



MINUTES

July 2, 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:

City Manager John Connet , City Clerk Jill Murray, City Attorney Angela Becker, Budget
& Evaluation Director Adam Murr, Communications Director Allison Justus, and others
- Absent:

Deputy City Manager Brian Pahle

1. CALL TO ORDER

Mayor Volk called the meeting to order at 5:46 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.*

Doyle Brown of Rutherford County spoke about his investment group wanting to redevelop the Cascade’s Hotel and bring that property online to address affordable housing in the area. They intend to bring on 135 units and plan to include utilities, high-speed internet, a pool and fitness center, business center and professional on-site management and they will have beneath market rent. We plan to bring forward workforce units and then attainable units and work with the local non-profits in the community so they can help some of those that are in urgent need of housing.

Nancy Diaz spoke positively about the Language Access Plan and hopes that city council will approve it.

4. CONSIDERATION OF AGENDA

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 Melinda Lowrance 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

June 4, 2026 Regular Meeting

June 24, 2026 Second Monthly Meeting
- B. Annexation: Certificate of Sufficiency – 0 Merriman Rd (lots 85, 86, 87) 26-35-ANX

– Matthew Manley, AICP. Long-Range Planning Manager

Resolution #R-26-59

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. August 6th, 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 9569-37-3239 described in the plat recorded in Book 2023- ____ [to be inserted at recording of the plat] of the Henderson County Registry, said PIN 9569-37-3239 being described by metes and bounds as follows:

Lying and being at the intersection of Merriman Road and Dennis Taylor Lane in Hendersonville, North Carolina.

Beginning at an Iron rod found having the NC grid coordinates of N:597392.12 E:963287.92. Said Iron rod found also being found S 21°28' 52" W 3459.29' from NC Grid monument RV 45. Thence from the beginning point and with the property now owned by Gregory Pittillo and wife Sharon Pittillo Deed Book 4279 Page 463, S 68°18'12" E 148.66' to an Iron rod found in the west margin of the 40' right-of-way of Dennis Taylor Lane;

Thence with the margin of Dennis Taylor Lane S 21°48'59" W 148.90' to an Iron rod found at the intersection of said west margin of Dennis Taylor Lane and the north margin of the 40' right-of-way of Merriman Road; Thence with said north margin of Merriman Road N 68°04'16" W 147.06' to an Iron pipe found; Thence leaving the said margin and with the property now owned by Thomas Drake and Deborah Herring Deed Book 1322 Page 783, N 21°11'53" E 148.31' to the beginning. Being 0.50 acres

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.

Re: Petition for Contiguous Annexation
Petitioners: Greg Grooms, Blue Pinnacle (Applicant)
Juan Carlos Borges (Owner)
File No: 26-35-ANX

Adopted by the City Council of the City of Hendersonville, North Carolina on this 2nd day of July, 2026.

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

C. Sole Source and Standardization Purchase of Orthophosphate – Logan Hickey, Procurement & Contract Administrator & Ricky Levi, Water Treatment Facilities Manager

Resolution #R-26-60

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO AUTHORIZE THE SOLE-SOURCE AND STANDARDIZATION PURCHASE OF ORTHOPHOSPHATE FOR THE WATER TREATMENT PLANT

WHEREAS, the City of Hendersonville’s Finance Department is submitting this request on behalf of the City’s Water Treatment Plant; and

WHEREAS, the City’s WTP utilizes Orthophosphate; and

WHEREAS, Orthophosphate is required by the state for corrosion control; and

WHEREAS, Orthophosphate is a proprietary blend called 70/30 Ortho Poly with a total PO4 value of 36 percent; and

WHEREAS, This Orthophosphate blend is only available from one source of supply and needs to be standardized for use at the City. While there are alternative products in the market, no other vendors offer this particular blend; and

WHEREAS, the City has used this blend for roughly 15-20 years and utilizing a different blend would create a need for an entirely new corrosion study with the state and the changeover would take 3-6 months to replace within the distribution system. This would significant budgetary overages, would cause regulatory issues with the state, and would cause issues with corrosion control (i.e. Lead and copper); and

WHEREAS, NCGS 143-129(e) lists the authorized exceptions to the formal bid procedures. NCGS 143-129(e)(6) allows for purchases of apparatus, supplies, materials, or equipment to be purchasing using sole-source exception when: (i) performance or price competition for a product are not available; (ii) a needed product is available from

only one source of supply; or (iii) standardization or compatibility is the overriding consideration. The governing board of a political subdivision of the State shall approve the purchases listed in the preceding sentence prior to the award of the contract; and

WHEREAS, staff are requesting to continue to utilize Worx on Orthophosphate City-wide by asking that Council approve this sole source and standardization request.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Hendersonville, North Carolina that city staff is authorized to purchase Orthophosphate from Worx for FY26/27 within budgeted funds available.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 2nd day of July, 2026.

Barbara G. Volk, Mayor

Attest: /s/Jill Murray, City Clerk

Approved as to form: /s/Angela S. Beeker, City Attorney

D. Purchase of Chlorine – Logan Hickey, Procurement & Contract Administrator & Ricky Levi, Water Treatment Facilities Manager

Resolution #R-26-61

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO AUTHORIZE THE SOLE-SOURCE PURCHASE OF CHLORINE FOR THE WATER TREATMENT PLANT

WHEREAS, the City of Hendersonville's Finance Department is submitting this request on behalf of the City's Water Treatment Plant; and

WHEREAS, the City's WTP utilizes Chlorine; and

WHEREAS, Chlorine is required by the state for certain levels in the treatment train for certain CT/Contact Times and a certain residual level must be maintained in the distribution system; and

WHEREAS, there are no other suppliers in our region. If we did go outside of our region – product availability, cost, safety, and would be an issue; and

WHEREAS, Requesting department has been looking for additional chlorine suppliers each year. When current staff took over position, staff was informed by other staff that there were not any suppliers/vendors close enough that could provide chlorine in the containers nor amount used by the City. Requesting department has made several attempts to locate additional suppliers and has inquired to everyone in the industry contacts – with no success. Additionally, requesting department has also brought in Brenntag chemical in the past to look things over. It was learned that the vendor is unable to supply the amount needed by the City in ton containers and is not equipped to supply currently. This was basically the only lead requesting department had, and this vendor is not located in NC. The others with applicable capabilities were in either Florida or South Georgia. They, however, must keep their regional customers supplied, so the City would not have a place of priority if that route was selected. The cost would also be higher due to shipping. In addition to increased cost, this distance is not in line with best safety practices; and

WHEREAS, the City's RMP Risk Management Plan (which is filed with the USEPA, NCDEQ) and Emergency Management require certain safety training along with training at City facilities to be documented. The inspectors are more pleased when you stick with the same vendor as much as possible from a safe handling aspect; and

WHEREAS, overall, there are no other viable options other than JCI Jones Chemical (out of Charlotte, NC) who can provide chlorine gas in the ton containers and in the volume the City requires for water treatment disinfection at the City's 15 million per gallon a day rated water treatment facility. The City uses 2000 lb. cylinders, and one ton will last about 10 days. The City's maximum allowed facility storage amount at any one time is 8 tons/16,000 lbs. This is regulated by the State and Federal government. The current market price is \$2,214 per ton delivered. The volatile market is continuing at this time. Therefore, we are seeking council approval to continue use of JCI Jones Chemicals to ensure that we are able to consistently source this chemical safely and to ensure effective operation of our facilities.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Hendersonville, North Carolina that the City's Water Treatment Plant is authorized to continue to utilize JCI Chemical as the source for Chlorine for Fiscal Year 2026/2027.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 2nd day of July, 2026.

Barbara G. Volk, Mayor

Attest: /s/Jill Murray, City Clerk

Approved as to form: /s/Angela S. Beeker, City Attorney

E. Purchase of Water and Sewer Operations Inventory and Parts – Logan Hickey, Procurement and Contract Administrator & Chad Freeman, Assistant Utilities Director

Resolution #R-26-62

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO AUTHORIZE THE USE OF
FOUR GPO CONTRACTS FOR INVENTORY PURCHASES FOR THE CITY’S WATER AND SEWER
OPERATIONS
FOR FISCAL YEAR 2026/2027

WHEREAS, the City of Hendersonville Operations Department utilizes the following wide variety of inventory to ensure that the City continues to function effectively as inventory/parts become necessary (AMI products (Meters, Transmitters, Sensus Ancillary Parts), Brass fittings, Clamps, Ductile pipe, Hydrants, Gate valves, Other inventory as needed); and

WHEREAS, for many years, the City has utilized various Group Purchasing Organization contracts to purchase this inventory as is permitted by GS 143-129(e)(3) and under various previous council approvals; and

WHEREAS, from FY21 thru FY25, between Repair/Maintenance and Capital accounts, the City has purchased an average of \$968,913.68 of inventory yearly with FY26 final invoicing currently in process; and

WHEREAS, on April 4, 2024, we combined all inventory purchases under the same category of approval, and City Council ratified FY24 for all applicable contracts and vendors. On July 10, 2024, City Council approved utilization three of these contracts per GS 143-129(e)(3) for budgeted inventory spending in FY25 up to \$1,000,000.00; and

WHEREAS, in July 2025, City Council ratified the addition of Contract # 02-138 to the list of approved Group Purchasing Organization contracts for inventory/part procurement. Contract # 02-76 via Fortiline Waterworks was not renewed and was removed from the list; and

WHEREAS, for FY27, we are requesting the addition Contract # 040825-CAM via Sourcewell as well as approval of utilization of all four contracts per GS 143-129(e)(3) for budgeted inventory spending in FY27 up to \$950,000.00; and

WHEREAS, below are the four contracts and corresponding vendors. These are Omnia Partners contracts. The approved amount can be utilized as needed under each contract.

Vendor Name	Contract Number
Graybar Electric	Contract # EV2370
Ferguson Waterworks	Contract # 02-104
Ferguson Waterworks	Contract # 02-138
Core&Main	Contract # 040825-CAM

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Hendersonville, North Carolina that the City’s Water and Sewer Operations Department is authorized to purchase inventory items/parts up to \$950,000.00 under the contracts listed in this resolution to the vendors listed.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 2nd day of July, 2026.

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

F. Sole Source Purchase of Water of Sodium Bicarbonate – Logan Hickey, Procurement and Contract Administrator & Ricky Levi, Water Treatment Facilities Manager

Resolution #R-26-63

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO AUTHORIZE THE SOLE-SOURCE AND STANDARDIZATION PURCHASE OF SODIUM BICARBONATE FOR THE WATER TREATMENT PLANT

WHEREAS, the City of Hendersonville’s Finance Department is submitting this request on behalf of the City’s Water Treatment Plant; and

WHEREAS, the City’s WTP utilizes Sodium Bicarbonate; and

WHEREAS, Sodium Bicarbonate is required by the state for providing required alkalinity level; and

WHEREAS, Sodium Bicarbonate is a proprietary blend called Alkalinity First and is only available from one source of supply in this area as they are the only authorized area distributor; and

WHEREAS, this is a granular technical grade Sodium Bicarbonate, which ensures consistent levels of alkalinity that other products cannot offer. If we utilize other products with lesser alkalinity levels and lesser quality composition, this could clog our feed system and cause numerous maintenance issues. Thus, it is vital that we utilize this product as standardization is important; and

WHEREAS, NCGS 143-129(e) lists the authorized exceptions to the formal bid procedures. NCGS 143-129(e)(6) allows for purchases of apparatus, supplies, materials, or equipment to be purchasing using sole-source exception when: (i) performance or price competition for a product are not available; (ii) a needed product is available from only one source of supply; or (iii) standardization or compatibility is the overriding consideration. The governing board of a political subdivision of the State shall approve the purchases listed in the preceding sentence prior to the award of the contract; and

WHEREAS, staff are requesting to continue to utilize Univar on Sodium Bicarbonate City-wide by asking that Council approve this sole source and standardization request.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Hendersonville, North Carolina that city staff is authorized to purchase Sodium Bicarbonate from Univar for FY25/26 within budgeted funds available.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 2nd day of July, 2026.

Barbara G. Volk, Mayor

Attest: /s/Jill Murray, City Clerk

Approved as to form: /s/Angela S. Beeker, City Attorney

G. Sole Source Purchase of Coagulant – *Logan Hickey, Procurement and Contract Administrator & Ricky Levi, Water Treatment Facilities Manager*

Resolution #R-26-64

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO AUTHORIZE THE SOLE-SOURCE PURCHASE OF COAGULANT FOR THE WATER TREATMENT PLANT

WHEREAS, the City of Hendersonville's Finance Department is submitting this request on behalf of the City's Water Treatment Plant; and

WHEREAS, the WTP utilizes Coagulant; and

WHEREAS, Coagulant is required by the state for coagulation, flocculation, and sedimentation; and

WHEREAS, the City ran into issues with its current vendor's solution where some of it precipitated out into the bottom of the bulk tanks and formed back into a solid; and

WHEREAS, on 5/2/2024, the City is recommended use of a different Coagulant formula which is sole source thru a different vendor. Please see that agenda and resolution for full context; and

WHEREAS, the new formula recommendation of Coagulant is a proprietary blend only available from one source of supply. While there are other alternative non-coagulant products, none have this particular blend which is required for the efficient operations of our facility. Standardization of this blend is required; and

WHEREAS, While there are other alternative non-coagulant products, none have this particular blend which required for the efficient operations of our facility. NCDEQ would require us to do further studies and get their approval to change from one blend to another. Another challenge with changing blends is that it could cause problems with our lead copper numbers as well as our water quality parameter numbers. Thus, standardization of this blend is required; and

WHEREAS, NCGS 143-129(e) lists the authorized exceptions to the formal bid procedures. NCGS 143-129(e)(6) allows for purchases of apparatus, supplies, materials, or equipment to be purchasing using sole-source exception when: (i) performance or price competition for a product are not available; (ii) a needed product is available from only one source of supply; or (iii) standardization or compatibility is the overriding consideration. The governing board of a political subdivision of the State shall approve the purchases listed in the preceding sentence prior to the award of the contract; and

WHEREAS, staff are requesting to continue to utilize Zeta Solutions on Coagulant City-wide by asking that Council approve this sole source and standardization request.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Hendersonville, North Carolina that city staff is authorized to purchase Coagulant from Zeta Solutions for FY26/27 within budgeted funds available.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 2nd day of July, 2026.

Barbara G. Volk, Mayor

Attest: /s/Jill Murray, City Clerk

Approved as to form: /s/Angela S. Beeker, City Attorney

H. Sole Source Purchase of Polydyne – *Logan Hickey, Procurement and Contract Administrator & Garrett DeMoss, Wastewater Treatment Facilities Manager*

Resolution #R-26-65

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO AUTHORIZE THE SOLE-SOURCE AND STANDARDIZATION PURCHASE OF POLYDYNE FOR THE WATER TREATMENT PLANT

WHEREAS, the City of Hendersonville's Finance Department is submitting this request on behalf of the City's Wastewater Treatment Plant; and

WHEREAS, the WWTP utilizes Polydyne to coagulate with the City's sludge profile; and

WHEREAS, there is extensive jar testing involved in finding the right product for our sludge profile. Due to the relatively low quantities our WWTP has indicated that it is very challenging to find other sources to come to City facilities to jar test; and

WHEREAS, we have received confirmation that the rate is currently the same \$1.73 per pound as last year; and

WHEREAS, it is vital for the City to continue use of the Polydyne from SNF Water Science for continuity/standardization and to prevent risks associated with a new formula; and

WHEREAS, the product is sole source and trademarked; and

WHEREAS, NCGS 143-129(e) lists the authorized exceptions to the formal bid procedures. NCGS 143-129(e)(6) allows for purchases of apparatus, supplies, materials, or equipment to be purchasing using sole-source exception when: (i) performance or price competition for a product are not available; (ii) a needed product is available from only one source of supply; or (iii) standardization or compatibility is the overriding consideration. The governing board of a political subdivision of the State shall approve the purchases listed in the preceding sentence prior to the award of the contract; and

WHEREAS, staff are requesting to continue to utilize SNF Water Science for Polydyne by asking that Council approve this sole source and standardization request.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Hendersonville, North Carolina that city staff is authorized to purchase Polydyne from SNF Water Science for FY26/27 within budgeted funds available.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 2nd day of July, 2026.

Barbara G. Volk, Mayor

Attest: /s/Jill Murray, City Clerk

Approved as to form: /s/Angela S. Beeker, City Attorney

I. Sole Source Purchase of SCADA System Upgrades – *Logan Hickey, Procurement and Contract Administrator & Adam Steurer, Utilities Director*

Resolution #R-26-66

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO AUTHORIZE THE SOLE-SOURCE AND STANDARDIZATION PURCHASE OF SCADA SYSTEM UPGRADES FOR WATER AND SEWER

WHEREAS, the City of Hendersonville's Finance Department is submitting this request on behalf of the City's Water & Sewer Departments; and

WHEREAS, the City uses SCADA (Supervisory Control and Data Acquisition) systems for transmitting data and monitoring tanks, flow, generators, and more. Department has communicated that this is the most vital system within the City of Hendersonville; and

WHEREAS, Fortech is our service provider for our SCADA controls system wide for years and will be required to be used for these additions to our existing system. Fortech is using compatible equipment and systems to tie in correctly to existing infrastructure. We are very happy with their product and service. It is not advantageous to entertain another vendor for this work, because an outside vendor would only consider pulling all Fortech equipment out and starting over with their own equipment; and

WHEREAS, per General Statute # 143-129e(6), we are waiving competition where "standardization or compatibility is the overriding consideration"; and

WHEREAS, staff are requesting to continue to utilize Fortech for this SCADA system and services by requesting that Council approve this sole source and standardization request pending up to \$150,000.00 in Fiscal Year 2027.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Hendersonville, North Carolina that city staff is authorized to purchase SCADA system upgrades from SNF Water Science for FY26/27 within budgeted funds available.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 2nd day of July, 2026.

Barbara G. Volk, Mayor

Attest: /s/Jill Murray, City Clerk

Approved as to form: /s/Angela S. Becker, City Attorney

J. Utility Extension Agreement for the Ronan at Hendersonville – Adela Gutierrez-Ramirez, Civil Engineer

Resolution #R-26-67

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A UTILITY EXTENSION AGREEMENT WITH GRAYBUL RONAN, LLC FOR THE RONAN AT HENDERSONVILLE

WHEREAS, the City of Hendersonville owns, operates and maintains sewer system to serve customers throughout Henderson County; and

WHEREAS, residential, commercial, and industrial developments often require public gravity sewer service as a part of their development projects; and

WHEREAS, the Developer extends public sewer lines to their site, which upon completion and acceptance, are provided to the City to own, operate, and maintain; and

WHEREAS, the City requires a Utility Extension Agreement to be executed to establish requirements of both the Developer and the City for the sewer line extension processes; and

WHEREAS, Graybul Ronan, LLC, the “Developer” and “Owner”, will enter into a Utility Extension Agreement with the City to provide sewer services to the Ronan at Hendersonville.

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

1. The Utility Extension Agreement with Graybul Ronan, LLC, the “Developer” and “Owner” to provide sewer service to the Ronan at Hendersonville is approved, as presented.
2. City Manager is authorized to execute the Utility Extension Agreement, and to approve and execute amendments to the Utility Extension Agreement in the future provided such amendments do not impose a financial obligation upon the City.
3. City Manager is authorized to acquire easements, rights-of-way, and other interests in real property consistent with the terms of the Utility Extension Agreement, provided that such acquisition does not impose a financial obligation upon the City.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 2nd day of July, 2026.

Barbara G. Volk, Mayor

Attest: /s/Jill Murray, City Clerk

Approved as to form: /s/Angela S. Becker, City Attorney

K. Utility Extension Agreement for the Sheetz East Flat Rock – Adela Gutierrez-Ramirez, Civil Engineer

Resolution #R-26-68

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A UTILITY EXTENSION AGREEMENT WITH QUATTLEBAUM PROPERTIES F LLC FOR THE SHEETZ AT EAST FLAT ROCK

WHEREAS, the City of Hendersonville owns, operates and maintains water system to serve customers throughout Henderson County; and

WHEREAS, residential, commercial, and industrial developments often require public water and gravity sewer service as a part of their development projects; and

WHEREAS, the Developer extends public water lines to their site, which upon completion and acceptance, are provided to the City to own, operate, and maintain; and

WHEREAS, the City requires a Utility Extension Agreement to be executed to establish requirements of both the Developer and the City for the water line extension processes; and

WHEREAS, Quattlebaum Properties F LLC, the “Developer” and “Owner”, will enter into a Utility Extension Agreement with the City to provide water and sewer services to the Sheetz at East Flat Rock.

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

1. The Utility Extension Agreement with Quattlebaum Properties F LLC, the “Developer” and “Owner” to provide water and sewer service to the Sheetz at East Flat Rock is approved, as presented.
2. City Manager is authorized to execute the Utility Extension Agreement, and to approve and execute amendments to the Utility Extension Agreement in the future provided such amendments do not impose a financial obligation upon the City.
3. City Manager is authorized to acquire easements, rights-of-way, and other interests in real property consistent with the terms of the Utility Extension Agreement, provided that such acquisition does not impose a financial obligation upon the City.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 2nd day of July, 2026.

Barbara G. Volk, Mayor

Attest: /s/Jill Murray, City Clerk

Approved as to form: /s/Angela S. Beeker, City Attorney

L. Utility Extension Agreement for the Daniel Drive Sewer Extension – Adela Gutierrez-Ramirez, Civil Engineer

Resolution #R-26-69

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A UTILITY EXTENSION AGREEMENT WITH LRH PROPERTIES, LLC FOR THE DANIEL DRIVE SEWER EXTENSION

WHEREAS, the City of Hendersonville owns, operates and maintains water system to serve customers throughout Henderson County; and

WHEREAS, residential, commercial, and industrial developments often require public water service as a part of their development projects; and

WHEREAS, the Developer extends public water lines to their site, which upon completion and acceptance, are provided to the City to own, operate, and maintain; and

WHEREAS, the City requires a Utility Extension Agreement to be executed to establish requirements of both the Developer and the City for the water line extension process; and

WHEREAS, LRH Properties, LLC, the “Developer” and “Owner”, will enter into a Utility Extension Agreement with the City to provide water services to the Daniel Drive Sewer Extension.

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

1. The Utility Extension Agreement with LRH Properties, LLC, the “Developer” and “Owner” to provide water service to the Daniel Drive Sewer Extension is approved, as presented.
2. City Manager is authorized to execute the Utility Extension Agreement, and to approve and execute amendments to the Utility Extension Agreement in the future provided such amendments do not impose a financial obligation upon the City.
3. City Manager is authorized to acquire easements, rights-of-way, and other interests in real property consistent with the terms of the Utility Extension Agreement, provided that such acquisition does not impose a financial obligation upon the City.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 2nd day of July, 2026.

Barbara G. Volk, Mayor

Attest: /s/Jill Murray, City Clerk

Approved as to form: /s/Angela S. Beeker, City Attorney

M. Utility Extension Agreement for the Cottages at Sugarloaf Meadows Subdivision – Adela Gutierrez-Ramirez, Civil Engineer

Resolution #R-26-70

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A UTILITY EXTENSION AGREEMENT WITH THE COTTAGES AT SUGARLOAF MEADOWS, LLC FOR THE COTTAGES AT SUGARLOAF MEADOWS SUBDIVISION

WHEREAS, the City of Hendersonville owns, operates and maintains water system to serve customers throughout Henderson County; and

WHEREAS, residential, commercial, and industrial developments often require public water service as a part of their development projects; and

WHEREAS, the Developer extends public water lines to their site, which upon completion and acceptance, are provided to the City to own, operate, and maintain; and

WHEREAS, the City requires a Utility Extension Agreement to be executed to establish requirements of both the Developer and the City for the water line extension process; and

WHEREAS, Cottages at Sugarloaf Meadows, LLC the “Developer” and “Owner”, will enter into a Utility Extension Agreement with the City to provide water services to the Cottages at Sugarloaf Meadows Subdivision.

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

1. The Utility Extension Agreement with Cottages at Sugarloaf Meadows, LLC, the “Developer” and “Owner” to provide water service to the Cottages at Sugarloaf Meadows is approved, as presented.
2. City Manager is authorized to execute the Utility Extension Agreement, and to approve and execute amendments to the Utility Extension Agreement in the future provided such amendments do not impose a financial obligation upon the City.
3. City Manager is authorized to acquire easements, rights-of-way, and other interests in real property consistent with the terms of the Utility Extension Agreement, provided that such acquisition does not impose a financial obligation upon the City.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 2nd day of July, 2026.

Barbara G. Volk, Mayor

Attest: /s/Jill Murray, City Clerk

Approved as to form: /s/Angela S. Beeker, City Attorney

N. July 2026 Budget Amendments – Adam Murr, Budget & Evaluation Director

TO MAYOR & COUNCIL

APPROVAL: July 02, 2026

FISCAL YEAR 2027

FORM: 07022026-01

BUDGET AMENDMENT

FUND 080 | 301

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET
301-0000-470100-18007	Transfer in (from 010)	514,272	-	-	514,272
301-0000-470100-18007	Transfer in (from 032)	50,915	-	-	50,915
301-0000-_____-18007	Note Receivable	729,594	-	-	729,594
301-0000-420050-18007	Grant (NC Commerce, no Interest)	500,000	-	-	500,000
301-0000-460110-18007	Reimbursements	40,000	-	-	40,000
301-0000-550103-18007	Capital Outlay CIP	799,166	-	295,874	503,292
301-0000-598600-18007	Loan to Outside Org (Developer)	500,000	-	-	500,000
301-0000-598901-18007	Transfer out (to 010)	329,615	-	-	329,615
301-0000-598901-18007	Transfer out (to 080)	-	295,874	-	295,874
301-0000-598901-18007	Transfer out (to 301, #18007)	206,000	-	-	206,000
FUND 301	TOTAL REVENUES	1,834,781	-	-	1,834,781
Grey Mill Project #18007	TOTAL EXPENDITURES	1,834,781	295,874	295,874	1,834,781
080-0000-470900	Fund Balance Appropriated	295,874	-	295,874	-
080-0000-470100	Transfer In (from 301, #18007)	-	295,874	-	295,874
080-8002-519200	Contracted Services	295,874	-	-	295,874
FUND 080	TOTAL REVENUES	295,874	295,874	295,874	295,874
Housing Fund	TOTAL EXPENDITURES	295,874	-	-	295,874

An amendment reflecting \$295,847 revenues in the Housing Fund (080) from the Grey Mill project (fund 301, project #18007) in place of fund balance appropriation.

The City Manager and City Clerk certify budget ordinance amendment 07022026-01 was approved by City Council on July 02, 2026.

TO MAYOR & COUNCIL

APPROVAL: July 02, 2026

FISCAL YEAR 2026

FORM: 07022026-02

BUDGET AMENDMENT

FUND 060					
ACCOUNT NUMBER	ACCOUNT DESCRIPTION	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET
060-0000-470030	Insurance Proceeds	34,578	30,767	-	65,345
060-7050-524030	R&M Trucks	20,000	30,767	-	50,767
FUND 060	TOTAL REVENUES	34,578	30,767	-	65,345
	TOTAL EXPENDITURES	20,000	30,767	-	50,767

An amendment reflecting \$30,767 of insurance proceeds for asset 14-170 following an accident that resulted in the asset being totaled.

The City Manager and City Clerk certify budget ordinance amendment 07022026-02 was approved by City Council on July 02, 2026.

BUDGET AMENDMENT

FUND 010					
ACCOUNT NUMBER	ACCOUNT DESCRIPTION	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET
010-0000-470030	Insurance Proceeds	63,514	10,129	-	73,643
010-1555-524040	R&M Streets & Sidewalks	-	10,129	-	10,129
FUND 010	TOTAL REVENUES	63,514	10,129	-	73,643
	TOTAL EXPENDITURES	-	10,129	-	10,129

An amendment reflecting \$10,129 of insurance proceeds for the repair of a fixed pole and fire hydrant that was damaged in a vehicle accident.
The City Manager and City Clerk certify budget ordinance amendment 07022026-03 was approved by City Council on July 02, 2026.

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	-	5,530,809	1,145,191
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	154,500	-	549,500
360-HEB01	Helene Expenditures - HEB01	1,175,000	-	-	1,175,000
360-HEZ01	Helene Expenditures - HEZ01	106,000	486,695	-	592,695
FUND 360	TOTAL REVENUES	7,848,004	-	5,530,809	2,317,195
	TOTAL EXPENDITURES	7,848,004	641,195	6,172,004	2,317,195
NCEM/Insurance					
410	FEMA Grants/Reimb. (Helene)	534,288	5,859,634	-	6,393,922
410 - Misc. Expenditures	Helene Expenditures - Misc.	-	1,000,000	-	1,000,000
410-HEE01	Helene Expenditures - HEE01	327,788	372,212	-	700,000
410-HEG14	Helene Expenditures - HEG14	97,000	3,880,222	-	3,977,222
410-HEC05	Helene Expenditures - HEC05	100,100	400	-	100,500
410-HEG11	Helene Expenditures - HEG11	4,000	-	4,000	-
410-HEG06	Helene Expenditures - HEG06	4,500	30,500	-	35,000
410-HEE02	Helene Expenditures - HEE02	300	499,700	-	500,000
410-HEG04	Helene Expenditures - HEG04	300	-	300	-
410-HEF27	Helene Expenditures - HEF27	300	700	-	1,000
410-HEC11	Helene Expenditures - HEC11	-	29,000	-	29,000
410-HEC08	Helene Expenditures - HEC08	-	34,300	-	34,300
410-HEG02	Helene Expenditures - HEG02	-	8,400	-	8,400
410-HEG04	Helene Expenditures - HEG04	-	500	-	500
410-HEG07	Helene Expenditures - HEG07	-	8,000	-	8,000
FUND 410	TOTAL REVENUES	534,288	5,859,634	-	6,393,922
	TOTAL EXPENDITURES	534,288	5,863,934	4,300	6,393,922
Gov. Helene Projects					
460	FEMA Grants/Reimb. (Helene)	2,822,500	5,396,010	-	8,218,510
460 - Misc. Expenditures	Helene Expenditures - Misc.	-	2,000,000	-	2,000,000
460-HEB01	Helene Expenditures - HEB01	790,000	-	1,917	788,083
460-HEF02	Helene Expenditures - HEF02	1,120,000	1,951,961	-	3,071,961
460-HEF03	Helene Expenditures - HEF03	12,500	104,075	-	116,575

460-HEF04	Helene Expenditures - HEF04	2,000	7,865	-	9,865
460-HEF05	Helene Expenditures - HEF05	5,000	8,000	-	13,000
460-HEF08	Helene Expenditures - HEF08	142,000	176,000	-	318,000
460-HEF16	Helene Expenditures - HEF16	470,000	944,262	-	1,414,262
460-HEF18	Helene Expenditures - HEF18	30,000	-	-	30,000
460-HEF19	Helene Expenditures - HEF19	35,000	154	-	35,154
460-HEF20	Helene Expenditures - HEF20	32,000	276	-	32,276
460-HEF21	Helene Expenditures - HEF21	20,000	-	1,096	18,904
460-HEF22	Helene Expenditures - HEF22	60,000	-	685	59,315
460-HEF23	Helene Expenditures - HEF23	30,000	-	1,240	28,760
460-HEF24	Helene Expenditures - HEF24	63,000	-	978	62,022
460-HEF25	Helene Expenditures - HEF25	8,000	-	517	7,483
460-HEF06	Helene Expenditures - HEF06	3,000	29,000	-	32,000
460-HEF11	Helene Expenditures - HEF11	-	18,250	-	18,250
460-HEF28	Helene Expenditures - HEF28	-	122,600	-	122,600
460-HEF29	Helene Expenditures - HEF29	-	40,000	-	40,000
FUND 460	TOTAL REVENUES	2,822,500	5,396,010	-	8,218,510
	TOTAL EXPENDITURES	2,822,500	5,402,443	6,433	8,218,510
Ent. Helene Projects					

An FY26 budget amendment to the Hurricane Helene Project(s) increasing the total appropriation to \$16,929,627.
The City Manager and City Clerk certify budget ordinance amendment 07022026-04 was approved by City Council on July 02, 2026.

TO MAYOR & COUNCIL
APPROVAL: July 02, 2026

FISCAL YEAR 2026
FORM: 07022026-05

BUDGET AMENDMENT					
FUND 010					
ACCOUNT NUMBER	ACCOUNT DESCRIPTION	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET
010-0000-400101	Ad Valorem Taxes	16,150,000	280,825		16,430,825
010-0000-400150	Tax - Interest	2,500	40,000		42,500
010-0000-420051	Local/Private Grant Revenue	-	5,000		5,000
010-0000-430006	Boyd Park Golf Revenues	29,000	1,500		30,500
010-0000-430007	Boyd Park Concessions	2,600	175		2,775
010-0000-440005	Fire Permits & Fees	11,150	1,500		12,650
010-0000-440008	Zoning Permits	22,500	12,500		35,000
010-0000-440010	Special Project Fees-Planning	15,000	10,000		25,000
010-0000-440011	Demo Fees	1,050	200		1,250
010-0000-440012	Street Sidewlk Encroachment	1,650	1,500		3,150
010-0000-450002	Powell Bill Interest	18,906	2,500		21,406
010-0000-460002	Miscellaneous Income - Police	8,980	5,500		14,480
010-0000-460003	Miscellaneous Income - Public Works	-	2,000		2,000
010-0000-460021	Zoning & Other Ordinance Violations	-	500		500
010-0000-460090	Contributions/Donations	16,616	20,000		36,616
010-0000-470030	Insurance Proceeds	63,514	10,000		73,514
010-1001-540001	Special Appropriations	445,120	6,000		451,120
010-1002-501001	Salaries - Regular	488,571	2,900		491,471
010-1002-501010	Salaries - Overtime	550	5,000		5,550
010-1002-502005	Group Med & Life Ins	62,527	5,000		67,527
010-1002-502050	Retirement Expense	69,654	1,500		71,154
010-1002-502056	COH Match Retirement Expense	10,650	2,500		13,150
010-1002-519200	Contracted Services	136,400	88,855		225,255
010-1002-523001	Utilities - Electricity	485,500	-	50,000	435,500
010-1005-501010	Salaries - Overtime	-	400		400
010-1005-502005	Group Med & Life Ins	14,128	3,000		17,128
010-1005-502056	COH Match Retirement Expense	3,875	400		4,275
010-1005-523003	Utilities - Telephone & Internet	-	200		200
010-1005-531215	Dues & Subscriptions	12,000	900		12,900
010-1007-460090	Contributions/Donations	-	650		650
010-1007-501010	Salaries - Overtime	2,750	800		3,550
010-1007-502005	Group Med & Life Ins	30,440	700		31,140
010-1007-502050	Retirement Expense	31,075	300		31,375
010-1007-502056	COH Match Retirement Expense	5,855	700		6,555
010-1007-521010	Office Supplies	300	565		865
010-1008-501030	Salaries - Incentive Payments	3,580	55		3,635
010-1008-502056	COH Match Retirement Expense	5,170	250		5,420
010-1008-531100	Fuel	-	14,870		14,870
010-1010-501001	Salaries - Regular	58,403	11,200		69,603
010-1010-501010	Salaries - Overtime	350	100		450
010-1010-502001	Fica Tax Expense	4,856	500		5,356
010-1010-502005	Group Med & Life Ins	7,254	2,500		9,754
010-1010-502050	Retirement Expense	8,022	2,000		10,022
010-1010-502056	COH Match Retirement Expense	1,415	600		2,015
010-1010-523001	Utilities - Electricity	-	5,890		5,890
010-1014-501030	Salaries - Incentive Payments	3,350	250		3,600
010-1014-502056	COH Match Retirement Expense	4,460	700		5,160
010-1014-502091	Worker's Comp Ins	1,860	120		1,980
010-1014-523003	Utilities - Telephone & Internet	5,000	3,180		8,180
010-1200-501010	Salaries - Overtime	9,000	2,600		11,600
010-1200-501030	Salaries - Incentive Payments	6,100	400		6,500
010-1200-519200	Contracted Services	53,500	13,725		67,225
010-1300-210002	Miscellaneous Payable	-	1,150		1,150
010-1300-430001	Miscellaneous Sales	-	185		185
010-1300-460091	Police Contribution/Donation	-	800		800
010-1300-501002	Salaries - Board/ Part Time/Temp/Aux	75,200	15,500		90,700
010-1300-501010	Salaries - Overtime	125,000	32,000		157,000
010-1300-501012	Salaries - Standby Pay	21,200	3,100		24,300
010-1300-502056	COH Match Retirement Expense	11,000	900		11,900
010-1300-519200	Contracted Services	112,199	34,375		146,574
010-1400-501002	Salaries - Board/ Part Time/Temp/Aux	44,500	2,800		47,300
010-1400-501010	Salaries - Overtime	186,500	19,500		206,000
010-1400-502056	COH Match Retirement Expense	43,625	15,300		58,925
010-1400-502091	Worker's Comp Ins	41,004	1,775		42,779
010-1400-519200	Contract Services	74,860	18,820		93,680
010-1502-521001	Supplies & Materials	5,000	9,355		14,355
010-1521-501025	Salaries - Uniform/Taxab	6,800	500		7,300
010-1521-502056	COH Match Retirement Expense	3,170	900		4,070

010-1521-519200	Contracted Services	42,540	5,955		48,495
010-1523-501001	Salaries - Regular	112,192	3,500		115,692
010-1523-501002	Salaries - Board/ Part Time/Temp/Aux	20,850	200		21,050
010-1523-501010	Salaries - Overtime	7,250	2,600		9,850
010-1523-502005	Group Med & Life Ins	22,464	6,500		28,964
010-1523-502050	Retirement Expense	17,474	200		17,674
010-1523-502056	COH Match Retirement Expense	1,985	700		2,685
010-1523-519200	Contracted Services	155,950	5,375		161,325
010-1525-501010	Salaries - Overtime	5,300	9,500		14,800
010-1525-501012	Salaries - Standby Pay	-	900		900
010-1525-502050	Retirement Expense	70,063	900		70,963
010-1525-502056	COH Match Retirement Expense	3,590	2,300		5,890
010-1525-519200	Contracted Services	40,000	29,585		69,585
010-1555-521100	Uniforms	11,095	810		11,905
010-1555-524010	R & M - Bulidings	-	2,200		2,200
010-1555-519200	Contracted Services	20,050	17,100		37,150
010-1560-501001	Salaries - Regular	198,462	3,250		201,712
010-1560-501010	Salaries - Overtime	6,010	6,000		12,010
010-1560-502005	Group Med & Life Ins	61,162	200		61,362
010-1560-502050	Retirement Expense	32,479	800		33,279
010-1560-502056	COH Match Retirement Expense	2,980	1,800		4,780
010-1560-519200	Contracted Services	55,000	4,650		59,650
010-1565-519200	Contract Services	-	600		600
010-1565-531225	Training/Training	(0)	5		5
010-2102-519200	Contract Services	-	300		300
010-7002-523001	Utilities - Electricity	-	750		750
010-7002-531265	Drug Testing	-	500		500
010-7855-501030	Salaries - Incentive Payments	560	50		610
010-7855-502056	COH Match Retirement Expense	120	200		320
FUND 010	TOTAL REVENUES	23,748,466	393,700	-	16,737,166
General Fund	TOTAL EXPENDITURES	3,661,589	443,700	50,000	4,003,051
An end-of-year FY26 amendment adjusting personnel, operating, and capital budget in the General Fund in preparation for the annual audit process.					
The City Manager and City Clerk certify budget ordinance amendment 07022026-05 was approved by City Council on July 02, 2026.					

TO MAYOR & COUNCIL
APPROVAL: July 02, 2026

FISCAL YEAR 2026
FORM: 07022026-06

BUDGET AMENDMENT

FUND 020 021					
ACCOUNT NUMBER	ACCOUNT DESCRIPTION	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET
020-1002-501001	Salaries - Regular	8,549	150	-	8,699
020-1005-501001	Salaries - Regular	3,045	250	-	3,295
020-1007-501001	Salaries - Regular	4,608	15	-	4,623
020-1010-501001	Salaries - Regular	983	1,100	-	2,083
020-1502-501001	Salaries - Regular	12,250	-	4,965	7,285
020-1523-519200	Contract Services	19,962	-	500	19,462
020-1525-521001	Supplies & Materials	850	500	-	1,350
020-1560-501001	Salaries - Regular	9,923	750	-	10,673
020-2102-501001	Salaries - Regular	150,456	2,700	-	153,156
FUND 020	TOTAL REVENUES	-	-	-	-
Main St. MSD Fund	TOTAL EXPENDITURES	210,626	5,465	5,465	210,626
021-1200-502056	COH Match Retirement Expense	1,135	-	750	385
021-1523-501001	Salaries - Regular	2,196	400	-	2,596
021-1560-501001	Salaries - Regular	2,481	150	-	2,631
021-2102-521001	Supplies & Materials	-	300	-	300
021-2202-501001	Salaries - Regular	48,865	200	-	49,065
021-2202-523001	Utilities - Electricity	11,000	-	300	10,700
FUND 021	TOTAL REVENUES	-	-	-	-
7th Ave. MSD Fund	TOTAL EXPENDITURES	65,676	1,050	1,050	65,676
An end-of-year FY26 amendment adjusting personnel, operating, and capital budget in the Main Street MSD Fund and 7th Avenue MSD Fund in preparation for the annual audit process.					
The City Manager and City Clerk certify budget ordinance amendment 07022026-06 was approved by City Council on July 02, 2026.					

TO MAYOR & COUNCIL

APPROVAL: July 02, 2026

FISCAL YEAR 2026

FORM: 07022026-07

BUDGET AMENDMENT

FUND 060

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET
060-1002-501001	Salaries - Regular	519,189	22,000	-	541,189
060-1002-519200	Contract Services	12,475	20,000	-	32,475
060-1007-501001	Salaries - Regular	202,730	2,000	-	204,730
060-1008-501001	Salaries - Regular	1,004,767	-	59,000	945,767
060-1008-519101	Prof Services-Audit	37,278	65,000	-	102,278
060-1010-501001	Salaries - Regular	273,818	20,000	-	293,818
060-1010-519200	Contract Services	333,739	-	20,000	313,739
060-1523-501001	Salaries - Regular	109,021	15,000	-	124,021
060-7002-519104	Prof Services-Engring	21,000	-	20,000	1,000
060-7002-523001	Utilities - Electricity	1,240,000	-	95,000	1,145,000
060-7002-523005	Utilities - Water & Sewer	-	95,000	-	95,000
060-7035-519200	Contract Services	122,000	-	20,000	102,000
060-7055-519200	Contract Services	52,000	-	20,000	32,000
060-7155-519200	Contract Services	65,230	-	5,000	60,230
FUND 060	TOTAL REVENUES	-	-	-	-
Water & Sewer Op. Fund	TOTAL EXPENDITURES	3,993,248	239,000	239,000	3,993,248

An end-of-year FY26 amendment adjusting personnel, operating, and capital budget in the Water & Sewer Operating Fund in preparation for the annual audit process.

The City Manager and City Clerk certify budget ordinance amendment 07022026-07 was approved by City Council on July 02, 2026.

TO MAYOR & COUNCIL

APPROVAL: July 02, 2026

FISCAL YEAR 2026

FORM: 07022026-08

BUDGET AMENDMENT

FUND 064 | 067 | 068

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET
064-0000-450001	Interest Income	2,000	59,250	-	61,250
064-1002-501001	Salaries - Regular	17,098	350	-	17,448
064-1005-501001	Salaries - Regular	6,649	150	-	6,799
064-1007-501001	Salaries - Regular	9,215	150	-	9,365
064-1010-519200	Contract Services	13,200	600	-	13,800
064-1560-501001	Salaries - Regular	37,212	5,000	-	42,212
064-7455-519200	Contract Services	50,000	-	15,000	35,000
064-7455-521001	Supplies & Materials	21,970	-	14,000	7,970
064-7455-523005	Utilities - Water & Sewer	-	1,000	-	1,000
064-7455-524020	R & M - Equipment	-	9,000	-	9,000
064-7455-531210	Permits, License And Fees	103,877	66,000	-	169,877
064-7455-531260	Credit Card Processing Fees	40,000	6,000	-	46,000
FUND 064	TOTAL REVENUES	2,000	59,250	-	61,250
Parking Fund	TOTAL EXPENDITURES	299,221	88,250	29,000	358,471
067-1002-501001	Salaries - Regular	37,185	2,300	-	39,485
067-1005-523004	Cellphone Stipend	-	25	-	25
067-1005-501001	Salaries - Regular	13,823	200	-	14,023
067-1010-501001	Salaries - Regular	44,803	3,000	-	47,803
067-1010-519200	Contract Services	19,799	2,000	-	21,799
067-1014-501010	Salaries - Overtime	-	1,500	-	1,500
067-1014-524030	R & M - Trucks	-	200	-	200
067-1525-501001	Salaries - Regular	169,520	1,300	-	170,820
067-7555-501001	Salaries - Regular	178,859	2,200	-	181,059
067-7555-501002	Salaries - Board/ Part Time/Temp/Aux	120	6,000	-	6,120
067-7555-519200	Contract Services	296,700	-	18,725	277,975
FUND 067	TOTAL REVENUES	-	-	-	-
Stormwater Fund	TOTAL EXPENDITURES	760,809	18,725	18,725	760,809
068-1002-501001	Salaries - Regular	25,647	500		26,147
068-1005-501001	Salaries - Regular	9,134	750		9,884
068-1007-501001	Salaries - Regular	13,823	150		13,973
068-1010-501001	Salaries - Regular	2,950	1,250		4,200
068-1010-519200	Contract Services	19,799	1,500		21,299
068-1521-519200	Contract Services	3,494	400		3,894
068-7855-501001	Salaries - Regular	789,213		4,550	784,663
FUND 068	TOTAL REVENUES	-	-	-	-
Env. Services Fund	TOTAL EXPENDITURES	864,059	4,550	4,550	864,059

An end-of-year FY26 amendment adjusting personnel, operating, and capital budget in the Parking Fund, Stormwater Fund, and Env. Services Fund in preparation for the annual audit process.

The City Manager and City Clerk certify budget ordinance amendment 07022026-08 was approved by City Council on July 02, 2026.

6. PRESENTATIONS

A. Special Presentation - *HC League of Women Voters*

Several women from the Henderson County League of Women Voters presented Mayor Volk with a lifetime member's certificate. She has been a member of the League for 50 years and is a past President.



B. Historic Preservation Commission Hyman Heights Tree Pruning - *Jim Welter, Board Member & Others*

Vice Chair Jim Welter gave the following brief PowerPoint presentation.

Duke Energy Tree Pruning Historic Preservation Commission



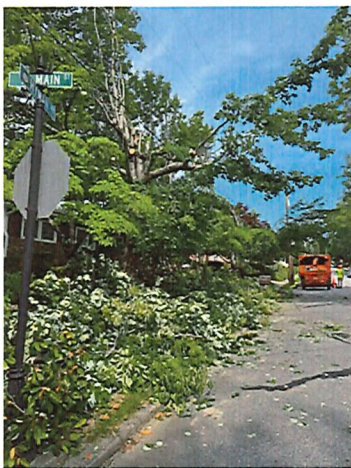
Historic Preservation Commission Goals

- To safeguard the City's heritage by preserving any property therein that embodies important elements of its culture, history, architectural history or prehistory;
- To identify properties which are of special historical significance and which possess integrity of design, setting, workmanship, materials, feeling and/or association, and to designate such as historic landmarks and districts;
- To promote the use and conservation of such landmarks or districts for the education, pleasure and enrichment of the residents of the city, county, and state as a whole.

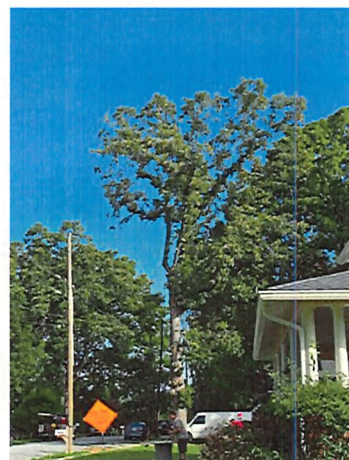
As a Tree City, USA, the Arbor Day Foundation sets these requirements which must be met and maintained to have such a designation:

- An active tree board and/or department: This ensures that there is a dedicated group overseeing tree management.
- A tree care ordinance: This is a local law that governs the care and management of trees.
- A community forestry program with an annual budget of at least \$2 per capita: This ensures that there are sufficient funds allocated for tree care and management.
- An Arbor Day observance and proclamation: This involves celebrating Arbor Day to promote tree planting and care.

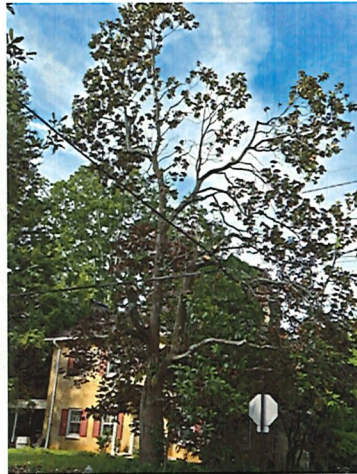
Examples of Tree Pruning in Hyman Heights Historic District



Examples of Tree Pruning in Hyman Heights Historic District



Examples of Tree Pruning in Hyman Heights Historic District



The Historic Preservation Commission Supports Current Actions by Staff

- Contacting neighboring Commissions
- Contacting Duke Power's Community Affairs Department
- The list of suggestions in the following slide

Suggestions include:

- Duke provide a 30 day notice before trimming, It is quite intimidating for a convoy of trucks to show up at 8:30AM and start blocking off the street and front yards of home.
- Duke engineer and arborist ride along with City representative to agree on Pruning plans.
- We personally believe if they cut anything over 6 in they should be required to get a COA .
- Duke consider burying the line in the front of the homes.
- Duke and Asplund consider compensating home owner by offering to plant new trees out of the way of power line.
- We would like to have input as to how far back Duke Trims, worker said they were trimming either 12 ft or 15 Ft depending who you talked to but it looks ion some instance a lot more.
- We also support the ongoing effort by Community development - Planning departments to find a solution.

C. Animal Services Advisory Committee Yearly Update - *Angela Prodrick, Board Member*

Former long-time board member Angela Prodrick read the following brief yearly update.

Good evening, Mayor and Council,

Thank you for the opportunity to provide an update on the work of the Animal Services Advisory Committee over the past year.

This year has been somewhat different from many years before. After five years of significant progress, from creating this committee to rewriting our animal ordinance and strengthening Animal Services, this year has been

focused on evaluating what we have built, reviewing the effectiveness of our work, and identifying priorities for the future.

Committee Highlights

Over the past year, the Committee has:

- Continued reviewing Animal Services operations and community animal welfare issues.
- Reviewed the City's animal ordinance to ensure it remains effective and responsive to the needs of our community.
- Discuss emerging animal welfare trends and opportunities to strengthen education, partnerships, and services.
- Continued to serve in our advisory role to City Council and remain prepared to fulfill our responsibilities as the Dangerous Dog Appeals Board, when needed.
- Used community data to begin shaping future committee priorities and work plans.

Looking Forward

A significant focus this year has been reviewing the findings of the Henderson County Animal Welfare Survey to help inform people where the committee's work should go next.

While the survey was developed through the Henderson County Animal Services Advisory Committee, led by Chair James Lyon which is a committee I also serve and serves as Vice Chair last year, the City committee has spent the last several meetings reviewing the results and discussing how those findings can help shape future recommendations and initiatives here in Hendersonville.

The survey received more than 1,025 responses, including 36.8% responses from Hendersonville residents, providing valuable insight into the needs and concerns of citizens within our city.

Through those discussions, the committee has begun identifying opportunities to improve animal welfare in Hendersonville, including:

- Exploring ways to create more pet-friendly public spaces, including safer walking routes and play areas for pets. The completion of the Ecusta Trail is one example of a community asset that provides expanded opportunities for residents to safely enjoy the outdoors with their pets.
- Identifying opportunities for greater collaboration between Animal Services and local nonprofit organizations to better connect residents with the many resources already available in our community.
- Discussing ways to improve access to microchip scanners within the city so more found pets can be quickly reunited with their owners.
- Continuing to review how education, partnerships, and existing community resources can help address animal welfare needs before they become enforcement issues.

I believe the survey has provided an excellent roadmap for future discussions and will help ensure the committee's recommendations continue to be driven by community input and practical solutions.

A Personal Reflection

Before I close, I would like to share one personal note.

This marks my sixth and final year serving on the Animal Services Advisory Committee. Under our bylaws, I will be rotating off the committee, making this my final report to Council. It has truly been an honor to serve.

Six years ago, I had the privilege of working alongside Lieutenant Leroy to draft the ordinance that created this committee. Looking back over those six years, I am incredibly proud of what we have accomplished together.

Together we have:

- Established the Animal Services Advisory Committee.
- Completed a comprehensive rewrite of the City's animal ordinance.
- Continued reviewing that ordinance to ensure it remains effective and responsive to our community.
- Welcomed the City's first Animal Enforcement Officer, strengthening the City's ability to serve both residents and animals.
- Built strong partnerships between Animal Services and community organizations, including Blue Ridge Humane Society.
- Helped connect countless residents with dozens of resources available to keep pets healthy, safe, and in their homes.

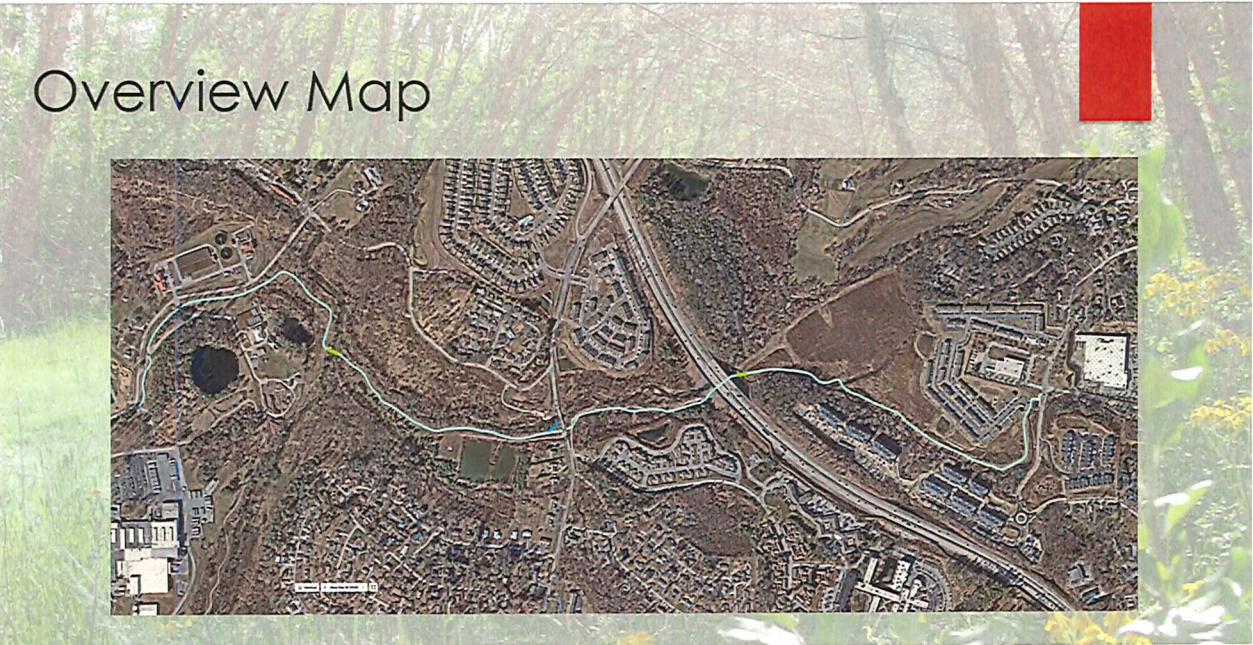
This year has been less about creating new systems and more about ensuring the foundation we have built remains strong. I truly believe our first five years were about building that foundation, and the next five years will be about building it.

Finally, I want to thank my fellow committee members, Melisaa Justus, Chef Myhand and each member of City Council for your commitment to animal welfare. Thank you for your willingness to support this committee and continue investing in the well-being of the animals and citizens of Hendersonville.

It has been a privilege to serve all of you. Thank you for allowing me the opportunity to serve these past six years, and I look forward to seeing the committee continue its important work for many years to come.

D. Clear Creek Greenway Project Update - *Brendan Shanahan, City Engineer*

City Engineer Brendan Shanahan gave the following brief PowerPoint presentation.



The Overall Cost

This project has been funded through a number of grants and donations:

- Engineering Design and Permitting (Kimley-Horn):
 - ~\$800,000
- Construction and Administration:
 - ~\$4.5 M

The Funding Sources

~More on this momentarily...

The Construction

Here we go...

NHM Constructors Inc successfully won the bid held on April 14th, 2026.

- NHM was awarded the contract by NCDOT on May 18th, 2026
- NHM is also the contractor who constructed the profoundly transformative Ecusta Trail.
- Adam Rice was the project manager.
- The experience the NHM team brings can significantly benefit the Clear Creek Greenway

Comparison to the Ecusta Project:

- Similar type (linear), scope of work, methods of construction, material types, (bridge construction, etc.)
- Different total length and width fewer utility considerations than Ecusta Trail tending to simplify construction and reduce need for design changes.

Anticipating Challenges:

- Project involves an “Intermediate Contract Time” which sets a goal to finish the first section earlier.
 - Considerations: securing materials (Pedestrian Bridges, Pipe, etc.) and construction sequencing.
- Reducing designs changes (if needed) will be key to maintaining overall project schedule.



The Completion

- To the west of I-26, completion is scheduled for Fall 2026.
- The remainder of the project will be finished in Spring 2027.

The Funding Sources

This project has been funded through a number of grants and donations:

- **Primary Grant organizations** funding this project include:
 - FHWA – Surface Transportation Block Grant
 - NC Parks - Parks and Recreation Trust Fund
 - NC Trails – Recreational Trails Program

Donor Recognition

Private Donations from Local Organizations:

- Friends of the Oklawaha Greenway
- Friends of the Ecusta Trail
- Blue Ridge Bicycle Club
- Carolina Village

Thanks to you all!!!!

Additionally, he recognized the generosity of certain organizations who have supported the project.



7. PUBLIC HEARINGS

A. Annexation: Public Hearing – Ironwood Square (26-37-ANX) – Sam Hayes, Planner II

Sam Hayes explained that 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. On June 4th, 2026, City Council accepted the City Clerk’s Certificate of Sufficiency for the petition submitted by Drake Bruner, Kieran Roe, and Emily Balcken and set July 2nd, 2026, as the date for the public hearing.

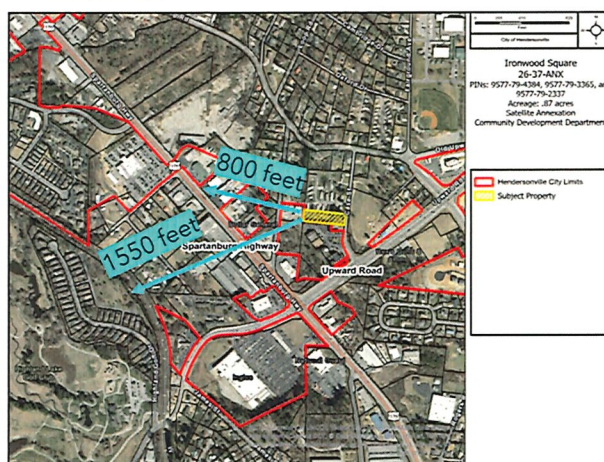
Ironwood Square Annexation

26-37-ANX
Satellite Annexation Petition

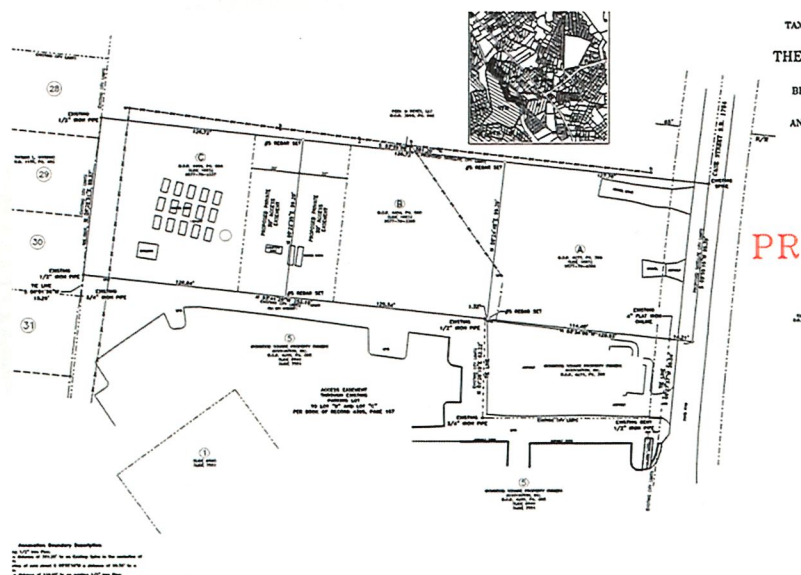


Background

- Petitioner:
 - Drake Bruner, Watermark (Applicant)
 - Conserving Carolina - Kieran Roe (Property Owner)
 - Children & Family Resource Center - Emily Balcken (Property Owner)
- PINs:
 - 9577-79-4384
 - 9577-79-3365
 - 9577-79-2337
- Acreage:
 - .87 acres



Annexation Plat



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

The public hearing was opened at 6:32 p.m.

There were no public comments.

The public hearing was closed at 6:32 p.m.

Council Member Jennifer Hensley moved City Council adopt an ordinance of the City of Hendersonville to annex noncontiguous property owned by Kieran Roe and Emily Balcken, identified as PINs 9577-79-4384, 9577-79-3365, and 9577-79-2337, finding that the standards established by North Carolina General Statute 160A-58.1 have been satisfied and that the annexation is in the best interest of the City. A unanimous vote of the Council followed. Motion carried.

Ordinance #O-26-23

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 SATELLITE ANNEXATION

Re: Petition for Satellite Annexation

Petitioners: Drake Bruner (Applicant), Kieran Roe – Conserving Carolina and Emily Balcken – Children and Family Resource Center (Property Owners)
File No. 26-37-ANX

WHEREAS, The City of Hendersonville has been petitioned by Drake Bruner pursuant to North Carolina General Statutes (NCGS) 160A-58.1, 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 the City Operations Building 305 Williams Street at 5:45 pm, on the 2nd day of July 2026, after due notice by publication as provided by law on the 21st of June, 2026; and

WHEREAS, the City Council further finds the areas described therein meet the standards of N.C. G.S. 160A-58.1(b), to wit;

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.

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:

- 1: By virtue of the authority granted by N.C.G.S. 160A-58.2, as amended, the following described noncontiguous area is hereby annexed and made part of the City of Hendersonville as of the second day of July 2026.

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

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.

- 2: Upon and after the second day of July 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 2nd day of July, 2026.

Barbara G. Volk, Mayor

Attest: /s/Jill Murray, City Clerk

Approved as to form: /s/Angela S. Beeker, City Attorney

B. Consideration of a Certificate of Public Convenience & Necessity for I&M Airport Taxi, LLC – Jill Murray, City Clerk

City Manager John Connet explained that Mr. Ilie Suhan would like to start up a taxi service in Hendersonville and has filed the necessary paperwork for Council to review and asked that Council consider approving the Certificate of Public Convenience and Necessity submitted by Mr. Suhan.

City of Hendersonville

Certificate of Public Convenience and Necessity

1. Applicant Information

The applicant is: (check one and list name)

☐ Individual and Sole Owner: ILIE SUHAN

o Trade Name (DBA) (if applicable): I & M AIRPORT TAXI

☐ LLC, Corporation or Partnership: LLC

o List Officers/Members/Partners (name and office held):

ILIE SUHAN

LIUDMILA SUHAN - organizer

Contact Information:

• Business Address: 61 Johnnie Washington Dr

• Phone Number: 828-753-9920 and 404-519-1828

2. Vehicle Information

• Make/Model/Year: Toyota Sienna Hybrid 2025

• Vehicle Identification Number (VIN): 5TDB8KFC 488 206499

• License Plate Number: LLF-3379

• Seating Capacity: 7 seats

• Color Scheme/Insignia: gray

3. Public Necessity

• What specific facts, data, or community requests demonstrate that additional taxis are needed in the area? only one company of taxi does not cover hospital, downtown, stores, airport, hotels...

• Area of Service: What are the exact geographical boundaries, routes, or municipalities you intend to serve? to cover the entire Henderson County, Airport...

• Parking Arrangements: Where will the taxis be parked or staged when they are not in service (e.g., proof of off-street parking to avoid street congestion)? None in front of my home, driveway

4. Rates & Drivers

• Proposed Rates: What is your exact schedule of fares (e.g., flag drop rate, per-mile, waiting time, or flat rates to local hubs)? per-mile = \$3.00

- **Driver Qualifications:** Who will be driving your taxis, and can you provide their NC driver's license details and clean criminal/driving records? I will drive the Taxi DLN-000035659485 clean records
5. **Required Attachments Checklist**
- **NC Safety Inspection Certificate:** Passed by a certified NC station.
 - **If applicant is a foreign corporation or partnership, attach Articles of Organization or Partnership Agreement.**
 - **Certificate of Insurance**
6. **Affidavits & Signatures**
- I hereby certify that I will operate in accordance with the City Code and state laws regarding taxicabs. I understand that failure to abide by these terms may result in the revocation of a certificate.

Applicant Signature: Suhan Date: 06/18/2026

Print Name: ILIE SUHAN

Title (if applicable): _____

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

The public hearing was opened at 6:37 p.m.

Mr. Suhan introduced himself and said there is a need in the city for another taxi service that works later hours and that he wants to do this for his family.

The public hearing was closed at 6:37 p.m.

Council Member Melinda Lowrance moved that City Council adopt the Resolution Granting a Certificate of Public Convenience & Necessity for I&M Airport Taxi, LLC A unanimous vote of the Council followed. Motion carried.

Resolution #R-26-71

RESOLUTION GRANTING A CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY TO ILIE SUHAN TO OPERATE A TAXICAB COMPANY KNOWN AS I&M AIRPORT TAXI LLC IN THE CITY OF HENDERSONVILLE

WHEREAS, Mr. Ilie Suhan has requested a Certificate of Public Convenience and Necessity to operate a taxicab business; and

WHEREAS, a public hearing was held in accordance with Section 54-68 of the City of Hendersonville Code of Ordinances on the 3rd day of July, 2026; and

WHEREAS, the Council has taken into account the considerations contained in Section 54-68.

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

1. The public convenience and necessity require the operation of the taxicab service proposed by Mr. Suhan; and
2. The City Clerk is hereby directed to issue a Certificate of Public Convenience and Necessity to Mr. Suhan, doing business as I&M Airport Taxi LLC, which such certificate shall be governed by the provisions of Article II, Chapter 54, City Code of Ordinances, and other applicable provision of law.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 2nd day of July, 2026.

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

C. Public Hearing to Consider Amendments to Three Party Agreement, Interlocal Agreement and Restrictive Covenants Related to Garrison Industrial Park – Angie Beeker, City Attorney

City Attorney Angela Beeker explained that the purpose of this public hearing is to consider the amendment of two agreements and the Restrictive Covenants originally entered into for the development of Garrison Industrial Park located off Upward Road, Commercial Blvd, and Garrison Lane, East Flat Rock, NC ("Park"). The first of those agreements, an interlocal agreement, was entered into on November 18, 2020 between the City of Hendersonville and Henderson County, pursuant to the authority of NCGS § 160A-20, to provide for the loan of a total of \$2,346,668.56, to the Economic Investment Fund of Henderson County, Inc, a North Carolina nonprofit, ("EIF") by the City of Hendersonville (1/2 of the loaned funds, or \$1,173,334.28,000) and Henderson County (1/2 of the loaned funds, or \$1,173,334.28) to purchase +/- 41.35 acres, being all of Lots 1, 3, 4, 5, the open space and road beds as shown on that plat recorded in Plat Book 2021 at Plat Slide 13013 of Henderson County Registry, for the development of Garrison Industrial Park, and the subsequent sale of Lot 4 of the Park to be developed and occupied by an industrial client. ("Interlocal Agreement") The second agreement is a three-party agreement between the City of Hendersonville, Henderson County, and the EIF, which outlines the loan terms and repayment terms, and terms governing development of the Park ("Three Party Agreement"). As of the date of this notice, the EIF owes a principal balance to the City of Hendersonville of \$460,483.78. The EIF has requested that both agreements be amended to provide that the interest on the principal balance owed will be waived in exchange for paying off the loan early and for agreeing that the remaining property owned by the EIF will only be sold to an industry meeting at least 80% of the City's Economic Development Incentives Guidelines. The fair market value of the City's interest in the loan is the principal balance owed plus interest owed of approximately \$154,000. The City finds that a sale to an industry meeting at least the 80% threshold will stimulate the local economy, promote business prospects of the City, and result in the creation of a substantial number of jobs paying at or above the median average wage in the County. Additionally, both agreements would be amended to allow the addition of property to Garrison Industrial Park, the additional property being Lot 2 shown on Plat Book 2021 at Page 13013. Lot 2 is not currently a part of the Park and is not subject to the Park's Restrictive Covenants. Lastly the Restrictive Covenants, recorded in Book 3721 at Page 204 of the Henderson County Registry, will be amended to provide a mechanism for the addition of Lot 2 to the Park. When added to the Park, Lot 2 will become subject to these Covenants.

Hendersonville City Council

Public Hearing, July 2, 2026
5:45 p.m.

Public Hearing to Consider three topics:

- A. **Interlocal Agreement** – N.C.G.S. § 158-7.1 and N.C.G.S. Chapter 160A, Article 20, Part 1, Related to Development of Industrial Park
- B. **Three Party Agreement** – N.C.G.S. § 158-7.1 and N.C.G.S. Chapter 160A, Article 20, Part 1, Related to Development of Industrial Park
- C. **Modification of Industrial Park Restrictive Covenants** – N.C.G.S. § 158-7.1



Industrial Park



+/-41 are site

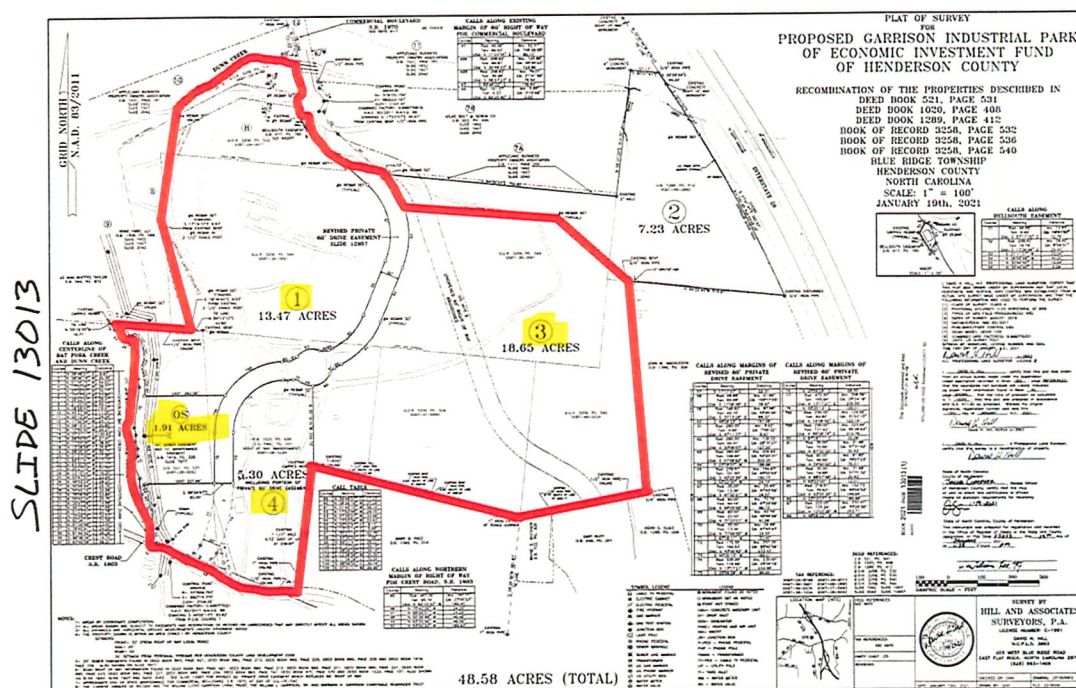
Adjacent to Appleland Business Park

To be developed by the
Economic Investment Fund of
Henderson County, Inc.

Potentially 3 industrial sites

One for Project Wheel

To Be Annexed by the City



Three Party Partnership to Develop the Park



- **City of Hendersonville and Henderson County** each loan net amount of approximately \$470,000 (+/-) to Fund to purchase site.
 - Net of funds received to release acreage for Project Wheel.
 - City and County will jointly hold a first lien deed on balance of property not used for Project Wheel.
- **Economic Investment Fund** markets 2 remaining parcels to industrial prospects that will benefit the City by providing additional tax base, and jobs for City residents.
 - Sales proceeds used to payoff loan to the City and County
 - Acreage released only if industry qualifies for incentives – jobs/capital investment
 - Decision on whether to extend incentives to industries locating there made on a case-by-case basis.
- **Economic Investment Fund** will impose restrictive covenants on the Park Property to ensure the industrial use, consistent with City and County zoning.
- **City of Hendersonville** will extend water and sewer to benefit the entire Park.

Two Complementary Agreements



- **Interlocal Agreement** dated 11/18/2020 as allowed by NC Gen Stat Chapter 160A, Article 20, Interlocal Cooperation, Part I, between:
 - **City of Hendersonville**
 - **Henderson County**
 - Loan of \$1,73,334.28 by each to EIF
 - Sale of Lot 3 to Jabil, proceeds applied
 - Net principal loan balance owed to City \$460,483.78
 - Interest – waived IF property sold to 80% client
- **Three Party Agreement** also dated 11/18/2020 Between:
 - **City of Hendersonville**
 - **Henderson County**
 - **Economic Investment Fund**
 - Same terms

Project Wheel - Jabil

Original Occupant of Industrial Park



Project Wheel Commitments



Projected Investment - \$38,000,00 Total

Projected Employment – 150 new jobs total

Anticipated Wages - \$39,867 Average Annually

Project Crown – Jabil Expansion

Expansion



Project Crown Commitments



Projected Investment - \$102,000,000 Total

Projected Employment – 148 new jobs total

Anticipated Wages - \$62,776 Average Annually



Project Crown and Project Wheel Commitments



Projected Investment - \$102 M + \$38 M = \$140M

- Actual Project Wheel: \$41.5 (end of 2024)
- Secondary Benefit Eli Lilly Equipment: \$88.5M

Projected Employment – 148 + 150 = 298 new jobs total

- Actual Project Wheel: 206 (end of 2024)

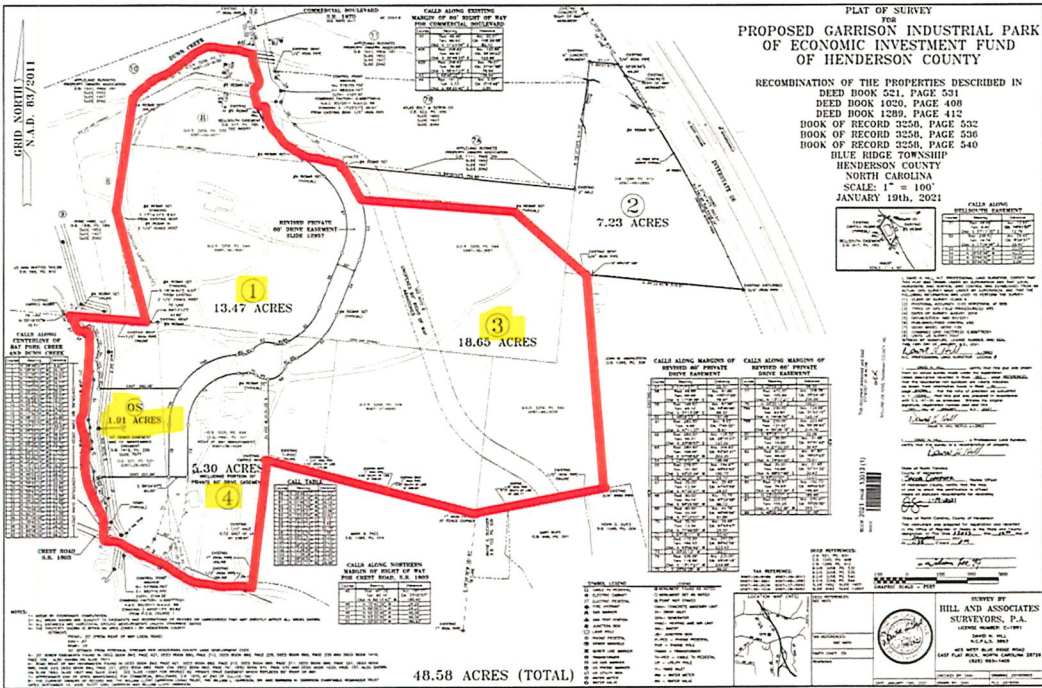
Anticipated Wages - \$40K & \$63K



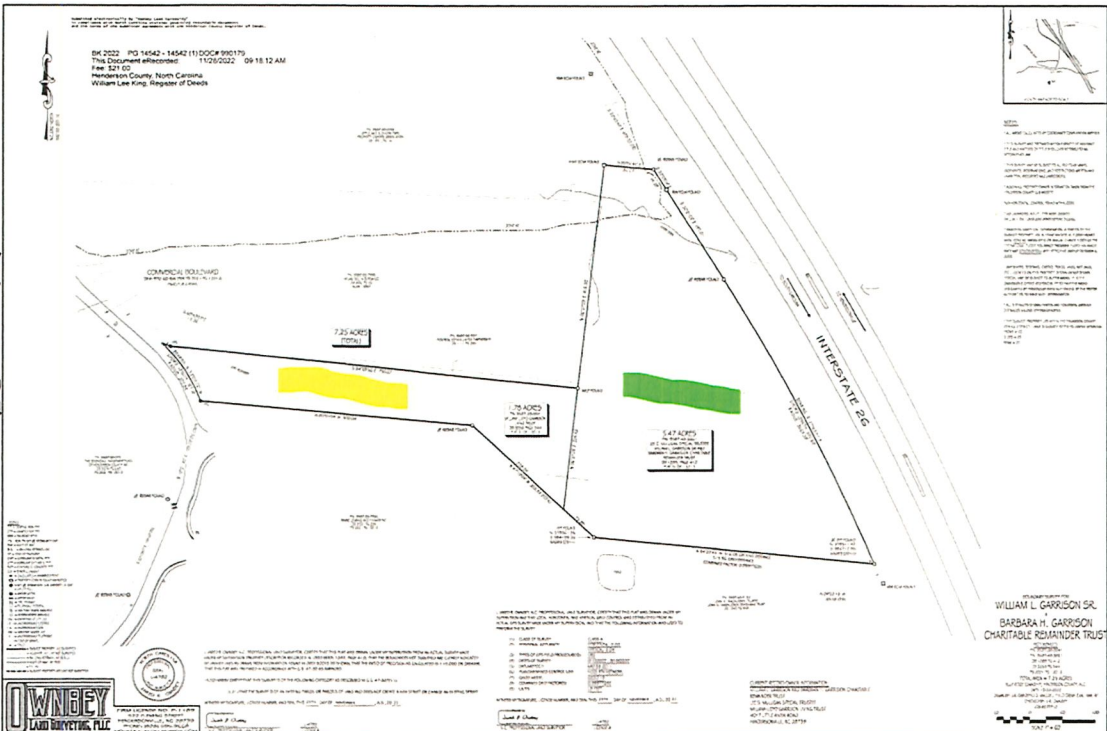
Requested Amendments

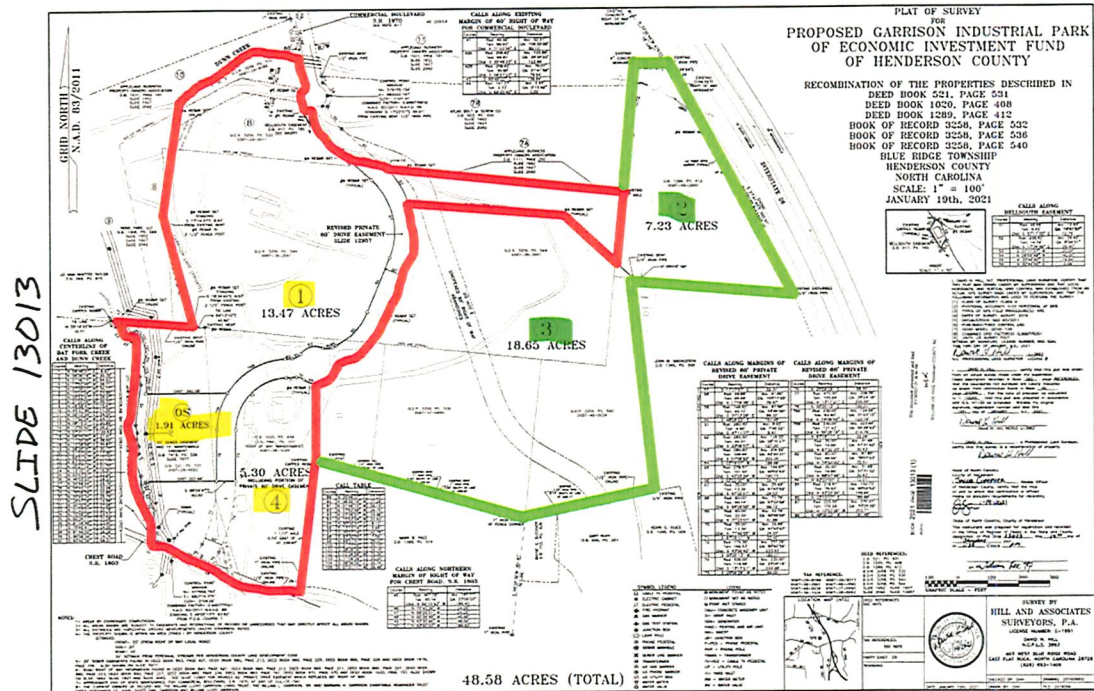
- **Three Party Agreement**
 - Commit to 80% industrial sale for remaining tract
 - Remove interest requirement (est. \$154,000)
 - Allow addition of property to Park (Lot 2 for Project Crown)
- **Interlocal Agreement**
 - Commit to 80% industrial sale for remaining tract
 - Remove interest requirement (est. \$154,000)
 - Allow addition of property to Park (Lot 2 for Project Crown)
- **Restrictive Covenants**
 - Allow addition of property to Park (Lot 2 for Project Crown)
 - Require additional property to be annexed.

SLIDE 13013



SLIDE 14542





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

The public hearing was opened at 6:46 p.m.

There were no public comments.

The public hearing was closed at 6:46 p.m.

Council Member Jennifer Hensley moved that City Council adopt the Resolution to Approve Amendments to Three Party Agreement, Interlocal Agreement and Restrictive Covenants Related to Garrison Industrial Park, as presented. A unanimous vote of the Council followed. Motion carried.

Resolution #R-26-72

RESOLUTION OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO APPROVE AMENDMENTS TO THREE PARTY AGREEMENT, INTERLOCAL AGREEMENT AND RESTRICTIVE COVENANTS RELATED TO GARRISON INDUSTRIAL PARK

WHEREAS, the City of Hendersonville ("City"), Henderson County ("County"), and the Economic Investment Fund of Henderson County, Inc. ("EIF"), previously entered into a Three Party Agreement to provide for the development and sale of Garrison Industrial Park, originally a +/- 41.35 acre tract consisting of Lots 1,3,4,5, the open space and roadbeds as shown on that plat recorded in Plat Book 2021 at Plat Slide 13013 of the Henderson County Registry ("Park"); and

WHEREAS, the City and the County entered into an Interlocal Agreement dated November 18, 2020 for the development and sale of the Park for economic development purposes; and

WHEREAS, the Three-Party Agreement and the Interlocal Agreement provided for a loan from the City and the County to the EIF to purchase the Park for development as an industrial park; and

WHEREAS, the Park is governed by restrictive covenants recorded in Book 3721 at Page 204 of the Henderson County Registry ("Restrictive Covenants"); and

WHEREAS, Project Wheel, otherwise known as Jabil, purchased an +/- 18.62-acre tract in the Park and developed an industrial facility and the EIF, City and County are desirous of continuing to work together to market the remaining portions of the Park for economic development purposes; and

WHEREAS, the EIF has requested certain amendments to the Three-Party Agreement, the Interlocal Agreement and the Restrictive Covenants for the Park in order to be able to add property to the Park, and to waive interest charges for the remaining balance owed to the City and County under the loan for EIF's original purchase of the Park property.

WHEREAS, the public benefit to be derived from these proposed amendments is the addition of property to the Park for economic development purposes, and the requirement that the remaining acreage in the Park be sold to an industry reaching, at a minimum, the 80% threshold of the City and County's Economic Development Incentive Guidelines, which will stimulate the local economy, promote business prospects of the City, and result in the creation of a substantial number of jobs paying at or above the median average wage in the County; and

WHEREAS, the City is authorized to undertake economic development activities pursuant to N.C. Gen. Stat. § 158-7.1; and

WHEREAS, City Council is desirous of approving the amendments to the Interlocal Agreement, the Three-Party Agreement, and the Restrictive Covenants after having held a duly advertised public hearing as required by N.C. Gen. Stat. § 158-7.1 and N.C. Gen. Stat. § Chapter 160A, Article 20.

THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF HENDERSONVILLE, NORTH CAROLINA that:

3. The **WHEREAS** clauses are incorporated into this Resolution as findings of the City of Hendersonville City Council.
4. The Amended Interlocal Agreement, the Amended Three-Party Agreement, and the First Amendments to Restrictive Covenants are approved as presented. The Mayor is authorized to sign both agreements.
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 Amended Interlocal Agreement and the Amended Three-Party Agreement and the First Amendments to the Restrictive Covenants.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 2nd day of July, 2026.

Barbara G. Volk, Mayor

Attest: /s/Jill Murray, City Clerk

Approved as to form: /s/Angela S. Beeker, City Attorney

8. NEW BUSINESS

A. Language Access Plan – Allison Justus, Communications Director

Communications Director Allison Justus explained that over the past six months, the City of Hendersonville participated in the *Language Access for Emergencies and Disasters* program through the Building Integrated Communities Program (BIC) at the Institute for the Study of the Americas at UNC-Chapel Hill. The City was selected for this free program, which brought together teams of local governments and non-profits across North Carolina to develop individualized plans. In partnership with program leadership, UNC students, True Ridge, El Centro, Henderson County staff, and community stakeholders, a cross-departmental team of City staff members developed the City's first Language Access Plan (LAP). The LAP establishes recommendations to ensure all residents have meaningful access to City services and information in their preferred language. Allison gave the following PowerPoint presentation.

City of Hendersonville

Language Access Plan

Plan de acceso lingüístico



July 2, 2026

2 de julio de 2026

Language Access Matters

El acceso lingüístico es importante



Guiding Values

Valores fundamentales

Value All
Community Members



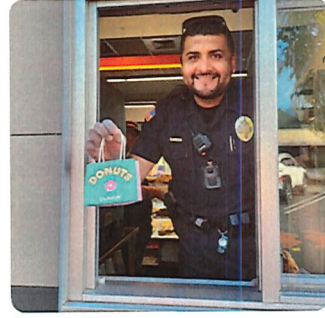
*Valorar a todos los
miembros de la comunidad*

Build Communication
and Trust



*Fortalecer la comunicación
y la confianza*

Support and
Equip Employees



*Apoyar y equipar
a los empleados*

Program Background

Antecedentes del programa



Community Demographics

Características demográficas de la comunidad

Almost 7% of Hendersonville residents speak a language other than English at home.

7%

Casi 7% de los residentes de Hendersonville hablan un idioma distinto al inglés en casa.

Around 3% of residents are classified as Limited English Proficient, or LEP.

3%

Aproximadamente 3% de los residentes consideran que tienen un dominio limitado del inglés.

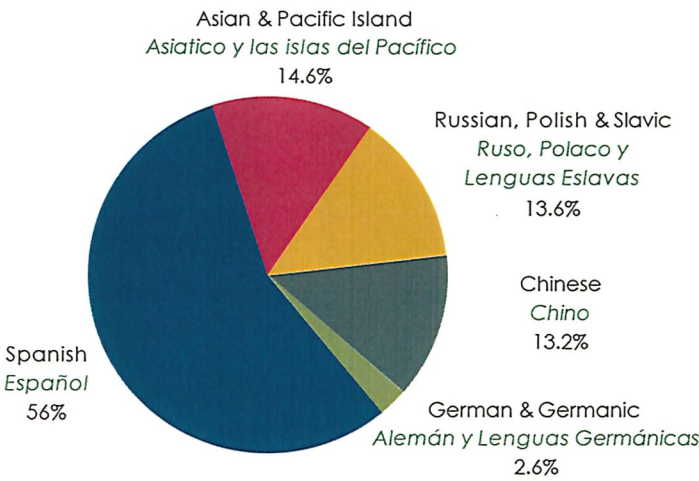
American Community Survey (2023) Data

Community Demographics

Características demográficas de la comunidad

Languages Spoken by Limited English Proficient (LEP) Residents in the City

Idiomas que hablan los residentes con dominio limitado del inglés en la ciudad



American Community Survey (2023) Data

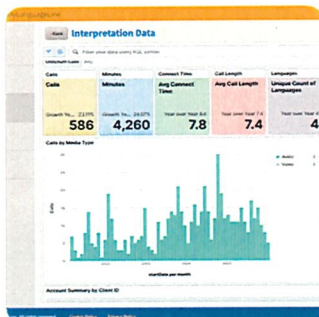
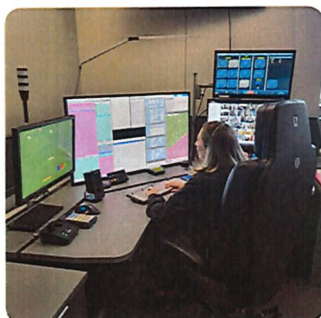
Spanish as Strategic Language

El español como idioma estratégico



Staff Capacity & Survey

Capacidad de los empleados y encuesta



Initial Steps & Progress

Primeros pasos y progreso



Commitment to Language Access

Compromiso con el acceso lingüístico



Appreciation and Questions

Agradecimientos y preguntas



Council Member Melinda Lowrance moved that City Council adopt the Language Access Plan as presented. A unanimous vote of the Council followed. Motion carried.

B. Annexation Request – Georgia Ave (Lot 27) | 26-34-ANX – Matthew Manley, AICP, Long-Range Planning Manager

Long-Range Planning Manager Matt Manley explained that the City of Hendersonville has received a petition from Greg Grooms of Blue Pinnacle Homes for satellite annexation a 0.14-acre parcel (PIN: 9568-21-3075) located on Georgia Ave near Osceola Lake. The parcel is within the City’s ETJ, but outside of the City’s newly proposed Growth Boundary. The parcel is also part of a larger subdivision, the remainder of which is not included in the annexation request. As such, the parcel is ineligible (or insufficient) for satellite annexation per state statute 160A-58.1. The petitioner seeks to connect to City Utilities, which are available in this location. It is the City’s policy that a party must petition for annexation in order to be eligible to connect to the sewer utility. This requirement has been satisfied, and City Council may allow for connection to the City’s Water & Sewer System without requiring annexation. Matt gave the following PowerPoint presentation.

Georgia Ave | Lot 27

(26-34-ANX)

Petition for Satellite Annexation

City of Hendersonville City Council

July 2, 2026

Community Development | Planning Division

Sam Hayes | Planner II



Background

- + **Petitioner:** Greg Grooms of Blue Pinnacle Homes, LLC
- + **PINs:** 9568-21-3075
- + **Acreage:** 0.14 acres (apprx.)

The City of Hendersonville has received a petition from Greg Grooms of Blue Pinnacle Homes for satellite annexation a 0.14 acre parcel (PIN: 9568-21-3075) located on Georgia Ave near Osceola Lake.

Background

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Questions?

Here is a copy of the annexation plat if needed.

Council Member Gina Baxter moved to direct staff to grant the applicant the right to connect to the City of Hendersonville Utility System without requiring further processing of the petition for annexation. A unanimous vote of the Council followed. Motion carried.

9. CITY MANAGER REPORT

City Manager John Connet had a few comments to make:

- He mentioned that we will be having City Splash Day scheduled for Saturday, August 8th from 10am-12pm so we’re in the process of planning that.
- Also, it looks like the fountain is coming together on Main Street and is just about ready to go and I’m happy to say we made the July 4th deadline.
- Included in your agenda packet is your June 2026 Contingency and Adjustment Report for your information
- We’re set up for the 4th of July parade on Saturday so that should be a nice day on Main Street.

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

FISCAL YEAR 2025 - 2026 (FY26)					Completed	Corrected			
BUDGET AMENDMENTS AND ADJUSTMENTS					Proposed	Denied			
ACCOUNT NUMBER	ACCOUNT DESCRIPTION	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET	DESCRIPTION	APPROVED	TYPE	AMENDMENT NUMBER
010-1502-524030	R&M Trucks	8,500	-	4,500	4,000	Brent traffic engineering adjustment	yes	adjustment	5/27/2026
010-1502-531100	Fuel	7,500	-	5,000	2,500	Brent traffic engineering adjustment	yes	adjustment	5/27/2026
010-1502-519200	Contracted Services	49,290	9,500	-	58,790	Brent traffic engineering adjustment	yes	adjustment	5/27/2026
060-7032-555003	Capital Outlay- Plants, Pump Stations	183,000	-	78,000	105,000	Tank repair costs	yes	adjustment	5/27/2026
060-7032-524020	R&M Equipment	123,087	78,000	-	201,087	Tank repair costs	yes	adjustment	5/27/2026
021-0000-534999	Contingency	2,000	-	2,000	-	Awning repair/replacements		adjustment	5/27/2026
021-2202-519104	Professional Services - Engineering	9,430	-	9,430	-	Awning repair/replacements		adjustment	5/27/2026
021-2202-521001	Supplies & Materials	7,000	-	6,490	510	Awning repair/replacements		adjustment	5/27/2026
021-2202-519200	Contracted Services	11,000	-	1,380	9,620	Awning repair/replacements		adjustment	5/27/2026
021-2202-524010	R&M Buildings	-	19,300	-	19,300	Awning repair/replacements		adjustment	5/27/2026
010-1002-521001	Supplies & Materials	11,000	-	2,460	8,540	UNCSSOG Training	yes	adjustment	5/27/2026
010-1002-531225	Training	28,000	2,460	-	30,460	UNCSSOG Training	yes	adjustment	5/27/2026
010-1300-531210	Permits, Licenses, and Fees	151,013	-	13,000	138,013	County 911	yes	adjustment	5/28/2026
010-1300-523003	Utilities- Telephone and Internet	13,000	13,000	-	26,000	County 911	yes	adjustment	5/28/2026
010-1300-524030	R&M Trucks	140,046	-	4,000	136,046	Radar calibrations	yes	adjustment	6/2/2026
010-1300-524020	R&M Equipment	28,150	4,000	-	32,150	Radar calibrations	yes	adjustment	6/2/2026
060-7032-534000	Non-Capital Equipment	25,000	-	14,274	10,726	Helene tree work and contracted generator assessments	yes	adjustment	6/2/2026
060-7032-524010	R&M Buildings	65,860	-	5,000	60,860	Helene tree work and contracted generator assessments	yes	adjustment	6/2/2026
060-7032-519200	Contract Services	150,000	19,274	-	169,274	Helene tree work and contracted generator assessments	yes	adjustment	6/2/2026
010-1300-531225	Training	66,575	-	4,800	61,775	Outreach Materials	yes	adjustment	6/2/2026
010-1300-532250	Outreach Program	24,500	4,800	-	29,300	Outreach Materials	yes	adjustment	6/2/2026
020-2102-519200	Contracted Services	91,400	-	20,000	71,400	Main St. End of Year Budget Adjustment 06.03.26	yes	adjustment	6/3/2026
020-2102-521001	Supplies and Materials	30,675	19,000	-	49,675	Main St. End of Year Budget Adjustment 06.03.26	yes	adjustment	6/3/2026
020-2102-524010	R&M Buildings	1,150	1,000	-	2,150	Main St. End of Year Budget Adjustment 06.03.26	yes	adjustment	6/3/2026
010-1300-531225	Training	61,775	-	8,000	53,775	Greenmeadows Camera Project	yes	adjustment	6/8/2026
010-1300-521110	Protective Clothing	28,600	-	8,000	20,600	Greenmeadows Camera Project	yes	adjustment	6/8/2026
010-1300-531100	Fuel	152,000	-	10,000	142,000	Greenmeadows Camera Project	yes	adjustment	6/8/2026
010-1010-534000	Noncapital Equipment	97,790	26,000	-	123,790	Greenmeadows Camera Project	yes	adjustment	6/8/2026
010-1300-524030	R&M Trucks	136,046	-	5,700	130,346	14-133 Upfiring	yes	adjustment	6/10/2026
010-1300-554001	Capital Outlay Other Than	73,317	5,700	-	79,017	14-133 Upfiring	yes	adjustment	6/10/2026
010-1002-521001	Supplies and Materials	8,540	-	726	7,814	School of Government Training	yes	adjustment	6/22/2026
010-1002-531225	Training	30,460	726	-	31,186	School of Government Training	yes	adjustment	6/22/2026

B. Mayor’s Memories – John Connet, City Manager

On July 7, 2011, most of the meeting was dedicated to a quasi-judicial public hearing associated with a special use permit to allow Mainstay, which is now Safelight, to operate their shelter there on 5th Avenue. Since it was quasi-judicial, there’s about 8 pages of minutes dedicated to that. Also, there was a grant agreement related to the Britton Creek Stormwater Master Plan, probably our first streambank restoration project back in 2011. We did a project for housing assistance for Oak Haven. We amended the C1 Central

Business District to allow for gasoline sales and convenience stores which seems hard to believe that we didn't allow for that prior. You established the Main Street Advisory Committee. Council made a request to the Board of Elections to hold a referendum on malt beer and unfortified wine. You removed the gazebo on Main Street as part of the infrastructure project. Most importantly, the council approved providing matching funds to do the economic analysis for the Ecusta Trail.

10. CITY COUNCIL COMMENTS

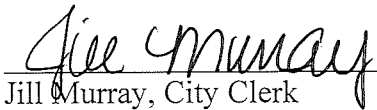
Council Member Simpson reminded everyone that it's supposed to be really hot this weekend so stay hydrated, wear light clothing, bring a fan, whatever you need to do for the parade on Saturday.

11. ADJOURN

There being no further business, the meeting adjourned at 7:07 p.m. upon unanimous assent of the Council. No further action was taken.


Barbara G. Volk, Mayor

ATTEST:


Jill Murray, City Clerk

