expansion projects.

SECTION 5 REVENUE SOURCES: That the SDF revenue source planned for the CRF is a transfer from the Water and Sewer Fund. Each year delineated, the City will transfer from the Water and Sewer Fund to the CRF until $2,000,000 is accumulated.

Passed and adopted at the regular meeting of the City Council of the City of Hendersonville, North Carolina, held this 4thday of June 2026.

_____

ATTEST: Barbara G. Volk, Mayor, City of Hendersonville

_____

City Clerk

Approved as to form:

_____

City Attorney

Ordinance #_____

STORMWATER CAPITAL RESERVE FUND ORDINANCE

AN ORDINANCE SETTING CAPITAL RESERVE GUIDELINES FOR THE CITY OF HENDERSONVILLE, NORTH CAROLINA FOR THE YEAR BEGINNING JULY 1, 2026, AND ENDING JUNE 30, 2027

WHEREAS, under North Carolina General Statute 159-18 the City of Hendersonville is authorized to establish and maintain a capital reserve for any purposes for which bonds may be issued; and,

WHEREAS, the City Council deems it is in the best interest of the citizens of Hendersonville to establish a stormwater capital reserve to fund future capital improvements; and,

WHEREAS, the capital reserve fund will be used in conjunction with a multi-year capital improvement program to be reviewed annually during the budget process; and,

THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF HENDERSONVILLE, NORTH CAROLINA:

SECTION 1 BUDGET: That the following Stormwater Capital Reserve Fund (CRF) budget, purpose, anticipated revenues, and project appropriations are hereby adopted for the operation of the City of Hendersonville and its activities for the fiscal year beginning July 1, 2026, and ending June 30, 2027, in the amount of $150,000.

SECTION 2 PURPOSE: That the purpose of the City of Hendersonville CRF will be to (1) raise funds for stormwater system rehabilitation and installation projects, (2) provide greater levels of transparency in raising and expending funds on capital projects, (3) delineate the timeframe for which revenues will be raised for and expended on capital projects, (4) display the amounts of revenues and expenditures for capital projects funded through the CRF, and (5) detail revenue sources of the fund.

This Capital Reserve Fund Ordinance will, more specifically, be established alongside the City's Budget Ordinance to provide for stormwater system capital rehabilitation and installation projects. The City has recognized the need to fund future system expansion projects and desires to fund such projects through a CRF to enhance transparency and accountability.

SECTION 3 TIMEFRAME: That revenues for Stormwater Fund related capital projects will be raised over a period of five (5) fiscal years - from July 1, 2025 (FY26) to June 30, 2030 (FY30).

SECTION 4 AMOUNTS ACCUMULATED: That this fiscal year (FY27), the City will transfer $150,000.00 from the Stormwater Fund (067) to the Stormwater Capital Reserve Fund (457). The Stormwater Capital Reserve Fund has an estimated balance to end the fiscal year June 30th, 2026 (FY26) of $150,000. The City will save $750,000 of revenue in the CRF for future system expansion projects. The City anticipates spending $750,000 on system rehabilitation and expansion projects.

SECTION 5 REVENUE SOURCES: That the revenue source planned for the CRF is a transfer from the Stormwater Fund. Each year delineated, the City will transfer from the Stormwater Fund to the CRF until $750,000 is accumulated.

Passed and adopted at the regular meeting of the City Council of the City of Hendersonville, North Carolina, held this 4th day of June 2026.

ATTEST: _____
Barbara G. Volk, Mayor, City of Hendersonville

_____
City Clerk

Approved as to form:

_____
City Attorney

Resolution #_____

RESOLUTION OF INTENT

A RESOLUTION TO CONSIDER AND ADOPT THE RECOMMENDED CAPITAL IMPROVEMENT PLAN (CIP) AND FOLLOW THE SCHEDULE OF RATES AND FEES FOR THE CITY OF HENDERSONVILLE, NORTH CAROLINA FOR THE FISCAL YEAR 2026 – 2027 (FY27) THROUGH THE FISCAL YEAR 2036 -2037 (FY37)

WHEREAS, the City of Hendersonville recognizes that a Capital Improvement Plan (CIP) enables staff and the Board to plan for a vibrant community; and,

WHEREAS, the CIP is a 10-year planning tool designed to help the City plan for the repair, replacement, and acquisition of capital items; to assist in financial planning; to ensure better coordination and evaluation of projects; to provide necessary lead time for project planning, and to maintain or improve the City's credit rating and fiscal health; and,

WHEREAS, the recommended FY27 through FY37 CIP updates preceding budgets and CIPs of prior fiscal years; and,

WHEREAS, this plan is updated annually for Board review; and,

WHEREAS, this flexibility in the planning and implementation of capital needs makes the City's CIP responsive to the changing needs of its community; and,

WHEREAS, the City intends to reimburse itself for funds expended with debt proceeds for any projects identified as such in the CIP table; and,

WHEREAS, the Board intends to follow the recommendations of the water and sewer rate recommendations as to provide adequate funding for the projects identified in the CIP while maintaining a strong financially sustainable fiscal position; and,

WHEREAS, the Board intends to equalize inside and outside city water rates by FY30, providing a 5.00% decrease from 120.00% in FY26 to 115.00% in FY27; and,

WHEREAS, the Board intends to follow the proposed stormwater rate schedule with a maximum monthly charge of $450.00 in FY27 to fund stormwater projects; and,

WHEREAS, this CIP will provide a vibrant future for our community and is intended to further the vision and mission of the City.

THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF HENDERSONVILLE, NORTH CAROLINA:

That the City of Hendersonville City Council has received and adopts the recommended Capital Improvement Plan (CIP) in conjunction with the annual City Budget for Fiscal Year 2026-2027 (FY27).

Passed and adopted at the regular meeting of the City Council of the City of Hendersonville, North Carolina, held this 4th day of June 2026.

ATTEST: _____
Barbara G. Volk, Mayor, City of Hendersonville

_____
City Clerk

Approved as to form:

_____
City Attorney

Resolution #_____

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL AUTHORIZING INCREASE IN MICRO-PURCHASE THRESHOLD

WHEREAS, from time to time, the City of Hendersonville purchases goods and services using federal funding subject to the procurement standards in 2 C.F.R. Part 200, Subpart D; and,

WHEREAS, the City of Hendersonville's procurement of such goods and services is subject to the purchasing policies of the City, including but not limited to the City of Hendersonville Uniform Guidance Procurement Policy; and,

WHEREAS, the City of Hendersonville is a non-Federal entity under the definition set forth in 2 C.F.R. § 200.1; and,

WHEREAS, pursuant to 2 C.F.R. § 200.320(a)(1)(ii), a non-Federal entity may award micro-purchases without soliciting competitive price or rate quotations if the non-Federal entity considers the price to be reasonable based on research, experience, purchase history or other information and documents that the non-Federal entity files, accordingly; and,

WHEREAS, pursuant to 2 C.F.R. § 200.320(a)(1)(iii), a non-Federal entity is responsible for determining and documenting an appropriate micro-purchase threshold based on internal controls, an evaluation of risk, and its documented procurement procedures; and,

WHEREAS, pursuant to 2 C.F.R. § 200.320(a)(1)(iv), a non-Federal entity may self-certify on an annual basis a micro-purchase threshold not to exceed $50,000 and maintain documentation to be made available to a Federal awarding agency and auditors in accordance with 2 C.F.R. § 200.334; and,

WHEREAS, pursuant to 2 C.F.R. § 200.320(a)(1)(iv), such self-certification must include (1) a justification for the threshold, (2) a clear identification of the threshold, and (3) supporting documentation, which, for public institutions, may be a "higher threshold consistent with State law"; and,

WHEREAS, G.S. 143-129(a) and G.S. 143-131(a) require the City of Hendersonville to conduct a competitive bidding process for the purchase of (1) "apparatus, supplies, materials, or equipment" where the cost of such purchase is equal to or greater than $30,000, and (2) "construction or repair work" where the cost of such purchase is greater than or equal to $30,000; and,

WHEREAS, North Carolina law does not require a unit of local government to competitively bid for purchase of services other than services subject to the qualifications-based selection process set forth in Article 3D of Chapter 143 of the North Carolina General Statutes (the "Mini-Brooks Act"); and,

WHEREAS, G.S. 143-64.32 permits units of local government to exercise, in writing, an exemption to the qualifications-based selection process for services subject to the Mini-Brooks Act for particular projects where the aggregate cost of such services do not exceed $50,000; and,

WHEREAS, pursuant to 2 C.F.R. § 200.320(a)(1)(iv), the City Council for the City of Hendersonville now desires to adopt higher micro-purchase thresholds than those identified in 48 C.F.R. § 2.101 to take advantage of increased efficiencies and cost savings that are available under an increased micro-purchase threshold exemption.

THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF HENDERSONVILLE, NORTH CAROLINA:

SECTION 1: That in accordance with 2 C.F.R. § 200.320(a)(1)(iv) and the applicable provisions of North Carolina law, the City of Hendersonville hereby self-certifies the following micro-purchase thresholds, each of which is a "higher threshold consistent with State law" under 2 C.F.R. § 200.320(a)(1)(iv)(C) for the reasons set forth in the recitals to this resolution:

A. $30,000, for the purchase of "apparatus, supplies, materials, or equipment"; and,

B. $30,000, for the purchase of "construction or repair work"; and,

C. $50,000, for the purchase of services not subject to competitive bidding under North Carolina law; and,

D. $50,000, for the purchase of services subject to the qualifications-based selection process in the Mini-Brooks Act; provided that such threshold shall apply to a contract only if the City has exercised an exemption to the Mini-Brooks Act, in writing, for a particular project pursuant to G.S. 143-64.32. If the exemption is not authorized, the micro-purchase threshold shall be $10,000; and,

E. $50,000 for any contract, other than those described in A-D above, that is exempt from competitive procurement requirements under North Carolina State Law.

SECTION 2: The self-certification made herein shall be effective as of the date hereof and shall be applicable until the end of the current fiscal year of the City of Hendersonville but shall not be applicable to Federal financial assistance awards issued prior to November 12, 2020, including financial assistance awards issued prior to that date under the Coronavirus Aid, Relief, and Economic Support (CARES) Act of 2020 (Pub. L. 116-136).

SECTION 3: In the event that the City of Hendersonville receives funding from a federal grantor agency that adopts a threshold more restrictive than those contained herein, the City shall comply with the more restrictive threshold when expending such funds.

SECTION 4: The City of Hendersonville shall maintain documentation to be made available to a Federal awarding agency, any pass-through entity, and auditors in accordance with 2 C.F.R. § 200.334.

SECTION 5: The City Manager, Deputy City Manager, Assistant City Manager, Finance Director, and Budget & Evaluation Director of the City of Hendersonville are hereby authorized, individually and collectively, to revise the purchasing policies of the City, including but not limited to the City of Hendersonville Uniform Guidance Procurement Policy, to reflect the increased micro-purchase thresholds specified herein, and to take all such actions, individually and collectively, to carry into effect the purpose and intent of the foregoing resolution.

Passed and adopted at the regular meeting of the City Council of the City of Hendersonville, North Carolina, held this 4th day of June 2026.

ATTEST: _____
Barbara G. Volk, Mayor, City of Hendersonville

_____
City Clerk

Approved as to form:

_____
City Attorney

Schedule of Rates and Fees

CITY OF HENDERSONVILLE FEE SCHEDULE ADOPTED BY BUDGET ORDINANCE FOR FISCAL YEAR 2026-2027 (FY27)	
DEPARTMENT / DESCRIPTION	**COST**
ADMINISTRATION	
General	
Clerk's Certification of Public Records	$3.00 per page (after first page)
Certificate of Public Convenience & Necessity (taxicab)	$60.00
Horse-Drawn Carriage Permit	$60.00
Flash Drives:	
0-8 GB	$5.00 each
16-128 GB	$7.00 each
>/= 128 GB	$20.00 each
Copy Charges (per page)	
Black	$0.15
Color	$0.25
City Council Agenda Subscription	
Meeting Subscription & Printing	$16.00 per agenda packet
Annual Subscription & Printing	$180.00 per fiscal year
Special Event Fees	
Event Application Fee	$25.00 per application
Class A Special Event Closure (High-Impact full Main Street MSD Closure)	$700.00 per day
Class B Special event closure (moderate impact, full Main Street MSD Closure)	$450.00 per day
Class C Special Event Closure (Full Main Street with Avenues Open	$300.00 per day
Class D Special Event Closure (Closure of 2 blocks or less)	$75.00 per block, per day
Class E Special Event Closure (Closure of parking spaces at Courthouse Plaza)	$50.00 per day
Multi-Day Food Vendors	$55.00 per day
COMMUNITY DEVELOPMENT	
FEES	
General - Zoning Compliance	
Zoning Verification Letter	$50.00
Non-Conforming Use Alteration Request (BOA Review)	$100.00
Variance Request (BOA Review)	$75.00
Certificate of Appropriateness (Major work)	$75.00
Certificate of Appropriateness (Minor work)	$50.00
Telecommunications Towers, Antennas and Equipment	
Small Wireless Facilities (first 5 facilities)	$100.00 each
Additional small wireless facilities on the same application	$50.00 each
Administrative Review	No Charge
General - Copy & Scan Charges Per Page	
Black	$0.15
Color	$0.25
Conditional Use	$200.00
Copy Charges (per page)	
Black	$0.15
Color	$0.25

Credit card transactions denoted with ‡ and all Water & Sewer credit card transactions are subject to a service fee of 2.95% of the total transaction amount or a minimum fee of $1.95, whichever is greater.

Schedule of Rates and Fees

CITY OF HENDERSONVILLE FEE SCHEDULE ADOPTED BY BUDGET ORDINANCE FOR FISCAL YEAR 2026-2027 (FY27)	
DEPARTMENT / DESCRIPTION	**COST**
COMMUNITY DEVELOPMENT	
General - Copy & Scan Charges Per Page	
Large Format Copy	$10.00
Large Format Scan	$5.00
Zoning Map	$5.00
Future Land Use Map Copy	$5.00
General - Code Enforcement	
Nuisance Fee (Admin. Cost Doubles for each Offense within a Year)	Cost + $100.00 Admin. Fee
Encroachment Permit	
Outdoor Dining Fee (Annual)	$0.50 per Sq. Ft.
Demolition Admin Fee	$100.00
Payments in Lieu	
In Lieu - Sidewalks	$130.00 per Linear Ft.
In Lieu - Trees	$1.53 per Sq. Ft.
Rezoning Requests	
Zoning Ordinance Map Amendment (Standard Rezoning)	
Commercial or Industrial	$275.00
Residential < 3 acres	$175.00
Residential > 3 acres	$225.00
Zoning Map Amendment (Conditional Rezoning)	
Conditional Rezoning - Legislative Process	$100 per acre, $500 minimum
Final DRC Review	$500.00
Zoning Ordinance Text Amendments	$175.00
Site Plan Reviews & Amendments	
Commercial, Industrial or Institutional	
5,000 - 19,999 square feet in floor area	$300.00
20,000 - 50,000 square feet in floor area	$450.00
Residential Developments	
3 - 10 dwellings	$300.00
11 - 50 dwellings	$450.00
Traffic Impact Analysis Study (Administrative Review)	$1,000.00
Plat Review	
Subdivision Plats	$20.00 per lot
Street Closing Petition ($1,000 deposit)	$1,000.00
Annexation Petition & Plat Review	
Contiguous	$300.00
Satellite	$450.00

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Schedule of Rates and Fees

CITY OF HENDERSONVILLE FEE SCHEDULE ADOPTED BY BUDGET ORDINANCE FOR FISCAL YEAR 2026-2027 (FY27)	
DEPARTMENT / DESCRIPTION	**COST**
COMMUNITY DEVELOPMENT	
PERMITS	
General- Zoning Compliance	
Zoning Compliance Permit - Residential Interior	$0.00
Zoning Compliance Permit - Residential (Non-Interior)	$50.00
Zoning Compliance Permit - Commercial	$75.00
Temporary Use Permit	$60.00
Telecommunications Towers, Antennas and Equipment	
Basic Permit (C-3, I-1)	$450.00
Special Use Permit1	$2,500.00
Sign Permits	
Sign Compliance Permit	$75.00
Special Use Permit	$200.00
Note 1: Applicable only to applications required to meet the additional standards contained in Section 16-4-23.4.	
Note 2: Fees for towers proposed for siting in PCD or PID district are included in the fee for conditional use review.	
FIRE DEPARTMENT	
General	
FEES	
Construction Plans Review	
Commercial hood suppression systems	$100.00
Explosives and fireworks	$100.00
Petroleum tanks and appurtenances	$100.00
Sprinkler systems, fire alarm systems and Emergency Responder Radio Coverage Systems	
Minimum up to 1,000 square feet	$50.00
1,001 - 5,000 square feet	$100.00
5,001 - 10,000 square feet	$150.00
10,001 - 25,000 square feet	$200.00
25,001 - 50,000 square feet	$250.00
50,001 - 100,000 square feet	$300.00
100,001 - 200,000 square feet	$350.00
Over 200,000 square feet	$400.00
Work without a permit	$250.00
Fire Inspection Fees	
Minimum up to 1,000 square feet ‡	$50.00
1,001 - 5,000 square feet ‡	$100.00
5,001 - 10,000 square feet ‡	$150.00
10,001 - 25,000 square feet ‡	$200.00
25,001 - 50,000 square feet ‡	$250.00
50,001 - 100,000 square feet ‡	$300.00
100,001 - 200,000 square feet ‡	$350.00
Over 200,000 square feet ‡	$400.00
Mobile Food Preparatoin Vehicle Inspection ‡	$50.00

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CITY OF HENDERSONVILLE FEE SCHEDULE ADOPTED BY BUDGET ORDINANCE FOR FISCAL YEAR 2026-2027 (FY27)	
DEPARTMENT / DESCRIPTION	**COST**
FIRE DEPARTMENT	
FEES	
R-2 & S Occupancies (Apartment Complexes, Storage Units, etc.)	
1-20 Units ‡	$50.00
21-50 Units ‡	$100.00
51-100 Units ‡	$150.00
101-150 Units ‡	$200.00
151-200 Units ‡	$250.00
201-250 Units ‡	$300.00
251-300 Units ‡	$350.00
Over 300 Units ‡	$400.00
PENALTIES	
Re-inspection Fee (Follow-up) per re-inspection ‡	$100.00
Annual Non-Compliant Inspection Fee ‡	$250.00
Hazardous Material Response Fees	
Chief Officer - per officer (per hr.)	$75.00
Engine Company Response - per engine (per hr.)	$150.00
Fire Marshal/Deputy Fire Marshal - per person (per hr.)	$50.00
Ladder/Truck Response - per ladder/truck (per hr.)	$220.00
Materials/Supplies Used	Actual replacement cost
Off Duty/Call Back Personnel	Average hourly rate x 1.5
Site Assessment Fee	$50.00
PERMITS	
Operational Permits	
ABC License Fee	$50.00
Amusement Buildings	$50.00
Carnival and Fairs	$50.00
Combustible dust-producing operations	$100.00
Covered and Open Mall Buildings	$50.00
Exhibits and trade shows (per event)	$50.00
Explosives	$100.00
Flammable and Combustible Liquids	$100.00
Fumigation and thermal insecticide fogging	$100.00
Liquid or gas-fueled vehicles or equipment in assembly buildings	$100.00
Private Hydrants	$50.00
Pyrotechnic special effects material	$100.00
Spraying and Dipping	$100.00
Temporary membrane structures, tents, and canopies (excludes special events)	$50.00

Credit card transactions denoted with ‡ and all Water & Sewer credit card transactions are subject to a service fee of 2.95% of the total transaction amount or a minimum fee of $1.95, whichever is greater.

Schedule of Rates and Fees

CITY OF HENDERSONVILLE FEE SCHEDULE ADOPTED BY BUDGET ORDINANCE FOR FISCAL YEAR 2026-2027 (FY27)	
DEPARTMENT / DESCRIPTION	**COST**
FIRE DEPARTMENT	
PERMITS	
Construction Permits	
Automatic fire extinguishing systems	$100.00
Battery systems	$100.00
Compressed gas	$100.00
Cryogenic fluids	$100.00
Emergency responder radio coverage system	$100.00
Fire alarm and detection systems and related equipment	$100.00
Fire pumps and related equipment	$100.00
Flammable and Combustible liquids	$100.00
Gates and barricades across fire apparatus access roads	$100.00
Hazardous Materials	$100.00
Industrial Ovens	$100.00
LP Gas	$100.00
Private fire hydrant	$100.00
Smoke control or smoke exhaust systems	$100.00
Solar photovoltaic power systems	$100.00
Spraying and Dipping	$100.00
Standpipe systems	$100.00
Temporary membrane structures, tents, and canopies (excludes special events)	$50.00
PENALTIES	
Illegal Burn Fee	$100.00
FINANCE	
General	
Beer License - On Premises ‡	$15.00
Beer License - Off Premises ‡	$5.00
Carnival Permit ‡	$100/week + $5 per device
Delinquent Account Fee ‡	$40.00
Returned item Fee ‡	$25.00
Itinerant Merchant/Peddlers Permit ‡	$100.00
Utility Application Fee ‡	$10.00
Motor Vehicle Tag Fee ‡	$30.00
Wholesale Dealers License - Beer Only ‡	$37.50
Wholesale Dealers License - Wine Only ‡	$37.50
Wholesale Dealers License - Beer & Wine ‡	$62.50
Wine License - On Premises ‡	$15.00
Wine License - Off Premises ‡	$10.00

Credit card transactions denoted with ‡ and all Water & Sewer credit card transactions are subject to a service fee of 2.95% of the total transaction amount or a minimum fee of $1.95, whichever is greater.

Schedule of Rates and Fees

CITY OF HENDERSONVILLE FEE SCHEDULE ADOPTED BY BUDGET ORDINANCE FOR FISCAL YEAR 2026-2027 (FY27)	
DEPARTMENT / DESCRIPTION	**COST**
FINANCE	
Utility Customer Account Security Deposits	
Residential Water Only Deposit	
Tier 1 - Low Credit Risk ‡	$0.00
Tier 2 - Medium Credit Risk ‡	$50.00
Tier 3 - High Credit Risk or Unable to Perform Credit Check ‡	$75.00
Residential Multiple Services Deposit (Water, Sewer, Sanitation, Stormwater)	
Tier 1 - Low Credit Risk ‡	$0.00
Tier 2 - Medium Credit Risk ‡	$150.00
Tier 3 - High Credit Risk or Unable to Perform Credit Check ‡	$200.00
Non-Residential Water Only Deposit	
No Tiers - All ‡	$75.00
Non-Residential Multiple Services Deposit (Water, Sewer, Sanitation, Stormwater)	
No Tiers - All ‡	$225.00
Note: In accordance with G.S. 105-113.77 and G.S. 105-113.79 If a business has multiple locations in one county or city, that business will need to obtain separate ABC licenses for each location. City beer and wine taxes must increase by 10% for each additional license of the same type issued to the same taxpayer for use at a separate location. Furthermore, G.S. 105-236 applies penalties for failure to pay for and obtain local beer and wine license taxes. Operating a business without the required privilege license triggers a monthly penalty of 5 % of the applicable privilege license tax, up to a total of 25 %. Failure to pay the required tax triggers a separate 10% penalty. These violations are also Class 1 misdemeanors.	
Note: Credit risk tiers for residential utility deposits are established based on the customer's creditworthiness as determined by a third-party credit screening service. All tenanats are automatically assigned to a minimum of Tier 2.	
POLICE	
FEES	
Fingerprinting	$10.00
Precious Metals Dealer Background Check	$75.00
PERMITS	
Precious Metals Dealer Permit	$180.00
PARKING	
FEES	
Lost Ticket Fee (Parking Deck)	$20.00
Lost/Replacement/2nd Parking Deck Puck	$25.00
Monthly Parking Space - Deck Permit	$80.00
Monthly Parking Space - Exterior Lot Permit	$25.00
Monthly Parking Space - Interior Lot Permit	$60.00
Special Event Rate	$10.00 per session
Parking Meter - Main St. and Avenues	$0.50 per 15-minutes (5-hour max.)
Parking Meter - Surface Lots and Decks	$0.75 per 30-minutes ($10 max. per session)

Credit card transactions denoted with ‡ and all Water & Sewer credit card transactions are subject to a service fee of 2.95% of the total transaction amount or a minimum fee of $1.95, whichever is greater.

CITY OF HENDERSONVILLE FEE SCHEDULE ADOPTED BY BUDGET ORDINANCE FOR FISCAL YEAR 2026-2027 (FY27)	
DEPARTMENT / DESCRIPTION	**COST**
PARKING	
PENALTIES	
Illicit Crosswalk Parking	$25.00
Illicit Fire Hydrant Parking	$100.00
Illicit Fire Lane Parking	$100.00
Habitual Parking Offender (3 Tickets or more in 30 days)	$100.00
Illicit Handicapped Parking	$250.00
Illicit Loading Zone Parking	$25.00
Overtime/Expired Meter Parking	$25.00
Penalty after 30 days additional	$50.00
Penalty after 60 days additional	$100.00
Construction parking permit (per day)	$15.00
All Other Parking Violations Chapter 50	$25.00
PUBLIC WORKS	
FEES	
Boyd Park Mini-Golf Admission	
Adults	$3.00
Children	$2.00
Course Rental (half day - with concessions)	$300.00
Course Rental (half day - without concessions)	$200.00
Course Rental by Governmental and Educational Entities	$100.00
Equipment Usage (Hourly Rates)	
Rubber-Tired Backhoe, Small ‡	$110.03
Rubber-Tired Backhoe, Large ‡	$128.68
Excavator, 8,000-lb, 0-44hp ‡	$57.14
Excavator, 12,000-lb, 45-89hp ‡	$95.01
Excavator, 30,000-lb, 90-150hp ‡	$107.93
Dump Truck, 9-Cubic Yards (CY) ‡	$100.63
Dump Truck, 12-Cubic Yards (CY) ‡	$120.74
Dump Truck, 14-Cubic Yards (CY) ‡	$122.94
Dump Truck, 18-Cubic Yards (CY) ‡	$147.99
Pick-Up Truck 4x4 [1 340 Crew Deisel] ‡	$31.54
Pick-Up Truck 4x4 [1 1/4 360 Crew Gas] ‡	$35.27
Pick-Up Truck 4x4 [1 1/2 362 Crew Gas] ‡	$35.75
Pick-Up Truck 4x4 [1 3/4 362 Crew Gas] ‡	$34.59
Bush Hog 72in Cutting Width ‡	$18.80
Bush Hog 12ft Cutting Width ‡	$29.22
Bush Hog 85in Cutting Width ‡	$45.42
Water Tanker Truck (4,000 gal) ‡	$116.08

Credit card transactions denoted with ‡ and all Water & Sewer credit card transactions are subject to a service fee of 2.95% of the total transaction amount or a minimum fee of $1.95, whichever is greater.

Schedule of Rates and Fees

CITY OF HENDERSONVILLE FEE SCHEDULE ADOPTED BY BUDGET ORDINANCE FOR FISCAL YEAR 2026-2027 (FY27)	
DEPARTMENT / DESCRIPTION	**COST**
PUBLIC WORKS	
General	
Electrical Usage - 20 Amps or Less (at parks) ‡	$25.00 per day
Electrical Usage– 21 Amps - 50 Amps (at parks) ‡	$50.00 per day
Electrical Usage - over 50 Amps (at parks) ‡	$100.00 per day
Oakdale Cemetery	
City Resident (per grave space)	$1,000.00
Out of City Resident (per grave space)	$2,000.00
Mausoleum Space	$5,000.00
Temporary Grave Marker Not Installed - Fine[1]	$100.00
Park Usage	
Patton Park - Small Pavilion	$25.00 per half day
Patton Park - Large Pavilion (May through September)	$50.00 per half day
Patton Pool	
Daily Admittance Fee (adults)	$5.00
Daily Admittance Fee (children) (3yrs or younger, free with adult)	$4.00
Lap Swim	$4.00
Paving Cut Repairs	
Mobilization/Base Fee (cuts less than or equal to 25 square feet) ‡	$600.00
Repair fee per square foot, greater than 25 square feet ‡	$16.00/sqft
Concrete & Sidewalk Mobilization/Base Fee (cuts less than or equal to 25 square feet) ‡	$1,800.00
Concrete Curb and Sidewalk Replacement (W&S Cut Repairs per Sq ft over 25) ‡	$30.00 / sqft
PERMITS	
Encroachment Permit Fee (asphalt & concrete cuts) ‡	$100.00
Encroachment Permit Fee (temporary sidewalk and road closure ‡	$50.00
Encroachment Permit Violations ‡	$50.00
Note: The City requires the installation of a temporary grave marker within 24 hours of a burial. Failure to install a temporary marker identifying the occupant of a grave site results in a $100.00 fine.	
Note: Encroachment Permit Violations are levied per day for unrepaired encroachments over 10 days and for safety violations.	
ENVIRONMENTAL SERVICES	
FEES	
General	
Small Special Load (collected with pickup truck and city staff)	$50.00
Medium Special Load (more than one pickup truck load and tipping fees added to special fee)	$100.00
Large Special Loads (tipping fee added to special fee)	$150.00
Cart Switch Out Fee (large cart to small cart and small cart to large cart)	$30.00
Televisions/computer monitors - per item	$30.00
White Goods (washers, dryers, refrigerators, hot water heaters, etc.) - per item	$25.00
Special Event - Cart Delivery, Pickup, and Material Disposal - per cart fee	$20.00
Commercial Waste and Recycling ‡	
Commercial Recycling (up to four 65gal. bins, collected once/week)	$20.00 per bin
Commercial Recycling (up to four 65gal. bins, collected twice/week)	$40.00 per bin
Commercial Waste (per 96gal. bin)	$40.00 per bin
Commercial Waste and Recycling (96gal. bin)	$40.00 per set of bins
Commercial Extra Fees (per load)	$65.00

Credit card transactions denoted with ‡ and all Water & Sewer credit card transactions are subject to a service fee of 2.95% of the total transaction amount or a minimum fee of $1.95, whichever is greater.

Schedule of Rates and Fees

CITY OF HENDERSONVILLE FEE SCHEDULE ADOPTED BY BUDGET ORDINANCE FOR FISCAL YEAR 2026-2027 (FY27)	
DEPARTMENT / DESCRIPTION	**COST**
ENVIRONMENTAL SERVICES	
Residential Waste and Recycling	
Residential Waste - 32gal.	$30.00 per bin
Residential Waste, Assisted - 32gal.	$30.00 per bin
Residential Waste and Recycling - 32gal.	$30.00 per set of bins
Residential Waste and Recycling, Assisted - 32gal.	$30.00 per set of bins
Residential Waste - 96gal.	$32.00 per bin
Residential Waste, Assisted - 96gal.	$32.00 per bin
Residential Waste and Recycling - 96gal.	$32.00 per set of bins
Residential Waste and Recycling, Assisted - 96gal.	$32.00 per set of bins
PENALTIES	
Utility Bill Late Fee	Greater of $10.00 or 5% of past due balance
Stolen/Damaged Cart Replacement Fee	$100.00
Illegal Dumping Fee - Offense 1	Warning
Illegal Dumping Fee - Offense 2	$50.00
Illegal Dumping Fee - Offense 3	$100.00
Illegal Dumping Fee - Offense 4 (+)	$150.00
Note: 1 set of bins includes 1 waste and 1 recycling container.	
STORMWATER	
FEES	
Single-Family Residential Stormwater Fee	$9.00 per month
Multi-Unit Residential Stormwater Fee	$9.00 per unit, per month
Non-Residential Property Stormwater Fee, per ERU[1]	$9.00 per month
Non-Residential Property Stormwater Fee Cap[2]	$450.00 per month
Floodplain Review Fee	$500.00
NON-RESIDENTIAL CREDIT ALTERNATIVE	
Non-Residential Property Stormwater 50% Credit (if < $450.00)[2]	50% Credit
Stormwater Service Charge Credit Application Fee	$50.00
Post-Construction Stormwater Management Review Fee	$500.00
Note 1: 1 Equivalent Residential Unit (ERU) = 3,000sqft.	
Note 2: Non-Residential properties are eligible for either a cap or a credit, not both.	
WATER & SEWER	
WATER	
FEES	
Inside City Limits	
Base Charge by Meter Size	
3/4"	$12.55
1"	$15.26
1.5"	$22.05
2"	$30.19
3"	$55.98
4"	$89.91
6"	$191.71
8"	$225.64

Credit card transactions denoted with ‡ and all Water & Sewer credit card transactions are subject to a service fee of 2.95% of the total transaction amount or a minimum fee of $1.95, whichever is greater.

Schedule of Rates and Fees

CITY OF HENDERSONVILLE FEE SCHEDULE ADOPTED BY BUDGET ORDINANCE FOR FISCAL YEAR 2026-2027 (FY27)	
DEPARTMENT / DESCRIPTION	**COST**
WATER & SEWER	
WATER	
FEES	
Volumetric Charges	
Residential	
0 to 3,000 gallons	$4.73 per 1000 gallons
3,000 to 6,000 gallons	$6.31 per 1000 gallons
6,000 to 14,000 gallons	$7.89 per 1000 gallons
14,000 gallons and greater	$9.47 per 1000 gallons
Commercial/Industrial	
0 to 40,000 gallons	$6.31 per 1000 gallons
40,000 to 200,000 gallons	$6.31 per 1000 gallons
200,000 gallons and greater	$6.31 per 1000 gallons
Irrigation	
0 to 40,000 gallons	$12.62 per 1000 gallons
40,000 gallons and greater	$13.26 per 1000 gallons
Outside City Limits	
Base Charge by Meter Size	
3/4"	$14.43
1"	$17.55
1.5"	$25.36
2"	$34.72
3"	$64.38
4"	$103.40
6"	$220.47
8"	$259.49
Volumetric Charges	
Residential	
0 to 3,000 gallons	$5.44 per 1000 gallons
3,000 to 6,000 gallons	$7.26 per 1000 gallons
6,000 to 14,000 gallons	$9.07 per 1000 gallons
14,000 gallons and greater	$10.89 per 1000 gallons
Commercial/Industrial	
0 to 40,000 gallons	$7.26 per 1000 gallons
40,000 to 200,000 gallons	$7.26 per 1000 gallons
200,000 gallons and greater	$7.26 per 1000 gallons
Irrigation	
0 to 40,000 gallons	$14.52 per 1000 gallons
40,000 gallons and greater	$15.24 per 1000 gallons

Credit card transactions denoted with ‡ and all Water & Sewer credit card transactions are subject to a service fee of 2.95% of the total transaction amount or a minimum fee of $1.95, whichever is greater.

Schedule of Rates and Fees

CITY OF HENDERSONVILLE FEE SCHEDULE ADOPTED BY BUDGET ORDINANCE FOR FISCAL YEAR 2026-2027 (FY27)	
DEPARTMENT / DESCRIPTION	**COST**
WATER & SEWER	
WATER	
Wholesale	
Base Charge by Meter Size	
3/4"	$14.43
1"	$17.55
1.5"	$25.36
2"	$34.72
3"	$64.38
4"	$103.40
6"	$220.47
8"	$259.49
Volumetric Charges	
Wholesale	
All Usage	$6.31 per 1000 gallons
Bulk Water	
All Usage	$10.89 per 1000 gallons
Public Schools	
Base Charge per Account	$12.55
All Usage	$6.31 per 1000 gallons
Water System Development Fees	
Residential Single-Family Dwelling (per unit, Heated Sq. Ft.)	
<1000 sq ft	$1,247.00
1,000 - 1,500 sq ft	$1,332.00
1,501 - 2,000 sq ft	$1,359.00
2,001 - 2,500 sq ft	$1,443.00
2,501 - 3,000 sq ft	$1,500.00
3,001 - 3,500 sq ft	$1,613.00
3,501 - 4,000 sq ft	$1,724.00
4,000+ sq ft	$1,992.00
Multi-Family Master Meter (per unit)	$894.00
Mobile Home Park (per unit)	$1,399.00
Non-Residential	
3/4" meter	$2,494.00
1" meter	$4,156.00
1.5" meter	$8,312.00
2" meter	$13,300.00
3" meter	$29,093.00
4" meter	$52,368.00
6" meter	$108,062.00
8" meter	$232,748.00
10" meter	$349,122.00

Credit card transactions denoted with ‡ and all Water & Sewer credit card transactions are subject to a service fee of 2.95% of the total transaction amount or a minimum fee of $1.95, whichever is greater.

Schedule of Rates and Fees

CITY OF HENDERSONVILLE FEE SCHEDULE
ADOPTED BY BUDGET ORDINANCE FOR FISCAL YEAR 2026-2027 (FY27)

DEPARTMENT / DESCRIPTION	COST
WATER & SEWER	
WATER	
Taps & Connections	
Water Main Tap and Service, 3/4" Meter	$1,625.00
Water Main Tap and Service, 1" Meter	$1,700.00
Water Main Tap and Service, 1.5" and 2" Meter	Cost
Water Service - Stub Out, 3/4" (install meter box and meter)	$975.00
Water Service - Stub Out, 1" (install meter box and meter)	$1,050.00
Water Service - Drop Meter, 3/4" (install meter only)	$350.00
Water Service - Drop Meter, 1" (install meter only)	$425.00
Water Service - Drop Meter, >1" (install meter and MXU only)	
1.5" Meter and Set-up	$2,045.00
2" Meter and Set-up	$2,300.00
3" Meter and Set-up	$2,775.00
4" Meter and Set-up	$4,474.00
6" Meter and Set-up	$7,500.00
8" Meter and Set-up	$11,620.00
Irrigation Tee, 3/4" (install meter box and meter)	$975.00
Irrigation Tee, 1" (install meter box and meter)	$1,050.00
Residential Water Service and Meter Relocation/Reconnection Charge	Cost, Not to Exceed New Tap Fee
Meters	
Turn On/Off/Set Meter During Business Hours	$47.00
Turn On/Off/Set Meter After Business Hours	$117.50
Test Meter, at customer's request (<1-in.); if meter faulty - No Charge	$45.00
Test Meter, at customer's request (>1-in.); if meter faulty - No Charge	Cost
Miscellaneous Water Fees	
Hydrant Flow/Pressure Test	$175.00
Chemical Analysis of Water	Cost
Drill Water Main for Tap	$650.00
Water System Shutdown for Connection	$600.00
Fire Hydrant Installation	Cost
Small Meter Box Access Training Permit Fee (per Company)	$75.00 per training
Small Meter Box Access Key, each	$20.00
Premise Visit	$40.00
Water Conservation Incentives Program Rebates	
Customer-Side Shut-Off Valve - Limit one per account	up to $300.00
Weather-Based Irrigation System Controller	50% of purchase price or $200, whichever is less
Residential High Efficiency Toilet - Limit 2 per account	$50 per toilet
Commercial High Efficiency Toilet- Limit 4 per account	$50 per toilet
EnergyStar High Efficiency Dishwasher - Limit one per account	$75.00
EnergyStar High Efficiency Washing Machine - Limit one per account	$100.00
*Note: Limited number of rebates offered annually *Toilets must be 1.1 gpf or less*	
Note: Weather-Based Irrigation System Controller - Limit one per account	

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CITY OF HENDERSONVILLE FEE SCHEDULE ADOPTED BY BUDGET ORDINANCE FOR FISCAL YEAR 2026-2027 (FY27)	
DEPARTMENT / DESCRIPTION	**COST**
WATER & SEWER	
SEWER	
FEES	
Inside City Limits	
Base Charge by Meter Size	
3/4"	$14.45
1"	$17.53
1.5"	$25.21
2"	$34.43
3"	$63.64
4"	$102.06
6"	$217.34
8"	$255.76
Volumetric Charges	
All Usage	$8.91 per 1000 gallons
Sewer Only-Flat Rate	$48.31 per month
Outside City Limits	
Base Charge by Meter Size	
3/4"	$21.68
1"	$26.29
1.5"	$37.82
2"	$51.65
3"	$95.45
4"	$153.09
6"	$326.01
8"	$383.65
Volumetric Charges	
All Usage	$13.37 per 1000 gallons
Sewer Only-Flat Rate	$72.47 per month
Wholesale	
Base Charge by Meter Size	
3/4"	$21.68
1"	$26.29
1.5"	$37.82
2"	$51.65
3"	$95.45
4"	$153.09
6"	$326.01
8"	$383.65
Volumetric Charges	
All Usage	$13.37 per 1000 gallons
Public Schools	
Base Charge per Account	$14.45
All Usage	$8.91 per 1000 gallons
MSD Sewer	
Base Charge per Account	See Wholesale Charges
All Usage	$13.37 per 1000 gallons

Credit card transactions denoted with ‡ and all Water & Sewer credit card transactions are subject to a service fee of 2.95% of the total transaction amount or a minimum fee of $1.95, whichever is greater.

Schedule of Rates and Fees

CITY OF HENDERSONVILLE FEE SCHEDULE ADOPTED BY BUDGET ORDINANCE FOR FISCAL YEAR 2026-2027 (FY27)	
DEPARTMENT / DESCRIPTION	**COST**
WATER & SEWER	
SEWER	
Sewer System Development Fees	
Residential Single-Family Dwelling (per unit, Heated Sq. Ft.)	
<1000 sq ft	$2,048.00
1,000 - 1,500 sq ft	$2,188.00
1,501 - 2,000 sq ft	$2,233.00
2,001 - 2,500 sq ft	$2,370.00
2,501 - 3,000 sq ft	$2,465.00
3,001 - 3,500 sq ft	$2,650.00
3,501 - 4,000 sq ft	$2,883.00
4,000+ sq ft	$3,273.00
Multi-Family Master Meter (per unit)	$1,496.00
Mobile Home Park (per unit)	$2,299.00
Non-Residential	
3/4” meter	$4,097.00
1" meter	$6,828.00
1.5” meter	$13,657.00
2" meter	$21,850.00
3" meter	$47,789.00
4” meter	$86,036.00
6" meter	$177,535.00
8” meter	$382,383.00
10” meter	$573,575.00
Taps and Connections	
4" Gravity Sewer Service Installation	$1,600.00
6" Gravity Sewer Service Installation	$2,000.00
8" Gravity Sewer Service Installation	$2,400.00
Surcharges	
Biochemical Oxygen Demand (BOD), per lb. in excess of 250-mg/l	$0.31
Total Suspended Solids (TSS), per lb. in excess of 250-mg/l	$0.19
Ammonia Nitrogen, per lb. in excess of 30-mg/l	$1.85
Miscellaneous Fees	
Food Services Sewer Connection Application Fee	$75.00
Septic Tank Waste Disposal, per 1000-gallons	$60.00
Industrial Pretreatment Program	Cost
Engineering Review Fees	
Availability Approval Fee	$100.00
Extension Project Review Fee (water or sewer)	$400.00
Extension Project Review Fee - Cost Per Sheet	$15.00 per sheet
Extension Project Re-submittal fee (second re-submittal)	$200.00
Extension Project Re-submittal fee (fourth re-submittal)	$200.00
Extension Project Re-submittal fee (sixth re-submittal)	$200.00
Water Line Inspections ($100 min)	$3.00 per linear foot
Sewer Line Inspections ($100 min)	$6.00 per linear foot
Sewer Line CCTV Re-inspection	$3.00 per linear foot (per re-inspection)

Credit card transactions denoted with ‡ and all Water & Sewer credit card transactions are subject to a service fee of 2.95% of the total transaction amount or a minimum fee of $1.95, whichever is greater.

Schedule of Rates and Fees

CITY OF HENDERSONVILLE FEE SCHEDULE ADOPTED BY BUDGET ORDINANCE FOR FISCAL YEAR 2026-2027 (FY27)	
DEPARTMENT / DESCRIPTION	**COST**
WATER & SEWER	
GENERAL / OTHER	
Recording Fees for First UEA, Deed of Dedication, or Easement:	
Up to 15 pages	$30 per instrument
Each additional page	$4.10
Subsequent recording fees for UEA, Deed of Dedication, or Easement	$60 per instrument
Nonstandard document fee	$26 per nonstandard instrument
Equipment Usage (hourly rates)	
Rubber-Tired Backhoe, Small	$110.03
Rubber-Tired Backhoe, Large	$128.68
Excavator, 8,000-lb, <40hp	$57.14
Excavator, 12,000-lb, 40-89hp	$95.01
Excavator, 30,000-lb, 90-143hp	$107.93
Vac Truck	$99.66
Dump Truck, 9-Cubic Yards (CY)	$100.63
Dump Truck, 12-Cubic Yards (CY)	$120.74
Dump Truck, 14-Cubic Yards (CY)	$122.94
Dump Truck, 18-Cubic Yards (CY)	$147.99
Pick-Up Truck 4x4 [1 340 Crew Deisel]	$25.32
Sewer Jetter/Harben	$32.81
Camera Truck	$114.74
Air Compressor	$26.29
Air Hammer/Pusher	$1.68
Soil Tamp	$39.01
PERMITS	
Non-Discharge Permit Fee	$300.00
Septic Tank Waste Disposal Permit	$75.00
PENALTIES	
Utility Bill Late Fee	Greater of $10.00 or 5% of past due balance
Failure to Install Backflow Assembly, 1st Notice	$400.00
Failure to Install Backflow Assembly, 2nd Notice	$500.00
Failure to Test Backflow Assembly Annually	$100.00
Failure to Replace/Repair Backflow Assembly	$500.00
Falsifying Records Regarding the Testing of Backflow Assemblies	$500.00
Illegal Use of Fire Hydrant	$500.00 + Damages
**schedule of costs and rates maintained on file with the Utilities Department*	

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10-Year Water Rate History and Forecast

Inside City

Rate Equalization (%):	145%	140%	135%	130%	125%	120%	115%	110%	105%	100%
	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30
	Adopted	Adopted	Adopted	Adopted	Adopted	Adopted	Budget	Forecast	Forecast	Forecast
Base Charges										
3/4"	$ 6.52	$ 7.43	$ 8.32	$ 9.96	$ 10.76	$ 11.62	$ 12.55	$ 13.55	$ 14.64	$ 15.81
1"	7.61	8.67	9.71	12.12	13.09	14.13	15.26	16.49	17.80	19.23
1.5"	10.51	11.74	13.15	17.50	18.91	20.42	22.05	23.81	25.72	27.78
2"	14.04	15.67	17.56	23.97	25.89	27.96	30.19	32.61	35.22	38.04
3"	22.29	24.89	27.87	44.44	48.00	51.84	55.98	60.46	65.30	70.52
4"	34.06	38.04	42.60	71.38	77.09	83.25	89.91	97.11	104.88	113.27
6"	63.48	70.89	79.40	152.19	164.36	177.51	191.71	207.05	223.61	241.50
8"	98.79	110.32	123.56	179.12	193.45	208.93	225.64	243.69	263.19	284.24
Vol. Charges - Residential										
0 - 3 kgal	$ 3.17	$ 4.00	$ 4.48	$ 3.76	$ 4.06	$ 4.38	$ 4.73	$ 5.11	$ 5.52	$ 5.96
3 - 6 kgal	3.17	4.00	4.48	5.01	5.41	5.84	6.31	6.82	7.36	7.95
6 - 14 kgal	3.49	4.40	4.93	6.26	6.76	7.31	7.89	8.52	9.20	9.94
> 14 kgal	3.97	5.00	5.60	7.52	8.12	8.77	9.47	10.23	11.04	11.93
Vol. Charges - Commercial/Industrial										
0 - 40 kgal	$ 3.17	$ 4.00	$ 4.48	$ 5.01	$ 5.41	$ 5.84	$ 6.31	$ 6.82	$ 7.36	$ 7.95
40 - 200 kgal	2.75	3.65	4.28	5.01	5.41	5.84	6.31	6.82	7.36	7.95
> 200 kgal	2.53	3.28	3.80	5.01	5.41	5.84	6.31	6.82	7.36	7.95
Vol. Charges - Irrigation										
0 - 40 kgal	$ 3.97	$ 5.00	$ 5.60	$ 10.02	$ 10.82	$ 11.69	$ 12.62	$ 13.63	$ 14.73	$ 15.90
> 40 kgal	4.47	5.50	6.10	10.52	11.36	12.27	13.26	14.32	15.46	16.70

10-Year Water Rate History and Forecast

Outside City

Rate Equalization (%):	145%	140%	135%	130%	125%	120%	115%	110%	105%	100%
	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30
	Adopted	Adopted	Adopted	Adopted	Adopted	Adopted	Budget	Forecast	Forecast	Forecast
Base Charges										
3/4"	$ 9.45	$ 10.40	$ 11.23	$ 12.95	$ 13.45	$ 13.94	$ 14.43	$ 14.91	$ 15.37	$ 15.81
1"	11.03	12.14	13.11	15.75	16.36	16.96	17.55	18.13	18.69	19.23
1.5"	15.24	16.44	17.75	22.76	23.63	24.50	$ 25.36	26.20	27.01	27.78
2"	20.35	21.94	23.70	31.16	32.36	33.55	34.72	35.87	36.98	38.04
3"	32.32	34.84	37.63	57.77	60.00	62.20	$ 64.38	66.51	68.56	70.52
4"	49.39	53.25	57.51	92.79	96.36	99.91	103.40	106.82	110.12	113.27
6"	92.05	99.25	107.19	197.84	205.45	213.01	$ 220.47	227.75	234.79	241.50
8"	143.25	154.45	166.81	232.86	241.82	250.71	259.49	268.06	276.35	284.24
Vol. Charges - Residential										
0 - 3 kgal	$ 4.60	$ 5.60	$ 6.05	$ 4.89	$ 5.07	$ 5.26	$ 5.44	$ 5.62	$ 5.80	$ 5.96
3 - 6 kgal	4.60	5.60	6.05	6.51	6.76	7.01	7.26	7.50	7.73	7.95
6 - 14 kgal	5.06	6.16	6.65	8.14	8.46	8.77	$ 9.07	9.37	9.66	9.94
> 14 kgal	5.75	7.00	7.56	9.77	10.15	10.52	10.89	11.25	11.60	11.93
Vol. Charges - Commercial/Industrial										
0 - 40 kgal	$ 4.60	$ 5.60	$ 6.05	$ 6.51	$ 6.76	$ 7.01	$ 7.26	$ 7.50	$ 7.73	$ 7.95
40 - 200 kgal	3.99	5.11	5.78	6.51	6.76	7.01	7.26	7.50	7.73	7.95
> 200 kgal	3.67	4.60	5.13	6.51	6.76	7.01	$ 7.26	7.50	7.73	7.95
Vol. Charges - Irrigation										
0 - 40 kgal	$ 5.75	$ 7.00	$ 7.56	$ 13.03	$ 13.53	$ 14.03	$ 14.52	$ 15.00	$ 15.46	$ 15.90
> 40 kgal	6.25	7.50	8.06	13.68	14.21	14.73	15.24	15.75	16.23	16.70

10-Year Water Rate History and Forecast

Wholesale & Other

Rate Equalization (%):	145%	140%	135%	130%	125%	120%	115%	110%	105%	100%
	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30
	Adopted	Adopted	Adopted	Adopted	Adopted	Adopted	Budget	Forecast	Forecast	Forecast
Base Charges										
3/4"	$ 9.45	$ 10.40	$ 11.23	$ 12.95	$ 13.45	$ 13.94	$ 14.43	$ 14.91	$ 15.37	$ 15.81
1"	11.03	12.14	13.11	15.75	16.36	16.96	17.55	18.13	18.69	19.23
1.5"	15.24	16.44	17.75	22.76	23.63	$ 24.50	25.36	26.20	27.01	27.78
2"	20.35	21.94	23.70	31.16	32.36	33.55	34.72	35.87	36.98	38.04
3"	32.32	34.84	37.63	57.77	60.00	$ 62.20	64.38	66.51	68.56	70.52
4"	49.39	53.25	57.51	92.79	96.36	99.91	103.40	106.82	110.12	113.27
6"	92.05	99.25	107.19	197.84	205.45	$ 213.01	220.47	227.75	234.79	241.50
8"	143.25	154.45	166.81	232.86	241.82	250.71	259.49	268.06	276.35	284.24
Vol. Charges - Municipal / Whole Sale										
All Usage, Per 1kgal	$ 3.17	$ 4.00	$ 4.48	$ 5.01	$ 5.41	5.84	$ 6.31	$ 6.82	$ 7.36	$ 7.95
Vol. Charges - Bulk Water										
All Usage, Per 1kgal	$ 5.75	$ 7.00	$ 7.56	$ 9.77	$ 8.46	8.77	$ 9.07	$ 9.37	$ 9.66	$ 9.94
Base Charges - Public Schools										
	$ 6.52	$ 7.43	$ 8.32	$ 9.96	$ 10.76	11.62	$ 12.55	$ 13.55	$ 14.64	$ 15.81
Vol. Charges - Public Schools										
All Usage, Per 1kgal	$ 3.17	$ 4.00	$ 4.48	$ 5.01	$ 5.41	5.84	$ 6.31	$ 6.82	$ 7.36	$ 7.95

10-Year Wastewater Rate History and Forecast

Rate Equalization (%):		150%	150%	150%	150%	150%	150%	150%	150%	150%	150%	150%
		FY20	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30
		Adopted	Adopted	Adopted	Adopted	Adopted	Adopted	Adopted	Budget	Forecast	Forecast	Forecast
Inside City	**Base Charges**											
	3/4"	$ 7.21	$ 7.27	$ 8.00	$ 8.92	$ 11.16	$ 12.16	$ 13.26	$ 14.45	$ 15.75	$ 17.17	$ 18.71
	1"	9.07	9.14	10.09	11.25	13.53	14.75	16.08	17.53	19.10	20.82	22.70
	1.5"	13.66	13.77	15.29	17.04	19.47	21.22	23.13	25.21	27.48	29.95	32.65
	2"	19.20	19.35	21.55	24.03	26.59	28.98	31.59	34.43	37.53	40.91	44.59
	3"	32.14	32.39	36.27	40.44	49.14	53.56	58.38	63.64	69.36	75.61	82.41
	4"	50.62	51.02	57.30	63.89	78.81	85.90	93.63	102.06	111.25	121.26	132.17
	6"	96.77	97.53	109.82	122.45	167.83	182.93	199.39	217.34	236.90	258.22	281.46
	8"	152.17	153.37	172.87	192.74	197.50	215.27	234.65	255.76	278.78	303.87	331.22
	Vol. Charges - Inside City											
	All Usage, Per 1kgal	$ 5.05	$ 5.07	$ 5.68	$ 6.33	$6.88	$ 7.50	$ 8.17	$ 8.91	$ 9.71	$ 10.59	$ 11.54
	Sewer Only Flat Rate	$ -	$ -	$ -	$32.98	$37.31	$ 40.66	$ 44.32	$ 48.31	$ 52.66	$ 57.40	$ 62.57

10-Year Wastewater Rate History and Forecast

Rate Equalization (%):	**150%**	**150%**	**150%**	**150%**	**150%**	**150%**	**150%**	**150%**	**150%**	**150%**	**150%**
	FY20	**FY21**	**FY22**	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**FY29**	**FY30**
	Adopted	Adopted	Adopted	Adopted	Adopted	Adopted	Adopted	Budget	Forecast	Forecast	Forecast
Outside City											
Base Charges											
3/4"	$ 10.82	$ 10.90	$ 12.00	$ 13.38	$ 16.74	$ 18.24	$ 19.89	$ 21.68	$ 23.63	$ 25.75	$ 28.07
1"	13.60	13.70	15.14	16.88	20.30	22.13	24.12	26.29	28.65	31.23	34.04
1.5"	20.49	20.60	22.93	25.57	29.20	31.83	34.69	37.82	41.22	44.93	48.97
2"	28.81	29.03	32.32	36.04	39.88	43.47	47.38	51.65	56.30	61.36	66.89
3"	48.21	48.59	54.41	60.66	73.71	80.34	87.57	95.45	104.04	113.41	123.62
4"	75.93	76.52	85.94	95.83	118.22	128.85	140.45	153.09	166.87	181.89	198.26
6"	145.16	146.30	164.73	183.67	251.74	274.39	299.09	326.01	355.35	387.33	422.19
8"	228.26	230.06	259.30	289.12	296.25	322.91	351.97	383.65	418.17	455.81	496.83
Vol. Charges - Outside City											
All Usage, Per 1kgal	$ 7.58	$ 7.60	$ 8.52	$ 9.50	$ 10.32	$ 11.25	$ 12.26	$ 13.37	$ 14.57	$ 15.88	$ 17.31
Sewer Only Flat Rate	$ -	$ -	$ -	$ 49.47	$ 55.96	$ 60.99	$ 66.48	$ 72.47	$ 78.99	$ 86.10	$ 93.85

10-Year Wastewater Rate History and Forecast

Rate Equalization (%):	150%	150%	150%	150%	150%	150%	150%	150%	150%	150%	150%
	FY20	**FY21**	**FY22**	**FY23**	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**FY29**	**FY30**
	Adopted	Adopted	Adopted	Adopted	Adopted	Adopted	Adopted	Budget	Forecast	Forecast	Forecast
Wholesale & Other											
Base Charges											
3/4"	$ 10.82	$ 10.90	$ 12.00	$ 13.38	$ 16.74	$ 18.24	$ 19.89	$ 21.68	$ 23.63	$ 25.75	$ 28.07
1"	13.60	13.70	15.14	16.88	20.30	22.13	24.12	26.29	28.65	31.23	34.04
1.5"	20.49	20.60	22.93	25.57	29.20	31.83	34.69	37.82	41.22	44.93	48.97
2"	28.81	29.03	32.32	36.04	39.88	43.47	47.38	51.65	56.30	61.36	66.89
3"	48.21	48.59	54.41	60.66	73.71	80.34	87.57	95.45	104.04	113.41	123.62
4"	75.93	76.52	85.94	95.83	118.22	128.85	140.45	153.09	166.87	181.89	198.26
6"	145.16	146.30	164.73	183.67	251.74	274.39	299.09	326.01	355.35	387.33	422.19
8"	228.26	230.06	259.30	289.12	296.25	322.91	351.97	383.65	418.17	455.81	496.83
Vol. Charges - Wholesale, Internal, Henderson County											
All Usage, Per 1kgal	$ 7.58	$ 7.60	$ 8.52	$ 9.50	$ 10.32	$ 11.25	12.26	$ 13.37	$ 14.57	$ 15.88	$ 17.31
Base Charges - Public Schools, Municipal											
All Usage, Per 1kgal	$ 7.21	$ 7.27	$ 8.00	$ 8.92	$ 11.16	$ 12.16	13.26	$ 14.45	$ 15.75	$ 17.17	$ 18.71
Vol. Charges - Public Schools, Municipal											
All Usage, Per 1kgal	$ 5.05	$ 5.07	$ 5.68	$ 6.33	$ 6.88	$ 7.50	8.17	$ 8.91	$ 9.71	$ 10.59	$ 11.54

The City of Hendersonville maintains a Capital Improvement Plan (CIP) to track and plan for future-year projects. The CIP is amended and adopted on an annual basis, with each fiscal year's budget process. The adopted CIP spans 10(+) years from date of adoption.

The City's CIP utilizes a two-dimension rating system where two types of priorities are established, the categories for each are ranked and assigned a numeric score, and the scores for the categories from one dimension are multiplied by the scores for the categories from the other dimension to produce a matrix of ratings. The two dimensions used in the City's matrix are (1) the degree of urgency and (2) the priority of the function, each with subsets ranked from high to low. A low rating on this matrix would equate to a high priority project for the City, and a high rating would equate to a low priority project. The image below is an excerpt from the City's CIP illustrating the City's rating system. As priorities change, the corresponding priority ranking for respective projects are re-evaluated each fiscal year.

City of Hendersonville Two-Dimension Rating Matrix								
		Priority of Function						
		1 Protection	2 Environmental Health	3 General Government	4 Maintenance	5 Community Development	6 Recreation	7 History / Culture
Degree of Urgency	1 Legislation	1	2	3	4	5	6	7
	2 Hazard	2	4	6	8	10	12	14
	3 Efficiency	3	6	9	12	15	18	21
	4 Economic Advantage	4	8	12	16	20	24	28
	5 Expand Service	5	10	15	20	25	30	35
	6 New Program / Convenience	6	12	18	24	30	36	42

The ratings for each category are detailed in the CIP as follows:

Degrees of Urgency:

1. Legislation: Required by legislation or regulation of federal or state government.
2. Hazard: Removes an obvious or potential hazard to public health or safety.
3. Efficiency: Replaces equipment or a facility that is obsolete, or would be too costly to repair, or maintains and better utilizes existing equipment and facilities.
4. Economic Advantage: Directly benefits the City's economic base by increasing property values or other revenue potential.
5. Expand Service: Expands or increases a service or improves a standard of service.
6. New Program or Convenience: Makes possible a new service or increase convenience or comfort.

Priority of Function:

1. Protection of persons and property: police, fire, rescue, inspections, etc.
2. Environmental Health: water, sewer, sanitation, public health, etc.
3. General Government: office facilities, central services, etc.
4. Maintenance: general maintenance of City owned property.
5. Community Development: public housing, rehabilitation, etc.
6. Recreation: Parks, athletic programs, etc.
7. Heritage/Culture: education, libraries, historic districts, etc.

In FY27, the City prioritized all water and wastewater capital projects to be included in the Water and Sewer Capital Project Fund (460). Generally, projects in this fund are multi-year and utilize financing sources other than pay-as-you-go ("pay-go") resources. Typical funding sources include, but are not limited to grants, state revolving fund (SRF) loans, major debt issuances (such as revenue bonds), and reserve funding. In the Water and Sewer Capital Project Fund section of this annual budget, numerical priority levels may be found to the immediate left column of project names, in a yellow-colored column. An example of the prioritization is provided in the table below.

Water & Sewer	**10**	Water System Resiliency Looping	13,800,000
Capital Fund	**5**	NCDOT HWY 64 #18140	610,000
	4	WWTP Flood Mitigation Project, HH24-F16	102,000,000
	4	WWTP 6MGD Expansion, #24002	23,000,000
	6	Cane Creek Redundant Water Main	850,000
	4	WTP Sudge Transfer and Backwash Pump Upgrade	6,000,000
	4	WWTP Belt Filter Press #2 Rollers and Bearing Replacemer	400,000
	9	WWTP Sludge Thickening Rehabilitation	750,000
	2027 Total		147,410,000

Capital Improvement Plan

Dept.	Fiscal Year	Project Title	Total Cost	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34	FY35	FY36	FY37+	Fund	Dept.	Acct.	Funding Source
Comm Dev		#VE027 | Com.Dev. Van Replacement	40,000	40,000	-	-	-	-	-	-	-	-	-	-	410	2102	554002	Loan
		#VE027 | Code Enforcement Vehicle Replacement	30,000	30,000	-	-	-	-	-	-	-	-	-	-	410	2102	554002	Loan
		#VE027 | DT Crew Cart/UTV	40,000	40,000	-	-	-	-	-	-	-	-	-	-	410	2102	554001	Loan
		Customer Service Lounge Upgrade	7,500	7,500	-	-	-	-	-	-	-	-	-	-	010	1200	534000	GF Cash
		7th Ave Pedestrian Wayfinding	20,000	20,000	-	-	-	-	-	-	-	-	-	-	021	2202	554001	MSD Cash
		7th Ave Streetscape Soft Costs	30,000	30,000	-	-	-	-	-	-	-	-	-	-	410	2202	550103	MSD Cash
	2027 Total		167,500	167,500	-	-	-	-	-	-	-	-	-	-				
		Festival Panels for Downtown	60,000	-	20,000	20,000	20,000	-	-	-	-	-	-	-	020	1525	554001	DT Cash
		Decorative Lighting on Avenues	225,000	-	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	-	020	2102	554001	MSD Cash
	2028 Total		285,000	-	45,000	45,000	45,000	25,000	25,000	25,000	25,000	25,000	25,000	-				
Comm Dev Total			**452,500**	**167,500**	**45,000**	**45,000**	**45,000**	**25,000**	**25,000**	**25,000**	**25,000**	**25,000**	**25,000**	**-**				
City Engineer		Sidewalk | EB-5963 Grove Street Sidewalk	835,000	835,000	-	-	-	-	-	-	-	-	-	-	410	1014	550103	GF Cash/DOT 80%
		7th Avenue Sidewalk - East of Elm St	851,400	851,400	-	-	-	-	-	-	-	-	-	-	301	1014	550103	NCDOC Grant
		Sidewalk | Various Sidewalk Connection to Ecusta Trail	657,822	657,822		-	-	-	-	-	-	-	-	-	410	1014	550103	Loan
		Sidewalks | Greenville Highway (NC 225) Sidewalks	200,000	200,000		-	-	-	-	-	-	-	-	-	410	1014	550103	Loan
		Traffic Calming | 4th Avenue Bicycle Boulevard	62,724	62,724		-	-	-	-	-	-	-	-	-	410	1014	550103	Loan
		Resurfacing and ADA Improvements (GO Bond)	12,000,000	300,000	3,000,000	3,000,000	3,000,000	2,700,000			-	-	-	-	410	1014	550103	G.O. Bond
		Greenway | Above the Mud Greenway & Streetscape	19,147,701	1,947,731	668,721	16,531,248	-	-	-	-	-	-	-	-	301	1014	550103	Grant
		Traffic Calming | Traffic Calming Improvements	490,000	40,000	40,000	45,000	45,000	50,000	50,000	55,000	55,000	55,000	55,000	-	010	1014	550103	GF Cash
	2027 Total		34,244,646	4,894,676	3,708,721	19,576,248	3,045,000	2,750,000	50,000	55,000	55,000	55,000	55,000	-				
		#VE027 | Vehicle Replacement	200,000	-	80,000	-	80,000	-	40,000		-	-	-	-	410	1014	550103	Loan
		Survey Equipment (Data Collector, 360 Camera)	15,000	-	15,000	-	-	-	-	-	-	-	-	-	010	1014	534000	GF Cash
		Cubical Walls in Engineering Office Area	10,000	-	10,000	-	-	-	-	-	-	-	-	-	010/060	1014	552001	GF / WS Cash
		Parking | Maple St Parking Lot	273,182	-	273,182	-	-	-	-	-	-	-	-	-	464	7455	550103	PRK Cash
		Parking | Operations Center Parking Lot Replacement	601,000	-	601,000	-	-	-	-	-	-	-	-	-	464	7455	550103	PRK Cash
		Sidewalk | King Street Improvements	2,041,673	-	2,041,673	-	-	-	-	-	-	-	-	-	410	1014	550103	GF Cash/Powell Bill
		Street | S. Main St. Streetscape (Allen to S. King)	6,956,444	-	826,574	283,790	5,846,080	-	-	-	-	-	-	-	410	1014	550103	GF Cash/Powell Bill
	2028 Total		10,097,299	-	3,847,428	283,790	5,926,080	-	40,000	-	-	-	-	-				
		Sidewalk | Church Street Improvements	3,303,931	-	-	3,303,931	-	-	-	-	-	-	-	-	410	1014	550103	GF Cash/Powell Bill
		Street | 5th Avenue Streetscape (Church to Maple)	8,429,573	-	-	1,001,613	343,887	7,084,073	-	-	-	-	-	-	410	1014	550103	GF Cash/Powell Bill
		Striping | Locust/Maple Bike Lanes	373,165	-	-	373,165	-	-	-	-	-	-	-	-	410	1014	550103	GF Cash/Powell Bill
	2029 Total		12,106,670	-	-	4,678,709	343,887	7,084,073	-	-	-	-	-	-				
		Grounds | Clear Creek Greenway Restroom	298,513	-	-	-	298,513	-	-	-	-	-	-	-	410	1014	550103	GF Cash
		Grounds | Clear Creek Trail Loop and Bike Track	1,194,052	-	-	-	1,194,052	-	-	-	-	-	-	-	410	1014	550103	GF Cash/Powell Bill
		Parking | Clear Creek Rd Trailhead Parking Lot	358,216	-	-	-	358,216	-	-	-	-	-	-	-	410	1014	550103	GF Cash
		Street | 3rd Avenue Streetscape (Church to King)	3,907,107	-	-	-	464,248	159,392	3,283,468	-	-	-	-	-	410	1014	550103	GF Cash
		Striping | Ashe Street	279,535	-	-	-	279,535	-	-	-	-	-	-	-	410	1014	550103	GF Cash/Powell Bill
		Striping | Washington Street	182,773	-	-	-	182,773	-	-	-	-	-	-	-	410	1014	550103	GF Cash/Powell Bill
		Striping | Whitted Street	194,868	-	-	-	194,868	-	-	-	-	-	-	-	410	1014	550103	GF Cash/Powell Bill
	2030 Total		6,415,063	-	-	-	2,972,204	159,392	3,283,468	-	-	-	-					
		Street | 2nd Avenue Streetscape (Church to King)	4,024,320	-	-	-	-	478,175	164,173	3,381,972	-	-	-	-	410	1014	550103	GF Cash/Powell Bill
		Striping | 5th Avenue Bike Lanes	318,374	-	-	-	-	318,374	-	-	-	-	-	-	410	1014	550103	GF Cash/Powell Bill
		Striping | 7th Avenue Bike Lanes	318,374	-	-	-	-	318,374	-	-	-	-	-	-	410	1014	550103	GF Cash/Powell Bill
	2031 Total		4,661,068	-	-	-	-	1,114,923	164,173	3,381,972	-	-	-					
		Street | 1st Avenue Streetscape (Church to King)	4,145,050	-	-	-	-	-	-	492,520	169,099	3,483,431	-	-	410	1014	550103	GF Cash/Powell Bill
	2033 Total		4,145,050	-	-	-	-	-	-	492,520	169,099	3,483,431	-					
		Greenway | Allen Branch Greenway	8,371,846	-	-	-	-	-	-	-	-	8,371,846	-	-	410	1014	550103	G.O. Bond
		Greenway | Britton Creek Greenway	1,121,229	-	-	-	-	-	-	-	-	1,121,229	-	-	410	1014	550103	GF Cash/Powell Bill
		Greenway | Cherry Branch Greenway	4,709,164	-	-	-	-	-	-	-	-	4,709,164	-	-	410	1014	550103	G.O. Bond
		Sidewalk | Asheville Highway Pedestrian Improvements	3,500,000	-	-	-	-	-	-	-	-	3,500,000	-	-	410	1014	550103	G.O. Bond
		Sidewalk | Clear Creek Road Sidewalk Extension	2,877,822	-	-	-	-	-	-	-	-	2,877,822	-	-	410	1014	550103	G.O. Bond
		Sidewalk | Maple Street Sidewalk Improvements	1,431,298	-	-	-	-	-	-	-	-	1,431,298	-	-	410	1014	550103	GF Cash/Powell Bill
		Sidewalk | Spartanburg Highway Pedestrian Improvements	5,000,000	-	-	-	-	-	-	-	-	5,000,000	-	-	410	1014	550103	G.O. Bond
		Sidewalk | Upward Road Sidewalk Improvements Project	9,120,717	-	-	-	-	-	-	-	-	9,120,717	-	-	410	1014	550103	G.O. Bond
		Sidewalk | US 64 Pedestrian Improvements	4,000,000	-	-	-	-	-	-	-	-	4,000,000	-	-	410	1014	550103	G.O. Bond
		Sidewalks | Duncan Hill Road (SR 1525) Sidewalks	1,885,327	-	-	-	-	-	-	-	-	1,885,327	-	-	410	1014	550103	GF Cash/Powell Bill
		Sidewalks | Highland Square Drive Sidewalks	4,698,090	-	-	-	-	-	-	-	-	4,698,090	-	-	410	1014	550103	G.O. Bond
		Sidewalks | Kanuga Road Sidewalks	1,241,658	-	-	-	-	-	-	-	-	1,241,658	-	-	410	1014	550103	GF Cash/Powell Bill
		Sidewalks | Orleans Avenue Sidewalks	4,638,568	-	-	-	-	-	-	-	-	4,638,568	-	-	410	1014	550103	G.O. Bond
		Sidewalks | Washington Street Sidewalks	495,556	-	-	-	-	-	-	-	-	495,556	-	-	410	1014	550103	GF Cash/Powell Bill
		Street | Grove Street Bike Lanes	5,322,017	-	-	-	-	-	-	-	-	5,322,017	-	-	410	1014	550103	G.O. Bond
	2035 Total		58,413,291	-	-	-	-	-	-	-	-	58,413,291	-					
City Engineer Total			**130,083,086**	**4,894,676**	**7,556,149**	**24,538,748**	**12,287,171**	**11,108,388**	**3,537,641**	**3,929,492**	**224,099**	**61,951,722**	**55,000**	**-**				

Capital Improvement Plan

Dept.	Fiscal Year	Project Title	Total Cost	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34	FY35	FY36	FY37+	Fund	Dept.	Acct.	Funding Source
Fire		Engine 9-5 Replacement	1,640,000	1,640,000	-	-	-	-	-	-	-	-	-	-	410	1400	550103	Loan
		Power Hose Roller	10,000	10,000	-	-	-	-	-	-	-	-	-	-	010	1400	554001	GF Cash
		Replace Exercise Equipment	30,000	10,000	-	-	-	-	20,000	-	-	-	-	-	010	1400	554001	GF Cash
		Body Cameras for Fire Inspectors	30,000	30,000	-	-	-	-	-	-	-	-	-	-	010	1400	531210	GF Cash
		Fire Education House Inflatable	15,000	15,000	-	-	-	-	-	-	-	-	-	-	010	1400	554001	Grant
		PPE Gear Dryer	12,000	12,000	-	-	-	-	-	-	-	-	-	-	010	1400	554001	GF Cash
		Replace Extrication Equipment	75,000	25,000	25,000	25,000	-	-	-	-	-	-	-	-	010	1400	554001	GF Cash
		Thermal Imaging Camera Replacement	45,000	15,000	15,000	15,000	-	-	-	-	-	-	-	-	010	1400	554001	GF Cash
	2027 Total		1,857,000	1,757,000	40,000	40,000	-	-	20,000	-	-	-	-					
		Anzu Raptor T Drone	12,000	-	12,000	-	-	-	-			-	-	-	010	1400	554001	GF Cash
		Ballistic Helmets & Vests	55,000	-	55,000	-	-	-	-	-	-	-	-	-	010	1400	521110	GF Cash
		#VE028 | 15-35| Dept. Chief of Admin. Vehicle	65,000	-	65,000	-	-	-	-	-	-	-	-	-	410	1400	554002	Loan
		Fire Station #3, Project #19018	8,500,000	-	8,500,000	-	-	-	-	-	-	-	-	-	410	1400	550103	Grant
		Preemption Devices	200,000	-	200,000	-	-	-	-	-	-	-	-	-	010	1400	554001	GF Cash
		Service/Rescue Company - Station 1	1,500,000	-	1,500,000	-	-	-	-	-	-	-	-	-	410	1400	550103	Loan
		#VE027 | 14-103 | 2019 T/L Truck F-150	130,000	-	65,000	-	-	65,000	-	-	-	-	-	-	410	1400	554002	Loan
		#VE027 | 14-101| 2019 FM 4 F-150	65,000	-	65,000	-	-		-	-	-	-	-	-	410	1400	554002	Loan
		#VE027| 15-32 | 2020 Bat. Chief SUV	140,000	-	70,000	-	-	70,000	-	-	-	-	-	-	410	1400	554001	Loan
		#VE027 | 15-29 | 2020 SUV (903)	140,000	-	70,000	-	-	-	-	-	70,000	-	-	-	410	1400	554002	Loan
		#VE027 | 15-36 | 2020 SUV Admin Tahoe	140,000	-	70,000	-	-	-	-	-	70,000	-	-	-	410	1400	554002	Loan
		Commission on Fire Accreditation International	16,250	-	6,250	10,000	-	-	-	-	-	-	-	-	010	1400	519200	GF Cash
		Vehicle Stabilization Struts	50,000	-	25,000	-	-	-	-	25,000	-	-	-	-	010	1400	554001	GF Cash
	2028 Total		11,013,250	-	10,703,250	10,000	-	135,000	-	25,000	140,000	-	-	-				
		#VE029 | 14-138 | Fire Marshal Vehicle	65,000	-	-	65,000	-	-	-	-	-	-	-	-	410	1400	554002	Loan
		#VE029 | 15-25 | Fire SUV (TAC 9)	65,000	-	-	65,000	-	-	-	-	-	-	-	-	410	1400	554002	Loan
		Engine 30-09 (2013 Pierce)	1,500,000	-	-	1,500,000	-	-	-	-	-	-	-	-	410	1400	550103	Loan
		Multi-Gas Monitor Replacement	20,000	-	-	20,000	-	-	-	-	-	-	-	-	010	1400	554001	GF Cash
		Training Facility	300,000	-	-	300,000	-	-	-	-	-	-	-	-	010	1400	554001	GF Cash
	2029 Total		1,950,000	-	-	1,950,000	-	-	-	-	-	-	-					
		AEDs Replacement	100,000	-	-	-	100,000	-	-	-	-	-	-	-	010	1400	554001	GF Cash
		RAD 57 Monitor Replacement	20,000	-	-	-	20,000	-	-	-	-	-	-	-	010	1400	554001	GF Cash
		Replace Bail Out Kits	20,000	-	-	-	20,000	-	-	-	-	-	-	-	010	1400	554001	GF Cash
		Replace Rescue Jacks	20,000	-	-	-	20,000	-	-	-	-	-	-	-	010	1400	554001	GF Cash
		#VE027 | 14-105 | 2019 Truck (Station 2)	45,000	-	-	-	45,000	-	-	-	-	-	-	-	410	1400	554002	Loan
		#VE030 | 14-139 | FM3 Ford Ranger	65,000	-	-	-	65,000	-	-	-	-	-	-	-	410	1400	554002	Loan
	2030 Total		270,000	-	-	-	270,000	-	-	-	-	-	-					
		#VE031 | SUV Replacement	65,000	-	-	-	-	65,000	-	-	-	-	-	-	410	1400	554002	Loan
		#VE031 | 14-122 | St. 1 F-150 Truck	115,000	-	-	-	-	50,000	65,000	-	-	-	-	-	410	1400	554002	Loan
		Replace Lion Smart Dummy	15,000	-	-	-	-	15,000	-	-	-	-	-	-	010	1400	554001	GF Cash
	2031 Total		195,000	-	-	-	-	130,000	65,000	-	-	-	-					
		Engine 30-10 (2017 Pierce)	900,000	-	-	-	-	-	900,000	-	-	-	-	-	410	1400	550103	Loan
		Thermal Imaging Camera Replacement	40,000	-	-	-	-	-	20,000	20,000	-	-	-	-	010	1400	554001	GF Cash
	2032 Total		940,000	-	-	-	-	-	920,000	20,000	-	-	-					
		Digital Fire Extinguisher Trainer	20,000	-	-	-	-	-	-	20,000	-	-	-	-	010	1400	554001	GF Cash
		Engine 30-11 (2020 Smeal)	900,000	-	-	-	-	-	-	900,000	-	-	-	-	410	1400	550103	Loan
		Fire Station #4 Property Acquisition	1,000,000	-	-	-	-	-	-	1,000,000	-	-	-	-	410	1400	550103	Loan
		Replace RTU w/ Trailer	40,000	-	-	-	-	-	-	40,000	-	-	-	-	010	1400	554001	GF Cash
	2033 Total		1,960,000	-	-	-	-	-	-	1,960,000	-	-	-					
		#VE034 | 14-105 | 2019 Truck (Station 2)	45,000	-	-	-	-	-	-	-	45,000	-	-	-	410	1400	554002	Loan
	2034 Total		3,045,000	-	-	-	-	-	-	3,000,000	45,000	-	-					
Fire Total			**18,185,250**	**1,757,000**	**10,743,250**	**2,000,000**	**270,000**	**265,000**	**1,005,000**	**2,005,000**	**140,000**	**-**	**-**	**-**				

Capital Improvement Plan

Dept.	Fiscal Year	Project Title	Total Cost	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34	FY35	FY36	FY37+	Fund	Dept.	Acct.	Funding Source
Police		#VE027 | Annual Vehicle Replacement	540,000	540,000	-	-	-	-	-	-	-	-	-	-	410	1300	554002	Loan
		Side-Arm Replacements	130,000	65,000		-	-	-	-	65,000	-	-	-	-	010	1300	534000	GF Cash
		Mobile Deployment Drone	20,000	20,000	-	-	-	-	-	-	-	-	-	-	010	1300	554001	GF Cash
		Speed Trailer/ Message Board	22,043	22,043	-	-	-	-	-	-	-	-	-	-	010	1300	554001	GF Cash
	2027 Total		712,043	647,043	-	-	-	-	-	65,000	-	-	-	-				
		#VE028 | Annual Vehicle Replacement	405,000	-	405,000	-	-	-	-	-	-	-	-	-	410	1300	554002	Loan
		#VE028 | Crime Scene/Evidence Collection Van	85,000	-	85,000	-	-	-	-	-	-	-	-	-	410	1300	554002	Loan
		Emergency Use UTV	45,000	-	45,000	-	-	-	-	-	-	-	-	-	010	1300	554001	Grant
		Mobile Surveillance Trailer	190,000	-	55,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	010	1300	554001	GF Cash
		Real Time Crime Center	3,000,000	-	3,000,000	-	-	-	-	-	-	-	-	-	410	1300	552001	Loan
		Drone as First Responder (DFR)	265,000	-	53,500	23,500	23,500	23,500	23,500	23,500	23,500	23,500	23,500	23,500	010	1300	554001	Grant
	2028 Total		3,990,000	-	3,643,500	38,500	38,500	38,500	38,500	38,500	38,500	38,500	38,500	38,500				
		#VE029 | Annual Vehicle Replacement	410,000	-	-	410,000	-	-	-	-	-	-	-	-	410	1300	554002	Loan
	2029 Total		410,000	-	-	410,000	-	-	-	-	-	-	-	-				
		#VE030 | Annual Vehicle Replacement	415,000	-	-	-	415,000	-	-	-	-	-	-	-	410	1300	554002	Loan
		Virtra Upgrade	76,000	-	-	-	38,000	38,000	-	-	-	-	-	-	010	1300	554001	GF Cash/Grant
	2030 Total		491,000	-	-	-	453,000	38,000	-	-	-	-	-	-				
Police Total			**5,603,043**	**647,043**	**3,643,500**	**448,500**	**491,500**	**76,500**	**38,500**	**103,500**	**38,500**	**38,500**	**38,500**	**38,500**				
IT		Camera Infrastructure	150,000	25,000	25,000	25,000	25,000	25,000	25,000	-	-	-	-	-	010	1010	534000	GF Cash
		PD Doors Upgrade	70,000	70,000	-	-	-	-	-	-	-	-	-	-	010	1010	534000	GF Cash
		Server Purchase	25,000	25,000	-	-	-	-	-	-	-	-	-	-	010	1010	532110	Grant
		Emergency Communications Kit (inhouse built)	15,000	15,000	-	-	-	-	-	-	-	-	-	-	010	1010	554001	GF Cash
		Facility Cameras/ Manned doors	16,000	16,000	-	-	-	-	-	-	-	-	-	-	010	1010	554001	GF Cash
	2027 Total		276,000	151,000	25,000	25,000	25,000	25,000	25,000	-	-	-	-	-				
		#VE028 | IT Truck	32,000	-	32,000	-	-	-	-	-	-	-	-	-	410	1300	554002	Loan
		Network Switch upgrades	135,000	-	45,000	45,000	45,000	-	-	-	-	-	-	-	010	1010	554001	GF Cash
	2028 Total		167,000	-	77,000	45,000	45,000	-	-	-	-	-	-	-				
IT Total			**443,000**	**151,000**	**102,000**	**70,000**	**70,000**	**25,000**	**25,000**	**-**	**-**	**-**	**-**	**-**				
Public Works	Buildings	City Operations Motor Pool Garage Door Replacements	10,000	10,000	-	-	-	-	-	-	-	-	-	-	010	1555	550103	GF Cash
	Buildings	City Hall Circulating Pumps	15,000	15,000	-	-	-	-	-	-	-	-	-	-	410	1502	555001	GF Cash
	Buildings	City Hall HVAC Maintenance Contract (L&M)	15,000	15,000	-	-	-	-	-	-	-	-	-	-	010	1523	555001	GF Cash
	Buildings	Police Station HVAC Maintenance Contract (L&M)	15,000	15,000	-	-	-	-	-	-	-	-	-	-	010	1523	555001	GF Cash
	Buildings	City Hall Trane Automation System	55,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	410	1502	555001	GF Cash
	Fleet	EV Charging Station	12,000	12,000	-	-	-	-	-	-	-	-	-	-	010	1521	532100	GRANT
	Grounds	Edwards Park Replacement of Mulch w/ River Rock	6,000	6,000	-	-	-	-	-	-	-	-	-	-	010	1525	534001	GF Cash
	Grounds	Kaufman Trailer to pull CAT 305DCR	10,000	10,000	-	-	-	-	-	-	-	-	-	-	010	1525	554001	GF Cash
	Grounds	#VE027 | 14-30 Ford Ranger Replacement	55,000	55,000	-	-	-	-	-	-	-	-	-	-	410	1525	554001	Loan
	Grounds	#VE027 | Tractor 42-10 Replacement	60,500	60,500	-	-	-	-	-	-	-	-	-	-	410	1525	554001	Loan
	Grounds	Oakdale Cemetery IImprovements	160,000	40,000	40,000	40,000	40,000	-	-	-	-	-	-	-	410	1525	550103	GF Cash
	Streets	Street Resurfacing, ADA	20,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	-	410	1014	550103	GO Bond/Powell Bill
	Streets	Type III Barricades	50,000	10,000	-	10,000	-	10,000	-	10,000	-	10,000	-	-	010	1555	554001	GF Cash
	Streets	Roadway Weather Stations	48,000	8,000	8,000	8,000	8,000	8,000	8,000	-	-	-	-	-	010	1555	519200	GF Cash
	Streets	Replacement Salt Spreaders	60,000	30,000	-	15,000	15,000	-	-	-	-	-	-	-	010	1555	554001	GF Cash
	Streets	Replacement Snow Plows	48,000	24,000	-	12,000	12,000	-	-	-	-	-	-	-	010	1555	554001	GF Cash
	Streets	#VE027 | Dump Truck 5500 22-19 Replacement	100,000	100,000	-	-	-	-	-	-	-	-	-	-	410	1555	554002	Loan
	Traffic	Message Board Sign Trailers	60,000	30,000	-	-	-	15,000	-	-	-	15,000	-	-	010	1555	554001	GF Cash
	Traffic	Intersection Pedestrian Improvement Equipment (Safety)	200,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	-	010	1560	554001	GF Cash
	Traffic	Traffic Signal Engineered Plans (23 Intersections)	100,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	-	010	1555	554001	GF Cash
	Downtown	Audible Pedestrian Signals	125,000	125,000	-	-	-	-	-	-	-	-	-	-	301	1555	534000	Grant
	Downtown	Main Street Fountain	550,000	200,000	-	-	-	350,000	-	-	-	-	-	-	410	1525	552001	Loan
	2027 Total		21,749,500	3,800,500	3,083,000	3,120,000	3,110,000	3,418,000	1,043,000	1,045,000	1,035,000	1,060,000	1,035,000	5,000				

Capital Improvement Plan

Dept.	Fiscal Year	Project Title	Total Cost	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34	FY35	FY36	FY37+	Fund	Dept.	Acct.	Funding Source
Public Works	Administration	14-33 2000 Ford Explorer Replacement	50,000	-	50,000	-	-	-	-	-	-	-	-	-	410	1502	554002	Loan
	Buildings	Build/Prop. Main. Large Fans	40,000	-	40,000	-	-	-	-	-	-	-	-	-	010	1523	554001	GF Cash
	Buildings	City Operations Repaint Operations Center	20,000	-	20,000	-	-	-	-	-	-	-	-	-	010	1555	550103	GF Cash
	Buildings	City Operations Vactor Storage Garage Door Replacement	10,000	-	10,000	-	-	-	-	-	-	-	-	-	010	1555	550103	GF Cash
	Buildings	City Operations Replace Double Door (Current Pump Shop)	10,000	-	10,000	-	-	-	-	-	-	-	-	-	010	1555	550103	GF Cash
	Buildings	City Operations Resurface Asphalt Parking	1,000,000	-	200,000	50,000	750,000	-	-	-	-	-	-	-	010	1555	550103	GF Cash
	Buildings	City Hall Parking Lot and Sidewalk	250,000	-	250,000	-	-	-	-	-	-	-	-	-	410	1502	555001	GF Cash
	Buildings	City Hall 3rd Floor Flooring Replacement	20,000	-	20,000	-	-	-	-	-	-	-	-	-	410	1502	555001	GF Cash
	Buildings	Police Station PD energy efficiency automation system	70,000	-	70,000	-	-	-	-	-	-	-	-	-	010	1565	554001	GF Cash
	Buildings	Police Station Irrigation, Front of Facility	8,000	-	8,000	-	-	-	-	-	-	-	-	-	010	1525	553000	GF Cash
	Buildings	Build/Prop. Main. Add Emergency Generator	40,000	-	40,000	-	-	-	-	-	-	-	-	-	010	1523	554001	GF Cash
	Buildings	Build/Prop. Main. Shed Roof	18,500	-	18,500	-	-	-	-	-	-	-	-	-	010	1523	554001	GF Cash
	Buildings	Sugarloaf Sheds	150,000	-	150,000	-	-	-	-	-	-	-	-	-	010	1523	552001	GF Cash
	Buildings	Fifth Ave Building 2nd Floor Flooring Replacement	10,000	-	10,000	-	-	-	-	-	-	-	-	-	020	1523	552001	DT Cash
	Buildings	Edwards Park Windows to Replace Roll Up Doors	10,000	-	10,000	-	-	-	-	-	-	-	-	-	010	1523	552001	GF Cash
	Fleet	Vehicles/Equipment E150 12-Passenger Transit Van	60,000	-	60,000	-	-	-	-	-	-	-	-	-	410	1521	554002	Loan
	Fleet	Vehicles/Equipment #VE027 | 16-16	65,000	-	65,000	-	-	-	-	-	-	-	-	-	410	1521	554002	Loan
	Fleet	Vehicles/Equipment Side-by-side/golf cart	20,000	-	20,000	-	-	-	-	-	-	-	-	-	410	1521	554001	Loan
	Grounds	Vehicles/Equipment #VE027 | 42-11 Tractor	125,000	-	125,000	-	-	-	-	-	-	-	-	-	410	1525	554001	Loan
	Grounds	#VE029 |Replace Tractor 42-01	50,000	-	60,500	-	-	-	-	-	-	-	-	-	410	1525	554001	Loan
	Grounds	#VE028 | Utility Golfcart - dwtwn.	24,000	-	24,000	-	-	-	-	-	-	-	-	-	410	1525	554001	Loan
	Grounds	Edwards Park Pond Drainage System	25,000	-	25,000	-	-	-	-	-	-	-	-	-	010	1525	553000	GF Cash
	Grounds	Sullivan Park Playground Replacement	200,000	-	200,000	-	-	-	-	-	-	-	-	-	301	1525	550103	Grant
	Grounds	Rosa Edwards Park	1,500,000	-	500,000	500,000	500,000	-	-	-	-	-	-	-	410	1525	550103	Loan
	Grounds	Rotary Park New Playground Surface	50,000	-	50,000	-	-	-	-	-	-	-	-	-	010	1525	550103	GF Cash
	Grounds	Oklawaha Greenway Regrading and Landscaping	500,000	-	250,000	250,000	-	-	-	-	-	-	-	-	410	1525	553000	Loan
	Grounds	Oklawaha Greenway Restrooms	350,000	-	350,000	-	-	-	-	-	-	-	-	-	410	1525	552001	Loan
	Grounds	Sidearm	306,000	-	51,000	51,000	51,000	51,000	51,000	51,000	-	-	-	-	010	1525	531600	GF Cash
	Grounds	#VE028 | 42-01 Tractor	64,500	-	60,500	-	-	-	-	-	-	-	-	-	410	1525	554001	Loan
	Grounds	#VE028 | 43-18 with Ventrac	85,000	-	85,000	-	-	-	-	-	-	-	-	-	410	1525	554002	Loan
	Streets	#VE028 | 58-02 Streets Curb Machine Replacement	25,000	-	25,000	-	-	-	-	-	-	-	-	-	410	1555	554001	Loan
	Streets	#VE028 | Skid Steer 289D	90,000	-	90,000	-	-	-	-	-	-	-	-	-	410	1555	554001	Loan
	Streets	#VE028 | Truck 5500 Series 18-02 Replacement	90,000	-	90,000	-	-	-	-	-	-	-	-	-	410	1555	554002	Loan
	Streets	#VE028 | 1500 Pickup 14-57 Replacement	50,000	-	50,000	-	-	-	-	-	-	-	-	-	410	1555	554002	Loan
	Streets	Pavement Crack Sealing Trailer	90,000	-	90,000	-	-	-	-	-	-	-	-	-	410	1555	550103	Loan/GO Bond
	Streets	Sidewalk Grinding Machine	20,000	-	20,000	-	-	-	-	-	-	-	-	-	410	1014	550103	Loan/GO Bond
	Traffic	Theroplastic Striping Machine	25,000	-	25,000	-	-	-	-	-	-	-	-	-	010	1555	554001	GF Cash
	Traffic	Traffic street sign shop computer, plotter, material	70,000	-	70,000	-	-	-	-	-	-	-	-	-	010	1555	554001	GF Cash
	Traffic	Traffic Cabinet Software & Hardware	40,000	-	40,000	-	-	-	-	-	-	-	-	-	010	1555	554001	GF Cash
	Traffic	#VE028 | Side X Side	20,000	-	20,000	-	-	-	-	-	-	-	-	-	410	1560	554001	Loan
	Downtown	Redesign for All Blocks	45,000	-	45,000	-	-	-	-	-	-	-	-	-	020	1555	555001	MSD Cash
	Downtown	1st and 2nd Avenue Retractable Bollards & Crosswalk Replacement	250,000	-	250,000	-	-	-	-	-	-	-	-	-	020	1555	555001	MSD Cash
	Downtown	200 Block Rehabiliation	40,000	-	40,000	-	-	-	-	-	-	-	-	-	020	1555	555001	MSD Cash
	Downtown	Water Barricade Replacement	60,000	-	15,000	-	15,000	-	15,000	-	15,000	-	-	-	020	2102	534000	MSD Cash
	Downtown	Crosswalk Replacement	450,000	-	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	-	020	1555	555001	MSD Cash
	7th Avenue	Repaint Historic Railroad Depot	50,000	-	50,000	-	-	-	-	-	-	-	-	-	020	1523	519200	MSD Cash
	2028 Total		6,552,500	-	3,802,500	901,000	1,366,000	101,000	116,000	101,000	65,000	50,000	50,000	-				
	Buildings	Fifth Ave Building HVAC Replacement	50,000	-	-	50,000	-	-	-	-	-	-	-	-	020	1523	552001	Downtown
	Downtown	Future Block Rehabiliation	240,000	-	-	40,000	40,000	40,000	40,000	40,000	40,000	-	-	-	020	1525	553103	Downtown
	Downtown	Allen & Caswell Retractable Bollards & Crosswalk Replacement	250,000	-	-	250,000	-	-	-	-	-	-	-	-	020	1525	553103	Downtown
	Grounds	Sullivan Park Replacement of Restrooms	250,000	-	-	250,000	-	-	-	-	-	-	-	-	301	1525	550103	Grant
	Grounds	Oakdale Cemetery Columbarium	200,000	-	-	200,000	-	-	-	-	-	-	-	-	410	1525	552001	GF Cash
	Grounds	King Park Landfill Cover Landscaping, Other Work	300,000	-	-	300,000	-	-	-	-	-	-	-	-	410	1525	553000	GF Cash
	Grounds	Rotary Park Stream Restoration, Deck Replacement	500,000	-	-	500,000	-	-	-	-	-	-	-	-	410/467	1525	553000	GF/Stromwater Cash
	Grounds	Oklawaha Greenway Expand Greenway Parking	25,000	-	-	25,000	-	-	-	-	-	-	-	-	410	1525	555001	GF Cash
	Streets	Replace Orleans Avenue Bridge	500,000	-	-	500,000	-	-	-	-	-	-	-	-	301	1555	539990	Grant
	Streets	#VE029 | 22-14 Freightliner CNG Replacement	150,000	-	-	150,000	-	-	-	-	-	-	-	-	410	1555	554001	Loan
	Grounds	#VE029 | Leaf Machine	240,000	-	-	240,000	-	-	-	-	-	-	-	-	410	1525	554001	Loan
	Grounds	#VE029 | 42-11 Tractor 2017	250,000	-	-	250,000	-	-	-	-	-	-	-	-	410	1525	554001	Loan
	Grounds	#VE029 | Replace RTV 2014	30,000	-	-	30,000	-	-	-	-	-	-	-	-	410	1525	554001	Loan
	2029 Total		2,985,000	-	-	2,785,000	40,000	40,000	40,000	40,000	40,000	-	-	-				

Capital Improvement Plan

Dept.	Fiscal Year	Project Title	Total Cost	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34	FY35	FY36	FY37+	Fund	Dept.	Acct.	Funding Source
Public Works	Buildings	City Operations Operations Center Generator Replacement	60,000	-	-	-	60,000	-	-	-	-	-	-	-	010	1555	550103	GF Cash
	Buildings	City Hall Hot Water Heat Boilers (2)	200,000	-	-	-	200,000	-	-	-	-	-	-	-	410	1502	555001	GF Cash
	Buildings	Fire Station #2 HVAC Replacement	50,000	-	-	-	50,000	-	-	-	-	-	-	-	010	1523	552001	GF Cash
	Buildings	Parking Deck Resealing	50,000	-	-	-	50,000	-	-	-	-	-	-	-	064	1523	552001	Parking
	Buildings	Parking Deck Repainting	40,000	-	-	-	40,000	-	-	-	-	-	-	-	064	1523	552001	Parking
	Buildings	Parking Deck New Equipment	100,000	-	-	-	100,000	-	-	-	-	-	-	-	064	7455	534000	Parking
	Grounds	Fire Station #2 Irrigation	15,000	-	-	-	15,000	-	-	-	-	-	-	-	010	1525	553000	GF Cash
	Grounds	Oakdale Cemetery Pavement Resurfacing	100,000	-	-	-	100,000	-	-	-	-	-	-	-	010	1525	555001	GF Cash
	Grounds	#VE030 | Skid Steer	100,000	-	-	-	100,000	-	-	-	-	-	-	-	410	1525	554001	Loan
	Grounds	#VE030 | Tractor 42-26	60,500	-	-	-	60,500	-	-	-	-	-	-	-	410	1525	554001	Loan
	2031 Total		775,500	-	-	-	775,500	-	-	-	-	-	-	-				
	Buildings	City Operations Motor Pool Emergency Generator Replacement	60,000	-	-	-	-	60,000	-	-	-	-	-	-	010	1555	550103	GF Cash
	Buildings	City Hall Emergency Generator Replacement	60,000	-	-	-	-	60,000	-	-	-	-	-	-	410	1502	555001	GF Cash
	Streets	#VE031 | 16-15 3500 Series	90,000	-	-	-	-	90,000	-	-	-	-	-	-	410	1560	554002	Loan
	2032 Total		210,000	-	-	-	-	210,000	-	-	-	-	-	-				
	Grounds	Purchase Rail Line from WATCO	750,000	-	-	-	-	-	-	-	750,000	-	-	-	010	1525	551000	GF Cash
	2033+ Total		750,000	-	-	-	-	-	-	-	750,000	-	-	-				
Public Works Total			**33,022,500**	**3,800,500**	**6,885,500**	**6,806,000**	**5,291,500**	**3,769,000**	**1,199,000**	**1,186,000**	**1,890,000**	**1,110,000**	**1,085,000**	**5,000**				
Environmental Services		Annual Brush and Leaf Grinding - ESF	273,500	28,500	28,500	29,500	30,000	30,500	31,000	31,500	32,000	32,000	-	-	067/068	7855	519200	ESF Cash
		Tree Removal from City ROW	180,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	-	-	068	7855	519200	ESF Cash
		3 Man Recycling Truck	250,000	250,000	-	-	-	-	-	-	-	-	-	-	468	7855	554001	Loan
	2027 Total		703,500	298,500	48,500	49,500	50,000	50,500	51,000	51,500	52,000	52,000	-	-				
		#VE028 | Side x Side	20,000	-	20,000	-	-	-	-	-	-	-	-	-	068	7855	554001	Loan
		#VE028 | Recycling Truck Replacement 26-09	250,000	-	250,000	-	-	-	-	-	-	-	-	-	068	7855	554001	Loan
	2028 Total		250,000	-	250,000	-	-	-	-	-	-	-	-	-				
		#VE029 | Automated Sideloader Garbage Truck	450,000	-	-	450,000	-	-	-	-	-	-	-	-	068	7855	554001	Loan
		#VE029 | 61-08 Leaf Machine - Full Vehicle	480,000	-	-	480,000	-	-	-	-	-	-	-	-	067/068	7855	554001	Loan
	2029 Total		930,000	-	-	930,000	-	-	-	-	-	-	-	-				
Environmental Services Total			**1,883,500**	**298,500**	**298,500**	**979,500**	**50,000**	**50,500**	**51,000**	**51,500**	**52,000**	**52,000**	**-**	**-**				
Stormwater		Annual Brush and Leaf Grinding - Stormwater	273,500	28,500	29,000	29,500	30,000	30,500	31,000	31,500	31,500	32,000	-	-	67/68	7855	519200	STW Cash
		Lower Mud Creek Floodplain Restoration	1,682,078	1,682,078	-	-	-	-	-	-	-	-	-	-	467	7555	553000	Grant/SW Cash
		Planned Stormwater Capital Improvements	7,000,000	7,000,000	-	-	-	-	-	-	-	-	-	-	467	7555	550103	Loan
	2027 Total		8,955,578	8,710,578	29,000	29,500	30,000	30,500	31,000	31,500	31,500	32,000	-	-				
		Master Plan CIP Projects	2,250,000	-	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	-	067	7555	553000	STW Cash
		Stormwater Infrastructure Improvements	1,200,000	-	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	-	-	67	7555	553000	STW Cash
		Wash 06 Ph. 1	3,400,000	-	2,500,000	900,000	-	-	-	-	-	-	-	-	467	7555	553000	Loan/SW Cash/Grant
	2028 Total		6,850,000	-	2,900,000	1,300,000	400,000	400,000	400,000	400,000	400,000	400,000	250,000	-				
		Wash 06 Ph. 2	1,195,000	-	-	1,195,000	-	-	-	-	-	-	-	-	467	7555	553000	Loan/SW Cash/Grant
	2029 Total		1,195,000	-	-	1,195,000	-	-	-	-	-	-	-	-				
		Wash 02 Ph. 1	868,000	-	-	-	868,000	-	-	-	-	-	-	-	467	7555	553000	Loan/SW Cash/Grant
		Wash 02 Ph. 2	5,000,000	-	-	-	1,200,000	3,800,000	-	-	-	-	-	-	467	7555	553000	Loan/SW Cash/Grant
		1500 Series Truck Replacement	60,000	-	-	-	60,000	-	-	-	-	-	-	-	467	7555	554002	Loan
	2030 Total		5,928,000	-	-	-	2,128,000	3,800,000	-	-	-	-	-	-				
		Mud-01 02	1,987,000	-	-	-	-	-	1,987,000	-	-	-	-	-	467	7555	553000	Loan/SW Cash/Grant
	2032 Total		1,987,000	-	-	-	-	-	1,987,000	-	-	-	-	-				
		Wash 03	2,802,000	-	-	-	-	-	-	2,802,000	-	-	-	-	467	7555	553000	Loan/SW Cash/Grant
	2033 Total		2,802,000	-	-	-	-	-	-	2,802,000	-	-	-	-				
		Wash 05	2,797,000	-	-	-	-	-	-	-	2,797,000	-	-	-	467	7555	553000	Loan/SW Cash/Grant
	2034 Total		2,797,000	-	-	-	-	-	-	-	2,797,000	-	-	-				
		Wash 01	465,000	-	-	-	-	-	-	-	-	465,000	-	-	467	7555	553000	Loan/SW Cash/Grant
		Mud-01 03	1,322,000	-	-	-	-	-	-	-	-	1,322,000	-	-	467	7555	553000	Loan/SW Cash/Grant
	2035 Total		1,322,000	-	-	-	-	-	-	-	-	1,322,000	-	-				
		Mud-03	1,751,000	-	-	-	-	-	-	-	-	-	1,751,000	-	467	7555	553000	Loan/SW Cash/Grant
	2036 Total		1,751,000	-	-	-	-	-	-	-	-	-	1,751,000	-				
		Mud- 02	3,944,000	-	-	-	-	-	-	-	-	-	-	3,944,000	467	7555	553000	Loan/SW Cash/Grant
	2037 Total		3,944,000	-	-	-	-	-	-	-	-	-	-	3,944,000				
Stormwater Total			**37,531,578**	**8,710,578**	**2,929,000**	**2,524,500**	**2,558,000**	**4,230,500**	**2,418,000**	**3,233,500**	**3,228,500**	**1,754,000**	**2,001,000**	**3,944,000**				

Capital Improvement Plan

Dept.	Fiscal Year	Project Title	Total Cost	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34	FY35	FY36	FY37+	Fund	Dept.	Acct.	Funding Source
Water & Sewer Operating Fund		#VE027 | Annual Vehicle Replacement	2,309,028	150,000	175,000	200,000	225,000	244,781	252,124	259,688	267,479	267,479	267,479	275,503	460	7002	554002	WS Cash
		Bulk Water Billing Kiosks	30,000	30,000	-	-	-	-	-	-	-	-	-	-	060	7055	554001	WS Cash
		New Taps- Sewer	512,312	41,200	42,436	43,709	45,020	46,371	47,762	49,195	50,671	52,191	53,757	55,369	060	7155	554002	WS Cash
		New Taps- Water	4,162,534	334,750	344,793	355,136	365,790	376,764	388,067	399,709	411,700	424,051	436,773	449,876	060	7055	554002	WS Cash
		SCADA - Sewer Pump Stations	637,621	55,620	57,289	59,007	60,777	62,601	64,479	66,413	68,406	70,458	72,571	74,749	060	7132	555003	WS Cash
		SCADA - Water Pump Stations	1,075,911	60,000	100,000	103,000	106,090	109,273	112,551	115,927	119,405	122,987	126,677	130,477	060	7032	555003	WS Cash
		Sewer Main Rehabilitation	2,739,777	200,000	250,000	257,500	265,225	273,182	281,377	289,819	298,513	307,468	316,693	326,193	060	7155	555002	WS Cash
		Small Diameter Water Main Replacements	1,219,000	109,000	112,000	115,000	118,000	121,000	124,000	127,000	131,000	131,000	131,000	134,930	060	7055	555002	WS Cash
		Water Pump Station Panel Replacements	60,000	30,000	30,000	-	-	-	-	-	-	-	-	-	060	7032	555003	WS Cash
		Water Pump Station VFD Installations	50,000	50,000	-	-	-	-	-	-	-	-	-	-	060	7032	555003	WS Cash
		WTP HVAC Replacement	50,000	50,000		-	-	-	-	-	-	-	-	-	060	7035	552001	WS Cash
		WWTP Aeration Basin Header & Diffuser Membrane Replacement	60,000	60,000	-	-	-	-	-	-	-	-	-	-	060	7135	555003	WS Cash
		AMI Base Station Replacement	1,170,000	180,000	180,000	270,000	270,000	270,000	-	-	-	-	-	-	060	7050	554001	WS Cash
		WWTP Laboratory Autoclave Replacement	25,000	25,000	-	-	-	-	-	-	-	-	-	-	060	7135	554001	WS Cash
		#VE027 | 2014 Skid Steer (50-03)	90,000	90,000	-	-	-	-	-	-	-	-	-	-	060	7002	554001	WS Cash
		Heavy Equipment trailer "new"	25,000	25,000	-	-	-	-	-	-	-	-	-	-	060	7002	554001	WS Cash
		WTP High Service Pump VFD Rehabiliation	277,500	37,500	80,000	-	-	-	-	-	-	80,000	80,000	82,400	060	7035	555003	WS Cash
		Preventative Repair and Rebuild of PRV's	266,000	50,000	50,000	50,000	50,000	11,000	11,000	11,000	11,000	11,000	11,000	11,330	060	7055	555003	WS Cash
		WTP Zero turn Mower	20,000	20,000	-	-	-	-	-	-	-	-	-	-	060	7035	554001	WS Cash
		WWTP Upgrade Generator Switchgear	90,000	90,000	-	-	-	-	-	-	-	-	-	-	060	7135	524020	WS Cash
	2027 Total		14,504,682	1,688,070	1,421,517	1,453,353	1,505,903	1,514,971	1,281,360	1,318,751	1,358,173	1,466,634	1,495,949	1,540,827				
		Generators/ATS	852,000	-	77,000	79,000	81,000	83,000	85,000	87,000	90,000	90,000	90,000	90,000	460	7032	550103	WS Cash
		WTP Mills River Intake VFD Replacement	150,000	-	150,000	-	-	-	-	-	-	-	-	-	060	7035	555003	WS Cash
		#VE027 | 50-02 Loader WWTP	150,000	-	150,000	-	-	-	-	-	-	-	-	-	460	7002	554001	WS Cash
		WTP Non-potable water metering	50,000	-	50,000	-	-	-	-	-	-	-	-	-	060	7035	554001	WS Cash
		WTP SCADA Server Replacement	85,000	-	40,000	-	-	-	-	45,000	-	-	-	-	060	7135	519200	WS Cash
		#VE028 | 14-91	65,000	-	65,000	-	-	-	-	-	-	-	-	-	460	7002	554002	WS Cash
		#VE028 | 2014 Excavator (44-16)	145,000	-	145,000	-	-	-	-	-	-	-	-	-	460	7002	554001	WS Cash
		Valve Operation/Repair	200,000	-	50,000	50,000	50,000	50,000	-	-	-	-	-	-	060	7055	555003	WS Cash
		WWTP Clarifier and Aeration Basin Weir Replacements	100,000	-	100,000	-	-	-	-	-	-	-	-	-	60	7135	555003	WS Cash
		#VE028 | 2015 Dump Truck (22-17)	250,000	-	250,000	-	-	-	-	-	-	-	-	-	460	7002	554001	WS Cash
		200kW Portable Generator Replacement	150,000	-	150,000	-	-	-	-	-	-	-	-	-	060	7032/7132	554001	WS Cash
	2028 Total		2,197,000	-	1,227,000	129,000	131,000	133,000	85,000	132,000	90,000	90,000	90,000	90,000				
		#VE029 | 2018 Skid Steer (50-05)	112,000	-	-	112,000	-	-	-	-	-	-	-	-	460	7002	554001	WS Cash
		#VE029 | 2017 ATV (04-07)	18,000	-	-	18,000	-	-	-	-	-	-	-	-	460	7002	554001	WS Cash
		#VE029 | 2017 Dump Truck (22-20)	250,000	-	-	250,000	-	-	-	-	-	-	-	-	460	7002	554002	WS Cash
		WTP Flag pole & New Signage	40,000	-	-	40,000	-	-	-	-	-	-	-	-	060	7035	553000	WS Cash
		Field Operations Loader	150,000	-	-	150,000	-	-	-	-	-	-	-	-	60	7135	554001	WS Cash
	2029 Total		570,000	-	-	570,000	-	-	-	-	-	-	-	-				
		#VE030 | 16-20 Dodge Truck	65,000	-	-	-	65,000	-	-	-	-	-	-	-	460	7002	554002	WS Cash
		#VE030 | 2011 Dump Truck (22-03)	110,000	-	-	-	110,000	-	-	-	-	-	-	-	460	7002	554002	WS Cash
		#VE030 | Slope Mower	112,000	-	-	-	112,000	-	-	-	-	-	-	-	460	7155	554001	WS Cash
		#VE030 | Trailer mounted sewer jetter (29-04)	60,000	-	-	-	60,000	-	-	-	-	-	-	-	460	7002	554001	WS Cash
		Vacuum Excavator	69,000	-	-	-	69,000	-	-	-	-	-	-	-	060	7002	554001	WS Cash
		Utility Locator Equipment	20,000	-	-	-	20,000	-	-	-	-	-	-	-	060	7055	534000	WS Cash
	2030 Total		436,000	-	-	-	436,000	-	-	-	-	-	-	-				
		#VE027 | 2008 Dump Truck (17-21)	85,000		-	-	-	85,000	-	-	-	-	-	-	460	7002	554002	WS Cash
	2031+ Total		782,000	-	-	-	697,000	85,000	-	-	-	-	-	-				
Water & Sewer Operating Fund Total			**19,333,509**	**1,688,070**	**2,648,517**	**2,152,353**	**2,072,903**	**1,732,971**	**1,366,360**	**1,450,751**	**1,448,173**	**1,556,634**	**1,585,949**	**1,630,827**				

Capital Improvement Plan

Dept.	Fiscal Year	Project Title	Total Cost	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34	FY35	FY36	FY37+	Fund	Dept.	Acct.	Funding Source
Water & Sewer Capital Fund	**10**	Water System Resiliency Looping	13,800,000	13,800,000	-	-	-	-	-	-	-	-	-	-	460	7055	550103	Grant/Loan
	5	NCDOT HWY 64 #18140	610,000	610,000	-	-	-	-	-	-	-	-	-	-	460	7055	550103	2027 Rev. Bond
	4	WWTP Flood Mitigation Project, HH24-F16	102,000,000	102,000,000	-	-	-	-	-	-	-	-	-	-	460	7135	550103	Grant/Loan
	4	WWTP 6MGD Expansion, #24002	23,000,000	23,000,000	-	-	-	-	-	-	-	-	-	-	460	7135	550103	Grant
	6	Cane Creek Redundant Water Main	850,000	850,000	-	-	-	-	-	-	-	-	-	-	460	7135	550103	Grant
	4	WTP Sudge Transfer and Backwash Pump Upgrade	6,000,000	6,000,000	-	-	-	-	-	-	-	-	-	-	460	7035	550103	SRF Loan
	4	WWTP Belt Filter Press #2 Rollers and Bearing Replacement	400,000	400,000	-	-	-	-	-	-	-	-	-	-	460	7055	550103	Grant/Reserve
	9	WWTP Sludge Thickening Rehabilitation	750,000	750,000	-	-	-	-	-	-	-	-	-	-	460	7135	550103	SRF Loan
	2027 Total		147,410,000	147,410,000	-	-	-	-	-	-	-	-	-	-				
	10	GE Sewer Pump Station Improvements	450,000	-	450,000	-	-	-	-	-	-	-	-	-	460	7155	550103	2027 Rev. Bond
	9	Long John Mountain Water Improvements #18014	9,670,000	-	9,670,000	-	-	-	-	-	-	-	-	-	460	7055	550103	SRF Loan
	4	Sewer Combination Vactor Truck #29-05	600,000	-	600,000	-	-	-	-	-	-	-	-	-	460	7155	550103	2027 Rev. Bond
	12	Willow Road:Price Road PRV Bypass (CH-1)	500,000	-	500,000	-	-	-	-	-	-	-	-	-	460	7055	550103	Reseve
	4	WTP Chemical Facility Improvements	7,750,000	-	750,000	7,000,000	-	-	-	-	-	-	-	-	460	7035	550103	SRF Loan
	2028 Total		18,970,000	-	11,970,000	7,000,000	-	-	-	-	-	-	-	-				
	10	AMI Metering Infrastructure Replacement #23003	8,666,000	-	-	4,269,000	4,397,000	-	-	-	-	-	-	-	460	7002	550103	2031 Rev. Bond
	5	Heatherwood Neighborhood Water Replacement	1,690,000	-	-	1,690,000	-	-	-	-	-	-	-	-	460	7055	550103	2029 Rev. Bond
	9	North Main Water and Sewer Replacement	1,850,000	-	-	1,850,000	-	-	-	-	-	-	-	-	460	7055	550103	2029 Rev. Bond
	4	WTP Clearwell No. 2	10,750,000	-	-	750,000	10,000,000	-	-	-	-	-	-	-	460	7135	550103	2029 Rev. Bond
	2	WTP Finished Water Redundant Line	1,700,000	-	-	1,700,000	-	-	-	-	-	-	-	-	460	7035	550103	2029 Rev. Bond
	4	WWTP Belt Filter Press #1 Rollers and Bearing Replacement	450,000	-	-	450,000	-	-	-	-	-	-	-	-	460	7035	550103	SRF Loan
	2029 Total		25,106,000	-	-	10,709,000	14,397,000	-	-	-	-	-	-	-				
	10	Finley Cove Apple Zone Interconnect (LP-2)	650,000	-	-	-	650,000	-	-	-	-	-	-	-	460	7055	550103	2031 Rev. Bond
	4	NCDOT 191 #16126	15,000,000	-	-	-	15,000,000	-	-	-	-	-	-	-	460	7055	550103	2031 Rev. Bond
	10	NCDOT White St/ South Main #17126	3,750,000	-	-	-	3,750,000	-	-	-	-	-	-	-	460	7055	550103	2031 Rev. Bond
	9	Statonwoods Neighborhood Water Replacement	920,000	-	-	-	920,000	-	-	-	-	-	-	-	460	7055	550103	2031 Rev. Bond
	2030 Total		20,320,000	-	-	-	20,320,000	-	-	-	-	-	-	-				
	15	Baystone Drive Neighborhood Water Replacement	1,220,000	-	-	-	-	1,220,000	-	-	-	-	-	-	460	7055	550103	2031 Rev. Bond
	10	Brookwood Sewer Pump Station Replacement	359,000	-	-	-	-	359,000	-	-	-	-	-	-	460	7155	550103	Reserve
	10	Kenmure Drive Water Improvements (KG-6)	400,000	-	-	-	-	400,000	-	-	-	-	-	-	460	7055	550103	Reserve
	8	Raw Water Transmission Main Inspection	1,300,000	-	-	-	-	1,300,000	-	-	-	-	-	-	460	7035	550103	2031 Rev. Bond
	6	Wash Creek Replacement Sewer G08	4,065,000	-	-	-	-	4,065,000	-	-	-	-	-	-	460	7155	550103	2033 Rev. Bond
	2031 Total		7,344,000	-	-	-	-	7,344,000	-	-	-	-	-	-				
	9	East Blue Ridge Road Water Improvements (M2-29)	1,600,000	-	-	-	-	-	1,600,000	-	-	-	-	-	460	7055	550103	2033 Rev. Bond
	10	WTP 400 kW Generator Replacement - Mills River	350,000	-	-	-	-	-	350,000	-	-	-	-	-	460	7035	550103	Reserve
	8	WTP General Concrete Structural Repair and Rehabilitation	1,250,000	-	-	-	-	-	1,250,000	-	-	-	-	-	460	7035	550103	2031 Rev. Bond
	4	WTP Thickener Improvements	750,000	-	-	-	-	-	750,000	-	-	-	-	-	460	7035	550103	2033 Rev. Bond
	9	WWTP Secondary Clarifier Rehabilitation	2,830,000	-	-	-	-	-	2,830,000	-	-	-	-	-	460	7135	550103	2033 Rev. Bond
	2032 Total		6,780,000	-	-	-	-	-	6,780,000	-	-	-	-	-				
	6	Brittain Creek Sewer Replacement G-03	3,080,000	-	-	-	-	-	-	3,080,000	-	-	-	-	460	7155	550103	2033 Rev. Bond
	12	Carriage Park Sewer Pump Station Abandonments	2,500,000	-	-	-	-	-	-	2,500,000	-	-	-	-	460	7155	550103	2033 Rev. Bond
	9	WWTP TWAS Storage Project	5,500,000	-	-	-	-	-	-	5,500,000	-	-	-	-	460	7135	550103	SRF Loan
	6	WWTP Facility Lightning Protection	590,000	-	-	-	-	-	-	590,000	-	-	-	-	460	7135	550103	2029 Rev. Bond
	2033 Total		11,670,000	-	-	-	-	-	-	11,670,000	-	-	-	-				
	15	Devils Fork Sewer Replacement G05	3,240,000	-	-	-	-	-	-	-	3,240,000	-	-	-	460	7155	550103	2035 Rev. Bond
	8	Ladson Road Water Improvements (MTM-5)	3,500,000	-	-	-	-	-	-	-	3,500,000	-	-	-	460	7055	550103	2035 Rev. Bond
	10	Southside Water System Improvements	4,090,000	-	-	-	-	-	-	-	4,090,000	-	-	-	460	7055	550103	2033 Rev. Bond
	4	WTP Expansion to 18.0 MGD	13,500,000	-	-	-	-	-	-	-	13,500,000	-	-	-	460	7035	550103	2033 Rev. Bond
	15	S. Mills Gap Rd. Water Main Extension	1,860,000	-	-	-	-	-	-	-	1,860,000	-	-	-	460	7055	550103	2035 Rev. Bond
	2034 Total		26,190,000	-	-	-	-	-	-	-	26,190,000	-	-	-				
	15	Eastside Transmission Main, Phase 2 and 3	10,000,000	-	-	-	-	-	-	-	-	10,000,000	-	-	460	7055	550103	2037+ Rev. Bond
	8	Fruitland Rd. Water Main Extension	2,650,000	-	-	-	-	-	-	-	-	2,650,000	-	-	460	7055	550103	2037+ Rev. Bond
	2034 Total		54,200,000	-	-	-	-	-	-	-	41,550,000	12,650,000	-	-				
	15	Dana Rd. Water Main Extension (ES-3)	8,500,000	-	-	-	-	-	-	-	-	-	8,500,000	-	460	7055	550103	2033 Rev. Bond
	10	WTP 2MW Generator Replacement	1,500,000	-	-	-	-	-	-	-	-	-	1,500,000	-	460	7035	550103	2033 Rev. Bond
	2036 Total		10,000,000	-	-	-	-	-	-	-	-	-	10,000,000	-				
	4	Barker Heights Sewer Improvements	17,605,200	-	-	-	-	-	-	-	-	-	-	17,605,200	460	7155	550103	Grant/Assessment
	4	WTP Expansion to 25.0 MGD	19,500,000	-	-	-	-	-	-	-	-	-	-	19,500,000	460	7035	550103	2035+ Rev. Bond
	4	WWTP 7.8 MGD Facility Expansion	44,000,000	-	-	-	-	-	-	-	-	-	-	44,000,000	460	7135	550103	2035+ Rev. Bond
	2037+ Total		81,105,200	-	-	-	-	-	-	-	-	-	-	81,105,200				
Water & Sewer Capital Fund Total			**409,095,200**	**147,410,000**	**11,970,000**	**17,709,000**	**34,717,000**	**7,344,000**	**6,780,000**	**11,670,000**	**67,740,000**	**12,650,000**	**10,000,000**	**81,105,200**				
TOTAL CAPITAL IMPROVEMENT PLAN			**655,638,166**	**169,524,867**	**46,821,416**	**57,273,600**	**57,853,074**	**28,626,859**	**16,445,502**	**23,654,743**	**74,786,272**	**79,137,856**	**14,790,449**	**86,723,527**				

City of Hendersonville

Pay and Classification Schedule

Market Increase = 4.00% | Merit = 1.00%, 2.25%, or 3.50% - July 1, 2026 to June 30, 2027 (FY27)

Position Title	Grade	Minimum	Midpoint	Maximum
Not Assigned	1	27,241.46	34,350.97	41,454.44
Not Assigned	2	28,603.54	36,068.52	43,527.14
Not Assigned	3	30,033.72	37,871.94	45,703.50
Not Assigned	4	31,535.40	39,765.53	47,988.68
Not Assigned	5	33,112.18	41,753.81	50,388.10
Not Assigned	6	34,767.79	43,841.51	52,907.51
Not Assigned	7	36,506.17	46,033.56	55,552.87
Not Assigned	8	38,331.47	48,335.24	58,330.53
Administrative Assistant I	9	40,248.06	50,752.02	61,247.05
Customer Service Representative I	9	40,248.06	50,752.02	61,247.05
Police Support Specialist I	9	40,248.06	50,752.02	61,247.05
Building Maintenance Apprentice	10	42,260.45	53,289.62	64,309.41
Customer Service Representative II	10	42,260.45	53,289.62	64,309.41
Downtown Services Worker I	10	42,260.45	53,289.62	64,309.41
Environmental Services Worker I	10	42,260.45	53,289.62	64,309.41
Facilities Maintenance Apprentice	10	42,260.45	53,289.62	64,309.41
Line Maintenance Mechanic I	10	42,260.45	53,289.62	64,309.41
Meter Maintenance Technician I	10	42,260.45	53,289.62	64,309.41
Parking Services Ambassador	10	42,260.45	53,289.62	64,309.41
Police Support Specialist II	10	42,260.45	53,289.62	64,309.41
Property Maintenance Worker I	10	42,260.45	53,289.62	64,309.41
Street Maintenance Worker I	10	42,260.45	53,289.62	64,309.41
Traffic Engineering Apprentice	10	42,260.45	53,289.62	64,309.41
WTP Operator I	10	42,260.45	53,289.62	64,309.41
WWTP Operator I	10	42,260.45	53,289.62	64,309.41
Customer Service Representative III	11	44,373.47	55,954.08	67,524.88
Equipment Operator I - CCTV	11	44,373.47	55,954.08	67,524.88
Equipment Operator I - Sewer Cleaning	11	44,373.47	55,954.08	67,524.88
Operations Support Specialist I	11	44,373.47	55,954.08	67,524.88
Police Operations Specialist	11	44,373.47	55,954.08	67,524.88
Utility Billing Specialist I	11	44,373.47	55,954.08	67,524.88

City of Hendersonville

Pay and Classification Schedule

Market Increase = 4.00% | Merit = 1.00%, 2.25%, or 3.50% - July 1, 2026 to June 30, 2027 (FY27)

Position Title	Grade	Minimum	Midpoint	Maximum
Administrative Assistant II	12	46,592.14	58,751.79	70,901.11
Building Maintenance Technician I	12	46,592.14	58,751.79	70,901.11
Civilian Animal Control Officer	12	46,592.14	58,751.79	70,901.11
Downtown Services Worker II	12	46,592.14	58,751.79	70,901.11
Environmental Services Worker II	12	46,592.14	58,751.79	70,901.11
Equipment Operator II - CCTV	12	46,592.14	58,751.79	70,901.11
Equipment Operator II - Sewer Cleaning	12	46,592.14	58,751.79	70,901.11
Evidence Technician	12	46,592.14	58,751.79	70,901.11
Facilities Maintenance Mechanic I	12	46,592.14	58,751.79	70,901.11
Firefighter in Training	12	46,592.14	58,751.79	70,901.11
Fleet Technician I	12	46,592.14	58,751.79	70,901.11
Inflow and Infiltration Technician I	12	46,592.14	58,751.79	70,901.11
Leak Detection Technician I	12	46,592.14	58,751.79	70,901.11
Line Maintenance Mechanic II	12	46,592.14	58,751.79	70,901.11
Meter Maintenance Technician II	12	46,592.14	58,751.79	70,901.11
Operations Support Specialist II	12	46,592.14	58,751.79	70,901.11
Payment Posting Specialist	12	46,592.14	58,751.79	70,901.11
Police Telecommunicator I	12	46,592.14	58,751.79	70,901.11
Property Maintenance Worker II	12	46,592.14	58,751.79	70,901.11
Street Maintenance Worker II	12	46,592.14	58,751.79	70,901.11
Traffic Engineering Technician I	12	46,592.14	58,751.79	70,901.11
Utilities Compliance Technician I	12	46,592.14	58,751.79	70,901.11
Utility Billing Specialist II	12	46,592.14	58,751.79	70,901.11
Utility Location Specialist I	12	46,592.14	58,751.79	70,901.11
Utility Production Specialist	12	46,592.14	58,751.79	70,901.11
Warehouse Specialist	12	46,592.14	58,751.79	70,901.11
WTP Laboratory Technician I	12	46,592.14	58,751.79	70,901.11
WTP Operator II	12	46,592.14	58,751.79	70,901.11
WWTP Laboratory Technician I	12	46,592.14	58,751.79	70,901.11
WWTP Operator II	12	46,592.14	58,751.79	70,901.11

City of Hendersonville

Pay and Classification Schedule

Market Increase = 4.00% | Merit = 1.00%, 2.25%, or 3.50% - July 1, 2026 to June 30, 2027 (FY27)

Position Title	Grade	Minimum	Midpoint	Maximum
Building Maintenance Technician II	13	48,921.75	61,689.37	74,446.17
Code Enforcement Officer I	13	48,921.75	61,689.37	74,446.17
Downtown Services Worker III	13	48,921.75	61,689.37	74,446.17
Environmental Services Worker III	13	48,921.75	61,689.37	74,446.17
Equipment Operator III - CCTV	13	48,921.75	61,689.37	74,446.17
Equipment Operator III - Sewer Cleaning	13	48,921.75	61,689.37	74,446.17
Event Coordinator I	13	48,921.75	61,689.37	74,446.17
Facilities Maintenance Mechanic II	13	48,921.75	61,689.37	74,446.17
Firefighter/EMT In Training	13	48,921.75	61,689.37	74,446.17
Fleet Technician II	13	48,921.75	61,689.37	74,446.17
Generator Maintenance Technician I	13	48,921.75	61,689.37	74,446.17
Inflow and Infiltration Technician II	13	48,921.75	61,689.37	74,446.17
Leak Detection Technician II	13	48,921.75	61,689.37	74,446.17
Line Maintenance Mechanic III	13	48,921.75	61,689.37	74,446.17
Meter Maintenance Technician III	13	48,921.75	61,689.37	74,446.17
Operations Support Specialist III	13	48,921.75	61,689.37	74,446.17
Police Officer In Training	13	48,921.75	61,689.37	74,446.17
Police Telecommunicator II	13	48,921.75	61,689.37	74,446.17
Property Maintenance Worker III	13	48,921.75	61,689.37	74,446.17
Senior Utility Production Specialist	13	48,921.75	61,689.37	74,446.17
Senior Warehouse Specialist	13	48,921.75	61,689.37	74,446.17
Street Maintenance Worker III	13	48,921.75	61,689.37	74,446.17
Traffic Engineering Technician II	13	48,921.75	61,689.37	74,446.17
Utilities Compliance Technician II	13	48,921.75	61,689.37	74,446.17
Utility Location Specialist II	13	48,921.75	61,689.37	74,446.17
WTP Laboratory Technician II	13	48,921.75	61,689.37	74,446.17
WWTP Laboratory Technician II	13	48,921.75	61,689.37	74,446.17
Accounting Coordinator I	14	51,367.84	64,773.85	78,168.47
Administrative Assistant III	14	51,367.84	64,773.85	78,168.47
Building Maintenance Technician III	14	51,367.84	64,773.85	78,168.47
Event Coordinator II	14	51,367.84	64,773.85	78,168.47
Facilities Maintenance Mechanic III	14	51,367.84	64,773.85	78,168.47
Fire and Life Safety Educator	14	51,367.84	64,773.85	78,168.47
Fire Inspector I	14	51,367.84	64,773.85	78,168.47
Firefighter/EMT I	14	51,367.84	64,773.85	78,168.47
Fleet Technician III	14	51,367.84	64,773.85	78,168.47
Generator Maintenance Technician II	14	51,367.84	64,773.85	78,168.47
Inflow and Infiltration Technician III	14	51,367.84	64,773.85	78,168.47
Leak Detection Technician III	14	51,367.84	64,773.85	78,168.47
Parking Services Supervisor	14	51,367.84	64,773.85	78,168.47
Police Telecommunicator III	14	51,367.84	64,773.85	78,168.47
Utilities Compliance Technician III	14	51,367.84	64,773.85	78,168.47
Utility Location Specialist III	14	51,367.84	64,773.85	78,168.47
WTP Laboratory Technician III	14	51,367.84	64,773.85	78,168.47
WTP Operator III	14	51,367.84	64,773.85	78,168.47
WWTP Laboratory Technician III	14	51,367.84	64,773.85	78,168.47
WWTP Operator III	14	51,367.84	64,773.85	78,168.47

City of Hendersonville

Pay and Classification Schedule

Market Increase = 4.00% | Merit = 1.00%, 2.25%, or 3.50% - July 1, 2026 to June 30, 2027 (FY27)

Position Title	Grade	Minimum	Midpoint	Maximum
Accounting Coordinator II	15	53,936.22	68,012.54	82,076.90
Asset Management Coordinator I	15	53,936.22	68,012.54	82,076.90
Assistant Fire Marshal	15	53,936.22	68,012.54	82,076.90
Building Maintenance Crew Leader	15	53,936.22	68,012.54	82,076.90
Code Enforcement Officer II	15	53,936.22	68,012.54	82,076.90
Crew Leader CCTV	15	53,936.22	68,012.54	82,076.90
Crew Leader Sewer Cleaning	15	53,936.22	68,012.54	82,076.90
Customer Service Team Lead	15	53,936.22	68,012.54	82,076.90
Downtown Services Crew Leader	15	53,936.22	68,012.54	82,076.90
Environmental Services Crew Leader	15	53,936.22	68,012.54	82,076.90
Event Coordinator III	15	53,936.22	68,012.54	82,076.90
Facilities Maintenance Crew Leader	15	53,936.22	68,012.54	82,076.90
GIS Technician I	15	53,936.22	68,012.54	82,076.90
Instrumentation & Electrical Technician I	15	53,936.22	68,012.54	82,076.90
Line Maintenance Crew Leader	15	53,936.22	68,012.54	82,076.90
Police Investigator	15	53,936.22	68,012.54	82,076.90
Police Officer I	15	53,936.22	68,012.54	82,076.90
Police Telecommunications Supervisor	15	53,936.22	68,012.54	82,076.90
Property Maintenance Crew Leader	15	53,936.22	68,012.54	82,076.90
Senior Firefighter	15	53,936.22	68,012.54	82,076.90
Senior Generator Maintenance Technician	15	53,936.22	68,012.54	82,076.90
Street Maintenance Crew Leader	15	53,936.22	68,012.54	82,076.90
Utility Billing Team Lead	15	53,936.22	68,012.54	82,076.90
Accountant I	16	56,633.03	71,413.16	86,180.75
Communications Coordinator I	16	56,633.03	71,413.16	86,180.75
Downtown Coordinator I	16	56,633.03	71,413.16	86,180.75
Engineering Technician I	16	56,633.03	71,413.16	86,180.75
Fire Engineer	16	56,633.03	71,413.16	86,180.75
Fleet Coordinator	16	56,633.03	71,413.16	86,180.75
Human Resources Coordinator I	16	56,633.03	71,413.16	86,180.75
Instrumentation & Electrical Technician II	16	56,633.03	71,413.16	86,180.75
Management Analyst I - Budget	16	56,633.03	71,413.16	86,180.75
Management Analyst I - Strategy & Performance	16	56,633.03	71,413.16	86,180.75
Planner I	16	56,633.03	71,413.16	86,180.75
Police Accrediation Coordinator	16	56,633.03	71,413.16	86,180.75
Police Detective I	16	56,633.03	71,413.16	86,180.75
Police Officer II	16	56,633.03	71,413.16	86,180.75
Project Coordinator I	16	56,633.03	71,413.16	86,180.75
Stormwater Technician I	16	56,633.03	71,413.16	86,180.75
Traffic Enginering Technician III	16	56,633.03	71,413.16	86,180.75

City of Hendersonville

Pay and Classification Schedule

Market Increase = 4.00% | Merit = 1.00%, 2.25%, or 3.50% - July 1, 2026 to June 30, 2027 (FY27)

Position Title	Grade	Minimum	Midpoint	Maximum
Asset Management Coordinator II	17	59,464.69	74,983.83	90,489.78
Code Enforcement Officer III	17	59,464.69	74,983.83	90,489.78
Construction Inspector I	17	59,464.69	74,983.83	90,489.78
Downtown Coordinator II	17	59,464.69	74,983.83	90,489.78
Engineering Technician II	17	59,464.69	74,983.83	90,489.78
GIS Technician II	17	59,464.69	74,983.83	90,489.78
Police Detective II	17	59,464.69	74,983.83	90,489.78
Police Officer III	17	59,464.69	74,983.83	90,489.78
Police Social Worker	17	59,464.69	74,983.83	90,489.78
Senior Fire Engineer	17	59,464.69	74,983.83	90,489.78
Senior Instrumentation & Electrical Technician	17	59,464.69	74,983.83	90,489.78
Utilities Compliance Coordinator	17	59,464.69	74,983.83	90,489.78
Utilities Inventory & Purchasing Coordinator	17	59,464.69	74,983.83	90,489.78
Accountant II	18	62,437.92	78,733.02	95,014.27
Building Maintenance Supervisor	18	62,437.92	78,733.02	95,014.27
Communications Coordinator II	18	62,437.92	78,733.02	95,014.27
Construction Inspector II	18	62,437.92	78,733.02	95,014.27
Downtown Coordinator III	18	62,437.92	78,733.02	95,014.27
Engineering Technician III	18	62,437.92	78,733.02	95,014.27
Environmental Services Supervisor	18	62,437.92	78,733.02	95,014.27
Facilities Maintenance Supervisor	18	62,437.92	78,733.02	95,014.27
Fire Lieutenant	18	62,437.92	78,733.02	95,014.27
Fleet Shop Foreman	18	62,437.92	78,733.02	95,014.27
Human Resources Coordinator II	18	62,437.92	78,733.02	95,014.27
Management Analyst II - Budget	18	62,437.92	78,733.02	95,014.27
Management Analyst II - Strategy & Performance	18	62,437.92	78,733.02	95,014.27
Meter Services Supervisor	18	62,437.92	78,733.02	95,014.27
Planner II	18	62,437.92	78,733.02	95,014.27
Police Detective III	18	62,437.92	78,733.02	95,014.27
Police Officer IV	18	62,437.92	78,733.02	95,014.27
Project Coordinator II	18	62,437.92	78,733.02	95,014.27
Property Maintenance Supervisor	18	62,437.92	78,733.02	95,014.27
Stormwater Technician II	18	62,437.92	78,733.02	95,014.27
Street Maintenance Supervisor	18	62,437.92	78,733.02	95,014.27
Traffic Engineering Supervisor	18	62,437.92	78,733.02	95,014.27
Utility Systems Supervisor	18	62,437.92	78,733.02	95,014.27
WTP Chief Operator	18	62,437.92	78,733.02	95,014.27
WTP Laboratory Supervisor	18	62,437.92	78,733.02	95,014.27
WWTP Chief Operator	18	62,437.92	78,733.02	95,014.27
WWTP Laboratory Supervisor	18	62,437.92	78,733.02	95,014.27

City of Hendersonville

Pay and Classification Schedule

Market Increase = 4.00% | Merit = 1.00%, 2.25%, or 3.50% - July 1, 2026 to June 30, 2027 (FY27)

Position Title	Grade	Minimum	Midpoint	Maximum
Asset Management Coordinator III	19	65,559.81	82,669.67	99,764.99
Construction Inspector III	19	65,559.81	82,669.67	99,764.99
GIS Specialist I	19	65,559.81	82,669.67	99,764.99
IT System Administrator	19	65,559.81	82,669.67	99,764.99
Police Sergeant	19	65,559.81	82,669.67	99,764.99
Purchasing Administrator	19	65,559.81	82,669.67	99,764.99
Accountant III	20	68,837.80	86,803.15	104,753.24
Civil/Utilities Engineer I	20	68,837.80	86,803.15	104,753.24
Communications Coordinator III	20	68,837.80	86,803.15	104,753.24
Deputy Fire Marshal	20	68,837.80	86,803.15	104,753.24
GIS Specialist II	20	68,837.80	86,803.15	104,753.24
Human Resources Coordinator III	20	68,837.80	86,803.15	104,753.24
Management Analyst III - Budget	20	68,837.80	86,803.15	104,753.24
Management Analyst III - Strategy & Performance	20	68,837.80	86,803.15	104,753.24
Planner III	20	68,837.80	86,803.15	104,753.24
Project Coordinator III	20	68,837.80	86,803.15	104,753.24
Stormwater Technician III	20	68,837.80	86,803.15	104,753.24
Utility Revenue Manager	20	68,837.80	86,803.15	104,753.24
Fire Captain	21	72,279.70	91,143.31	109,990.90
Environmental Services Manager	21	72,279.70	91,143.31	109,990.90
Fleet and Facilities Manager	21	72,279.70	91,143.31	109,990.90
Software Developer	21	72,279.70	91,143.31	109,990.90
Wastewater Treatment Manager	21	72,279.70	91,143.31	109,990.90
Water Treatment Manager	21	72,279.70	91,143.31	109,990.90
Civil/Utilities Engineer II	22	75,893.67	95,700.47	115,490.43
Fire Safety & Training Officer	22	75,893.67	95,700.47	115,490.43
Police Lieutenant	22	75,893.67	95,700.47	115,490.43
Senior Accountant	22	75,893.67	95,700.47	115,490.43
Utilities Technology Manager	22	75,893.67	95,700.47	115,490.43
Fire Battalion Chief	23	79,688.36	100,485.50	121,264.95
Fire Marshal	23	79,688.36	100,485.50	121,264.95
Sustainability Manager	23	79,688.36	100,485.50	121,264.95
Civil/Utilities Engineer III	24	83,672.78	105,509.77	127,328.20
Construction Division Manager	24	83,672.78	105,509.77	127,328.20
Downtown Division Manager	24	83,672.78	105,509.77	127,328.20
GIS Division Manager	24	83,672.78	105,509.77	127,328.20
Planning Division Manager	24	83,672.78	105,509.77	127,328.20

City of Hendersonville

Pay and Classification Schedule

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Position Title	Grade	Minimum	Midpoint	Maximum
Assistant Finance Director	25	87,856.42	110,785.26	133,694.62
Assistant Fire Chief	25	87,856.42	110,785.26	133,694.62
Assistant Human Resources Director	25	87,856.42	110,785.26	133,694.62
Assistant Engineering Director	25	87,856.42	110,785.26	133,694.62
Assistant to the City Manager	25	87,856.42	110,785.26	133,694.62
City Clerk	25	87,856.42	110,785.26	133,694.62
Comms. and Technology Bureau Manager	25	87,856.42	110,785.26	133,694.62
Police Captain	25	87,856.42	110,785.26	133,694.62
Assistant Police Chief	26	92,249.24	116,324.52	140,379.35
Assistant Utilities Director	26	92,249.24	116,324.52	140,379.35
Deputy Fire Chief	26	92,249.24	116,324.52	140,379.35
Staff Attorney	26	92,249.24	116,324.52	140,379.35
Assistant City Attorney	27	96,861.70	122,140.75	147,398.30
Budget & Evaluation Director	28	101,704.79	128,247.77	154,768.23
Communications Director	28	101,704.79	128,247.77	154,768.23
Community Development Director	28	101,704.79	128,247.77	154,768.23
Engineering Director	28	101,704.79	128,247.77	154,768.23
Finance Director	28	101,704.79	128,247.77	154,768.23
Fire Chief	28	101,704.79	128,247.77	154,768.23
Human Resources Director	28	101,704.79	128,247.77	154,768.23
Information Technology Director	28	101,704.79	128,247.77	154,768.23
Police Chief	28	101,704.79	128,247.77	154,768.23
Public Works Director	28	101,704.79	128,247.77	154,768.23
Stormwater and Parks Director	28	101,704.79	128,247.77	154,768.23
Utilities Director	28	101,704.79	128,247.77	154,768.23
Not Assigned	29	106,790.02	134,660.16	162,506.63
Not Assigned	30	112,129.53	141,393.17	170,631.96
Not Assigned	31	117,736.00	148,462.83	179,163.56
Assistant City Manager	32	123,622.80	155,885.97	188,121.75
Deputy City Manager	33	129,803.93	163,680.27	197,527.82
Not Assigned	34	136,294.13	171,864.28	207,404.22
Not Assigned	35	143,108.83	180,457.50	217,774.43
Not Assigned	36	150,264.28	189,480.37	228,663.15

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City of Hendersonville

Pay and Classification Schedule

Market Increase = 4.00% - July 1, 2026 to June 30, 2027 (FY27)

Grade	Minimum	Probation Completion (Minimum + 5.0%)	Midpoint	Maximum
1	27,241.46	28,603.54	34,350.97	41,454.44
2	28,603.54	30,033.72	36,068.52	43,527.14
3	30,033.72	31,535.40	37,871.94	45,703.50
4	31,535.40	33,112.17	39,765.53	47,988.68
5	33,112.18	34,767.79	41,753.81	50,388.10
6	34,767.79	36,506.17	43,841.51	52,907.51
7	36,506.17	38,331.48	46,033.56	55,552.87
8	38,331.47	40,248.05	48,335.24	58,330.53
9	40,248.06	42,260.46	50,752.02	61,247.05
10	42,260.45	44,373.46	53,289.62	64,309.41
11	44,373.47	46,592.14	55,954.08	67,524.88
12	46,592.14	48,921.75	58,751.79	70,901.11
13	48,921.75	51,367.84	61,689.37	74,446.17
14	51,367.84	53,936.22	64,773.85	78,168.47
15	53,936.22	56,633.03	68,012.54	82,076.90
16	56,633.03	59,464.69	71,413.16	86,180.75
17	59,464.69	62,437.92	74,983.83	90,489.78
18	62,437.92	65,559.82	78,733.02	95,014.27
19	65,559.81	68,837.80	82,669.67	99,764.99
20	68,837.80	72,279.69	86,803.15	104,753.24
21	72,279.70	75,893.69	91,143.31	109,990.90
22	75,893.67	79,688.36	95,700.47	115,490.43
23	79,688.36	83,672.78	100,485.50	121,264.95
24	83,672.78	87,856.42	105,509.77	127,328.20
25	87,856.42	92,249.24	110,785.26	133,694.62
26	92,249.24	96,861.70	116,324.52	140,379.35
27	96,861.70	101,704.79	122,140.75	147,398.30
28	101,704.79	106,790.02	128,247.77	154,768.23
29	106,790.02	112,129.53	134,660.16	162,506.63
30	112,129.53	117,736.00	141,393.17	170,631.96
31	117,736.00	123,622.80	148,462.83	179,163.56
32	123,622.80	129,803.93	155,885.97	188,121.75
33	129,803.93	136,294.13	163,680.27	197,527.82
34	136,294.13	143,108.83	171,864.28	207,404.22
35	143,108.83	150,264.27	180,457.50	217,774.43
36	150,264.28	157,777.49	189,480.37	228,663.15

Office of Management & Budget
City Hall, Second Floor
160 Sixth Ave. E.
Hendersonville, NC 28792



828-697-3000
hendersonvillenc.gov/budget

Resolution #R-26-49

RESOLUTION OF INTENT

A RESOLUTION TO CONSIDER AND ADOPT THE RECOMMENDED CAPITAL IMPROVEMENT PLAN (CIP) AND FOLLOW THE SCHEDULE OF RATES AND FEES FOR THE CITY OF HENDERSONVILLE, NORTH CAROLINA FOR THE FISCAL YEAR 2026 – 2027 (FY27) THROUGH THE FISCAL YEAR 2036 -2037 (FY37)

WHEREAS, the City of Hendersonville recognizes that a Capital Improvement Plan (CIP) enables staff and the Board to plan for a vibrant community; and,

WHEREAS, the CIP is a 10-year planning tool designed to help the City plan for the repair, replacement, and acquisition of capital items; to assist in financial planning; to ensure better coordination and evaluation of projects; to provide necessary lead time for project planning, and to maintain or improve the City's credit rating and fiscal health; and,

WHEREAS, the recommended FY27 through FY37 CIP updates preceding budgets and CIPs of prior fiscal years; and,

WHEREAS, this plan is updated annually for Board review; and,

WHEREAS, this flexibility in the planning and implementation of capital needs makes the City's CIP responsive to the changing needs of its community; and,

WHEREAS, the City intends to reimburse itself for funds expended with debt proceeds for any projects identified as such in the CIP table; and,

WHEREAS, the Board intends to follow the recommendations of the water and sewer rate recommendations as to provide adequate funding for the projects identified in the CIP while maintaining a strong financially sustainable fiscal position; and,

WHEREAS, the Board intends to equalize inside and outside city water rates by FY30, providing a 5.00% decrease from 120.00% in FY26 to 115.00% in FY27; and,

WHEREAS, the Board intends to follow the proposed stormwater rate schedule with a maximum monthly charge of $450.00 in FY27 to fund stormwater projects; and,

WHEREAS, this CIP will provide a vibrant future for our community and is intended to further the vision and mission of the City.

THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF HENDERSONVILLE, NORTH CAROLINA:

That the City of Hendersonville City Council has received and adopts the recommended Capital

Improvement Plan (CIP) in conjunction with the annual City Budget for Fiscal Year 2026-2027 (FY27).

Passed and adopted at the regular meeting of the City Council of the City of Hendersonville, North Carolina, held this 4th day of June 2026.

ATTEST: _____
Barbara G. Volk, Mayor, City of Hendersonville

_____
Jill Murray, City Clerk

Approved as to form:

_____
Angela S. Beeker, City Attorney

Resolution #R-26-50

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL AUTHORIZING INCREASE IN MICRO-PURCHASE THRESHOLD

WHEREAS, from time to time, the City of Hendersonville purchases goods and services using federal funding subject to the procurement standards in 2 C.F.R. Part 200, Subpart D; and,

WHEREAS, the City of Hendersonville's procurement of such goods and services is subject to the purchasing policies of the City, including but not limited to the City of Hendersonville Uniform Guidance Procurement Policy; and,

WHEREAS, the City of Hendersonville is a non-Federal entity under the definition set forth in 2 C.F.R. § 200.1; and,

WHEREAS, pursuant to 2 C.F.R. § 200.320(a)(1)(ii), a non-Federal entity may award micro-purchases without soliciting competitive price or rate quotations if the non-Federal entity considers the price to be reasonable based on research, experience, purchase history or other information and documents that the non-Federal entity files, accordingly; and,

WHEREAS, pursuant to 2 C.F.R. § 200.320(a)(1)(iii), a non-Federal entity is responsible for determining and documenting an appropriate micro-purchase threshold based on internal controls, an evaluation of risk, and its documented procurement procedures; and,

WHEREAS, pursuant to 2 C.F.R. § 200.320(a)(1)(iv), a non-Federal entity may self-certify on an annual basis a micro-purchase threshold not to exceed $50,000 and maintain documentation to be made available to a Federal awarding agency and auditors in accordance with 2 C.F.R. § 200.334; and,

WHEREAS, pursuant to 2 C.F.R. § 200.320(a)(1)(iv), such self-certification must include (1) a justification for the threshold, (2) a clear identification of the threshold, and (3) supporting documentation, which, for public institutions, may be a "higher threshold consistent with State law"; and,

WHEREAS, G.S. 143-129(a) and G.S. 143-131(a) require the City of Hendersonville to conduct a competitive bidding process for the purchase of (1) "apparatus, supplies, materials, or equipment" where the cost of such purchase is equal to or greater than $30,000, and (2) "construction or repair work" where the cost of such purchase is greater than or equal to $30,000; and,

WHEREAS, North Carolina law does not require a unit of local government to competitively bid for purchase of services other than services subject to the qualifications-based selection process set forth in Article 3D of Chapter 143 of the North Carolina General Statutes (the "Mini-Brooks Act"); and,

WHEREAS, G.S. 143-64.32 permits units of local government to exercise, in writing, an exemption to the qualifications-based selection process for services subject to the Mini-Brooks Act for particular projects where the aggregate cost of such services does not exceed $50,000; and,

WHEREAS, pursuant to 2 C.F.R. § 200.320(a)(1)(iv), the City Council for the City of Hendersonville now desires to adopt higher micro-purchase thresholds than those identified in 48 C.F.R. § 2.101 to take advantage of increased efficiencies and cost savings that are available under an increased micro-purchase threshold exemption.

THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF HENDERSONVILLE, NORTH CAROLINA:

SECTION 1: That in accordance with 2 C.F.R. § 200.320(a)(1)(iv) and the applicable provisions of North Carolina law, the City of Hendersonville hereby self-certifies the following micro-purchase thresholds, each of which is a "higher threshold consistent with State law" under 2 C.F.R. § 200.320(a)(1)(iv)(C) for the reasons set forth in the recitals to this resolution:

A. $30,000, for the purchase of "apparatus, supplies, materials, or equipment"; and,

B. $30,000, for the purchase of "construction or repair work"; and,

C. $50,000, for the purchase of services not subject to competitive bidding under North Carolina law; and,

D. $50,000, for the purchase of services subject to the qualifications-based selection process in the Mini-Brooks Act; provided that such threshold shall apply to a contract only if the City has exercised an exemption to the Mini-Brooks Act, in writing, for a particular project pursuant to G.S. 143-64.32. If the exemption is not authorized, the micro-purchase threshold shall be $10,000; and,

E. $50,000 for any contract, other than those described in A-D above, that is exempt from competitive procurement requirements under North Carolina State Law.

SECTION 2: The self-certification made herein shall be effective as of the date hereof and shall be applicable until the end of the current fiscal year of the City of Hendersonville but shall not be applicable to Federal financial assistance awards issued prior to November 12, 2020, including financial assistance awards issued prior to that date under the Coronavirus Aid, Relief, and Economic Support (CARES) Act of 2020 (Pub. L. 116-136).

SECTION 3: In the event that the City of Hendersonville receives funding from a federal grantor agency that adopts a more restrictive threshold than those contained herein, the City shall comply with the more restrictive threshold when expending such funds.

SECTION 4: The City of Hendersonville shall maintain documentation to be made available to a Federal awarding agency, any pass-through entity, and auditors in accordance with 2 C.F.R. § 200.334.

SECTION 5: The City Manager, Deputy City Manager, Assistant City Manager, Finance Director, and Budget & Evaluation Director of the City of Hendersonville are hereby authorized, individually and collectively, to revise the purchasing policies of the City, including but not limited to the City of Hendersonville Uniform Guidance Procurement Policy, to reflect the increased micro-purchase thresholds specified herein, and to take all such actions, individually and collectively, to carry into effect the purpose and intent of the foregoing resolution.

Passed and adopted at the regular meeting of the City Council of the City of Hendersonville, North Carolina, held this 4th day of June 2026.

ATTEST: _____
Barbara G. Volk, Mayor, City of Hendersonville

_____
Jill Murray, City Clerk

Approved as to form:

_____
Angela S. Beeker, City Attorney

Ordinance #O-26-14

WATER AND SEWER CAPITAL RESERVE FUND ORDINANCE

AN ORDINANCE SETTING CAPITAL RESERVE GUIDELINES FOR THE CITY OF HENDERSONVILLE, NORTH CAROLINA FOR THE YEAR BEGINNING JULY 1, 2026, AND ENDING JUNE 30, 2027

WHEREAS, under North Carolina General Statute 159-18 the City of Hendersonville is authorized to establish and maintain a capital reserve for any purposes for which bonds may be issued; and,

WHEREAS, the City Council deems it is in the best interest of the citizens of Hendersonville to establish a water and sewer capital reserve to fund future capital improvements; and,

WHEREAS, the capital reserve fund will be used in conjunction with a multi-year capital improvement program to be reviewed annually during the budget process; and,

THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF HENDERSONVILLE, NORTH CAROLINA:

SECTION 1 BUDGET: That the following Water and Sewer Capital Reserve Fund (CRF) budget, purpose, anticipated revenues, and project appropriations are hereby adopted for the operation of the City of Hendersonville and its activities for the fiscal year beginning July 1, 2026, and ending June 30, 2027, in the amount of $100,000.

SECTION 2 PURPOSE: That the purpose of the City of Hendersonville's Water and Sewer CRF will be to (1) raise funds for water and sewer system rehabilitation and installation projects, (2) provide greater levels of transparency in raising and expending funds on capital projects, (3) delineate the timeframe for which revenues will be raised for and expended on capital projects, (4) display the amounts of revenues and expenditures for capital projects funded through the CRF, and (5) detail revenue sources of the fund.

This Capital Reserve Fund Ordinance will, more specifically, be established alongside the City's Budget Ordinance to provide for water and sewer system capital rehabilitation and expansion. The City has recognized the need to fund future system expansion projects and desires to fund such projects through a CRF to enhance transparency and accountability.

SECTION 3 TIMEFRAME: That revenues for Water and Sewer Fund related capital projects will be raised over a period of five (5) fiscal years - from July 1, 2025 (FY26) to June 30, 2030 (FY30).

SECTION 4 AMOUNTS ACCUMULATED: That this fiscal year (FY27), the City will transfer $100,000.00 from the Water and Sewer Fund (060) to the Water and Sewer Capital Reserve Fund (459). The Water and Sewer Capital Reserve Fund has an estimated balance to end the fiscal year June 30th, 2026 of $150,000. The City will save $750,000 of revenue in the

CRF for future system expansion projects. The City anticipates spending $750,000 on system rehabilitation and expansion projects.

SECTION 5 REVENUE SOURCES: That the revenue source planned for the CRF is a transfer from the Water and Sewer Fund. Each year delineated, the City will transfer from the Water and Sewer Fund to the CRF until $750,000 is accumulated.

Passed and adopted at the regular meeting of the City Council of the City of Hendersonville, North Carolina, held this 4th day of June 2026.

ATTEST: _____
Barbara G. Volk, Mayor, City of Hendersonville

_____
Jill Murray, City Clerk

Approved as to form:

_____
Angela S. Beeker, City Attorney

Ordinance: O-26-16

STORMWATER CAPITAL RESERVE FUND ORDINANCE

AN ORDINANCE SETTING CAPITAL RESERVE GUIDELINES FOR THE CITY OF HENDERSONVILLE, NORTH CAROLINA FOR THE YEAR BEGINNING JULY 1, 2026, AND ENDING JUNE 30, 2027

WHEREAS, under North Carolina General Statute 159-18 the City of Hendersonville is authorized to establish and maintain a capital reserve for any purposes for which bonds may be issued; and,

WHEREAS, the City Council deems it is in the best interest of the citizens of Hendersonville to establish a stormwater capital reserve to fund future capital improvements; and,

WHEREAS, the capital reserve fund will be used in conjunction with a multi-year capital improvement program to be reviewed annually during the budget process; and,

THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF HENDERSONVILLE, NORTH CAROLINA:

SECTION 1 BUDGET: That the following Stormwater Capital Reserve Fund (CRF) budget, purpose, anticipated revenues, and project appropriations are hereby adopted for the operation of the City of Hendersonville and its activities for the fiscal year beginning July 1, 2026, and ending June 30, 2027, in the amount of $150,000.

SECTION 2 PURPOSE: That the purpose of the City of Hendersonville CRF will be to (1) raise funds for stormwater system rehabilitation and installation projects, (2) provide greater levels of transparency in raising and expending funds on capital projects, (3) delineate the timeframe for which revenues will be raised for and expended on capital projects, (4) display the amounts of revenues and expenditures for capital projects funded through the CRF, and (5) detail revenue sources of the fund.

This Capital Reserve Fund Ordinance will, more specifically, be established alongside the City's Budget Ordinance to provide for stormwater system capital rehabilitation and installation projects. The City has recognized the need to fund future system expansion projects and desires to fund such projects through a CRF to enhance transparency and accountability.

SECTION 3 TIMEFRAME: That revenues for Stormwater Fund related capital projects will be raised over a period of five (5) fiscal years - from July 1, 2025 (FY26) to June 30, 2030 (FY30).

SECTION 4 AMOUNTS ACCUMULATED: That this fiscal year (FY27), the City will transfer $150,000.00 from the Stormwater Fund (067) to the Stormwater Capital Reserve Fund (457). The Stormwater Capital Reserve Fund has an estimated balance to end the fiscal year June 30th, 2026 (FY26) of $150,000. The City will save $750,000 of revenue in the CRF for

future system expansion projects. The City anticipates spending $750,000 on system rehabilitation and expansion projects.

SECTION 5 REVENUE SOURCES: That the revenue source planned for the CRF is a transfer from the Stormwater Fund. Each year delineated, the City will transfer from the Stormwater Fund to the CRF until $750,000 is accumulated.

Passed and adopted at the regular meeting of the City Council of the City of Hendersonville, North Carolina, held this 4th day of June 2026.

ATTEST: _____
Barbara G. Volk, Mayor, City of Hendersonville

_____
Jill Murray, City Clerk

Approved as to form:

_____
Angela S. Beeker, City Attorney

Ordinance #O-26-17

BUDGET ORDINANCE

AN ORDINANCE MAKING APPROPRIATIONS FOR CERTAIN EXPENSES, CAPITAL IMPROVEMENTS AND INDEBTEDNESS OF THE CITY OF HENDERSONVILLE, NORTH CAROLINA FOR THE FISCAL YEAR BEGINNING JULY 1, 2026, AND ENDING JUNE 30, 2027

WHEREAS, the City of Hendersonville is approaching the conclusion of its current fiscal year and will enter fiscal year 2026-2027 (FY27) on July 1, 2026; and,

WHEREAS, it is necessary and required that prior to entering a new fiscal year a budget must be passed and adopted for the operation of the city government; and,

WHEREAS, the FY27 budget and budget message were submitted to the Hendersonville City Council by the budget officer, the City Manager, on May 22, 2026, as required by N.C.G.S. § 159-11(b); and,

WHEREAS, a copy of the FY27 budget was filed with the Hendersonville City Clerk on May 22, 2026, as required by N.C.G.S. § 159-12(a); and,

WHEREAS, a duly advertised public hearing and a work session has been held wherein the public has been notified and invited to be present.

THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF HENDERSONVILLE, NORTH CAROLINA:

SECTION 1: That the following amounts are hereby appropriated for the following governmental, special revenue, proprietary, and capital reserve funds for the fiscal year beginning July 1, 2026, and ending June 30, 2027, with the estimated, budgeted revenues and other financing for each fund being as stated:

GOVERNMENTAL FUNDS	
General Fund	
Budgeted Revenues	(30,518,905)
Ad Valorem Taxes	(18,380,000)
Other Taxes & Licenses	(7,500)
Unrestricted Intergovernmental	(9,953,000)
Restricted Intergovernmental	(969,055)
Sales & Services	(346,000)
Permits & Fees	(647,350)
Investment Earnings	(210,000)
Miscellaneous	(6,000)
Budgeted Expenditures	32,545,871
General Government	5,789,161
Community Development	1,047,616
Fire	7,454,962
Police	9,163,909
Public Works	4,900,473
Debt Service	4,189,750
Other Financing (Sources)/Uses	(2,026,966)
Proceeds of Debt	-
Sale of Capital Assets	-
Transfers (In)	-
Transfers Out	1,408,468
Fund Balance Appropriated	(3,435,434)
Sub-Total Revenues & Other Financing	**(33,954,339)**
Sub-Total Appropriations	**33,954,339**
NON-MAJOR GOVERNMENTAL FUNDS	
Main Street MSD Fund	
Budgeted Revenues	(742,300)
Ad Valorem Taxes	(301,750)
Other Taxes & Licenses	-
Unrestricted Intergovernmental	(420,000)
Restricted Intergovernmental	-
Permits & Fees	(2,500)
Sales & Services	-
Investment Earnings	(100)
Miscellaneous	(17,950)
Budgeted Expenditures	934,390
Downtown Program	886,590
Debt Service	47,800
Other Financing (Sources)/Uses	(192,090)
Transfers (In)	(192,090)
Fund Balance Appropriated	-
Sub-Total Revenues & Other Financing	**(934,390)**
Sub-Total Appropriations	**934,390**

Seventh Avenue MSD Fund	
Budgeted Revenues	(146,450)
Ad Valorem Taxes	(57,350)
Other Taxes & Licenses	-
Unrestricted Intergovernmental	(84,000)
Restricted Intergovernmental	-
Permits & Fees	-
Sales & Services	(5,000)
Investment Earnings	(100)
Miscellaneous	-
Budgeted Expenditures	278,184
Downtown Program	275,877
Debt Service	2,307
Other Financing (Sources)/Uses	(131,734)
Transfers (In)	(76,468)
Fund Balance Appropriated	(55,266)
Sub-Total Revenues & Other Financing	**(278,184)**
Sub-Total Appropriations	**278,184**
SPECIAL REVENUE FUNDS	
Governmental Special Revenue Fund	
Budgeted Revenues	-
Miscellaneous	-
Budgeted Expenditures	31,000
Community Fund	11,500
Fire	-
Police	19,500
Other Financing (Sources)/Uses	(31,000)
Fund Balance Appropriated	(31,000)
Sub-Total Revenues & Other Financing	**(31,000)**
Sub-Total Appropriations	**31,000**
Housing Fund	
Budgeted Revenues	-
Miscellaneous	-
Budgeted Expenditures	295,874
Housing	295,874
Other Financing (Sources)/Uses	(295,874)
Fund Balance Appropriated	(295,874)
Transfers (In)	-
Transfers Out	-
Sub-Total Revenues & Other Financing	**(295,874)**
Sub-Total Appropriations	**295,874**

PROPRIETARY FUNDS	
Water & Sewer Fund	
Budgeted Revenues	(29,671,000)
Sales & Services	(27,669,500)
Permits & Fees	(1,476,500)
Water & Sewer Taps	(350,000)
Investment Earnings	(125,000)
Miscellaneous	(50,000)
Budgeted Expenditures	31,573,900
General Business	9,864,914
Water Facilities	1,545,632
Water Treatment	2,955,246
Water Operations	1,277,488
Water Distribution	4,390,799
Wastewater Facilities Maintenance	525,409
Wastewater Treatment	1,852,523
Wastewater Operations Support	403,494
Wastewater Collection	2,505,845
Debt Service	6,252,550
Other Financing (Sources)/Uses	(1,902,900)
Insurance Proceeds	-
Transfers (In)	-
Transfers Out	1,265,000
Fund Balance Appropriated	(3,167,900)
Sub-Total Revenues & Other Financing	**(32,838,900)**
Sub-Total Appropriations	**32,838,900**
Parking Fund	
Budgeted Revenues	(1,147,675)
Sales & Services	(1,065,000)
Permits & Fees	-
Investment Earnings	(2,500)
Miscellaneous	(80,175)
Budgeted Expenditures	1,347,585
Parking	537,385
Debt Service	810,200
Other Financing (Sources)/Uses	(199,910)
Proceeds of Debt	-
Transfers (In)	(199,910)
Transfers Out	-
Fund Balance Appropriated	-
Sub-Total Revenues & Other Financing	**(1,347,585)**
Sub-Total Appropriations	**1,347,585**

Stormwater Fund	
Budgeted Revenues	(1,906,050)
Sales & Services	(1,905,000)
Permits & Fees	(1,000)
Investment Earnings	(50)
Miscellaneous	-
Budgeted Expenditures	1,456,050
Stormwater	1,382,000
Debt Service	74,050
Other Financing (Sources)/Uses	450,000
Proceeds of Debt	-
Transfers (In)	-
Transfers Out	450,000
Fund Balance Appropriated	-
Sub-Total Revenues & Other Financing	**(1,906,050)**
Sub-Total Appropriations	**1,906,050**

Environmental Services Fund	
Budgeted Revenues	(2,394,000)
Sales & Services	(2,393,000)
Permits & Fees	-
Investment Earnings	(300)
Miscellaneous	(700)
Budgeted Expenditures	2,464,670
Sanitation	2,251,205
Debt Service	213,465
Other Financing (Sources)/Uses	(70,670)
Proceeds of Debt	-
Transfers (In)	(70,670)
Transfers Out	-
Fund Balance Appropriated	-
Sub-Total Revenues & Other Financing	**(2,464,670)**
Sub-Total Appropriations	**2,464,670**

CAPITAL RESERVE FUNDS

Water & Sewer Capital Reserve Fund	
Budgeted Revenues	-
Budgeted Expenditures	-
Other Financing (Sources)/Uses	-
Transfers (In)	(950,000)
Transfers Out	950,000
Sub-Total Revenues & Other Financing	**(950,000)**
Sub-Total Appropriations	**950,000**

Stormwater Capital Reserve Fund	
Budgeted Revenues	-
Budgeted Expenditures	-
Other Financing (Sources)/Uses	-
Transfers (In)	(150,000)
Transfers Out	150,000
Sub-Total Revenues & Other Financing	**(150,000)**
Sub-Total Appropriations	**150,000**

Total Revenues & Other Financing	**(75,150,992)**
Total Appropriations	**75,150,992**

SECTION 2: That the attached detailed budget document reflects the estimated revenues, revenue contributions, and budget appropriations of the City of Hendersonville, North Carolina, for the period beginning July 1, 2026, and ending June 30, 2027. A copy of the budget document shall be furnished to the City Clerk, City Manager and Finance Officer to be kept on file by them for their direction in the disbursement of funds.

SECTION 3: That the financial plan supporting the Internal Service Fund as required by N.C.G.S. § 159-13.1 is approved. The *Financial Plan* for the Internal Service Fund is incorporated herein by reference and shall be placed on file in the office of the City Clerk.

SECTION 4: That no appropriations for salaries shall be changed unless authorized by the Council. Appropriations between departments, divisions, or projects within one fund, other than salaries, including contingency appropriations, may be transferred therein by the City Manager for the purpose of equalizations, when necessary, if the original total appropriated balance for the fund is not changed. Appropriations within a department, other than salaries, may be transferred by the department head to make equalizations when necessary.

SECTION 5: That there is hereby levied a tax at the rate of fifty-two cents ($0.52) per one hundred dollars ($100.00) valuation of property. This rate is based on an estimated total valuation of property for the purpose of taxation of $3,576,470,398 and estimated collection rate of 98.60%.

SECTION 6: That there is hereby levied a tax at the rate of twenty-one cents ($0.21) per one hundred dollars ($100.00) valuation of property, for the Main Street Municipal Service District formed upon a petition of some of the property owners, established for the purpose of infrastructure improvements and special events in the district. This rate is based on an estimated total valuation of property for the purpose of taxation of $146,656,375 and an estimated collection rate of 98.60%.

SECTION 7: That there is hereby levied a tax at the rate of twenty-one cents ($0.21) per one hundred dollars ($100.00) valuation of property, for the Seventh Avenue Municipal Service District formed upon a petition of some of the property owners, established for the purpose of

infrastructure improvements and special events in the district. The rate is based on an estimated total valuation of property for the purpose of taxation of $27,426,271 and an estimated collection rate of 98.60%.

SECTION 8: That there is hereby adopted an official Fee Schedule listing specific fees, licenses, and utility rates charged by the City of Hendersonville for the use of City facilities and equipment for the purposes of making them available to public, specific utility rates the proceeds of which are for the maintenance and expansion of its utility systems, the reproduction of public records and other miscellaneous services to cover the actual cost of producing these documents and information under the provision of NCGS §132-6.2, and other various fees associated with enhanced direct services provided by the City. The *Fee Schedule* is incorporated herein by reference and shall be placed on file in the office of the City Clerk.

SECTION 9: That the City's Position Allocation to Salary Range which provides all jobs and associated pay bands be adopted as the official Pay and Classification Schedule of the City of Hendersonville. The *Pay and Classification Schedule* is incorporated by reference and shall be placed on file in the office of the City Clerk.

SECTION 10: This ordinance shall become effective on and after July 1, 2026.

SECTION 11: That all ordinances and parts of ordinances in conflict herewith be and the same hereby repealed.

Passed and adopted at the regular meeting of the City Council of the City of Hendersonville, North Carolina, held this 4th day of June 2026.

ATTEST: _____
Barbara G. Volk, Mayor, City of Hendersonville

_____
Jill Murray, City Clerk

Approved as to form:

_____
Angela S. Beeker, City Attorney

Ordinance #O-26-15

ORDINANCE AMENDMENT TO
CAPITAL RESERVE FUND ORDINANCE #0-25-58

AN ORDINANCE SETTING CAPITAL RESERVE GUIDELINES FOR THE CITY OF HENDERSONVILLE, NORTH CAROLINA FOR THE YEAR BEGINNING JULY 1, 2026, AND ENDING JUNE 30, 2027

WHEREAS, under North Carolina General Statute 159-18 the City of Hendersonville is authorized to establish and maintain a capital reserve for any purposes for which bonds may be issued; and,

WHEREAS, the capital reserve fund will be used in conjunction with a multi-year capital improvement program to be reviewed annually during the budget process; and,

WHEREAS, North Carolina General Statute 162A Article 8 (d) requires system development fee revenues be accounted for by means of a capital reserve fund; and,

WHEREAS, the City of Hendersonville is amending Capital Reserve Fund Ordinance #0-25-58 to account for additional system development fee proceeds received during the fiscal year beginning July 1, 2026, and ending June 30, 2027 (FY27) and is appropriating a certain amount to maintain a balanced budget; and,

WHEREAS, the City Council deems it is in the best interest of the citizens of Hendersonville to maintain a Water & Sewer Capital Reserve to fund future capital improvements; and,

THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF HENDERSONVILLE, NORTH CAROLINA:

SECTION 1 BUDGET: That the following Water & Sewer System Development Fee revenues were collected from July 1, 2026, through June 30, 2027 (FY27) and are to be transferred from the Water & Sewer Operating Fund (060) to the Water & Sewer Capital Reserve Fund (459):

Description	Amount
FY27 Water System Development Fee Revenues	**($600,000)**
FY27 Sewer System Development Fee Revenues	**($250,000)**
FY27 TOTAL System Development Fee Revenues	**($850,000)**

SECTION 2 PURPOSE: That the City Council of the City of Hendersonville hereby maintains a Capital Reserve Fund (CRF) for the purpose of saving for, and funding future water and sewer infrastructure improvement projects related to system expansion and system rehabilitation:

RESERVE FOR WATER CAPITAL IMPROVEMENT PROJECTS: Reserve funds for the purpose of funding water infrastructure-related system expansion and system rehabilitation

capital improvement projects that are considered eligible for cost through system development fees. Projects considered eligible in this category are:

- Current and future water line rehabilitation and improvement projects.
- Current and future water treatment facility rehabilitation and improvement projects.
- Current and future water pump facility rehabilitation and improvement projects.
- Annual debt service on water capital projects.

RESERVE FOR SEWER CAPITAL IMPROVEMENT PROJECTS: Reserve funds for the purpose of funding water infrastructure-related system expansion and system rehabilitation capital improvement projects that are considered eligible for cost through system development fees. Projects considered eligible in this category are:

- Current and future sewer line rehabilitation and improvement projects.
- Current and future sewer treatment facility rehabilitation and improvement projects.
- Current and future sewer pump facility rehabilitation and improvement projects.
- Annual debt service on sewer capital projects.

SECTION 3 TIMEFRAME: That revenues for Water and Sewer Fund related capital projects will be raised over a period of five (5) fiscal years - from July 1, 2025 (FY26) to June 30, 2030 (FY30).

SECTION 4 AMOUNTS ACCUMULATED: That this fiscal year (FY27), the City will transfer $850,000 from the Water and Sewer Fund (060) to the Water and Sewer Capital Reserve Fund (459). The Water and Sewer Capital Reserve Fund has an estimated balance to end the fiscal year June 30th, 2026 of $150,000. The City will save $2,000,000 of SDF revenue in the CRF for future system expansion projects. The City anticipates spending $2,000,000 on system rehabilitation and expansion projects.

SECTION 5 REVENUE SOURCES: That the SDF revenue source planned for the CRF is a transfer from the Water and Sewer Fund. Each year delineated, the City will transfer from the Water and Sewer Fund to the CRF until $2,000,000 is accumulated.

Passed and adopted at the regular meeting of the City Council of the City of Hendersonville, North Carolina, held this 4thday of June 2026.

ATTEST: _____
Barbara G. Volk, Mayor, City of Hendersonville

_____
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:** 6/04/2026

AGENDA SECTION: PUBLIC HEARING **DEPARTMENT:** Administration

TITLE OF ITEM: Adoption of Resolution Authorizing the City of Hendersonville to Participate in the Commercial Property Assessed Capital Expenditure (C-PACE) Program – *John Connet, City Manager*

SUGGESTED MOTION(S):

I move that the City Council adopt the resolution authorizing the City of Hendersonville to participate in the C-PACE Program.

SUMMARY:

The City Council previously approve a Resolution of Intent to participate in the C-PACE Program. Prior to formally joining the program the City Council must conduct a public hearing and adopt a resolution authorizing participation.

BUDGET IMPACT: $ NA

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

If no, describe how it will be funded. NA

ATTACHMENTS:

Public Hearing Notice

Draft Resolution

C-PACE Guidebook

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN pursuant to N.C.G.S. § 160A-239.15 that the City Council for the City of Hendersonville will hold a public hearing at the regular meeting to be held on Monday, June 4, 2026, at 5:45 p.m., or as soon thereafter as the Council is able, to consider the approval of the C-Pace Program to operate within the City of Hendersonville's jurisdictional boundaries. City Council adopted a Resolution Declaring Intent of the City of Hendersonville, North Carolina to Participate in the Commercial Property Assessed Capital Expenditure (C-Pace) Program at their May 13, 2026 regular City Council meeting.

The public hearing on these matters will be held in the large, first floor meeting room of the City Operations Center, 305 Williams St., Hendersonville, NC 28792. The public is invited to attend and comment.

Digital/written public hearing comments must be received twenty-four hours prior to the meeting to be considered by the City Council **and must** comply with security criteria in the Council's Public Comment Policy, available on the City's website.

Public hearing comments will also be accepted during the meeting from those attending in person and from those participating live via ZOOM at the designated time at this meeting. For security reasons screen sharing will not be allowed. Anyone wishing to submit written/digital public hearing comments for these public hearings prior to the meeting may visit https://www.hendersonvillenc.gov/comment to submit their comment. It is not necessary to submit digital comments if you are planning to address City Council during the meeting.

The meeting instructions to join by Zoom will be available on the City's website calendar by visiting https://www.hendersonvillenc.gov/events-calendar and as follows:

Zoom information for the meeting is: https://zoom.us/join
Dial-in by phone: (646) 558-8656
Meeting ID: 822 0104 2528
Passcode: 1847

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 in advance of the meeting (828) 697-3005.

Jill Murray, Clerk to the
City Council for the City of Hendersonville

Run: 5/31/26

RESOLUTION #_____

RESOLUTION AUTHORIZING HENDERSONVILLE, NORTH CAROLINA TO PARTICIPATE IN THE COMMERCIAL PROPERTY ASSESSED CAPITAL EXPENDITURE (C-PACE) PROGRAM

WHEREAS, as required by N.C. Gen. Stat. § 160A-239.14(a)(1), the City Council, of the City of Hendersonville, North Carolina previously adopted Resolution No. R26-43 Resolution of Intent, declaring the intent of the City to participate in the Commercial Property Assessed Capital Expenditure (C-PACE Program) established under Article 10B of Chapter 160A of the General Statutes of North Carolina, as amended (the "C-PACE Act"); and

WHEREAS, as required by N.C. Gen. Stat. § 160A-239.14(b), on June 4, 2026 the City of Hendersonville held a public hearing on its intent to participate in the C-PACE Program; and

WHEREAS, as required by N.C. Gen. Stat. § 160A-239.14(a)(2), the City of Hendersonville now desires to adopt a resolution to join the C-PACE Program;

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

Section 1. The City of Hendersonville hereby joins the C-PACE Program, and declares that its participation in the C-PACE Program shall be subject to and consistent with the provisions of the C-PACE Act, the terms of the C-PACE Program as established by the Economic Development Partnership of North Carolina as the Statewide Administrator of the C-PACE Program, and the Resolution of Intent.

Section 2. Nothing in this resolution shall be interpreted as authorizing the City of Hendersonville to pledge, offer, or encumber its full faith and credit, and the City of Hendersonville shall not pledge, offer, or encumber its full faith and credit in connection with any C-PACE Financing.

Section 3. Should any provision or provisions of this Resolution be declared invalid or unenforceable in any respect by final decree of any court of competent jurisdiction, the invalidity or unenforceability of any such provisions shall not affect the remaining provisions of such Resolution.

Section 4. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed.

Section 5. The Resolution shall take effect upon the concurrence of the Henderson County Board of Commissioner.

ADOPTED AND APPROVED this ___day of _____, 20__.

* * * * * * *

I, _____, Clerk to the [Governing Body] for the [Name of City/County of _____] Carolina, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted by the [Governing Body] of the City/County at a regular meeting duly called and held on _____.

WITNESS my hand and the official seal of the [City/County] this ____ day of _____, 20__.

_____, Clerk
[Governing Body]
[Name of City/County of _____]

(SEAL)

NORTH CAROLINA C-PACE PROGRAM GUIDELINES AND TOOLKIT

Administered by:

The Economic Development Partnership of North Carolina (EDPNC)

Sponsored and Approved by:

The North Carolina Department of Commerce

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B. Resolution to Join C-PACE Program Template

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D. Certificate of Qualifying Improvements

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F. Form of Lienholder Consent

G. Form of Assessment Agreement

H. Form of Notice of C-PACE Assessment and Lien

I. Form of Assignment of C-PACE Lien and Assessment Agreement

I. Introduction to C-PACE

In 2024, the North Carolina State legislature passed SB 802, with the following purpose:

> "The use of a C-PACE Program creates an additional financing mechanism for property owners to use private funds to finance improvements to their eligible property, thereby driving economic development by creating a diversity of jobs in the resilience and clean energy sectors of the economy. The assessment requires minimal upfront costs and provides a more accessible financial mechanism to fund improvements that will increase the tax value of the affected properties at minimal administrative cost to local governments. C-PACE improvements allow property owners to save on their utility bills because the improvements lead to energy or utility savings and will result in improved indoor air quality or increased resilience, which will increase the ability of communities and local governments to respond to natural disasters and improve public health."

Under North Carolina General Statutes §160A-239.11 et seq. (the "C-PACE Act"), The Economic Development Partnership of North Carolina (EDPNC) is designated to administer a Commercial Property Assessed Capital Expenditure (C-PACE) Program. This Program allows owners of qualifying commercial property to obtain long-term financing from private capital providers for certain qualifying improvements up to 35% of the value of the property. Qualifying Improvements include energy efficiency, renewable energy, resiliency, and water conservation as well as improvements made to address safe drinking water. Similar C-PACE programs are active in over 36 states and have attracted more than $7 billion in private investment for thousands of properties.

Counties and cities in North Carolina may participate in the statewide C-PACE Program to support commercial, industrial, agricultural, and multifamily property owners with access to financing for efficient and resilient building improvements (N.C.G.S. §160A-239.15). Joining the statewide program does not expose a local government to any financial or legal liability (N.C.G.S. §160A-239.16 (a)). Private capital providers and the statewide administrator, EDPNC, will assist interested commercial property owners to apply for C-PACE financing. Local governments that join the C-PACE Program will be reimbursed for actual and reasonable costs associated with executing documents related to C-PACE assessments (N.C.G.S. §160A-239.15a(5)). To cover these costs, EDPNC will collect a $500 administration fee for approved C-PACE projects at time of closing. Except for executing documents necessary for a C-PACE financing, there is no other administrative involvement by the local government. Joining the C-PACE Program is a voluntary 3-step process, with support of EDPNC:

1) Adopt a Resolution of Intent
2) Hold a public hearing
3) Adopt a final Resolution to join the C-PACE Program

A C-PACE assessment is secured by a voluntary senior lien on the property imposed by the local government at the property owner's request and is paid back over time. The security of the C-PACE lien enables capital providers to offer C-PACE financing which spreads the cost of qualifying improvements over the useful life of the measures, a term generally lasting between 20-30 years.

C-PACE liens are junior in priority to all taxes and other governmental liens. Like other assessments, C-PACE financing is non-accelerating, which means only current or past due payments can be collected. In the event of default, only the payments in arrears are due. If the property is sold, the C-PACE repayment obligation transfers automatically to the next owner unless it is fully repaid. No change in the Program or in North Carolina's C-PACE legislation will affect a property owner's eligibility or obligation to pay C-PACE assessments incurred. Local governments are not responsible for collection; duties for billing and collection will be delegated to and handled privately by the capital provider for the project financed (§160A-239.16 (b)).

II. Benefits of C-PACE

For Local Governments: C-PACE is an economic development tool. By making it more affordable for building owners to make major improvements to their buildings, local building stock is enhanced, which drives job creation. Energy and resiliency upgrades retain and attract new businesses by lowering utility costs, and in turn these upgrades generate higher property tax payments for local governments. C-PACE can also support local governments in their efforts to achieve energy and emissions reduction goals. The C-PACE program is structured to be cost-neutral for local governments and requires little-to-no administrative resources.

For Property Owners and Developers: One of the biggest barriers to converting potential projects to completed projects for efficiency and resiliency upgrades are the up-front costs. C-PACE financing typically requires little up-front investment, and qualifying improvements have a direct impact on property value. Energy and water efficiency measures also lower operating costs. C-PACE financing has the following additional benefits:

- Up to 100%, long-term financing. Many owners lack the capital to complete efficiency and resiliency improvements. All direct and indirect hard and soft costs incidental to the qualifying improvements can be included in C-PACE financing applications and are described on p.8.
- Transferrable upon sale. Some owners may need to sell their property before the C-PACE financing is fully repaid. The C-PACE lien and assessment are attached to the property and transfers to the new owner unless the prior owner pays off the assessment.
- Increased cash flow. C-PACE financing may be repaid over the useful life of the improvements, generally between 20-30 years. This is longer than other traditional commercial loans and therefore reduces the installment payments, having a positive effect on cash flow.

For Existing Mortgage Holders: C-PACE improvements can enhance property value and typically improve a building's longevity, thereby reducing the risk of property value decline over time. In addition, by reducing utility expenses, C-PACE financing increases property owners' net operating income, improving the stability of their business. C-PACE assessments are non-accelerating, meaning only current or past due annual payments can be collected each year while future payments stay with the property. As such, existing lienholders see their collateral improved without substantial increase in credit risk and with minimal impact on lien priority. C-PACE financing is not permitted without the consent of all existing mortgage holders and, under certain circumstances, the holders of certain other obligations encumbering commercial property.

For Energy Auditors, Architects, Building Engineers, and Contractors: When property owners can access financing for longer terms than are typically available, substantial efficiency and resiliency improvements become more affordable. Energy auditors, architects, engineers, and contractors can suggest C-PACE financing as a way for their clients to implement needed energy or resiliency upgrades that might otherwise be unaffordable. Since the demand for building efficiency and resiliency improvements will increase in a C-PACE-enabled jurisdiction, C-PACE is a powerful business growth catalyst for building professionals like energy auditors and contractors.

III. C-PACE Program Guidelines

These Program Guidelines are established as part of the C-PACE Toolkit, which includes information of the C-PACE Program, approval criteria, and forms necessary for property owners to obtain C-PACE financing.

1. Program Participation

Counties and cities may join the voluntary, statewide C-PACE Program by taking the following actions (N.C.G.S. §160A-239.15). Forms of Resolution of Intent Template *(Exhibit A)* and form of Resolution to Participate in the North Carolina C-PACE Program Template *(Exhibit B)* are provided by EDPNC.

☐ **Adopt a Resolution of Intent** that includes:

(1) Authorization for the C-PACE Program to operate within its jurisdictional boundaries and for EDPNC to provide administrative services

(2) A statement that the local government intends to:

(I) authorize C-PACE financing

(ii) authorize the imposition of C-PACE assessments on qualifying commercial properties benefitting from qualifying improvements to secure repayment of C-PACE financing

(iii) assign the C-PACE lien to the capital provider providing C-PACE financing

(iv) delegate billing, collection, and enforcement duties for the C-PACE assessment and C-PACE lien to capital providers

(3) A statement that the amount of a C-PACE financing and related assessment repayment terms shall be pursuant to the related financing agreement

(4) A statement identifying the local government department or employee that shall, upon receipt of an approved project application for C-PACE financing within its jurisdictional boundaries from the statewide administrator, execute documents related to the C-PACE assessment on behalf of the local government

(5) A statement that the local government shall be reimbursed by the statewide administrator for the actual and reasonable costs associated with the performance of the duties described in (4)

(6) A statement of the time and place for a public hearing on the proposed program

☐ **Conduct a public hearing** on the proposed C-PACE Program

☐ **Adopt a Resolution to join the C-PACE Program** after conducting a public hearing

- If a city wishes to participate in the C-PACE Program, the Resolution shall be effective only with the concurrence of the governing body of the respective county (Template Form provided in *Exhibit C*)

2. Program Administration

The Economic Development Partnership of North Carolina (EDPNC) is the statewide administrator of the North Carolina C-PACE Program, with support from the program sponsor, The North Carolina Department of Commerce. EDPNC will review Project Applications to confirm that they meet requirements of statute. After approving a Project Application, EDPNC will coordinate with the related participating local government for execution of the Assessment Agreement *(Exhibit G)*, Notice of C-PACE Assessment and Lien *(Exhibit H)*, and Assignment of C-PACE Lien and Assessment Agreement *(Exhibit I)*. The Assessment and Notice may be recorded by either EDPNC or the property owner and capital provider in the local government's county register of deeds. Annual reports regarding the C-PACE Program will be submitted by EDPNC to the North Carolina Department of Commerce annually.

EDPNC will:

- Accept C-PACE Project Applications from property owners and capital providers, with application fee
- Review Project Applications to determine compliance with the C-PACE Act
- Communicate to applicants the approval, conditional approval, or disapproval or their Project Application
- If a Project Application is approved, submit relevant closing documents to the local government for execution
- Record the Assessment Agreement and Notice of Assignment of C-PACE Lien, or delegate recording to the property owner and their capital provider
- Collect a processing fee and administration fee at closing of the C-PACE financing
- Submit an annual report to the North Carolina Department of Commerce

3. Program Fees

To offset the actual and reasonable costs of administering the C-PACE Program, as required by the C-PACE Act, EDPNC will collect a $750 application fee with each Project Application. For each approved Project Application, EDPNC will collect at closing of the C-PACE financing:

1. A processing fee equal to 1% of the total amount financed, not to exceed $25,000 (N.C.G.S. §160A-239.14(2b)).
2. A $500 administration fee to reimburse local governments for costs associated with their duties under the C-PACE Act (N.C.G.S. §160A-239.15a(5)).

These fees will be included in the C-PACE assessment and financing, to be paid by the property owner.

4. Government Has No Liability or Financial Responsibility

Neither the State nor any participating local government, its officers, or employees shall be personally liable for any actions taken pursuant to the C-PACE Act. Per the Act, the State nor any local government may use public funds to finance or repay C-PACE assessments, and all financing is obtained by commercial property owners from private-sector capital providers, including costs for program administration. A local government shall not be financially or legally liable or responsible for any assessment and lien imposed within its jurisdiction under the program. Neither the State nor any local government shall use public funds to fund or repay any C-PACE assessment. A local government shall not pledge, offer, or encumber its full faith and credit for any lien amount through a C-PACE Program.

5. Project Eligibility

This section outlines the roles and responsibilities of a C-PACE transaction and includes descriptions of project and participant eligibility requirements:

Capital providers may be any private entity, including its designee, successor, and assigns, that makes or funds C-PACE financing, including refinancing. Capital providers may submit their information to EDPNC to be listed as a prospective lender for C-PACE projects on the program website.

Property owner means the holder of title in fee simple to qualifying commercial property. The title to the qualifying commercial property may not be in dispute. The property owner must be current on all mortgage and property tax payments and cannot be insolvent or in bankruptcy proceedings. These requirements will be verified using the Checklist and Property Owner Certification *(Exhibit E)*

Property owners may receive funding for their qualifying improvements only from capital providers pursuant to a Financing Agreement negotiated between the property owner and capital provider. Neither the statewide administrator, the local government, nor program sponsor are party to this agreement. In the Financing Agreement, the property owner agrees to repay a capital provider for the C-PACE financing provided, including, but not limited to, any finance charges, fees, debt servicing, accrual of interest and penalties, and any terms relating to the treatment of prepayment and partial payment, and the billing, collection, and enforcement of the C-PACE financing. The financing agreement between the capital provider and the property owner shall be negotiated by the parties, including all terms and conditions of repayment, including interest, penalties, and prepayment.

Property owners are authorized to obtain C-PACE financing to:

(1) Directly purchase the related equipment and materials for the installation or modification of a qualifying improvement.
(2) Contract directly, including through lease, power purchase agreement, or other service contract, for the related equipment and materials used in the installation or modification of a qualifying improvement.

Qualifying commercial property means any privately-owned commercial, industrial, agricultural, or multi-family real property with five (5) or more dwelling units. This includes properties owned by nonprofit, charitable, or religious organizations. C-PACE financing may be provided to qualifying commercial properties for:

- The acquisition, construction (including new construction), adaptive reuse, lease, installation, or modification of qualifying improvements
- The refinancing of existing properties or new construction that have had qualifying improvements installed for no more than three (3) years prior to the date of Project Application. Exceptions will be approved by EDPNC on a case-by-case basis.

Qualifying improvements mean permanently affixed improvements on qualifying commercial property as part of construction or renovation, including one or more of the following:

- Energy efficiency measure - equipment, component, or program change that reduces energy use and that meets or exceeds then-existing State and Federal building codes and efficiency standards or conservation codes. This includes, but is not limited to, energy produced from a combined heat and power system that uses nonrenewable energy resources. Examples of eligible measures may also include, but are not limited to: air sealing; installation of insulation; installation of energy-efficient heating, cooling, or ventilation systems; building modification to increase the use of daylight; window replacement; windows; energy controls or energy recovery systems; installation of electric vehicle charging equipment; installation of efficient lighting equipment; installations necessary for electrical connectivity; construction materials that use less carbon or have fewer emissions than comparable materials designed to serve the same purpose; or any other improvements necessary to achieve a sustainable building rating or compliance with a national model green building code.

- Resiliency measure - equipment, component, or program change including, but not limited to, storm retrofits, flood mitigation, stormwater management (including but not limited to green and gray infrastructure), wind resistance, indoor air quality improvement, electric vehicle charging station, backup energy generators enrolled in an electric public utility

demand response program, energy storage, and microgrids and other resilience projects as approved by the program administrator or sponsor. Examples of eligible measures may also include, but are not limited to: repairing, replacing, improving, or constructing a roof, including improvements that strengthen the roof deck attachment; creating a secondary water barrier to prevent water intrusion; installing wind-resistant shingles or gable-end bracing; and reinforcing roof-to-wall connections.

- Renewable energy measure - equipment, component, or program change that utilizes a renewable energy resource. Applicable renewable resources include: solar electric, solar thermal, wind, hydropower, geothermal, or ocean current or wave energy; biomass including agricultural waste, animal waste, wood waste, spent pulping liquors, combustible residues, combustible liquids, combustible gases, energy crops, or landfill methane; waste heat derived from a renewable energy resource and used to produce electricity or useful, measurable thermal energy at a retail electric customer's facility; or hydrogen derived from a renewable energy resource. Renewable energy resources do not include peat, a fossil fuel, or nuclear energy resource.

- Water conservation measure - equipment, component, or program change to decrease water consumption or demand, either indoor or outdoor. This also includes measures to address safe drinking water.

On the Certificate of Qualifying Improvements, a licensed engineer or authorized representative of a licensed engineering firm will certify that qualifying improvements meet the following requirements on the form of Certificate of Qualifying Improvements *(Exhibit D).*

- All Buildings: Certification that all available electric public utility energy efficiency and demand response programs available to property owners, and any of their tenants, have been evaluated.

- Improvements to Existing Buildings:
  1. For renewable energy, energy efficiency, or water conservation measures, an energy analysis stating that the proposed qualifying improvements will result in:
     a. more efficient use or conservation of energy that meets or exceeds then-existing State and federal building codes and efficiency standards or conservation codes
     b. more efficient use or conservation of water
     c. the reduction of greenhouse gas emissions
     d. the addition of renewable sources of energy or water

  2. For resilience measures, certification that the qualifying improvements will result in improved resilience.

- New Construction: certification that the proposed qualifying improvements will allow the project to exceed the energy or water efficiency requirements of the current State building code (or an equivalent standard), or in the case of a resiliency measure, achieve compliance with a national model resiliency standard (or equivalent standard).
  - At time of publication of these guidelines, national standards for resiliency are led by the U.S. Green Building Council. EDPNC will consider improvements that could apply for least 1 point on the LEED Climate Resilience Screening Tool as eligible. Certification by LEED for Cities, SITES, and PEER will also qualify

related measures. More information can be found here: https://www.usgbc.org/about/priorities/resilience.
    - EDPNC or Department of Commerce will review measures that qualify under other national models for resiliency standards on a case-by-case basis.

Financing for C-PACE assessments may include, but are not limited to:

- *Hard costs:* all costs related to direct installation and construction contracts, including materials, labor, and overhead associated with the qualifying improvements. Costs ancillary to the direct installation and construction contracts for improvements, such as changes to interior walls or ceilings to accommodate new piping or ducting, remediation of asbestos or mold, or other related costs, are also included.
- *Soft costs:* indirect costs that are not considered direct construction costs but are necessary to complete the qualifying improvements. Examples include but are not limited to:
    - Project management
    - Application and closing fees (e.g., program administrator fees)
    - Title reports and credit checks
    - Financial services (e.g., capital provider fee, project developer fee)
    - Legal services (e.g., property owner legal, capital provider legal)
    - Recording taxes and fees, and escrow disbursement fees
    - Architectural and engineering costs related to the qualifying improvements
    - Consulting reports (e.g., technical review, energy audit, commissioning reports, measurement and verification, feasibility studies, financial projections, surveys)
    - Due diligence reports (e.g., appraisal, environmental, physical condition assessments)
    - Inspection fees
    - Energy savings performance guaranty or insurance
    - Building accreditation(s)
    - Permitting fees
    - Interest reserves
    - Capitalized interest, in an amount determined by the owner of the commercial property and the capital provider
- Any other fees or costs incurred by the property owner incident to the installation, modification, or improvement on a specific or pro rata basis, as determined by the program administrator

The term of C-PACE financing, excluding any capitalized interest or interest only periods, may not exceed the weighted average useful life of qualifying improvements and begins from first repayment. Installments for repayment of the assessment do not need to be equal. The total C-PACE financing amount shall not exceed 35% of the property's expected stabilized value with the proposed qualifying improvements installed (N.C.G.S. §160A-239.18(c)).

6. Application and Closing Process

The Program has adopted the following documents as part of the Project Application:

- Certificate of Qualifying Improvements *(Exhibit D)*
- Checklist and Property Owner Certification *(Exhibit E)*
- Form of Lienholder Consent *(Exhibit F)*
    - If not available at time of application, Lienholder Consent may be delivered at close and EDPNC will issue conditional approval if all other requirements are met.

The Program has adopted the following form documents which shall be part of the closing of any C-PACE transaction. A property owner and capital provider may adapt the forms to the needs of their particular transaction but must not modify or omit any material substantive terms contained in the forms, unless as otherwise approved by EDPNC.

- Assessment Agreement *(Exhibit G)*
- Notice of C-PACE Assessment and Lien *(Exhibit H)*
- Assignment of C-PACE Lien and Assessment Agreement *(Exhibit I)*

After a local government has joined the North Carolina C-PACE Program, a property owner begins the process of obtaining financing by connecting with a capital provider. The capital provider will work with the property owner to collect several diligence items. Once all the items have been received, reviewed, and approved by the capital provider, the parties will settle on the assessment terms and begin the application and closing process. This process will generally take the following steps:

(1) The capital provider works with the property owner to prepare the Project Application documents including the Checklist and Property Owner Certification, Certificate of Qualifying Improvements, and Lienholder Consent. Applicants should review the Checklist and Property Owner Certification to ensure the types of information that the administrator will rely upon to verify compliance with the C-PACE Act are present in the completed Project Application.

(2) EDPNC will have 15 (fifteen) business days to review and approve the Project Application.
- If the Project Application is approved, the approval will be communicated in writing to the applicant, capital provider, and local government. The Project Application may be conditionally approved if Lienholder Consent is not yet available, but all other requirements have been satisfied. Conditional approval will be treated the same as an approval, with exceptions noted below. EDPNC's application review process is confined to confirming that the Project Application conforms to these guidelines. Approval does not constitute endorsement of any representations that may be made with regard to the operation and any savings associated with the Qualifying Improvements.
- Incomplete Project Applications will be returned to the applicant with notice about which items were not provided or are insufficient or inaccurate on their face.

(3) Upon receipt of approval, the capital provider will finalize drafts of the closing documents, including the Assessment Agreement, Notice of C-PACE Assessment, and Assignment of C-PACE Lien. At or before closing, the applicant's designated and authorized official may execute closing documents. If the Project Application received conditional approval, the closing documents executed by EDPNC and the local government may not be released from escrow unless and until all lender consents have been received and executed in accordance with the C-PACE Act.

(4) At closing and upon execution by the local government, EDPNC or the capital provider will record the Assessment Agreement, Notice of C-PACE Assessment, and the Assignment of C-PACE Lien in the office of the register of deeds in the county in which the property is located. Upon confirmation of recordation, the capital provider will disburse funds in accordance with the Financing Agreement.

(5) Per the Assessment Agreement and in accordance with the Financing Agreement, the property owner makes payments over the assessment term.

7. Billing, Collection, and Enforcement

Billing, collection and enforcement of C-PACE assessments and C-PACE liens will be the sole responsibility of capital providers. Delinquent assessment payments shall incur interest and penalties as specified in the Financing Agreement and shall be paid in accordance with the amortization schedule. Capital providers will enforce delinquent assessment payments in the same manner as foreclosure of a deed of trust. C-PACE assessment payments not yet billed or due may not be accelerated or extinguished by foreclosure of the delinquent assessment payment or payments.

Outstanding or delinquent State, local, or federal taxes or liens at the time of the foreclosure proceeding will be satisfied first, but the C-PACE lien shall be superior to all other liens on the property from the date on which the Notice of the C-PACE Assessment was recorded and until the assessment, interest, penalties, and charges accrued or accruing are paid.

8. Consent from Mortgage and Lien Holder(s) Required

Before entering into an Assessment Agreement, the property owner must submit to the statewide administrator, EDPNC, a written statement by each holder of a mortgage, deed of trust, or other lien securing indebtedness on the property regarding their consent to placement of the C-PACE Assessment. Each consenter must also attest that placement of the assessment does not constitute an event of default under the terms of the mortgage, deed of trust, or other indebtedness secured by the lien.

If lienholder consent is not available at time of Project Application, EDPNC may issue conditional approval if all other requirements are met. In this case, lienholder consents are executed at closing, the signatures of the local government will be held in escrow and will not be released until the consents are obtained. Capital Providers may provide their own form of consent that conforms to the C-PACE Act.

Exhibits Attached

A. Resolution of Intent Template
B. Resolution to Join C-PACE Program Template
C. Resolution Concurring in Municipality Joining C-PACE Program Template
D. Certificate of Qualifying Improvements
E. Checklist and Property Owner Certification
F. Form of Lienholder Consent
G. Form of Assessment Agreement
H. Form of Notice of C-PACE Assessment and Lien
I. Form of Assignment of C-PACE Lien and Assessment Agreement

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: Angela Beeker, City Attorney **MEETING DATE:** June 4, 2026

AGENDA SECTION: PUBLIC HEARING **DEPARTMENT:** Legal

TITLE OF ITEM: Public Hearing: Consideration of Incentives to Project Crown – Brittany Brady, President, Henderson County Partnership for Economic Development and Angie Beeker, City Attorney.

SUGGESTED MOTION(S):

I move that the City Council adopt the Resolution of the City of Hendersonville City Council to Approve Economic Development Incentives for Project Crown and Authorize the City Manager to Execute Agreement with the Company.

SUMMARY:

The City has been asked to consider the approval of proposed economic development incentives for the benefit of a company known at this time as Project Crown.

Project Crown company is a global manufacturing company that provides design, engineering, manufacturing and supply chain services to many of the world's top brands. The company is considering locations to establish a 130,000 sf manufacturing facility. The company is considering the City of Hendersonville for this facility. The new 130,000 sf facility, estimated to be valued at nearly $73.0 Million, would be constructed by an independent third party and leased by the company. The company would invest nearly over $51.0 Million, for the equipping of the manufacturing facility.

The project would result in the creation of 148 new jobs over a three-year period, paying an average annual wage of $62,776.00.00, which is in excess of the median average wage in Henderson County for full-time employment, plus other benefits.

BUDGET IMPACT: $ TBD

Is this expenditure approved in the current fiscal year budget?

If no, describe how it will be funded.

ATTACHMENTS:

Resolution

Public Hearing Notice

Publication Affidavit

Resolution #__-____

RESOLUTION OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO APPROVE ECONOMIC DEVELOPMENT INCENTIVES FOR PROJECT CROWN AND AUTHORIZE THE CITY MANAGER TO EXECUTE AGREEMENT WITH THE COMPANY

WHEREAS, the City of Hendersonville has been requested to approve economic incentives for Project Crown, a Project involving a taxable capital investment of $73,000,000.00 in real property (not including any land acquisition costs), and not less than $51,000,000.00 in business personal property (equipment) over a two-year period, and the creation of 148 jobs paying an average annual wage of $62,776.00, which is in excess of the average wage in Henderson County for all insured industries for full-time employment, plus provide other employment benefits, over a three- year period; and

WHEREAS, The Project Crown Company (the "Company") is proposing to establish a establish a 130,000 sf manufacturing in the City of Hendersonville that would be constructed by an independent third party and leased by the Company; and

WHEREAS, the public benefit to be derived from Project Crown is an increase in the property tax base for the City of Hendersonville, a substantial number of new jobs paying above the average wage in Henderson County, and will increase the population of the City of Hendersonville; and

WHEREAS, Based on the City's Economic Development Assistance Guidelines, the Company's proposed level of capital investment and job creation at the stated average annual wage qualifies Project Crown for consideration by City Council of the following incentive package: seven annual incentives payments for each of the two years over which capital investment benchmarks (including retention) are met by the Company. Job creation and retention requirements must also be met over the three-year period. The maximum total amount of monetary incentives to be considered by City Council for the Company is $3,520,274.60; and

WHEREAS, Project Crown has indicated that the City of Hendersonville is in competition with other locations for the location and development of the capital investment; and

WHEREAS, the City is authorized to provide the requested economic incentives pursuant to N.C. Gen. Stat. § 158-7.1; and

WHEREAS, The company would be required to enter into an economic development agreement with the City pursuant to N.C. Gen. Stat. § 158-7.1(h); and

WHEREAS, City Council is desirous of approving the economic incentives for Project Crown, having held a duly advertised public hearing as required by N.C. Gen. Stat. § 158-7.1;

THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF HENDERSONVILLE, NORTH CAROLINA that:

1. The WHEREAS clauses are incorporated into this Resolution as findings of the City of Hendersonville City Council.

2. The following economic development incentives are approved:

    a. Seven annual incentives payments for each of the two years over which capital investment benchmarks (including retention) are met by the Company. Job creation and retention requirements must also be met over the three-year period. The maximum total amount of monetary incentives payments approved is $3,520,274.60.

3. The City Manager is authorized to execute an economic incentives agreement on behalf of the City of Hendersonville with the Company, with such terms and conditions as he deems appropriate in consultation with the City Attorney, provided the agreement is consistent with the terms of this Resolution. The City Manager, City Attorney, City Clerk, and City Finance Director are also authorized to take any other actions and enter into any other agreements on behalf of the City with the Company, or with any other entity, necessary to carry out the City's responsibilities under the economic incentives agreement, except where City Council approval is requires by the North Carolina General Statutes, regardless of any local policies or guidelines, and provided that the amount and type of taxable capital investment required, the number of jobs to be created, the minimum average annual salary to be paid to the jobs created, and the amount and type of economic incentives to be paid by the City may not be changed without approval from the City Council.

4. The approval of the economic incentives as outlined in this Resolution is conditioned on the Company meeting the taxable capital investment in real and personal property, consisting of $73,000,000.00 in new taxable capital investment in real property and improvements, and $51,000,000.00 in personal property and equipment over a two year period, meets the job creation requirement of 148 new jobs paying an average wage of $62,776.00 per year plus benefits, and retains the capital investment (less depreciation) and jobs over the term of the Agreement.

5. The City Manager, City Attorney, and City Staff are authorized to take such other actions as may be necessary to carry out the terms and provisions of the agreement as signed by the City Manager and this Resolution.

Adopted by the City Council of the City of Hendersonville, North Carolina on this _____ day of _____, 20____.

Attest: **Barbara G. Volk, Mayor, City of Hendersonville**

Jill Murray, City Clerk

Approved as to form:

Angela S. Beeker, City Attorney

USA TODAY CO.

LocaliQ

PO Box 631697 Cincinnati, OH 45263-1697

AFFIDAVIT OF PUBLICATION

Jill Murray
City Clerk
City Of Hendersonville
160 6Th AVE E
Hendersonville NC 28792-3775

STATE OF NORTH CAROLINA, COUNTY OF HENDERSON

The Hendersonville Times-News, a newspaper printed and published in the city of Gastonia, and of general circulation in the County of Henderson, State of North Carolina, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue dated:

05/24/2026

and that the fees charged are legal.
Sworn to and subscribed before on 05/24/2026

Legal Clerk

Notary, State of WI, County of Brown

9-29

My commission expires

Publication Cost:	$29.00	
Tax Amount:	$0.00	
Payment Cost:	$29.00	
Order No:	12331113	# of Copies:
Customer No:	488558	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KONGMENG YANG
Notary Public
State of Wisconsin

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN pursuant to N.C. Gen. Stat. §158-7.1 that the City Council for the City of Hendersonville will hold a public hearing at the regular meeting to be held on Monday, June 4, 2026, at 5:45 p.m., or as soon thereafter as the Council is able, to consider the approval of the proposed economic development incentives for the benefit of a company, known at this time as Project Crown (The company has requested to remain anonymous at this time due to competitive pressures.) Project Crown company is a global manufacturing company that provides design, engineering, manufacturing and supply chain services to many of the world's top brands. The company is considering locations to establish a 130,000 sf manufacturing facility. The company is considering the City of Hendersonville for this facility. The new 130,000 sf facility, estimated to be valued at nearly $73.0 Million, would be constructed by an independent third party and leased by the company. The company would invest nearly over $51.0 Million, for the equipping of the manufacturing facility, said manufacturing facility and the equipping thereof being collectively hereinafter referred to as the "Capital Project."

As proposed, the public benefit to be derived from the Capital Project would be a total taxable capital investment over a two-year period (anticipated to be 2026 and 2027) by or on behalf of the Project Crown company of at least $51.0 Million in business personal property (equipment) and nearly $73.0 Million in real property. The Capital Project would result in the creation of 148 new jobs over a three-year period (anticipated to be 2026, 2027 and 2028), paying an average annual wage of $62,776.00, which is in excess of the median average wage in Henderson County for full-time employment, plus other benefits.

Based on the City's Economic Development Assistance Guidelines, the company's proposed level of capital investment and job creation at the stated average annual wage qualifies Project Crown for consideration by City Council of the following incentive package: seven annual incentives payments for each of the two years over which capital investment benchmarks (including retention) are met by the Company. Job creation and retention requirements must also be met over the three year period. The maximum total amount of monetary incentives to be considered by City Council for Project Crown company is $3,520,274.60.

The company would be required to enter into an economic development agreement with the City pursuant to N.C. Gen. Stat. § 158-7.1(h).

The City of Hendersonville will consider granting assistance toward the investment of Project Crown company at the close of the public hearing. If approved, the request would be funded through the general property tax revenue.

The public hearing on these matters will be held in the large, first floor meeting room of the City Operations Center, 305 Williams St., Hendersonville, NC 28792. The public is invited to attend and comment.

Digital/written public hearing comments must be received twenty-four hours prior to the meeting to be considered by the City Council **and must** comply with security criteria in the Council's Public Comment Policy, available on the City's website.

Public hearing comments will also be accepted during the meeting from those attending in person and from those participating live via ZOOM at the designated time at this meeting. For security reasons screen sharing will not be allowed. Anyone wishing to submit written/digital public hearing comments for these public hearings prior to the meeting may visit https://www.hendersonvillenc.gov/comment to submit their comment. It is not necessary to submit digital comments if you are planning to address City Council during the meeting.

The meeting instructions to join by Zoom will be available on the City's website calendar by visiting https://www.hendersonvillenc.gov/events-calendar and as follows:

Zoom information for the meeting is: https://zoom.us/join
Dial-in by phone: (646) 558-8656
Meeting ID: 822 0104 2528
Passcode: 1847

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 in advance of the meeting (828) 697-3005.

Jill Murray, Clerk to the
City Council for the City of Hendersonville

5.24.26

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: Matthew Manley

MEETING DATE: June 4, 2026

AGENDA SECTION: Public Hearing

DEPARTMENT: Community Development

TITLE OF ITEM: Annexation: Public Hearing – 552 Clear Creek Rd (Carolina Village) | 26-24-ANX – *Matthew Manley, AICP – Long-Range Planning Manager*

SUGGESTED MOTION(S):

For Approval:	For Denial:
I move City Council adopt an ordinance of the City of Hendersonville to extend the Corporate Limits of the City as a contiguous annexation, to annex that property owned by Carolina Village, identified as PIN 9579-08-2767, finding that the standards established by North Carolina General Statute 160A-31 have been satisfied and that the annexation is in the best interest of the City.	I move that City Council deny the petition received from Carolina Village, requesting the annexation of that property having PIN 9579-08-2767.

SUMMARY: *File # 26-24-ANX*

The City of Hendersonville has received a petition from Tom Jones of WGLA & Kevin Parries of Carolina Village for contiguous annexation of PIN 9579-08-2767, a 2.04 acre parcel abutting the Carolina Village campus. Please refer to the attached maps for additional information.

On May 13, 2026, City Council accepted the City Clerk's Certificate of Sufficiency for the petition submitted by Tom Jones & Kevin Parries and set June 4, 2026, as the date for the public hearing.

PROJECT/PETITIONER NUMBER:	• 26-24-ANX
PETITIONER NAME:	• Tom Jones, WGLA • Kevin Parries, Carolina Village

ATTACHMENTS:	1. Ordinance 2. Signed Certificate of Sufficiency 3. Signed Resolution Setting Public Hearing 4. Annexation Plat 5. Typed Legal Description 6. GIS Map 7. Deed 8. Annexation Application

Ordinance #___-____

Return to: City of Hendersonville box

AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO EXTEND THE CORPORATE LIMITS OF THE CITY AS A CONTIGUOUS ANNEXATION

IN RE: Petition for Contiguous Annexation
Petitioner: Kevin Parries, Carolina Village
File No. 26-24-ANX

WHEREAS, The City of Hendersonville has been petitioned by Tom Jones of WGLA on behalf of Kevin Parries of Carolina Village, pursuant to North Carolina General Statutes (NCGS) 160A-31, as amended, to annex the area described herein below; and

WHEREAS, the City Clerk has investigated and certified the sufficiency of said petition; and,

WHEREAS, a public hearing on the question of this annexation was held at 305 Williams St (City Operations Building), Hendersonville, NC at 5:45 pm, on the 4th day of June 2026, after due notice by publication as provided by law on the 13th day of May 2026; and

WHEREAS, the City Council further finds the areas described therein meets the standards of N.C. G.S. 160A-31.

WHEREAS, the City further finds that the petition has been signed by all the owners of real property in the area who are required by law to sign; and

WHEREAS, the City further finds that the petition is otherwise valid, and that the public health, safety and welfare of the City and of the area proposed for annexation will be best served by annexing the area described;

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

1: By virtue of the authority granted by N.C.G.S. 160A-31, as amended, the following described contiguous area is hereby annexed and made part of the City of Hendersonville as of the 4th day of June 2026.

Being all of that real property consisting of PIN 9579-08-2767 described in the plat recorded in Book 2024- _____ [to be inserted at recording of the plat] of the Henderson County Registry, said PIN 9579-08-2767 being described by metes and bounds as follows:

Being all those pieces, parcels, or tracts of land situate in Henderson County, North Carolina, and being all of Lots 1R & 2R, "Lot Line Adjustment Peter & Rhonda Summerville" of the plat thereof as recorded as Plat Slide 15681, Register of Deeds of Henderson County (RODHC), North Carolina, and being more particularly described as follows:

Being the property describe in Book of Record 4404, Page 220.
Beginning at an existing 3/4" axle at the northwestern corner of Book of Record 4404, Page 220;
Thence N 57°34'03" E a distance of 212.95' to an existing bent 3/4" iron pipe at the northeastern corner of said Book of Record;
Thence S 49°40'27" E a distance of 437.08' to an existing 3/4" iron pipe at the southeastern corner of said Book of Record;
Thence S 57°21'06" W a distance of 212.93' to an existing 1" axle at the southwestern corner of said Book of Record; also, in the northeastern line of lot 25 country acres, Plat Cabinet "C", Slide 285a.
Thence N 49°14'23" W a distance of 86.45' to an existing 3/4" iron pipe at the common corner of lot 25 and lot 26 country acres;
Thence N 49°36'56" W a distance of 51.98' to an existing #4 rebar in the northeastern line of lot 26 country acres;
Thence N 49°37'56" W a distance of 73.18' to an existing 1" axle at the common corner of lot 26 and lot 27 country acres;
Thence N 49°52'52" W a distance of 19.87' to an existing capped rebar at the common corner of Deed Book 1689, Page 461 and Book of Record 4174, Page 144;
Thence N 49°40'51" W a distance of 110.01' to an existing 1" axle at the common corner of lot 27 and lot 28, country acres;
Thence N 49°56'52" W a distance of 96.37' to an existing 3/4" axle;
Which is the point of beginning, having an area of 88822.1 square feet, 2.04 acres

2: Upon and after the 4th day of June 2026, the above-described territory, and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the City of Hendersonville and shall be entitled to the same privileges and benefits as other parts of the City of Hendersonville. Said territory shall be subject to municipal taxes according to NCGS 160A-58.10, as amended.

3. The Mayor of the City of Hendersonville shall cause to be recorded in the office of the Register of Deeds of Henderson County and at the Office of the Secretary of State in Raleigh, North

Carolina, an accurate map of the annexed territory, described in Section 1, above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Henderson County Board of Elections, as required by G. S. 163-288.1.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 4th day of June 2026.

Attest: _____
Barbara G. Volk, Mayor, City of Hendersonville

_____
Jill Murray, City Clerk

Approved as to form:

_____
Angela S. Beeker, City Attorney

STATE OF NORTH CAROLINA, COUNTY OF HENDERSON

I, _____, a Notary Public in Henderson County, State of North Carolina, do hereby certify that Barbara G. Volk in her capacity of Mayor of the City of Hendersonville, and Jill Murray, in her capacity of City Clerk personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this _____ day of _____, 2024.

My commission expires: _____

CERTIFICATE OF SUFFICIENCY

Re: Petition for Contiguous Annexation
Petitioners: Carolina Village
File No. 26-24-ANX

To the Honorable Mayor and members of the City Council of Hendersonville, North Carolina:
I, Jill Murray, City Clerk, being first duly sworn, hereby certify that:

1. A petition has been received for contiguous annexation of property consisting of +/- 2.04 acres abutting the campus of Carolina Village in Hendersonville, NC, being tax parcel PIN 9579-08-2767, and being more particularly described on Exhibit A, attached hereto and incorporated by reference, hereinafter "Petition."

2. An investigation has been completed as required by N.C.G.S. § 160A-31 of the Petition for compliance with the requirements of N.C.G.S. § 160A-31.

Based upon this investigation, I find that

1. The Petition includes the names and addresses and signatures of all owners of real property lying in the area described therein.
2. The Petition was prepared in substantially the form prescribed by 160A-31(b).
3. The area described in the petition is contiguous to the City of Hendersonville's primary corporate limits, as defined by N.C.G.S. 160A-31(f).
4. The area for annexation meets all other requirements defined in NC 160A-31 regarding the character of the area to be annexed.

Having made the findings stated above, I hereby certify the Petition appears to be valid.

In witness hereof, I have set my hand and the City Seal on this the 13th day of May, 2026.

(City Seal)

Jill Murray, City Clerk

Resolution #R-26-31

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL FIXING DATE OF PUBLIC HEARING ON QUESTION OF ANNEXATION PURSUANT TO G.S. 160A-31

WHEREAS, a petition requesting annexation of the contiguous area described herein has been received; and

WHEREAS, certification by the City Clerk as to the sufficiency of the petition has been made;

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

Section 1. A public hearing on the question of annexation of the contiguous area described herein will be held at the City Operations Center located at 305 William St. Hendersonville NC, 28792 at 5:45 p.m. June 4th, 2026, or as soon thereafter as it may be heard.

Section 2. The area proposed for annexation is described as follows:

Being all of that real property consisting of PIN 9579-08-2767 described in the plat recorded in Book ____ - ___ [to be inserted at recording of the plat] of the Henderson County Registry, said PIN 9579-08-2767 being described by metes and bounds as follows:

Being the property describe in book of record 4404, page 220.
Beginning at an existing 3/4" axle at the northwestern corner of book of record 4404, page 220;
Thence N 57°34'03" E a distance of 212.95' to an existing bent 3/4" iron pipe at the northeastern corner of said book of record;
Thence S 49°40'27" E a distance of 437.08' to an existing 3/4" iron pipe at the southeastern corner of said book of record;
Thence S 57°21'06" W a distance of 212.93' to an existing 1" axle at the southwestern corner of said book of record; also, in the northeastern line of lot 25 country acres, plat cabinet "c", slide 285a.
Thence N 49°14'23" W a distance of 86.45' to an existing 3/4" iron pipe at the common corner of lot 25 and lot 26 country acres;
Thence N 49°36'56" W a distance of 51.98' to an existing #4 rebar in the northeastern line of lot 26 country acres;
Thence N 49°37'56" W a distance of 73.18' to an existing 1" axle at the common corner of lot 26 and lot 27 country acres;
Thence N 49°52'52" W a distance of 19.87' to an existing capped rebar at the common corner of deed book 1689, page 461 and book of record 4174, page 144;
Thence W 49°40'51" W a distance of 110.01' to an existing 1" axle at the common corner of lot 27 and lot 28, country acres;
Thence N 49°56'52" W a distance of 96.37' to an existing 3/4" axle;
Which is the point of beginning, having an area of 88,822.1 square feet, 2.04 acres

Re: Petition for Contiguous Annexation
Petitioners: Carolina Village
File No. 26-24-ANX

Section 3. Notice of the public hearing shall be published once in The Hendersonville Times-News, a newspaper having general circulation in the City of Hendersonville, at least 10 days prior to the date of the public hearing.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 13th day of May, 2026.

Attest:

Barbara G. Volk, Mayor, City of Hendersonville

Jill Murray, City Clerk

Approved as to form:

Angela S. Beeker, City Attorney

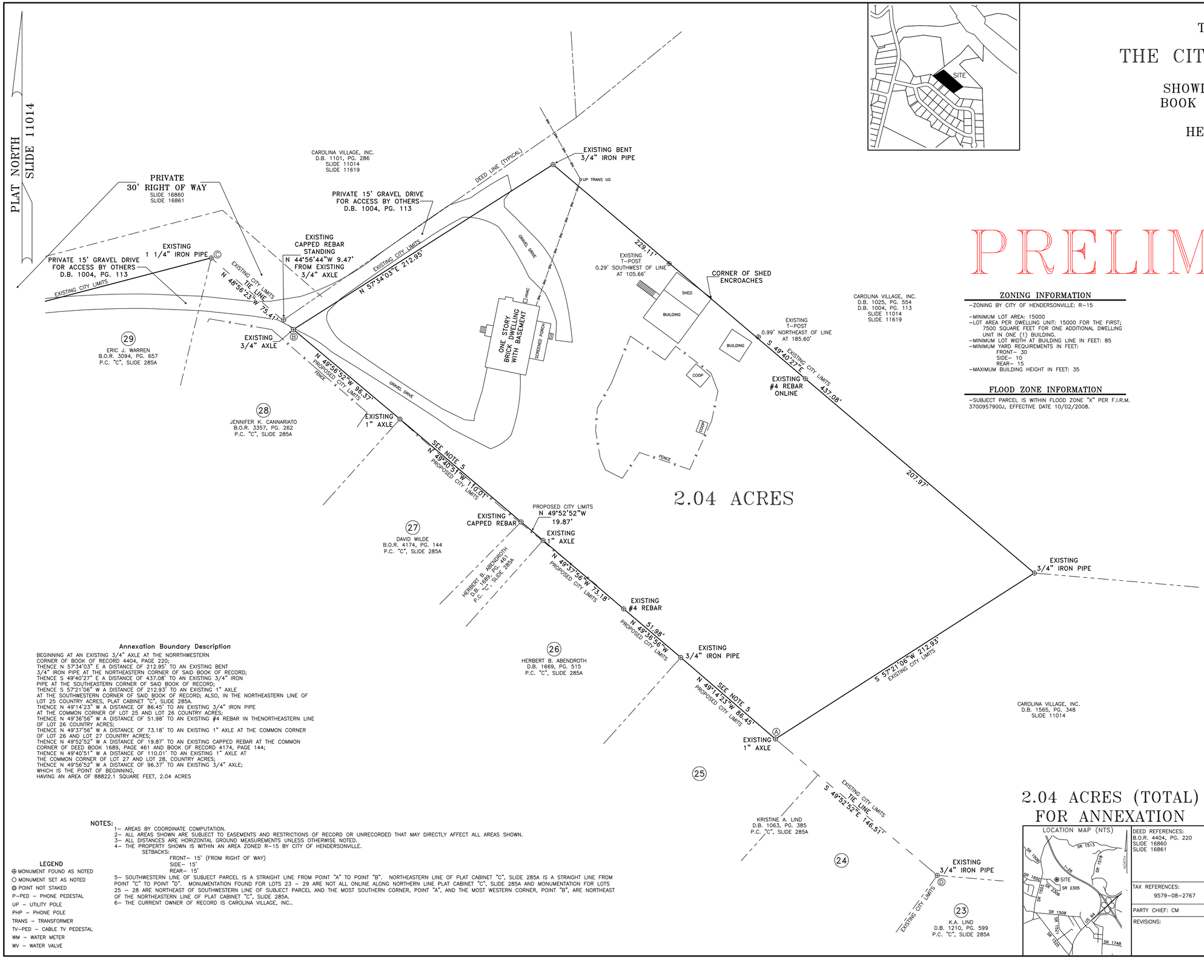
ANNEXATION PLAT
TAX PIN: 9579-08-2767
FOR
THE CITY OF HENDERSONVILLE

SHOWING TRACT FOR ANNEXATION
BOOK OF RECORD 4404, PAGE 220

HENDERSONVILLE TOWNSHIP
HENDERSON COUNTY
NORTH CAROLINA

SCALE: 1" = 30'
APRIL XXth, 2026

PRELIMINARY



ZONING INFORMATION

- ZONING BY CITY OF HENDERSONVILLE: R-15
- MINIMUM LOT AREA: 15000
- LOT AREA PER DWELLING UNIT: 15000 FOR THE FIRST; 7500 SQUARE FEET FOR ONE ADDITIONAL DWELLING UNIT IN ONE (1) BUILDING.
- MINIMUM LOT WIDTH AT BUILDING LINE IN FEET: 85
- MINIMUM YARD REQUIREMENTS IN FEET:
  FRONT- 30
  SIDE- 10
  REAR- 15
- MAXIMUM BUILDING HEIGHT IN FEET: 35

FLOOD ZONE INFORMATION

- SUBJECT PARCEL IS WITHIN FLOOD ZONE "X" PER F.I.R.M. 3700957900J, EFFECTIVE DATE 10/02/2008.

This plat represents the area being annexed to the City of Hendersonville, NC pursuant to NCGS 160A-31, by Ordinance duly adopted (Annexation Ordinance XXX-XX).

This the XXth day of April, 2026

_____
Jill Murray, City Clerk

State of North Carolina
County of Henderson

I, _____, Review Officer of Henderson County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

_____
Review Officer

State of North Carolina, County of Henderson

This instrument was prepared for registration and recorded in the Office of Register of Deeds in the State and County designated; at Plat Slide _____, this _____ day of _____ 2026.
At _____ O'clock _____.

_____
BY:

I, DAVID H. HILL, Professional Land Surveyor, certify that this survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exemption or exception to the definition of subdivision.
G.S. 47-30, F11-D
This the XXth day of APRIL, 2026.

_____
Professional Surveyor NCPLS 3863

I, DAVID H. HILL, certify that this plat was drawn from an actual survey made under my supervision (deed description recorded in Book SEE, page REFERENCES; that the boundaries not surveyed are clearly indicated as drawn from information found in Book AS, page SHOWN; that the ratio of precision as calculated is 1: 10000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this XXth day of APRIL, A.D., 2026.

_____
David H. Hill, NCPLS L-3863

Annexation Boundary Description

BEGINNING AT AN EXISTING 3/4" AXLE AT THE NORTHWESTERN CORNER OF BOOK OF RECORD 4404, PAGE 220;
THENCE N 57°34'03" E A DISTANCE OF 212.95' TO AN EXISTING BENT 3/4" IRON PIPE AT THE NORTHEASTERN CORNER OF SAID BOOK OF RECORD;
THENCE S 49°40'27" E A DISTANCE OF 437.08' TO AN EXISTING 3/4" IRON PIPE AT THE SOUTHEASTERN CORNER OF SAID BOOK OF RECORD;
THENCE S 57°21'06" W A DISTANCE OF 212.93' TO AN EXISTING 1" AXLE AT THE SOUTHWESTERN CORNER OF SAID BOOK OF RECORD; ALSO, IN THE NORTHEASTERN LINE OF LOT 25 COUNTRY ACRES, PLAT CABINET "C", SLIDE 285A.
THENCE N 49°14'23" W A DISTANCE OF 86.45' TO AN EXISTING 3/4" IRON PIPE AT THE COMMON CORNER OF LOT 25 AND LOT 26 COUNTRY ACRES;
THENCE N 49°36'56" W A DISTANCE OF 51.98' TO AN EXISTING #4 REBAR IN THENORTHEASTERN LINE OF LOT 26 COUNTRY ACRES;
THENCE N 49°37'56" W A DISTANCE OF 73.18' TO AN EXISTING 1" AXLE AT THE COMMON CORNER OF LOT 26 AND LOT 27 COUNTRY ACRES;
THENCE N 49°52'52" W A DISTANCE OF 19.87' TO AN EXISTING CAPPED REBAR AT THE COMMON CORNER OF DEED BOOK 1689, PAGE 461 AND BOOK OF RECORD 4174, PAGE 144;
THENCE N 49°40'51" W A DISTANCE OF 110.01' TO AN EXISTING 1" AXLE AT THE COMMON CORNER OF LOT 27 AND LOT 28, COUNTRY ACRES;
THENCE N 49°56'52" W A DISTANCE OF 96.37' TO AN EXISTING 3/4" AXLE;
WHICH IS THE POINT OF BEGINNING,
HAVING AN AREA OF 88822.1 SQUARE FEET, 2.04 ACRES

NOTES:

1- AREAS BY COORDINATE COMPUTATION.
2- ALL AREAS SHOWN ARE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD OR UNRECORDED THAT MAY DIRECTLY AFFECT ALL AREAS SHOWN.
3- ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS UNLESS OTHERWISE NOTED.
4- THE PROPERTY SHOWN IS WITHIN AN AREA ZONED R-15 BY CITY OF HENDERSONVILLE.
SETBACKS:
FRONT- 15' (FROM RIGHT OF WAY)
SIDE- 15'
REAR- 15'
5- SOUTHWESTERN LINE OF SUBJECT PARCEL IS A STRAIGHT LINE FROM POINT "A" TO POINT "B". NORTHEASTERN LINE OF PLAT CABINET "C", SLIDE 285A IS A STRAIGHT LINE FROM POINT "C" TO POINT "D". MONUMENTATION FOUND FOR LOTS 23 - 29 ARE NOT ALL ONLINE ALONG NORTHERN LINE PLAT CABINET "C", SLIDE 285A AND MONUMENTATION FOR LOTS 25 - 28 ARE NORTHEAST OF SOUTHWESTERN LINE OF SUBJECT PARCEL AND THE MOST SOUTHERN CORNER, POINT "A", AND THE MOST WESTERN CORNER, POINT "B", ARE NORTHEAST OF THE NORTHEASTERN LINE OF PLAT CABINET "C", SLIDE 285A.
6- THE CURRENT OWNER OF RECORD IS CAROLINA VILLAGE, INC..

LEGEND

- ⊕ MONUMENT FOUND AS NOTED
- ○ MONUMENT SET AS NOTED
- ◎ POINT NOT STAKED
- P-PED - PHONE PEDESTAL
- UP - UTILITY POLE
- PHP - PHONE POLE
- TRANS - TRANSFORMER
- TV-PED - CABLE TV PEDESTAL
- WM - WATER METER
- WV - WATER VALVE

2.04 ACRES (TOTAL)
FOR ANNEXATION

30 0 30 60 90
GRAPHIC SCALE - FEET

LOCATION MAP (NTS)

DEED REFERENCES:
B.O.R. 4404, PG. 220
SLIDE 16860
SLIDE 16861

TAX REFERENCES:
9579-08-2767

PARTY CHIEF: CM

REVISIONS:

DATE: APRIL XXth, 2026

SURVEY BY
HILL AND ASSOCIATES
SURVEYORS, P.A.
LICENSE NUMBER: C-1991

DAVID H. HILL
N.C.P.L.S. 3863

403 WEST BLUE RIDGE ROAD
EAST FLAT ROCK, NORTH CAROLINA 28726
(828) 693-1409

CHECKED BY: DHH | DRAWING: 2516112ANNEX
DRAWN BY: DHH | FILE: 25161

BEING THE PROPERTY DESCRIBE IN BOOK OF RECORD 4404, PAGE 220.

BEGINNING AT AN EXISTING 3/4" AXLE AT THE NORRTHWESTERN CORNER OF BOOK OF RECORD 4404, PAGE 220;

THENCE N 57°34'03" E A DISTANCE OF 212.95' TO AN EXISTING BENT 3/4" IRON PIPE AT THE NORTHEASTERN CORNER OF SAID BOOK OF RECORD;

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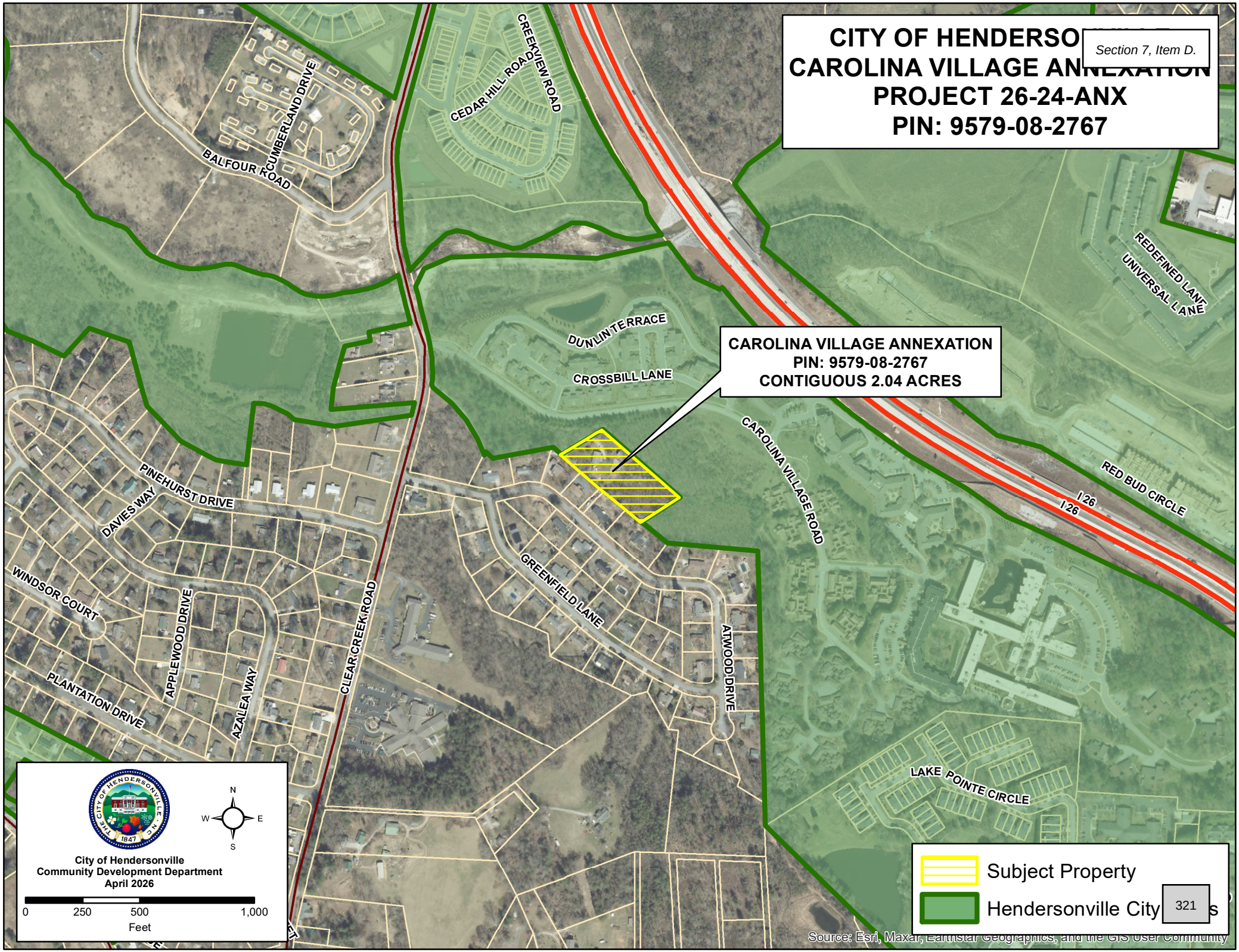
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HAVING AN AREA OF 88822.1 SQUARE FEET, 2.04 ACRES


CITY OF HENDERSO
CAROLINA VILLAGE ANNEXATION
PROJECT 26-24-ANX
PIN: 9579-08-2767
CAROLINA VILLAGE ANNEXATION
PIN: 9579-08-2767
CONTIGUOUS 2.04 ACRES
CUMBERLAND DRIVE
BALFOUR ROAD
CEDAR HILL ROAD
CREEKVIEW ROAD
DUNLIN TERRACE
CROSSBILL LANE
REDEFINED LANE
UNIVERSAL LANE
CAROLINA VILLAGE ROAD
RED BUD CIRCLE
I-26
I-26
PINEHURST DRIVE
DAVIES WAY
WINDSOR COURT
APPLEWOOD DRIVE
AZALEA WAY
PLANTATION DRIVE
CLEAR CREEK ROAD
GREENFIELD LANE
ATWOOD DRIVE
LAKE POINTE CIRCLE
N
W
E
S
City of Hendersonville
Community Development Department
April 2026
0
250
500
1,000
Feet
Subject Property
Hendersonville City Limits
321
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

BOOK 4404 PAGE 220 (3)

1001045311

This document presented and filed:
03/02/2026 04:45:26 PM

WILLIAM LEE KING, Henderson COUNTY, NC
Transfer Tax: $750.00

PREPARED BY EDWARD L. HARRELSON
RETURN TO: PRINCE, MASSAGEE & ALEXANDER, PLLC
240 3RD AVE. WEST
HENDERSONVILLE, N.C. 28739
Stamps: $750.00
Tax Parcel No.: 110498
(NO TITLE EXAMINATION PERFORMED BY PREPARER.)
This instrument was prepared by Edward L. Harrelson, a North Carolina licensed attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

STATE OF NORTH CAROLINA **GENERAL WARRANTY DEED**
COUNTY OF HENDERSON

THIS DEED, made this the 24 day of February, 2026, by and between:

LARRY DWAYNE HOLBERT and wife, SUSAN A. HOLBERT, hereinafter called Grantor, whose address is: 400 Little Cove Creek Dr., Saluda, NC 28773 and

CAROLINA VILLAGE, INC., hereinafter called Grantee, whose address is: 600 Carolina Village Rd., Ste. Z, Hendersonville, NC 28792.

W I T N E S S E T H:

WHEREAS, the property herein granted was acquired by Larry Dwayne Holbert and wife, Susan A. Holbert by deed from L. C. Metcalf (single) dated April 29, 2016 and recorded at Deed Book 1660 at Page 400 of the Henderson County Registry; and

WHEREAS, the Grantor □ has / □ has not utilized the property as his/her primary residence; and

WHEREAS, the Grantor now desires to sell and convey the herein described property;

NOW, THEREFORE, Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable considerations to him paid by Grantee, receipt of which is hereby acknowledged, does give, grant, bargain, sell and convey unto Grantee, their heirs and assigns, in fee simple, the following described property located in Hendersonville Township, Henderson County, North Carolina:

See the attached Exhibit A, incorporated herein by reference as if set out in full for a complete legal description.

TO HAVE AND TO HOLD the above described premises, with all privileges and appurtenances thereunto appertaining unto Grantee, their heirs and/or successors and assigns, in fee simple.

Grantor covenants with Grantee that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions herein stated.

Subject to restrictions, easements, rights of way of record and for *ad valorem* taxes for the current year.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal, the day and year first above written.

Larry Dwayne Holbert (Seal) Susan A. Holbert (Seal)
LARRY DWAYNE HOLBERT SUSAN A. HOLBERT

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON

I, Sheila S Morris, a Notary Public, do hereby certify that Larry Dwayne Holbert and Susan A. Holbert, Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this the 24 day of February, 2026.

Sheila S Morris
Notary Public

My commission expires: 9-16-27.

SHEILA S MORRIS NOTARY PUBLIC HENDERSON COUNTY, NC

BEING all of that 2.04 acre tract depicted on plat of record at Plat Slide 16860 in the office of the Register of Deeds for Henderson County, North Carolina and also being more particularly described as follows:

> BEGINNING at an iron pipe standing south 49 deg. 19 min. 35 sec. east 10.32 feet from an iron pipe which marks the common corner of G.H. Gretz, W.S. Lockman and the Grantors herein and runs thence with the center of a drive north 57 deg. 51 min. east 212.40 feet to an iron pipe, thence, leaving said drive south 49 deg. 21 min. 53 sec. east 437 feet to an iron pipe; thence, south 59 deg. 49 min. 36 sec. east 212.68 feet to an iron pipe in the original line, thence, with the original line north 49 deg. 19 min. 35 sec. west 437 feet to the point of BEGINNING, containing 2.03 acres, more or less, and shown by map made by Jon H. Laughter, dated August 1972.

EXCEPTING and reserving the right to use the drive crossing the northwest boundary of the above described property as described in that deed recorded in Deed Book 499, Page 311 in the office of the Register of Deeds for Henderson County, North Carolina.

ALSO BEING all of that real property described in deed recorded in Deed Book 1578, Page 172 in the office of the Register of Deeds for Henderson County, North Carolina.

For use by Principal Authority / Para uso de la Autoridad Principal
Cloudpermit application number / Número de solicitud de Cloudpermit US-NC30720-P-2026-46
PIN / Número de rollo 9579082767
Application submitted to / Solicitud presentada a Hendersonville, NC, North Carolina / Hendersonville, NC, Carolina del Norte

Description of Subject Property
Address / Dirección 552 CLEAR CREEK RD
Municipality / Municipio Hendersonville, NC, North Carolina / Hendersonville, NC, Carolina del Norte
PIN / Número de rollo 9579082767

Purpose of Application
Application type / Tipo de solicitud Annexation — Contiguous

Applicant		
Last name / Apellido Jones	First name / Nombre de pila Tom	Corporation or partnership / Corporación o sociedad
Street address / Dirección de la calle 724 5th Avenue West	Unit number / Número de unidad	Lot / Con.
Municipality / Municipio Hendersonville	State / Provincia NC	ZIP code / Código postal 28739

Other phone / Otro teléfono	Mobile phone / Teléfono móvil +1 8286877177
Fax	Email / Correo electrónico [redacted]

Property owner		
Last name / Apellido Parries	First name / Nombre de pila Kevin	Corporation or partnership / Corporación o sociedad Carolina Village
Street address / Dirección de la calle 600 Carolina Village Road	Unit number / Número de unidad Suite Z	Lot / Con.
Municipality / Municipio Hendersonville	State / Provincia NC	ZIP code / Código postal 28792
Other phone / Otro teléfono +1 8282436801	Mobile phone / Teléfono móvil +1 8282330611	
Fax	Email / Correo electrónico [redacted]	

Applicant-Company Information		
Applicant Name: Kevin Parries	Company Name: Carolina Village	Authorized Representative Title (if applicable) President & CEO

Property Owner-Company Information		
Property Owner Name: Kevin Parries	Company Name (if applicable, check corresponding box below) Carolina Village	Authorized Representative Title (if applicable) President & CEO

Declaration and Signatures

Applicant

I, Tom Jones (The Applicant), do hereby declare that the information contained in this application, the attached schedules and forms, the attached plans and specifications, and other attached documentation is true to the best of my knowledge. If a permit is granted, I agree to comply with Local Ordinances and the conditions of the permit. If the Applicant is a corporation or partnership, I have the authority to bind the corporation or partnership by signing off, I understand that it constitutes a legal signature confirming that I acknowledge and agree to the above declaration.

Signature of the applicant acknowledges that if the property is rezoned, the property involved in this request is bound to the use(s) authorized, the approved site plan and any conditions imposed, unless subsequently changed or amended as provided for in the Zoning Ordinance.

Digitally signed on 04/02/2026, 1:15:38 PM EDT by Tom Jones. / Firmado digitalmente el 2/4/26 13:15:38 EST por Tom Jones.

Property owner

I, Kevin Parries (The Property owner), do hereby declare that the information contained in this application, the attached schedules and forms, the attached plans and specifications, and other attached documentation is true to the best of my knowledge. If a permit is granted, I agree to comply with Local Ordinances and the conditions of the permit. If the Property owner is a corporation or partnership, I have the authority to bind the corporation or partnership by signing off, I understand that it constitutes a legal signature confirming that I acknowledge and agree to the above declaration.

Property owner hereby grants permission to the City of Hendersonville personnel to enter the subject property for any purpose required in processing this application. If signed by an agent on behalf of the Owner, this petition MUST be accompanied by a Limited Power of Attorney signed by the property owner (s) and notarized, specifically authorizing the agent to act on the owner (s) behalf in signing this application. Failure of each owner, or their duly authorized agent, to sign, or failure to include the authority of the agent signed by the property owner, will result in an INVALID APPLICATION.

Signature of the property owner acknowledges that if the property is rezoned, the property involved in this request is bound to the use(s) authorized, the approved site plan and any conditions imposed, unless subsequently changed or amended as provided for in the Zoning Ordinance.

Digitally signed on 04/02/2026, 1:27:17 PM EDT by Kevin Parries. / Firmado digitalmente el 2/4/26 13:27:17 EST por Kevin Parries.

Property Information

Property Address	Parcel Identification Number (PIN)

Does this property currently adjoin the present corporate City limits (not satellite limits)?	Is the property within the City's Extra Territorial Jurisdiction?	Are you declaring any site-specific vested right with respect to the properties subject to this petition as established under G.S. 160D-108.1?
☑ Yes ☐ No	☑ Yes ☐ No	☐ Yes ☑ No

Reason for Annexation:

In order for all of the contiguous Carolina Village property to fall under the same jurisdiction

Applicant (Developer) Company Information

Authorized Representative Name:	Company Name (if applicable, check corresponding box below)
Kevin Parries	Carolina Village

Company Type:

☑ Corporation: ☐ Limited Liability Company: ☐ Trust:

☐ Partnership: ☐ Other:

If other:

Authorized Representative Title (if applicable - i.e. Member/Manager, President, etc.)

President & CEO

Property Owner Company Information (if different from Applicant)

Authorized Representative Name:	Company Name (if applicable, check corresponding box below)
Kevin Parries	Carolina Village

Company Type:

☑ Corporation: ☐ Limited Liability Company: ☐ Trust:

☐ Partnership: ☐ Other:

If other:

Authorized Representative Title (if applicable - i.e. Member/Manager, President, etc.)

President & CEO

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY
PLANNING DIVISION

SUBMITTER: Sam Hayes, Planner II

MEETING DATE: June 4th, 2026

AGENDA SECTION: New Business

DEPARTMENT: Community Development

TITLE OF ITEM: Rezoning: Conditional Zoning District – Carolina Village (26-25-CZD) – *Sam Hayes – Planner II*

SUGGESTED MOTION(S):

For Recommending Approval:

I move City Council **adopt** an ordinance amending the official zoning map of the City of Hendersonville changing the zoning -designation of the subject property (PINs: 9579-18-3554, 9579-08-2767, 9579-37-5327, & 9579-37-6200) from PRD CZD (Planned Residential Development Conditional Zoning District) and R-15 (Medium-Density Residential) to UV-CZD (Urban Village Conditional Zoning District) based on the site plan and list of conditions submitted by and agreed to by the applicant [dated 5/20/26], and presented at this meeting and subject to the following:

1. The development shall be consistent with the site plan, including the list of applicable conditions contained therein, and the following permitted uses:

a) Adult care centers registered with the NC Department of Health and Human Services
b) Accessory uses & structures
c) Dance, health & fitness facilities
d) Neighborhood community centers
e) Offices, business, professional and public
f) Personal services
g) Restaurant
h) Residential dwellings, single/two/multi-family

[for amendments to uses or conditions discussed and agreed upon in the meeting (between City & Developer) and not yet represented on the site plan, please use the following language. Disregard #2 if not needed.]

For Recommending Denial:

I move Planning Board recommend City Council **deny** an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PINs: 9579-18-3554, 9579-08-2767, 9579-37-5327, & 9579-37-6200) from PRD CZD (Planned Residential Development Conditional Zoning District) and R-15 (Medium-Density Residential) to UV-CZD (Urban Village Conditional Zoning District) based on the following:

1. The petition is found to be consistent with the City of Hendersonville Gen H 2045 Comprehensive Plan, based on the information from the staff analysis and the public hearing, and because:

The petition is consistent with a range of Goals, Guiding Principles, and the Future Land Use Designation of Multi-Generational Living as defined in Chapter IV of the Gen H Comprehensive Plan.

2. We do not find this petition to be reasonable and in the public interest based on the information from the staff analysis, public hearing and because:

1. The petitions proposed density is greater than what the area can accommodate.
2. The petition would generate excessive traffic.

[DISCUSS & VOTE]

2. Permitted uses and applicable conditions presented on the site plan shall be amended to include: **3(2). The petition is found to be <u>consistent</u> with the City of Hendersonville Gen H 2045 Comprehensive Plan based on the information from the staff analysis and because:** The petition is consistent with a range of Goals, Guiding Principles, and the Future Land Use Designation of Multi-Generational Living as defined in Chapter IV of the Gen H Comprehensive Plan. **4(3). 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. The petition provides additional housing. 2. The petition provides an adequate buffer between the multi-family and single family housing on adjacent properties. 3. The petition will adequately address stormwater through the use of existing stormwater retention facilities. **[DISCUSS & VOTE]**	

SUMMARY:

The City of Hendersonville has received an application for a Conditional Zoning District from WGLA Engineering, PLLC on behalf of Carolina Village. The existing Carolina Village property is currently zoned PRD-CZD (Planned Residential Development Conditional Zoning District). The applicant proposes to rezone the subject property, along with three additional parcels currently zoned R-15. Carolina Village is a retirement community.

If approved, all parcels would be rezoned to Urban Village. However, the scope of review for this application was only conducted in the area directly surrounding the proposed new building. Any existing buildings that do not conform to Urban Village standards would be considered nonconforming and would fall under the city's nonconforming structures ordinance.

The proposed project includes the construction of a 60 unit multifamily building to serve as an independent living facility, along with an 8,000 square foot wellness center located within the building.

PROJECT/PETITIONER NUMBER:	26-25-CZD
PETITIONER NAME:	Kevin Parries, Carolina Village [Owner] Tom Jones, WGLA Engineering, PLLC [Applicants]
ATTACHMENTS:	1. Staff Report 2. Comprehensive Plan & FLUM Consistency Worksheet 3. Goals & Guiding Principles Evaluation Worksheet 4. Proposed Site Plan 5. Neighborhood Compatibility Summary 6. Planning Board Summary 7. Draft Ordinance 8. Application / Owner Signature Addendum / LLC Record

REZONING: CONDITIONAL REZONING – CAROLINA VILLAGE (26-25-CZD)
CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

PROJECT SUMMARY 2
EXISTING ZONING & LAND USE 3
SITE IMAGES 4
SITE IMAGES 5
SITE IMAGES 6
FUTURE LAND USE 7
STAFF SITE PLAN REVIEW – SUMMARY COMMENTS 8
OUTSTANDING ISSUES & CITY-PROPOSED CONDITIONS: 9
REZONING STANDARDS (ARTICLE 11-4) 10

PROJECT SUMMARY

- Project Name & Case #:
  - Carolina Village
  - 26-25-CZD
- Applicant & Property Owner:
  - Kevin Parries, Carolina Village [Owner]
  - Tom Jones, WGLA Engineering, PLLC [Applicant]
- Property Address:
  - 600 Carolina Village Road
- Project Acreage:
  - 96.77 acres
- Parcel Identification (PIN):
  - 9579-18-3554
  - 9579-08-2767
  - 9579-37-5327
  - 9579-37-6200
- Current Parcel Zoning:
  - PRD CZD Planned Residential Development Conditional Zoning District
  - R-15 Medium Density Residential
- Requested Zoning:
  - UV CZD Urban Village Conditional Zoning District
- Future Land Use Designation:
  - Multi-Generational Living
- Neighborhood Compatibility Meeting:
  - April 1, 2026



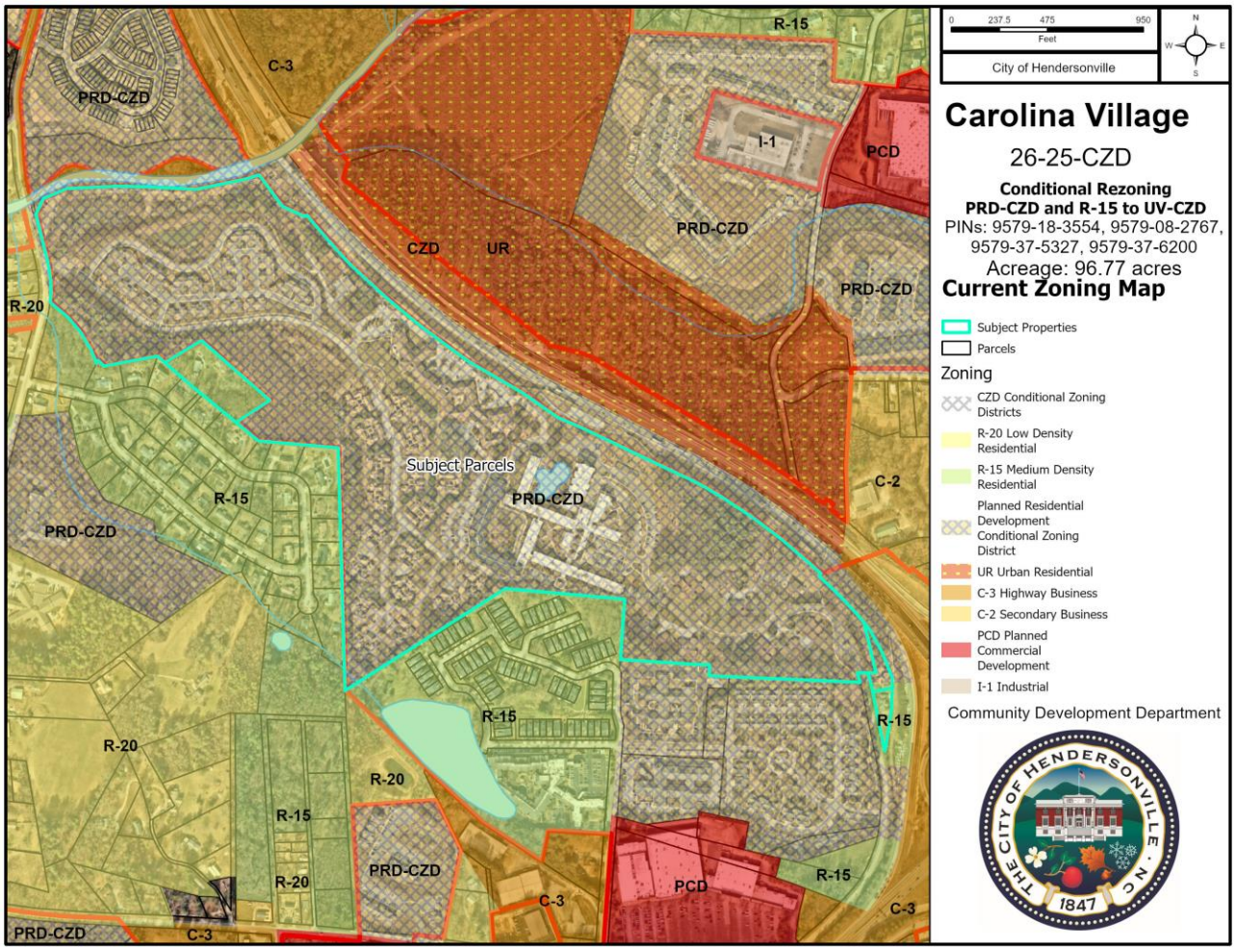
SITE VICINITY MAP

The City of Hendersonville has received an application for a Conditional Zoning District from WGLA Engineering, PLLC on behalf of Carolina Village. The existing Carolina Village property is currently zoned PRD-CZD (Planned Residential Development Conditional Zoning District). The applicant proposes to rezone the subject property, along with three additional parcels currently zoned R-15. Carolina Village is a retirement community.

If approved, all parcels would be rezoned to Urban Village. However, the scope of review for this application was only conducted in the area directly surrounding the proposed new building. Any existing buildings that do not conform to Urban Village standards would be considered nonconforming and would fall under the city's nonconforming structures ordinance.

The proposed project includes the construction of a 60 unit multifamily building to serve as an independent living facility, along with an 8,000 square foot wellness center located within the building.

EXISTING ZONING & LAND USE



City of Hendersonville Current Zoning & Land Use Map

The subject property is currently zoned Planned Residential Development Conditional Zoning District (PRD-CZD) and Medium Density Residential (R-15). The surrounding area includes R-15, R-20, PCD, and PRD-CZD. Some of the uses on adjacent properties include single family homes, duplexes and townhomes, and a commercial shopping center. The property is flanked by Highway 26 to the north, and Four Seasons Boulevard is located to the south of the property.

SITE IMAGES



View west along Carolina Village Road. Subject property is located behind the trees to the left.



View of subject property looking south across Carolina Village Road.

SITE IMAGES



View of Subject property looking south across Carolina Village Road.



View of interior of subject property.

SITE IMAGES

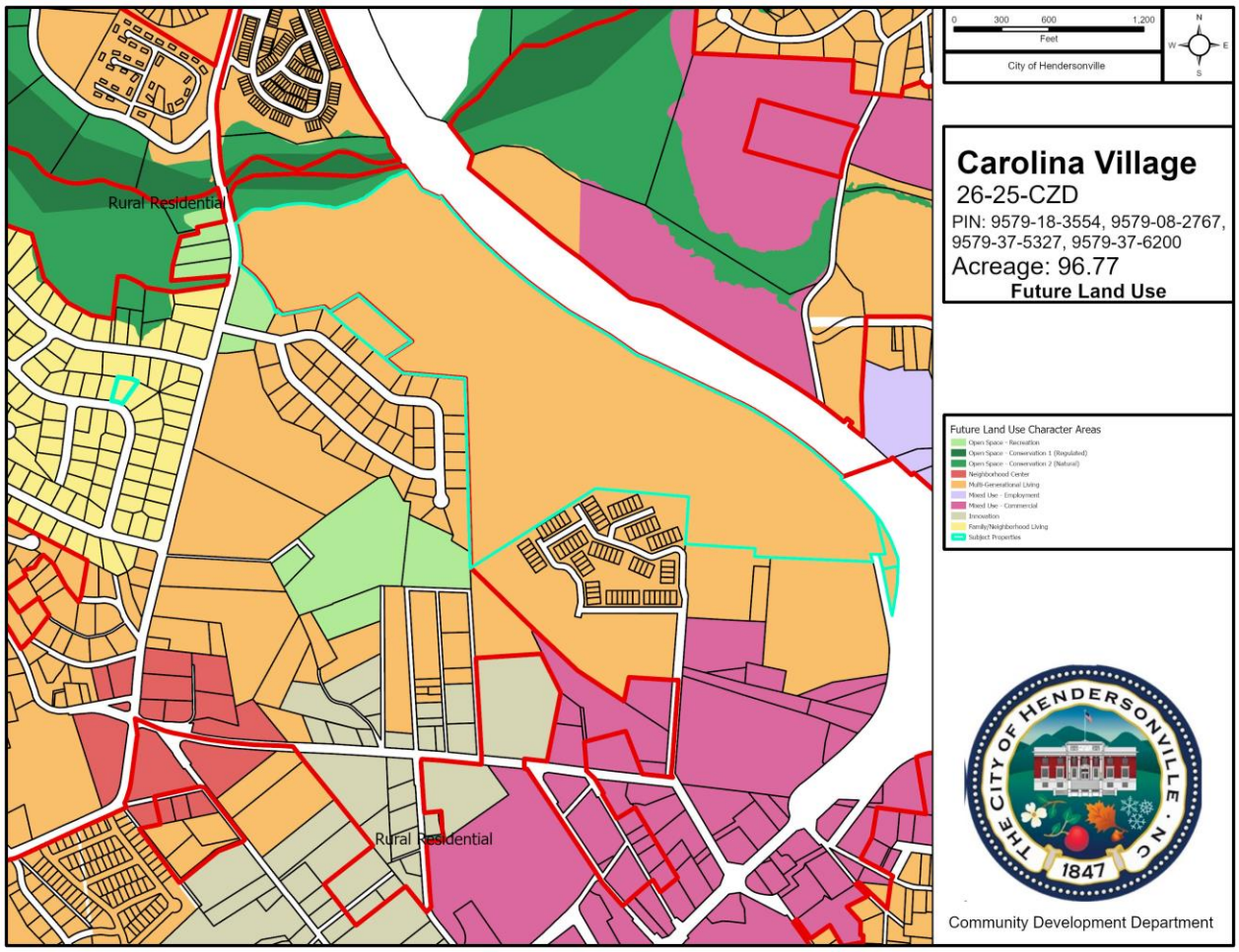


View of interior of subject property.



View of wooded portion of subject property.

FUTURE LAND USE



City of Hendersonville Future Land Use

The subject property is designated as Family/Neighborhood Living in the Gen H comprehensive plan. The surrounding properties area mostly designated as this, or as open space, Mixed Use Commercial, or Innovation.

Family/Neighborhood Living Description:

This area is characterized by moderate-density residential development. It is comprised of single-family detached homes on lots typically ranging from 1/3 acre to 1/8 acre. Improved open spaces in the form of pocket and neighborhood parks are interspersed, and greenway trails within are located to connect such parks as well as provide links to trails and walkways in neighboring development. Conservation design, which includes more open space in exchange for smaller minimum lot sizes, may be a preferred approach to residential development, especially if higher gross densities can be achieved.

PROPOSED REQUEST DETAILS

Site Plan Summary:

- Proposed Uses for entire site (highlighted uses indicate the proposed new construction uses):
  - Adult care centers registered with the NC Department of Health and Human Services
  - Accessory uses & structures
  - Dance, health & fitness facilities
  - Neighborhood community centers
  - Offices, business, professional and public
  - Personal services
  - Restaurant
  - Residential dwellings, single/two/multi-family

All items below are specifically related to the proposed new building, not the entire site:

- Total Dwelling Units: 60 units
- Proposed Wellness Center Square Footage: 8,000 sq. ft.
- Site acreage: 5.19 acres
- Buildings:
  - Total Footprint – 50,000 square feet
- Open Space: 109,400 square feet
- Common Open Space: 23,000 square feet
- Transportation:
  - The site is accessed off of an internal drive
  - The applicant has requested to waive the TIA requirement.
- Sidewalks:
  - Internal sidewalks provided/
- Lighting:
  - All site lighting will be required to conform to the City's lighting standards. The lighting plan is a component of the final site plan review.
- Parking:
  - Off-Street Parking Requirements
    - Wellness: 54 required
    - Residential Units: 60 units
    - Visitors: 6

    Total Required: 120 parking spaces
  - Provided: 145 parking spaces
- Landscaping:
  - This development will be required to plant:
    - Vehicular Use Landscaping
    - Street Trees (Sec. 15-15)
    - Common space plantings (Sec. 15-13)
    - Open Space plantings (Section 15-14)
    - Tree Canopy Preservation
    - A detailed Landscaping Plan will be provided at final site plan

OUTSTANDING ISSUES & CITY-PROPOSED CONDITIONS:

COMMUNITY DEVELOPMENT:

Site Plan Comments:

- The site plan accompanying this petition meets the standards established by the Zoning Ordinance for UV-CZD (minus any developer proposed conditions).
    - Comments that will be reviewed/addressed during final site plan review process and do not need to be addressed during the preliminary site plan review process:
        - No comments

Proposed City-Initiated Conditions:

None

DEVELOPMENT REVIEW COMMITTEE COMMENTS:

The Development Review Committee consist of the following Departments/Divisions and Agencies: Engineering, Water/Sewer, Fire Marshal, Stormwater Administration, Floodplain Administration, Public Works, NCDOT, Henderson County Soil & Erosion Control and the City's Traffic Consultant. While all pertinent members of the DRC reviewed this project, staff has provided only the relevant/outstanding comments / conditions below:

PUBLIC WORKS:

Preliminary Site Plan Comments:

Proposed City-Initiated Conditions:

1. None

UTILITIES:

Preliminary Site Plan comments:

1. None

FIRE

Preliminary Site Plan Comments:

1. Fire department will require a minimum of 2 additional fire hydrants inside the loop. The number of hydrants will depend on the fire protection system design of the building. [Fire hydrant quantity and location will be coordinated with HFD prior to final site plan approval.]

NCDOT

Preliminary Site Plan Comments:

1. None

STORMWATER

Preliminary Site Plan Comments:

Developer Proposed Conditions

1. Carolina Village is requesting to waive the requirement for a traffic impact analysis (TIA) in urban village district for this project. Trips generated will be below 100-peak hour trips or 1,000 daily trip thresholds that trigger a TIA in

other zoning districts. Also many trips will be internal, and some internal trips will be by golf carts.

1) COMPREHENSIVE PLAN CONSISTENCY	**LAND SUPPLY, SUITABILITY & INTENSITY** The subject property was excluded from the Land Supply Map analysis. The subject property was excluded from the Suitability Assessment analysis. The subject property is considered consistent with the Development Intensity Map. **FUTURE LAND USE & CONSERVATION MAP** **Character Area Designation:** Multi-Generational Living **Character Area Description:** Somewhat consistent **Zoning Crosswalk:** Consistent **Focus Area Map:** N/A
2) COMPATIBILITY	***Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property*** The proposed addition of 60 multi-family units to the overall Carolina Village development is compatible with the existing way in which this property and surrounding properties have developed over time. **EXISTING CONDITIONS** The subject property has many existing buildings on it including single, duplex, and multi-family, medical buildings, restaurants, and many accessory uses that assist the retirement community. **GEN H COMPREHENSIVE PLAN GOALS** (Chapter IV) **Vibrant Neighborhoods**: Consistent **Abundant Housing Choices**: Consistent **Healthy and Accessible Natural Environment**: Consistent **Authentic Community Character**: Consistent **Safe Streets and Trails**: Consistent **Reliable & Accessible Utility Services**: Consistent **Satisfying Work Opportunities**: Consistent **Welcoming & Inclusive Community**: Consistent **Accessible & Available Community Uses and Services**: Consistent **Resilient Community**: Consistent **GEN H COMPREHENSIVE PLAN GUIDING PRINCIPLES** (Chapter IV) **Mix of Uses:** Consistent **Compact Development:** Consistent **Sense of Place:** Consistent **Conserved & Integrated Open Spaces:** Consistent **Desirable & Affordable Housing**: Consistent **Connectivity**: Consistent **Efficient & Accessible Infrastructure:** Consistent
3) Changed Conditions	**Whether and the extent to which there are changed conditions, trends or facts that require an amendment -**

	The applicant is seeking to add additional housing to an already built-out project. The addition of this housing will go on a undeveloped portion of the property.
4) **Public Interest**	**Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern that benefits the surrounding neighborhood, is in the public interest and promotes public health, safety and general welfare -**
	The addition of this housing in a location that will both integrate it into the existing development of Carolina Village, while also providing a substantial buffer from adjacent neighborhoods.
5) **Public Facilities**	**Whether and the extent to which adequate public facilities and services such as water supply, wastewater treatment, fire and police protection and transportation are available to support the proposed amendment**
	The subject property is already served by city utilities, which will be extended to this new construction.
6) **Effect on Natural Environment**	**Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment including but not limited to water, air, noise, storm water management, streams, vegetation, wetlands and wildlife -**
	The project tis required to follow city ordinance protecting the natural environment. The Carolina Village development has already implemented many projects to assist in protecting the natural environment.

Caro

Chapter 4 - The Vision for the Future
SUPPLY, SUITABILITY, & INTENSITY
LAND SUPPLY MAP (Pg. 81, Figure 4.4)
LAND SUITABILITY MAP (Pg. 84-86, Figure 4.5-4.7)
DEVELOPMENT INTENSITY MAP (Pg. 89, Figure 4.9)
FUTURE LAND USE & CONSERVATION M
Future Land Use and Conservation Map
Character Area Description (Pg. 122-131)
Zoning Crosswalk

lina Village

Consistent	Inconsistent	Staff Notes
NA	NA	Excluded from analysis
NA	NA	Excluded from analysis
Consistent		
AP		
Multi-Generational Living (MGL)		
Somewhat consistent		
Consistent		

Carolina Village

Chapter 4 - The Vision for the Future	Consistent
GOALS	
Vibrant Neighborhoods (Pg. 93)	
Promote lively neighborhoods that increase local safety.	Consistent
Enable well-maintained homes, streets, and public spaces.	Consistent
Promote diversity of ages (stage of life), income levels, and a range of interests.	
The design allows people to connect to nearby destinations, amenities, and services.	Consistent
Abundant Housing Choices (Pg. 93)	
Housing provided meets the need of current and future residents.	Consistent
Range of housing types provided to help maintain affordability in Hendersonville.	Consistent
Housing condition/quality exceeds minimum standards citywide	Consistent
Healthy and Accessible Natural Environment (Pg. 94)	
Recreational (active and passive) open spaces are incorporated into the development.	Consistent
Water quality is improved with the conservation of natural areas that serve as filters and soil stabilizers.	Consistent
Natural system capacity (floodplains for stormwater; habitats to support flora/fauna; tree canopy for air quality, stormwater management, and microclimate) is maintained.	Consistent
Development is compact (infill/redevelopment) to minimize the ecological footprint.	Consistent
New development respects working landscapes (e.g., orchards, managed forests), minimizing encroachment.	Consistent
Authentic Community Character (Pg. 94)	
Downtown remains the heart of the community and the focal point of civic activity	Consistent
A development near a gateway sets the tone, presenting the image/brand of the community.	Consistent
Historic preservation is utilized to maintain the city's identity.	NA
City Centers and neighborhoods are preserved through quality development.	Consistent
Safe Streets and Trails (Pg. 95)	
Interconnectivity is promoted between existing neighborhoods through the building out of street networks, including retrofits and interconnectivity of new developments.	Consistent
Access is increased for all residents through the provision of facilities that promote safe walking, biking, transit, automobile, ride share, and bike share.	Consistent
Design embraces the principles of walkable development.	Consistent
Reliable & Accessible Utility Services	
Wastewater treatment (service and capacity) adequately serves existing and future development	Consistent

A compact service area (infill, redevelopment) maximizes the utilization of existing infrastructure and feasible service delivery.	Consistent
Satisfying Work Opportunities (pg. 96)	
The development promotes quality job options.	NA
The lives of residents are enriched with opportunities to learn, build skills, and grow professionally.	Consistent
Welcoming & Inclusive Community	
Accessibility exceeds minimum standards of ADA, fostering residents' and visitors' sense of belonging.	Consistent
An inviting public realm (i.e., parks, public buildings) reflects the attitudes of city residents and leaders, and helps residents develop a sense of place and attachment to Hendersonville.	Consistent
Accessible & Available Community Uses and Services (Pg. 97)	
Private development is plentiful, meeting the demands of current and future populations.	Consistent
Resilient Community	
Readiness through adequate preparation to manage external impacts is routinly integrated into City initiatives.	Consistent
Recovery from adverse events form the City's commitment to providing sufficient resources.	Consistent
GUIDING PRINCIPALS (pg. 98)	
Mix of Uses (Pg. 98)	
Revitalization of Outdated Commercial Areas	Consistent
New business and office space promotes creative hubs.	Consistent
Compact Development (Pg. 100)	
Development is consistent with efforts in the area to establish 15-minute neighborhoods.	Consistent
The infill project is context sensitive [Large Infill Site].	Consistent
Sense of Place (Pg. 102)	
The development contributes to Hendersonville's character and the creation of a sense of place through its architecture and landscape elements. [Place keeping and Placemaking and 3rd Places]	Consistent
Conserved & Integrated Open Spaces (Pg. 106)	
A diverse range of open space elements are incorporated into the development.	Consistent
Desirable & Affordable Housing (Pg. 108)	
Missing middle housing concepts are used in the development.	NA
Connectivity (Pg. 112)	
The development encourages multimodal design solutions to enhance mobility.	Consistent
Efficient & Accessible Infrastructure (Pg. 114)	
The development utilizes existing infrastructure	Consistent

Inconsistent	Staff Notes
Inconsistent	
NA	

NA	
NA	

DEVELOPMENT DATA BLOCK

NAME OF PROJECT:	CAROLINA VILLAGE 60 UNIT INDEPENDENT LIVING BUILDING
PROJECT ADDRESS:	CAROLINA VILLAGE RD
PIN #:	9579-08-2767
DB/PG:	1341/582
CURRENT ZONING:	PRD PLANNED RESIDENTIAL DISTRICT
PROPOSED ZONING:	URBAN VILLAGE CONDITIONAL ZONING DISTRICT
OWNER/DEVELOPER:	CAROLINA VILLAGE INC 600 CAROLINA VILLAGE RD HENDERSONVILLE, NC 28792
ENGINEER:	G THOMAS JONES III, P.E. WGLA ENGINEERING 724 5TH AVENUE WEST HENDERSONVILLE, NC 28739 (828) 687-7177
ARCHITECT:	SFCS ARCHITECTS 305 SOUTH JEFFERSON STREET ROANOKE, VA 24011
LAND SURVEYOR:	HILL AND ASSOCIATES SURVEYORS 403 W BLUE RIDGE RD EAST FLAT ROCK, NC, 28726 (828) 693-1409
WATER SYSTEM:	CITY OF HENDERSONVILLE
SEWER SYSTEM:	CITY OF HENDERSONVILLE

PROJECT PARKING SUMMARY:

	REQUIRED	AREA	REQ
WELLNESS	1 SPACE PER 150 SF	8,000 SF	54
IL RESIDENTS	1 SPACE PER UNIT	60 UNITS	60
IL VISITORS	1 SPACE PER 10	60 UNITS	6
	TOTAL	REQUIRED	120

SURFACE SPACES PROVIDED	85
CARPORT SPACES PROVIDED	60
TOTAL PROVIDED +GOLF CART PARKING	145

PROJECT SQUARE FOOTAGE/ACREAGE & PERCENT OF SITE:

REZONING PARCELS	AREA (AC)
9579-18-3554	93.857
9579-37-5327	0.46
9579-37-6200	0.38
9579-08-2767	2.07
TOTAL	96.767±

PROPOSED BUILDING HEIGHT RESTRICTION
MINIMUM = 1-STORY
MAXIMUM = 5-STORY

PROJECT INFORMATION:

PROJECT AREA 5.19 AC± (226,076±)

BUILDINGS 50,000± SF (22%)

OPEN SPACE REQUIRED 67,823 SF (30%)
PROVIDED: 109,400± SF (48%)

STREETS AND PARKING: 51,000± SF (22%)

OTHER (INCL. SIDEWALKS): 15,600± SF (7%)

COMMON SPACE REQUIRED: 22,608 SF (10%)
PROVIDED: 23,000± SF (10%)

AVERAGE BUILDING HEIGHT = 56'

DENSITY: 60 UNITS/5.19 AC = 11.6/AC

GENERAL NOTES
1.) ALL DIMENSIONS ARE IN FEET
2.) ALL LIGHTING SHALL CONFORM TO SECTION 6-19 OF THE ZONING ORDINANCE

FLOOD HAZARD:
THIS PROJECT IS NOT LOCATED WITHIN A 100YR FLOOD HAZARD AREA

DEVELOPER PROPOSED CONDITION:
THE TIA REQUIREMENT AS STATED IN THE URBAN VILLAGE ZONING DISTRICT (SECTION 5-24-1.3.1) SHALL BE WAIVED BECAUSE THE ADDITION OF A 60 UNIT MULTI-FAMILY BUILDING DOES NOT SURPASS THE THRESHOLD OF 100 PEAK HOUR TRIPS AND 1000 DAILY TRIPS.

TOTAL PROPERTY ACREAGE

9579-18-3554	93.857 AC
9579-37-5327	0.46 AC
9579-37-6200	0.38 AC
9579-08-2767	2.07 AC
TOTAL	96.767 AC±

CAMPUS UNIT SUMMARY

COTTAGES	238
APARTMENTS	135
PROPOSED	60
TOTAL IL	373
ASSISTED LIVING	60
SKILLED NURSING	58

PROJECT GROSS FLOOR SQUARE FOOTAGE OF NON-RESIDENTIAL USES

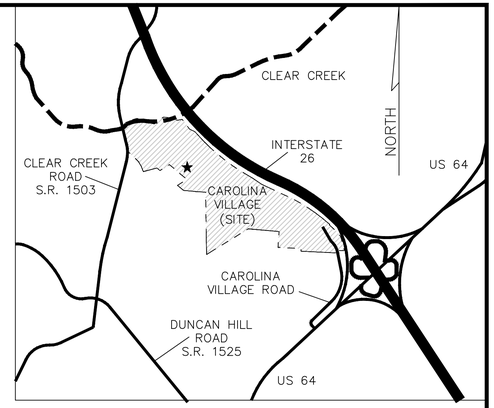
WELLNESS	8,000 SF±
ROOF-TOP TERRACE	8,000 SF±

SUMMARY OF EXISTING USES:
- 58-BED SKILLED NURSING FACILITY
- 60-BED ASSISTED LIVING
- 4 FITNESS AREAS INCLUDING OUTPATIENT THERAPY GYM
- POOL
- LOCKER ROOMS
- NUMEROUS MEETING ROOMS
- NUMEROUS OFFICES
- LIBRARY
- DINING VENUES
- INDEPENDENT LIVING APARTMENTS
- INDEPENDENT LIVING COTTAGES
- WALKING TRAILS
- SIDEWALKS
- MAILROOMS
- BUSINESS OFFICE
- ADMINISTRATIVE OFFICES

PROPOSED USES FOR 60 UNIT IL BUILDING:
- INDEPENDENT LIVING APARTMENTS
- MAILROOM
- WELLNESS GYM
- SAUNA
- LOCKER ROOMS
- MULTIPURPOSE MEETING AND EVENT SPACE
- ROOFTOP TERRACE
- OFFICE SPACE

PRELIMINARY SITE PLAN
for
60 UNIT INDEPENDENT LIVING BUILDING
for
CAROLINA VILLAGE

CITY OF HENDERSONVILLE
HENDERSON COUNTY
NORTH CAROLINA



LOCATION MAP
1"=2000'

INDEX

SHEET NO.	DESCRIPTION
	SURVEY (HILL & ASSOCIATES)
C-201	MASTER PLAN
C-202	CONCEPTUAL SITE PLAN
C-203	LANDSCAPE AND RESOURCE LAYOUT PLAN
C-204	FIRE DEPARTMENT EXHIBIT
C-500	PRELIMINARY UTILITY LAYOUT PLAN
A5.1-A5.4	BUILDING ELEVATIONS (THW)

WGLA Engineering

WGLA ENGINEERING, PLLC
724 5th AVENUE WEST
HENDERSONVILLE, NC 28739
(828) 687-7177
WGLA.COM
NC LICENSE P-1342

CAROLINA VILLAGE
60 UNIT
IL BLDG

HENDERSONVILLE
HENDERSON COUNTY
NORTH CAROLINA

Carolina Village

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 622091 G. THOMAS JONES III

Preliminary Not For Construction

REVISIONS

DATE	DESCRIPTION
4-16-26	COH COMMENTS
5-20-26	MINOR

811 Know what's below. Call before you dig.

PROJECT NUMBER: 25178
DATE: 3-24-26

COVER

C-200

SCALE: 1"=30'

PLAT OF SURVEY
FOR
CAROLINA VILLAGE
BEING THE PROPERTIES DESCRIBED IN
BOOK OF RECORD 4404, PAGE 220
DEED BOOK 1565, PAGE 348
DEED BOOK 1341, PAGE 582
DEED BOOK 1025, PAGE 554
DEED BOOK 1077, PAGE 350
DEED BOOK 1101, PAGE 286

CITY OF HENDERSONVILLE
HENDERSONVILLE TOWNSHIP
HENDERSON COUNTY
NORTH CAROLINA

SCALE: 1" = 200'
MARCH XXXX, 2026

PRELIMINARY

CALLS ALONG
WESTERN MARGIN
CAROLINA VILLAGE ROAD, S.R. 1634
A.K.A. LAKEWOOD ROAD

Course	Bearing	Distance
1	S 20°00'44" E	30.88'
2	S 14°22'10" E	22.53'

CALL TABLE

Course	Bearing	Distance
3	N 86°14'36" W	29.84'
4	N 86°05'22" W	163.49'
5	N 84°21'41" W	231.23'

CALL TABLE

Course	Bearing	Distance
6	N 21°17'40" W	40.14'
7	N 20°50'59" W	60.25'
8	N 29°47'19" W	99.99'
9	N 42°22'19" W	99.99'
10	N 47°22'19" W	176.81'

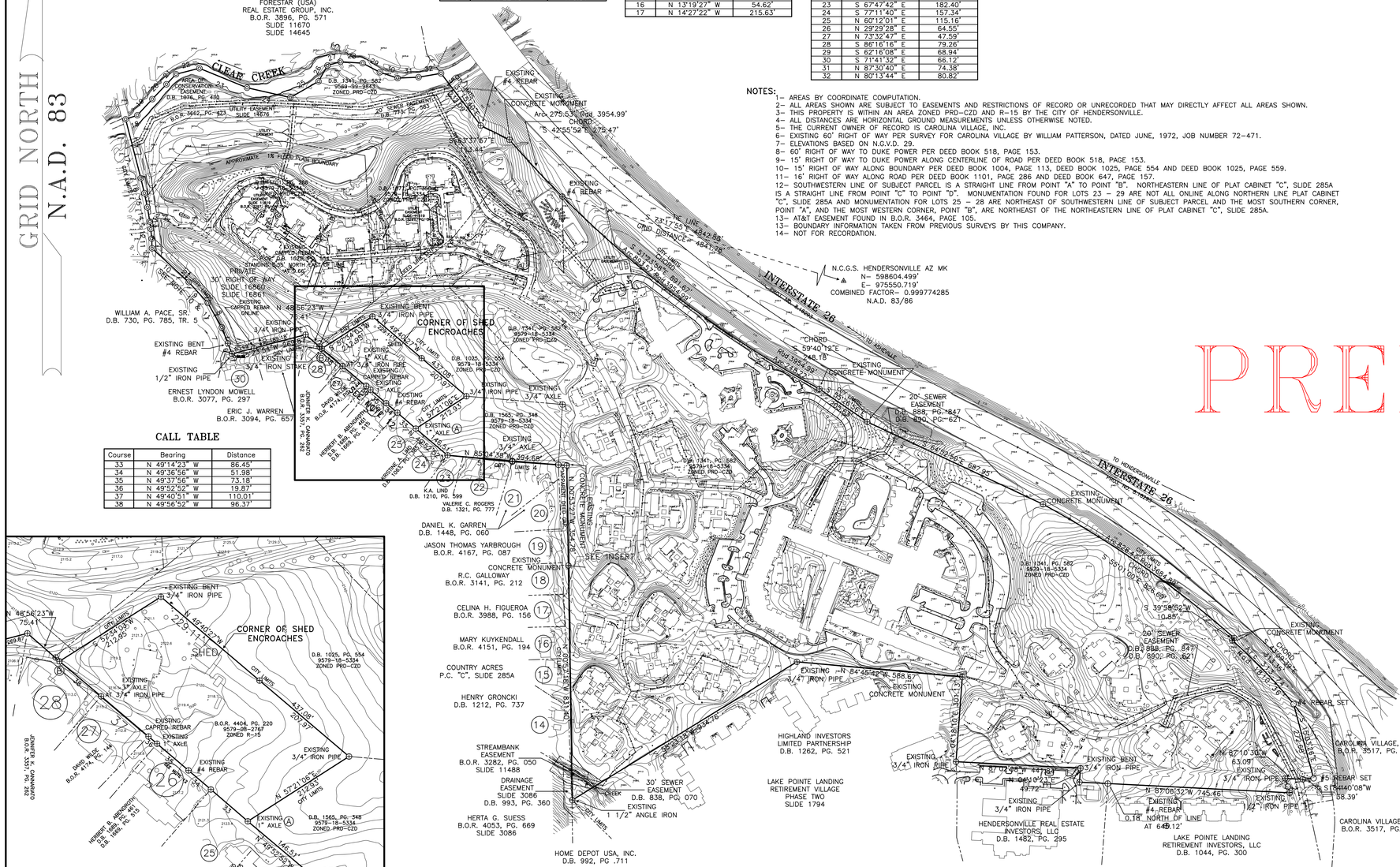
CALLS ALONG
CENTERLINE OF
CLEAR CREEK ROAD, S.R. 1530

Course	Bearing	Distance
11	N 01°51'40" W	34.16'
12	N 05°30'34" W	34.91'
13	N 07°35'10" W	26.14'
14	N 09°28'36" W	51.24'
15	N 12°11'01" W	51.08'
16	N 13°19'27" W	54.62'
17	N 14°27'22" W	215.63'

CALLS ALONG
OLD CENTERLINE OF
CLEAR CREEK

Course	Bearing	Distance
18	N 71°12'11" E	43.88'
19	N 42°50'50" E	78.04'
20	N 43°33'37" E	72.66'
21	N 43°44'07" E	49.16'
22	N 75°38'07" E	85.26'
23	S 67°47'42" E	182.40'
24	S 77°11'40" E	157.34'
25	N 60°12'01" E	115.16'
26	N 29°29'28" E	64.55'
27	N 73°32'47" E	47.59'
28	S 86°16'16" E	79.26'
29	S 62°16'08" E	68.94'
30	S 71°41'32" E	66.12'
31	N 87°30'40" E	74.38'
32	N 80°13'44" E	80.82'

NOTES:
1- AREAS BY COORDINATE COMPUTATION.
2- ALL AREAS SHOWN ARE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD OR UNRECORDED THAT MAY DIRECTLY AFFECT ALL AREAS SHOWN.
3- THIS PROPERTY IS WITHIN AN AREA ZONED PRD-CZD AND R-15 BY THE CITY OF HENDERSONVILLE.
4- ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS UNLESS OTHERWISE NOTED.
5- THE CURRENT OWNER OF RECORD IS CAROLINA VILLAGE, INC.
6- EXISTING 60' RIGHT OF WAY PER SURVEY FOR CAROLINA VILLAGE BY WILLIAM PATTERSON, DATED JUNE, 1972, JOB NUMBER 72-471.
7- ELEVATIONS BASED ON N.G.V.D. 29.
8- 60' RIGHT OF WAY TO DUKE POWER PER DEED BOOK 518, PAGE 153.
9- 15' RIGHT OF WAY TO DUKE POWER ALONG CENTERLINE OF ROAD PER DEED BOOK 518, PAGE 153.
10- 15' RIGHT OF WAY ALONG BOUNDARY PER DEED BOOK 1004, PAGE 113, DEED BOOK 1025, PAGE 554 AND DEED BOOK 1025, PAGE 559.
11- 16' RIGHT OF WAY ALONG ROAD PER DEED BOOK 1101, PAGE 286 AND DEED BOOK 647, PAGE 157.
12- SOUTHWESTERN LINE OF SUBJECT PARCEL IS A STRAIGHT LINE FROM POINT "A" TO POINT "B". NORTHEASTERN LINE OF PLAT CABINET "C", SLIDE 285A IS A STRAIGHT LINE FROM POINT "C" TO POINT "D". MONUMENTATION FOUND FOR LOTS 23 – 29 ARE NOT ALL ONLINE ALONG NORTHERN LINE PLAT CABINET "C", SLIDE 285A AND MONUMENTATION FOR LOTS 25 – 28 ARE NORTHEAST OF SOUTHWESTERN LINE OF SUBJECT PARCEL AND THE MOST SOUTHERN CORNER, POINT "A", AND THE MOST WESTERN CORNER, POINT "B", ARE NORTHEAST OF THE NORTHEASTERN LINE OF PLAT CABINET "C", SLIDE 285A.
13- AT&T EASEMENT FOUND IN B.O.R. 3464, PAGE 105.
13- BOUNDARY INFORMATION TAKEN FROM PREVIOUS SURVEYS BY THIS COMPANY.
14- NOT FOR RECORDATION.


GRID NORTH
N.A.D. 83
FORESTAR (USA)
REAL ESTATE GROUP, INC.
B.O.R. 3896, PG. 571
SLIDE 11670
SLIDE 14645
CLEAR CREEK
D.B. 1341, PG. 582
9579-93-3853
ZONED PRD-CZD
EXISTING #4 REBAR
EXISTING CONCRETE MONUMENT
Arc= 275.63' Rad 3954.99'
S 42°55'52" E 275.47'
S 38°37'57" E 83.44'
APPROXIMATE 1% FLOOD PLAIN BOUNDARY
D.B. 1565, PG. 348
9579-18-5334
ZONED PRD-CZD
D.B. 1025, PG. 554
9579-18-5334
ZONED PRD-CZD
D.B. 1341, PG. 582
9579-18-5334
ZONED PRD-CZD
PRIVATE
30' RIGHT OF WAY
SLIDE 16861
SLIDE 16861
WILLIAM A. PACE, SR.
D.B. 730, PG. 785, TR. 5
EXISTING BENT #4 REBAR
EXISTING 1/2" IRON PIPE
ERNEST LYNDON MOWELL
B.O.R. 3077, PG. 297
ERIC J. WARREN
B.O.R. 3094, PG. 657
EXISTING 3/4" IRON STAKE
EXISTING 3/4" IRON PIPE
CORNER OF SHED ENCROACHES
EXISTING BENT 3/4" IRON PIPE
N 48°56'23" W 75.41'
N 49°40'27" W 209.11'
CITY LIMITS
S 57°34'05" W 12.05'
437.09'
209.97'
N 57°21'08" E 212.93'
N 49°39'59" W 146.51'
N 85°04'38" W 394.68'
SHED
EXISTING 3" AXLE AT 3/4" IRON PIPE
EXISTING CAPPED REBAR
EXISTING 1" AXLE
EXISTING #4 REBAR
EXISTING 3/4" IRON PIPE
EXISTING 1" AXLE
EXISTING 3/4" AXLE
EXISTING 3/4" IRON PIPE
EXISTING 3/4" AXLE
EXISTING 3/4" AXLE
EXISTING 1" AXLE
EXISTING 3/4" AXLE
EXISTING 3/4" IRON PIPE
EXISTING 3/4" IRON PIPE
EXISTING 3/4" IRON PIP



LOCATION MAP
1"=2000'

REZONING PARCELS	AREA (AC)
9579-18-3554	93.857
9579-37-5327	0.46
9579-37-6200	0.38
9579-08-2767	2.07
TOTAL	96.767±

GRAPHIC SCALE

160 0 80 160 320 640

(IN FEET)

GENERAL NOTES:
1.) NO NEW SIGNS ARE PROPOSED WITH THIS PROJECT.
2.) CAROLINA VILLAGE WILL BE RESPONSIBLE FOR MAINTENANCE OF COMMON OPEN SPACE, RECREATIONAL FACILITIES, SIDEWALK (OTHER THAN ALONG CLEAR CREEK ROAD), PARKING AND DRIVES SERVING THE PROJECT.
3.) SOME OR ALL OF THE STREETS AND/OR DRIVES IN THIS DEVELOPMENT DO NOT MEET MINIMUM RIGHT-OF-WAY REQUIREMENTS FOR THE CITY OF HENDERSONVILLE. YOU ARE NOTIFIED THAT THESE ARE PRIVATE STREETS AND THAT THE CITY OF HENDERSONVILLE WILL NOT ACCEPT THEM FOR MAINTENANCE.
4.) ALL ROADS AND DRIVES WITHIN THE CAROLINA VILLAGE CAMPUS (EXISTING AND PROPOSED) ARE PRIVATE.

WGLA
Engineering

WGLA ENGINEERING, PLLC
724 5th AVENUE WEST
HENDERSONVILLE, NC 28739
(828) 687-7177
WGLA.COM
NC LICENSE P-1342

CAROLINA VILLAGE

HENDERSONVILLE
HENDERSON COUNTY
NORTH CAROLINA

Carolina Village

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049102 THOMAS JONES

Preliminary Not for Construction

REVISIONS	
DATE	DESCRIPTION
4-16-26	COH COMMENTS

811 Know what's below. Call before you dig.

PROJECT NUMBER: 25178
DATE: 3-24-26

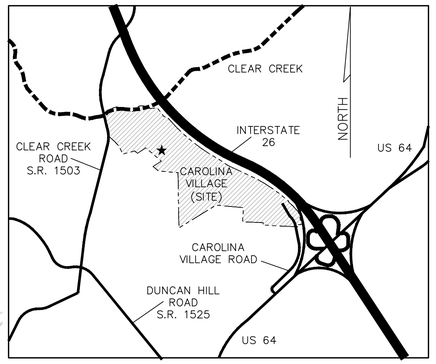
MASTER PLAN

C-201

SCALE: 1"=160'

LEGEND

- PROJECT AREA
- PROPOSED 18" CURB AND GUTTER
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- APS — PROPOSED ACCESSIBLE PARKING SPACE
- PROPOSED WALL
- LIMITS OF DISTURBANCE
- SITE LIGHTING
- COMMON SPACE
- DEMOLITION



LOCATION MAP
1"=2000'

CROSSBILL LN
DUNLIN TER
CAROLINA VILLAGE RD
CITY LIMITS

PROPOSED STRIPED CROSSWALK
PROPOSED PLANTING BEDS (AMENITY)
PROPOSED COMMON SPACE
PROPOSED PERGOLA (AMENITY)
PROPOSED ACCESSIBLE PARKING WITH WHEEL STOPS
PROPOSED GOLF CART PARKING
PROPOSED RETAINING WALL #3 (12'± MAX HEIGHT)
PROPOSED 2' HIGH SECTION OF WALL FOR SEATING TO MEET COMMON SPACE SEATING REQUIREMENTS
PROPOSED STAIRS WITH HANDRAILS ON BOTH SIDES
PROPOSED RETAINING WALL #1 (5'± MAX HEIGHT)
12 UNITS + WELLNESS (1) FFE: 2136.5
PROPOSED DROPOFF
62.34'
24 UNITS (2) FFE: 2148.5
PROPOSED 7' SIDEWALK ALONG C.V. ROAD
PROPOSED RETAINING WALL #2 (12'± MAX HEIGHT)
PROPOSED 2' CONTOURS
PROPOSED BUILDING
PROPOSED CONCRETE SIDEWALK
PROPOSED STRIPED CROSSWALK
PROPOSED RETAINING WALL #3 (2'± MAX HEIGHT)
PROPOSED RETAINING WALL #4 (3'± MAX HEIGHT)
10-CAR CARPORT
24 UNITS (3) FFE: 2148.5
166.68'
PROPOSED COMMON SPACE
PROPOSED ASPHALT
PROPOSED DEMOLITION OF EXISTING STRUCTURES ON ANNEXED PARCEL
PROPOSED RETAINING WALL #5 (2'± MAX HEIGHT)
PROPOSED RETAINING WALL #6 (2'± MAX HEIGHT)
PROPOSED SIDEWALK/TRAIL
EXISTING 2' CONTOURS
PROPOSED OFFSTREET LOADING/ UNLOADING ZONE
PROPOSED 5' SIDEWALK (TYP)
PROPOSED 18" CURB & GUTTER (TYP)
PROPOSED CONCRETE PAVING UNDER CARPORTS
PROPOSED LIMITS OF DISTURBANCE 4.4 AC±
PROJECT AREA 5.19 AC

CAROLINA VILLAGE
DB 4404 PG 220
PIN: 9579-08-2767
R-15 ZONING (ETJ)

EXISTING STRUCTURES ON PIN 9579-08-2767 (FORMER HOLBERT PROPERTY) TO BE DEMOLISHED, AND A MINIMUM OF 10 (TEN) TREES TO BE PLANTED. SPECIES SHALL BE NATIVE FOUND IN THE CITY OF HENDERSONVILLE RECOMMENDED PLANT LIST. LOCATIONS TO BE DETERMINED.

CAROLINA VILLAGE
DB 1341 PG 582
PIN: 9579-18-3554
PRD ZONING

CAROLINA VILLAGE
DB 1341 PG 582
PIN: 9579-18-3554
PRD ZONING

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)

WGLA Engineering
WGLA ENGINEERING, PLLC
724 5th AVENUE WEST
HENDERSONVILLE, NC 28739
(828) 687-7177
WGLA.COM
NC LICENSE P-1342

CAROLINA VILLAGE 60 UNIT IL BLDG

HENDERSONVILLE
HENDERSON COUNTY
NORTH CAROLINA

Preliminary Not For Construction

REVISIONS	
DATE	DESCRIPTION
4-16-26	COH COMMENTS
5-20-26	MINOR

811 Know what's below. Call before you dig.

PROJECT NUMBER: 25178
DATE: 3-24-26

PRELIMINARY SITE PLAN

C-202

SCALE: 1"=30'

CAROLINA VILLAGE PARCELS	EXISTING TREE CANOPY (SF)
9579-18-3554	920,933
9579-37-5327	6,517
9579-37-6200	0
9579-08-2767	90,073
TOTAL	1,017,523

PROPOSED LANDSCAPING

VEHICULAR USE AREA #1 = 7,735 SF

REQUIRED = 6 TREES (1 TREE PER 1,500 SF)

PROVIDED = 6 TREES

VEHICULAR USE AREA #2 = 39,262 SF

REQUIRED = 27 TREES (1 TREE PER 1,500 SF)

PROVIDED = 27 TREES

STREET TREES (ROAD FRONTAGE LENGTH = 954 LF

REQUIRED = 28 TREES REQUIRED (1 TREE PER 35LF OF FRONTAGE)

PROVIDED = 28 TREES PROVIDED

COMMON SPACE AREA (23,000 SF)

REQUIRED = 44 TREES REQUIRED (1 TREE PER 500 S.F. OF CS)

PROVIDED = 61 LARGE MATURING TREES PROVIDED

TREE CANOPY PRESERVATION:

TIER ONE AND TIER TWO CANOPY REQUIREMENT (30% OF EXISTING CANOPY SHALL BE PRESERVED)

TOTAL EXISTING CANOPY: 1,017,523 SF

REQUIRED = 305,257 SF (30%)

PROVIDED = 927,626 SF (91%)

PROPOSED 6'X12' PLANTING BEDS (AMENITY)

PROPOSED COMMON SPACE

PROPOSED STREET TREES (TYP.)

PROPOSED PERGOLA (AMENITY)

PROPOSED 8" GRAVITY SANITARY SEWER LINE (TYP.)

PROPOSED 2' HIGH SECTION OF WALL FOR SEATING TO MEET COMMON SPACE SEATING REQUIREMENTS

PROPOSED VEHICULAR USE AREA #1

PROPOSED VEHICULAR USE AREA TREES (TYP.)

EXISTING TREE CANOPY TO BE REMOVED

EXISTING TREE CANOPY TO REMAIN

PROPOSED COMMON SPACE AREA 23,000 SF

PROPOSED VEHICULAR USE AREA #2

1 FFE: 2136.5

2 FFE: 2148.5

3 FFE: 2148.5

EXISTING STRUCTURES ON PIN 9579-08-2767 (FORMER HOLBERT PROPERTY) TO BE DEMOLISHED, AND A MINIMUM OF 10 (TEN) TREES TO BE PLANTED. SPECIES SHALL BE NATIVE FOUND IN THE CITY OF HENDERSONVILLE RECOMMENDED PLANT LIST. LOCATIONS TO BE DETERMINED.

LEGEND

- EXISTING TREE CANOPY TO REMAIN
- EXISTING TREE CANOPY TO BE REMOVED
- CITY LIMITS
- PROJECT AREA (5.19 AC±)
- LIMITS OF DISTURBANCE
- PROPOSED VUA TREES
- PROPOSED STREET TREES
- PROPOSED COMMON SPACE
- PROPOSED PLANTING BEDS

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

NOTES:

1.) THE LANDSCAPING CONTRACTOR SHALL PRESENT A PROPOSED PLANTING PLAN TO THE OWNER FOR APPROVAL PRIOR TO BEGINNING ANY WORK OR SECURING MATERIALS. ALL PLANTINGS MUST BE SELECTED FROM THE LATEST VERSION OF THE CITY OF HENDERSONVILLE RECOMMENDED SPECIES LIST.

2.) NO GRADING OR OTHER LAND-DISTURBING ACTIVITY CAN OCCUR ON A SITE WITH EXISTING TREES WHICH ARE DESIGNATED TO BE PRESERVED IN ORDER TO MEET LANDSCAPING REQUIREMENTS UNTIL PROTECTIVE BARRIERS ARE INSTALLED BY THE DEVELOPER AND APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR OR A DESIGNEE APPOINTED BY THE COMMUNITY DEVELOPMENT DIRECTOR. TREES DESIGNATED FOR PRESERVATION WHICH ARE COUNTED TOWARD THE LANDSCAPE REQUIREMENTS MUST BE PROTECTED BY BARRIERS, WHILE TREES DESIGNATED FOR PRESERVATION WHICH DO NOT COUNT TOWARD THE LANDSCAPE REQUIREMENTS ARE ENCOURAGED TO BE PROTECTED BY BARRIERS.

3.) BARRICADES SHALL BE PLACED AROUND THE CRITICAL ROOT ZONE OF PRESERVED TREES THAT ARE WITHIN 50 FEET OF ANY GRADING OR CONSTRUCTION ACTIVITY. THE CRITICAL ROOT ZONE IS A CIRCLE EXTENDING AROUND THE TREE WITH A ONE-FOOT RADIUS FOR EVERY ONE INCH OF TREE DIAMETER. FOR EXAMPLE, A TEN-INCH DIAMETER TREE WOULD HAVE A BARRICADE SURROUNDING IT, ERECTED TEN FEET AWAY FROM THE TRUNK. ALL PROTECTIVE BARRIERS MUST BE MAINTAINED THROUGHOUT THE BUILDING CONSTRUCTION PROCESS.

4.) PROTECTIVE BARRIER SHALL CONSIST OF SILT FENCING WITH THE ADDITION OF ORANGE CONSTRUCTION FENCING OR ORANGE CONSTRUCTION FENCING WHERE NO SILT FENCE IS PROPOSED.

5.) PLANT MATERIAL. PLANT MATERIAL USED FOR INSTALLATION SHALL CONFORM TO THE STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN IN THE "AMERICAN STANDARD FOR NURSERY STOCK," FOR EACH TYPE (I.E., CANOPY TREE, SHRUB, ETC.) WITH MINIMUM SIZE AS APPROPRIATE FOR THE MINIMUM CALIPER SIZE DESIGNATED IN THE CITY OF HENDERSONVILLE APPROVED SPECIES LIST. GRASS SOD, WHEN MADE A PART OF A BUFFER, MUST BE HEALTHY, CLEAN AND REASONABLY FREE OF WEEDS, NOXIOUS PEST OR DISEASES.

6.) INSTALLATION. ALL LANDSCAPING/SCREENING SHALL BE INSTALLED IN A SOUND, WORKMANLIKE MANNER AND ACCORDING TO ACCEPTED GOOD PLANTING PROCEDURES WITH THE QUANTITY AND QUALITY OF PLANT MATERIALS AS DESCRIBED. ALL ELEMENTS OF LANDSCAPING SHALL BE INSTALLED SO AS TO MEET ALL OTHER APPLICABLE ORDINANCES AND CODE REQUIREMENT

WGLA Engineering

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(828) 687-7177
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NC LICENSE P-1342

CAROLINA VILLAGE 60 UNIT IL BLDG

HENDERSONVILLE
HENDERSON COUNTY
NORTH CAROLINA

Carolina Village

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 038861 WILLIAM G. LAPSLEY

Preliminary Not For Construction

REVISIONS	
DATE	DESCRIPTION
4-16-26	COH COMMENTS
5-20-26	MINOR

811 Know what's below. Call before you dig.

PROJECT NUMBER: 25178
DATE: 3-24-26

PRELIMINARY LANDSCAPE AND RESOURCE PLAN

C-203

SCALE: 1"=30'

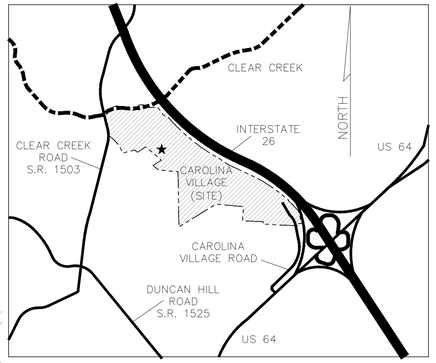
DEVELOPMENT DATA BLOCK

NAME OF PROJECT:	CAROLINA VILLAGE 60 UNIT INDEPENDENT LIVING BUILDING
PROJECT ADDRESS:	CAROLINA VILLAGE RD
PIN #:	9579-08-2767
DB/PG:	1341/582
CURRENT ZONING:	PRD PLANNED RESIDENTIAL DISTRICT
PROPOSED ZONING:	URBAN VILLAGE CONDITIONAL ZONING DISTRICT
OWNER/DEVELOPER:	CAROLINA VILLAGE INC 600 CAROLINA VILLAGE RD HENDERSONVILLE, NC 28792
ENGINEER:	G THOMAS JONES III, P.E. WGLA ENGINEERING 724 5TH AVENUE WEST HENDERSONVILLE, NC 28739 (828) 687-7177
ARCHITECT:	SFCS ARCHITECTS 305 SOUTH JEFFERSON STREET ROANOKE, VA 24011
LAND SURVEYOR:	HILL AND ASSOCIATES SURVEYORS 403 W BLUE RIDGE RD EAST FLAT ROCK, NC, 28726 (828) 693-1409
WATER SYSTEM:	CITY OF HENDERSONVILLE
SEWER SYSTEM:	CITY OF HENDERSONVILLE

LEGEND

- PROJECT AREA
- PROPOSED 18" CURB AND GUTTER
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- APS — PROPOSED ACCESSIBLE PARKING SPACE
- PROPOSED WALL
- LIMITS OF DISTURBANCE
- FIRE HYDRANT

MAGNETIC



LOCATION MAP
1"=2000'

EXISTING FIRE HYDRANT

EXISTING FIRE HYDRANT

PROPOSED FIRE HYDRANT BACKFLOW IN ABOVE GROUND HEATED ENCLOSURE + FDC CONNECTION

PROPOSED RETAINING WALL #3 (12'± MAX HEIGHT)

24.00'

PROPOSED STAIRS WITH HANDRAILS ON BOTH SIDES

PROPOSED RETAINING WALL #1 (5'± MAX HEIGHT)

12 UNITS + WELLNESS
1
FFE: 2136.5

PROPOSED DROPOFF

24 UNITS
2
FFE: 2148.5

PROPOSED 2' SECTION OF WALL FOR SEATING

PROPOSED 7' SIDEWALK ALONG C.V. ROAD

PROPOSED BUILDING

PROPOSED RAMPS WITH HANDRAILS ON BOTH SIDES

28.99' 29.95' 29.94' 28.73' 29.09' 26.00' 26.00' 38.62' 29.92'

10-CAR CARPORT ×5

24 UNITS
3
FFE: 2148.5

28.95' 29.13' 24.05' 24.01' 26.00' 24.05'

PROPOSED CONCRETE SIDEWALK

PROPOSED ASPHALT

CITY LIMITS

CAROLINA VILLAGE
DB 4404 PG 220
PIN: 9579-08-2767
R-15 ZONING (ETJ)

EXISTING 2' CONTOURS

CAROLINA VILLAGE
DB 1341 PG 582
PIN: 9579-18-3554
PRD ZONING

EXISTING FIRE HYDRANT

PROPOSED 5' SIDEWALK (TYP)

PROPOSED 18" CURB & GUTTER (TYP)

PROPOSED CONCRETE PAVING UNDER CARPORTS

CAROLINA VILLAGE
DB 1341 PG 582
PIN: 9579-18-3554
PRD ZONING

PROPOSED LIMITS OF DISTURBANCE 4.4 AC±

PROJECT AREA 5.19 AC

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)

WGLA Engineering

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WGLA.COM
NC LICENSE P-1342

CAROLINA VILLAGE 60 UNIT IL BLDG

HENDERSONVILLE
HENDERSON COUNTY
NORTH CAROLINA

Preliminary Not For Construction

REVISIONS

DATE	DESCRIPTION

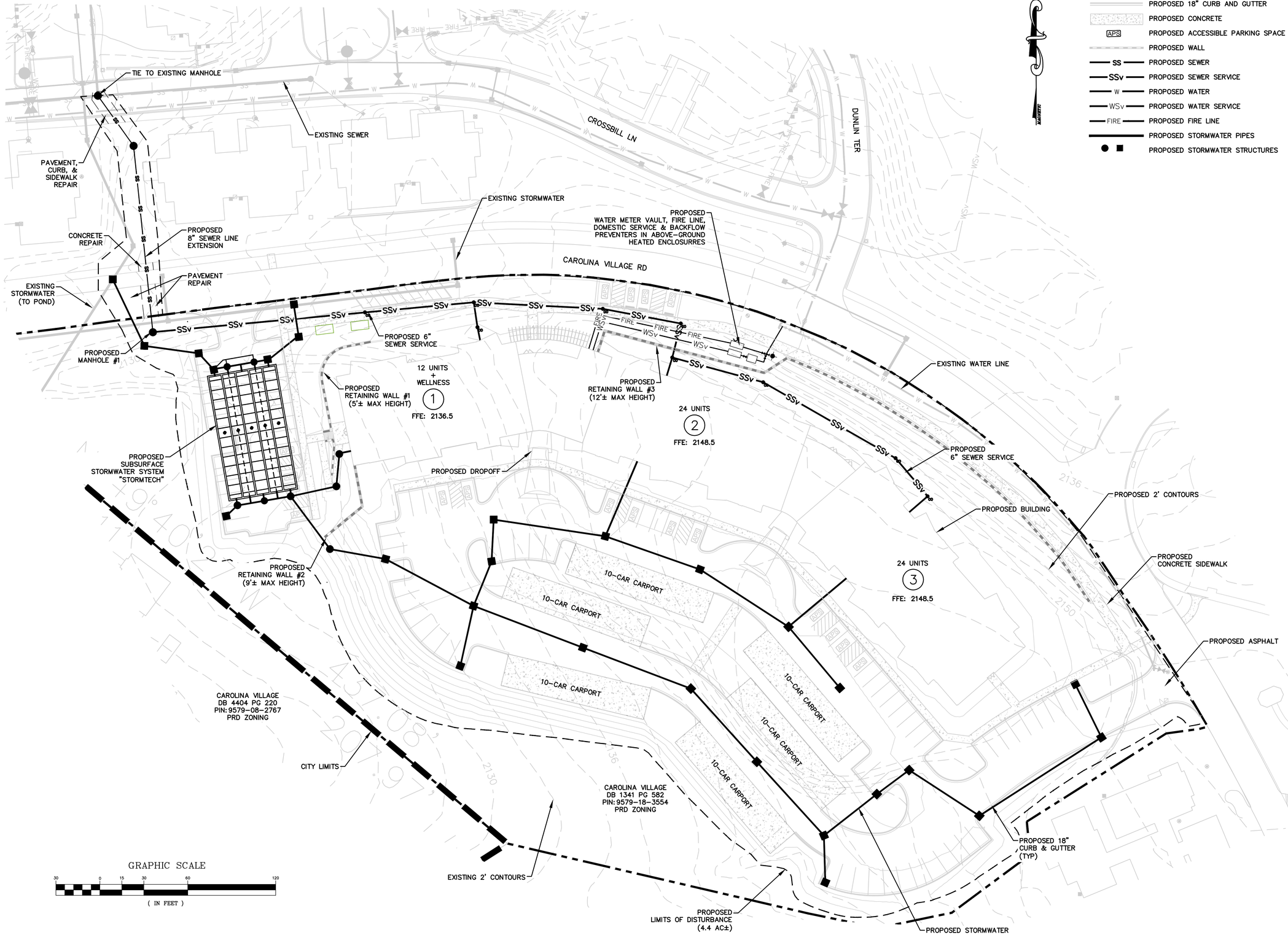
811 Know what's below. Call before you dig.

PROJECT NUMBER: 25178
DATE: 4-16-26

FIRE DEPARTMENT EXHIBIT

C-204

SCALE: 1"=30'



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CAROLINA VILLAGE 60 UNIT IL BLDG

HENDERSONVILLE
HENDERSON COUNTY
NORTH CAROLINA

Carolina Village

Preliminary Not For Construction

REVISIONS

DATE	DESCRIPTION

811 Know what's below. Call before you dig.

PROJECT NUMBER: 25178
DATE: 3-24-26

PRELIMINARY UTILITY LAYOUT PLAN

C-500

SCALE: 1"=30'



PROVIDED BY:
SFCS ARCHITECTS
305 SOUTH JEFFERSON STREET
ROANOKE, VA 24011

WGLA
Engineering

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(828) 687-7177
WGLA.COM
NC LICENSE P-1342

CAROLINA VILLAGE 50 UNIT IL BUILDING

HENDERSONVILLE
HENDERSON COUNTY
NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL GENERAL ENGINEER

Preliminary Not for Construction

REVISIONS	
DATE	DESCRIPTION

811 Know what's **below.** **Call** before you dig.

PROJECT NUMBER: 25178
DATE: 3-24-26

ARCHITECTURAL RENDERING

G-100

SCALE: NTS



PROVIDED BY:
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305 SOUTH JEFFERSON STREET
ROANOKE, VA 24011

WGLA
Engineering

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724 5th AVENUE WEST
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CAROLINA VILLAGE 50 UNIT IL BUILDING

HENDERSONVILLE
HENDERSON COUNTY
NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 023091 ENGINEER G. THOMAS JONES, III

REVISIONS	
DATE	DESCRIPTION

811 Know what's below. Call before you dig.

PROJECT NUMBER: 25178
DATE: 3-24-26

ARCHITECTURAL RENDERING

G-101

SCALE: NTS



2 A5.1 NORTH ELEVATION
1/16" = 1'-0"

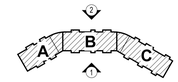


1 A5.1 SOUTH ELEVATION
1/16" = 1'-0"

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KEYPLAN



N
PLAN NORTH

KEY NOTES

DESIGN DEVELOPMENT

NOT FOR CONSTRUCTION

PROJECT TITLE

Carolina Village

NEW I.L. BUILDING

SFCS Architecture Engineering Planning Interiors
SFCS Inc. ▪ 305 South Jefferson Street
Roanoke, Virginia 24011.2003
540.344.6664 ▪ Fax 540.343.6925
www.sfcs.com

DESIGNER	C. HART	DRAWN	
ARCHITECT	J. WEBER	CHECKED	
ENGINEER		APPROVED	

NO.	REVISION DESCRIPTION	DATE

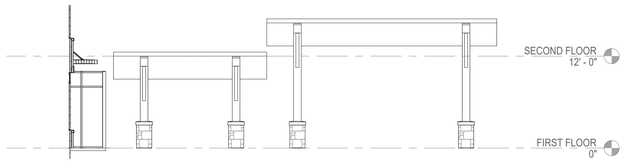
DRAWING TITLE

EXTERIOR ELEVATIONS

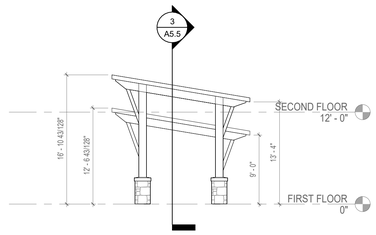
DATE:	MARCH 2026	DRAWING	A5.1
COMM. NO.	25120.00		

3/26/2026
4:51:42 PM

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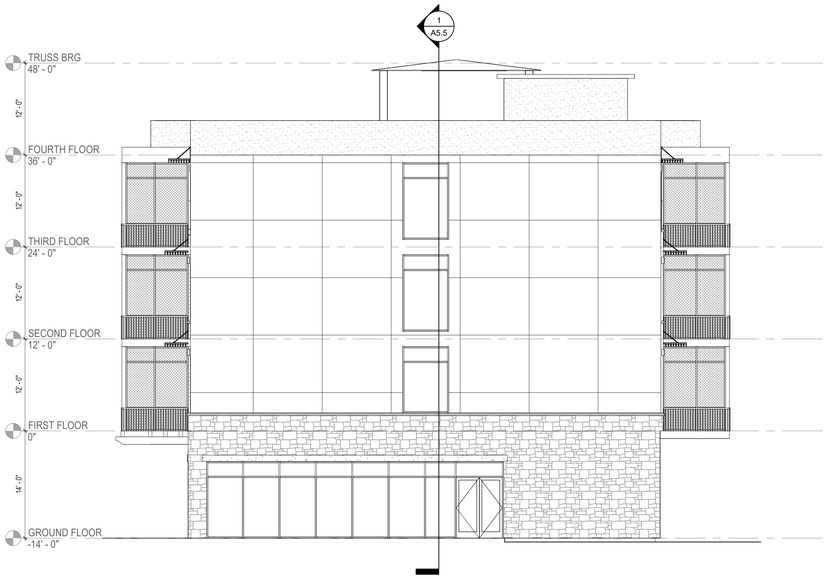
5 A5.2 PORTE-COCHERE SIDE ELEVATION
1/8" = 1'-0"



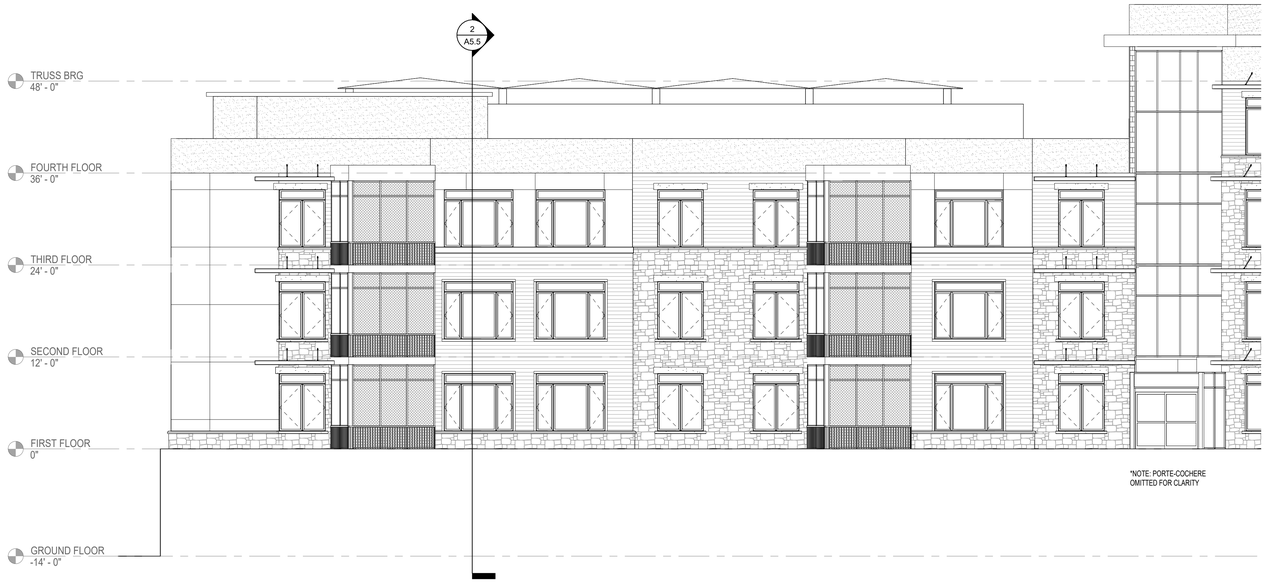
4 A5.2 PORTE-COCHERE FRONT ELEVATION
1/8" = 1'-0"



3 A5.2 AREA A - NW ELEVATION
1/8" = 1'-0"

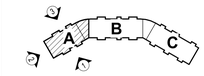


2 A5.2 AREA A - SW ELEVATION
1/8" = 1'-0"



1 A5.2 AREA A - SE ELEVATION
1/8" = 1'-0"

KEYPLAN



KEY NOTES

1. MATERIAL
2. MATERIAL
3. MATERIAL
4. MATERIAL
5. MATERIAL
6. MATERIAL
7. MATERIAL

DESIGN DEVELOPMENT

NOT FOR CONSTRUCTION

PROJECT TITLE

Carolina Village

NEW I.L. BUILDING

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DESIGNER : C. HART	DRAWN :
ARCHITECT : J. WEBER	CHECKED :
ENGINEER :	APPROVED :

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE
EXTERIOR ELEVATIONS

DATE: MARCH 2026
COMM. NO. 25120.00
DRAWING A5.2

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2 / A5.3 AREA B - N ELEVATION

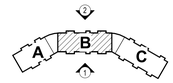
1/8" = 1'-0"



1 / A5.3 AREA B - S ELEVATION

1/8" = 1'-0"

KEYPLAN



N
PLAN NORTH

KEY NOTES

1. MATERIAL
2. MATERIAL
3. MATERIAL
4. MATERIAL
5. MATERIAL
6. MATERIAL
7. MATERIAL

DESIGN DEVELOPMENT

NOT FOR CONSTRUCTION

PROJECT TITLE

Carolina Village

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DESIGNER : C. HART		DRAWN :	
ARCHITECT : J. WEBER		CHECKED :	
ENGINEER :		APPROVED :	
NO.	REVISION DESCRIPTION		DATE

DRAWING TITLE

EXTERIOR ELEVATIONS

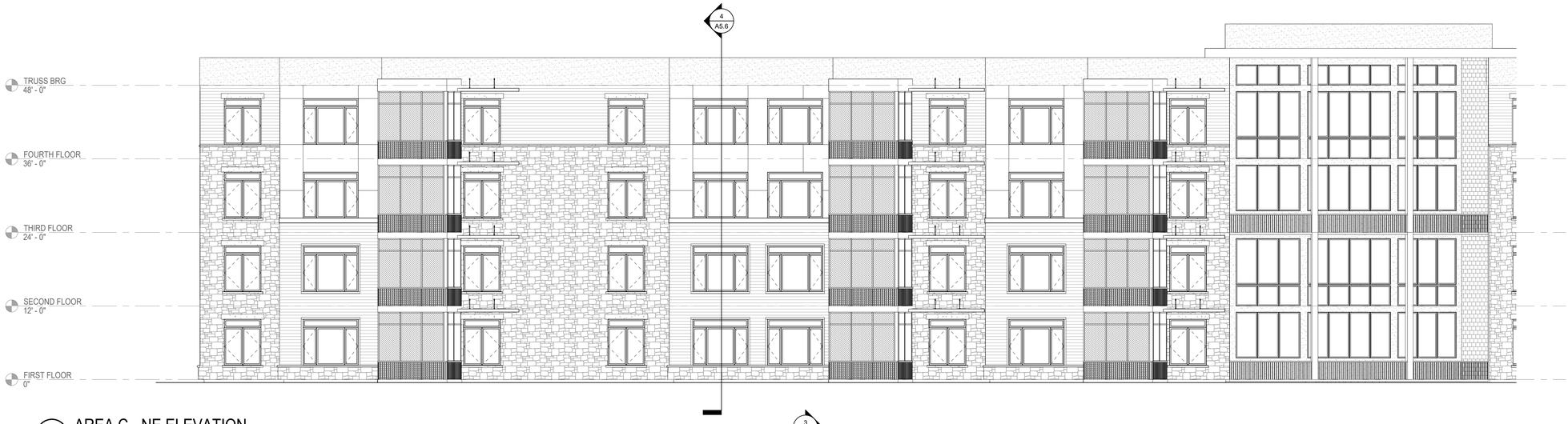
DATE: MARCH 2026

COMM. NO. 25120.00

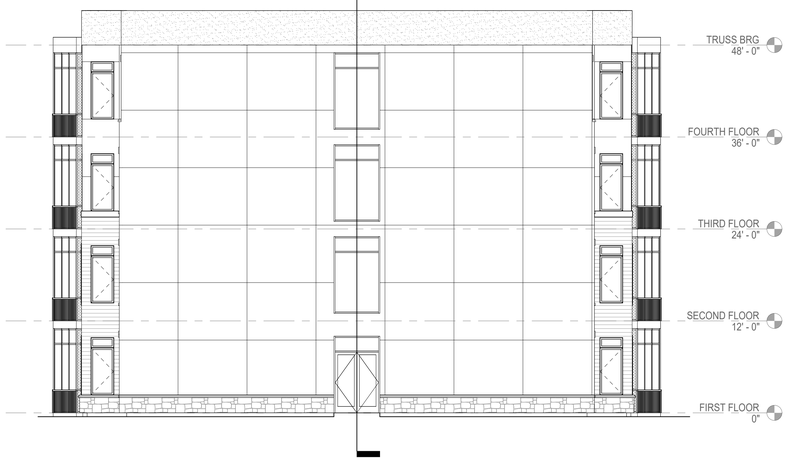
DRAWING A5.3

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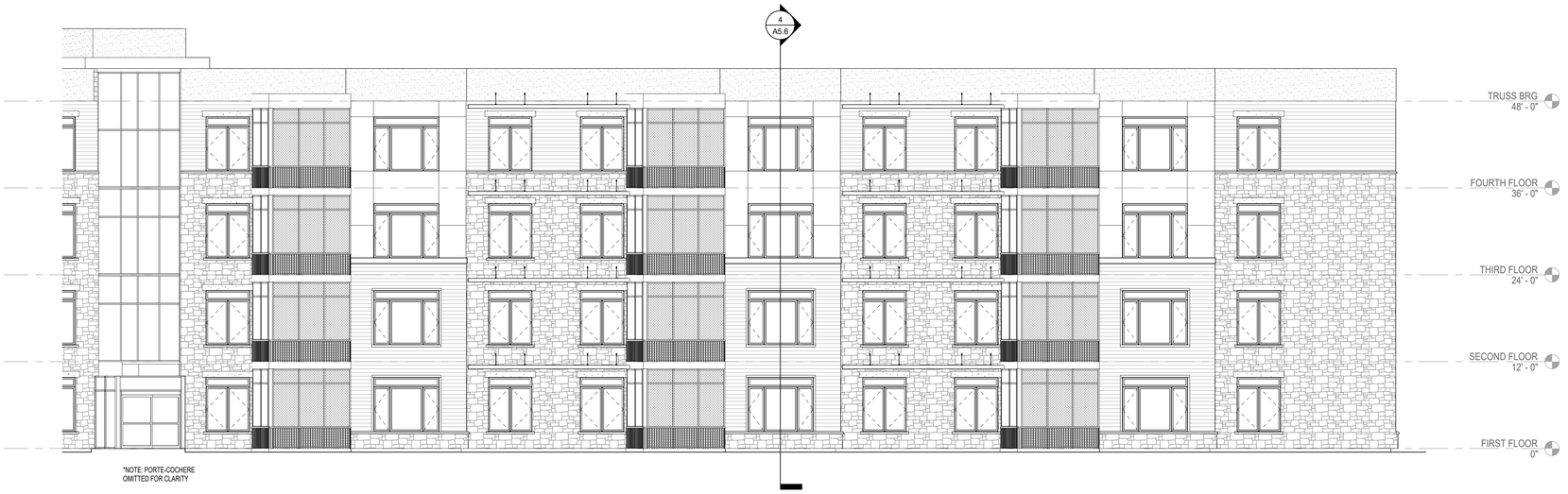
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3 A5.4 AREA C - NE ELEVATION
1/8" = 1'-0"



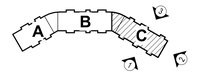
2 A5.4 AREA C - SE ELEVATION
1/8" = 1'-0"



*NOTE: PORTE-COCHERE
OMITTED FOR CLARITY

1 A5.4 AREA C - SW ELEVATION
1/8" = 1'-0"

KEYPLAN



N
PLAN NORTH

KEY NOTES

1 MATERIAL
2 MATERIAL
3 MATERIAL
4 MATERIAL
5 MATERIAL
6 MATERIAL
7 MATERIAL

DESIGN DEVELOPMENT

NOT FOR CONSTRUCTION

PROJECT TITLE

Carolina Village

NEW I.L. BUILDING

SFCS Architecture Engineering Planning Interiors
SFCS Inc. ▪ 305 South Jefferson Street
Roanoke, Virginia 24011.2003
540.344.6664 ▪ Fax 540.343.6925
www.sfcs.com

DESIGNER : C. HART	DRAWN :
ARCHITECT : J. WEBER	CHECKED :
ENGINEER :	APPROVED :

NO.	REVISION DESCRIPTION	DATE

DRAWING TITLE
EXTERIOR ELEVATIONS

DATE: MARCH 2026
COMM. NO. 25120.00
DRAWING A5.4

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NEIGHBORHOOD COMPATIBILITY MEETING REPORT
CAROLINA VILLAGE (26-25-CZD)
NCM MEETING DATES: APRIL 1, 2026

PETITION REQUEST: Rezoning: Carolina Village – UV CZD (Urban Village Conditional Zoning District

APPLICANT/PETITIONER: Kevin Parries (Carolina Village) and Tom Jones (WGLA Engineering)

NEIGHBORHOOD COMPATIBILITY MEETING SUMMARY:

A Neighborhood Compatibility Meeting was held for this project on April 1, 2026, at 2 pm in the 3rd Floor Meeting Room at City Hall, 160 6th Avenue E and via Zoom. The meeting lasted approximately 35 minutes.

There were 4 members of the public in attendance in-person. The applicant and their development team were present with a total of 2 attendees. The City was represented with 4 Planning staff members.

Staff gave the formal introduction and a brief overview of the request.

There were several pre-submitted comment.

The development team was allowed to present their project proposal for their development.

Concerns and questions from the public related to:

- Water runoff and adequate facilities for stormwater retention

Full minutes from the Neighborhood Compatibility Meeting and pre-submitted public comments are available for review by request.

PLANNING BOARD RECOMMENDATION
CAROLINA VILLAGE (26-25-CZD)
MEETING DATE: MAY 14TH, 2026

PETITION REQUEST: Rezoning: Urban Village Conditional Zoning District (UV CZD)

APPLICANT/PETITIONER: Kevin Parries, Carolina Village [Owner], Tom Jones, WGLA Engineering, PLLC [Applicant]

PLANNING BOARD ACTION SUMMARY:

The Planning Board voted 9-0 to recommend **approval** of this petition and adopted the following motion:

PLANNING BOARD MOTION:

Ms. Zafra moved the Planning Board recommend City Council adopt an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PINs: 9579-18-3554, 9579-08-2767, 9579-37-5327, and 9579-37-6200) from PRD CZD (Planned Residential Development Conditional Zoning District) and R-15 (Medium-Density Residential) to UV-CZD (Urban Village Conditional Zoning District) based on the site plan and list of conditions submitted by and agreed to by the applicant [dated 3/24/26], and presented at this meeting and subject to the following: 1. The development shall be consistent with the site plan, including the list of applicable conditions contained therein, and the following permitted uses:

- ***a) Adult care centers registered with the NC Department of Health and Human Services***
- ***b) Accessory uses & structures***
- ***c) Dance, health & fitness facilities***
- ***d) Neighborhood community centers***
- ***e) Offices, business, professional and public***
- ***f) Personal services***
- ***g) Restaurant***
- ***h) Residential dwellings, single/two/multi-family***

2. The petition is found to be consistent with the City of Hendersonville Gen H 2045 Comprehensive Plan based on the information from the staff analysis and because: The petition is consistent with a range of Goals, Guiding Principles, and the Future Land Use Designation of Multi-Generational Living as defined in Chapter IV of the Gen H Comprehensive Plan. 3.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.The petition provides additional housing. 2. The petition provides an adequate buffer between the multi-family and single family housing on adjacent properties. 3.The petition will adequately address stormwater through the use of existing stormwater retention facilities. Ms. Gilgis seconded the motion which passed unanimously.

OVERVIEW OF BOARD ACTION

BOARD ACTION:

The Planning Board convened on this project for **30 minutes**.

Motion:

- Betsey Zafra

Second:

- Kyle Gilgis

Yeas:

- Jim Robertson, Lauren Rippy, Donna Waters, Betsey Zafra, Bob Johnson, Mark Russell, David McKinley, Tamara Peacock, Kyle Gilgis

Nays:

- None

Absent: Laura Flores

Recused: None

Ordinance #___-____

AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HENDERSONVILLE FOR PARCELS POSSESSING PIN NUMBERS: 9579-18-3554, 9579-08-2767, 9579-37-5327, AND 9579-37-6200 BY CHANGING THE ZONING DESIGNATION PRD-CZD (PLANNED RESIDENTIAL DEVEOPMENT – CONDITIONAL ZONING DISTRICT) AND R-15 (MEDIUM DENSITY RESIDENTIAL) TO UV-CZD (URBAN VILLAGE - CONDITIONAL ZONING DISTRICT) -

IN RE: Parcel Numbers: 9579-18-3554, 9579-08-2767, 9579-37-5327, and 9579-37-6200
Addresses: 600 Carolina Village Road
Carolina Village: (File # 26-25-CZD)

WHEREAS, the City is in receipt of a Conditional Rezoning application from the property owner Carolina Village and applicant Tom Jones, WGLA Engineering, PLLC, for the redevelopment of the Carolina Village at 600 Carolina Village Raod; and

WHEREAS, the Planning Board took up this application at a regular meeting on May 14th, 2026; voting 9-0 to recommend City Council approve an ordinance amending the official zoning map of the City of Hendersonville, and

WHEREAS, City Council took up this application at its regular meeting on June 4th, 2026, and

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

1. Pursuant to Article XI of the Zoning Ordinance of the City of Hendersonville, North Carolina, the Zoning Map is hereby amended by changing the zoning designation of the following: Parcel Numbers: 9579-18-3554, 9579-08-2767, 9579-37-5327, AND 9579-37-6200, changing the zoning designation from PRD CZD (Planned Residential Development – Conditional Zoning District) and R-15 to UV CZD (Urban Village - Conditional Zoning District)

2. Development of the parcel pursuant to this Ordinance is subject to the following.

    a. Development shall comply with the site plan submitted by the applicant dated May 20th, 2026, including the conditions listed therein, [and/or as modified and presented to City Council][and/or including modifications approved by City Council which shall be added to the site plan. The updated site shall be submitted to the City at or before the applicant's execution of this Ordinance].

    b. Permitted uses shall include:

        a) Adult care centers registered with the NC Department of Health and Human Services
        b) Accessory uses & structures
        c) Dance, health & fitness facilities
        d) Neighborhood community centers
        e) Offices, business, professional and public
        f) Personal services
        g) Restaurant
        h) Residential dwellings, single/two/multi-family

    c. Additional conditions that shall be satisfied prior to final site plan approval include:
        i.

3. Except where modified by the terms of this Ordinance, development of the parcel(s) shall occur in accordance with the final site plan requirements of Article VII of the Zoning Ordinance of the City of Hendersonville, North Carolina.

4. Except where explicit relief is granted by the terms of this Ordinance, the development of the parcel(s) shall occur in accordance with all applicable standards within local ordinances and policies.

This ordinance shall be not be effective until the list of use(s) and conditions, established herein, is consented to in writing by the applicant and all owners of the subject property. Upon

such written consent, this ordinance shall be effective retroactive to the date of its adoption.

Adopted this 4th day of June 2026.

Attest: Barbara G. Volk, Mayor, City of Hendersonville

_____
Jill Murray, City Clerk

Approved as to form:

_____
Angela S. Beeker, City Attorney

With their signatures below, the undersigned applicant(s) and property owner(s) consent to and agree to all conditions imposed pursuant to the terms of this Ordinance.

IN RE: Parcel Numbers: 9579-18-3554, 9579-08-2767, 9579-37-5327, and 9579-37-6200
Addresses: 600 Carolina Village Road
Carolina Village: (File # 26-25-CZD)

Property Owner/Application: Carolina Village [
Kevin Parries]

Signature:_____

Printed Name:_____

Title:_____

Date:_____

WORKSPACE INFORMATION

Application number
26-25-CZD

Category
Conditional Rezoning

Workspace state
In review

Workspace created
12/01/2025, 11:29:37 AM EST

Application submitted
04/02/2026, 2:48:52 PM EDT

Assignee
Sam Hayes

Package generation date
05/06/2026, 4:13:30 PM EDT

LOCATION INFORMATION

Address
600 CAROLINA VILLAGE RD, Hendersonville, NC

Property information
9579183554,

PARTIES

NAME AND COMPANY	CONTACT DETAILS	ROLES
Tom Jones	[redacted]	Applicant
Kevin Parries Carolina Village	[redacted]	Property owner
CAROLINA VILLAGE INC	[redacted]	Property owner

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Project Description			
Project Description 60-Unit independent living on the Carolina Village campus			
Total Project Area (acres) 4	Total Lots/Units 60	Proposed building square footage: 34000.0 sq.ft.	Gen H Future Land Use Designation: Mulit-generational living
Current Zoning District PRD	Proposed Zoning District TBD	Proposed Meeting Date Option 1 12/03/2025	Proposed Meeting Date Option 2 12/03/2025
Proposed Meeting Time Option 1 2:00 PM			Proposed Meeting Time Option 2 2:00 PM

Conditional Zoning District Checklist

APPLICANT GUIDELINES

The Community Development Department accepts applications for conditional rezoning monthly on the 1st Friday of the month. Because of the multi-step application process for a conditional rezoning, a Pre-Application Conference is required for all applications. In advance of a Pre-Application Conference, applicants should prepare a concept plan containing property boundaries, building footprints, parking, driveways/streets, access points, and other such information. All pre-application conferences must be requested via the City of Hendersonville permitting software Cloudpermit. Conditional Rezoning requests can be found under the "Planning Module" in Cloudpermit. A concept plan is required to be uploaded with all pre-application conference requests.

CZD – APPLICATION COMPONENTS

Conditional Zoning District Applications consist of four required meetings and one primary application deadline. The application components are described below and include the;

1) Neighborhood Compatibility Meeting (NCM) – Held prior to the Preliminary Site Plan application deadline, this meeting is hosted by the applicant and involves the presentation of a "Concept Plan" in a public meeting by the applicant. The Planning Division moderates the meeting and records public feedback. Due to noticing requirements a deadline for requesting an NCM is included in the timeline on page 2 to assure that the meeting can be hosted prior to the preliminary site plan application deadline. "Concept Plan" requirements are not as strenuous as those associated with Preliminary Site Plan submissions; they are outlined on page two of this document.

2) Preliminary Site Plan Application Deadline – The NCM and all preliminary site plan application requirements including a TIA, if required, must be completed and submitted by this deadline. A complete application with accurate signatures and the application fee is required at this stage. Incomplete applications will not be considered for inclusion on the Planning Board agenda. Partial submissions which have not met the standards established by the City's Zoning Ordinance as outlined on page 4 of this document, will not be accepted for review until complete.

3) Planning Board – Held approximately 4-5 weeks after the submission of a complete Preliminary Site Plan Application. The Planning Board meets on the second Thursday of each month at 4pm. The meeting includes a Planning Division staff report and presentation on the application. There will also be an opportunity for the applicant to speak/present. It is incumbent upon the applicant to advocate for their project. Applicants are encouraged to be present and prepare a presentation for each of the required meetings. The Planning Board makes a recommendation for approval or denial of the application to City Council.

4) City Council – Held 3 weeks after the Planning Board meeting. The meeting includes a Planning Division staff report and presentation. There will also be an opportunity for the applicant to speak/present. It is incumbent upon the applicant to advocate for their project. Applicants are encouraged to be present and prepare a presentation for each of the required meetings. The City Council takes final action on approving or denying the Conditional Zoning District at this meeting.

5) Final Site Plan Review – A Final Site Plan based on the approved preliminary site plan and drafted in accordance with Chapter 7 of the Zoning Code is required after a conditional rezoning is approved and before any site disturbance or construction can begin.

CZD - APPLICATION TIMELINE			
Deadline for NCM request 4:00 pm	Preliminary Site Plan Deadline 4:00 pm	Planning Board 4:00 pm	City Council
November 22nd ,2024	December 6th, 2024	January 9th, 2025	February 12th ,2025
December 20th, 2024	January 3rd, 2025	February 13th, 2025	March 6th, 2025
January 24th, 2025	February 7th, 2025	March 13th, 2025	April 3rd, 2025
February 21st, 2025	March 7th, 2025	April 10th, 2025	May 1st, 2025
March 21st, 2025	April 4th, 2025	May 8th, 2025	June 5th, 2025
April 18th, 2025	May 2nd, 2025	June 12th, 2025	July 2nd, 2025
May 23rd, 2025	June 6th, 2025	July 10th, 2025	August 7th, 2025
June 20th, 2025	July 4th, 2025	August 14th, 2025	September 4th, 2025
July 18th, 2025	August 1st, 2025	September 11th, 2025	October 2nd, 2025
August 22nd, 2025	September 5th, 2025	October 9th, 2025	November 6th, 2025
September 19th, 2025	October 3rd, 2025	November 13th, 2025	December 4th, 2025
October 24th, 2025	November 7th, 2025	December 11th, 2025	January 2nd, 2026
November 21st, 2025	December 5th, 2025	January 8th, 2026	February 5th, 2026

CZD – NCM CONCEPT PLAN REQUIREMENTS

A Neighborhood Compatibility Meeting can be held at any time prior to the submission of a Preliminary Site Plan. However, due to noticing requirements, the applicant must request an NCM no later than the deadline listed above for the meeting record to be completed by the Preliminary Site Plan deadline which follows on the chart above. The following components of a Concept Plan must be submitted in order to host a Neighborhood Compatibility Meeting.

1) A Concept Plan showing

a. Location and boundaries of the property.

b. How individual buildings are to be situated on the site, including distances from these buildings to property lines.

c. Proposed drives & parking.

d. Location of signs and outdoor lighting.

e. Proposed restrictive covenants, if available, shall be presented.

f. The plan need not be exactly to scale; although, all distances and dimensions shall be shown.

This information constitutes the minimum requirements for staff review, comments will follow on the schedule outlined in the Conditional Rezoning Request process timeline. Please submit two paper copies to City Hall (160 6th Ave E. Hendersonville, NC 28792) and upload a digital file to Cloudpermit.

1) A completed application with developer/applicant and property owner signatures.

2) Application Fee: $100 per acre with a $500 minimum

3) Site Survey: Shall be submitted as a single to scale sheet measuring at least 24″ by 36″ and shall include the following site-specific information:

a. Site Topography: 2′ Contours:

b. Adjacent Property Information:

c. North Arrow, Scale, and Landmarks Sufficient to Identify Location:

d. Inset Vicinity Map

4) Preliminary Site Plan: Intended to be the primary schematic site plan, the preliminary site plan should be developed on a single to scale sheet measuring at least 24″ by 36″ and shall include the following project specific information.

a. Basic Project Information – Please include this information in chart form:

i. Date with month, day, and year:

ii. Title of Project:

iii. Name of Project Designer, Developer, and Property Owner:

iv. Project Zoning: per City of Hendersonville Zoning Map

v. Parking Requirements

1. Calculation of parking spaces required per ordinance.

2. Notation of parking spaces provided.

vi. Project Square Footage/Acreage & Percentage of Total Site

1. Total Project Area

2. Site Coverage – Buildings

3. Site Coverage – Open Space

4. Site Coverage – Streets & Parking

5. Site Coverage – Other Facilities

6. Site Coverage – Common Open Space

b. North Arrow, Scale, and Landmarks Sufficient to Identify Location:

c. Inset Vicinity Map:

d. City Limits – If in City please note accordingly, if outside of City and proposed for annexation, please note nearest location of City boundary by distance in feet:

e. Adjacent Properties - Zoning Designations & Owner Names:

f. Building Layout & Pedestrian and Vehicular Infrastructure:

i. Building Dimensions

ii. Sign Data

iii. Density (residential)

iv. Building Height as measured from Average Finished Grade

v. Sidewalks

vi. Off-Street Parking

vii. Off-Street Loading and Unloading

g. Preliminary Access Layout:

i. Proposed Streets, Alleys, Driveways, etc.

ii. Entrance and Exit Locations:

h. Proposed Project Phasing: (if applicable)

Preliminary Landscape & Resource Layout Plan (Zoning Ordinance Article 15 & 17; Stormwater Mngt - City Code of Ordinances Chapter 24 Article III):	
This plan may be included as a separate sheet if submitting agent is concerned for the readability of the plan.	a. Property Buffers b. Planting strips/beds/etc. c. Street Trees, Perimeter & Interior Plantings d. A plan showing tree line before site preparation, identifying existing tree canopy, tree canopy proposed to be preserved, and new canopy installation areas, identifying the acreage of each, as well as areas to be screened, fenced, walled and/or landscaped e. If Tree Credits are proposed to be utilized, the tree diameter (dbh) and species of tree shall be provided for individual trees that are proposed for preservation. f. Proposed limits of land disturbing activity g. Acreage of disturbed area h. Screening i. Floodplain j. Stream Buffers k. Site Lighting l. Common open space m. Open space maintenance arrangements

Preliminary Utility Layout Plan:	
This plan shall be included as a separate plan.	a. Stormwater Plan: i. Please include a proposed area of site disturbance. ii. If area of disturbance exceeds an acre, then demonstrated compliance with stormwater ordinance required. b. Water & Sewer i. Please include utility layout and proposed connections.

Building Elevations (if applicable)

Some districts and Mixed Use projects require submittal of building elevations per district design standards and C
Zoning Code.

Traffic Impact Analysis:

Applicants shall include a TIA for conditional zoning applications which, when development is completed, are expected to generate 100 or more peak-hour trips (am or pm) or 1,000 or more daily trips or when required by the Community Development Director or by Zoning District. Trip generation predictions are to be defined by the latest edition of the manual Trip Generation published by the Institute of Transportation Engineers

Statement on Comprehensive Plan Compliance:

Zoning Ordinance Article 14

Signature of Understanding and Completion

By signing this document, you are confirming that all required documents have been submitted in accordance with the requirements of this document. Signed by / Firmado por **Tom Jones** 04/01/2026, 4:09:34 PM EDT / 1/4/26 16:09:34 EST	Date 04/01/2026

Conditional Zoning District Petition (CZD)

Required Information	
Scheduled Neighborhood Compatibility Meeting - NCM Date 04/01/2026	NCM Time 2:00 PM
Transportation Impact Analysis - (if applicable) Required for complete application but not due until 24 calendar days prior to Planning Board Meeting	

Information				
Type of Development: Residential	Current Zoning PRD	Proposed Zoning: UV CZD	Total Acerage 5.2	Proposed Building Square Footage: 50000.0 sq.ft.
Number of Dwelling Units: 60		List of Requested Uses: Residential, wellness, parking (inclunding carports)		

Zoning-Applicant (Developer) Company Information

Applicant (Developer) Company Information	
Authorized Representative Name: Kevin Parries	Company Name (if applicable, check corresponding box below) Carolina Village

Company Type:

- [x] Corporation:
- [ ] Limited Liability Company:
- [ ] Trust:
- [ ] Partnership:
- [ ] Other:

If other:

Authorized Representative Title (if applicable - i.e. Member/Manager, President, etc.)

President & CEO

Zoning-Property Owner Company Information

Property Owner Company Information (if different from Applicant)

Authorized Representative Name:
Kevin Parries

Company Name (if applicable, check corresponding box below)
Carolina Village

Company Type:

- [x] Corporation:
- [ ] Limited Liability Company:
- [ ] Trust:
- [ ] Partnership:
- [ ] Other:

If other:

Authorized Representative Title (if applicable - i.e. Member/Manager, President, etc.)
President & CEO

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: Angela Beeker, City Attorney **MEETING DATE:** May 13, 2026

AGENDA SECTION: PUBLIC HEARING **DEPARTMENT:** Legal

TITLE OF ITEM: Public Hearing and Resolution to Designate the City of Hendersonville to Exercise Housing Powers Pursuant to G.S. Chapter 157 – *Angie Beeker, City Attorney*

SUGGESTED MOTION(S):

I move that the City Council adopt the Resolution Enabling the City of Hendersonville to Exercise the Powers of a Housing Authority Pursuant to N.C.G.S. § 157-4.1A.

SUMMARY:

The City recently adopted a Strategic Housing Plan in an effort to address housing needs in the community. One of the short term priorities of plan implementation includes the City designating itself as having the housing powers outlines in N.C.G.S. Chapter 157.

By granting itself these powers, the City will have the authority to directly develop, own, and/or manage affordable housing and apply for certain federal housing funds, broadening the toolkit for creating and preserving affordable units.

Before adopting this Resolution, the City must hold a public hearing.

BUDGET IMPACT: N/A

Is this expenditure approved in the current fiscal year budget?

If no, describe how it will be funded.

ATTACHMENTS:

Resolution

Notice of Public Hearing

RESOLUTION ENABLING THE CITY OF HENDERSONVILLE TO EXERCISE THE POWERS OF A HOUSING AUTHORITY PURSUANT TO N.C.G.S. § 157-4.1A

WHEREAS, N.C. Gen. Stat. § 157-4.1A(a) provides that a city council may, as the governing board of a City, exercise the powers, duties, and responsibilities of a housing authority upon adoption of a resolution designating the council to exercise these powers duties and responsibilities and establishing its intention to do the same;

WHEREAS, N.C. Gen. Stat. § 160D-1311(b) provides that a city council may exercise the powers of a housing authority whether or not a housing authority is already in existence within the City;

WHEREAS, the City Council for the City of Hendersonville finds that insanitary or unsafe inhabited dwelling accommodations exist in the City;

WHEREAS, the City Council for the City of Hendersonville finds further that there is a lack of safe or sanitary dwelling accommodations in the City available for all inhabitants thereof;

WHEREAS, the City Council for the City of Hendersonville therefore deems it wise for the City to avail itself of the ability to exercise the powers of a housing authority, when and as needed to support the public purpose of increasing the availability of affordable housing within the City limits;

WHEREAS, this resolution has been considered and adopted following a public hearing advertised consistent with the provisions of N.C. Gen. Stat. § 157-4.1A(a) and 157-4;

WHEREAS, the City's Department of Community Development shall handle the administration of programs, projects, or policies that stem from the City's exercise of powers pursuant to this resolution; and

THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF HENDERSONVILLE, NORTH CAROLINA:

That pursuant to N.C. Gen. Stat. § 157-4.1A(a), the City Council for the City of Hendersonville designates itself to exercise the powers, duties, and responsibilities of a housing authority and declares its intent to these powers, duties, and responsibilities to further support the development of affordable housing within the City limits.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 26th day of June, 2024.

Attest: **Barbara G. Volk, Mayor, City of Hendersonville**

Jill Murray, City Clerk

Approved as to form:_____ Angela Beeker, City Attorney

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN pursuant to N.C. Gen. Stat. §157-4.1A(a) and 160D-1311 that the City Council for the City of Hendersonville will hold a public hearing at the regular meeting to be held on Monday, June 4, 2026, at 5:45 p.m., or as soon thereafter as the Council is able, to consider the adoption of a Resolution to designate the City Council to exercise the powers, duties and responsibilities of a housing authority in order to further support the development of affordable housing within the City. PLEASE NOTE: THIS WILL IN NO WAY AFFECT OR REPLACE THE HENDERSONVILLE HOUSING AUTHORITY. The granting of these powers to City Council is necessary from a legal standpoint to enable the City to carry out several of the initiatives of the newly adopted Strategic Housing Plan for the City of Hendersonville.

The public hearing on these matters will be held in the large, first floor meeting room of the City Operations Center, 305 Williams St., Hendersonville, NC 28792. The public is invited to attend and comment.

Digital/written public hearing comments must be received twenty-four hours prior to the meeting to be considered by the City Council **and must** comply with security criteria in the Council's Public Comment Policy, available on the City's website.

Public hearing comments will also be accepted during the meeting from those attending in person and from those participating live via ZOOM at the designated time at this meeting. For security reasons screen sharing will not be allowed. Anyone wishing to submit written/digital public hearing comments for these public hearings prior to the meeting may visit https://www.hendersonvillenc.gov/comment to submit their comment. It is not necessary to submit digital comments if you are planning to address City Council during the meeting.

The meeting instructions to join by Zoom will be available on the City's website calendar by visiting https://www.hendersonvillenc.gov/events-calendar and as follows:

Zoom information for the meeting is: https://zoom.us/join
Dial-in by phone: (646) 558-8656
Meeting ID: 822 0104 2528
Passcode: 1847

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 in advance of the meeting (828) 697-3005.

Jill Murray, Clerk to the
City Council for the City of Hendersonville

Run: 5/24/26

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: Jennifer Floyd **MEETING DATE:** 06/04/2026

AGENDA SECTION: NEW BUSINESS **DEPARTMENT:** Administration

TITLE OF ITEM: FY27 Special Appropriations – *Jennifer Floyd, Management Analyst*

SUGGESTED MOTION(S):

I move City Council approve the Fiscal Year 2026-2027 (FY27) special appropriations allocations as presented.

SUMMARY:
Each year, Council approves funding for services in partnership with local agencies. This agenda item is for discussion and final decision on fiscal year 2026-2027 (FY27) special appropriation allocations for public services.

BUDGET IMPACT: $182,725 discretionary funding, $175,500 full funding

Is this expenditure approved in the current fiscal year budget? No

If no, describe how it will be funded. N/A

ATTACHMENTS:
Special Appropriations Allocations

Special Appropriation Requests - Discretionary Funding

City Manager Appropriation Target **$ 169,000**

Organization	Request Description	FY27 Requests	Council Appropriation	Melinda Lowrance	Is there a conflict?	Lyndsey Simpson	Is there a conflict?	Barbara Volk	Is there a conflict?	Jennifer Hensley	Is there a conflict?	Gina Baxter	Is there a conflict?	Category
Appropriation Available (25% of Budget)		**42,250**	**(1,925)**	-		-		-		-		-		
Arts Council of Henderson County, Inc.	Art on Main Security Costs	6,500	6,200	6,500	No	6,500	No	6,500	No	6,500	No	5,000	No	Education, Arts, Culture, & Recreation
Literacy Connection	Workforce Developmet Program through English Language Acquisition	10,000	9,360	10,000	No	10,000	No	10,000	No	8,800	No	8,000	No	Education, Arts, Culture, & Recreation
Boy's & Girl's Club of Henderson County	Triple Play Program	5,000	2,500	3,000	No	-	yes	4,000	No	-	No	3,000	No	Education, Arts, Culture, & Recreation
Henderson County Education Foundation	Mountain Roots Outdoor Education / Leader In Me Program	18,700	7,125	-	Yes	800	No	4,000	No	18,700	No	5,000	No	Education, Arts, Culture, & Recreation
Hendersonville Community Theatre	Maintain existing programming/ Adding new education program	15,000	6,100	7,500	No	8,000	No	6,000	No	-	No	9,000	No	Education, Arts, Culture, & Recreation
Hendersonville Shuffleboard Club	Shuffleboard and Various Boardgames	1,200	810	900	No	1,200	No	1,200	No	-	No	750	No	Education, Arts, Culture, & Recreation
Hendersonville Symphony	Education Program / 3rd & 6th Grade Concerts	12,000	3,800	5,000	No	4,000	No	4,000	No	-	No	6,000	No	Education, Arts, Culture, & Recreation
Team ECCO	City Kids Program	3,500	2,410	3,000	No	3,500	No	2,550	No	-	No	3,000	No	Education, Arts, Culture, & Recreation
The Hope Center of Hendersonville	Summer program for children with intellectual and developmental disabilities	3,000	2,635	3,175	No	3,000	No	2,500	No	3,000	No	1,500	No	Education, Arts, Culture, & Recreation
YMCA of Western North Carolina	Y-Access Program	5,250	3,235	3,175	No	5,250	No	1,500	No	5,250	No	1,000	No	Education, Arts, Culture, & Recreation
Sub-Total		**80,150**	**44,175**	42,250		42,250		42,250		42,250		42,250		
Appropriation Available (75% of Budget)		**126,750**	**(11,800)**	-		-		-		-		-		
Agribusiness Henderson County (AgHC)	Local Agriculture Support Programming	8,000	8,000	8,000	No	8,000	No	8,000	No	8,000	No	8,000	No	Life Quality and Economic Services
Blue Ridge Community Health Services	7th Ave Medical Clinic	10,000	4,200	3,500	No	3,500	No	5,000	No	5,000	No	4,000	No	Life Quality and Economic Services
Children & Family Resource Center	PREP (Preschoolers Reaching Educational Potential) Program	15,000	9,000	10,000	No	10,000	No	8,000	No	8,000	No	-	yes	Life Quality and Economic Services
Aging Partners (formally Council on Aging)	Nutrition Services Program	25,000	16,350	16,000	No	15,750	No	15,000	No	15,000	No	20,000	No	Life Quality and Economic Services
Henderson County Habitat for Humanity	Exterior Home Repairs	75,000	17,400	15,000	No	20,000	No	16,000	No	16,000	No	20,000	No	Life Quality and Economic Services
Interfaith Assistance Ministry	Rent, Food Assistance, Utilitiy Assistance	80,000	32,000	30,000	No	20,000	No	20,000	No	20,000	No	20,000	No	Life Quality and Economic Services
Latino Advocacy Coalition of Henderson County (El Centro)	Bilingual Emergency Preparedness and Communication Program	15,000	8,400	7,000	No	5,000	No	7,500	No	7,500	No	15,000	No	Life Quality and Economic Services
Medical Loan Closet of Henderson County	Medical Equipment Loans	2,000	2,000	2,000	No	2,000	No	2,000	No	2,000	No	2,000	No	Life Quality and Economic Services
Mountain True	Water Quality Monitoring - French Broad River	5,000	4,800	5,000	No	5,000	No	5,000	No	5,000	No	4,000	No	Life Quality and Economic Services
Pisgah Legal Services	Domestic & Sexual Violence Prevention	10,000	7,100	7,000	No	5,000	No	8,750	No	8,750	No	6,000	No	Life Quality and Economic Services
Safelight, Inc.	Expand Job Training Program	15,000	4,600	4,000	No	5,000	No	5,000	No	5,000	No	4,000	No	Life Quality and Economic Services
St. Gerard House	Family Group Night	6,000	4,850	6,000	No	6,000	No	5,000	No	5,000	No	2,250	No	Life Quality and Economic Services
The Mediation Center	Community Mediation	1,500	1,500	1,500	No	1,500	No	1,500	No	1,500	No	1,500	No	Life Quality and Economic Services
Thrive	Housing Case Management	10,000	9,400	7,000	No	10,000	No	10,000	No	10,000	No	10,000	No	Life Quality and Economic Services
True Ridge	Biligual Support and Resource Referrals	10,000	8,950	4,750	No	10,000	No	10,000	No	10,000	No	10,000	No	Life Quality and Economic Services
Sub-Total		**287,500**	**138,550**	126,750		126,750		126,750		126,750		126,750		
Total		**367,650**	**182,725**	**$ 169,000**		**$ 169,000**		**$ 169,000**		**$ 169,000**		**$ 169,000**		

Special Appropriation Requests - Full Funding

Organization	FY27 Requests	Council Appropriation	Melinda Lowrance	Is there a conflict?	Lyndsey Simpson	Is there a conflict?	Barbara Volk	Is there a conflict?	Jennifer Hensley	Is there a conflict?	Gina Baxter	Is there a conflict?	Category
Henderson County Economic Investment Fund	50,000	50,000	50,000	No	50,000	No	50,000	No	50,000	No	50,000	No	Full Funding
Henderson County Partnership for Econ. Dev.	28,000	28,000	28,000	No	28,000	No	28,000	No	28,000	No	28,000	No	Full Funding
Henderson County Rescue Squad	15,000	15,000	15,000	No	15,000	No	15,000	No	15,000	No	15,000	No	Full Funding
Interfaith Assistance Minitries - Utilities Assitance	20,000	-	-	No	-	No	-	No	-	No	-	No	Full Funding
Merchant's and Business Association	2,500	2,500	2,500	No	2,500	No	2,500	No	2,500	No	2,500	No	Full Funding
Mills River Partnership	80,000	80,000	80,000	No	80,000	No	80,000	No	80,000	No	80,000	No	Full Funding
Total	**195,500**	**175,500**	**$ 175,500**		**$ 175,500**		**$ 175,500**		**$ 175,500**		**$ 175,500**		

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: Brian Pahle, Deputy City Manager

MEETING DATE: June 4th, 2026

AGENDA SECTION: New Business

DEPARTMENT: Administration

TITLE OF ITEM: FY27-FY29 Strategic Plan Adoption – *Brian Pahle, Deputy City Manager*

SUGGESTED MOTION(S):

N/A

SUMMARY:

An agenda item to consider adoption of the City's next three-year strategic plan.

BUDGET IMPACT: $

Is this expenditure approved in the current fiscal year budget? N/A

If no, describe how it will be funded. N/A

ATTACHMENTS:

Resolution

Plan Development Summary

Plan Outline

Resolution #__-____

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO ADOPT THE CITYWIDE FY27-FY29 STARTEGIC PLAN

WHEREAS, the City Council conducts citywide strategic planning on a three-year basis; and

WHEREAS, the City has conducted a comprehensive public engagement process to seek input on the next three-year strategic plan; and

WHEREAS, it is in the best interest of the City's customers and citizens to have a sound strategic plan to advance its priorities and initiatives; and

WHEREAS, the City Council was presented a final draft of the plan on May 13th, 2026;

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

1. The citywide FY27-FY29 Strategic Plan is adopted.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 4th day of June, 2026.

_____
Barbara G. Volk, Mayor, City of Hendersonville

Attest:

_____
Jill Murray, City Clerk

#	Level	Name	Assigned To	Status	Start Date	Due Date	Metric Description	Current Value	Last Updated	Updates	Last Comment
	Plan	COH - Strategic Plan (FY27 - FY29)	Brian Pahle	Not Started	07/01/2026	06/30/2029	Move from baseline of 0% to target of 100%	0.92%			
1	Focus Areas/Enablers	Public Safety	Allison Justus	Not Started	07/01/2026	06/30/2029	Move from baseline of 0% to target of 100%	0%			
1.1	Big Rocks	Proactive and Sustainable Staffing Plan	Allison Justus	Not Started	07/01/2026	06/30/2029	Move from baseline of 0% to target of 100%	0%			
1.1.1	Action Items	Create Future Police Department Org. Chart and Identify Funding Strategy for 3-Year Hiring Plan	Trae Laws	Not Started	07/01/2026	06/30/2027	Move from baseline of 0% to target of 100%	0%	05/11/2026		
1.1.2	Action Items	Create Future Fire Department Org. Chart and Identify Funding Strategy for 3-Year Hiring Plan	Justin Ward	Not Started	07/01/2026	06/30/2027	Move from baseline of 0% to target of 100%	0%	05/11/2026		
1.1.3	Action Items	Create Future Code Enf. Division Org. Chart and Identify Funding Strategy for 3-Year Hiring Plan	Lew Holloway	Not Started	07/01/2026	06/30/2027	Move from baseline of 0% to target of 100%	0%	05/18/2026		
1.1.4	Key Performance Indicator (KPI)	# of Public Safety Positions Approved in Budget	Allison Justus	Not Started	07/01/2026	06/30/2027	Advanced Metric does not apply for current time period	0	05/11/2026		
1.2	Big Rocks	Deep Dive & Overhaul of Public Safety Codes	Allison Justus	Not Started	07/01/2026	06/30/2029	Move from baseline of 0% to target of 100%	0%			
1.2.1	Action Items	Establish staff-led code review committee consisting of police, fire, and planning staff	Lew Holloway	Not Started	07/01/2026	06/30/2027	Move from baseline of 0% to target of 100%	0%	05/11/2026		

#	Level	Name	Assigned To	Status	Start Date	Due Date	Metric Description	Current Value	Last Updated	Updates	Last Comment
1.2.2	Action Items	Revise and Adopt New Commercial Maintenance Code	Lew Holloway	Not Started	07/01/2026	06/30/2027	Take Draft Changes to Business Advisory Committee for Input: 100% Take Draft Changes to Downtown Advisory Committee for Input: 100% Take Draft Changes to Planning Board for Input: 100% Take Draft Changes to City Council for Input: 100% Adopt Updated Code: 100%	0%	05/11/2026		
1.2.3	Action Items	Revise and Adopt New Minimum Housing Code	Lew Holloway	Not Started	01/01/2027	12/31/2027	Take Draft Changes to Business Advisory Committee for Input: 100% Take Draft Changes to Downtown Advisory Committee for Input: 100% Take Draft Changes to Planning Board for Input: 100% Take Draft Changes to City Council for Input: 100% Adopt Updated Code: 100%	0%	05/11/2026		
1.3	Big Rocks	Develop Unhoused Solutions and Strategic Plan	Jenny Floyd	Not Started	07/01/2026	06/30/2029	Move from baseline of 0% to target of 100%	0%			
1.3.1	Action Items	Create Core Team for Unhoused Strategic Plan	Jenny Floyd	Not Started	07/01/2026	12/31/2026	Move from baseline of 0% to target of 100%	0%	05/11/2026		
1.3.2	Action Items	Develop Cold Weather SOP	Jenny Floyd	Not Started	07/01/2026	12/31/2027	Move from baseline of 0% to target of 100%	0%	05/11/2026		

#	Level	Name	Assigned To	Status	Start Date	Due Date	Metric Description	Current Value	Last Updated	Updates	Last Comment
1.3.3	Action Items	Develop Encampment Response SOP	Jenny Floyd	Not Started	07/01/2026	12/31/2027	Move from baseline of 0% to target of 100%	0%	05/11/2026		
1.3.4	Action Items	Explore Opportunities for Medium Barrier Shelter	Jenny Floyd	Not Started	01/01/2027	06/30/2029	Move from baseline of 0% to target of 100%	0%	05/11/2026		
1.3.5	Action Items	Carryout Annual Indpendent PIT Count	Jenny Floyd	Not Started	07/01/2026	06/30/2029	Advanced Metric does not apply for current time period	0	05/11/2026		
1.4	Big Rocks	Advance Transportation Safety Improvements	Allison Justus	Not Started	07/01/2026	06/30/2029	Move from baseline of 0% to target of 100%	0%			
1.4.1	Action Items	Develop Local Street Classifications & Design Manual	Matt Manley	Not Started	07/01/2026	12/31/2027	Move from baseline of 0% to target of 100%	0%	05/12/2026		
1.4.2	Action Items	Develop Scope Needed to Create a Comprehensive Transportation Plan	Matt Manley	Not Started	07/01/2026	06/30/2028	Move from baseline of 0% to target of 100%	0%	05/12/2026		
1.4.3	Action Items	Utilize Comprehensive Transportation Plan to Develop a CIP	Matt Manley	Not Started	07/01/2028	06/30/2029	Move from baseline of 0% to target of 100%	0%	05/12/2026		
1.4.4	Action Items	Complete Update of Bicycle Plan	Matt Manley	Not Started	07/01/2026	06/30/2027	Move from baseline of 0% to target of 100%	0%	05/12/2026		
1.4.5	Action Items	Hire 2 Civilian Traffic Crash Investigators	Trae Laws	Not Started	07/01/2026	06/30/2028	Move from baseline of 0 to target of 2	0	05/12/2026		
1.4.6	Action Items	Hire 2 New Traffic Patrol Officers	Trae Laws	Not Started	07/01/2026	06/30/2028	Move from baseline of 2 to target of 4	2	05/12/2026		
2	Focus Areas/Enablers	Parks, Greenways, and Natural Amenities	Blake Fulgham	Not Started	07/01/2026	06/30/2029	Move from baseline of 0% to target of 100%	4.67%			
2.1	Big Rocks	Rebuild Patton Pool/Park & Whitmire Activity Center	Blake Fulgham	Not Started	07/01/2026	06/30/2029	Move from baseline of 0% to target of 100%	0%			
2.1.1	Action Items	Finalize Funding Strategy for Projects by Aug. 2026	Blake Fulgham	Not Started	07/01/2026	09/01/2026	Move from baseline of 0% to target of 100%	0%	05/12/2026		
2.1.2	Action Items	Complete Design of Patton Pool and Whitmire Activity Center	Blake Fulgham	Not Started	07/01/2026	03/31/2027	Move from baseline of 0% to target of 100%	0%	05/12/2026		

#	Level	Name	Assigned To	Status	Start Date	Due Date	Metric Description	Current Value	Last Updated	Updates	Last Comment
2.1.3	Action Items	Conduct Staffing Needs Assessment	Blake Fulgham	Not Started	07/01/2026	12/31/2027	Move from baseline of 0% to target of 100%	0%	05/12/2026		
2.1.4	Action Items	Complete Construction of Patton Pool	Blake Fulgham	Not Started	07/01/2026	06/30/2029	Move from baseline of 0% to target of 100%	0%	05/12/2026		
2.1.5	Action Items	Complete Construction of Whitmire Acitivity Center	Blake Fulgham	Not Started	07/01/2026	06/30/2029	Move from baseline of 0% to target of 100%	0%	05/12/2026		
2.2	Big Rocks	Build a Park on S. Main Street	Blake Fulgham	Not Started	07/01/2026	06/30/2029	Move from baseline of 0% to target of 100%	0%			
2.2.1	Action Items	Finalize Conceptual Design Concepts	Brendan Shanahan	Not Started	07/01/2026	12/31/2026	Move from baseline of 0% to target of 100%	0%	05/12/2026		
2.2.2	Action Items	Report on BUILD Grant and Finalize Funding Strategy	Brendan Shanahan	Not Started	07/01/2026	12/31/2026	Move from baseline of 0% to target of 100%	0%	05/12/2026		
2.2.3	Action Items	Conduct Community Engagement Session for Schematic Design Phase	Brendan Shanahan	Not Started	01/01/2027	06/30/2027	Move from baseline of 0% to target of 100%	0%	05/12/2026		
2.2.4	Action Items	Begin Project Design	Brendan Shanahan	Not Started	01/01/2027	06/30/2027	Move from baseline of 0% to target of 100%	0%	05/12/2026		
2.2.5	Action Items	Finalize Funding and Construction Procurement Method	Brendan Shanahan	Not Started	07/01/2027	06/30/2028	Move from baseline of 0% to target of 100%	0%	05/12/2026		
2.2.6	Action Items	Begin Construction on S. Main St. Park	Brendan Shanahan	Not Started	07/01/2028	06/30/2029	Move from baseline of 0% to target of 100%	0%	05/12/2026		
2.3	Big Rocks	Construct the Above the Mud Greenway	Blake Fulgham	Not Started	07/01/2026	06/30/2029	Move from baseline of 0% to target of 100%	0%			
2.3.1	Action Items	Identify and Secure Funding Source	Brendan Shanahan	Not Started	07/01/2026	06/30/2027	Move from baseline of 0% to target of 100%	0%	05/12/2026		
2.3.2	Action Items	Begin Design for Project	Brendan Shanahan	Not Started	07/01/2027	06/30/2028	Move from baseline of 0% to target of 100%	0%	05/12/2026		
2.3.3	Action Items	Begin Construction of Above the Mud Greenway	Brendan Shanahan	Not Started	07/01/2028	06/30/2029	Move from baseline of 0% to target of 100%	0%	05/12/2026		

#	Level	Name	Assigned To	Status	Start Date	Due Date	Metric Description	Current Value	Last Updated	Updates	Last Comment
2.4	Big Rocks	Level of Service Expectations Established for Parks Maintenance	Blake Fulgham	Not Started	07/01/2026	06/30/2029	Move from baseline of 0% to target of 100%	0%			
2.4.1	Action Items	Create Severe Weather SOP for Property Maintenance	Blake Fulgham	Not Started	07/01/2026	06/30/2029	Move from baseline of 0% to target of 100%	0%	05/12/2026		
2.4.2	Action Items	Develop Property Maintenance Level of Service Matrix	Blake Fulgham	Not Started	07/01/2026	06/30/2029	Move from baseline of 0% to target of 100%	0%	05/12/2026		
2.4.3	Action Items	Develop Implementation Plan to Achieve Desired Level of Service	Blake Fulgham	Not Started	07/01/2026	06/30/2029	Move from baseline of 0% to target of 100%	0%	05/12/2026		
2.5	Big Rocks	Intentional Planning for Green Space Acquisition	Blake Fulgham	Not Started	07/01/2026	06/30/2029	Move from baseline of 0% to target of 100%	23.33%			
2.5.1	Action Items	Create Process for Identifying Parcels for Acquisition	Mike Huffman	Not Started	07/01/2026	06/30/2027	Move from baseline of 0% to target of 100%	0%	05/12/2026		
2.5.2	Action Items	Develop Funding Strategy for Property Acquisition	Mike Huffman	Not Started	07/01/2026	06/30/2028	Move from baseline of 0% to target of 100%	0%	05/12/2026		
2.5.3	Action Items	Complete the Lower Mud Creek Restoration Project	Mike Huffman	On Track	07/01/2026	06/30/2027	Move from baseline of 0% to target of 100%	70%	05/12/2026		
3	Focus Areas/Enablers	Strong Infrastructure	Blake Fulgham	Not Started	07/01/2026	06/30/2029	Move from baseline of 0% to target of 100%	4.5%			
3.1	Big Rocks	Begin Construction of the Wastewater Treament Plant Resiliency Project	Blake Fulgham	Not Started	07/01/2026	06/30/2029	Move from baseline of 0% to target of 100%	22.5%			
3.1.1	Action Items	Secure Funding for Project	Adam Steurer	Not Started	07/01/2026	12/31/2026	Move from baseline of $0 to target of $125,000,000	$15,000,000	05/26/2026		
3.1.2	Action Items	Complete Design Documents	Adam Steurer	Not Started	07/01/2026	04/01/2027	Move from baseline of 0% to target of 100%	45%	05/26/2026		
3.1.3	Action Items	Bid Project and Begin Construction	Adam Steurer	Not Started	04/01/2027	07/01/2027	Move from baseline of 0% to target of 100%	0%	05/26/2026		
3.2	Big Rocks	Advance the Stormwater Master Plan	Blake Fulgham	Not Started	07/01/2026	06/30/2029	Move from baseline of 0% to target of 100%	0%			

#	Level	Name	Assigned To	Status	Start Date	Due Date	Metric Description	Current Value	Last Updated	Updates	Last Comment
3.2.1	Action Items	Complete Construction of the Wash-06-01 Project	Mike Huffman	Not Started	07/01/2026	10/01/2027	Move from baseline of 0% to target of 100%	0%	05/18/2026		
3.2.2	Action Items	Secure Funding for the Wash 06-02 Project	Mike Huffman	Not Started	07/01/2026	06/30/2027	Move from baseline of 0% to target of 100%	0%	05/18/2026		
3.2.3	Action Items	Secure Funding for the Wash 02-01 Project	Mike Huffman	Not Started	07/01/2026	06/30/2028	Move from baseline of 0% to target of 100%	0%	05/18/2026		
3.2.4	Action Items	Secure Funding for the Wash 02-02 Project	Mike Huffman	Not Started	07/01/2026	06/30/2028	Move from baseline of 0% to target of 100%	0%	05/18/2026		
3.2.5	Action Items	Build the Capital Reserve Fund to $1M	Adam Murr	Not Started	07/01/2026	06/30/2029	Move from baseline of 0% to target of 100%	0%	05/18/2026		
3.2.6	Action Items	Evaluate Additional Watersheds in the City	Mike Huffman	Not Started	07/01/2026	06/30/2029	Move from baseline of 0% to target of 100%	0%	05/18/2026		
3.3	Big Rocks	Improve Pavement Condition Index (PCI) to 80	Blake Fulgham	Not Started	07/01/2026	06/30/2029	Move from baseline of 0% to target of 100%	0%			
3.3.1	Action Items	Conduct Pavement Condition Study in 2029	Brendan Shanahan	Not Started	07/01/2028	06/30/2029	Move from baseline of 0% to target of 100%	0%	05/18/2026		
3.3.2	Action Items	Replace >80 Non-Compliant Curbramps per Year	Brendan Shanahan	Not Started	07/01/2026	06/30/2029	Move from baseline of 0% to target of 100%	0%	05/18/2026		
3.3.3	Key Performance Indicator (KPI)	Area (in sq ft.) of Roadway Repaving Completed	Brendan Shanahan	Not Started	07/01/2026	06/30/2029	Stay above baseline of 0	0	05/19/2026		
3.3.4	Key Performance Indicator (KPI)	Linear Ft of New Sidewalk	Brendan Shanahan	Not Started	07/01/2026	06/30/2029	Stay above baseline of 0	0	05/19/2026		
3.4	Big Rocks	Improve Water Capacity East of I-26	Blake Fulgham	Not Started	07/01/2026	06/30/2029	Move from baseline of 0% to target of 100%	0%			
3.4.1	Action Items	Complete Pace Rd. Project	Adam Steurer	Not Started	07/01/2026	06/30/2029	Move from baseline of 0% to target of 100%	0%	05/22/2026		
3.4.2	Action Items	Complete Howard Gap Rd. Project	Adam Steurer	Not Started	07/01/2026	06/30/2029	Move from baseline of 0% to target of 100%	0%	05/22/2026		

#	Level	Name	Assigned To	Status	Start Date	Due Date	Metric Description	Current Value	Last Updated	Updates	Last Comment
3.4.3	Action Items	Complete Upward Rd. Project	Adam Steurer	Not Started	07/01/2026	06/30/2029	Move from baseline of 0% to target of 100%	0%	05/22/2026		
3.5	Big Rocks	Complete Helene Recovery Projects	Brian Pahle	Not Started	07/01/2026	06/30/2029	Move from baseline of 0% to target of 100%	0%			
3.5.1	Action Items	Obligate All Category A and B Projects	Krystal Powell	Not Started	07/01/2026	12/31/2026	Move from baseline of 0% to target of 100%	0%	05/18/2026		
3.5.2	Action Items	Secure Fixed Cost Offers for the WWTP, Patton Park/Pool, and Whitmire Activity Center	Brian Pahle	Not Started	07/01/2026	10/01/2026	Move from baseline of 0% to target of 100%	0%	05/18/2026		
3.5.3	Action Items	Advance Remaining Permanent Projects	Brian Pahle	Not Started	07/01/2026	12/31/2027	Move from baseline of 0% to target of 100%	0%	05/18/2026		
4	Focus Areas/Enablers	Business and Economic Development	Lew Holloway	Not Started	07/01/2026	06/30/2029	Move from baseline of 0% to target of 100%	0%			
4.1	Big Rocks	Overhaul of Development Review Process	Lew Holloway	Not Started	07/01/2026	06/30/2029	Move from baseline of 0% to target of 100%	0%			
4.1.1	Action Items	Implement a Permit Software that Features Public-Facing Updates	Lew Holloway	Not Started	07/01/2027	06/30/2028	Move from baseline of 0% to target of 100%	0%	05/18/2026		
4.1.2	Action Items	Create Internal Steering Committee for Review SOP	Lew Holloway	Not Started	07/01/2026	10/01/2026	Move from baseline of 0% to target of 100%	0%	05/18/2026		
4.1.3	Action Items	Conduct Stakeholder Analysis of Review Process	Jenny Floyd	Not Started	07/01/2026	12/31/2026	Move from baseline of 0% to target of 100%	0%	05/18/2026		
4.1.4	Action Items	Develop New Development Review SOP	Lew Holloway	Not Started	01/01/2027	12/31/2027	Move from baseline of 0% to target of 100%	0%	05/25/2026		
4.2	Big Rocks	Establish Downtown Hospitality District and Hotel	Jamie Carpenter	Not Started	07/01/2026	06/30/2029	Move from baseline of 0% to target of 100%	0%			
4.2.1	Action Items	Submit Negotiated Offer to Hotel Developers	Brian Pahle	Not Started	07/01/2026	12/31/2026	Move from baseline of 0% to target of 100%	0%	05/18/2026		
4.2.2	Action Items	Expand the MSD District	Jamie Carpenter	Not Started	07/01/2027	06/30/2028	Move from baseline of 0% to target of 100%	0%	05/18/2026		
4.2.3	Action Items	Finalize a Development Agreement With a Developer	Brian Pahle	Not Started	07/01/2027	06/30/2028	Move from baseline of 0% to target of 100%	0%	05/18/2026		

#	Level	Name	Assigned To	Status	Start Date	Due Date	Metric Description	Current Value	Last Updated	Updates	Last Comment
4.3	Big Rocks	Create an Innovation District Plan	Jamie Carpenter	Not Started	07/01/2026	06/30/2029	Move from baseline of 0% to target of 100%	0%			
4.3.1	Action Items	Develop Purpose Statements and Desired Outcomes	Brian Pahle	Not Started	07/01/2026	06/30/2027	Move from baseline of 0% to target of 100%	0%	05/18/2026		
4.3.2	Action Items	Identify Parcels and Location of District	Brian Pahle	Not Started	07/01/2027	06/30/2028	Move from baseline of 0% to target of 100%	0%	05/26/2026		
4.4	Big Rocks	Create Strategies to Stimulate Commercial Redevelopment	Matt Manley	Not Started	07/01/2026	06/30/2029	Move from baseline of 0% to target of 100%	0%			
4.4.1	Action Items	Host a Public Input Meeting with Commercial Developers	Matt Manley	Not Started	01/01/2027	12/31/2027	Move from baseline of 0% to target of 100%	0%	05/18/2026		
4.4.2	Action Items	Update Development Process Materials to Clarify Steps to Applicants	Matt Manley	Not Started	01/01/2028	12/31/2028	Move from baseline of 0% to target of 100%	0%	05/18/2026		
4.5	Big Rocks	Create Citywide Economic Development Strategy	Matt Manley	Not Started	07/01/2026	06/30/2029	Move from baseline of 0% to target of 100%	0%			
4.5.1	Action Items	Contract with Economic Development Consultant to Build Strategy	Matt Manley	Not Started	07/01/2028	06/30/2029	Move from baseline of 0% to target of 100%	0%	05/18/2026		
5	Focus Areas/Enablers	Housing, Growth Management, and Community Character	Lew Holloway	Not Started	07/01/2026	06/30/2029	Move from baseline of 0% to target of 100%	0%			
5.1	Big Rocks	Complete Unified Development Ordinance	Matt Manley	Not Started	07/01/2026	06/30/2029	Move from baseline of 0% to target of 100%	0%			
5.1.1	Action Items	Develop Action Plan for Update	Matt Manley	Not Started	07/01/2026	12/31/2026	Move from baseline of 0% to target of 100%	0%	05/19/2026		
5.1.2	Action Items	Community Development to Work with Council & Admin to Clarify Policy and Structural Goals of New UDO	Matt Manley	Not Started	07/01/2026	12/31/2026	Move from baseline of 0% to target of 100%	0%	05/19/2026		
5.1.3	Action Items	Add to Work Plan & Select Internal Project Manager	Lew Holloway	Not Started	07/01/2026	10/01/2026	Move from baseline of 0% to target of 100%	0%	05/19/2026		
5.1.4	Action Items	Draft and Issue RFQ/RFP	Lew Holloway	Not Started	07/01/2026	10/01/2026	Move from baseline of 0% to target of 100%	0%	05/19/2026		

#	Level	Name	Assigned To	Status	Start Date	Due Date	Metric Description	Current Value	Last Updated	Updates	Last Comment
5.1.5	Action Items	Select Project Consultant	Lew Holloway	Not Started	10/01/2026	12/31/2026	Move from baseline of 0% to target of 100%	0%	05/19/2026		
5.1.6	Action Items	Finalize Scope and Contract	Lew Holloway	Not Started	01/01/2027	04/01/2027	Move from baseline of 0% to target of 100%	0%	05/19/2026		
5.2	Big Rocks	Defining Design Standards for Overlay Districts	Matt Manley	Not Started	07/01/2026	06/30/2029	Move from baseline of 0% to target of 100%	0%			
5.2.1	Action Items	Adopt Downtown Design Overlay Based on Downtown Master Plan Design Guidelines Adopted in Gen H (Ch. 5).	Matt Manley	Not Started	07/01/2026	12/31/2026	Move from baseline of 0% to target of 100%	0%	05/19/2026		
5.2.2	Action Items	Develop and Adopt Design Standards for Corridor Design Overlays	Matt Manley	Not Started	07/01/2026	12/31/2027	Move from baseline of 0% to target of 100%	0%	05/19/2026		
5.2.3	Action Items	Create 1 Mixed Use District that Serves all Areas Outside of Downtown	Matt Manley	Not Started	07/01/2026	06/30/2028	Move from baseline of 0% to target of 100%	0%	05/19/2026		
5.2.4	Action Items	Increase Thresholds for By-Right Multi-Family Development within Overlay Districts	Matt Manley	Not Started	07/01/2026	06/30/2028	Move from baseline of 0% to target of 100%	0%	05/19/2026		
5.2.5	Action Items	Allow for Higher Thresholds for By-Right Development at Key Intersections	Matt Manley	Not Started	07/01/2026	06/30/2028	Move from baseline of 0% to target of 100%	0%	05/19/2026		
5.3	Big Rocks	Achieve 30% of Housing Plan	Matt Manley	Not Started	07/01/2026	06/30/2029	Move from baseline of 0% to target of 100%	0%			
5.3.1	Plan	Strategic Housing Plan	Lew Holloway	Not Started	07/01/2026	06/30/2031	Move from baseline of 0% to target of 100%	0%			
5.4	Big Rocks	Define City's Growth Boundary	Lew Holloway	Not Started	07/01/2026	06/30/2029	Move from baseline of 0% to target of 100%	0%			
5.4.1	Action Items	Re-engage County in Growth Management Discussions	Brian Pahle	Not Started	01/01/2027	06/30/2027	Move from baseline of 0% to target of 100%	0%	05/26/2026		
5.4.2	Action Items	Develop Policy Outlining City's Annexation Standards	Lew Holloway	Not Started	07/01/2027	06/30/2028	Move from baseline of 0% to target of 100%	0%	05/26/2026		

#	Level	Name	Assigned To	Status	Start Date	Due Date	Metric Description	Current Value	Last Updated	Updates	Last Comment
6	Focus Areas/Enablers	High-Performing City Workforce	Jenny Floyd	Not Started	07/01/2026	06/30/2029	Move from baseline of 0% to target of 100%	0%			
6.1	Big Rocks	Create Employee Development Plan	Jenny Floyd	Not Started	07/01/2026	06/30/2029	Move from baseline of 0% to target of 100%	0%			
6.1.1	Action Items	Develop Transition Plan for all Department Head Positions	Jenny Floyd	Not Started	07/01/2026	06/30/2027	Move from baseline of 0% to target of 100%	0%	05/19/2026		
6.1.2	Action Items	Create a Cross-Training Program	Jenny Floyd	Not Started	07/01/2027	06/30/2028	Move from baseline of 0% to target of 100%	0%	05/19/2026		
6.2	Big Rocks	Advance City Minimum Wage to $22.77 per Hour	Adam Murr	Not Started	07/01/2026	06/30/2029	Move from baseline of 0% to target of 100%	0%			
6.2.1	Key Performance Indicator (KPI)	75% of Staff Making More than Living Wage by 6/30/2027	Adam Murr	Not Started	07/01/2026	06/30/2027	Advanced Metric does not apply for current time period	0%	05/20/2026		
6.3	Big Rocks	Reinvigorate the Service Excellence Program	Jenny Floyd	Not Started	07/01/2026	06/30/2029	Move from baseline of 0% to target of 100%	0%			
6.3.1	Action Items	Establish New Committee Structure	Jenny Floyd	Not Started	07/01/2026	12/31/2026	Move from baseline of 0% to target of 100%	0%	05/19/2026		
6.4	Big Rocks	Advance Staffing Capacity	Jenny Floyd	Not Started	07/01/2026	06/30/2029	Move from baseline of 0% to target of 100%	0%			
6.4.1	Action Items	Set Right-Sized Staffing Plan based on Level-of-Service Analysis	Adam Murr	Not Started	07/01/2026	06/30/2027	Move from baseline of 0% to target of 100%	0%	05/19/2026		
6.4.2	Action Items	Create Comprehensive Recruitment Plan with Specific Department/Position Strategies	Jenny Floyd	Not Started	07/01/2026	12/31/2027	Move from baseline of 0% to target of 100%	0%	05/19/2026		
6.5	Big Rocks	Provide Highly Competitive Benefits Offering	Adam Murr	Not Started	07/01/2026	06/30/2029	Move from baseline of 0% to target of 100%	0%			
6.5.1	Action Items	Evaluate Other Benefit Offering Options	Adam Murr	Not Started	07/01/2026	12/31/2026	Move from baseline of 0% to target of 100%	0%	05/27/2026		
6.5.2	Action Items	Provide List of Potential Benefits for FY28 Budget Consideration	Adam Murr	Not Started	07/01/2026	02/01/2027	Move from baseline of 0% to target of 100%	0%	05/27/2026		

#	Level	Name	Assigned To	Status	Start Date	Due Date	Metric Description	Current Value	Last Updated	Updates	Last Comment
7	Focus Areas/Enablers	Financial Sustainability	Adam Murr	Not Started	07/01/2026	06/30/2029	Move from baseline of 0% to target of 100%	0%			
7.1	Big Rocks	Confidence in Revenue Models	Adam Murr	Not Started	07/01/2026	06/30/2029	Move from baseline of 0% to target of 100%	0%			
7.1.1	Action Items	Provide Annual Estimate to Actual Reviews	Adam Murr	Not Started	07/01/2026	06/30/2029	Advanced Metric does not apply for current time period	0	05/19/2026		
7.1.2	Action Items	Provide Quarterly Executive Updates to Council (GF Model, FAMS Model, Revenues, Capital)	Adam Murr	Not Started	07/01/2026	06/30/2029	GF/FAMS Model Quarterly Update: 1 Revenues Quarterly Update: 1	0	05/19/2026		
7.2	Big Rocks	Set Boundaries for Upper Rate and Tax Thresholds	Adam Murr	Not Started	07/01/2026	06/30/2029	Move from baseline of 0% to target of 100%	0%			
7.2.1	Action Items	Conduct Income-Based Affordability Analysis for City Rates and Fees	Adam Murr	Not Started	07/01/2026	06/30/2027	Move from baseline of 0% to target of 100%	0%	05/19/2026		
7.2.2	Action Items	Establish Policy for Stated Affordability Goals	Adam Murr	Not Started	07/01/2027	06/30/2028	Move from baseline of 0% to target of 100%	0%	05/27/2026		
7.2.3	Key Performance Indicator (KPI)	Tax Rate as a % of Median Income	Adam Murr	Not Started	07/01/2026	06/30/2029	Stay below target of 5%	0%	05/27/2026		
7.2.4	Key Performance Indicator (KPI)	Water Rate as a % of Median Income	Adam Murr	Not Started	07/01/2026	06/30/2029	Stay below target of 5%	0%	05/27/2026		
7.2.5	Key Performance Indicator (KPI)	Sewer Rate as a % of Median Income	Adam Murr	Not Started	07/01/2026	06/30/2029	Stay below target of 5%	0%	05/27/2026		
7.2.6	Key Performance Indicator (KPI)	Sanitation Rate as a % of Median Income	Adam Murr	Not Started	07/01/2026	06/30/2029	Stay below target of 5%	0%	05/27/2026		
7.2.7	Key Performance Indicator (KPI)	Stormwater Rate as a % of Median Income	Adam Murr	Not Started	07/01/2026	06/30/2029	Stay below target of 5%	0%	05/27/2026		
7.3	Big Rocks	Revenue Diversification	Adam Murr	Not Started	07/01/2026	06/30/2029	Move from baseline of 0% to target of 100%	0%			

#	Level	Name	Assigned To	Status	Start Date	Due Date	Metric Description	Current Value	Last Updated	Updates	Last Comment
7.3.1	Action Items	Present Local Option Sales Tax Authority to Legislators Annually	Brian Pahle	Not Started	07/01/2026	06/30/2029	Advanced Metric does not apply for current time period	0	05/19/2026		
8	Focus Areas/Enablers	Community Partnerships	Jenny Floyd	Not Started	07/01/2026	06/30/2029	Move from baseline of 0% to target of 100%	0%			
8.1	Big Rocks	Develop Government Specific Community College Training Program	Brian Pahle	Not Started	07/01/2026	06/30/2029	Move from baseline of 0% to target of 100%	0%			
8.1.1	Action Items	Participate in BRCC Career Fair	Jenny Floyd	Not Started	07/01/2026	06/30/2029	Advanced Metric does not apply for current time period	0	05/19/2026		
8.1.2	Action Items	Support the BRCC BLET Program through Donations and Adjunct Speaking Opportunities	Trae Laws	Not Started	07/01/2026	06/30/2029	Move from baseline of 0% to target of 100%	0%	05/19/2026		
8.1.3	Action Items	Create Apprenticeship Program with BRCC	Jenny Floyd	Not Started	07/01/2027	06/30/2029	Move from baseline of 0% to target of 100%	0%	05/19/2026		
8.2	Big Rocks	Work with Community Organizations to Address Wicked Problems	Jenny Floyd	Not Started	07/01/2026	06/30/2029	Move from baseline of 0% to target of 100%	0%			
8.2.1	Action Items	Develop Unhoused Strategic Plan	Jenny Floyd	Not Started	07/01/2026	12/31/2027	Move from baseline of 0% to target of 100%	0%	05/19/2026		
8.2.2	Action Items	Create a Faith Leaders Subcommittee	Jenny Floyd	Not Started	07/01/2026	12/31/2026	Move from baseline of 0% to target of 100%	0%	05/19/2026		
8.2.3	Action Items	Conduct an Annual PIT Count	Jenny Floyd	Not Started	07/01/2026	06/30/2029	Advanced Metric does not apply for current time period	0	05/27/2026		
8.2.4	Action Items	Support the Creation of a Behavioral Health Urgent Care (BHUC)	Jenny Floyd	Not Started	07/01/2028	06/30/2029	Move from baseline of 0% to target of 100%	0%	05/27/2026		
8.2.5	Action Items	Develop SOP for Code Weather Shelters	Jenny Floyd	Not Started	07/01/2026	06/30/2028	Move from baseline of 0% to target of 100%	0%	05/27/2026		
8.2.6	Action Items	Develop SOP for Encampment Response	Jenny Floyd	Not Started	07/01/2026	12/31/2026	Move from baseline of 0% to target of 100%	0%	05/27/2026		

#	Level	Name	Assigned To	Status	Start Date	Due Date	Metric Description	Current Value	Last Updated	Updates	Last Comment
8.3	Big Rocks	Participate in Key Partner Events	Brian Pahle	Not Started	07/01/2026	06/30/2029	Move from baseline of 0% to target of 100%	0%			
8.3.1	Action Items	Develop State of the City Event for Partner Organizations	Brian Pahle	Not Started	07/01/2026	06/30/2027	Move from baseline of 0% to target of 100%	0%	05/27/2026		
8.3.2	Key Performance Indicator (KPI)	Attend "The Partnership" Events	Brian Pahle	Not Started	07/01/2026	06/30/2029	Advanced Metric does not apply for current time period	0	05/27/2026		
8.3.3	Key Performance Indicator (KPI)	Attend Chamber of Commerce Events	Brian Pahle	Not Started	07/01/2026	06/30/2029	Advanced Metric does not apply for current time period	0	05/27/2026		
8.3.4	Action Items	Conduct Meetings with North Carolina Legislative Delegation	Brian Pahle	Not Started	07/01/2026	06/30/2029	Advanced Metric does not apply for current time period	0	05/27/2026		
8.4	Big Rocks	Department Heads Lead Regional Associations and Networking Events	Brian Pahle	Not Started	07/01/2026	06/30/2029	Move from baseline of 0% to target of 100%	0%			
8.4.1	Action Items	Reporting on Department Heads who Serve on Association Boards/Volunteer Opportunities	Brian Pahle	Not Started	07/01/2026	06/30/2029	Move from baseline of 0% to target of 100%	0%	05/19/2026		
8.4.2	Key Performance Indicator (KPI)	Regional Events Hosted or Facilitated by City Staff (ex. Henderson County PIO Network)	Brian Pahle	Not Started	07/01/2026	06/30/2029	Advanced Metric does not apply for current time period	0	05/19/2026		
9	Focus Areas/Enablers	High-Functioning City Council	Brian Pahle	Not Started	07/01/2026	06/30/2029	Move from baseline of 0% to target of 100%	0%			
9.1	Big Rocks	Prepare for Mayoral Leadership Transition	Brian Pahle	Not Started	07/01/2026	06/30/2029	Move from baseline of 0% to target of 100%	0%			
9.1.1	Action Items	Document Items the Council Feel Work Well	Brian Pahle	Not Started	07/01/2026	12/31/2026	Move from baseline of 0% to target of 100%	0%	05/19/2026		
9.1.2	Action Items	Provide Ethics and Leadership Training for New Mayor	Brian Pahle	Not Started	01/01/2027	12/31/2027	Move from baseline of 0% to target of 100%	0%	05/27/2026		
9.2	Big Rocks	Council Members Participate in Regional Leadership Roles	Brian Pahle	Not Started	07/01/2026	06/30/2029	Move from baseline of 0% to target of 100%	0%			

#	Level	Name	Assigned To	Status	Start Date	Due Date	Metric Description	Current Value	Last Updated	Updates	Last Comment
9.2.1	Action Items	Councilmember Appointed to NCLM Board of Directors		Not Started			Move from baseline of 0% to target of 100%	0%	05/19/2026		
9.2.2	Action Items	Attendance at Town and State Dinner		Not Started			Move from baseline of 0% to target of 100%	0%	05/19/2026		
9.2.3	Action Items	Attendance at CityVision		Not Started			Move from baseline of 0% to target of 100%	0%	05/19/2026		
9.2.4	Action Items	Participation as Leader on French Broad MPO Board		Not Started			Move from baseline of 0% to target of 100%	0%	05/19/2026		
9.2.5	Action Items	Participation on Land of Sky Board		Not Started			Move from baseline of 0% to target of 100%	0%	05/19/2026		
9.2.6	Action Items	Annual Advocacy Goals		Not Started			Move from baseline of 0% to target of 100%	0%	05/19/2026		
9.2.7	Action Items	City Council Participation with the Partnership for Economic Development		Not Started			Move from baseline of 0% to target of 100%	0%	05/19/2026		
9.2.8	Action Items	City Council Participation with HC Chamber		Not Started							
9.3	Big Rocks	Council Members have List of Successes/Vision and Promote them Throughout the Community	Brian Pahle	Not Started	07/01/2026	06/30/2029	Move from baseline of 0% to target of 100%	0%			
9.3.1	Key Performanc e Indicator (KPI)	Conduct 5 Civic Group Presentations Annually		Not Started			Move from baseline of 0% to target of 100%	0%	05/19/2026		
9.3.2	Action Items	Generate Accomplishment Cards by Functional Area for Use When Out in the Community		Not Started			Move from baseline of 0% to target of 100%	0%	05/19/2026		
9.4	Big Rocks	Council Members have Shared Commitment to the Strategic Plan	Brian Pahle	Not Started	07/01/2026	06/30/2029	Move from baseline of 0% to target of 100%	0%			
9.4.1	Action Items	Quarterly Reporting of Strategic Plan		Not Started			Move from baseline of 0% to target of 100%	0%	05/19/2026		

#	Level	Name	Assigned To	Status	Start Date	Due Date	Metric Description	Current Value	Last Updated	Updates	Last Comment
9.4.2	Action Items	Annual Review of Plan Alignment at City Council Retreat		Not Started			Move from baseline of 0% to target of 100%	0%	05/19/2026		
9.5	Big Rocks	Maintain Representative Leadership Status in Community	Brian Pahle	Not Started	07/01/2026	06/30/2029	Move from baseline of 0% to target of 100%	0%			
9.5.1	Action Items	Annual Council Conversations with Community		Not Started			Move from baseline of 0% to target of 100%	0%	05/19/2026		
10	Focus Areas/Enablers	Engaged and Educated Community	Jenny Floyd	Not Started	07/01/2026	06/30/2029	Move from baseline of 0% to target of 100%	0%			
10.1	Big Rocks	Advance Build Hendersonville and Core of the City	Jenny Floyd	Not Started	07/01/2026	06/30/2029	Move from baseline of 0% to target of 100%	0%			
10.1.1	Action Items	Post Program Meeting with Staff		Not Started			Move from baseline of 0% to target of 100%	0%	05/19/2026		
10.1.2	Action Items	Post Program Survey of Participants		Not Started			Move from baseline of 0% to target of 100%	0%	05/19/2026		
10.1.3	Action Items	Leadership Review of Results		Not Started			Move from baseline of 0% to target of 100%	0%	05/19/2026		
10.2	Big Rocks	Establish Community Advisory Council	Jenny Floyd	Not Started	07/01/2026	06/30/2029	Move from baseline of 0% to target of 100%	0%			
10.2.1	Action Items	Present Board Purpose, By-Laws, and Priorities to City Council		Not Started			Move from baseline of 0% to target of 100%	0%	05/27/2026		
10.2.2	Action Items	Hold Innagural Meeting in 2027		Not Started			Move from baseline of 0% to target of 100%	0%	05/27/2026		
10.3	Big Rocks	Overhaul of City Boards and Commissions	Jenny Floyd	Not Started	07/01/2026	06/30/2029	Move from baseline of 0% to target of 100%	0%			
10.3.1	Action Items	Finalize Council Input on Desired Changes		Not Started			Move from baseline of 0% to target of 100%	0%	05/19/2026		
10.3.2	Action Items	Implement Changes and Conduct Trainings for Boards and Staff Liaisons		Not Started			Move from baseline of 0% to target of 100%	0%	05/27/2026		

#	Level	Name	Assigned To	Status	Start Date	Due Date	Metric Description	Current Value	Last Updated	Updates	Last Comment
10.4	Big Rocks	Identify and Foster Relationships with Neighborhood Champions	Jenny Floyd	Not Started	07/01/2026	06/30/2029	Move from baseline of 0% to target of 100%	0%			
10.4.1	Action Items	Generate List of HOA, Church, and Neighborhood Contacts		Not Started			Move from baseline of 0% to target of 100%	0%	05/27/2026		
10.4.2	Action Items	Develop Communication Strategy for Liaisons/Leaders		Not Started			Move from baseline of 0% to target of 100%	0%	05/27/2026		
10.5	Big Rocks	Develop Annual Community Engagement Plan	Jenny Floyd	Not Started	07/01/2026	06/30/2029	Move from baseline of 0% to target of 100%	0%			
10.5.1	Action Items	Establish Community Engagement Leaders in Each Department to Plan Events		Not Started			Move from baseline of 0% to target of 100%	0%	05/19/2026		
10.5.2	Action Items	Departments Submit Yearly Community Engagement Plan		Not Started			Move from baseline of 0% to target of 100%	0%	05/19/2026		
10.5.3	Action Items	Create a Centralized Calendar of Currently Scheduled Engagements		Not Started			Move from baseline of 0% to target of 100%	0%	05/19/2026		

STRATEGIC PLANNING PROCESS & DELIVERABLES

JULY 2025 - MAY 2026

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IN PARTNERSHIP WITH fountainworks

City of Hendersonville

Strategic Planning Process & Deliverables (2025 – 2026)

Document Overview: The City of Hendersonville undertook a comprehensive strategic planning process from July 2025 through April 2026, culminating in a refreshed strategic framework to guide City decisions and investments over the next three to four years. The process was intentionally designed to be grounded in real voices — drawing on community input, organizational leadership, and Council perspective — and to result in a plan that is practical, adaptable, and actively used.

This document compiles the key deliverables produced throughout that process and provides an overview of how each contributed to the final strategic framework adopted by the City Council.

The Strategic Plan Framework

The process produced a three-tier framework that organizes the City's work:

Element	Description	City of Hendersonville Services / Focuses
CORE FOCUS AREAS *(Our Programs)*	The key services and program areas that define HVL's work: what we deliver to the community.	1. Public Safety 2. Parks, Greenways, and Natural Amenities 3. Strong Infrastructure 4. Business and Economic Development 5. Housing, Growth Management, and Community Character
ENABLERS *(How We Deliver Well)*	The organizational capabilities and systems that allow us to deliver high-quality service and adapt over time.	1. High-Performing City Workforce 2. Financial Sustainability 3. Community Partnerships 4. High-Functioning City Council 5. Engaged and Educated Community
STRATEGIC LENSES *(How We Think and Decide)*	The cross-cutting filters/ pillars (what we believe in) that shape how we approach everything we do, guiding choices and trade-offs across all programs.	City Council Values

The Planning Process

The process unfolded in three phases from July 2025 – April 2026, each producing key deliverables that built toward the final framework.

PROCESS

Kickoff & Early Planning (July–Sept.)
- 2–3 Planning Team calls
- Strategic planning framework assessment and draft ideas

Council, Community, & Staff Conversations (Sept.–Nov.)
- 1-on-1 Council interviews and City Manager Interview (60 min each)
- 5 Council Community sessions (60 min each)
- Community functional area focus groups (staff-led)
- Leadership Team retreat (1 day)
- 2 virtual review sessions with Strategic Planning Team

Retreats, Final Alignment, & Implementation (Dec.–Feb.)
- Winter Leadership Site / Visit Retreat
- Winter Council Retreat
- Up to 8 hours of virtual implementation support

ROLES

*The **steering committee's** role is to share insights from the City staff perspective, ensure we are reflecting community and organizational insights, and help support creating a clear, practical plan that everyone can own.*

fountainworks

***Warren and Laura** here to guide the process and support documenting your work — making sure the strategic plan reflects your insights, priorities, and direction.*

OUTCOMES

- **A clear, flexible strategic framework and roadmap (i.e., a strategic plan)** to guide the City and our decisions for the next 3–4 years.
- **Insights grounded in community and staff voices**, capturing what matters most.
- **Shared alignment across leadership**, with clarity on priorities and how we can be successful in our strategy.

WHAT TO HOLD AS WE MOVE THROUGH THE PROCESS



© 1996-2009 THE GROVE

What success looks like as we move through this process:

- A clear, flexible roadmap that aligns with existing plans and guides Council and staff
- Measurable goals and KPIs that are visible, trackable, and support storytelling.
- Shared accountability and ownership across leadership and staff.
- Strong buy-in, unity, and communication that reflects community and organizational priorities.
- Built-in adaptability to adjust while staying true to the plan's direction.



What we need to be watching out for / aware of as we navigate toward success:

- Disconnection from staff or community priorities due to reorganization or politics.
- External disruptions like elections, funding changes, or regulatory shifts.
- The plan not being actively used or embedded in daily work.
- Over-flexibility or failure to recognize tradeoffs.

Deliverables by Phase

The table below outlines the three phases of the strategic planning process, describing what took place in each phase and the key deliverables produced. Each deliverable represents a distinct body of work — from community listening sessions and Council interviews to leadership retreats — and is included in full in the pages that follow. Taken together, they document the full arc of the process: how the City listened / discovered needs, what was heard, and how that input shaped Hendersonville's strategic direction.

Phase	Overview / Process	Key Deliverables
Phase 1 Kickoff & Early Planning *July – September 2025*	Fountainworks and the City's Strategic Planning Team established the process structure, assessed existing plans, and drafted an initial framework for discussion. Planning Team calls aligned leadership on goals and set the foundation for community engagement (1:1 Council interviews, Council Conversations, focus groups, etc.).	**Key Deliverables** 1. Initial strategic planning draft framework concepts, process design and timeline / logistics (no "official" deliverable other than notes from strategic planning meetings)
Phase 2 Community, Council & Staff Conversations *September – November 2025*	This was the core listening phase, designed to ground the plan in real voices. Three complementary input streams ran in parallel: public listening sessions, organizational focus groups, and individual Council interviews — each capturing a different perspective on Hendersonville's priorities and direction. Following this input, an extended staff leadership convened to review the outputs and began to envision what "winning" would look like in	**Key Deliverables** 2. Strategic Planning Input Report: • Council Conversations Report — 5 public sessions hosted by Council members (Sept.–Oct.); residents prioritized 7 focus areas via dot activity; top themes: Housing & Growth, Parks, Taxes, Infrastructure • Focus Groups Report — 4 sessions with community/ organizational

Phase	Overview / Process	Key Deliverables
	each strategic plan focus area or enabler.	leaders (housing, healthcare, nonprofits, business); co-developed Projects, Programs & Policies (3Ps); housing was the dominant theme • 1:1 Council Interviews Report — 60-min. individual interviews with all Council members (Oct.); surfaced 20-year vision, near-term priorities, and strategic legacy themes 3. November 18 Leadership Retreat — Full-day session synthesizing all community and Council feedback into a shared draft strategic framework, including vision language, core focus areas, and enablers
Phase 3 Retreats, Alignment & Finalization *January – April 2026*	With a draft framework in hand, the final phase focused on refining the plan through two structured retreats — one with the Staff Leadership Team and one with City Council. Additionally, the Strategic Planning Team convened to provide some insights on final plan updates and implementation into the platform AchieveIt.	**Key Deliverables** 4. January Leadership Retreat — Site visit to High Point, NC (Jan. 8) followed by a half-day session (Jan. 9) to reflect on site learnings, re-align on the draft framework, and review employee engagement survey results (which was not part of the strategic planning process) 5. February Council Retreat — Full-day Council session (Feb. 27) to review and provide feedback on the draft strategic plan, and identify top near-term priorities ("big rocks") for the coming year

Phase	Overview / Process	Key Deliverables
		6. Implementation Support — The Strategic Planning Team convened for two meetings to review the draft strategic plan and update it for the AchieveIt software. Refer to the AchieveIt platform for updated deliverable.

CITY OF HENDERSONVILLE STRATEGIC PLANNING INPUT SUMMARY

NOVEMBER 2025

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PROCESS OVERVIEW

Purpose

This document compiles community, partner, and Council input to help inform the City of Hendersonville's Strategic Plan update. It brings together three complementary feedback sources to provide a picture of priorities, tradeoffs, and opportunities for the City over the coming years.

What's in this Document

This report is organized into three sections, each summarizing a distinct input stream:

Council Conversations (Public Listening Sessions)

Five open, informal dialogues hosted by the Mayor or a Council member between September 22 and October 20, 2025. Residents and community members shared priorities, asked questions, and completed a simple prioritization activity.

Focus Groups (Community & Organizational Leaders)

Four in-person sessions held September 12–October 21, 2025, with a follow-up virtual conversation to ensure complete representation. Led by City of Hendersonville staff, participants reacted to demographic/disruption briefings and co-developed Projects, Programs/Plans, and Policies ("3Ps").

1:1 Council Interviews (Leadership Perspectives)

Individual, 60-minute virtual interviews with each Councilor conducted by Fountainworks from October 1-13, 2025, using a guided flow and virtual board to capture insights on today's conditions, future vision, near-term priorities, and the usefulness of the current Strategic Plan.

How to Navigate this Document

- Each section begins with an "overview" (purpose, timeline/participation, and process).
- The content emphasizes a summary of what participants said and how input was gathered.
- Together, these three inputs provide a triangulated view—public perspectives, organizational/partner insights, and Council's individual viewpoints—that can be used to guide the City's strategic plan update.

Timeframe & Participation at a Glance

- Council Conversations: 5 sessions (Sept 22–Oct 20, 2025)
- Focus Groups: 4 sessions (Sept 12–Oct 21, 2025)
- 1:1 Council Interviews: All Council members, 60 minutes each (Oct 1–13, 2025)

COUNCIL CONVERSATIONS

Overview

Purpose

From September through October 2025, each member of the Hendersonville City Council hosted an individual Council Conversation: a community dialogue designed to strengthen connection between residents and City leadership as part of the City's strategic planning process.

These sessions created an informal space for residents to share priorities, ask questions, and provide direct feedback on City services, projects, and future investments. Each conversation was open to the public and focused on listening, learning, and surfacing the issues most important to the community as Hendersonville continues to plan for the next three to four years.

As part of each session, participants also took part in a prioritization activity focused on seven City service / investment areas. Residents placed dot stickers to identify which focus areas they felt should receive the most attention in the years ahead. The results of this activity (combined with written comments and discussion notes) are reflected throughout this report as a summary of community priorities across all five conversations.

Timeline and Participation

A total of five Council Conversations were held between September 22 and October 20, 2025, each hosted by a different Council member or the Mayor. City staff, department heads, and community partners were present at each session to answer questions and provide information related to specific topics, including infrastructure projects, public safety, housing initiatives, and economic development.

Outcome

All notes, comments, and prioritization dots from the five sessions were compiled and analyzed to identify shared themes and areas of alignment across the community.

This Council Conversations Summary reflects the collective input of participants from all five meetings. The feedback gathered here directly informs the City's ongoing Strategic Planning process and helps Council:

- Confirm what residents value most about Hendersonville today.
- Identify where community needs are changing.
- Highlight areas where the City can improve service delivery, community engagement, and long-term investment.

Key Findings

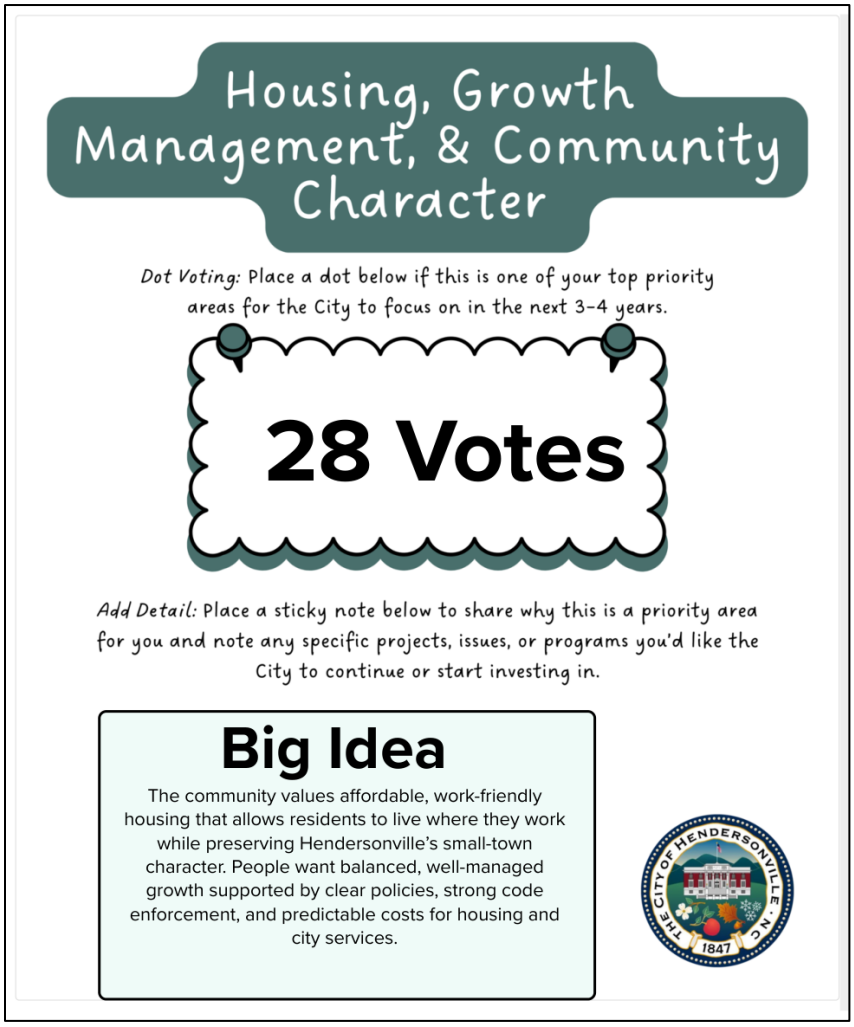
Top Community Priorities Across All Five Sessions:

Top priorities (by total dots):

- Housing & Growth (28)
- Parks & Natural Amenities (20)
- Keeping Taxes Affordable (17)
- Strong Infrastructure (15)

Mid-level focus: Public Safety (14), Economic Development (8), City Workforce (8)

Housing, Growth, Management, and Community Character



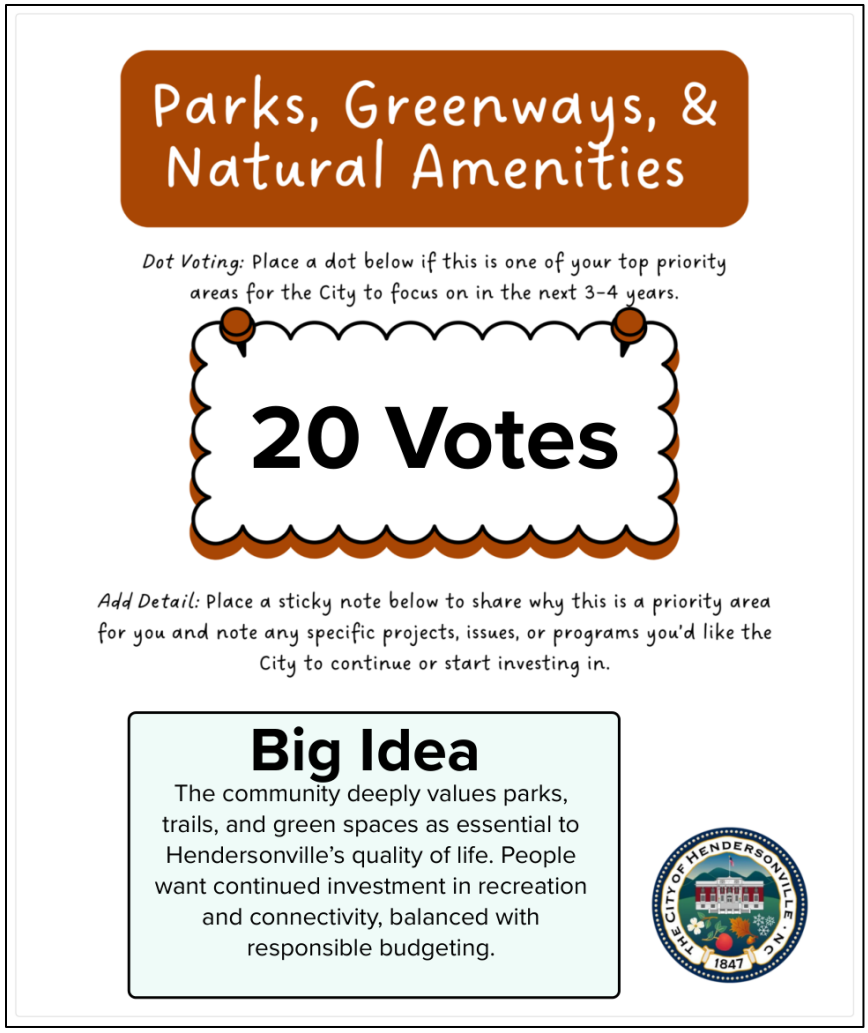
What were the big ideas shared related to "housing, growth management, and community character"?

- The community values affordable, work-friendly housing that allows residents to live where they work while preserving Hendersonville's small-town character. People want balanced, well-managed growth supported by clear policies, strong code enforcement, and predictable costs for housing and city services.

What else did community members and residents share?

- **Workforce housing:** Strong demand for housing for teachers, police, fire, and health workers.
- **Affordability:** Rent and ownership costs need to match local incomes; call for more workforce housing downtown. Residents emphasized that affordability should also include predictable utility and service costs that allow working families and retirees to remain in the city.
- **Small-town feel:** Maintain community character while allowing density in the right areas. Residents value thoughtful growth that protects neighborhood character and historic identity while supporting well-designed, higher-density housing where services already exist.
- **Transparency in development:** Questions about large projects (like Fairmont/Cedars) and how the city tracks developer follow-through.
- **Policy alignment:** Residents would like the City to continue implementing the Affordable Housing Plan and developing partnerships to support workforce and attainable housing, including collaborations with nonprofit and regional funding partners to improve access to local property ownership.
- **Zoning and growth management:** Calls to simplify zoning and make approvals clearer. Residents encouraged more transparent communication about development processes and an emphasis on placing new density near existing infrastructure, transit, and services.
- **Property maintenance:** A dedicated code enforcement officer will focus on clutter, unkempt vegetation, and nuisance properties. Residents stressed the importance of proactive enforcement and maintaining the visual quality of key corridors and neighborhoods.

Parks, Greenways, and Natural Amenities



What were the big ideas shared related to "parks, greenways, and natural amenities"?

- The community deeply values parks, trails, and green spaces as essential to Hendersonville's quality of life. People want continued investment in recreation and connectivity, balanced with responsible budgeting.

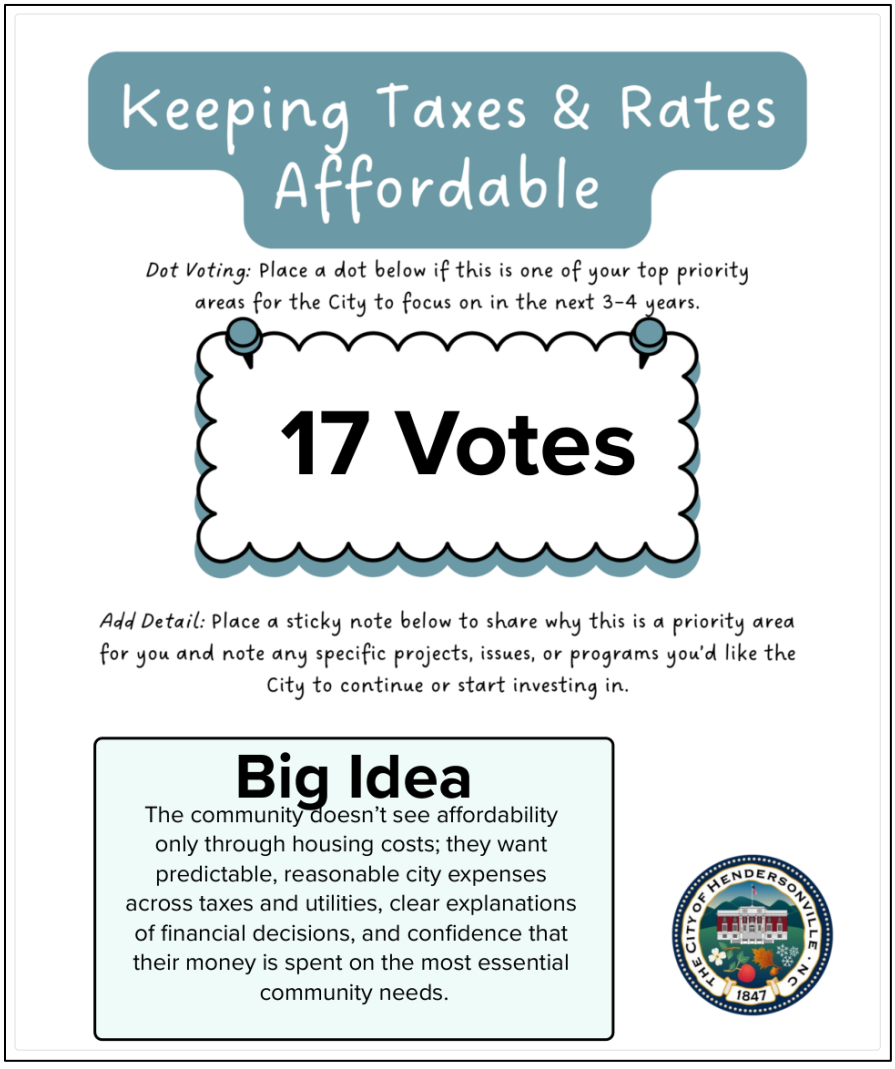
What else did community members and residents share?

- **Patton Pool replacement:** Strong support for a full-sized 50-meter pool; concerns over floodplain and funding; FEMA reimbursement pending.
- **Greenways and connectivity:** The Ecusta Trail and Oklawaha Greenway are widely seen as major community assets. Residents want continued investment in safety improvements,

better crossings, and connections between downtown, neighborhoods, and parks through shared lanes and trail links.

- **Tree and greenspace preservation:** Residents expressed concern about the loss of trees and natural buffers and emphasized the importance of replanting, conservation, and proactive protection of green corridors as development occurs.
- **Youth amenities:** Interest in a teen center, more youth programs, and activities for all ages. Residents want facilities that serve all ages and strengthen community connection.
- **Environmental sustainability:** Suggestion for a sustainability board to review city policies; balance greenway funding with housing investments.
- **Accessibility:** Requests for improved sidewalks, ramps, and ADA access across parks, trails, and public spaces to ensure inclusivity for all residents.

Keeping Taxes and Rates Affordable



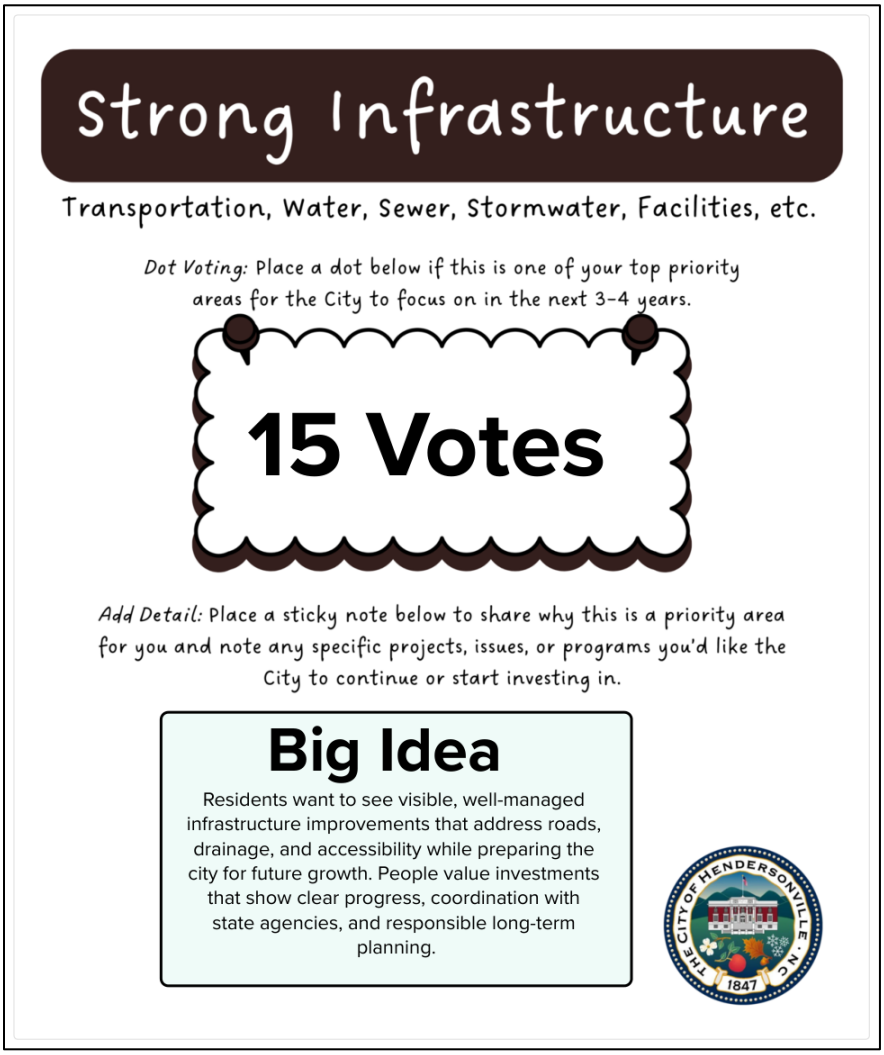
What were the big ideas shared related to "keeping taxes and rates affordable"?

- The community doesn't see affordability only through housing costs; they want predictable, reasonable city expenses across taxes and utilities, clear explanations of financial decisions, and confidence that their money is spent on the most essential community needs.

What else did community members and residents share?

- **Fixed-income residents:** Need for policies that account for retirees and limited-income households. Residents want to see thoughtful approaches that help long-time residents remain in their homes despite rising costs.
- **Tax equity:** Comments that city residents shouldn't be double-taxed (city + county). Some suggested closer coordination between governments to ensure fair funding and reduce overlap in services.
- **Project costs and priorities:** Concern about balancing spending on greenways or amenities versus essential services. Residents asked that the City focus on core needs such as infrastructure, public safety, and housing before expanding recreation or new projects.
- **Utility and stormwater bills:** Questions about high water/sewer rates and communication about billing. Residents want to understand how utility revenues support maintenance and improvements.
- **Transparency:** Desire to understand where tax dollars go and how bond funds, reimbursements, and revenues are managed. Residents showed strong interest in the proposed $10 million General Obligation Bond for resurfacing, sidewalks, and ADA improvements and want to ensure bond spending and debt service are clearly reported.

Strong Infrastructure



What were the big ideas shared related to "strong infrastructure"?

- Residents want to see visible, well-managed infrastructure improvements that address roads, drainage, and accessibility while preparing the city for future growth. People value investments that show clear progress, coordination with state agencies, and responsible long-term planning.

What else did community members and residents share?

- **$10 million GO Bond:** Planned for the March ballot, the proposed bond would fund resurfacing, ADA ramps, sidewalks, and safety upgrades throughout the city, including key corridors such as King Street and Grove Street. Residents expressed strong support for

visible improvements to local streets and accessibility, along with a desire for transparency in how the funds are spent.

- **Transportation and connectivity:** Continued requests for expanded public transit and regional rail connections linking Hendersonville with Asheville, Charlotte, and surrounding areas. Residents want to see a more connected transportation system that reduces congestion and supports future growth.
- **Traffic and safety:** Ongoing concerns about speeding, red-light running, and unsafe pedestrian crossings. Residents emphasized the need for better enforcement and improved infrastructure design to enhance safety for drivers, cyclists, and pedestrians.
- **Storm drainage:** Infrastructure needs remain closely tied to flood mitigation, particularly the Mud Creek improvement project. Residents noted the importance of maintaining stormwater systems and ensuring that new development does not worsen flooding impacts.
- **ADA and accessibility:** Persistent calls for improved sidewalks, ramps, and crosswalks citywide to ensure safe and equitable access for all residents.
- **Community facilities:** Continued interest in more meeting and event spaces, along with better maintenance of existing infrastructure, water systems, and public utilities.

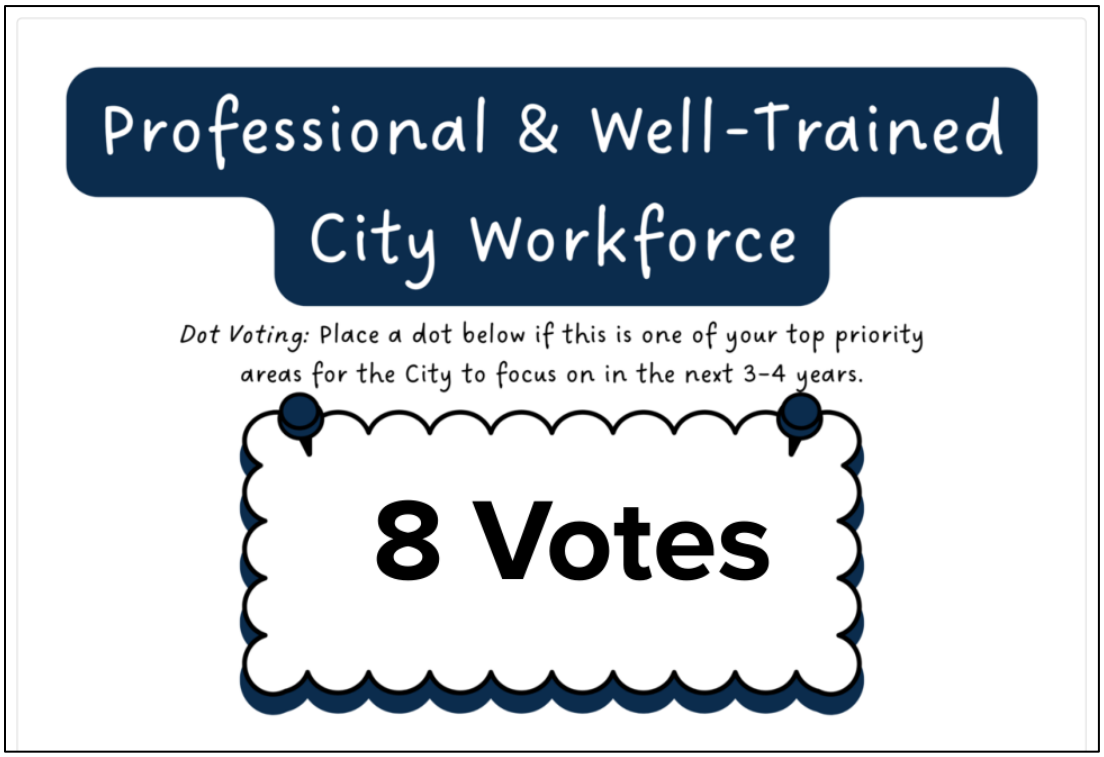
Public Safety



What were the big ideas shared related to "public safety"?

- **Community presence and enforcement:** Increase patrols, address speeding and red-light violations, improve neighborhood safety, and strengthen visibility along trails and parks.
- **Preparedness and emergency response:** Improve coordination for evacuations, disaster response, and ensure multilingual communication during emergencies.
- **Prevention and education:** Continue and expand programs like "Safe City" and water-safety education for children; focus on prevention, not just enforcement.

Professional and Well-Trained City Workforce



What were the big ideas shared related to "professional and well-trained city workforce"?

- **Recruit and retain talent:** Offer competitive pay, benefits, and a clear career path to keep high-quality staff, especially in public safety and infrastructure.
- **Invest in development:** Support ongoing training, professional certifications, and leadership growth opportunities.
- **Sustain culture and capacity:** Maintain a strong, service-oriented workforce with the resources needed to meet growth and community expectations.

- **Workforce recognition:** Residents expressed appreciation for staff professionalism and service quality, noting the importance of retaining talent through fair compensation and recognition.

Supporting Business and Economic Development



What were the big ideas shared related to "supporting business and economic development"?

- **Diversify and grow local business:** Residents want to see new, high-value industries that bring stable, well-paying jobs while maintaining Hendersonville's small-town livability. They emphasized the importance of supporting small businesses, entrepreneurship, and local ownership to strengthen the local economy.
- **Link economy to housing and workforce:** People want job creation to go hand-in-hand with affordable housing options so that employees—especially those in public service, healthcare, and education—can live where they work.
- **Collaborate and communicate:** Residents encouraged continued transparency around major development projects and requested clearer communication about how business incentives, loans, and partnerships support community goals.

- **Downtown vitality:** Participants noted the importance of maintaining an active, walkable downtown and ensuring that commercial spaces remain accessible to local entrepreneurs and independent retailers.
- **Economic balance:** Residents expressed interest in thoughtful growth that balances tourism with everyday livability, keeping Hendersonville welcoming to visitors without losing its identity as a resident-centered community.

Other Commentary

What else came up at the Council Conversations that didn't quite fit within a focus area but are still of importance to community members?

- **Language access:** Develop a citywide language accommodations plan for emergencies and public communication.
- **Youth engagement:** Interest in a teen center and more activities for young people.
- **Community connection:** Continued emphasis on civic engagement, trust, and transparency in government.
- **Recreation and entertainment:** A few suggestions (e.g., Topgolf) reflect a desire for more social and family-friendly amenities.
- **Accessibility and inclusion:** Calls for broader accessibility in communication, facilities, and services to ensure all residents can participate fully in community life.

FOCUS GROUPS

Overview

Purpose

From September through October 2025, the City of Hendersonville convened a series of four Focus Group Sessions with community and organizational leaders as part of the City's Strategic Plan Update for FY27–FY29.

The purpose of these sessions was to engage a diverse group of stakeholders—representing housing, business, health care, nonprofits, and civic sectors—in meaningful dialogue about Hendersonville's future. Participants were asked to consider the City's long-term direction, discuss external factors influencing growth and community well-being, and identify Projects, Programs, and Policies ("3Ps") that could help elevate Hendersonville in the coming years.

Each session included an overview of the City's strategic planning efforts, presentations on demographic trends and external disruptors, and guided discussion using shared resources such as presentations, whiteboards, and public input tools.

Timeline and Participation

Four in-person focus group sessions were held between September 12 and October 21, 2025, each lasting between one and one-and-a-half hours. Participants represented a range of community partners and organizations, including:

- True Ridge (bilingual assistance & outreach nonprofit)
- Park National Bank / Boys & Girls Club
- Builders Association of the Blue Ridge Mountains
- Local Developer
- Former City Board Chairperson / City Resident
- UNC Health / Pardee Hospital / Partnership for Economic Development

Following the final session, an additional virtual conversation was held with the Park National Bank / Boys & Girls Club representative to ensure their perspectives were included.

Format

1. Session #1 – Overview of City's Strategic Plan, Why Strategic Planning is Important, and "Kneejerk" 3Ps
2. Session #2 – Gap Analysis Considering Drivers of Change Framework
3. Session #3 – Staff Engagement

4. Session #4 – Structural Recommendations, Final Ideation, and Prioritization

Resources

- PowerPoint - Focus Group Presentations.pptx
- Demographic Information - JOHNSON - Demographer Presentation - Abbreviated.pdf
- Managing Disruption Article - Managing Disruption Article.pdf
- Whiteboard Notes - Whiteboard
- Public Input Link for Feedback – publicinput.com/focusgroup25

Outcome

All discussion notes, whiteboard inputs, and 3P rankings from the four sessions were compiled and analyzed to identify shared priorities, opportunities, and areas of alignment.

This Focus Group Summary reflects the collective insights of participants across all sessions. The feedback gathered here directly informs the City's Strategic Planning process by helping to:

- Identify high-impact projects, programs, and policies that align with community needs.
- Highlight opportunities for collaboration with local partners and organizations.
- Capture community perspectives on housing, workforce, and infrastructure.
- Ensure the updated plan reflects diverse voices and real-world experience from community leaders.

The participants were grateful for the opportunity to participate and felt the City was on the right track. Housing was by far the most outspoken and common theme to address with this group. They also leaned heavily on the need for amplified community engagement and education.

Session #1 Overview

- Generated first list of 3Ps

Projects	Programs, Procedures, & Plans	Policies
Pool Facility	Improved Walkability	Review Complexity of Zoning Process
Better Road Infrastructure	Integrating Hispanic Voices into City Plans	Proactive Police Force
New YMCA	Education on Affordable Housing	Proud not Loud Policy for Main St.
Senior Center w/ Wraparound Services (w/ County)	Public Engagement on Ecusta Trail	Abolish CZD Zoning

Hotel on Main St.	Adopting a Language Justice System	Revise 64' Building Height
	Exit Interview for Board Members and Chairs	

- Plan Feedback & General Discussion
  - Like the plans ability to track and display progress
    - Would like to see other plans linking up to strategic plan
  - Need to define “responsible” growth
  - Helene and COVID have compounded issues
  - Housing is linked to everything
  - Workforce is also critical

Session #2 Overview

Day 2

Proud Of:
Green Spaces, Events, Quality Services

We can do better with:
Zoning Complexity
Family Friendly Spaces
Multi-Lingual Communication

Warning Lights:
Housing Affordability, Density, and Growth in Unhoused Population

Shaping the Path Forward:
Circular Economy, Food Security, Protecting Farmland, & Housing

Opportunities:
Creative & Affordable Housing, Density, Community Clusters, Transportation, and Workforce

In 20 Years Hendersonville Is/Has:
A Leader in Housing Market Driven Solutions
City for All- From the Basics to the Arts
A Stable, Locally Driven Economy
Safe & Walkable
Diverse, A City for All Ages, and Small Town Feel

Details:

- If you could name one thing the organization could do better to serve the community, what would it be?
    - Complexity of Zoning ("Extremely Difficult") - Navigation/Procedure
    - Voices and Representation (perception that gov. not listening and nothing will happen)
    - Mutual Aid (people coming together to help each other)
    - Family focused recreational facilities, activities, programs, and spaces for youth (growth considerations; diversity of age in growth trends)
    - Spanish Information during disaster (other languages)
- What signals do you see that we're moving in the right directions - or warning lights that we should pay attention to?
    - Housing/Density – Sprawl
    - Growth in homeless population (humane, compassionate, appropriateness)
    - Landlord/rent control
- Which of these (Drivers of Change) do you think will most shape Hendersonville's path forward?
    - Circular Economy keeping things local
    - Housing (700-800 sq. ft.) - "Compact Housing" single owner/renter - Aging In Place (lots of agreement)
    - Housing (make an impact)
    - Housing
    - Housing
    - Variety of types of housing
    - Food Security (Ginny has solution) - Protecting Farmland and Keeping Food Local - Circular Economy (composting to bolster farmlands)
- What opportunities could unlock if we lean into them?
    - Leaning into creative solutions like housing on stilts
    - Serves aging population
    - Density
    - Generational Housing
    - Risks of Isolation for seniors - "Cluster" communities - creative ways to encourage traditional/connected neighborhoods
    - Creativity - Modulars
    - State Reg. Barriers
    - Reduces carbon footprint
    - Housing helps workforce helps transportation
    - Affordability - maintenance ongoing costs
- What risks do we need to anticipate- and how could we prepare now?

    - Public Outcry (NIMBY/BANANA)
    - Zoning
- Imagine Hendersonville at its absolute best 20 years from now- what's happening in our community, our economy, our neighborhoods, our environment?
    - Leader in market driven solutions - housing that addresses the aging population - creative zoning changes have generated "responsible" growth and density - great vision and big plans
    - growing food everywhere - children and seniors are healthy in every way - "city for all from the basics to the arts"
    - Housing
    - Entrepreneurs (small businesses)
    - Stable Economy and circulation - grow up and move back for a job - safe and ability to walk between places - better traffic flow (better infrastructure, big decisions)
    - Diversity - People can live (diff. options of housing/incomes); small town feel; youth are happy with things to do in a healthy env.; born and raised (pride in our kids being born here and stay/come back)

Session #3 Overview

- City Staff Presentations/Q&A
    - Staff: Angie Beeker, Chief Myhand, Brent Detwiler, Trae Laws, Caitlyn Gendusa, Jenny Floyd, and Alivea Turner (Love and Respect)
- General Comments/Notes
    - Housing
        - General sense from the focus group that this is our number one issue in the City
        - Would like more storytelling and data around statistics related to housing (ex. % owner occupied, % that get built, etc...)
        - Interested in the categories of affordability and what it means on an income level
        - General appreciation for the CDBG-NR program
        - All agree that density is critical to solving the problems
        - All agree that compatibility can be challenging
        - One question regarding the need for townhomes/condos, mentioned partnerships with banks and realtors to understand market demands
        - There was a question regarding oxford homes and micro-communities as an idea
        - General support for reverting old CZD's to original zoning
    - Public Safety

        - Concurrence on the need for more capacity in our police department (more staffing)
        - General discussions around how to improve recruitment (hiring bonuses mentioned)
        - General discussion on early onboarding/over hiring as an option
        - The City being #1 in traffic fatalities is concerning
        - Concurrence that growth will further the demand for more services that the City will need to provide (another pro density argument)
        - General appreciation for our existing staff and their professionalism
        - Some questions arose around who to contact for general unhoused issues in the downtown areas
        - Desire to see non-profit partners like Love & Respect and the Salvation Army stepping up
    - Parks & Sustainability
        - YMCA needs attention
        - Should the pool be a top priority was introduced as a question – and a statement that it shouldn't related to housing and public safety
            - Other comments that the pool should be regional and/or in partnership, not just a City responsibility

Session #4 Overview

- Strategic Plan Structure
    - Add more budgetary information and tie it to plan areas
    - More communication and marketing, would like to see quarterly update in newsletter
    - Housing needs to be higher on the priority list
    - Consensus to keep housing with growth management and community character as the need to consider tradeoffs
    - Infrastructure is important
    - Plan needs to be adaptable to change
- Generated final list of 3Ps and Ranked

Projects	Programs, Procedures, & Plans	Policies
Session #1		
Pool Facility	Improved Walkability	Review Complexity of Zoning Process
Better Road Infrastructure	Integrating Hispanic Voices into City Plans	Proactive Police Force
New YMCA	Education on Affordable Housing	Proud not Loud Policy for Main St.

Senior Center w/ Wraparound Services (w/ County)	Public Engagement on Ecusta Trail	Abolish CZD Zoning
Hotel on Main St.	Adopting a Language Justice System	Revise 64' Building Height
	Exit Interview for Board Members and Chairs	
Session #4		
Build the Pool Last	Develop a Workforce Development Plan (community-wide)	
	Increase Citizen Engagement and Education	
	Advance the Housing Plan	
	Whatever Keeps Staff Up at Night (address that)	
	Develop a Plan for the Aging Population	
	Develop a Resiliency Plan	
	Emergency Communications Plan (for 2nd language)	
	Improve Digital Access	
	Program/SOP for Assisting Vulnerable Populations	
	Develop Red/Yellow/Green Scoring for Downtown (criticality scale)	

- The Final Scoring Breakdown is as follows
    - Advance the Housing Plan – 5 Points
    - Develop a Workforce Development Plan – 5 Points
    - Increase Citizen Engagement & Education – 5 Points
    - Whatever Keeps Staff Up at Night – 2 Points
    - Review Complexity of Zoning Process – 2 Points
    - Proactive Police Force – 1 Point
    - Pool Facility – 1 Point
    - Build the Pool Last – 1 Point
    - Better Road Infrastructure – 1 Point
    - Improved Walkability – 1 Point
    - Develop a Plan for the Aging Population – 1 Point
    - Develop a Resiliency Plan – 1 Point
    - Emergency Communications Plan (for 2nd language) – 1 Point

- Improve Digital Access – 1 Point
- Program/SOP for Assisting Vulnerable Populations – 1 Point
- Proud Not Loud Policy for Main St. – HM
- Abolish CZD Zoning – HM
- Revise 64` Building Height – HM
- New YMCA – HM
- Senior Center w/ Wraparound Services – HM
- Hotel on Main St. – HM
- Integrating Hispanic Voices into City Plans – HM
- Education on Affordable Housing – HM
- Adopting a Language Justice System – HM
- Exit Interview for Board Members & Chairs – HM

HM = Honorable Mention

Scoring Breakdown

Projects	Points	Programs, Procedures, Plans	Points	Policies	Points
Session 1 - Initial Reactions					
Pool Facility	1.00	Improved Walkability	1.00	Review Complexity of Zoning Process	2.00
Better Road Infrastructure	1.00	Integrating Hispanic Voices into City Plans	-	Proactive Police Force	1.00
New YMCA	-	Education on Affordable Housing	-	Proud not Loud Policy for Main St.	-
Senior Center w/ Wraparound Services (w/ County)	-	Public Engagement on Ecusta Trail	-	Abolish CZD Zoning	-
Hotel on Main St.	-	Adopting a Language Justice System	-	Revise 64' Building Height	-
	-	Exit Interview for Board Members and Chairs	-		-
Session 4 - Final Ideation					
Build the Pool Last	1.00	Develop a Workforce Development Plan (community-wide)	5.00		-
	-	Increase Citizen Engagement and Education	5.00		-
	-	Advance the Housing Plan	5.00		-
		Whatever Keeps Staff Up at Night	2.00		
	-	Develop a Plan for the Aging Population	1.00		-
	-	Develop a Resiliency Plan	1.00		-
	-	Emergency Communications Plan (for 2nd language)	1.00		-
	-	Improve Digital Access	1.00		-
	-	Program/SOP for Assisting Vulnerable Populations	1.00		-
	-	Red/Yellow/Green Scoring for Downtown (criticality scale)	-		-

1:1 COUNCIL INTERVIEWS

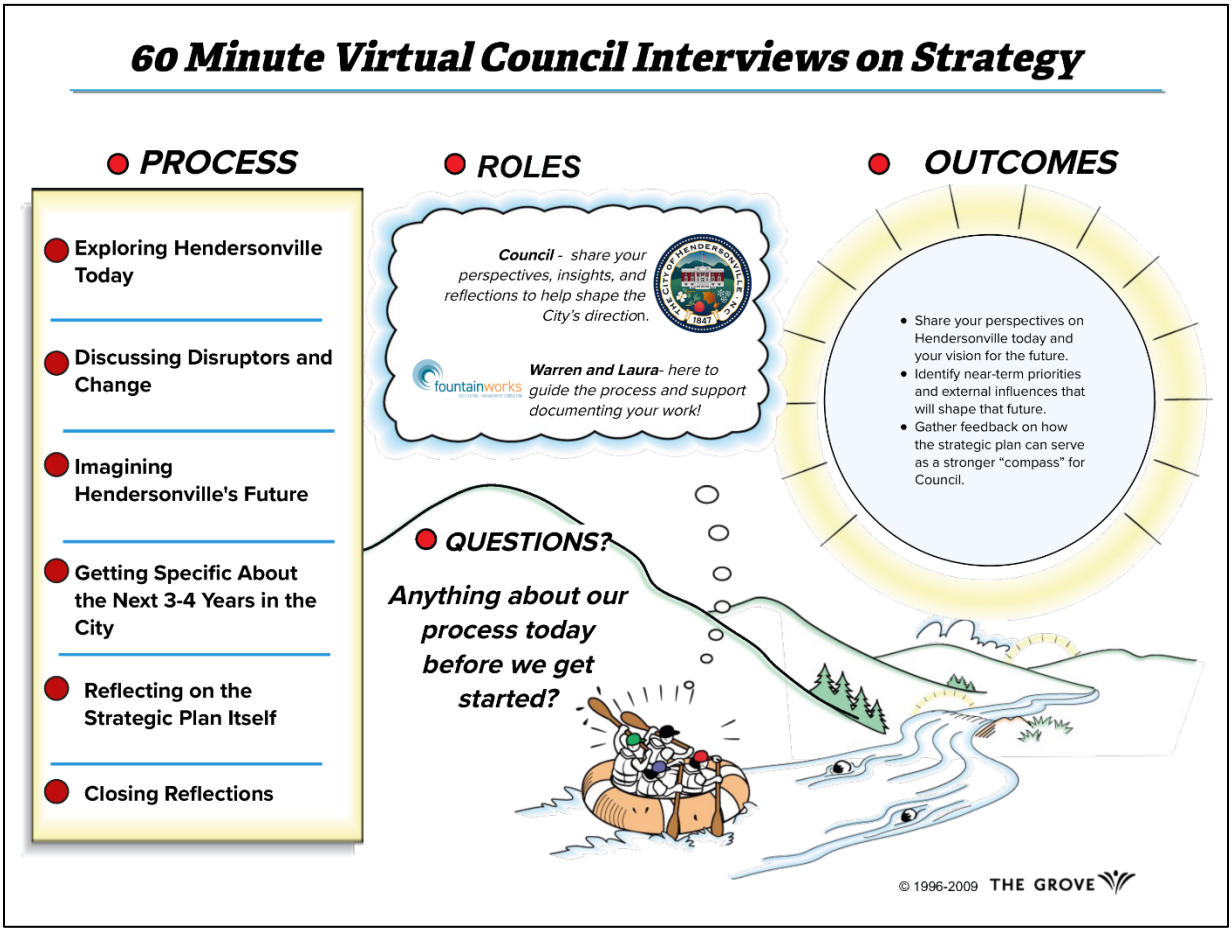
Overview

Purpose

Between October 1-12, 2025, Fountainworks conducted one-on-one, 60-minute virtual interviews with each member of the Hendersonville City Council. These conversations were designed to gather individual Council perspectives as part of the City's Strategic Planning Framework update.

Each discussion provided a space for Council members to reflect on Hendersonville today, consider external influences and future opportunities, identify near-term priorities, and provide feedback on how the City's Strategic Plan can serve as a stronger "compass" for Council decision-making.

Process



Each interview followed a consistent structure, guided by Fountainworks facilitators using a virtual Mural board to support engagement and documentation. The conversation flowed through six main segments:

1. **Exploring Hendersonville Today** – Council members shared what they value and are proud of about the community, where they see progress or challenges, and how the organization can better serve residents.
2. **Discussing Disruptors and Change** – Participants explored external trends and "disruptors" that could influence the City's path forward, including potential risks and opportunities.
3. **Imagining Hendersonville's Future** – Council members envisioned what "Hendersonville at its best" looks like 20 years from now, considering bold ideas, legacies, and aspirations.
4. **Getting Specific About the Next 3–4 Years** – Discussion shifted toward near-term priorities most likely to shape the City's long-term success, including tradeoffs and strategic focus areas.
5. **Reflecting on the Strategic Plan** – Participants assessed the usefulness of the current plan and discussed how it could better guide Council decisions and long-term planning.
6. **Closing Reflections** – Each conversation concluded with a "north star" question—what guiding principle the City should never lose sight of—and any final thoughts for the planning process.

Facilitation and Participation

Each session was co-facilitated by Warren Miller and Laura Robinson from Fountainworks. They guided the discussion, documented input in real time, and ensured each Councilor's insights were captured for synthesis and reporting.

Outcome

The following summary reflects the collective insights shared across all one-on-one Council interviews. It highlights areas of strong alignment among Council members, as well as distinct perspectives that enrich the City's understanding of its current strengths, challenges, and future direction.

Through these conversations, several clear themes emerged: confidence in Hendersonville's strong foundation and organizational culture; shared recognition of the opportunities and pressures of growth; and a consistent desire to preserve the City's "hometown feel" while advancing housing, infrastructure, and resilience.

This synthesis organizes Council input into a few key areas—how the City is performing today, what external influences are shaping the path ahead, a 20-year vision for Hendersonville's future, top strategic priorities for the next three to four years, and reflections on leadership and legacy.

Together, these perspectives provide a foundation for the next phase of strategic planning and a shared roadmap for decision-making.

Main Points

What's the big picture / main ideas across all 5 Council "interviews"?

1. **Hendersonville is strong and well-run.**
   - There's real pride in how the City and community have handled big challenges — from COVID to Hurricane Helene.
   - Staff are trusted, the organization runs smoothly, and Council and City leadership work well together.
   - That sense of excellence and collaboration is a core strength to build from!

2. **Growth is here; managing it well is our biggest test.**
   - People want to live here, and that's a good thing. But rapid growth is putting pressure on space, affordability, and infrastructure.
   - Desire for strategy to support keeping the "hometown feel" front and center while planning for more people, more housing, and more activity — without losing what makes Hendersonville special.

3. **Housing touches everything.**
   - Housing availability and affordability affect who can live and work here, how businesses find employees, and whether younger generations stay.
   - Council is excited about and wants to see continued momentum on the Housing Plan; this will be one of the city's defining long-term priorities.

4. **Infrastructure, safety, and the environment need steady attention.**
   - The City's success depends on the basics: strong public safety, reliable water and sewer systems, well-kept roads, and smart stormwater management.
   - Helene was a wake-up call about resilience — the next strategy should tie together infrastructure investment, climate adaptation, and emergency readiness.

5. **Keep people at the center.**
   - Residents value accessibility, transparency, and a sense of belonging.
   - Staff culture matters too — "take care of employees and they'll take care of residents."
   - Strategy should emphasize communication, inclusion (especially for seniors, families, and non-English speakers), and continued service excellence.

6. **Plan for the long game, and the next generation of leaders.**

- The current Council want to be remembered for stability, teamwork, and laying a solid foundation.
- Future Council will need to carry that forward: empathetic, curious, collaborative, City volunteer experience, and future-focused.
- The updated plan should be a living tool — easy to reference, tracked regularly, and focused on results.

Hendersonville Today

What are you currently seeing in our community today?

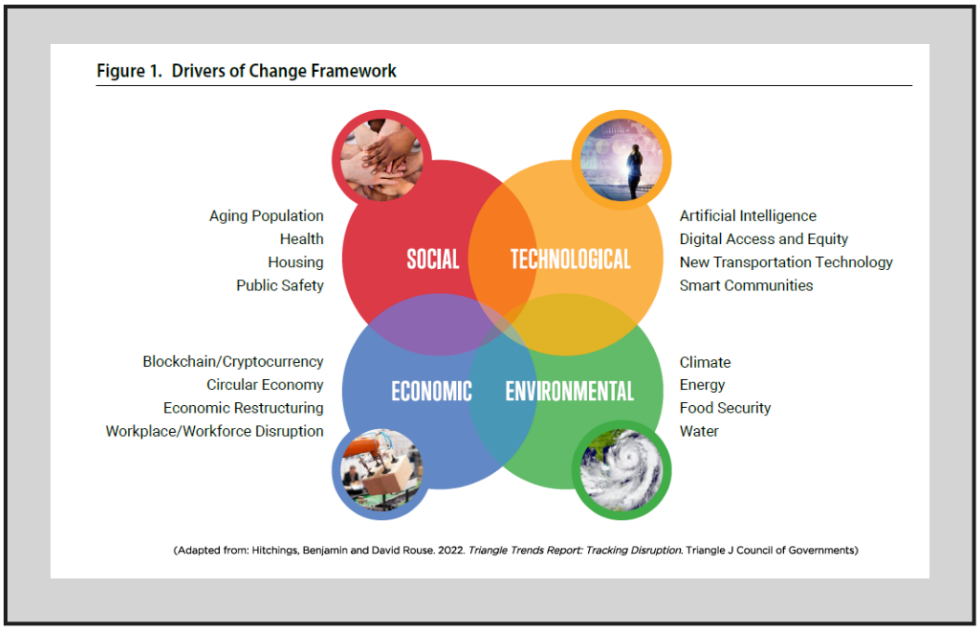
- **Community and governance**
  - High civic pride, strong staff "bench", and better public engagement.
  - “Hometown feel” and downtown charm remain key differentiators.
- **Economy**
  - Regionally competitive and attractive for investment; tourism and retirees are strong “legs of the stool.”
  - Small businesses face rent/landlord pressures; storefront turnover needs watching.
- **Growth pressures**
  - Desirability drives demand; space is finite; affordability and workforce housing are strained.
- **Public safety**
  - Recruitment/retention and visible presence are concerns; response times watched closely.
- **Mobility and infrastructure**
  - Ecusta Trail opening is a win!
  - Sidewalks and “complete streets” demand is growing.
  - Limited transit options today.
  - State road projects lag; local congestion/traffic management rising as a pain point.
- **Environment**
  - Post-storm resilience is better than expected, but flooding/stormwater and paved surfaces are front-of-mind.
- **Communication and accessibility**
  - Need multi-channel, multilingual, non-social-media outreach; seniors need tech-friendly approaches.

What are some tensions we need to manage?

- Keeping the “hometown feel” while accommodating growth.
- Serving residents well while also carrying the regional/tourism load.

- Adding services/amenities vs. maintaining a lean tax rate.

Disruptors/Change



When considering some of the key disruptors / change drivers influencing North Carolina communities, Council identified the one most likely to affect the Hendersonville community.

What's most shaping our path (in order of greatest importance)?

- **Social:**
  - Aging population alongside an influx of young families reshaping housing, schools, and workforce needs. Focus on belonging, inclusion, and managing polarization.
- **Environmental:**
  - Storm and flood risk, water quality protection, and wildfire preparedness. Continued learning post-events; commitment to green infrastructure and natural systems.
- **Economic:**
  - Cost of living and housing affordability pressures; sustaining downtown vitality while supporting small businesses and freelancers. Industry recruitment and skilled trades pipelines remain priorities. Maintaining balance between retirees, tourism, and a resilient local workforce; preserving rural areas by focusing growth near the city.
- Other things to pay attention to:

- **Technological:** Digital access and equity remain central; helping seniors and low-connectivity residents adopt new tools. Using technology strategically to maintain service levels with limited staff capacity.

What are the risks we need to be anticipating?

- Displacement and loss of hometown character.
- Sprawl into mountain landscapes.
- Under-resourced public safety; confidence erosion from slower response or lower visibility.
- Flooding worsened by paving/infilling without green infrastructure.
- Fiscal strain if services expand faster than revenue; staff burnout from "big-city" planning load.
- Communications gaps during shocks; warning system coverage.

20-Year Vision Themes / Headlines

What does Hendersonville (at its best) look like 20 years from now?

- A quaint, walkable, mixed-use city that blends historic fabric with gentle density.
- Thriving, safe downtown with zero chronic vacancies and strong nighttime economy.
- Pocket parks and greenways stitch neighborhoods together; waterways are cleaner and flood-resilient.
- A right-sized transit network connects neighborhoods, jobs, schools, and the trail.
- Balanced demographics: retirees, families, and young workers can all afford to live here.
- An innovation/education hub feeds local clean industry; small businesses scale locally.
- “Hendersonville hospitality” is matched by service excellence and mutual respect in civic life (plus active residents).

What have we absolutely avoided in the future?

- Loss of the hometown feel and inclusive belonging.
- Widespread displacement or deteriorating housing conditions.
- Mountain sprawl and degraded waterways.
- Chronic downtown vacancies or public safety shortages.
- Policy drift driven by polarization or unqualified leadership.
- Residents don't feel supported or heard.

Bold Ideas Tested in the Future

If we were operating in a world without feasibility constraints – budget, staffing capacity, etc. – what are some big, bold ideas Hendersonville has tested out in the future?

- County-wide bus network reaching rural “hollers,” connecting to essentials (e.g., Walmart) and a downtown circulator.
- Expand paid family leave for staff to 12 weeks
- “Blow out” park projects (Patton/Whitmire) with premium amenities—free access.
- Reopen/upgrade Patton Pool as a family hub.
- Housing for all who work locally, with edge development enhancing community goals; more amenities in new housing.
- Strategic housing plan and major infrastructure upkeep.
- Earmarked ad valorem revenues (if permissible) for parks/road development.

Next 3-4 Year Strategic Priorities

What are the “big rocks” you think the City should be focusing on / moving over the next 3-4 years (i.e., top strategic priorities)?

- **Housing and Livability:**
  - Keep housing attainability front and center, with emphasis on workforce and mixed-income options near jobs and services; encourage quality infill and neighborhood balance.
- **Mobility and Access:**
  - Address traffic management and street safety; improve walkability and Ecusta Trail connections; explore transit and shuttle options responsive to local needs.
- **Environmental Resilience:**
  - Strengthen stormwater and flood management; preserve greenspace and natural systems; continue investment in sustainable, resilient infrastructure.
- **Parks and “Third Spaces”:**
  - Refresh and modernize parks and recreation; support pocket parks and community gathering spaces; clarify the long-term vision for aquatic and recreation facilities.
- **Economic Diversification:**
  - Broaden the economic base beyond tourism and retirement; support small businesses and pursue partnerships for workforce training and higher education.
- **Public Safety:**
  - Sustain visible, well-staffed police and fire services; maintain community confidence as the city grows.
- **Leadership and Fiscal Sustainability:**
  - Maintain strong organizational capacity and leadership; ensure growth is matched with sustainable service and infrastructure funding.
- **Communication and Engagement:**
  - Expand inclusive, multi-channel communication; improve access for seniors and non-digital residents; foster transparency and community connection.

What are some tradeoffs you think the City might need to make?

- **Affordability vs. Service Levels:** The city's current low-tax, high-service model may not be sustainable long term; maintaining quality could require selective fee or rate increases.
- **Housing vs. Greenspace:** Ongoing tension between expanding housing supply and preserving open space and community character.
- **Revenue Strategy:** Potential need for new funding tools (e.g., paid parking, occupancy taxes) balanced against public tolerance for tax or fee changes.
- **Generational Balance:** Marketing and planning must serve both retirees and younger workers to sustain a balanced community.
- **Efficiency vs. Personal Service:** Using technology to improve efficiency while maintaining the "high-touch" approach residents value—especially mindful of senior users.
- **Mobility Design Choices:** Limited right-of-way and budgets mean not every corridor can include every multimodal feature; designs must be context-appropriate.
- **Partnerships for Amenities:** Larger facilities (like a city pool) may only be feasible through shared funding or partnerships; focus city resources on core services.

The Current Strategic Plan

What is your overall confidence in the City's current strategic plan?

- **There is overall confidence that the current strategic plan prepares the City for future shifts**: high confidence for core services; lower for non-traditional roles (housing, homelessness, hyper-partisanship).

What are some opportunity areas you're seeing to strengthen the City's strategic plan?

- Some ideas from Council to make it more of a decision tool, not a bookshelf item:
    - Add a one-page "At-a-Glance" with 8–10 priority outcomes and 12-month actions.
    - Create project reference IDs cross-walked to comp plan, mobility plan, parks plan, etc.
    - Run a quarterly dashboard/check-in (Council agenda item) with color-coded status.
    - "Decode" acronyms; keep visuals,

North Stars and Council Legacy / Future Councilors

What are the guiding principles (i.e., "north stars") that the City should never lose sight of?

- Keep Hendersonville a welcoming hometown—safe, connected, and resilient—while growing opportunity for all generations. (Practiced daily through mutual respect, service excellence, and active listening.)

What is the legacy of the current Council? What do you want to be known for or remembered by?

- **Steady, collaborative leadership through disruption**
  - Guided Hendersonville through COVID, Helene, and rapid growth while maintaining calm, trust, and teamwork.
- **People-first governance**
  - Emphasized empathy, listening, transparency, and respect; built a culture where residents feel heard and staff feel supported.
- **Action on livability and housing**
  - Tackled affordability head-on with tangible steps (housing plan, workforce focus, etc.) and strengthened the city's "hometown feel" through parks, greenways, and downtown vitality.
- **Future-focused planning**
  - Embedded long-term thinking, resilience, and data-informed decision-making into how the City operates.
  - Left behind a clear foundation and civic tone: grounded, respectful, service-oriented, and committed to continuous improvement.

What should Council look like 10 – 20 years from now?

- **Empathetic connectors:** genuinely care about people, listen well, and reflect the full diversity of the community.
- **Curious learners:** understand city systems, seek context, and approach issues with humility and curiosity.
- **Collaborative problem solvers:** able to disagree respectfully and find common ground to move the city forward.
- **Principled and professional:** thoughtful, balanced, and moderate in temperament; steady under pressure.
- **Visionary stewards:** keep Hendersonville's hometown identity while leading it confidently into its next phase of growth and resilience.

Strategic Planning Leadership Retreat

SUMMARY REPORT

NOVEMBER 18, 2025

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Executive Summary

RETREAT EXECUTIVE SUMMARY: BIG INSIGHTS AND TAKEAWAYS

The November 18 Strategic Planning Retreat brought together Hendersonville's leadership team for a full-day session focused on understanding the City's evolving environment, aligning around a long-term vision, and shaping a strategic framework to guide decision-making in the years ahead. Several clear themes emerged across the day's conversations.

Shared Understanding of a Changing Environment

Participants demonstrated strong alignment on the major forces reshaping Hendersonville—especially technological advancements, rising infrastructure costs, staffing pressures, and financial constraints. Across departments, there was broad agreement that:

- AI and emerging technologies will significantly reshape operations and service delivery.
- Rising capital costs and financial pressures represent cross-cutting risks.
- Public safety staffing, mandates, and community expectations require new approaches.
- Climate resilience and infrastructure durability will be major planning needs.

Strong Alignment with Community and Council Priorities

The leadership team's reflections closely mirrored what community partners, residents, and Council members articulated in interviews and listening sessions. Shared values—such as maintaining Hendersonville's small-town feel, supporting walkability and connectivity, ensuring transparency, investing in resilient infrastructure, and addressing affordability—reinforced that the City is already moving in a direction that resonates with the public.

Core Focus Areas for the Next 3-5 Years

Retreat discussions centered on what success should look like across Hendersonville's key program and service areas. Participants identified five Core Focus Areas and began defining what meaningful progress would look and feel like for the community:

1. **Public Safety**: Strengthening staffing, maintaining accreditation, expanding community relationships, adopting alternative policing strategies, and preparing for long-term facility and service needs.
2. **Parks, Greenways, and Natural Amenities:** Advancing major park projects, building interconnected greenways, supporting a growing bike culture, expanding floodplain mitigation and natural asset protection, and enhancing neighborhood-level recreation.

Core Focus Areas for the Next 3-5 Years (Continued)

3. **Strong Infrastructure:** Investing in resilient, right-sized infrastructure; improving long-term planning; strengthening partnerships; managing mandates and rising costs; and supporting multi-modal connectivity.
4. **Supporting Business and Economic Development:** Improving user experience for development, defining HVL's economic identity, supporting redevelopment opportunities, expanding arts and creative economy assets, and improving permitting and technology systems.
5. **Housing, Growth Management, and Community Character:** Advancing housing strategy actions, supporting appropriate density, defining "community character," innovating in housing types, and aligning design standards with desired outcomes.

Strategic Enablers: How We Deliver Well

Participants also explored the organizational capabilities required to deliver on Hendersonville's priorities. In rotating small-group stations, they discussed what "winning" looks like, the big priorities to move, and the pressures to plan for in each enabler.

1. **Professional and Well-Trained City Workforce:** Expanding training resources, improving recruitment and retention, strengthening career pathways, building succession plans, and enhancing cross-department collaboration.
2. **Financial / Budget Engine:** Aligning budgets with strategy, improving grant capacity, managing capital impacts, building fund balance, investing in emerging technology, and increasing clarity and transparency in financial decision-making.
3. **Community Partnerships:** Strengthening relationships with nonprofits, businesses, higher education, and regional agencies; identifying service gaps; improving civic education; and increasing shared capacity to meet community needs.
4. **High-Functioning City Council:** Clarifying expectations, strengthening communication and engagement, supporting data-driven decision-making, enhancing public transparency, and fostering collaborative relationships across the organization and community.

Retreat Purpose

The City of Hendersonville held a full-day Strategic Planning Retreat on November 18, 2025, bringing together members of the leadership team to begin shaping the City's strategic direction for the coming years. The session was facilitated by Fountainworks and designed to synthesize environmental insights, stakeholder feedback, and organizational needs into a shared strategic framework.

This summary reflects the day's structure, discussions, and intended outcomes. Notes were captured live and do not represent priorities unless specifically stated.



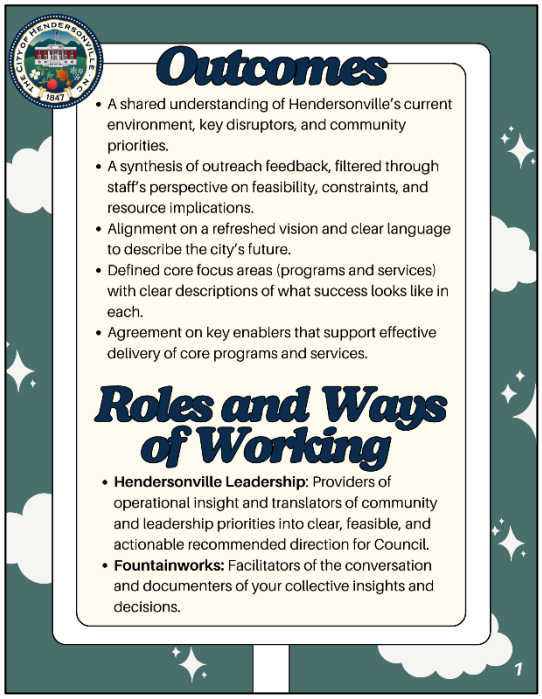
The immediate outcomes of the retreat included:

What are we immediately walking away from the retreat with?

- A shared understanding of Hendersonville's current environment, major disruptors, and community priorities.
- A synthesis of outreach feedback informed by staff insight into feasibility, constraints, and resource implications.
- Alignment on a refreshed vision and the language needed to describe the city's future.
- Defined core focus areas (programs and services) with clear descriptions of what success looks like.
- Agreement on key enablers that support effective service delivery.

The agenda for the retreat included:

- Scanning the Environment and Change Disruptors
- Reviewing Community and Council Feedback
- Aligning on the Vision for HVL
- Clarifying and Building Strategic Focus Areas
- Building Out Strategic "Enablers"

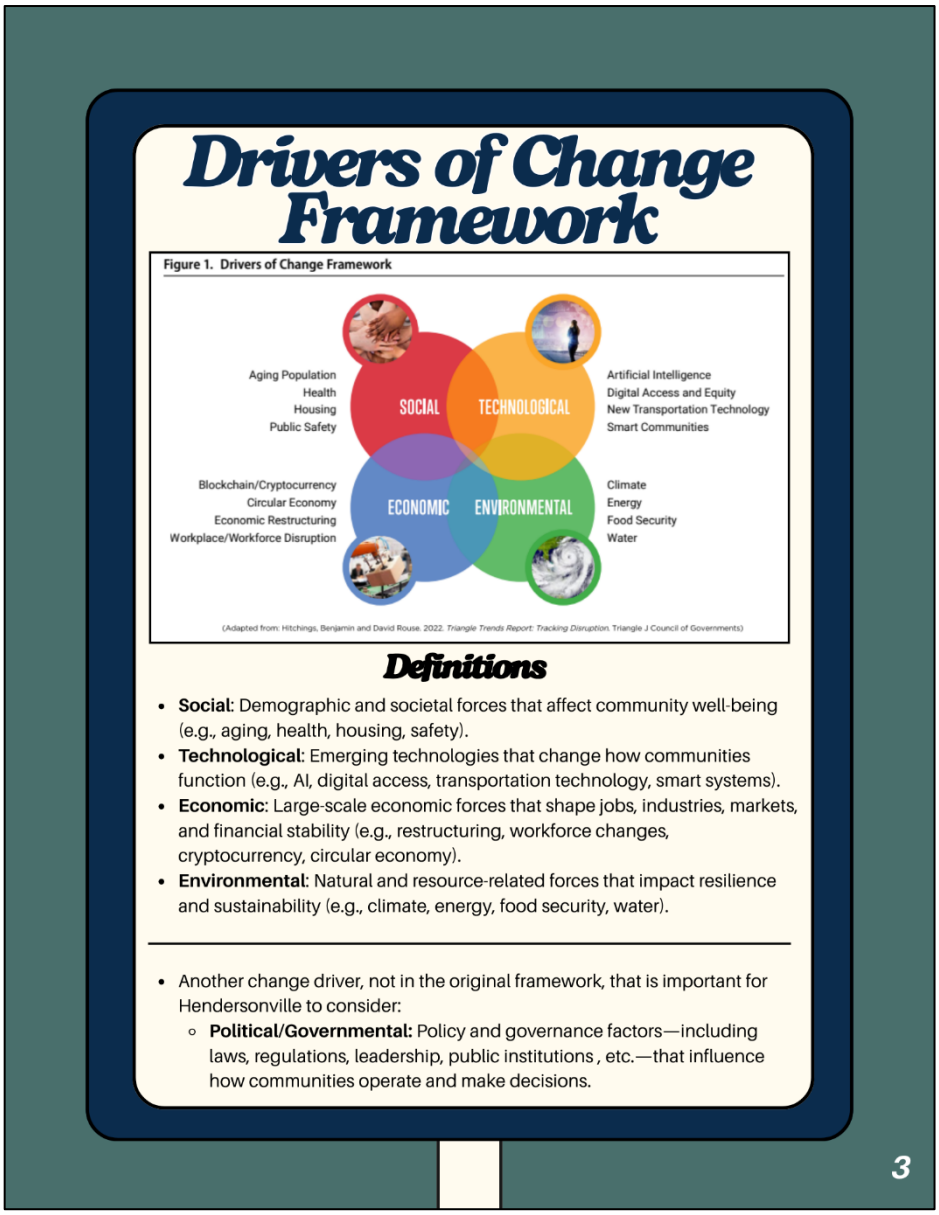




Scanning the Environment and Change Disruptors

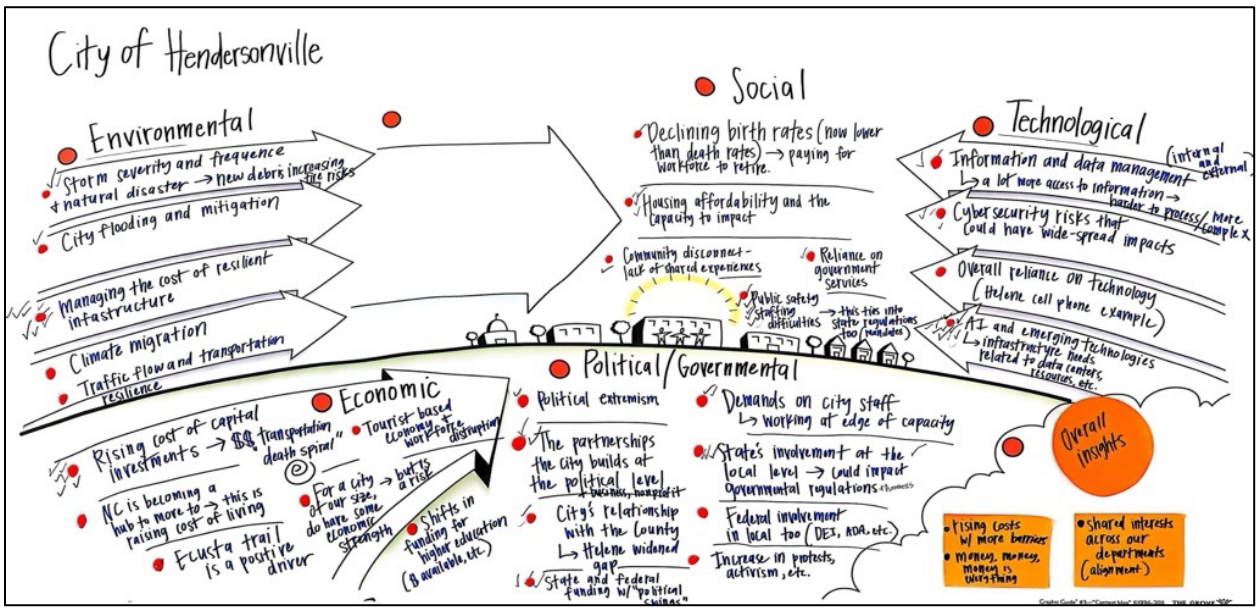
After a welcome from Deputy City Manager Brian Pahle and an orientation from Fountainworks' facilitator Warren Miller, participants transitioned into an environmental scan designed to deepen the leadership team's understanding of the major forces shaping Hendersonville today and over the next decade. The activity began with a grounding in the stakeholder findings report and an introduction to five categories of "drivers of change" that influence both the community and the organization. These included social trends (such as demographics, housing, health, and safety), technological advancements, economic shifts, environmental pressures, and political or governmental factors.

Participants explored how each driver is emerging in the community, what these signals suggest about the future, and what implications they carry for both City government and residents. In small groups, participants identified key observations within each driver category, discussed what they are currently seeing in Hendersonville, and considered where each trend may be headed over the next 10 years. Each group then narrowed its list to the three or four trends they believe will matter most for Hendersonville to prepare for and manage effectively.



The full group reconvened for a collective debrief. Shared themes were captured on a context map, highlighting emerging opportunities, evolving challenges, and the organizational capacities the City will need in order to navigate change successfully. The conversation emphasized what Hendersonville must be prepared to deliver in the years ahead and how the organization can position itself to remain responsive as conditions continue to shift.

After sharing out their findings, participants were asked to “vote” on the top two trends they felt the City should be paying closest attention to moving forward. This added an extra layer of prioritization and helped highlight where there was the strongest collective agreement about emerging pressures or opportunities.



City of Hendersonville Context Map

Driver	Trend / Factor
Environmental	• Managing the cost of resilient infrastructure (8 votes) • Storm severity and frequency, and natural disaster-> new debris increasing fire risks (2 votes) • City flooding and mitigation (1 vote) • Climate mitigation • Traffic flow and transportation resilience
Social	• Public safety staffing difficulties (7 votes) ○ This ties into the state regulations too (mandates) • Housing affordability and the capacity to impact (4 votes) • Declining birth rates (now lower than death rates) -> paying for workforce to retire (1 vote) • Community disconnect-lack of shared experiences (1 vote) • Reliance on government services

Technological	• AI and emerging technologies (11 votes)
	  ○ Infrastructure needs related to data centers, resources, etc.
	• Cybersecurity risks that could have wide-spread impacts (3 votes)
	• Information and data management (internal and external) (2 votes)
	  ○ A lot more access to information -> harder to process/ more complex)

Driver	Trend / Factor
	• Overall reliance on technology (Helene cell phone example)
Economic	• Rising cost of capital investments -> $$ transportation "death spiral" (7 votes) • NC is becoming a hub to move to -> this is raising cost of living • Ecusta trail is a positive driver (1 vote) • Tourist based economy and workforce disruption • For a city of our size, we do have some economic strength ○ But it is a risk • Shifts in funding for higher education (funds available, etc.)

Political / Governmental	• State and federal funding with "political swings" (3 votes)
	• State's involvement at the local level → could impact governmental regulations (3 votes)
	• The partnerships the city builds at the political, business, and nonprofit level (2 votes)
	• City's relationship with the county (2 votes)
	  ○ Helene widened the gap
	• Demands on city staff (2 votes)
	  ○ Working at edge of capacity
	• Political extremism (1 vote)
	• Federal involvement in local too (DEI, ADA, etc.)
	• Increase in protests, activism, etc.

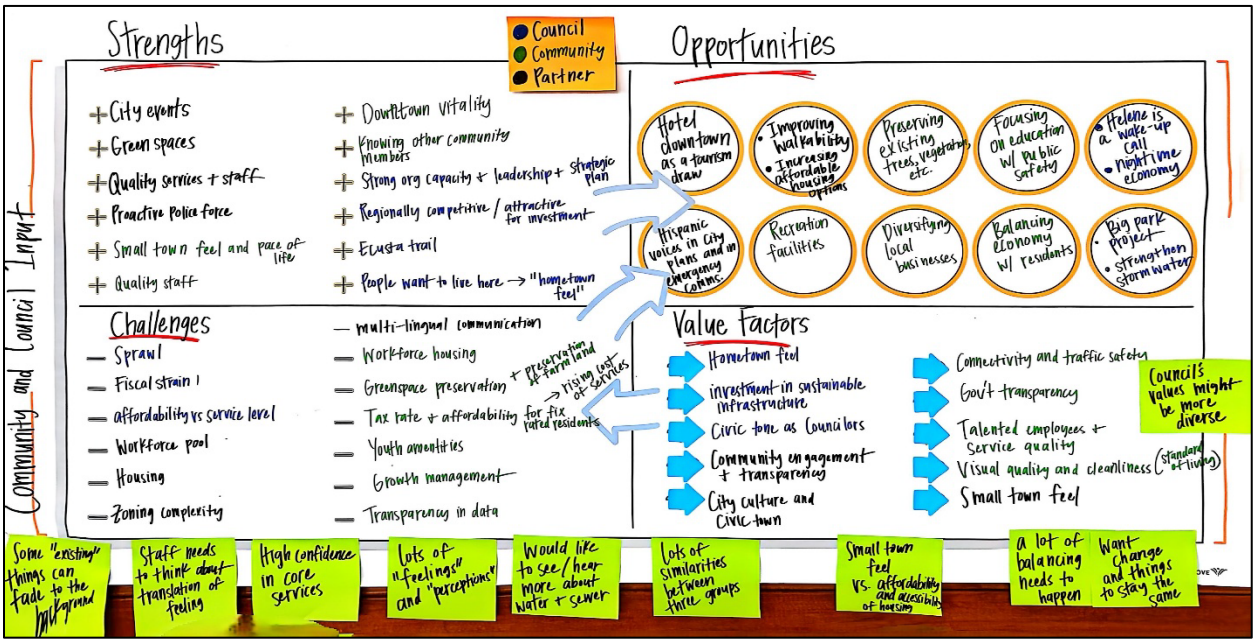
Overall Insights:

- The top factors participants think the City should be paying attention to the most in the coming years include:
  - AI and emerging technologies (11 votes)
  - Managing the cost of resilient infrastructure (8 votes)
  - Public safety staffing challenges and mandates (7 votes)
  - Rising cost of capital investments, especially transportation (7 votes)
- Rising costs are creating increasing barriers across multiple areas.
- Financial pressures ("money, money, money") are a dominant challenge influencing nearly every trend.
- Many issues show strong alignment across departments, indicating shared interests and common challenges.

Reviewing Community and Council Feedback

The conversation then shifted to a review of the stakeholder engagement conducted throughout the fall, which included Council conversations, focus groups with community partners, and one-on-one interviews with each Council member. Participants worked in small groups to reflect on what stakeholders identified as Hendersonville's strengths, challenges, opportunities, and the qualities residents value most about their community. The Appendix includes these small group conversations.

After small group discussions, participants reconvened to share key takeaways and identify themes across stakeholder groups. The collective insights from this debrief are summarized below.



Community and Council Conversation Group Insights

What are seen as our City's Strengths?	What are our opportunity areas?

• **Partner**
  ○ City events
  ○ Green spaces
  ○ Quality services and staff
  ○ Proactive police force
• **Community**
  ○ Small town feel and pace of life
  ○ Quality staff
	• **Partner**
	  ○ Hotel downtown as a tourism draw
	  ○ Hispanic voices in city plans and in emergency comms.
	  ○ Improving walkability
	  ○ Increasing affordable housing options
	• **Community**

○ Downtown vitality • **Council** ○ Strong org capacity and leadership and strategic plan ○ Regionally competitive/ attractive for investment ○ Ecusta trail ○ People want to live here (hometown feel)	○ Recreation facilities ○ Preserving existing trees, vegetables, etc. ○ Diversifying local businesses ○ Focusing on education w/ public safety ○ Balancing economy w/ residents • **Council** ○ Helene is a wake-up call ○ Nighttime economy ○ Big park project ○ Strengthen stormwater
What challenges are being recognized by community members and Council?	**What does the community/Council value most about Hendersonville?**
• **Partner** ○ Workforce pool ○ Housing ○ Zoning complexity ○ Multi-lingual communication • **Community** ○ Workforce housing ○ Greenspace preservation (and preservation of farmland) ○ Tax rate and affordability for fix rated residents ▪ Rising costs of services ○ Youth amenities ○ Growth management ○ Transparency in data • **Council** ○ Sprawl ○ Fiscal strain ○ Affordability vs. service level	• **Partner** ○ Community engagement and transparency ○ City culture and civic town ○ Small town feel • **Community** ○ Connectivity and traffic safety ○ Government transparency ○ Talented employees and service quality ○ Visual quality and cleanliness (standard of living) • **Council** ○ Hometown feel ○ Investment in sustainable infrastructure ○ Civic tone as Councilors

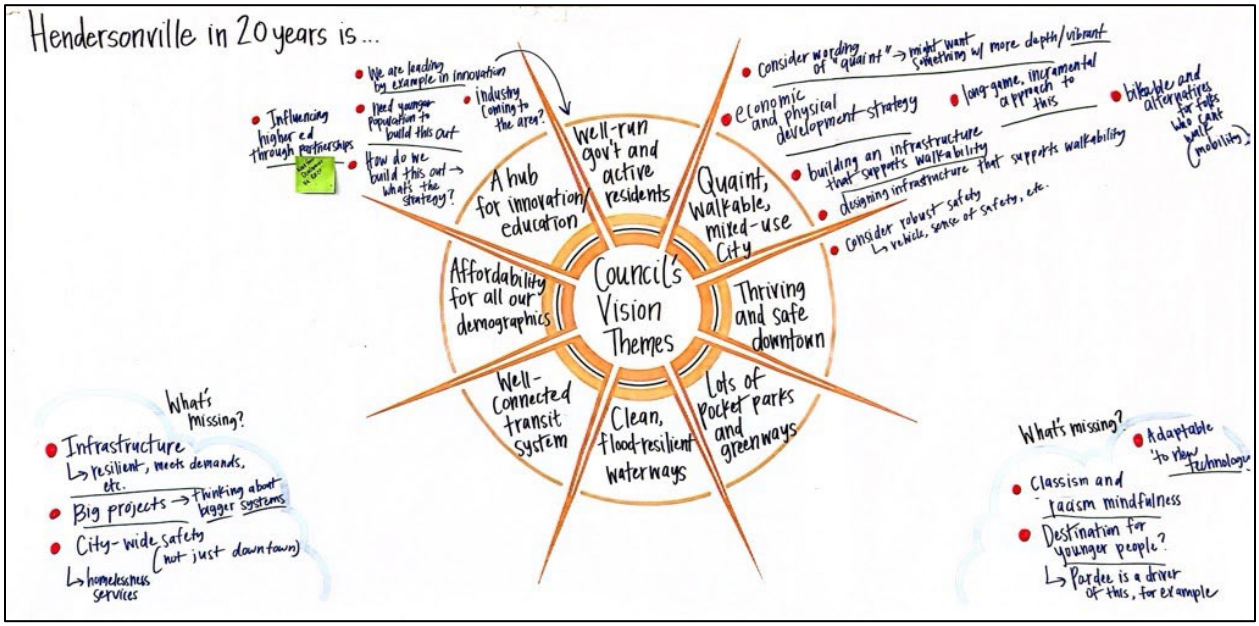
Cross-Cutting Insights:

- Some “existing” things can fade to the background
- Staff need to think about translation of feeling
- High confidence in core services
- Lots of “feelings” and “perceptions”

- Would like to see/hear more about water and sewer
- Lots of similarities between three groups
- Small town feel vs. affordability and accessibility of housing
- A lot of balancing needs to happen
- Want change and things to stay the same
- Council's values might be more diverse

Align on the Vision for Hendersonville

Following a lunch break, participants briefly reviewed several 20-year vision themes for Hendersonville that the Council developed during their 1:1 interviews as part of the strategic planning feedback process. Although the Council has not yet had the opportunity to align on or refine these themes, participants were invited to react to the initial working draft and help build out additional details. The summary below captures the conversation.



Hendersonville in 20 years is...

- A hub for innovation/ education
    - How do we build this out?
    - What is the strategy?
    - Industry coming to the area?
    - Influencing higher ed through partnerships
- Well-run gov't and active residents

    - We are leading by example in innovation
- Quaint, walkable, mixed-use city
    - Consideration of “quaint”
        - Might want something with more depth/ vibrant
    - Economic and physical development strategy
    - Long-game, incremental approach to this
    - Building an infrastructure that supports walkability
        - Designing infrastructure that supports walkability
    - Bikeable and alternatives for folks who can't walk (mobility)
- Thriving and safe downtown
- Lots of pocket parks and greenways
- Clean, flood-resilient waterways
- Well-connected transit system
- Affordability for all our demographics

What’s missing?

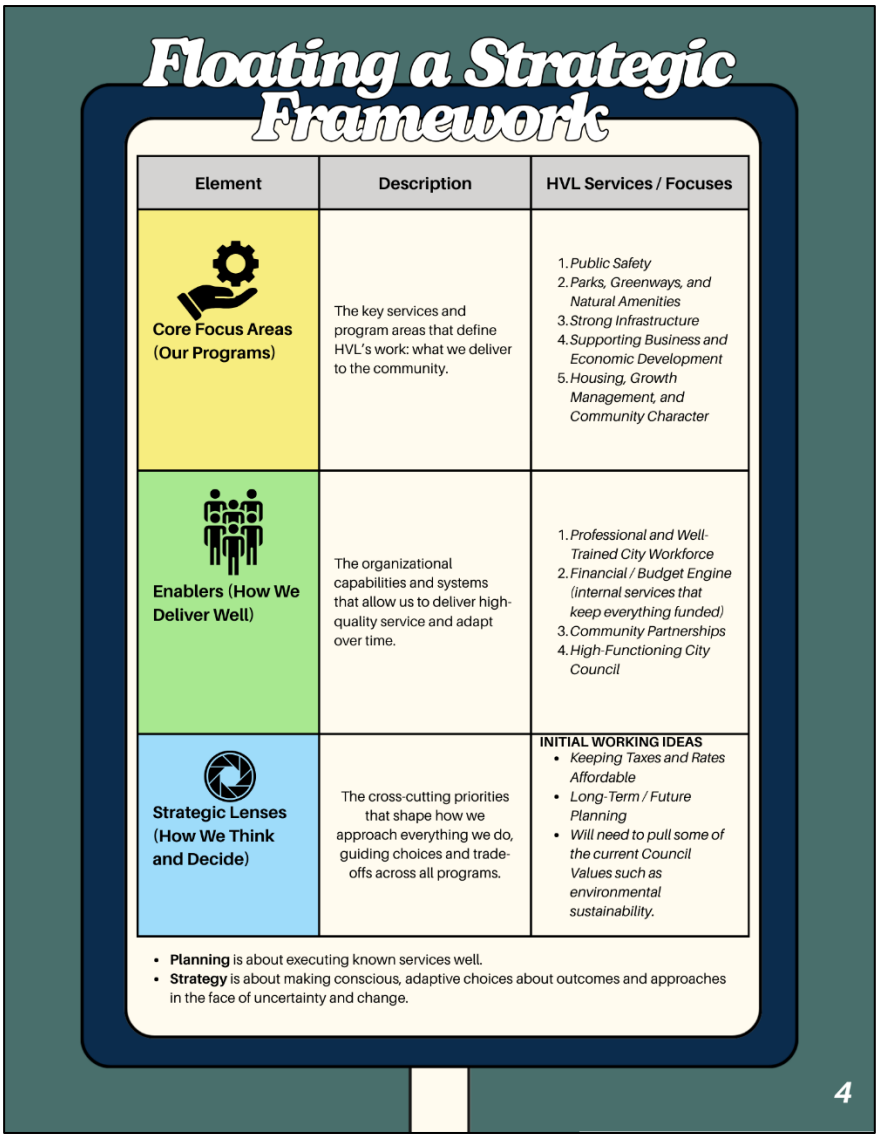
- Infrastructure
    - Resilient, meets demands, etc.
- Big projects
    - Thinking about bigger systems
- City-wide safety
    - Not just downtown
    - Homelessness services
- Classism and racism mindfulness
- Adaptable to new technology
- Destination for younger people
    - Pardee is a driver, for example.

Clarifying and Building Strategic Focus Areas

The group transitioned into a discussion of how the City will strategically organize and prioritize its work moving forward. To bridge the gap between Hendersonville’s current reality and its long-term vision, the Management Office introduced a draft strategic framework outlining three key components: Core Focus Areas, Enablers, and Strategic Lenses. This framework—captured in the visual included below—provides a structured way of thinking about what the City delivers, how it delivers effectively, and how decisions should be made across all areas of work.

To bring the draft strategic framework to life, participants moved into small groups to begin building out the details of each Core Focus Area.

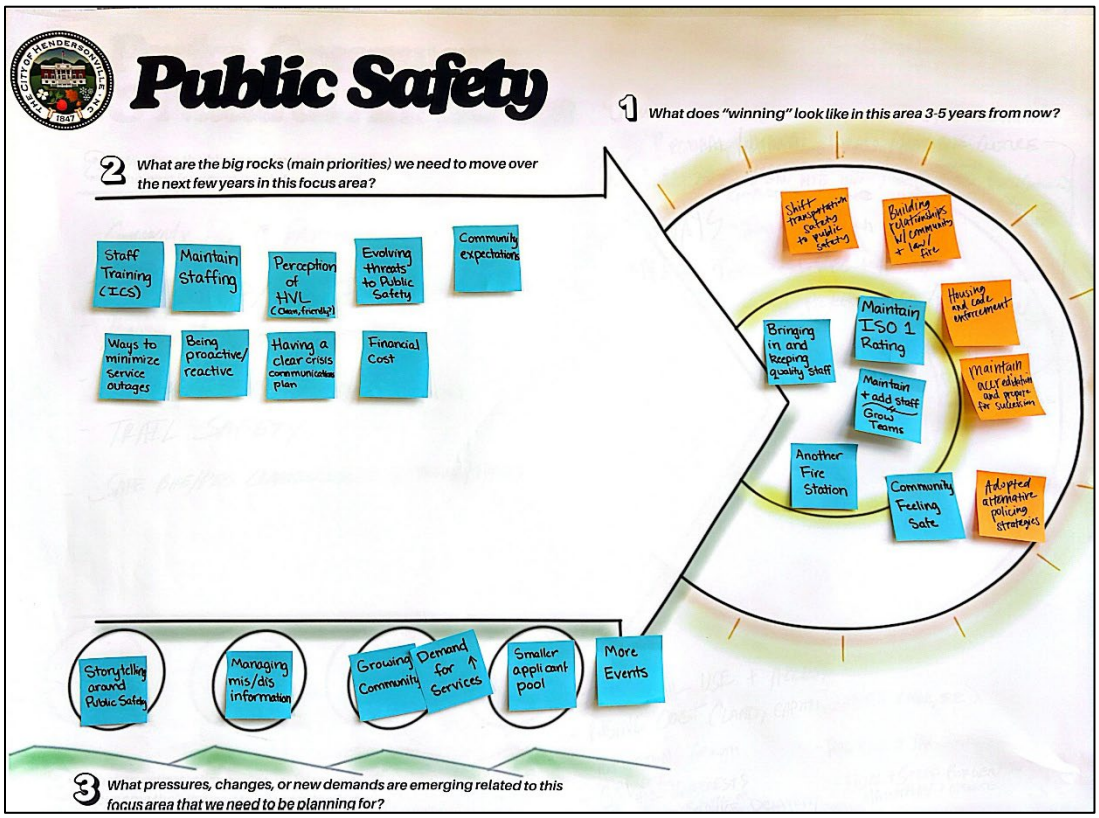
- Public Safety
- Parks, Greenways, and Natural Amenities
- Strong Infrastructure
- Supporting Business and Economic Development
- Housing, Growth Management, and Community Character



Each group was asked to imagine what meaningful progress would look and feel like for the community over the next several years and to translate that vision into tangible priorities.
Guided by a set of prompting questions, groups explored:

- What does "winning" look like in this focus area 3–5 years from now?
- What are the major priorities or "big rocks" the City must move to make that future possible?
- What emerging pressures, changes, or new demands are likely to shape this area over the next few years?

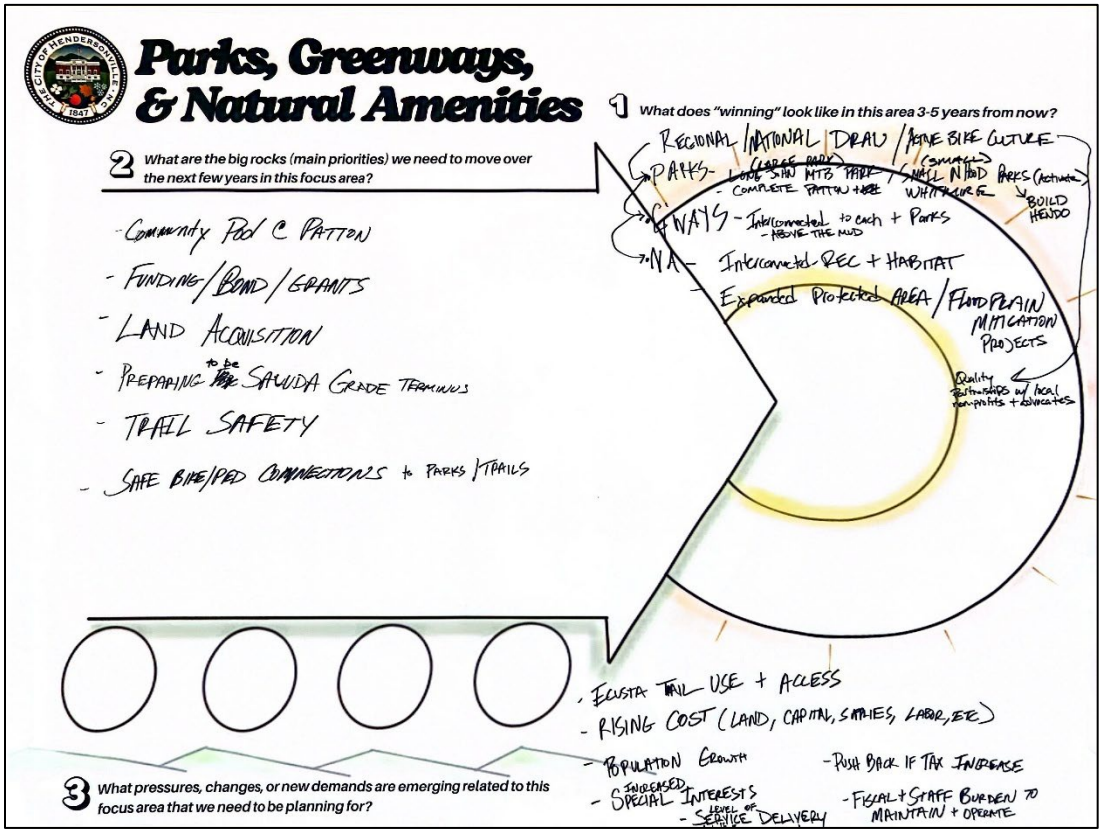
After working through the questions, groups provided a brief report-out to the full room. Participants, collectively, had an opportunity to discuss each focus area's initial ideas and add additional commentary to expand and refine what had been captured. This collaborative layer helped surface additional insights and ensured that a broad range of perspectives informed the emerging picture.



Public Safety

Question	Feedback / Ideas
What does "winning" look like in this area 3-5 years from now?	• Shift transportation safety to public safety • Building relationships with community and law/ fire • Housing and code enforcement • Maintain accreditation and prepare for succession • Adopted alternative policing strategies • Bringing in and keeping quality staff • Maintain ISO 1 rating • Maintain and add staff (grow teams) • Another fire station • Community eeling safe
What are the big rocks (main priorities) we need to move over the next few years in this focus area?	• Staff training (ICS) • Maintain staffing • Perception of HVL (clean, friendly?) • Evolving threats to public safety • Community expectations

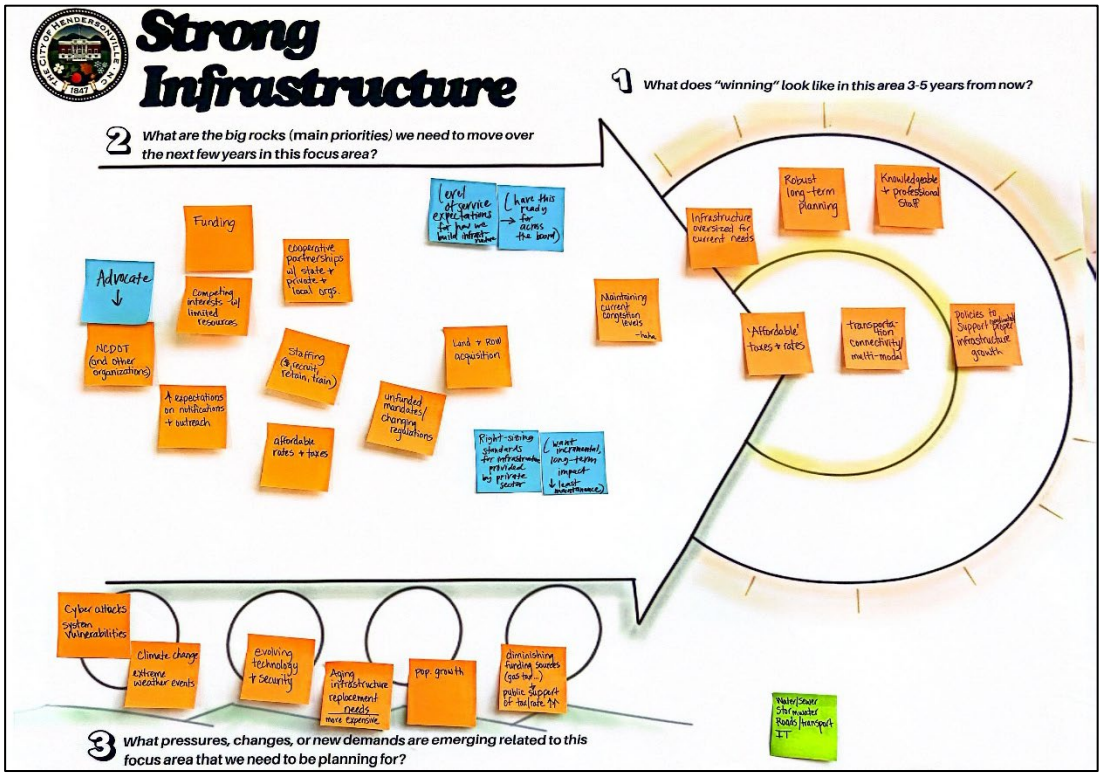
Question	Feedback / Ideas
	• Ways to minimize service outages • Being proactive vs. reactive • Having a clear crisis communication plan • Financial cost
What pressures, changes, or new demands are emerging related to this focus area that we need to be planning for?	• Storytelling around public safety • Managing mis/ dis – information • Growing community • Demand for services up • Smaller applicant pool • More events



Parks, Greenways, and Natural Amenities

Question	Feedback / Ideas
What does "winning" look like in this area 3-5 years from now?	• Regional/ national draw/ active bike culture

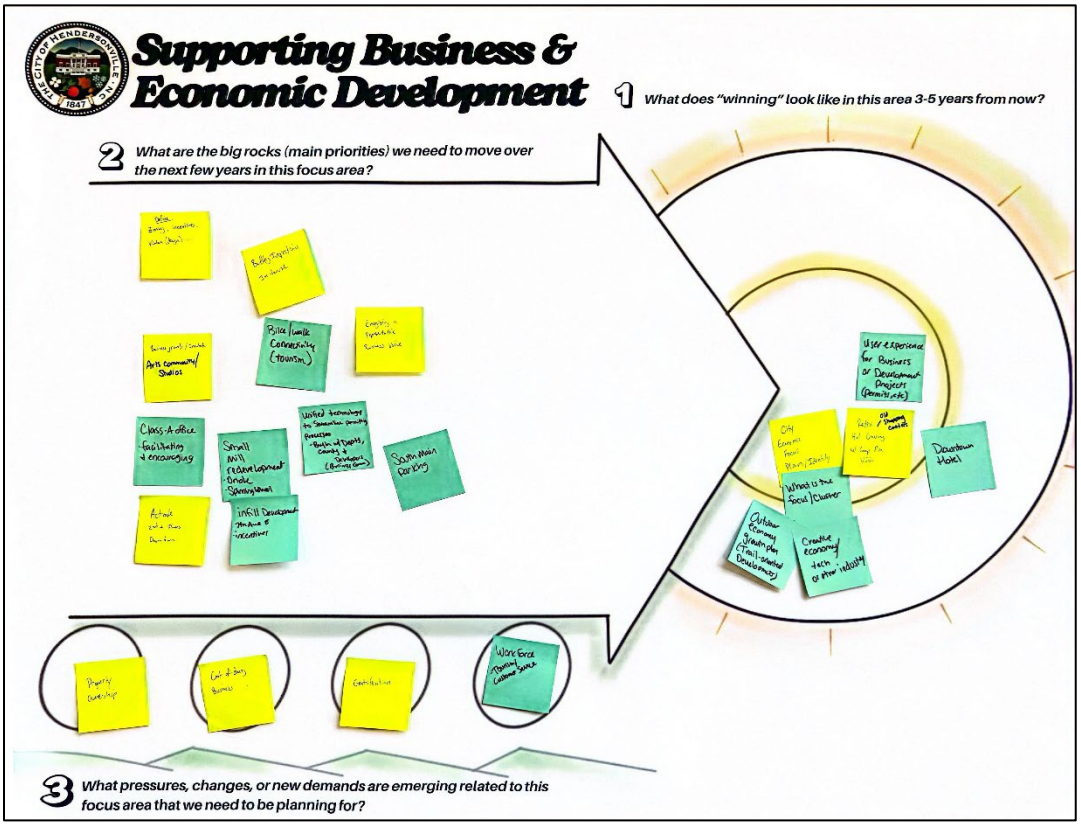
Question	Feedback / Ideas
	○ (Re: Bike Culture) Quality partnerships with local non-profits and advocates • Parks ○ Large park, Long John MTB park, complete Patton ○ Small neighborhood parks (activate), build Hendo, Whitmore • Greenways ○ Interconnected to each and parks ▪ Above the mud (elevated or resilient surfaces?) • Natural Amenities ○ Interconnected recreation and habitat ○ Expanded protected area/ floodplain mitigation projects
What are the big rocks (main priorities) we need to move over the next few years in this focus area?	• Community pool at Patton • Funding/ bond. Grants • Land acquisition • Preparing to be Saluda grade terminus • Trail safety • Safe bike/ ped connections to parks/ trails
What pressures, changes, or new demands are emerging related to this focus area that we need to be planning for?	• Ecusta Trail use and access • Rising cost (land, capital, supplies, labor, etc.) • Population growth • Increased special interests • Push back if tax increase • Fiscal and staff burden to maintain and operate • Level of service delivery (staff, burden to maintain and operate)



Strong Infrastructure

Question	Feedback / Ideas
What does "winning" look like in this area 3-5 years from now?	• Infrastructure oversized for current needs • Robust long-term planning • Knowledgeable and professional staff • Affordable taxes and rates • Transportation connectivity, multi-modal • Policies to support proper infrastructure growth
What are the big rocks (main priorities) we need to move over the next few years in this focus area?	• Advocate with NCDOT (and other organizations) • Funding • Competing interests with limited resources • More expectations on notifications and outreach • Cooperative partnerships with state, private, and local orgs. • Staffing ($, recruit, retain, train) • Affordable rates and taxes

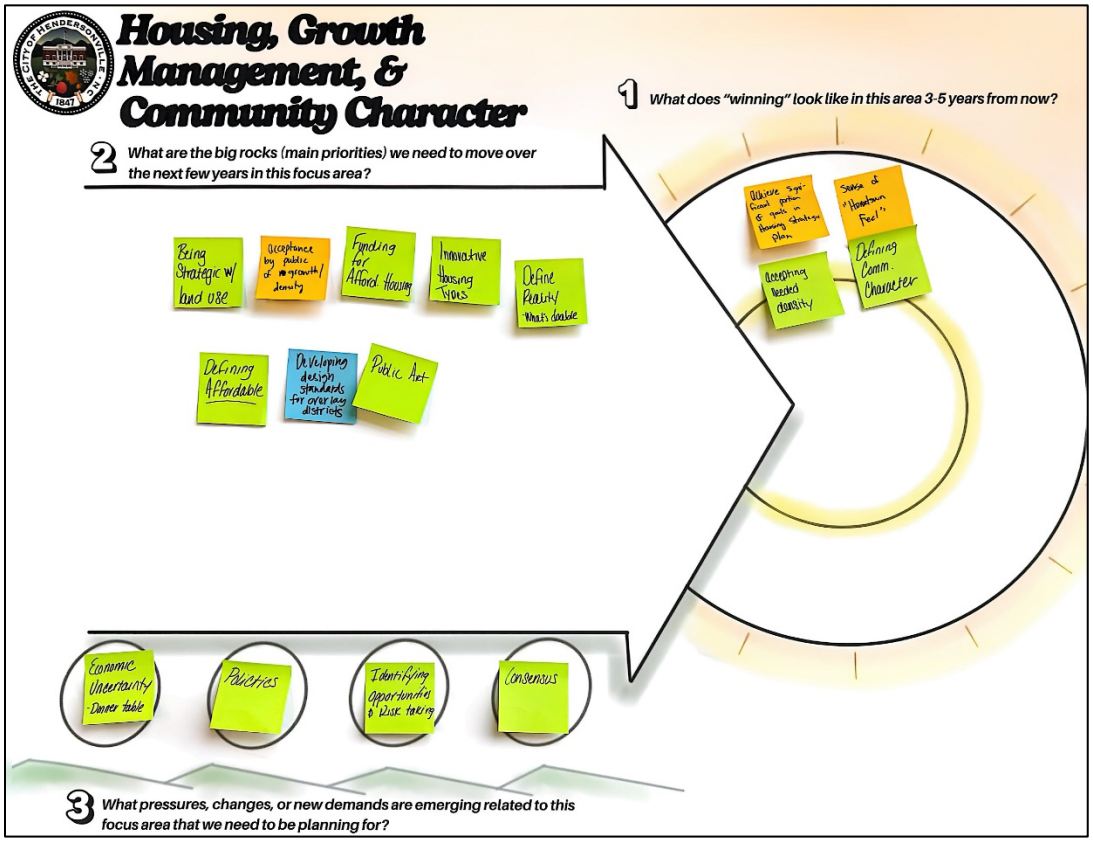
Question	Feedback / Ideas
	• Unfunded mandates / changing regulations • Land and ROW acquisition • Level of service expectations for how we build infrastructure (have this ready for across the board) • Maintaining current congestion levels • Right-sizing standards for infrastructure provided by private sector; want incremental, long-term impact, less maintenance
What pressures, changes, or new demands are emerging related to this focus area that we need to be planning for?	• Cyber attacks, system vulnerabilities • Climate change, extreme weather events • Evolving technology and security • Aging infrastructure, replacement needs, more experience • Population growth • Diminishing funding sources (gas tax…) and public support of rising taxes and rates • Water/sewer stormwater, roads/ transportation, IT



Supporting Business and Economic Development

Question	Feedback / Ideas
What does "winning" look like in this area 3-5 years from now?	• User experience for business or development projects (permits, etc.) • Downtown hotel • City economic focus plan / identity • Redevelop old shopping centers and HVL crossing with comp plan vision • What is the focus/cluster? • Outdoor economy growth plan (trail-oriented development) • Creative economy/ tech or other industry
What are the big rocks (main priorities) we need to move over the next few years in this focus area?	• Define zoning, incentives, vision (design) • Arts community / studios • Building inspections in house • Bike/walk connectivity (tourism) • Class- A office (facilitating and encouraging)

Question	Feedback / Ideas
	• Small mill redevelopment, oriole, spinning wheel • Activate 2nd and 3rd floors downtown • Infill development 7th avenue and incentives • Unified technology to streamline permitting processes (buy in with departments and county and developers) • South main parking • Reenergizing a representative business voice
What pressures, changes, or new demands are emerging related to this focus area that we need to be planning for?	• Property ownership • Cost of doing business • Gentrification • Workforce (housing, wages/childcare)



Housing, Growth Management, and Community Character

Question	Feedback / Ideas
What does "winning" look like in this area 3-5 years from now?	• Achieve significant portion of goals in Housing Strategy Plan • Sense of "hometown feel" • Accepting needed density • Defining community character
What are the big rocks (main priorities) we need to move over the next few years in this focus area?	• Being strategic with land use • Acceptance by public of growth/ density • Funding for affordable housing • Innovative housing types • Define reality / what's doable • Defining affordable • Developing design standards for overlay districts • Public art
What pressures, changes, or new demands are emerging related to this focus area that we need to be planning for?	• Economic uncertainty (dinner table, politics, identifying opportunities and risk taking, consensus)

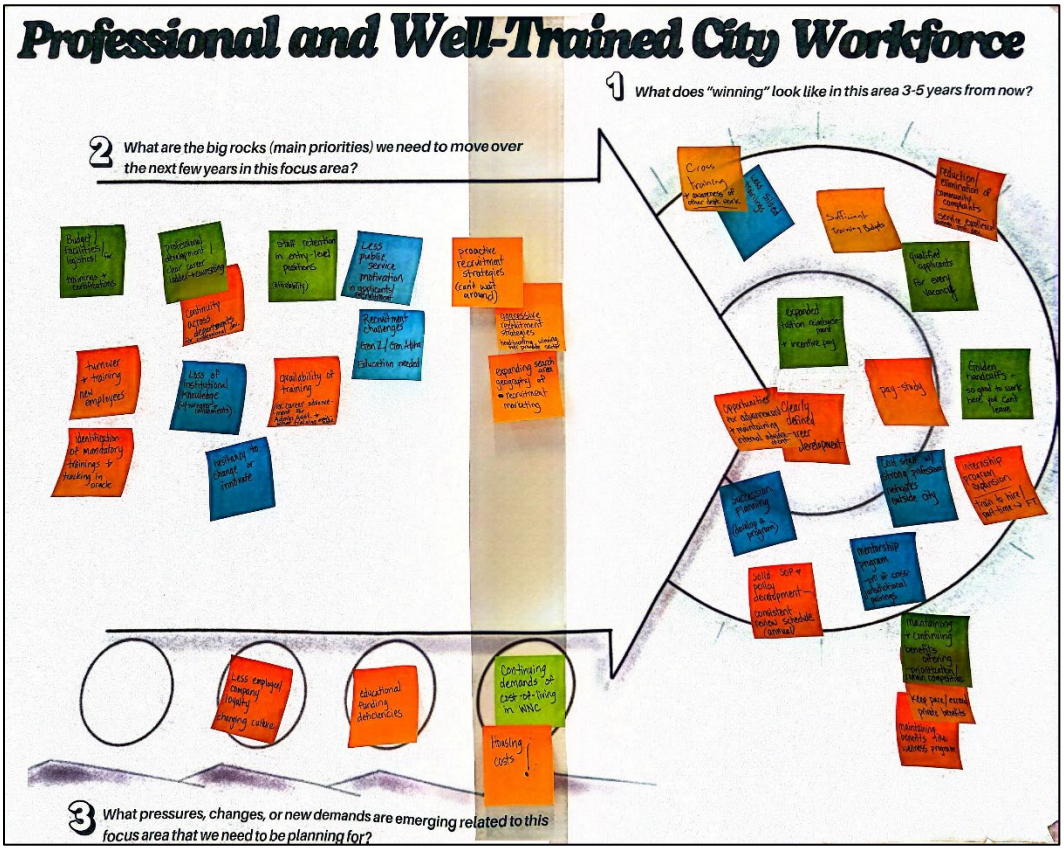
Building Out Strategic Enablers

After wrapping up the Core Focus Area discussions, participants rotated through stations dedicated to each enabler. At each station, they explored what "winning" would look like in 3–5 years, the big priorities the City will need to move, and the key pressures or challenges to be aware of.

The enablers they worked through included:

1. Professional and Well-Trained City Workforce
2. Financial / Budget Engine
3. Community Partnerships
4. High-Functioning City Council

This rotation allowed participants to consider how the City can strengthen the internal capabilities that support all programs and to surface early ideas about where new capacity, alignment, or investment may be needed over the next several years.



Professional and Well-Trained Workforce

Question	Feedback / Ideas

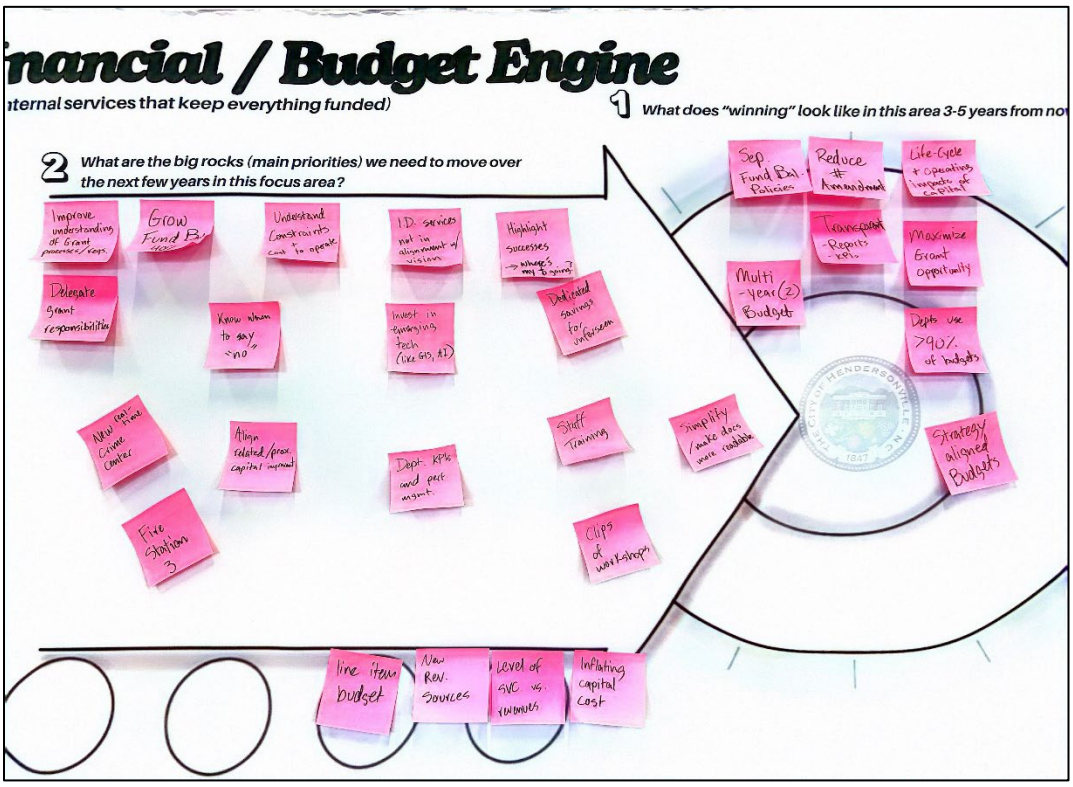
What does "winning" look like in this area 3-5 years from now?	• Cross training so employees know other departments
	• Less siloed trainings
	• Sufficient training budgets
	• Reduction/ elimination of community complaints, service excellence through professional development
	• Qualified applicants for every vacancy
	• Expanded tuition reimbursement and incentive pay
	• Pay-study
	• Opportunities for advancement and maintaining internal and external development
	• Clearly defined career development
	• Golden handcuffs: so good to work here you can't leave
	• Succession planning (develop a program)
	• staff with strong professional retreats outside city
	• Internship program expansion
	  ○ Train to hire/ part-time to full-time
	• Solid SOP policy development
	  ○ Consistent review schedule (annual)
	• Mentorship program
	• Pro of cross-jurisdictional pairings
	• Maintaining and continuing benefits offering
	  ○ Prioritization/remain competitive
	• Keep people around (longevity)
	• Maintaining benefits like wellness program

What are the big rocks (main priorities) we need to move over the next few years in this focus area?	• Budget/ facilities/ logistics for trainings and certifications • Turnover and training new employees

Question	Feedback / Ideas

	• Identification of mandatory trainings -> tracking is broken
	• Professional development / clear career ladder -> counseling
	• Continuity across departments for professional development
	• Loss of institutional knowledge (retirement/turnover)
	• Hesitancy to change or innovate
	• Staff retention in entry level-positions local and private sector competition
	• Availability of training (ex. career advancement for admin asst and what training is available)
	• Less public service motivation in applicants / recruitment
	• Recruitment challenges
	  ○ Gen Z / Gen Alpha
	  ○ Education needed
	• Proactive recruitment strategies (can't wait around)
	• Aggressive recruitment strategies
	  ○ Head-hunting, winning over private sector
	• Expanding search area / geography of recruitment marketing

What pressures, changes, or new demands are emerging related to this focus area that we need to be planning for?	• Less employed company loyalty ○ Changing culture • Educational funding deficiencies • Continuing demands of cost of living in WNC • Housing costs



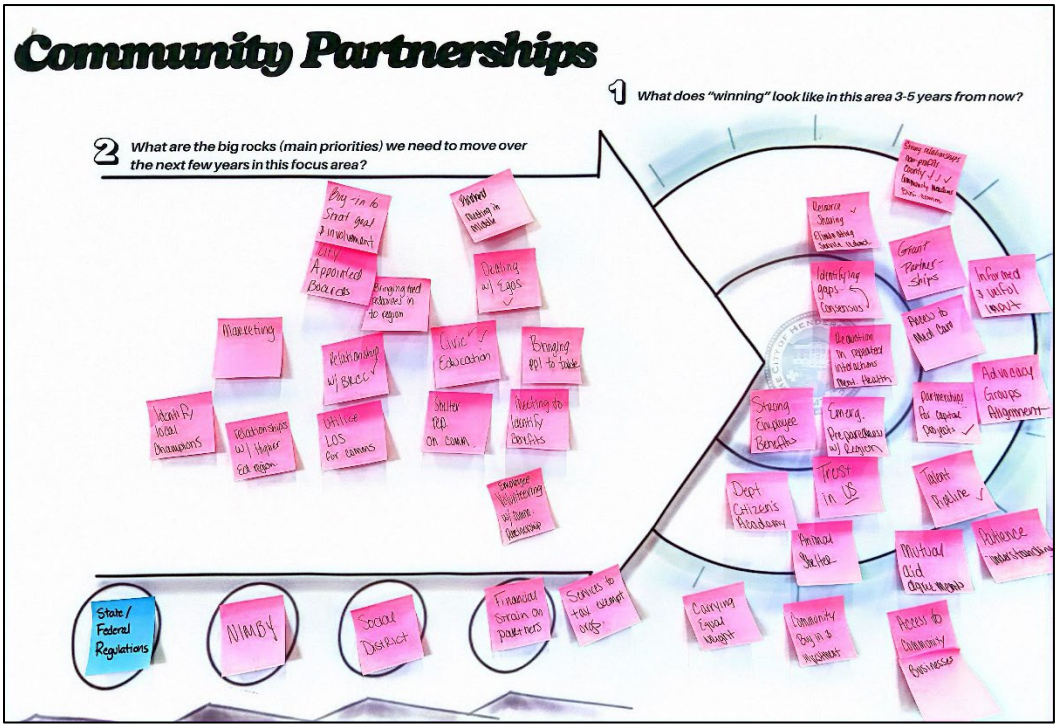
Financial / Budget Engine

Question	Feedback / Ideas

What does "winning" look like in this area 3-5 years from now?	• Sep. fund balance policies
	  ○ Reduce number of amendments
	• Lifecycle and operating impacts of capital
	• Multi-year (2) Budgets
	• Transportation
	  ○ Reports
	  ○ KPI's
	• Maximize grant opportunity
	• Department use >90% of budgets
	• Strategy aligned budgets

What are the big rocks (main priorities) we need to move over the next few years in this focus area?	• Improve understanding of grant process/ years • Delegate grant responsibilities • New real-time crime center • Fire station 3 • Grow fund balance

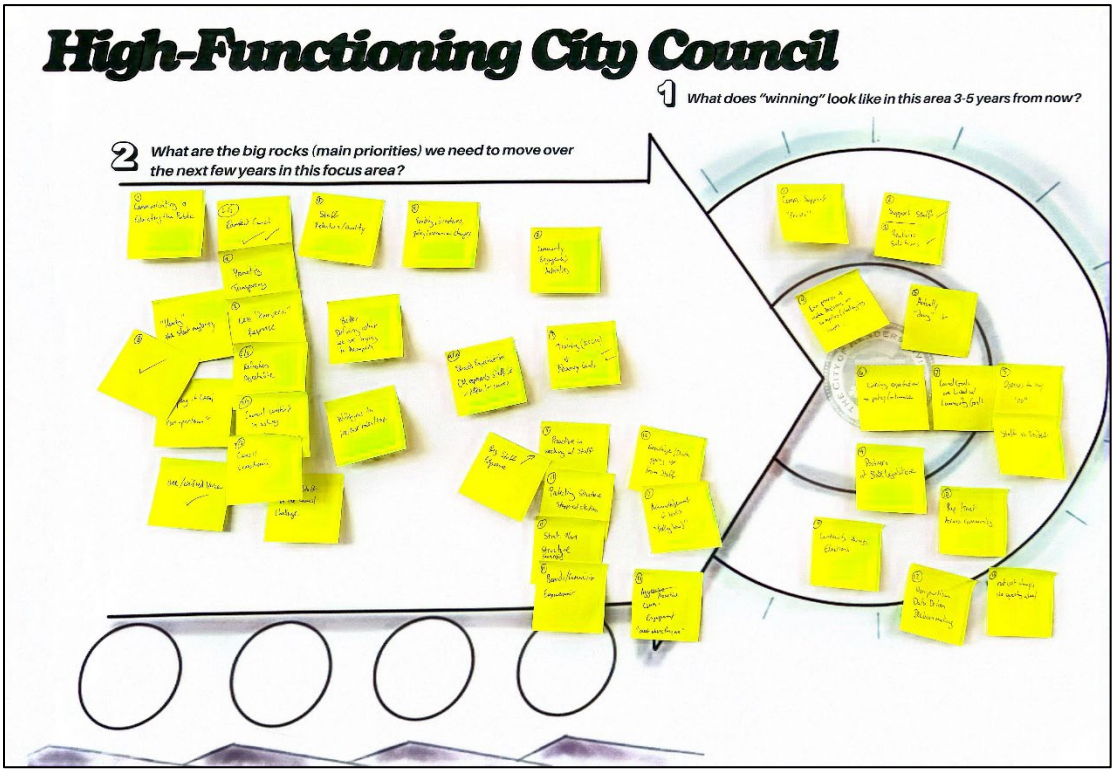
Question	Feedback / Ideas
	• Understand constraints and cost to operate • Know when to say “no” • Align related/ prox. capital improvement • I.D. services not in alignment with vision • Invest in emerging tech (like GIS, AI) • Dept. KPI’s and performance management • Highlight successes ○ Where's my money going? • Dedicated savings for unforeseen • Staff training • Clips of workshops • Simplify/make decisions more readable
What pressures, changes, or new demands are emerging related to this focus area that we need to be planning for?	• Line item budget • New revenue sources • Level of SVC vs. revenues • Inflating capital cost



Community Partnerships

Question	Feedback / Ideas
What does "winning" look like in this area 3-5 years from now?	• Resource sharing (streamlining services) • Identifying gaps (consensus) • Reduction in repeated interactions mental health • Strong employee benefits • Department Citizens Academy • Emergency preparedness with region • Trust in US • Animal shelter • Strong relationships, non-profits, county, community members, business community • Grant partnerships • Access to medical care • Partnerships for capital projects • Talent pipeline • Mutual aid agreements • Access to community (business) • Informed and useful input

Question	Feedback / Ideas
	• Advocacy groups alignment • Patience, understanding
What are the big rocks (main priorities) we need to move over the next few years in this focus area?	• Buy-in to strategy goal and involvement • City appointed boards • Marketing • Identify local champions • Relationships w/ high ed region • Bringing med resources into region • Relationship with BRCC • Utilize LOS for comms • Meeting in the middle • Dealing with egos • Civic education • Staff representation on comm. • Bringing people to table • Meeting to identify benefits • Employee volunteering with community • Partnership
What pressures, changes, or new demands are emerging related to this focus area that we need to be planning for?	• State/federal regulations • NIMBY • Social district • Financial strain on partners • Services to tax exempt organizations



High-Functioning City Council

Question	Feedback / Ideas
What does "winning" look like in this area 3-5 years from now?	• Council supports staff • Positive social media posts • Mobility (voting, etc.) • Clear expectations + policy guidance • (Council and staff) understand community goals • Openness to new ideas • Spotlight on families • Problems -> staff / leadership resolve • Say "thank you" across community • Implementation of data-driven decision making • Not rigid; strong but approachable leadership
What are the big rocks (main priorities) we need to move over the next few years in this focus area?	• Communicating + educating the public • Council retreat • Promoting transparency • "Liaison" roles / response

Question	Feedback / Ideas
	• Policies predictable • Training (NCLM) (Academy class) • Easier distribution + working with the community • Staff expectations (HR perspective) -> performance levels • Council relations w/ community • Staff leadership + recruitment challenge • Welcoming to under-represented voices • Better definition of working relationship with managers • Legal contract knowledge • Understanding constraints for decision-making • Family-oriented, performance-based • Community engagement + civility • Practice + revisit working with staff • Positivity checks (communication) • Staff flow (strengthening internal comms) • Board / commission engagement

Wrapping-Up / Conclusion

To wrap up the session, participants shared reflections on what stood out most from the day. Their comments highlighted themes of alignment, collaboration, and momentum for the work ahead, including:

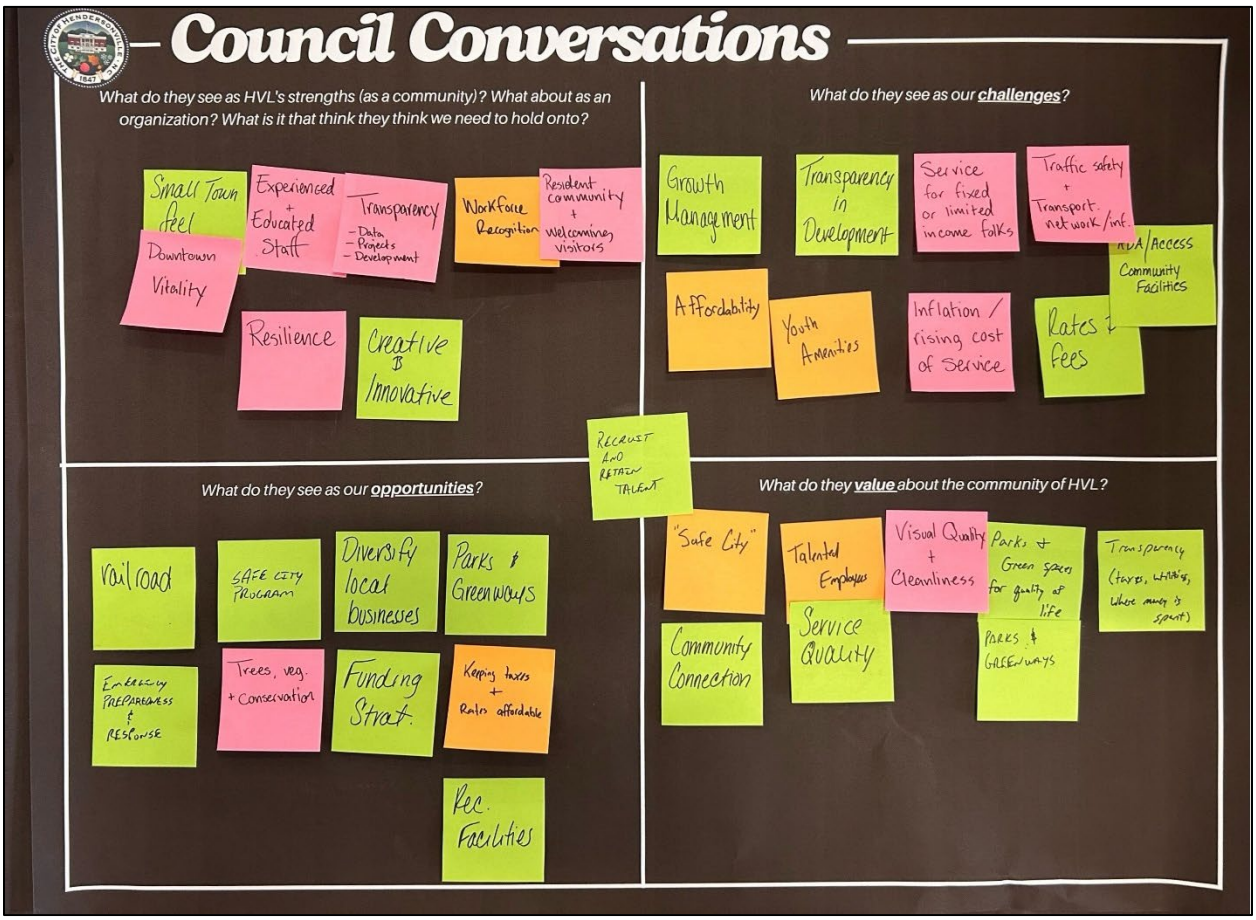
- There is a lot of consensus on where the City needs to go
- This group - and City in general - are good at finding central priorities
- Looking forward to setting goals we can accomplish
- Cross-pollination between departments with same opinions supports attainable goals
- Folks get heard and have good attitudes about wide range of ideas
- Good multi-year buy-in of priorities (continuation)
- "Buckets" are crosscutting
- This type of work strengthens ability to do long-term work
- Good focus on City-wide impact for community; we all want to advance HVL
- Appreciate the feeling of team when we need to walk through the "wet cement"

Before closing, two key next steps were shared with the group:

- In the coming months, the City will continue to build out the strategic framework. City Council will have opportunities to weigh in, including developing the strategic lenses that will guide future decision-making. This work will continue into the Leadership January retreat, where the framework will be further refined and expanded.
- The Employee Experience Survey will be launching across the organization. While not designed to gather direct input on strategic priorities, the results will provide an important foundation for ongoing strategy work by helping illuminate:
    - Organizational strengths to build on in pursuit of operational excellence
    - Areas where staff may need additional support to deliver on the City's mission
    - How employees are experiencing leadership, communication, and resources—factors that directly influence the City's ability to achieve its strategic goals

Appendix

Community and Council Feedback Small Group Conversations



What do they see as HVL's strengths (as a community)? What about as an organization? What is it that they think we need to hold onto?

- Small town feel
- Downtown vitality
- Experienced and education staff
- Resilience
- Transparency
    - Data
    - Project
    - Development
- Creative and innovative
- Workforce recognition
- Resident community and welcome visitor

What do they see as our challenges?

- Growth management

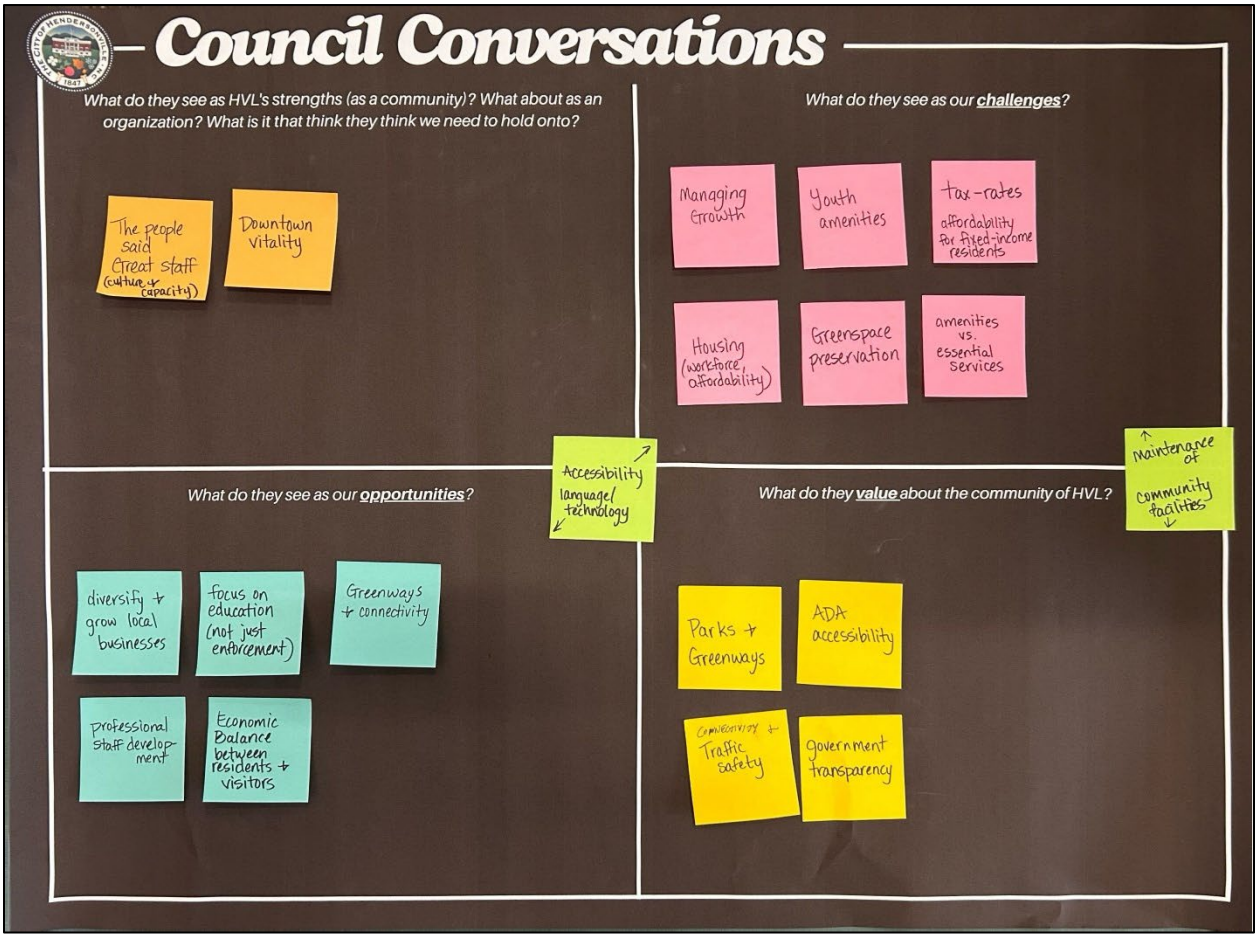
- Affordability
- Transparency in development
- Youth amenities
- Service for fixed or limited income folks
- Inflation / rising cost of service
- Traffic safety and transportation network/ infrastructure
- Access community facilities
- Rates and fees

What do they see as our opportunities?

- Railroad
- Emergency preparedness and response
- Safe city program
- Trees, vegetation and conservation
- Diversify local businesses
- Funding strategy
- Parks and greenways
- Keeping taxes and rates affordable
- Recreation facilities

What do they value about the community of HVL?

- “Safe city”
- Recruit and retain talent
- Community connection
- Talented employees
- Service quality
- Visual quality and cleanliness
- Parks and green spaces for quality of life
- Parks and greenways
- Transparency (taxes, utilities, where money is spent)



What do they see as HVL's strengths (as a community)? What about as an organization? What is it that they think we need to hold onto?

- The people said great staff (culture and capacity)
- Downtown vitality

What do they see as our challenges?

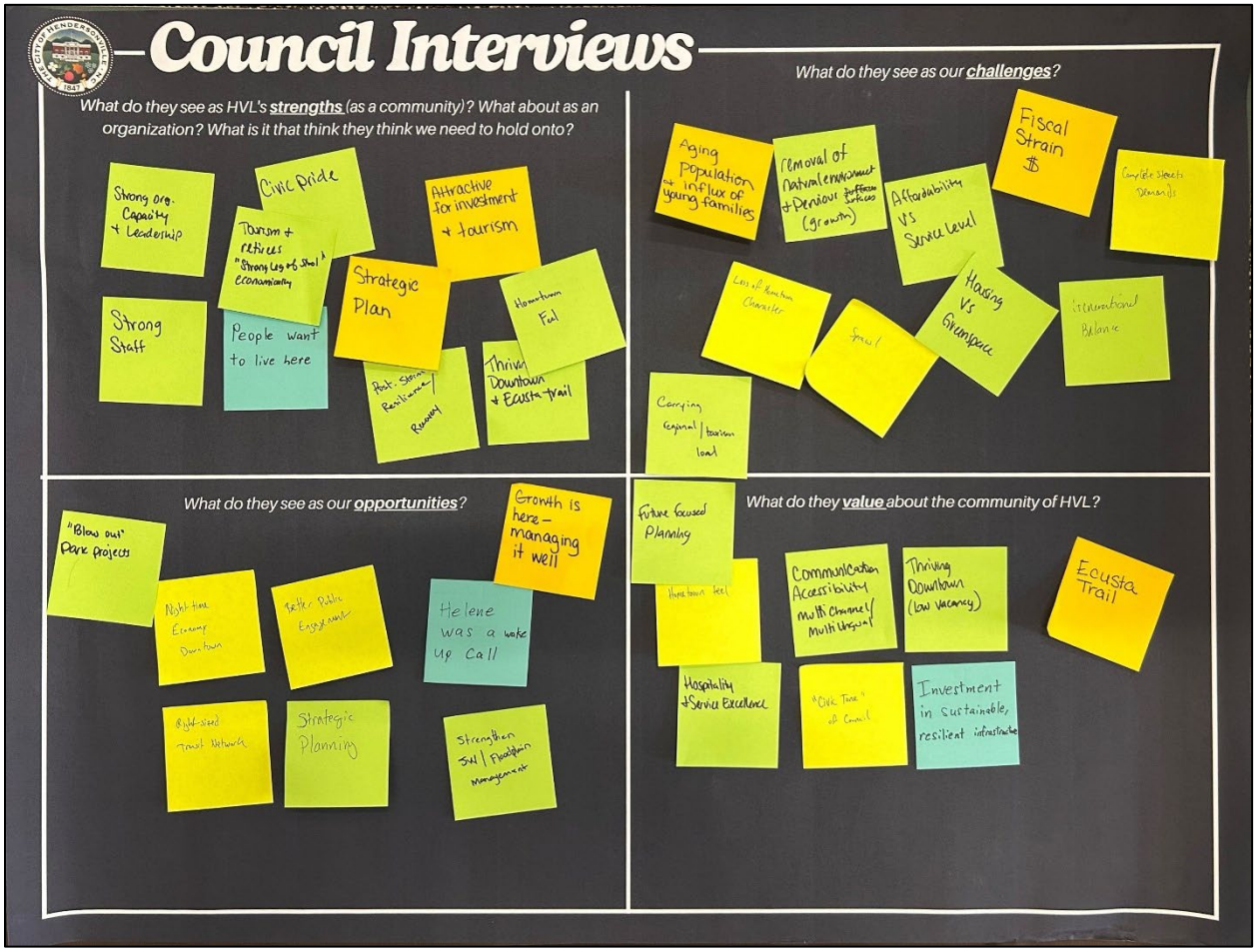
- Managing growth
- Youth amenities
- Tax-rates affordability for fixed-income residents
- Housing (workforce affordability)
- Greenspace preservation
- Amenities vs. essential services
- Maintenance of community facilities
- Accessibility language/ technology

What do they see as our opportunities?

- Diversify and grow local businesses
- Focus on education (not just enforcement)
- Greenways and connectivity
- Professional staff development
- Economic balance between residents and visitors
- Accessibility language/ technology

What do they value about the community of HVL?

- Parks and greenways
- ADA accessibility
- Connectivity and traffic safety
- Government transparency
- Maintenance of community facilities



What do they see as HVL's strengths (as a community)? What about as an organization? What is it that they think we need to hold onto?

- Strong organization capacity and leadership
- Strong staff
- Civic pride
- Tourism and retail "strong use of small economy"
- People want to live here
- Strategic plan
- Post-storm resilience, recovery
- Attractive for investment and tourism
- Hometown feel
- Thriving downtown & Ecusta trail

What do they see as our challenges?

- Aging population and influx of young families
- Carrying regional / tourism load
- Removal of natural environment & different labor force (growth)
- Affordability vs. services level
- Sprawl
- Loss of hometown Character
- Housing vs. Greenspace
- Fiscal strain
- Complete streets demands
- Intergenerational balance
- Competing capital/ location land

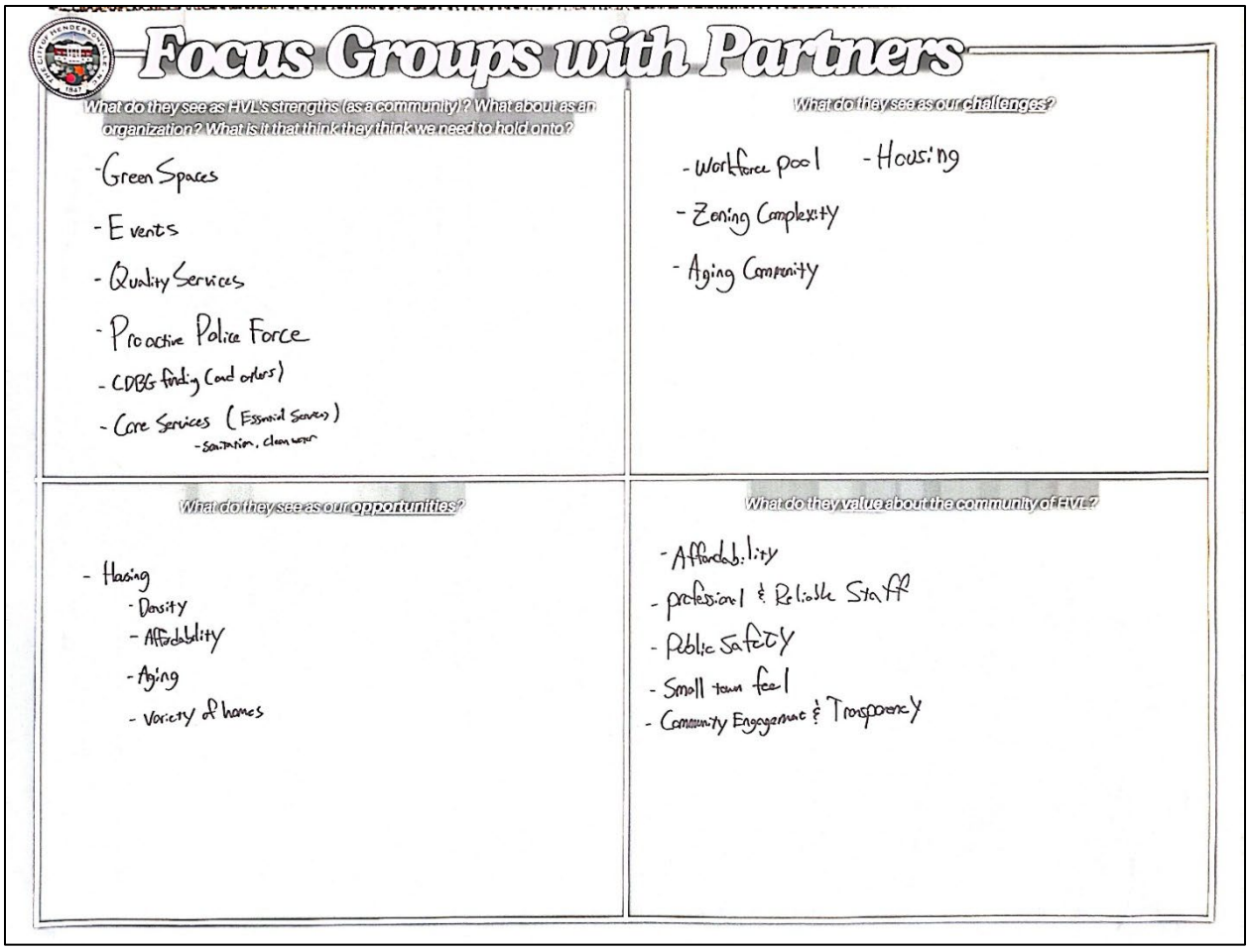
What do they see as our opportunities?

- "Blow out" park projects
- Nighttime Economy Downtown
- Better public engagement
- Light-speed transit network
- Strategic planning
- Helene was a wakeup call
- Growth is here- managing it well
- Strengthen staff / floodplain/project management

What do they value about the community of HVL?

- Future focused planning

- Hometown feel
- Hospitality and service excellence
- Communication accessibility
- Multichannel/ multilingual
- "Civic tone" of Council
- Thriving downtown (low vacancy)
- Investment in sustainable resilient infrastructure
- Ecusta trail



What do they see as HVL's strengths (as a community)? What about as an organization? What is it that they think we need to hold onto?

- Green spaces
- Events
- Quality services

- Proactive police force
- CDBG funding (and others)
- Care services (Essential services)
    - Sanitation, clean water

What do they see as our challenges?

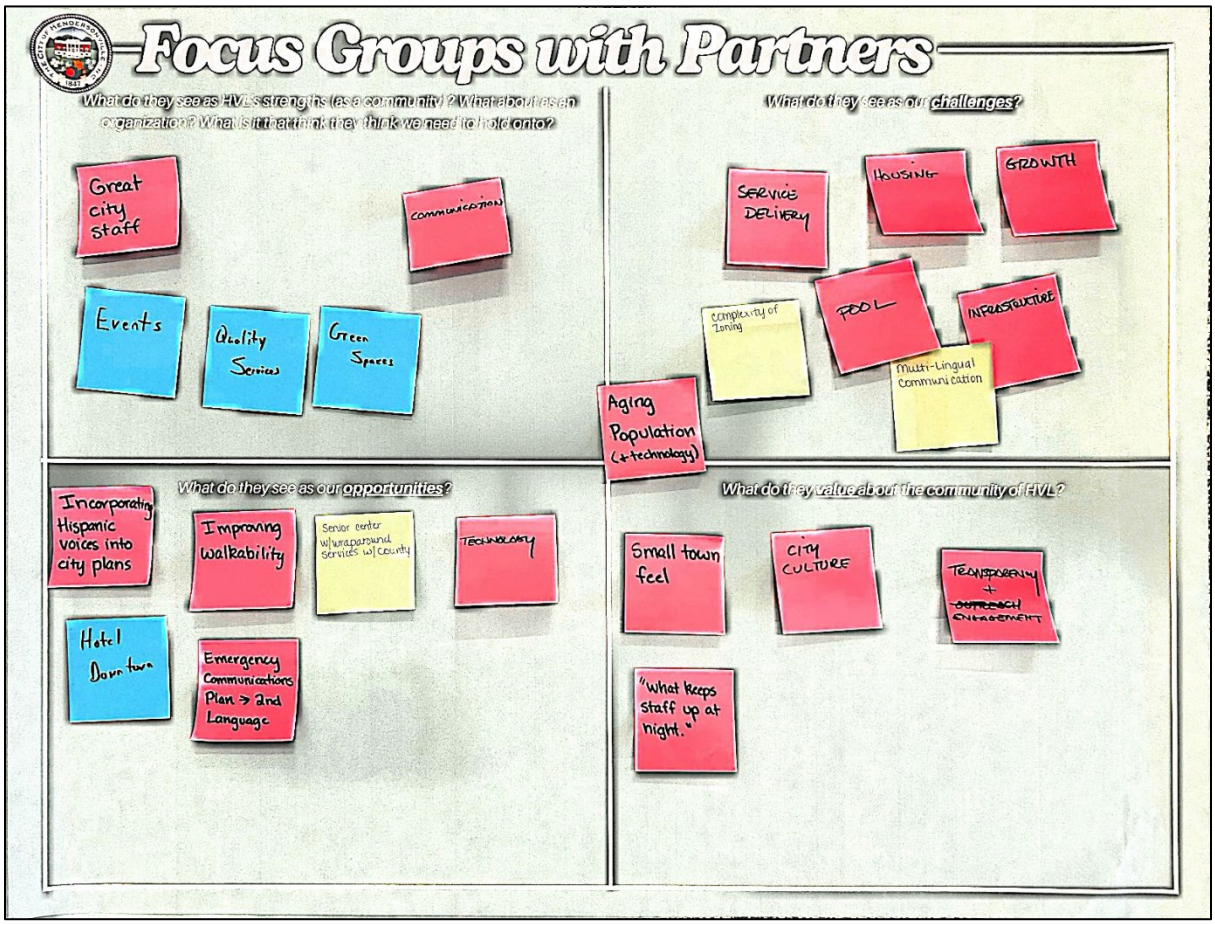
- Workforce pool
- Zoning complexity
- Aging community
- housing

What do they see as our opportunities?

- Housing
    - Density
    - Affordability
    - Aging
    - Variety of homes

What do they value about the community of HVL?

- Affordability
- Professional and reliable staff
- Public safety
- Small town feel
- Community engagement and transparency



What do they see as HVL's strengths (as a community)? What about as an organization? What is it that they think we need to hold onto?

- Great city staff
- Communication
- Events
- Quality services
- Green spaces

What do they see as our challenges?

- Service delivery
- Housing
- Growth
- Complexity
- Pool
- Infrastructure
- Multilingual communication
- Aging population (and technology)

What do they see as our opportunities?

- Incorporating Hispanic voices into city plans
- Improving walkability
- Senior center with wraparound services with county
- Technology
- Hotel downtown
- Emergency communications plan -> second language

What do they value about the community of HVL?

- Small town feel
- City culture
- Transparency and engagement
- “What keeps staff up at night”

HIGH POINT, NC



HVL LEADERSHIP RETREAT

JANUARY 8 - 9, 2026

SUMMARY REPORT

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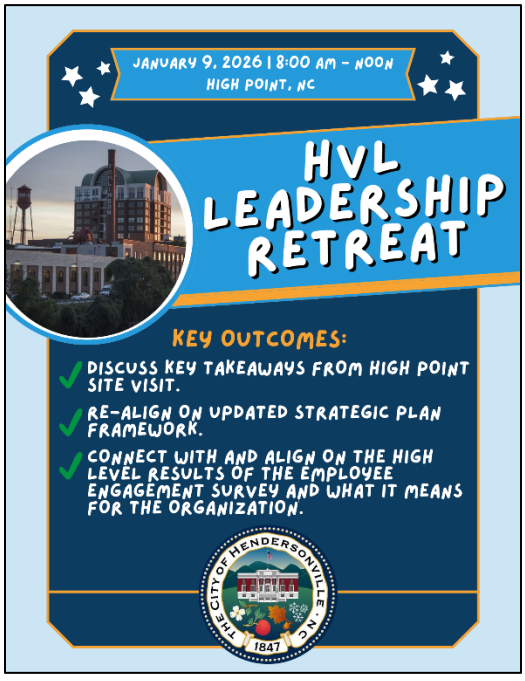
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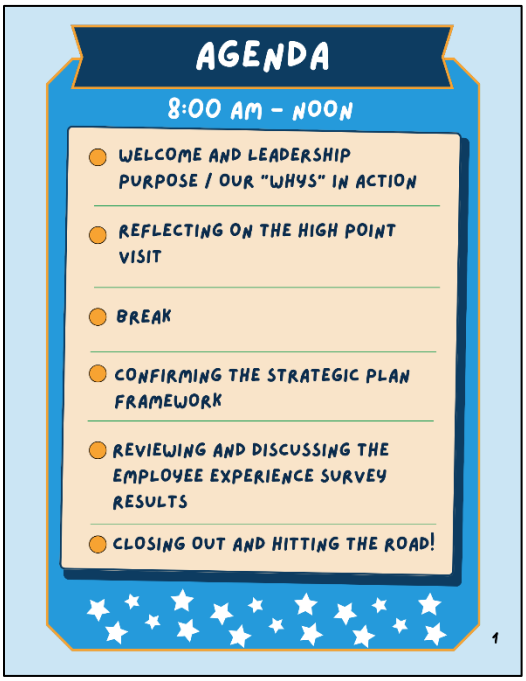
RETREAT PURPOSE

The City of Hendersonville convened its Leadership Team for a retreat that included a site visit to High Point, NC on January 8, 2026, followed by a facilitated leadership session on January 9, 2026. This retreat built on the full-day Strategic Planning Retreat held on November 18, 2025, which brought together members of the Leadership Team to begin shaping the City's strategic direction for the coming years.

The January 9 session, held from 8:00 AM to noon, was facilitated by Fountainworks and focused on reflecting on site visit observations, reinforcing prior strategic work, and aligning leadership on next steps.

This summary reflects the structure, discussions, and intended outcomes of the retreat. Notes were captured live and do not represent priorities unless specifically stated.





The immediate outcomes of the retreat included:

What are we immediately walking away from the retreat with?

- Discuss key takeaways from High Point site visit.
- Re-align on updated strategic plan framework.
- Connect with and align on the high level results of the employee engagement survey and what it means for the organization.

The agenda for the retreat included:

- Welcome and leadership purpose / “whys” in action
- Reflecting on the High Point site visit
- Confirming the strategic plan framework
- Reviewing and discussing employee experience survey results

PUBLIC SERVICE WHYS

To open the session, members of the Hendersonville Leadership Team participated in a reflection focused on leadership purpose and public service “whys.” Leaders were asked to reflect on their personal motivation for serving the City, examples of their “why” in action during 2025, and how the High Point site visit reinforced or brought new clarity to that purpose. This exercise was intended to reconnect leadership to shared values and ground strategic discussions in purpose and service.

The word cloud below reflects common themes from the leadership team’s public service reflections, highlighting shared values that informed and grounded the strategic discussions that followed.



The individual reflections and group discussion highlight several common themes:

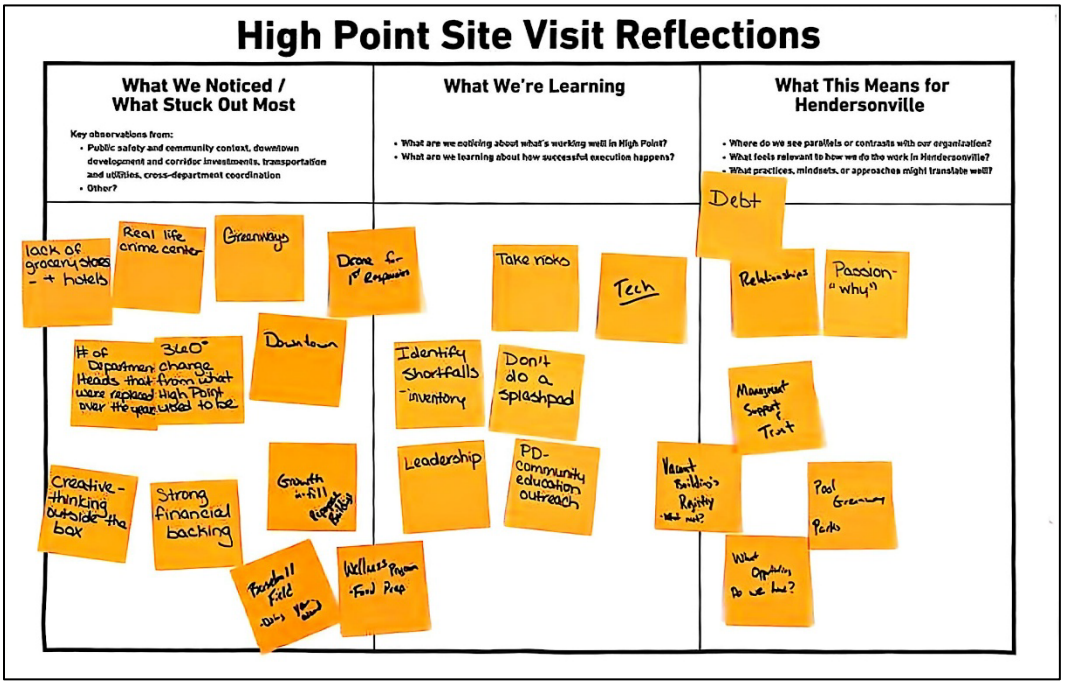
- A strong commitment to making tangible, positive, and lasting impacts in the community, including planting roots, leaving footprints, and creating broader, service-oriented outcomes.

- A shared belief in the importance of doing the right things for the community, building relationships, and increasing trust in government and public institutions.
- Recognition of the value of "boots-on-the-ground" engagement, transparency, and direct connection to the community.
- An emphasis on organizational health, including setting departments up well, building the right frameworks, and fostering a culture and people-fit that supports long-term success.
- A view of leadership as coaching and facilitating, helping create creativity, happiness, and passion within the organization.
- Acknowledgment that revisiting these "whys" was energizing and reinforced the passion leaders felt for serving the Hendersonville community.

These reflections helped ground subsequent discussions in shared purpose and reinforced the connection between leadership values, strategic direction, and service delivery.

HIGH POINT SITE RELFECTIONS

The Leadership Team participated in a small-group exercise to reflect on observations from the High Point site visit. In small groups, leaders discussed what stood out most from the visit, what they were learning about how High Point executes effectively, and what those observations might mean for Hendersonville. Each group captured its discussion on flipcharts, which are included in the appendix.



Following small-group conversations, the full group reconvened to share key observations, learnings, and implications for Hendersonville. The discussion surfaced several common themes:

What Leaders Noticed

- High Point's community and infrastructure were strongly oriented toward efficiently moving people, supported by significant investment capacity.
- Downtown development and corridor investments in High Point were active, intentional, and supported by a willingness to take risks to address identified weaknesses.
- High Point maintained a strong connection to its furniture industry while actively building a more diversified downtown economy.
- Public–private partnerships in High Point played a critical role in enabling development, innovation, and flexibility.
- The Chamber of Commerce in High Point was highly engaged and played a forward-thinking role in community and economic development.
- Strong City–County alignment in High Point contributed to a unified leadership approach.
- Public safety programs in High Point emphasized community engagement, wellness, and proactive programming.
- High Point demonstrated the ability to maintain momentum despite departmental leadership turnover, supported by strong senior management.
- A key community asset in High Point is its pool, which is anchored by an annual swim competition that helps drive usage and visibility.
- Leaders noted the multi-functional use of High Point's baseball team and appreciated that it is operated by a nonprofit, which supports a community-oriented approach.

What Leaders Were Learning

- Successful execution in High Point was supported by organizational capacity, sustained leadership, and long-term thinking.
- Identifying weaknesses and taking calculated risks were seen as integral to progress in High Point.
- Community buy-in, neighborhood engagement, and partnerships were essential to launching and sustaining new initiatives.
- Designing projects with long-term operations and maintenance in mind supported sustainability.
- Many of the challenges faced by High Point were similar to those experienced by Hendersonville, reinforcing the relevance of the observations.

What This Meant for Hendersonville

- Hendersonville has strong community heart and relationships, which are viewed as foundational strengths.
- Leaders identified opportunities to:
    - Expand partnerships and shared visions across sectors (such as with the Chamber).
    - Explore calculated risk-taking in priority projects (such as with the Cedars project0>
    - Strengthen civic engagement and collaboration with the business community.
    - Consider investments that support year-round community connection.
- The discussion reinforced the importance of protecting staff capacity to support service excellence.

High-Level Talking Points for Council

As the discussion concluded, the Leadership Team identified several high-level talking points informed by observations from the High Point site visit. These points were framed as considerations to help guide future conversations with City Council and were not intended as formal recommendations or decisions.

Key themes included:

- The importance of protecting staff capacity to ensure continued service excellence, with High Point's staffing levels in areas such as public safety cited as a reference point.
- The need for a balanced approach that allows the organization to move the needle while managing resources responsibly.
- The value of continuing to innovate and take calculated risks, particularly when addressing known challenges or pursuing long-term community goals.
- The role of strong partnerships and shared visions across public, private, and nonprofit sectors in achieving meaningful outcomes.
- A shared belief that decisions should be grounded in what is best for the community as a whole, rather than individual needs or pursuits.
- An emphasis on long-term, multi-generational thinking to ensure sustainability and lasting community impact.

STRATEGIC PLANNING FRAMEWORK

The Leadership Team revisited the strategic planning framework developed during the November 2025 retreat. The purpose of this segment was to ground leaders in where the work stood, sense-check the framework without rehashing prior discussions, and clarify what "winning looks like"

across the strategic plan so expectations would be clear when the framework is brought to City Council.

Leaders were reminded that the framework included **five core focus areas** (the City's programs and services) and **five strategic enablers** (how the City delivers well), including a newly added enabler focused on an engaged and educated community.

During this segment, leaders participated in small-group discussions that allowed space for each strategic focus area and enabler to be reviewed collectively. Input from each group was captured in a shared format to reflect additions, refinements, and observations across all elements of the framework. **Detailed outputs from the small-group discussions for both the core focus areas and enablers included in the appendix to preserve the full breadth of input while maintaining flow in the summary.**

Following the small-group discussions, the full group reconvened to discuss key highlights, identify common themes, and surface areas where additional clarity or refinement would strengthen the framework.

Key Themes from the Discussion

- Leaders emphasized the importance of clearly defining and measuring success, noting that all aspects of "winning" should be measurable and well-articulated.
- The current title of the enabler "professional and well-trained workforce" might be better served with a different title, such as "high performing workforce."
- Several comments focused on strengthening enablers, including clarifying the role of internal services such as IT, legal, and HR as part of the City's financial and operational engine.
- Workforce-related discussions highlighted opportunities to refine the framing of a professional and well-trained workforce, strengthen entry-level pipelines, and package employee wellness more holistically, including benefits education and financial counseling.
- Public safety conversations raised the need for stronger partnerships, clearer approaches to addressing unhoused populations, and a unified focus on public transportation safety.
- Leaders discussed the importance of defining less tangible outcomes—such as "hometown feel"—in clearer, more actionable terms.
- The group identified the need for strong, two-way staff–Council relationships and discussed what feedback would be most helpful from Council as the strategic framework advances.
- Ongoing investment in an educated and engaged community was reinforced as an important enabler of long-term success.

EMPLOYEE EXPERIENCE SURVEY

To conclude the retreat, the Leadership Team reviewed and discussed the high-level results of a recent employee experience survey (which was conducted from late November to mid December 2025. A more detailed report is forthcoming and will consolidate the full set of results in one place.

During the discussion, leaders reflected on both the insights surfaced in the data and the implications for the organization moving forward. Key themes included:

- Recognition that organizational silos will continue to be a challenge, with an opportunity to focus on the role of middle management in improving information flow and cross-department communication.
- An emphasis on adaptability, including the need to continue pushing the organization toward more flexible and responsive ways of working.
- The importance of sharing survey results transparently with all staff to build understanding and trust.
- Acknowledgment that the survey data represents the lived experiences of employees, reinforcing the need to focus on actionable changes rather than viewing the results solely as numbers.
- Consideration of presenting high-level results to City Council to ensure a unified understanding and shared perspective.

APPENDIX

High Point Small Group Reflections

Core Focus Areas (Our Services) Small Group Discussions

Enablers (Our Organizational Capabilities) Small Group Discussions

High Point Small Group Reflections

Group	What We Noticed / What Stuck Out Most	What We're Learning	What This Means for Hendersonville
Group One	• Dual downtowns • College town • Difference in downtown after 5:00 PM • Looming dam project • Geographically very segregated or independent	• Crisis communication and crime center (protest monitoring) • Public / private partnerships • Economic development close relationships • City lake park and pool (recuperating operational costs) • Wellness program • Baseball stadium (multi-use and non-profit organization)	• Events and tourism (influx of people) • Passive community
Group Two	• Partnership with external organizations • City leadership pride and shared direction • Police: creative approach to community and public safety • Well-funded public transport • Private/Philanthropic investment in economic development	• Shared vision and direction about what they want High Point to be • Police: innovation and humility • Pool: only has one big competition/meet • Don't let one industry dominate your downtown	• Events, innovation, and challenges with public safety • Drive and motivation to develop downtown, economic development • Economic development potential • Philanthropic vs. Market driven • Take note of lessons learned on pool project • Partner with private developers

Group	What We Noticed / What Stuck Out Most	What We're Learning	What This Means for Hendersonville
Group Three	• Reliance on a small number of industries for growth and stability • Public transport: buses, trains • Congdon Family investments • Providing opportunities for community to develop and grow	• Support and communication between the city and university • Good community relations help High Point "brand" • Keep moving forward; persevere	• Our population and the community we serve are vastly different populations • Our visions for the pool and greenways are very similar • Open mindsets allow community wants and needs to change and evolve • We all have problems and weaknesses • Community expertise
Group Four	• Lack of grocery stores and hotels • Real life crime center • Greenways • Number of department heads that were replaced over the years • 360-degree change from what High Point used to be • Downtown • Drones for first responders • Creativity – thinking outside the box • Strong financial backing • Growth in-fill ___ buildings • Baseball field – using ___	• Take risks • Tech • Identify shortfalls – inventory • Don't do a splashpad • Leadership • Police Department – community education and outreach	• Debt • Relationships • Passion – "why" • Management support and trust • Vacant buildings' registry – what next? • Pool Greenway, Parks • What opportunities do we have?

Group	What We Noticed / What Stuck Out Most	What We're Learning	What This Means for Hendersonville
	• Wellness program – food prep		
Group Five	• Appreciate existing positives • **Similar** challenges scale differences • Public/Private partnership • Community Focus – small businesses / entrepreneurs, residents	• Partnerships / shared vision • Problem solving approach	• Long-term sustained effort leads to pay-off • Investing in partner relationships • Truth to roots / identity (...contrasts to...) • What does growth look like? •
Group Six	• We are doing the same things as High Point Police Department • Chamber strength • Special events mindset	• Maintaining relationships with four counties • Unified front	• We are approaching the future with the same focus • Reinvention mindset

Group Seven	• Downtown missing people
	  ○ Redevelopment was innovative
	  ○ A ton of nice buildings
	  ○ Missing community
	• Development driven by few partners such as High Point University
	• Pool = great asset!
	• HPU was disconnected but well-advertised?
	• Seems like the entire town is built around moving folks in/out for market
		• Like HVL hometown feel
		• High Point is working like a machine
		  ○ It's getting the work done
		  ○ Doesn't feel like home
		  ○ Feels like living in a sales catalog
		• High Point is still relying on furniture
		  ○ Good core industry / needs diversity
			• Our Apples = High Point's furniture
			• City investing a lot (electric city utility)
			  ○ HVL = W + S
			• Partnerships with chamber
			• Innovating public services
			  ○ Tech adaptation in crime center
			• Parking space downtown = priority
			• Taking risks
			  ○ P.A.C
			  ○ Private investors

Group	What We Noticed / What Stuck Out Most	What We're Learning	What This Means for Hendersonville
	• HPPD + other departments coordinate and work well together • 19/21 department heads have turned over under current C.M.	○ HPU good – but where do folks gather? • Progress is "a slow and fine grind"	○ General Assembly
Group Eight	• Demographic different • Still doing similar things (streetscapes, etc.) • Historically manufacturing economy evolved • Strong community partnerships	• Revitalization of Ballpark and Congdon Yards • Raise grants • Parks & Recreation • Fee schedule helps cover costs • Time, talent, money, continual partnerships • Progressive programs ○ HPPD	• Quality of life focus • Creative approaches (forward thinking) ○ 50/50 cost share • Team approach (high functioning) • To do: Build better partnerships, taking risks to build meeting spaces, but don't forget outdoor amenities – play to strengths

Core Focus Areas (Our Services) – Small Group Discussions

Public Safety

Question	Nov 18 Feedback / Ideas	Jan 9 Feedback / Ideas
What does "winning" look like in this area 3-5 years from now?	• Shift transportation safety to public safety • Building relationships with community and law/ fire • Housing and code enforcement • Maintain accreditation and prepare for succession • Adopted alternative policing strategies	• Need more clear goals and strategy and to better define these areas (collecting data/metrics) • Crime-center (real-time) x 2 • Improved transportation safety with NCDOT help

Question	Nov 18 Feedback / Ideas	Jan 9 Feedback / Ideas
	• Bringing in and keeping quality staff • Maintain ISO 1 rating • Maintain and add staff (grow teams) • Another fire station • Community feeling safe	(example: Church St./Ecusta crossing • Lighting and trail security (BUILD request) • Reduction to pedestrian/vehicular incidents (prioritize ped. and bike alternatives) • For housing and code enforcement – need to incorporate non-profits and the County in meetings and bringing in public safety • For maintaining and adding staff (grow teams) – need a master plan to evaluate to fit in with strategic plan • Need a safety plan for events
What are the big rocks (main priorities) we need to move over the next few years in this focus area?	• Staff training (ICS) • Maintain staffing • Perception of HVL (clean, friendly?) • Evolving threats to public safety • Community expectations • Ways to minimize service outages • Being proactive vs. reactive • Having a clear crisis communication plan • Financial cost	• Adapt to technology • Creative use of sworn/non-sworn staff • D.F.R. (drone first responders) and other alternatives • PSAP decisions – State direction? • For events – need barricade SOP, cameras, and parade roles (who is running them?
What pressures, changes, or new demands are emerging related to	• Storytelling around public safety • Managing mis/ dis – information • Growing community • Demand for services up	• Money is a limiting factor – property tax or other sources

Question	Nov 18 Feedback / Ideas	Jan 9 Feedback / Ideas
this focus area that we need to be planning for?	• Smaller applicant pool • More events	• Private demand for public (Police) security • Managing event costs

Parks, Greenways, and Natural Amenities

Question	Nov 18 Feedback / Ideas	Jan 9 Feedback / Ideas

What does "winning" look like in this area 3-5 years from now?	• Regional/ national draw/ active bike culture
	  ○ (Re: Bike Culture) Quality partnerships with local non-profits and advocates
	• Parks
	  ○ Large park, Long John MTB park, complete Patton
	  ○ Small neighborhood parks (activate), build Hendo, Whitmore
	• Greenways
	  ○ Interconnected to each and parks
	  ▪ Above the mud (elevated or resilient surfaces?)
	• Natural Amenities
	  ○ Interconnected recreation and habitat
	  ○ Expanded protected area/ floodplain mitigation projects
		• Need a goal around partnerships with County
		• For parks, need to call out south main street park, downtown park, and public art
		• Need to define support structure and staff
		• We can't forget stormwater and sustainability
		• Need a community center (multigenerational, Whitmire, pressure off of ops room for meetings)
		• Need a meeting space (Class A meeting / convention space as an amenity)
		• Lean into outdoors for the community and economy
		• Want Saluda grade trail to connect to main street

What are the big rocks (main priorities) we need to move over the	• Community pool at Patton • Funding/ bond. Grants • Land acquisition	• Nothing new put on the table

Question	Nov 18 Feedback / Ideas	Jan 9 Feedback / Ideas
next few years in this focus area?	• Preparing to be Saluda grade terminus • Trail safety • Safe bike/ ped connections to parks/ trails	
What pressures, changes, or new demands are emerging related to this focus area that we need to be planning for?	• Ecusta Trail use and access • Rising cost (land, capital, supplies, labor, etc.) • Population growth • Increased special interests • Push back if tax increase • Fiscal and staff burden to maintain and operate • Level of service delivery (staff, burden to maintain and operate)	• Nothing new put on the table

Supporting Business and Economic Development

Question	Nov 18 Feedback / Ideas	Jan 9 Feedback / Ideas
What does "winning" look like in this area 3-5 years from now?	• User experience for business or development projects (permits, etc.) • Downtown hotel • City economic focus plan / identity • Redevelop old shopping centers and HVL crossing with comp plan vision • What is the focus/cluster? • Outdoor economy growth plan (trail-oriented development) • Creative economy/ tech or other industry	• Need a convention center • Increase partnerships with the chamber, HCPED, TDA, etc. (need a shared vision with partners) • Would like to see public art – might happen through public / private partners
What are the big rocks (main priorities) we need to move over the	• Define zoning, incentives, vision (design) • Arts community / studios • Building inspections in house	• Policies for incentives (might be a tool for incentives)

Question	Nov 18 Feedback / Ideas	Jan 9 Feedback / Ideas
next few years in this focus area?	• Bike/walk connectivity (tourism) • Class- A office (facilitating and encouraging) • Small mill redevelopment, oriole, spinning wheel • Activate 2nd and 3rd floors downtown • Infill development 7th avenue and incentives • Unified technology to streamline permitting processes (buy in with departments and county and developers) • South main parking • Reenergizing a representative business voice	
What pressures, changes, or new demands are emerging related to this focus area that we need to be planning for?	• Property ownership • Cost of doing business • Gentrification • Workforce (housing, wages/childcare)	• No new ideas put on the table

Housing, Growth Management, and Community Character

Question	Nov 18 Feedback / Ideas	Jan 9 Feedback / Ideas
What does "winning" look like in this area 3-5 years from now?	• Achieve significant portion of goals in Housing Strategy Plan • Sense of "hometown feel" • Accepting needed density • Defining community character	• Identify areas for re-development • Winning looks like having people that can live and work here • Need to define what responsible growth really means for the public (clear definition and engaged public)

Question	Nov 18 Feedback / Ideas	Jan 9 Feedback / Ideas
		• Need to downtown design standards that are adopted and implemented • Entry corridors • Comp plan implementation • MLK Blvd by police station – sound / beautification
What are the big rocks (main priorities) we need to move over the next few years in this focus area?	• Being strategic with land use • Acceptance by public of growth/ density • Funding for affordable housing • Innovative housing types • Define reality / what's doable • Defining affordable • Developing design standards for overlay districts • Public art	• No new ideas put on the table
What pressures, changes, or new demands are emerging related to this focus area that we need to be planning for?	• Economic uncertainty (dinner table, politics, identifying opportunities and risk taking, consensus)	• No new ideas put on the table

Strong Infrastructure

Question	Nov 18 Feedback / Ideas	Jan 9 Feedback / Ideas
What does "winning" look like in this area 3-5 years from now?	• Infrastructure oversized for current needs • Robust long-term planning • Knowledgeable and professional staff • Affordable taxes and rates • Transportation connectivity, multi-modal	• GO Bond getting approved would be a win x 2 • Making streets safter, more accessible, and reducing negative stats • Need to make sure the "infrastructure oversized" is changed to "right sized

Question	Nov 18 Feedback / Ideas	Jan 9 Feedback / Ideas
	• Policies to support proper infrastructure growth	for current and future needs” ○ Example: Infrastructure is right sized for current and future needs • Need a transportation (GO Bond building on these projects)
What are the big rocks (main priorities) we need to move over the next few years in this focus area?	• Advocate with NCDOT (and other organizations) • Funding • Competing interests with limited resources • More expectations on notifications and outreach • Cooperative partnerships with state, private, and local orgs. • Staffing ($, recruit, retain, train) • Affordable rates and taxes • Unfunded mandates / changing regulations • Land and ROW acquisition • Level of service expectations for how we build infrastructure (have this ready for across the board) • Maintaining current congestion levels • Right-sizing standards for infrastructure provided by private sector; want incremental, long-term impact, less maintenance	• No new ideas put on the table

Question	Nov 18 Feedback / Ideas	Jan 9 Feedback / Ideas
What pressures, changes, or new demands are emerging related to this focus area that we need to be planning for?	• Cyber attacks, system vulnerabilities • Climate change, extreme weather events • Evolving technology and security • Aging infrastructure, replacement needs, more experience • Population growth • Diminishing funding sources (gas tax…) and public support of rising taxes and rates • Water/sewer stormwater, roads/ transportation, IT	• Continue to prioritize and to communicate the important of water/sewer (hidden) in infrastructure

Enablers (Our Organizational Capabilities) – Small Group Discussions

Professional and Well-Trained Workforce

Question	Nov 18 Feedback / Ideas	Jan 9 Feedback / Ideas
What does "winning" look like in this area 3-5 years from now?	• Cross training so employees know other departments • Less siloed trainings • Sufficient training budgets • Reduction/ elimination of community complaints, service excellence through professional development • Qualified applicants for every vacancy • Expanded tuition reimbursement and incentive pay • Pay-study • Opportunities for advancement and maintaining internal and external development	• Want to rename this enabler title • Top employer in the County / Region • Expand tuition reimbursement plan • Opportunities for advancement is key, along with succession planning • Need service excellence committee (define); program needs to be revamped and "rebuilt" • What does "cross-jurisdictional pairings" mean?

Question	Nov 18 Feedback / Ideas	Jan 9 Feedback / Ideas

	• Clearly defined career development
	• Golden handcuffs: so good to work here you can't leave
	• Succession planning (develop a program)
	• staff with strong professional retreats outside city
	• Internship program expansion
	  ○ Train to hire/ part-time to full-time
	• Solid SOP policy development
	  ○ Consistent review schedule (annual)
	• Mentorship program
	• Pro of cross-jurisdictional pairings
	• Maintaining and continuing benefits offering
	  ○ Prioritization/remain competitive
	• Keep people around (longevity)
	• Maintaining benefits like wellness program
		• Need meetings with communications and with City / County / cross-departments for planning, inspections, etc.

What are the big rocks (main priorities) we need to move over the next few years in this focus area?	• Budget/ facilities/ logistics for trainings and certifications • Turnover and training new employees • Identification of mandatory trainings -> tracking is broken • Professional development / clear career ladder -> counseling • Continuity across departments for professional development • Loss of institutional knowledge (retirement/turnover)	• Childcare • Strong school district / education options • Want life skills for new "EEs"

Question	Nov 18 Feedback / Ideas	Jan 9 Feedback / Ideas

	• Hesitancy to change or innovate
	• Staff retention in entry level-positions local and private sector competition
	• Availability of training (ex. career advancement for admin asst and what training is available)
	• Less public service motivation in applicants / recruitment
	• Recruitment challenges
	  ○ Gen Z / Gen Alpha
	  ○ Education needed
	• Proactive recruitment strategies (can't wait around)
	• Aggressive recruitment strategies
	  ○ Head-hunting, winning over private sector
	• Expanding search area / geography of recruitment marketing	

What pressures, changes, or new demands are emerging related to this focus area that we need to be planning for?	• Less employed company loyalty ○ Changing culture • Educational funding deficiencies • Continuing demands of cost of living in WNC • Housing costs	• No new ideas put on the table

High-Functioning City Council

Question	Nov 18 Feedback / Ideas	Jan 9 Feedback / Ideas
What does "winning" look like in this area 3-5 years from now?	• Council supports staff • Positive social media posts • Mobility (voting, etc.) • Clear expectations + policy guidance	• Improved collaboration with community partners towards shared goals • Identify shared goals – pool, industry, etc. • Shared strategic vision

Question	Nov 18 Feedback / Ideas	Jan 9 Feedback / Ideas
	• (Council and staff) understand community goals • Openness to new ideas • Spotlight on families • Problems -> staff / leadership resolve • Say "thank you" across community • Implementation of data-driven decision making • Not rigid; strong but approachable leadership	• What does Council want from staff? This needs to be covered at the Council retreat • Transparency • Willingness to work with the private sector
What are the big rocks (main priorities) we need to move over the next few years in this focus area?	• Communicating + educating the public • Council retreat • Promoting transparency • "Liaison" roles / response • Policies predictable • Training (NCLM) (Academy class) • Easier distribution + working with the community • Staff expectations (HR perspective) -> performance levels • Council relations w/ community • Staff leadership + recruitment challenge • Welcoming to under-represented voices • Better definition of working relationship with managers • Legal contract knowledge • Understanding constraints for decision-making	• New Mayor, new Council, different leadership styles

Question	Nov 18 Feedback / Ideas	Jan 9 Feedback / Ideas
	• Family-oriented, performance-based • Community engagement + civility • Practice + revisit working with staff • Positivity checks (communication) • Staff flow (strengthening internal comms) • Board / commission engagement	

Financial / Budget Engine

Question	Feedback / Ideas	

What does "winning" look like in this area 3-5 years from now?	• Sep. fund balance policies
	  ○ Reduce number of amendments
	• Lifecycle and operating impacts of capital
	• Multi-year (2) Budgets
	• Transportation
	  ○ Reports
	  ○ KPI's
	• Maximize grant opportunity
	• Department use >90% of budgets
	• Strategy aligned budgets
		• Improve overall project planning (efficiency)
		• Need to make sure we get at the internal service aspect of this enabler (strong "internal service" overall idea and approach)
		• For lifecycle and operating impacts of capital, need to think about the pool (staffing with that too)

What are the big rocks (main priorities) we need to move over the next few years in this focus area?	• Improve understanding of grant process/ years • Delegate grant responsibilities • New real-time crime center	• What does winning look like? IT, HR, etc.

Question	Feedback / Ideas	
	• Fire station 3 • Grow fund balance • Understand constraints and cost to operate • Know when to say "no" • Align related/ prox. capital improvement • I.D. services not in alignment with vision • Invest in emerging tech (like GIS, AI) • Dept. KPI's and performance management • Highlight successes ○ Where's my money going? • Dedicated savings for unforeseen • Staff training • Clips of workshops • Simplify/make decisions more readable	
What pressures, changes, or new demands are emerging related to this focus area that we need to be planning for?	• Line item budget • New revenue sources • Level of SVC vs. revenues • Inflating capital cost	• No new ideas put on the table

Community Partnerships

Question	Nov 18 Feedback / Ideas	Jan 9 Feedback / Ideas
What does "winning" look like in this area 3-5 years from now?	• Resource sharing (streamlining services) • Identifying gaps (consensus) • Reduction in repeated interactions mental health • Strong employee benefits • Department Citizens Academy	• Find ways to get partners to engage more (County, non-profits, private opportunities, public school system, foundations) x 2

Question	Nov 18 Feedback / Ideas	Jan 9 Feedback / Ideas
	• Emergency preparedness with region • Trust in us • Coordination with Animal Shelter • Strong relationships, non-profits, county, community members, business community • Grant partnerships • Access to medical care • Partnerships for capital projects • Talent pipeline • Mutual aid agreements • Access to community (business) • Informed and useful input • Advocacy groups alignment • Patience, understanding	• Winning would look like partnering with BRCC to get skilled employees vs city getting untrained staff (example: public works program) • "Fee in-lieu" through partnerships opportunities with Hospital partnership • Need to have tough regional discussions for consolidation (utilities, public safety, reduce duplication of services across jurisdictions)
What are the big rocks (main priorities) we need to move over the next few years in this focus area?	• Buy-in to strategy goal and involvement • City appointed boards • Marketing • Identify local champions • Relationships with high ed region • Bringing med resources into region • Relationship with BRCC • Utilize Land of Sky (LOS) for communications • Meeting in the middle • Dealing with egos • Civic education • Shelter representation on committee • Bringing people to table • Meeting to identify benefits	• No new ideas put on the table

Question	Nov 18 Feedback / Ideas	Jan 9 Feedback / Ideas
	• Employee volunteering with community • Partnership	
What pressures, changes, or new demands are emerging related to this focus area that we need to be planning for?	• State/federal regulations • NIMBY • Social district • Financial strain on partners • Services to tax exempt organizations	• No new ideas put on the table

Engaged and Education Community

Question	Some Initial Ideas	Jan 9 Feedback
What does "winning" look like in this area 3-5 years from now?	• Residents trust City of Hendersonville government to be ethical and transparent • All demographics and stakeholders of the City have an equal voice in the decision-making process • City service information and engagement methods are accessible, and the government works with the community to remove barriers to access and participation • Basic understanding on municipal government, responsibilities, and how they can access services and information • Even if residents disagree with policies or decisions, they have an understanding of the 'why' • Community members rely on and share trusted sources of information (COH channels) vs.	• Fully build out transparency page on COH website • Community believes / trust what COH publishes • City is vulnerable and proactively provides information (City is forthcoming when not violating laws / rules) • In the absence of information people speculate (this is a gap) • Having a crisis communication plan would be a win! • Storytelling to the public – water, ISO, PD/Fire, etc. • Keeping the public in the loop ahead of time, consistency • There is public trust • There is "buy in"

Question	Some Initial Ideas	Jan 9 Feedback
	perpetuating rumors/misinformation	
What are the big rocks (main priorities) we need to move over the next few years in this focus area?	• Expanding access opportunities to groups with specific needs (English as a second language, ADA needs) • Making complex concepts and issues understandable through plain language, visuals/graphics, photo and video content to encourage consumption and capture shrinking attention spans of the public • Strengthen neighborhood-level engagement and identify/engage with community champions to help educate and engage community groups • Improve emergency preparedness level of community members	• More consistent public feedback – focus on the community's "hot topics" (take feedback through frequent citizen surveying) • Continue leveraging tech. to gather feedback • Citizen's Academy
What pressures, changes, or new demands are emerging related to this focus area that we need to be planning for?	• Increasing distrust of government at all levels, disengaged citizenry, incivility toward government workers and fellow community members • Hyper-politicized rhetoric and widening gap across political parties, extremism and unwillingness to compromise • Engagement fatigue, competing demands for residents' time and attention • Expectations of service delivery and communications on par with private companies (amazon, etc.); with this comes	• Adaptions / uses of AI as a reliable data / solution source • Managing service level adaptations to balance costs and delivery • Set realistic expectations and start with "why" • Develop an AI policy

Question	Some Initial Ideas	Jan 9 Feedback
	the need for additional contracts, technology, staff • Rapid speed of the spread of misinformation, deepfakes • AI and responsible use in customer service delivery and communications	

Council Retreat Meeting Summary

Building Hendersonville

FEBRUARY 27, 2026

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EXECUTIVE SUMMARY

THE IMMEDIATE OUTCOMES OF THE RETREAT INCLUDED:

- Provided guidance on key public safety focus areas
- Reviewed and shared input on the City's updated draft strategic plan framework
- Identified top priorities ("big rocks") the City can emphasize over the next year

COUNCIL DISCUSSED SEVERAL PUBLIC SAFETY ISSUES:

CODE ENFORCEMENT:

- Desire to be more proactive rather than complaint-driven
- Need for clearer ordinances
- Interest in partnerships for housing safety issues

TRANSPORTATION SAFETY IDEAS DISCUSSED INCLUDED:

- Lower speed limits (will explore more)
- Traffic calming measures
- Red-light or speed cameras
- Safer street design
- Unhoused Population

POLICE STAFFING: Support for maintaining strong staffing levels

COUNCIL WEIGHED IN ON STRATEGIC PLAN FRAMEWORK:

- Council members participated in facilitated station-based discussions to review and provide input on the City's draft strategic plan framework.
- Rotating through stations hosted by staff subject-matter experts, Councilors discussed proposed outcomes, near-term priorities, and emerging issues affecting the community.
- A second round of stations focused on the organizational systems and capacities needed to support implementation of the City's strategic priorities.

COUNCIL IDENTIFIED THEIR TOP PRIORITIES FOR NEXT 1-2 YEARS:

TOP PRIORITIES:

- Real affordable housing / community land trust plan (defined and actionable)
- Intentional planning for green space acquisition
- Waste Water Treatment Plant Planning
- Development review overhaul (streamlining process)
- Public safety staffing (well paid, fully staffed workforce)
- Community Advisory Committee
- Sustainable staffing levels across departments
- More toward a living wage / comprehensive benefits (and compensation) that provide high quality of life for employees

ADDITIONAL PRIORITIES:

- Traffic safety improvements
- Patton and Whitmire
- Helene Recovery – Critical Failure Priority
- More work on existing, aging infrastructure (such as stormwater)


COUNCIL RETREAT 2026

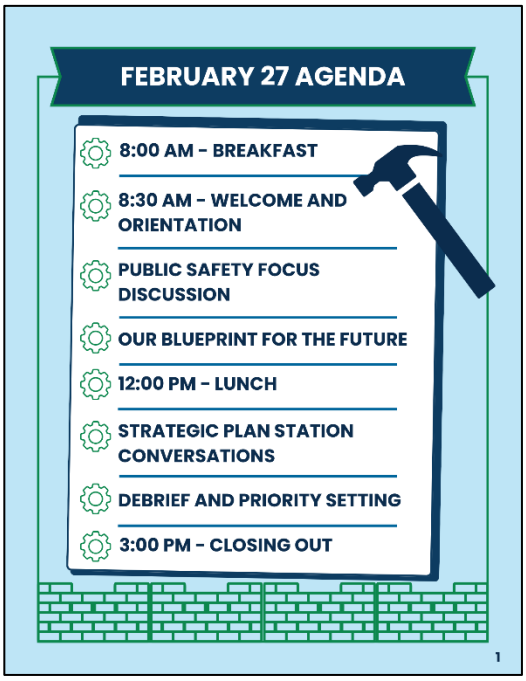
RETREAT PURPOSE

The City of Hendersonville convened its City Council for a retreat on February 27, 2026. This retreat was preceded by a strategic planning primer on February 25 and a financial update provided by City staff to Council on February 26, 2026.

The February 27 session, held from 8:00 AM to 3:00 PM and facilitated by Fountainworks, focused on reviewing and providing feedback on the City's updated draft strategic plan framework, as well as identifying key priorities the City may emphasize over the coming year.

This summary reflects the structure of the retreat, the discussions that took place, and the intended outcomes of the session. Notes were captured live and are intended to reflect the dialogue and feedback shared during the retreat; they do not represent formal priorities unless specifically identified as such.





The immediate outcomes of the retreat included:

What are we immediately walking away from the retreat with?

- Provide guidance on key public safety focus areas
- Review and share input on the City's updated draft strategic plan framework
- Identify top priorities ("big rocks") the City can emphasize over the next year

The agenda for the retreat included:

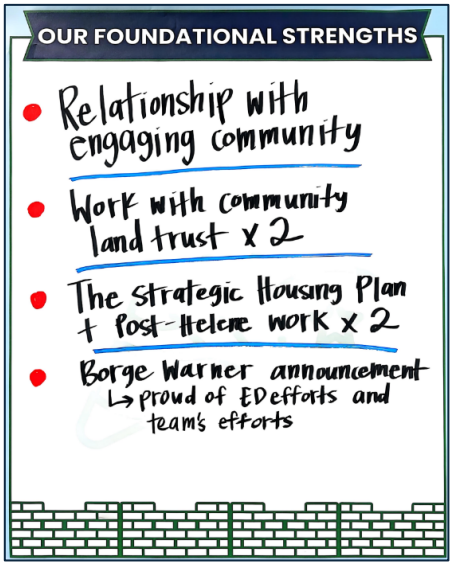
- Welcome and Orientation
- Public Safety Focus Discussion
- Strategic Plan Station Conversations
- Debrief and Priority Setting
- Next Steps and Wrap Up

To open the meeting, members of the Hendersonville City Council were asked to share a recent win, moment of pride, or core accomplishment for the City in the past few months. Their responses are the foundation strengths we are building on together at this retreat.

Their responses can be found below.

Our Foundational Strengths

- Relationship with engaging community
- Work with community land trust [x2]
- The Strategic Housing Plan and Post-Helene work [x2]
- Borge Warner announcement
- Proud of Emergency Department efforts and team efforts



PUBLIC SAFETY FOCUS

Staff Leadership led a discussion with Councilors around public safety aspects, including: code enforcement and development review, creative solutions for public safety and transportation safety, and police staffing needs. Councilors' reflections from their discussion can be found below.

Code Enforcement / Development Review

Fire Code Enforcement

- Depending on the inspectors, they may "ding" you for certain things; have faced turnover but more consistency now
- How have inspections been done in the past? They now have their own division for this, which means no shift inspections anymore.
- With fire/police, is there a way to tap into others to respond to traffic accidents?

- Ultimately, we want to support staff
- We have to use certified fire inspectors
- Explore a Community Paramedic Program?

- Have the hood cleaning requirements changed?
  - Depends on use (church example)
- What are the relevant logistics for housing policy and single-family housing? Specifically residential housing/multi-family housing

Commercial Code Enforcement

- We would like to be more proactive—that is, less complaint-driven—as it can lead to building preservation
- Is the ordinance too vague?
  - Can get more specific
  - Clarity would be helpful
- What does code enforcement training look like?
  - There are a lot of training opportunities and tools to implement a professional level of expertise

Minimum Housing Code Enforcement

- Is there a partnership with Pisgah Legal for tenants in sub-standard houses that need repairs? We have an interest in a wrap-around approach.
  - Some preference for proactive approach
  - Can make this information public
- Tenant flood notification—worth looking into implementing such a feature

Creative Solutions for Public and Transportation Safety

Traffic Safety

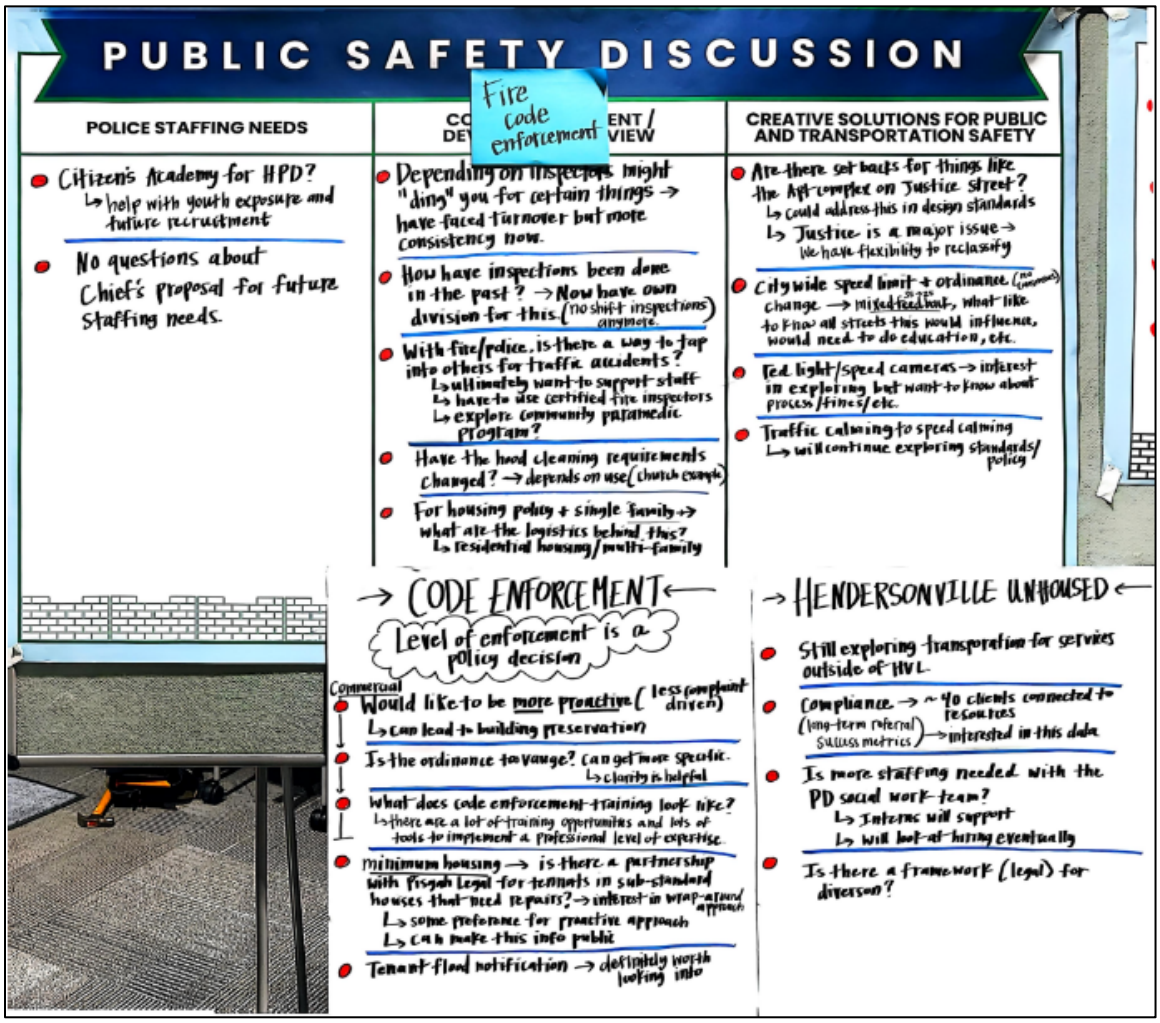
- Are there setbacks for things like the apartment complex on Justice Street?
  - Could address this in design standards
  - Justice Street is a major issue, we have the flexibility to reclassify
- Citywide speed limit (35 to 25 mph) and ordinance change has mixed feedback (no consensus)
  - Would need to educate initiatives
  - Would like to know all the streets that this would influence
- There is an interest in exploring red light/speed cameras, but we want to know more about the processes/fines/etc.
- Traffic calming to speed calming—will continue exploring its standards and policy

Hendersonville Unhoused and HPD Social Work

- Still exploring transportation services outside of Hendersonville
- Compliance: around 40 clients connected to resources
    - Interested in long-term referral success metrics
- Is more staffing needed with the Police Department social work team?
    - Interns will provide support
    - Will look at hiring eventually
- Is there a (legal) framework for diversion?

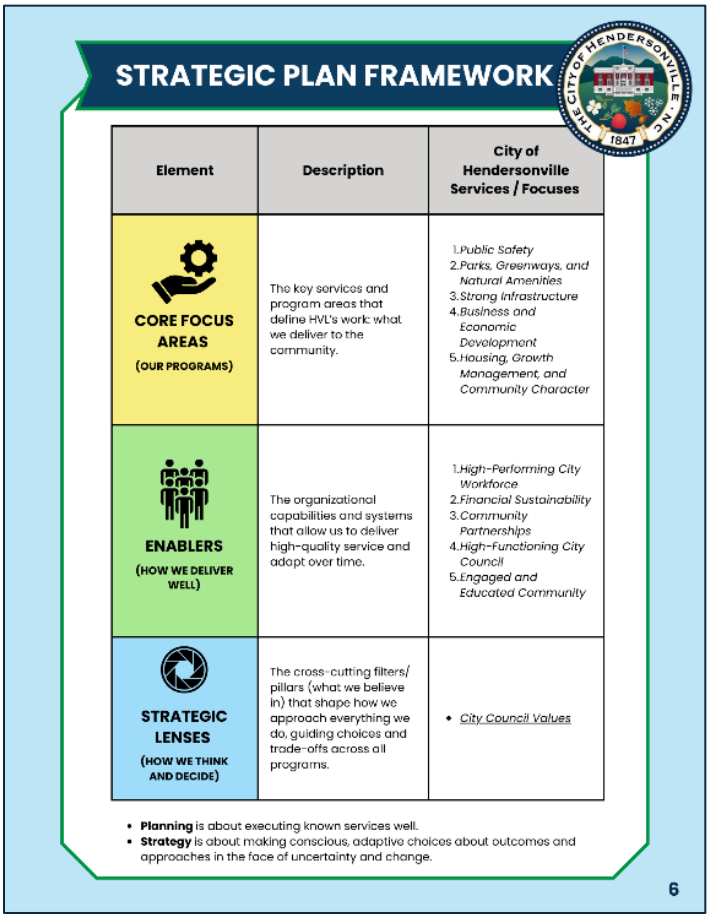
Police Staffing Needs

- Citizen's Academy for HPD?
    - Help with youth exposure and future recruitment
- No questions about the Chief's proposal for future staffing needs



FOCUS AREA STATION CONVERSATIONS

Councilors individually participated in a station-based exercise designed to gather input and reactions to the initial strategic planning framework developed by staff for the City's five proposed focus areas. The exercise was intended to help refine the draft framework and ensure it reflects Council's perspectives on priorities, emerging challenges, and desired outcomes for the community.



At each station, Councilors reviewed the draft 3–5 year outcomes ("what winning looks like") and the near- and mid-term priorities identified by staff. Councilors were asked to consider:

- How the proposed 3–5 year outcomes resonated with them and whether any edits, additions, or refinements were needed.
- Whether the proposed near- and mid-term priorities align with Council's perspective, and what additional priorities or adjustments should be considered.
- What new pressures, trends, or emerging community needs should be considered within the focus area.

Stations corresponded to the City's five proposed strategic plan focus areas:

- Public Safety (hosted by Chief Myhand)
- Parks, Greenways, and Natural Amenities (hosted by Richard Shook)
- Strong Infrastructure (hosted by Brent Detwiler and Brian Pahle)
- Business and Economic Development (hosted by Jamie Carpenter)
- Housing, Growth Management, and Community Character (hosted by Matt Manley)

The information below summarizes the feedback and discussion generated at each focus area station. Additions, reactions, or suggestions provided by Council are shown in *italics*. In some cases, station hosts noted which Councilors offered specific comments, and those Councilors are identified where applicable.

Public Safety – Hosted by Chief Myhand



Staff Leadership Top Near-Term Priorities	Proposed 3–5 Year Outcomes (What Winning Looks Like)
Proactive and sustainable staffing plan (Police, Fire, Code Enforcement) • *Strong number 1 priority [x2]* • *For staffing, maintain and do succession planning*	Public safety services are reliably staffed and consistently meet community service expectations
Deep dive and overhaul of all public safety codes (Fire, Commercial Maintenance, Minimum Housing)	City codes are up to date and provide a tool for improving quality of life, community appearance, and safety for all community stakeholders

Staff Leadership Top Near-Term Priorities	Proposed 3–5 Year Outcomes (What Winning Looks Like)
Continuing work relating to unhoused solutions and developing an unhoused strategic plan	Reduced overall homelessness, with sustained reductions in chronic unsheltered homelessness
Transportation safety improvements through GO Bond proceeds and Safety-by-Design/Safe Streets/Safety Countermeasure concepts • *Traffic and safety [x3]* • *More research on cost-benefit analysis*	Traffic injuries and fatalities decline on high-risk corridors

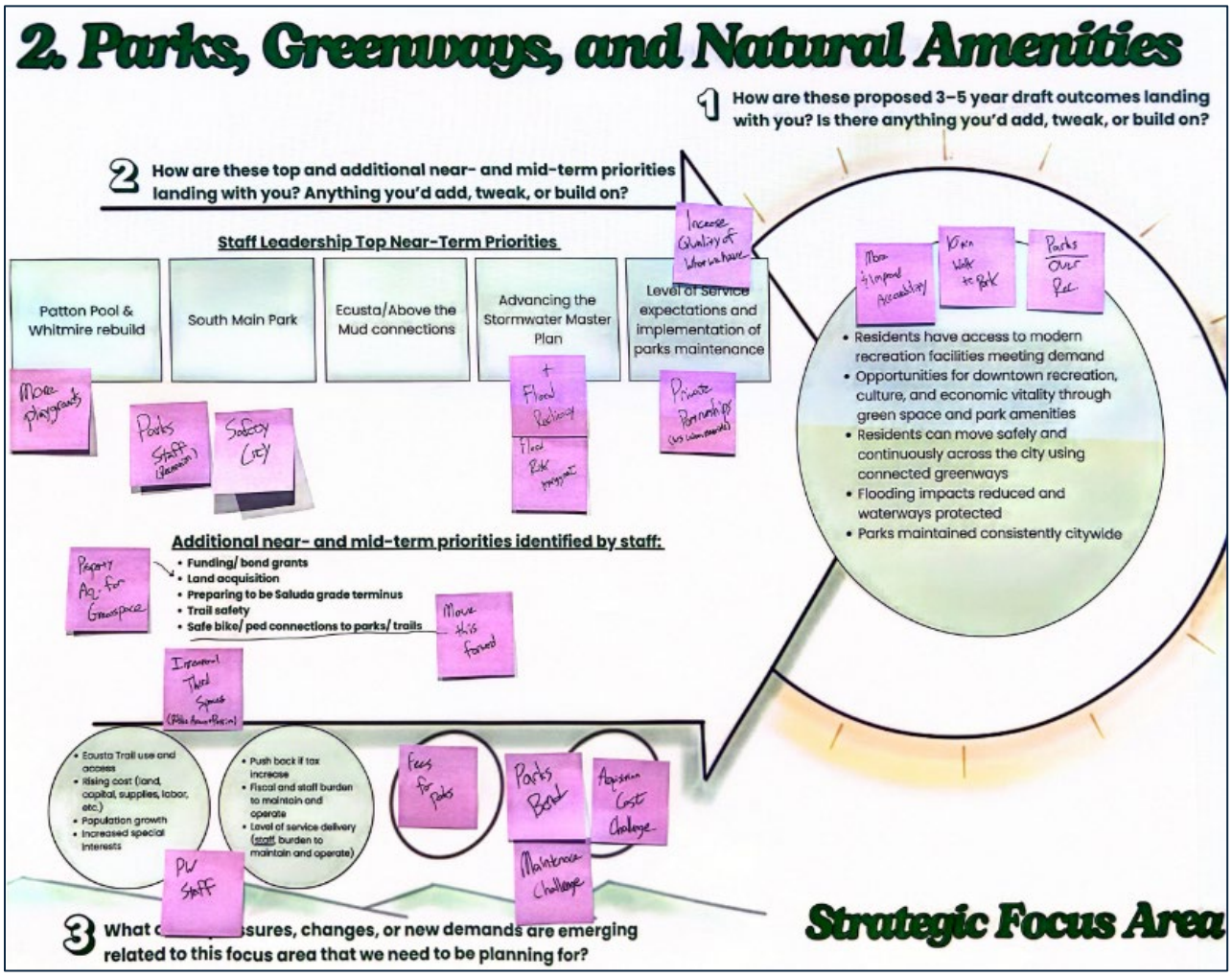
Additional near- and mid-term priorities identified by staff:

- Staff training (ICS)
- Maintain staffing
- Perception of HVL (clean, friendly?)
    - *Perception of safety*
- Evolving threats to public safety
- Community expectations
- Ways to minimize service outages
- Being proactive vs. reactive
- Having a clear crisis communication plan
- Financial cost
- Adapt to technology
- Creative use of sworn/non-sworn staff
- D.F.R. (drone first responders) and other alternatives
- PSAP decisions – State direction?
- 911 call center or dispatch
- For events – need barricade SOP, cameras, and parade roles (who is running them?)

Pressures, changes, or new demands emerging:

- *Community engagement*

Parks, Greenways, and Natural Amenities – Hosted by Richard Shook



Staff Leadership Top Near-Term Priorities	Proposed 3–5 Year Outcomes (What Winning Looks Like)
Patton Pool & Whitmire rebuild • *More playgrounds*	Residents have access to modern recreation facilities meeting demand • *More and improved accessibility* • *10-minute walk to the park* • *Parks over recreation*

Staff Leadership Top Near-Term Priorities	Proposed 3–5 Year Outcomes (What Winning Looks Like)
South Main Park • *Parks staff (recreation)* • *Safety city*	Opportunities for downtown recreation, culture, and economic vitality through green space and park amenities
Ecusta/Above the Mud connections	Residents can move safely and continuously across the city using connected greenways
Advancing the Stormwater Master Plan • *Flood resiliency* • *Flood risk management*	Flooding impacts reduced and waterways protected
Level of Service expectations and implementation of parks maintenance • *Increase quality of what we have* • *Private partnerships (WS Vulcan Materials)*	Parks maintained consistently citywide

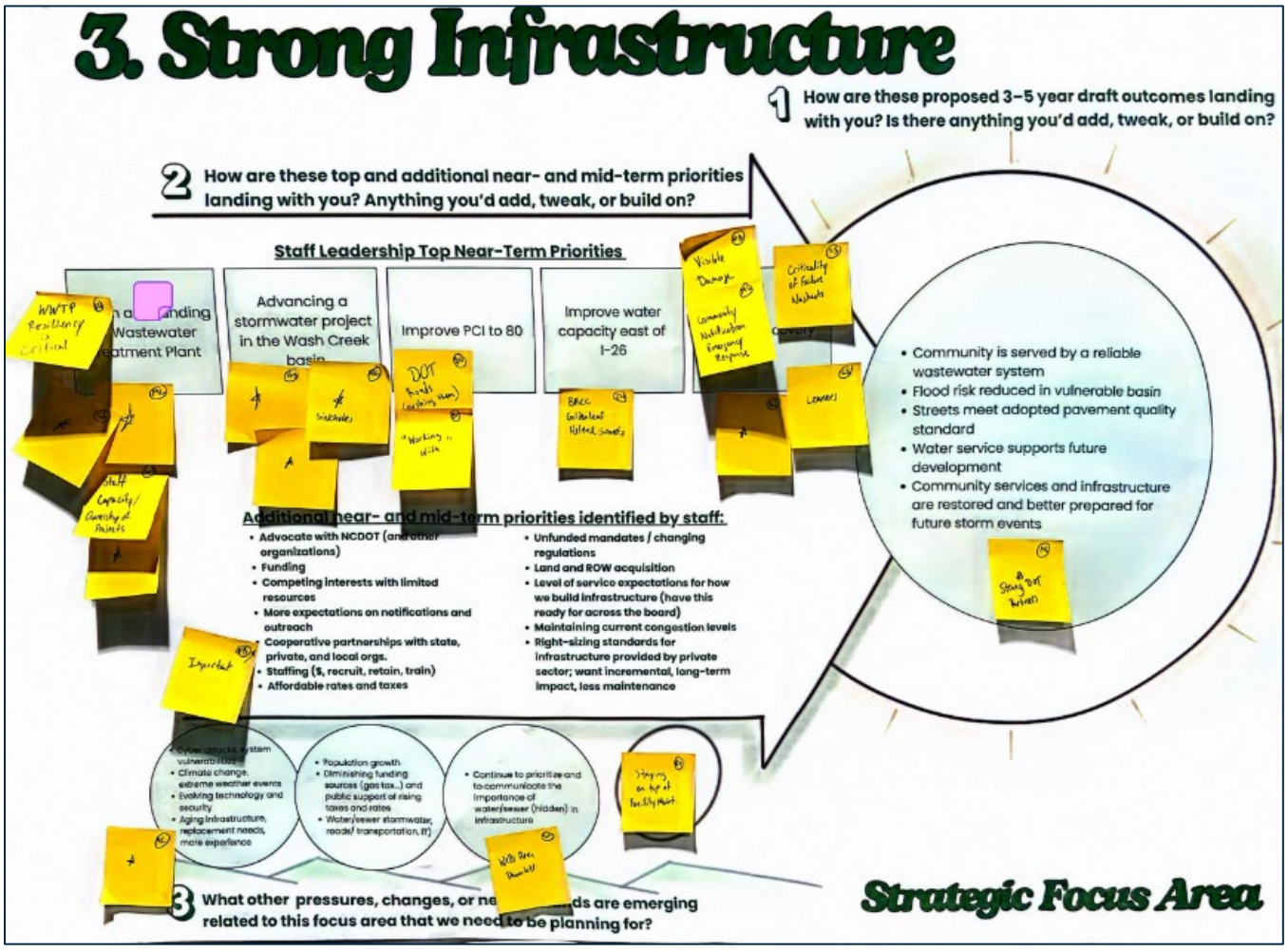
Additional near- and mid-term priorities identified by staff:

- Funding/ bond grants
- Land acquisition
    - *Property acquisition for greenspace*
- Preparing to be Saluda grade terminus
- Trail safety
- Safe bike/ ped connections to parks/ trails
    - *Move this forward*
    - *Intentional third spaces (public access and passion)*

Pressures, changes, or new demands emerging:

- *Public works staff*
- *Fees for parks*
- *Parks bond*
- *Acquisition cost challenge*
- *Maintenance challenge*

Strong Infrastructure – Hosted by Brent Detwiler and Brian Pahle



Staff Leadership Top Near-Term Priorities	Proposed 3–5 Year Outcomes (What Winning Looks Like)

Design and funding for wastewater treatment plan
• *Mayor Volk:*
  ○ *Wastewater Treatment Plant resiliency is critical*
• *Councilor Baxter:*
  ○ *Staff capacity / ownership of projects*
• *Councilor Lowrance:*
  ○ *Priority area*
	Community is served by a reliable wastewater system

Staff Leadership Top Near-Term Priorities	Proposed 3–5 Year Outcomes (What Winning Looks Like)

• *Councilor Simpson:*
  ○ *Priority area*
• *Mayor Pro Tem Hensley:*
  ○ *Priority area*	

Advancing a stormwater project in the Wash Creek basin
• *Councilor Baxter:*
  ○ *Priority area*
• *Councilor Simpson:*
  ○ *Priority area*
• *Councilor Lowrance*
  ○ *Sinkholes*
	Flood risk reduced in vulnerable basin

Improve PCI (Pavement Condition Index) to 80
• *Mayor Volk:*
  ○ *Department of Transportation roads (pushing them)*
  ○ *"Working with"*
	Streets meet adopted pavement quality standard

Improve water capacity east of I-26 • *Mayor Pro Tem Hensley:* ○ *Blue Ridge Community College – Golden LEAF Helene Grants*	Water service supports future development

Helene recovery
• *Councilor Baxter:*
  ○ *Visible damage*
• *Councilor Lowrance:*
  ○ *Community Notification Emergency Response*
• *Councilor Simpson:*
  ○ *Priority area*
  ○ *Leaners*
  ○ *Criticality of failure washouts*
	Community services and infrastructure are restored and better prepared for future storm events
	• *Priority area; strong partners at the Department of Transportation (Councilor Lowrance)*

Additional near- and mid-term priorities identified by staff:

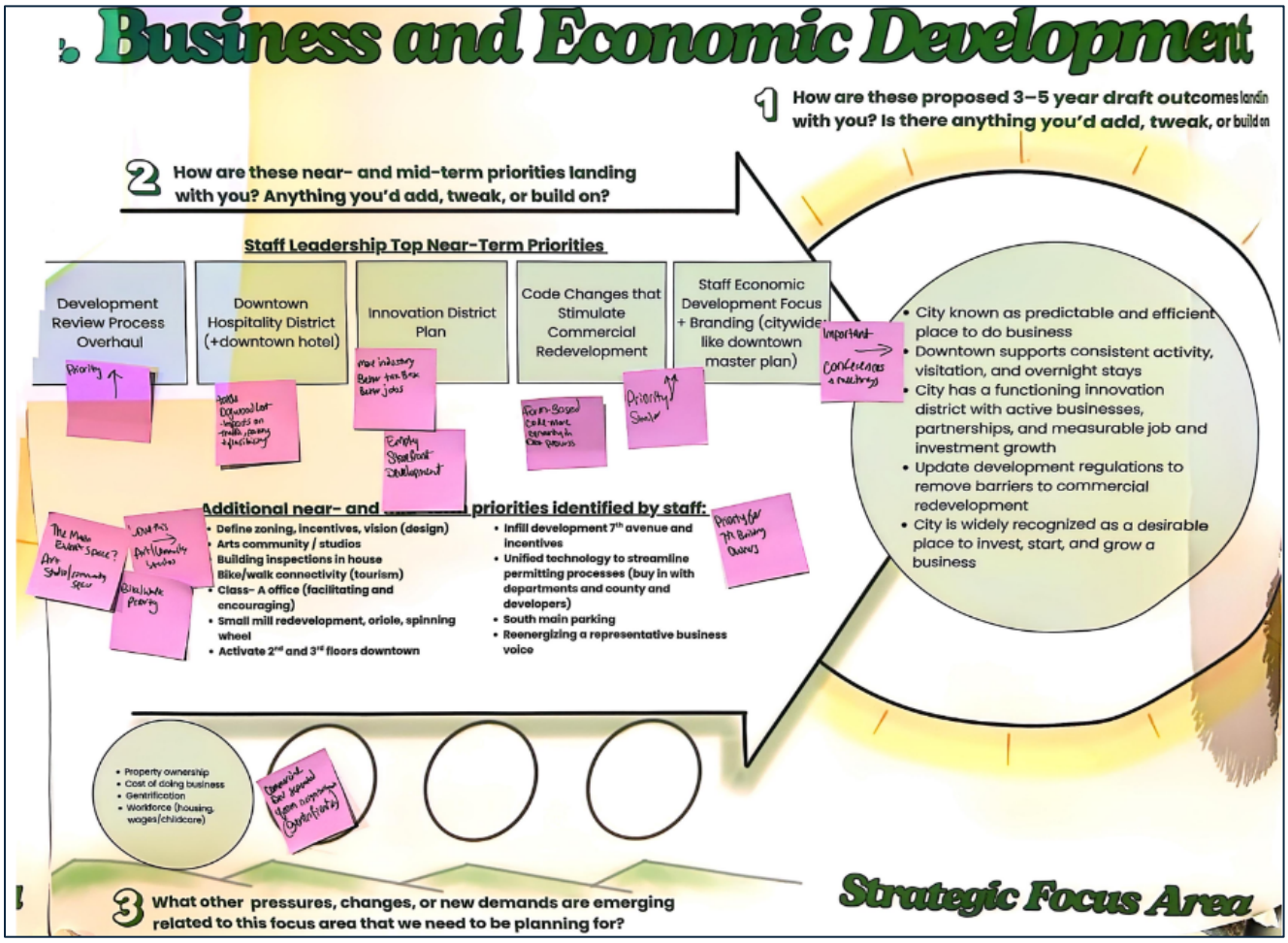
- Advocate with NCDOT (and other organizations)
- Funding
- Competing interests with limited resources

- More expectations on notifications and outreach
- Cooperative partnerships with state, private, and local organizations.
    - *Important (Councilor Baxter)*
- Staffing ($, recruit, retain, train)
- Affordable rates and taxes
- Unfunded mandates / changing regulations
- Land and ROW acquisition
- Level of service expectations for how we build infrastructure (have this ready for across the board)
- Maintaining current congestion levels
- Right-sizing standards for infrastructure provided by private sector; want incremental, long-term impact, less maintenance

Pressures, changes, or new demands emerging:

- *Aging infrastructure, replacement needs, more experience*
    - *Priority area (Councilor Lowrance)*
- *Wells are downhill (Mayor Pro Tem Hensley)*
- *Staying on top of facility maintenance (Mayor Volk)*

Business and Economic Development – Hosted by Jamie Carpenter



Staff Leadership Top Near-Term Priorities	Proposed 3–5 Year Outcomes (What Winning Looks Like)
Development Review Process Overhaul • *Priority*	City known as predictable and efficient place to do business
Downtown Hospitality District (+downtown hotel) • *Table Dogwood Lot: impacts on traffic, parking, and feasibility (Melinda Lowrance)* • *Most Councilors expressed positive excitement about this priority*	Downtown supports consistent activity, visitation, and overnight stays • *Important, especially for conferences and meetings*

Staff Leadership Top Near-Term Priorities	Proposed 3–5 Year Outcomes (What Winning Looks Like)
Innovation District Plan • *More industry activity* • *Better tax base* • *Better jobs* • *Empty storefront development*	The City has a functioning innovation district with active businesses, partnerships, and measurable job and investment growth
Code Changes that Stimulate Commercial Redevelopment* • *Farm-based code will bring more certainty in the development process* • *Priority*	Update development regulations to remove barriers to commercial redevelopment
Staff Economic Development Focus + Branding (citywide; like downtown master plan)* • *Priority*	The City is widely recognized as a desirable place to invest, start, and grow a business

**These two priorities Council considered to be complementary / paired*

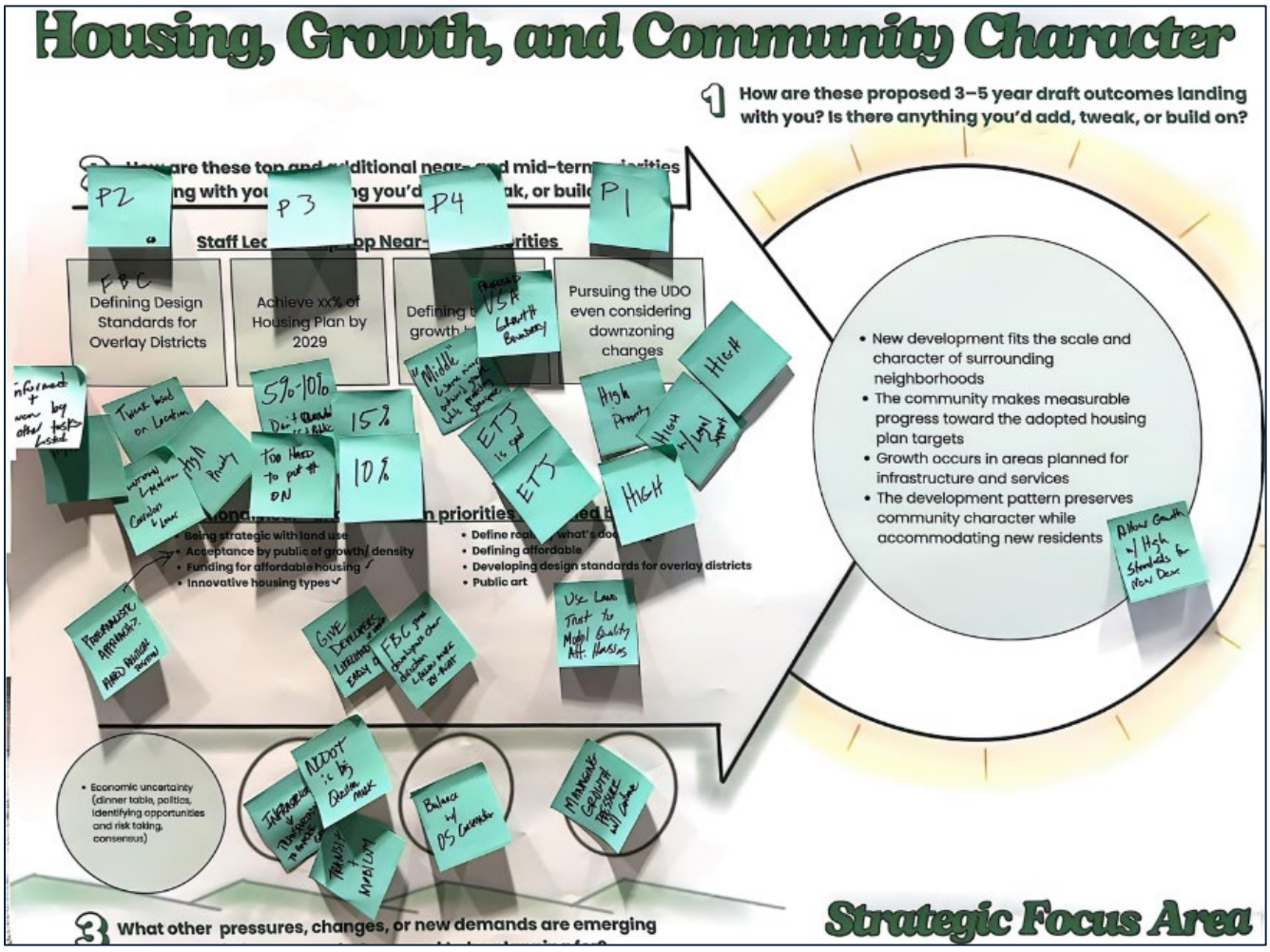
Additional near- and mid-term priorities identified by staff:

- Define zoning, incentives, vision (design)
- Arts community / studios
    - *Love this*
    - *Where would the main event space be?*
- Building inspections in house
- Bike/walk connectivity (tourism)
    - *Priority*
- Class- A office (facilitating and encouraging)
- Small mill redevelopment, oriole, spinning wheel
- Activate 2nd and 3rd floors downtown
- Infill development 7th avenue and incentives
    - *Priority for the building owners*
- Unified technology to streamline permitting processes (buy in with departments and county and developers)
- South main parking
- Reenergizing a representative business voice

Pressures, changes, or new demands emerging:

- *Gentrification: commercial developments are separated from neighborhoods*

Housing, Growth, and Community Character – Hosted by Matt Manley



Staff Leadership Top Near-Term Priorities	Proposed 3–5 Year Outcomes (What Winning Looks Like)
Pursuing the UDO even considering downzoning changes • *High priority [x4]* • *With legal support*	New development fits the scale and character of surrounding neighborhoods
Defining Design Standards for Overlay Districts • *Second priority*	The community makes measurable progress toward the adopted housing plan targets

Staff Leadership Top Near-Term Priorities	Proposed 3–5 Year Outcomes (What Winning Looks Like)
• *Based on insights that it allows for more housing and greater mobility, but only if transportation keeps pace* • *Defining whereby priorities level of high/medium/low are assigned* • *Informed and driven by other tasks listed* • *High priority: Tweak based on location* ○ *Downtown as medium, corridors as lower* • *FBC = form-based code*	
Achieve xx% of Housing Plan by 2029 • *Third priority* • *If other goals are achieved it will help achieve supply goals* • *5-10% to not overwhelm the staff and public* • *10%? 15%?* • *Too hard to put a number on*	Growth occurs in areas planned for infrastructure and services
Defining the City's growth boundary • *Fourth priority* • *Asked to give geographical limits of growth* • *Proposed USA growth boundary* • *"Middle": some minor outward growth while protecting greenspace* • *Extra-Territorial Jurisdiction (ETJ) is good*	The development pattern preserves community character while accommodating new residents • *Allow growth with high standards for new development*

Additional near- and mid-term priorities identified by staff:

- Being strategic with land use
- Acceptance by public of growth/ density
  - *Paternalistic approach? Hard political position*
- Funding for affordable housing
- Innovative housing types
  - *Give developers likelihood of approach early on*
  - *FBC gives developers clear direction by allowing more by-right*
- Define reality / what's doable
- Defining affordable

    - *Use land trust to model quality affordable housing*
- Developing design standards for overlay districts
- Public art

Pressures, changes, or new demands emerging:

- *Infrastructure needs transportation to handle growth: focus on transit and mobility*
- *N.C. Department of Transportation is a big question mark*
- *Balance with OS Conservation*
- *Managing growth pressure will continue*

ENABLER STATION CONVERSATIONS

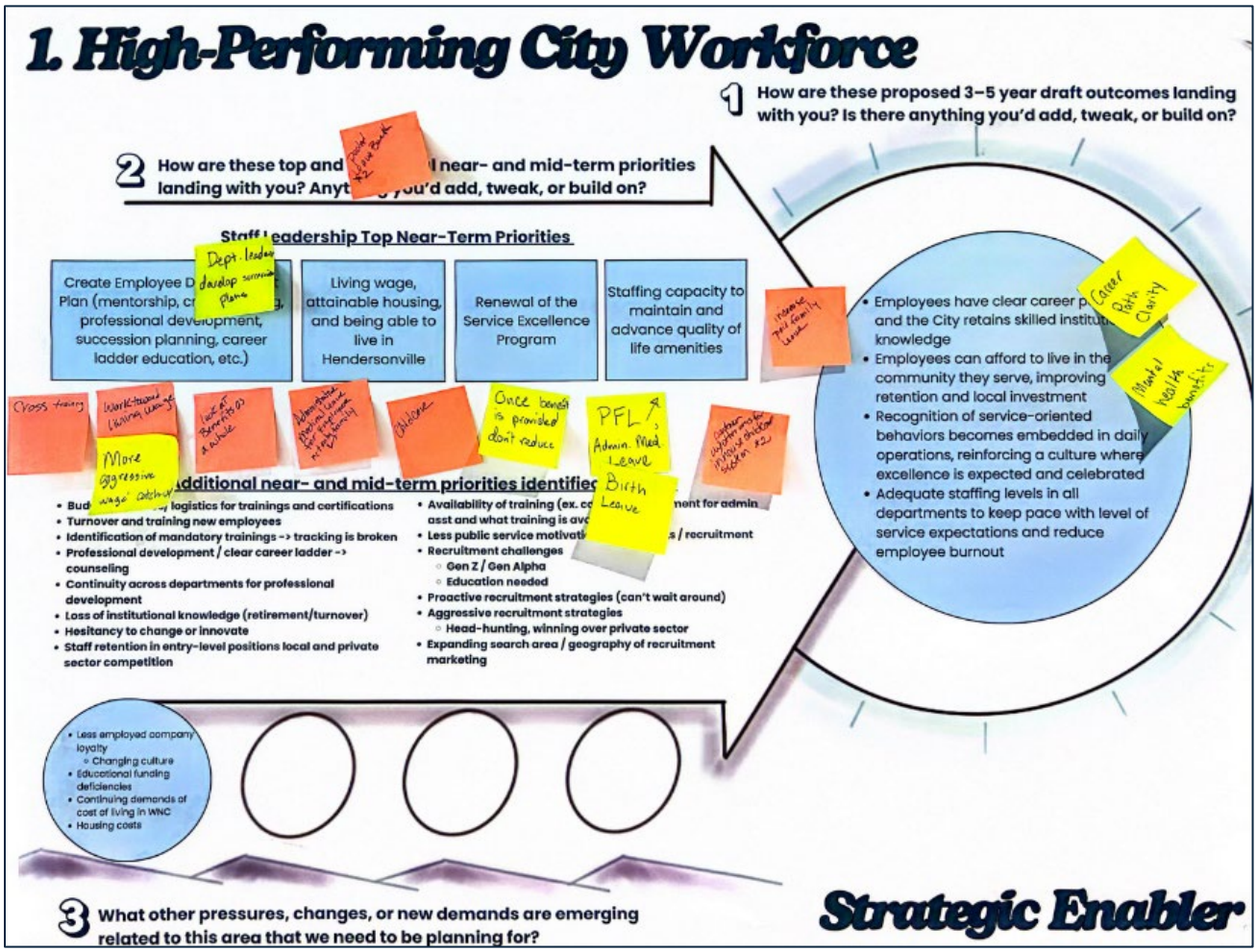
Councilors then participated in a second station exercise focused on the five proposed strategic plan "enablers," which represent the organizational capacities and systems needed for the City to effectively deliver on its focus areas.

Councilors rotated through each station to review and react to the draft outcomes and priorities staff had identified for each enabler. As with the previous exercise, Councilors were asked to consider how the proposed outcomes resonated with them, what adjustments or additions might be needed, and what emerging pressures or opportunities the City should be planning for. Stations included:

- High-Performing City Workforce (hosted by Adam Murr)
- High-Functioning City Council (hosted by Brian Pahle)
- Financial Sustainability (hosted by Krystal Powell)
- Community Partnerships (hosted by John Connet)
- Engaged and Educated Community (hosted by Jenny Floyd)

The information below summarizes the feedback and discussion generated at each strategic plan "enabler." Additions, reactions, or suggestions provided by Council are shown in *italics*. In some cases, station hosts noted which Councilors offered specific comments, and those Councilors are identified where applicable.

High-Performing City Workforce – Hosted by Adam Murr



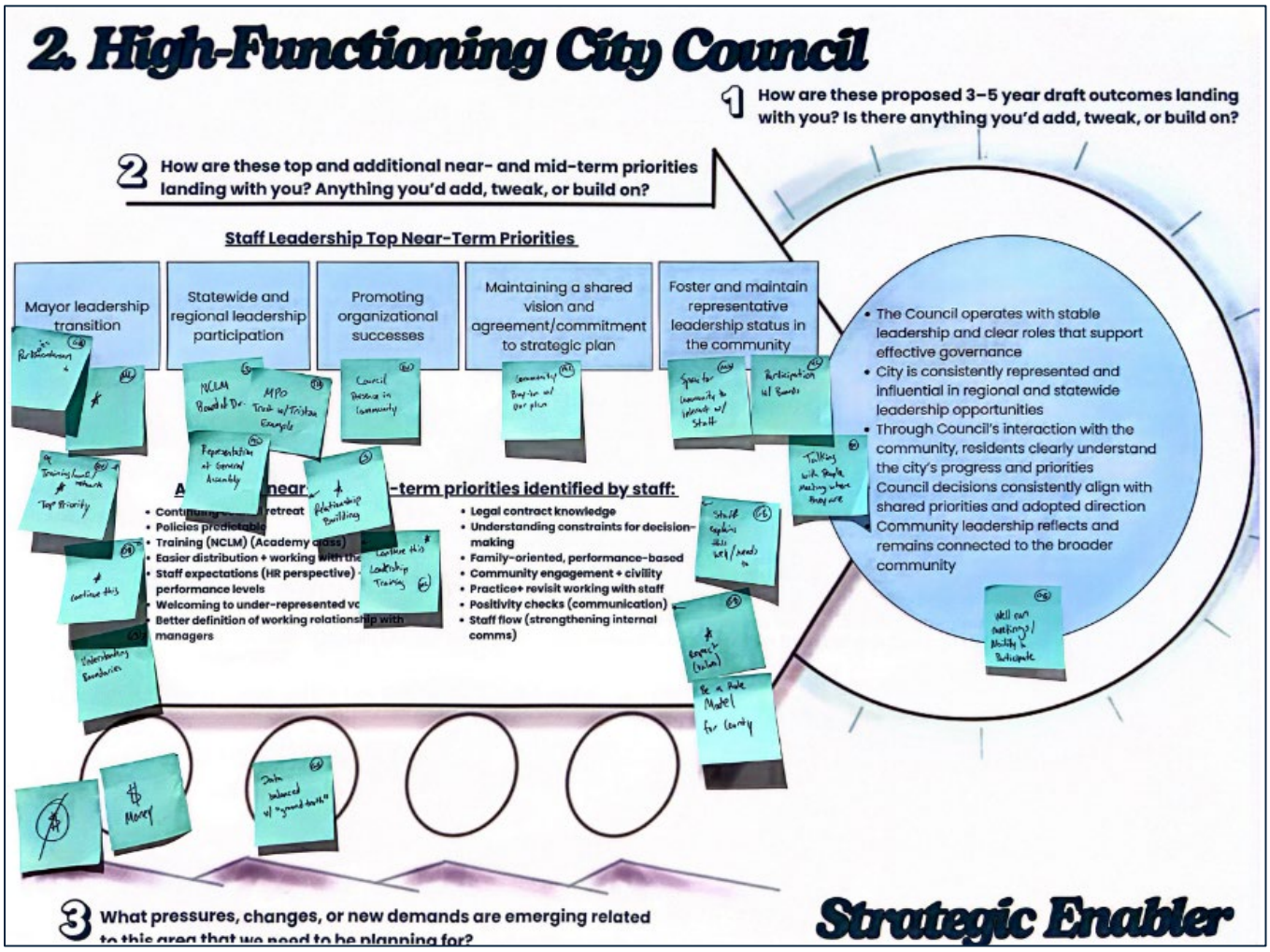
Staff Leadership Top Near-Term Priorities	Proposed 3–5 Year Outcomes (What Winning Looks Like)
Create Employee Development Plan (mentorship, cross-training, professional development, succession planning, career ladder education, etc.) • *Department leaders develop succession plans* • *Cross training* • *Work towards living wage*	Employees have clear career pathways and the City retains skilled institutional knowledge • *Career paths must have clarity*

Staff Leadership Top Near-Term Priorities	Proposed 3–5 Year Outcomes (What Winning Looks Like)
○ *More aggressive wage catch-up* • *Look at benefits as a whole*	
Living wage, attainable housing, and being able to live in Hendersonville • *Administrative medical leave for employee, not only family* • *Childcare* • *Pooled leave bank [x2]*	Employees can afford to live in the community they serve, improving retention and local investment
Renewal of the Service Excellence Program • *Once benefit is provided, don't reduce*	Recognition of service-oriented behaviors becomes embedded in daily operations, reinforcing a culture where excellence is expected and celebrated
Staffing capacity to maintain and advance quality of life amenities • *Personal family leave, administrative medical leave, and birth leave* • *Increase paid family leave* • *Partner with other organizations for in-house childcare system [x2]*	Adequate staffing levels in all departments to keep pace with level of service expectations and reduce employee burnout • *Mental health benefits*

Additional near- and mid-term priorities identified by staff:

- Budget/ facilities/ logistics for trainings and certifications
- Turnover and training new employees
- Identification of mandatory trainings -> tracking is broken
- Professional development / clear career ladder -> counseling
- Continuity across departments for professional development
- Loss of institutional knowledge (retirement/turnover)
- Hesitancy to change or innovate
- Staff retention in entry-level positions local and private sector competition
- Availability of training (ex. career advancement for admin asst and what training is available)
- Less public service motivation in applicants / recruitment
- Recruitment challenges (Gen Z / Gen Alpha and education needed)
- Proactive and aggressive recruitment strategies (winning over private sector)
- Expanding search area / geography of recruitment marketing

High-Functioning City Council – Hosted by Brian Pahle



Staff Leadership Top Near-Term Priorities	Proposed 3–5 Year Outcomes (What Winning Looks Like)

Mayor leadership transition
• *Mayor Volk:*
  ○ *Top priority*
  ○ *Training/conference/network*
• *Councilor Baxter:*
  ○ Priority area
  ○ *Parliamentarian*
  ○ *Understanding boundaries*
	The Council operates with stable leadership and clear roles that support effective governance

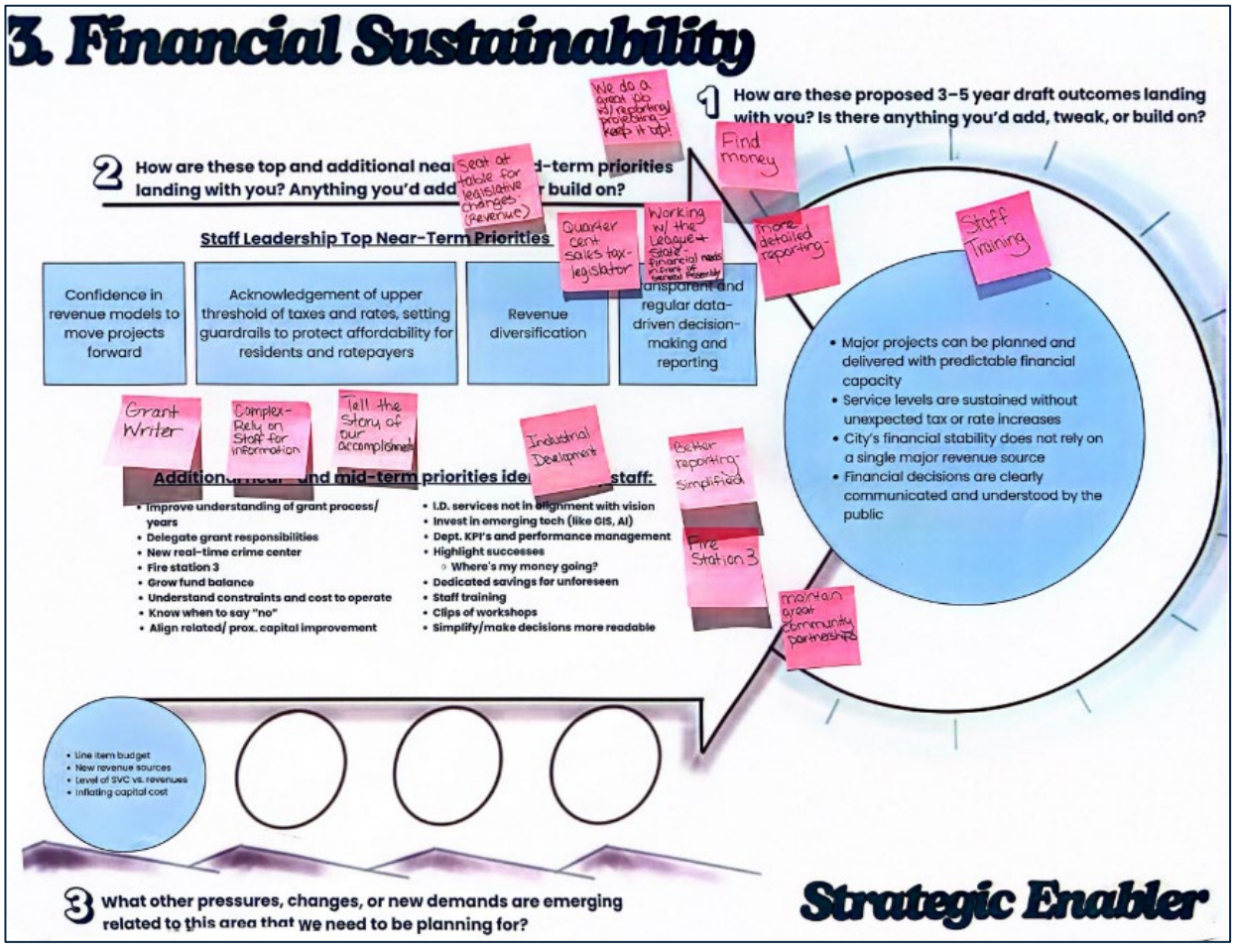
Staff Leadership Top Near-Term Priorities	Proposed 3–5 Year Outcomes (What Winning Looks Like)
○ *Continue this* • *Councilor Lowrance:* ○ Priority area	
Statewide and regional leadership participation • *Councilor Lowrance:* ○ *Representation at General Assembly* • *Councilor Simpson:* ○ *NCLM Board of Directors* • *Mayor Pro Tem Hensley:* ○ *MPO trust with Tristan as an example*	The city is consistently represented and influential in regional and statewide leadership opportunities
Promoting organizational successes • *Mayor Volk:* ○ *Council presence in community*	Through Council's interaction with the community, residents clearly understand the city's progress and priorities • *Mayor Volk:* ○ *Talking with people, meeting where they are*
Maintaining a shared vision and agreement/commitment to strategic plan • *Councilor Lowrance:* ○ *Community buy-in with our plan*	Council decisions consistently align with shared priorities and adopted direction
Foster and maintain representative leadership status in the community • *Councilor Lowrance:* ○ *Space for community to interact with staff* ○ *Participation with boards*	Community leadership reflects and remains connected to the broader community • *Councilor Baxter:* ○ *Well-run meetings and the ability to participate*

Additional near- and mid-term priorities identified by staff:

- Continuing council retreat
  - *Councilor Simpson: priority, relationship-building*
- Policies predictable
- Training (NCLM) (Academy class)
  - *Councilor Lowrance: Continue this leadership training*
  - *Councilor Baxter: priority, continue this*
- Easier distribution + working with the community

- Staff expectations (HR perspective) -> performance levels
- Welcoming to under-represented voices
- Better definition of working relationship with managers
    - *Councilor Baxter: Understanding boundaries*
- Legal contract knowledge
    - *Councilor Baxter: Staff explains this well / needs to*
- Understanding constraints for decision-making
- Family-oriented, performance-based
- Community engagement + civility
- Practice + revisit working with staff
- Positivity checks (communication)
    - *Councilor Baxter: priority, respect and values; be a role model for the county*
- Staff flow (strengthening internal communication)

Financial Sustainability – Hosted by Krystal Powell



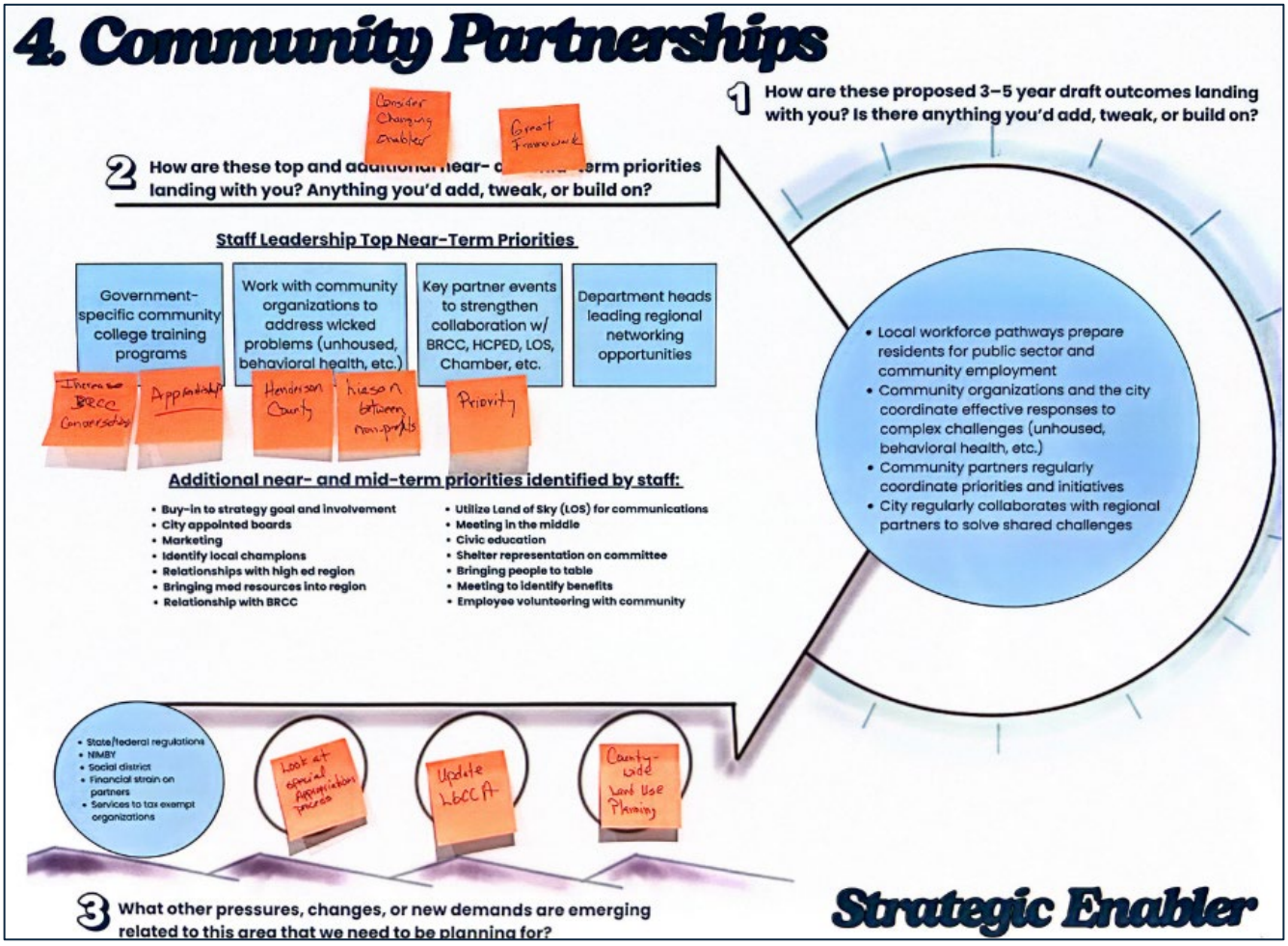
Staff Leadership Top Near-Term Priorities	Proposed 3–5 Year Outcomes (What Winning Looks Like)
Confidence in revenue models to move projects forward • *Grant writer*	Major projects can be planned and delivered with predictable financial capacity • *Staff training*
Acknowledgement of upper threshold of taxes and rates, setting guardrails to protect affordability for residents and ratepayers • *Complex—rely on staff for information* • *Tell the story of our accomplishment*	Service levels are sustained without unexpected tax or rate increases
Revenue diversification • *Seat at the table for legislative changes regarding revenue* • *Industrial development*	The city's financial stability does not rely on a single major revenue source
Transparent and regular data-driven decision-making and reporting • *Quarter cent sales tax legislator* • *Working with the league and state—present financial needs in front of General Assembly* • *More detailed reporting* • *Find money* • *We do a great job reporting and projecting—keep it up!*	Financial decisions are clearly communicated and understood by the public

Additional near- and mid-term priorities identified by staff:

- Improve understanding of grant process/ years
- Delegate grant responsibilities
- New real-time crime center
- Fire station 3
- Grow fund balance
- Understand constraints and cost to operate
- Know when to say "no"
- Align related/ prox. capital improvement
- I.D. services not in alignment with vision
    - Industrial development
- Invest in emerging tech (like GIS, AI)

- Dept. KPI's and performance management
- Highlight successes
    - Where's my money going?
- Dedicated savings for unforeseen
- Staff training
- Clips of workshops
- Simplify/make decisions more readable
- *Better reporting is simplified reporting*
- *Fire Station 3*
- *Maintain great community partnerships*

Community Partnerships – Hosted by John Connet



Original Staff Leadership Top Near-Term Priorities	Proposed 3–5 Year Outcomes (What Winning Looks Like)
Government-specific community college training programs • *Increase BRCC conversations* • *Apprenticeship*	Local workforce pathways prepare residents for public sector and community employment
Work with community organizations to address wicked problems (unhoused, behavioral health, etc.) • *Henderson County* • *Liaison between nonprofits*	Community organizations and the city coordinate effective responses to complex challenges (unhoused, behavioral health, etc.)
Key partner events to strengthen collaboration w/ BRCC, HCPED, LOS, Chamber, etc. • *Priority*	Community partners regularly coordinate priorities and initiatives
Department heads leading regional networking opportunities	The city regularly collaborates with regional partners to solve shared challenges

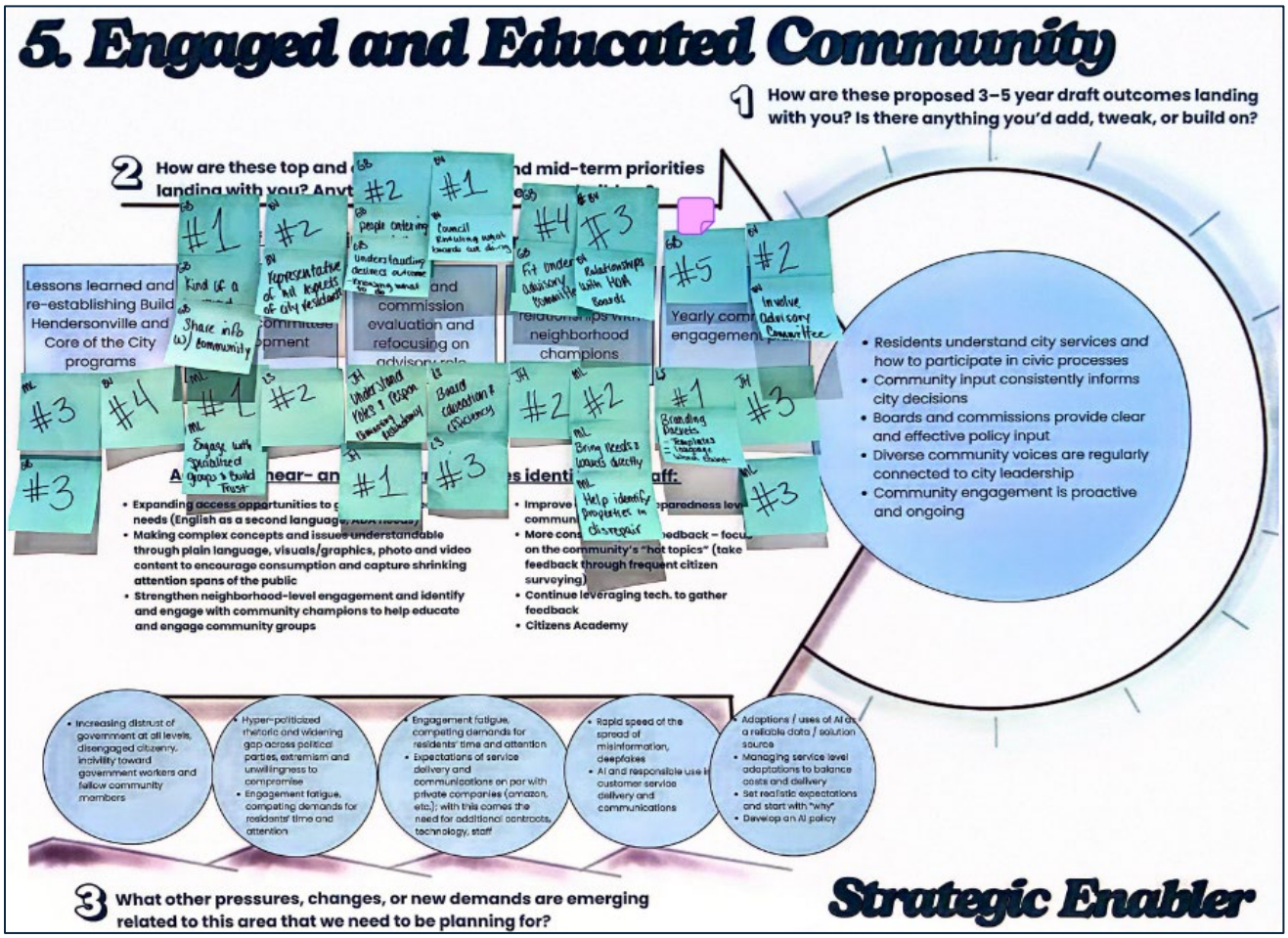
Additional near- and mid-term priorities identified by staff:

- Buy-in to strategy goal and involvement
- City appointed boards
- Marketing
- Identify local champions
- Relationships with high ed region
- Bringing med resources into region
- Relationship with BRCC
- Utilize Land of Sky (LOS) for communications
- Meeting in the middle
- Civic education
- Shelter representation on committee
- Bringing people to table
- Meeting to identify benefits
- Employee volunteering with community

Pressures, changes, or new demands emerging:

- *Look at special appropriations process*
- *Update Local Government Committee for Cooperative Action (LGCCA)*
- *County-wide land use planning*

Educated and Engaged Community – Hosted by Jenny Floyd



Staff Leadership Top Near-Term Priorities	Proposed 3–5 Year Outcomes (What Winning Looks Like)
Lessons learned and re-establishing Build Hendersonville and Core of the City programs • *Mayor Volk: 4th priority* • *Councilor Baxter: 3rd priority* • *Councilor Lowrance: 3rd priority*	Residents understand city services and how to participate in civic processes
Community advisory committee development • *Mayor Volk: 2nd priority* ○ *Representative of all aspects of city residents*	Community input consistently informs city decisions

Staff Leadership Top Near-Term Priorities	Proposed 3–5 Year Outcomes (What Winning Looks Like)

• Councilor Baxter: 1st priority
  ○ *Kind of year round core*
  ○ *Share information with community*
• Councilor Lowrance: 1st priority
  ○ *Engage with specialized groups and build trust*
• Councilor Simpson: 2nd priority	

Board and commission evaluation and refocusing on advisory role
• *Mayor Volk: 1st priority*
  ○ *Council knowing what boards are doing*
• *Councilor Baxter: 2nd priority*
  ○ *People entering with a better understanding of the role*
  ○ *Understanding desired outcome will help us know what to do*
• *Councilor Simpson: 3rd priority*
  ○ *Board education and efficiency*
• *Mayor Pro Tem Hensley: 1st priority*
  ○ *Understand roles and responsibilities, eliminating redundancy*
	Boards and commissions provide clear and effective policy input

Identify and foster relationships with neighborhood champions
• *Mayor Volk: 3rd priority*
  ○ *Relationship with Homeowner Association boards*
• *Councilor Baxter: 4th priority*
  ○ *Fit under advisory committee*
• *Councilor Lowrance: 2nd priority*
  ○ *Brings needs and wants directly*
  ○ *Help identify properties in disrepair*
• *Mayor Pro Tem Hensley: 2nd priority*
	Diverse community voices are regularly connected to city leadership

Yearly community engagement plan • *Mayor Volk: 2nd priority*	Community engagement is proactive and ongoing

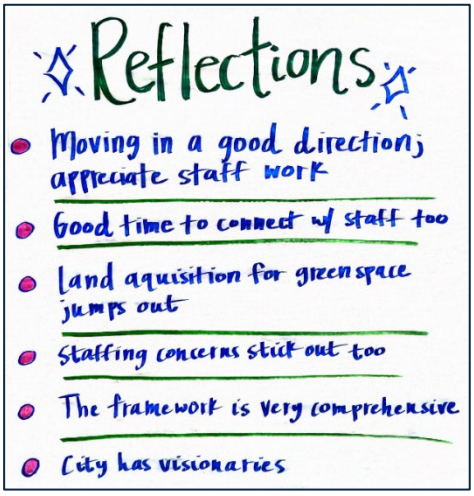
Staff Leadership Top Near-Term Priorities	Proposed 3–5 Year Outcomes (What Winning Looks Like)
○ *Involve advisory committee* • *Councilor Baxter: 5th priority* • *Councilor Lowrance: 3rd priority* • *Councilor Simpson: 1st priority* ○ *Branding packets with templates, language, and word count* • *Mayor Pro Tem Hensley: 3rd priority*	

Additional near- and mid-term priorities identified by staff:

- Expanding access opportunities to groups with specific needs (English as a second language, ADA needs)
- Making complex concepts and issues understandable through plain language, visuals/graphics, photo and video content to encourage consumption and capture shrinking attention spans of the public
- Strengthen neighborhood-level engagement and identify and engage with community champions to help educate and engage community groups
- Improve emergency preparedness level of community members
- More consistent public feedback – focus on the community's "hot topics" (take feedback through frequent citizen surveying)
- Continue leveraging tech. to gather feedback
- Citizens Academy

Station Reflections

After both the Focus Area and Enabler station exercises concluded, Councilors were invited to share any overarching reflections from the discussions. This provided an opportunity for Council to step back from the individual stations and highlight broader observations or themes that emerged during the exercises.



Reflections:

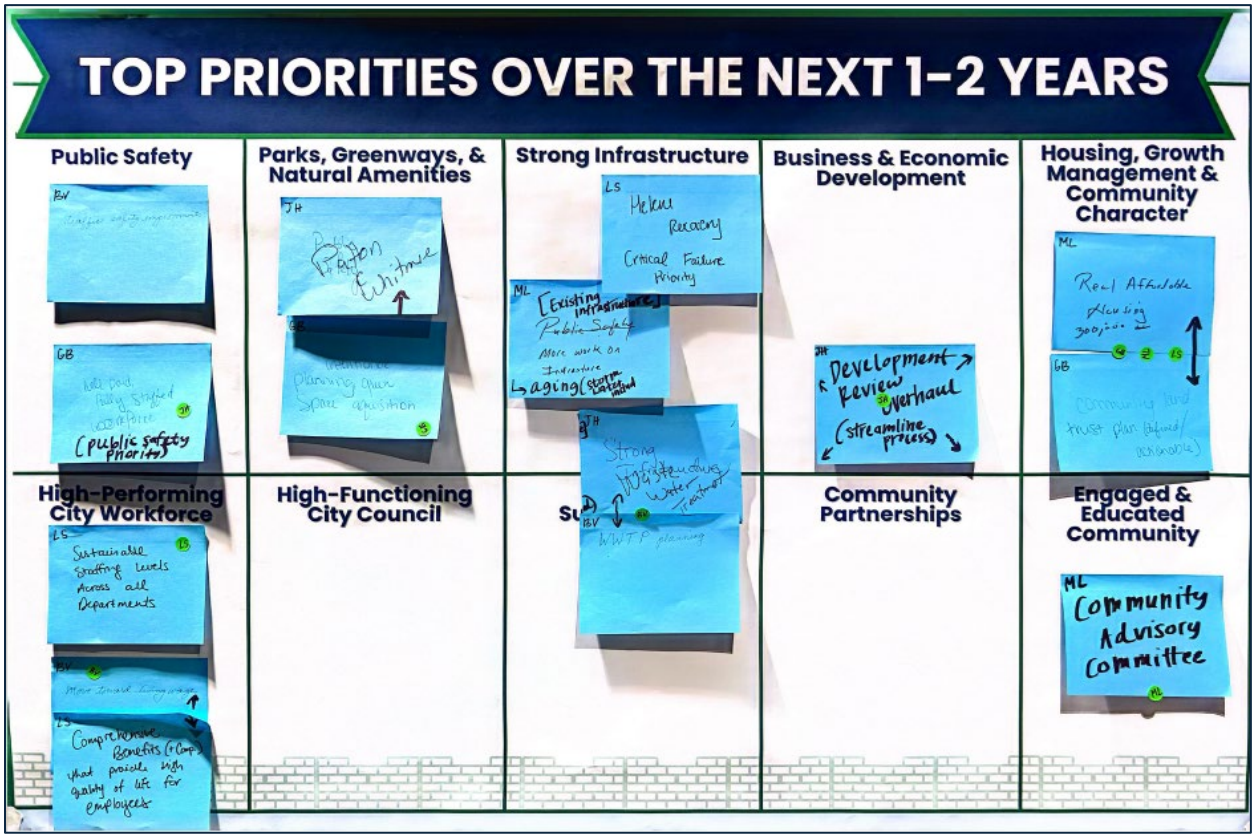
- Moving in a good direction; appreciate staff work
- Good time to connect with staff too
- Land acquisition for greenspace jumps out
- Staffing concerns stick out
- The framework is very comprehensive
- City has visionaries

DEBRIEF AND PRIORITY SETTING

After reflecting on the proposed strategic framework areas (five focus areas and five enablers), Councilors participated in a priority-setting exercise to identify the key "big rocks" they believe the City should focus the most energy on over the next 1–2 years. **Councilors were first asked to individually identify their top three priorities and write each on a separate sticky note**. These priorities were then shared with the group and placed under the corresponding focus area or enabler area, with similar ideas grouped together where overlap existed. **Councilors were then invited to further prioritize the ideas through a dot-voting exercise, placing two dot stickers on the priorities they believed should receive the greatest focus in the near term.**

Priority Identified	Strategic Area	Dot Votes
Real affordable housing / community land trust plan (defined and actionable) *(identified by Melinda Lowrance and Gina Baxter)*	Housing, Growth Management & Community Character	Gina Baxter, Melinda Lowrance, and Lyndsey Simpson
Intentional planning for green space acquisition *(identified by Gina Baxter)*	Parks, Greenways & Natural Amenities	Gina Baxter
Waste Water Treatment Plant Planning *(identified by Barbara Volk and Jennifer Hensley)*	Strong Infrastructure	Barbara Volk
Development review overhaul (streamlining process) *(identified by Jennifer Hensley)*	Business & Economic Development	Jennifer Hensley
Public safety staffing (well paid, fully staffed workforce) *(identified by Gina Baxter)*	Public Safety	Jennifer Hensley
Community Advisory Committee *(identified by Melinda Lowrance)*	Engaged & Educated Community	Melinda Lowrance
Sustainable staffing levels across departments *(identified by Lyndsey Simpson)*	High-Performing City Workforce	Lyndsey Simpson
More toward a living wage / comprehensive benefits (and compensation) that provide high quality of life for employees	High-Performing City Workforce	Barbara Volk

Priority Identified	Strategic Area	Dot Votes
(identified by Barbara Volk and Lyndsey Simpson)		
Traffic safety improvements *(identified by Barbara Volk)*	Public Safety	
Patton and Whitmire *(identified by Jennifer Hensley)*	Parks, Greenways & Natural Amenities	
Helene Recovery – Critical Failure Priority *(identified by Lyndsey Simpson)*	Strong Infrastructure	
More work on existing, aging infrastructure (such as stormwater) *(identified by Melinda Lowrance)*	Strong Infrastructure	



WRAP UP

To close the retreat, Councilors were invited to select a picture card that represented a core value—or strategic lens—they hope future City Councils never lose sight of when making decisions for the community. Councilors briefly shared why they selected their card and the value or perspective it represented.



City Manager John Connet then offered closing remarks, thanking Council and staff for their thoughtful participation throughout the retreat. He noted the value of the discussion in helping clarify priorities and direction for the City's strategic planning efforts and emphasized the importance of continued collaboration as the framework is further refined and implemented.

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: John Connet, City Manager **MEETING DATE:** 6/4/2026

AGENDA SECTION: NEW BUSINESS **DEPARTMENT:** Administration

TITLE OF ITEM: Request from Henderson County for Hendersonville Water and Sewer to Accept and Treat Wastewater from Henderson County's Etowah Sewer System – *John Connet, City Manager, Brent Detwiler, Assistant City Manager for Public Services and Adam Steurer, Utilities Director*

SUGGESTED MOTION(S):

I move that the City Council agree in concept to accept and treat wastewater from Henderson County's Etowah Sewer System and authorize staff to work with Henderson County staff to develop final terms and conditions.

SUMMARY:

The City has received a request from Henderson County for Hendersonville Water and Sewer to accept and treat wastewater from Henderson County's Etowah Sewer System. The request is simply for Hendersonville Water and Sewer to agree in concept to accept the wastewater flow from Etowah. The final details and conditions will have to be worked out in a formal interlocal agreement. Staff believe that it is in the best interest of community public health to accept the flow from the Etowah Sewer System. If we accept the flow from the Etowah Sewer System, local land use control and regulatory authority will remain with Henderson County. The Etowah community is outside the City's statutory authority for annexation and outside of the City's self-imposed growth boundary. Therefore, annexation would not be required or permitted for sewer service in this area.

BUDGET IMPACT: $ TBD

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

If no, describe how it will be funded. NA

ATTACHMENTS:

Letter from Henderson County

Office of the County Engineer
1 Historic Courthouse Square, Suite 6
Hendersonville, North Carolina 28792
(828) 694-6560 | www.hendersoncountync.gov

May 22, 2026

John Connet
City Manager
160 6th Ave East
Hendersonville, North Carolina 28792

Subject: Etowah Sewer System Treatment Plant Replacement Project

Dear Mr. Connet,

Henderson County has completed an engineering report for the replacement of the Etowah sewer system's wastewater treatment plant. The report presents six options for replacement with three options requiring connections to MSD or Hendersonville's sewer system for treatment. During the Board of Commissioners meeting on May 4, 2026, the Chairman requested a written response from MSD of Buncombe and Hendersonville Utilities if the connections and treatment are acceptable. Staff from each system have provided a connection point to Henderson County, and the engineering report bases the respective options on these points. Of course, details of the connection will be developed in a formal agreement; however, in concept, is a connection agreeable with your system? Please respond via email or letter, and we will present the reply to the Board of Commissioners.

Please note, the options to connect to other systems are included in the report to align with guidance from NCDEQ to eliminate permitted discharges and regionalization of water and sewer utilities.

Thank you and please reach out if you have any questions,

Sincerely,

Marcus A. Jones, P.E.
County Engineer

copy: John Mitchell, County Manager

attachment: Engineering Report for Etowah Sewer Plant Replacement

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: John Connet, City Manager **MEETING DATE:** 06/04/2026

AGENDA SECTION: NEW BUSINESS **DEPARTMENT:** Administration

TITLE OF ITEM: WNC Rail Funding Letter of Support – *Jennifer Hensley, Mayor Pro Tem/ MPO Vice-Chair*

SUGGESTED MOTION(S):

I move that the City Council approve the WNC Rail Funding Letter of Support and direct staff to distribute to our legislative delegation.

SUMMARY:

The French Broad River MPO has requested a letter of support for funding to support the WNC Rail Project. The project will provide passenger rail service from Salisbury, NC to Asheville NC.

BUDGET IMPACT: $ NA

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

If no, describe how it will be funded. NA

ATTACHMENTS:

Draft Letter of Support

CITY COUNCIL:
BARBARA G. VOLK
Mayor
Dr. Jennifer Hensley
Mayor Pro Tem
LYNDSEY SIMPSON
MELINDA P. LOWRANCE
GINA BAXTER

CITY OF HENDERSONVILLE

The City of Four Seasons

JOHN F. CONNET
City Manager
ANGELA S. BEEKER
City Attorney
JILL MURRAY
City Clerk

June 5, 2026

Dear Members of the North Carolina General Assembly,

On behalf of City of Hendersonville, we write to express our strong support for the Governor's proposed funding to advance passenger rail service along the Western North Carolina corridor between Salisbury and Asheville. This investment represents an important step toward strengthening mobility, economic development, tourism, and regional connectivity across our state.

The Governor's FY27 budget includes $28 million as the first tranche of the required state match to secure significant federal funding for the establishment of intercity passenger rail service in western North Carolina. The proposed service would connect Asheville and surrounding western North Carolina communities to Salisbury, where passengers would gain access to North Carolina's existing passenger rail network and onward connections to destinations throughout the Southeast and beyond.

This investment represents a transformational opportunity for western North Carolina and for the State as a whole. A total state match of approximately $133 million over the next four years would leverage approximately $532 million in federal funding to advance this important transportation initiative. The ability to draw down competitive federal infrastructure funding at this scale means our state would receive $4 for every $1 we invest in passenger rail for our state! Without this state matching dollars, these federal dollars will not be spent in our state.

Communities along this corridor have long recognized the value of passenger rail as part of a connected, multimodal transportation network. Existing NC By Train service has demonstrated growing public demand for reliable passenger rail options while also supporting downtown development, tourism, workforce mobility, and regional economic activity.

Importantly, western North Carolina destinations have consistently been identified as the most requested additional service among NC By Train customers. Expanding passenger rail service into new regions of the state will improve travel access, strengthen tourism opportunities, and create additional economic connections between communities across North Carolina.

Additional service frequency—paired with schedules that reflect the transportation needs and desired stop times identified by local communities—would further enhance ridership, improve customer convenience, and strengthen the overall value of the state's passenger rail system.

Investment in the Western North Carolina corridor is a natural extension of the State's commitment to strengthening transportation connectivity across all regions of North Carolina. Expanding passenger rail service westward will provide additional travel options, strengthen connections between communities, support economic growth, and reinforce the broader statewide passenger rail network.

We appreciate the North Carolina Department of Transportation's continued leadership in advancing passenger rail and its commitment to aligning service investments with customer and community needs. Hendersonville is proud to support strategic transportation investments that strengthen mobility and connectivity across our state.

We respectfully urge your support for the Governor's proposed FY27 funding for the Western North Carolina passenger rail corridor and for continued investment in expanding passenger rail service throughout North Carolina.

Thank you for your leadership and your commitment to North Carolina's transportation future.

Sincerely,

_____ _____

Barbara Volk, Mayor

Jennifer Hensley, Mayor Pro Tem

_____ _____

Gina Baxter, Council Member

Melinda Lowrance, Council Member

_____

Lyndsey Simpson, Council Member

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: Jill Murray, City Clerk **MEETING DATE:** 06/04/2026

AGENDA SECTION: BOARDS/COMMITTEES **DEPARTMENT:** Administration

TITLE OF ITEM: Consideration of Vacancy Appointments to the: Animal Services Advisory Committee, Blue Ridge ABC Board, Board of Adjustment, Business Advisory Committee, Downtown Advisory Board, Environmental Sustainability Board and Tourism Development Authority (TDA)

SUGGESTED MOTION(S):

See motion sheet.

SUMMARY:

Council will need to make appointments to the following boards/committees: Animal Services Advisory Committee, Blue Ridge ABC Board, Board of Adjustment, Business Advisory Committee, Downtown Advisory Board, Environmental Sustainability Board and Tourism Development Authority (TDA).

BUDGET IMPACT: N/A

Is this expenditure approved in the current fiscal year budget? N/A

If no, describe how it will be funded. N/A

ATTACHMENTS:

Applications

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: Jennifer Floyd **MEETING DATE:** 06/04/2026

AGENDA SECTION: City Manager Report **DEPARTMENT:** Administration

TITLE OF ITEM: May 2026 Contingency and Adjustment Report – *John Connet, City Manager*

SUGGESTED MOTION(S):

N/A – Presentation Only.

SUMMARY:
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.

BUDGET IMPACT: Detailed Above

Is this expenditure approved in the current fiscal year budget? N/A

If no, describe how it will be funded. N/A

ATTACHMENTS:
Contingency and Adjustment Report

FISCAL YEAR 2025 - 2026 (FY26)
BUDGET AMENDMENTS AND ADJUSTMENTS

Completed | Corrected
Proposed | Denied

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET	DESCRIPTION	APPROVED	TYPE	AMENDMENT NUMBER
010-1560-554001	Captial Outlay- Equipment Other Than	60,000	-	32,500	27,500	Safe Streets and Roads	yes	adjustment	5/4/2026
010-1560-521040	Construction & Repair Supplies	7,500	-	7,500	-	Safe Streets and Roads	yes	adjustment	5/4/2026
010-1560-519200	Contract Services	15,000	40,000	-	55,000	Safe Streets and Roads	yes	adjustment	5/4/2026
010-1007-531225	Training	30,000	-	1,250	28,750	Job Advertising	yes	adjustment	5/6/2026
010-1007-531205	Advertising	12,500	1,250	-	13,750	Job Advertising	yes	adjustment	5/6/2026
060-1007-531225	Training	30,000	-	1,250	28,750	Job Advertising	yes	adjustment	5/6/2026
060-1007-531205	Advertising	12,500	1,250	-	13,750	Job Advertising	yes	adjustment	5/6/2026
010-1535-519200	Contract Services	12,300	-	12,300	-	PW Director Search	yes	adjustment	5/11/2026
010-1535-521001	Supplies & Materials	500	-	280	220	PW Director Search	yes	adjustment	5/11/2026
010-1502-519200	Contract Services	36,710	12,580	-	49,290	PW Director Search	yes	adjustment	5/11/2026
010-1300-531225	Training	68,205	-	1,630	66,575	Legal Fees	yes	adjustment	5/12/2026
010-1300-519102	Prof Servies- Legal	17,153	1,630	-	18,783	Legal Fees	yes	adjustment	5/12/2026
010-1555-519200	Contracted Services	50,050	-	30,000	20,050	Main St. Fountain Construction Phase	yes	adjustment	5/18/2026
010-1555-554001	Capital Outlay - Equipment	35,000	-	35,000	-	Main St. Fountain Construction Phase	yes	adjustment	5/18/2026
010-1523-553000	Capital Outlay - Land Improvements	-	65,000	-	65,000	Main St. Fountain Construction Phase	yes	adjustment	5/18/2026
010-1300-521010	Office Supplies	17,400	-	5,000	12,400	Less Than Lethal Equipment	yes	adjustment	5/20/2026
010-1300-521100	Uniforms	70,550	-	5,000	65,550	Less Than Lethal Equipment	yes	adjustment	5/20/2026
010-1300-531210	Permits, Licenses, and Fees	161,013	-	10,000	151,013	Less Than Lethal Equipment	yes	adjustment	5/20/2026
010-1300-534000	Non-Capital Equipment	11,616	20,000	-	31,616	Less Than Lethal Equipment	yes	adjustment	5/20/2026
010-1200-519200	Contract Services	56,500	-	3,000	53,500	HPC Plaque	yes	adjustment	5/21/2026
010-1200-532270	Historic Preservations	10,000	3,000	-	13,000	HPC Plaque	yes	adjustment	5/21/2026
060-7155-555002	Capital Outlay Lines	151,710	-	5,230	146,480	Manhole relining	yes	adjustment	5/21/2026
060-7155-519200	Contract Services	60,000	5,230	-	65,230	Manhole relining	yes	adjustment	5/21/2026
060-7135-531100	Fuel	18,000	-	520	17,480	WWTP Chemicals	yes	adjustment	5/22/2026
060-7135-522001	Chemicals	47,500	520	-	48,020	WWTP Chemicals	yes	adjustment	5/22/2026

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: John Connet **MEETING DATE:** 06/04/2026

AGENDA SECTION: CLOSED SESSION **DEPARTMENT:** Administration

TITLE OF ITEM: Closed Session – *John Connet, City Manager and Angie Beeker, City Attorney*

SUGGESTED MOTION(S):

I move that City Council enter closed session pursuant to NCGS § 143-318.11 (a) (1) and (6) to prevent the disclosure of information that is privileged or confidential pursuant to the law of this State or of the United States or not considered a public record within the meaning of Chapter 132 of the General Statutes.

SUMMARY:

City staff is requesting a closed session to prevent the disclosure of information that is privileged or confidential pursuant to the law of this State or of the United States or not considered a public record within the meaning of Chapter 132 of the General Statutes.

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