



# MINUTES

September 24, 2025

SECOND MONTHLY MEETING OF THE CITY COUNCIL  
CITY OPERATIONS CENTER | 305 WILLIAMS ST. | 4:00 p.m.

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

Absent: Mayor Barbara G. Volk

Staff Present: City Manager John Connet, Deputy City Manager Brian Pahle, City Clerk Jill Murray, City Attorney Angela Beeker, Communications Manager Allison Justus, Budget & Evaluation Director Adam Murr and others.

## 1. CALL TO ORDER

Mayor Pro Tem Jennifer Hensley called the meeting to order at 4:01 p.m. and welcomed those in attendance. A quorum was established with all members in attendance.

## 2. CONSIDERATION OF AGENDA

*City Manager John Connet asked if he could add a Resolution for "We Are Hope" as Item A under Presentations. Council Member Gina Baxter moved that City Council approve the agenda as amended. A unanimous vote of the Council followed. Motion carried.*

## 3. CONSENT AGENDA

*Council Member Lyndsey Simpson moved that City Council approve the consent agenda as presented. A unanimous vote of the Council followed. Motion carried.*

- A. **Resolution to Approve No Parking On S. Whitted Street from Dale Street to Hebron Road** – Brandon Mundy, Public Works Superintendent-Environmental Services, Streets & Traffic

Resolution #R-25-93

### RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO ADD NO PARKING SIGNAGE ON BOTH SIDES OF SOUTH WHITTED STREET FROM DALE STREET TO HEBRON ROAD

**WHEREAS**, the City of Hendersonville is committed to ensuring the safety of motorists, pedestrians, and bicyclists traveling on city streets; and

**WHEREAS**, South Whitted Street between Dale Street and Hebron Road measures approximately twenty-four (24) feet in width; and

**WHEREAS**, since the opening of Trail Side Brewing, vehicles have frequently parked along both sides of South Whitted Street, leaving as little as eight (8) feet of unobstructed travel lane; and

**WHEREAS**, the Federal Highway Administration and roadway design standards call for a minimum of two ten-foot (10') travel lanes for safe traffic movement, leaving no allowable space for parking on either side of this roadway; and

**WHEREAS**, parked vehicles on this section of South Whitted Street have created unsafe conditions, restricting visibility, obstructing vehicular passage, and increasing risks for pedestrians and other roadway users; and

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

1. Parking shall be prohibited on both sides of South Whitted Street between Dale Street and Hebron Road.
2. The City Public Works Department is hereby directed to install appropriate "No Parking" signage along this roadway segment.
3. Enforcement of this regulation shall begin upon the installation of signage.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 24<sup>th</sup> day of September, 2025.

Barbara G. Volk, Mayor

Attest: /s/Jill Murray, City Clerk

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

**B. Resolution to Apply for State Revolving Funds to Support the Wastewater Treatment Facility Flood Mitigation Project – Devin Owen, Utilities Engineer**

Resolution #R-25-91

**RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO APPLY FOR STATE REVOLVING FUNDS TO SUPPORT THE WASTEWATER TREATMENT FACILITY FLOOD MITIGATION PROJECT**

**WHEREAS,** the North Carolina Department of Environmental Quality (NCDEQ) Division of Water Infrastructure (DWI) administers a funding program for investment in drinking water, wastewater and stormwater systems, and

**WHEREAS,** the City of Hendersonville has need for and intends to complete a Wastewater Treatment Facility Flood Mitigation project, and

**WHEREAS,** the City of Hendersonville intends to request State loan and/or grant assistance for the project, and

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

1. That the City of Hendersonville, the Applicant, will arrange financing for all remaining costs of the project, if approved for a State loan and/or grant award.
2. That the Applicant will provide for efficient operation and maintenance of the project on completion of construction thereof.
3. That the Applicant will adopt and place into effect on or before completion of the project a schedule of fees and charges and other available funds which will provide adequate funds for proper operation, maintenance, and administration of the system and the repayment of all principal and interest on the debt.
4. That the governing body of the Applicant agrees to include in the loan agreement a provision authorizing the State Treasurer, upon failure of the City of Hendersonville to make a scheduled repayment of the loan, to withhold from the City of Hendersonville any State funds that would otherwise be distributed to the local government unit in an amount sufficient to pay all sums then due and payable to the State as a repayment of the loan.
5. That Adam Steurer, Utilities Director, the Authorized Representative and successors so titled, is hereby authorized to execute and file an application on behalf of the Applicant with the State of North Carolina for a loan and/or grant to aid in the study of or construction of the project described above.
6. That the Authorized Representative, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the project: to make the assurances as contained above; and to execute such other documents as may be required in connection with the application.
7. That the Applicant has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, ordinances, and funding conditions applicable to the project and to Federal and State grants and loans pertaining thereto.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 24<sup>th</sup> day of September, 2025.

Barbara G. Volk, Mayor

Attest: /s/Jill Murray, City Clerk

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

**C. Resolution to Apply for State Revolving Funds to Support the Water Treatment Facility Sludge Transfer and Backwash Pump Upgrade Project - Devin Owen, Utilities Engineer**

Resolution #R-25-92

**RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO APPLY FOR STATE REVOLVING FUNDS TO SUPPORT THE WATER TREATMENT FACILITY SLUDGE TRANSFER AND BACKWASH PUMP UPGRADE PROJECT**

**WHEREAS,** the North Carolina Department of Environmental Quality (NCDEQ) Division of Water Infrastructure (DWI) administers a funding program for investment in drinking water, wastewater and stormwater systems, and

**WHEREAS,** the City of Hendersonville has need for and intends to complete a Water Treatment Facility Sludge Transfer and Backwash Pump Upgrade project, and

**WHEREAS,** the City of Hendersonville intends to request State loan and/or grant assistance for the project, and

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

1. That the City of Hendersonville, the Applicant, will arrange financing for all remaining costs of the project, if approved for a State loan and/or grant award.
2. That the Applicant will provide for efficient operation and maintenance of the project on completion of construction thereof.
3. That the Applicant will adopt and place into effect on or before completion of the project a schedule of fees and charges and other available funds which will provide adequate funds for proper operation, maintenance, and administration of the system and the repayment of all principal and interest on the debt.
4. That the governing body of the Applicant agrees to include in the loan agreement a provision authorizing the State Treasurer, upon failure of the City of Hendersonville to make a scheduled repayment of the loan, to withhold from the City of Hendersonville any State funds that would otherwise be distributed to the local government unit in an amount sufficient to pay all sums then due and payable to the State as a repayment of the loan.
5. That Adam Steurer, Utilities Director, the Authorized Representative and successors so titled, is hereby authorized to execute and file an application on behalf of the Applicant with the State of North Carolina for a loan and/or grant to aid in the study of or construction of the project described above.
6. That the Authorized Representative, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the project: to make the assurances as contained above; and to execute such other documents as may be required in connection with the application.
7. That the Applicant has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, ordinances, and funding conditions applicable to the project and to Federal and State grants and loans pertaining thereto.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 24<sup>th</sup> day of September, 2025.

Barbara G. Volk, Mayor

Attest: /s/Jill Murray, City Clerk

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

**D. Henderson County Tax Adjustments – Amanda Loftin, Deputy Tax Collector**

**4. PRESENTATIONS**

**A. Resolution – We Are Hope – John Connet, City Manager**

City Manager John Connet read the resolution aloud and presented it to Shannon Auten, Director of Student Services for Henderson County Public Schools. Several Henderson County school students were there to accept it as well.

*Council Member Lyndsey Simpson moved that City Council approve the Resolution for We Are Hope as presented. A unanimous vote of the Council followed. Motion carried.*

Resolution #R-25-94

**RESOLUTION HONORINTG THE OBSERVANCE OF “WE ARE HOPE” WEEK IN HENDERSON  
COUNTY PUBLIC SCHOOLS, MIDDLE AND HIGH SCHOOLS  
SEPTEMBER 22, 2025 – SEPTEMBER 26, 2025**

**WHEREAS**, substance and alcohol misuse adversely affects the brain, liver, heart, and overall health and can cause adverse behavioral, psychological, social, and fatal consequences; and

**WHEREAS**, there were more than 83,300 drug overdose deaths in the United States in 2024, and the overall trend since 2018 is marked by a sharp rise, driven largely by synthetic opioids like fentanyl; and

**WHEREAS**, substance and alcohol abuse continues to occur among children and youth in our society with overall usage among youth declining during the last 10 years due to education and prevention efforts; and

**WHEREAS**, student leaders in Henderson County Public Schools’ six high schools and four middle schools have joined with the local Henderson County Hope Coalition in educating their peers on alcohol, tobacco, marijuana and prescription drug use and misuse; and

**WHEREAS**, students at Apple Valley Middle, Flat Rock Middle, Hendersonville Middle, Rugby Middle, East Henderson High, Innovative High School, Henderson County Career Academy, Hendersonville High, North Henderson High, and West Henderson High are pledging to be and remain substance-free.

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of Hendersonville, that September 22, 2025 – September 26, 2025, be observed in Henderson County Public Schools, middle and high schools, as “We Are Hope” substance abuse prevention week.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 24<sup>th</sup> day of September, 2025.

Barbara G. Volk, Mayor

Attest: /s/Jill Murray, City Clerk

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

**B. Whitmire Recreation Center and Patton Park Repair Update** – *Brian Pahle, Deputy City Manager & Richard Shook, Civil Engineer*

Richard introduced Project Manager Katie Feler, Project Principal Rachel Nilson, Landscape Architect Emily Buehrer-Douglas and Aquatic Designer Bill Weaver who each spoke and shared the following PowerPoint presentation.



**Whitmire Center & Toms Park  
Patton Park & Pool**  
City Council Presentation

September 24<sup>th</sup>, 2025



WithersRavenel  
Our Passion. Your Success.



## Meet the Team



**Rachel Nilson**  
Project Principal



**Katie Feler**  
Project Manager



**Emily Buehrer-Douglas**  
Landscape Architect

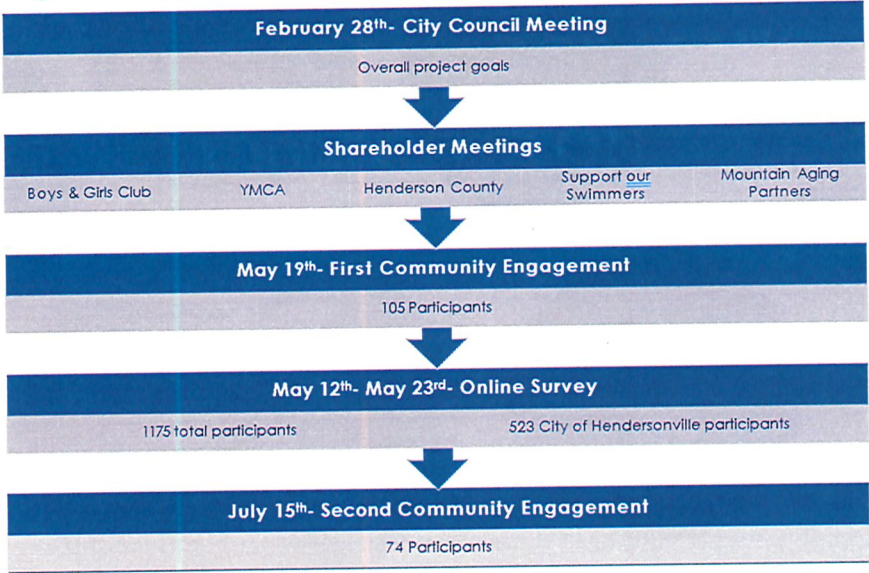


**Bill Weaver**  
Aquatic Designer





How did we get here?



Park Spaces

- Nature/ Restoration
- Exercise
- Multi-Use
- Education/ Culture



Park Feedback

| Stakeholders                                                                                                                                                                                                                 | Community Engagement                                                                                                                                                                                                               | Online Survey                                                                                                                                                                                                                                                          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>Walking Trails</li><li>Playgrounds</li><li>Skate Park</li><li>Bathrooms</li><li>Pickleball</li><li>Bocce</li><li>Basketball or Parkour/Ninja Warrior Park</li><li>Pump Track</li></ul> | <ul style="list-style-type: none"><li>Interaction with Nature</li><li>Restoration/ Sustainability</li><li>Constructed Wetlands</li><li>Stream Restoration</li><li>Walking Trails</li><li>Shuffleboard</li><li>Basketball</li></ul> | <ul style="list-style-type: none"><li>Playground Areas</li><li>Walking &amp; Biking Trails</li><li>Community space &amp; Multigenerational areas</li><li>Picnic Areas</li><li>Pickleball/Tennis</li><li>Yard Games</li><li>Skate Park</li><li>BMX/Pump Track</li></ul> |





Aquatic Spaces

- Exercise
- Intergenerational
- Accessible
- Shade



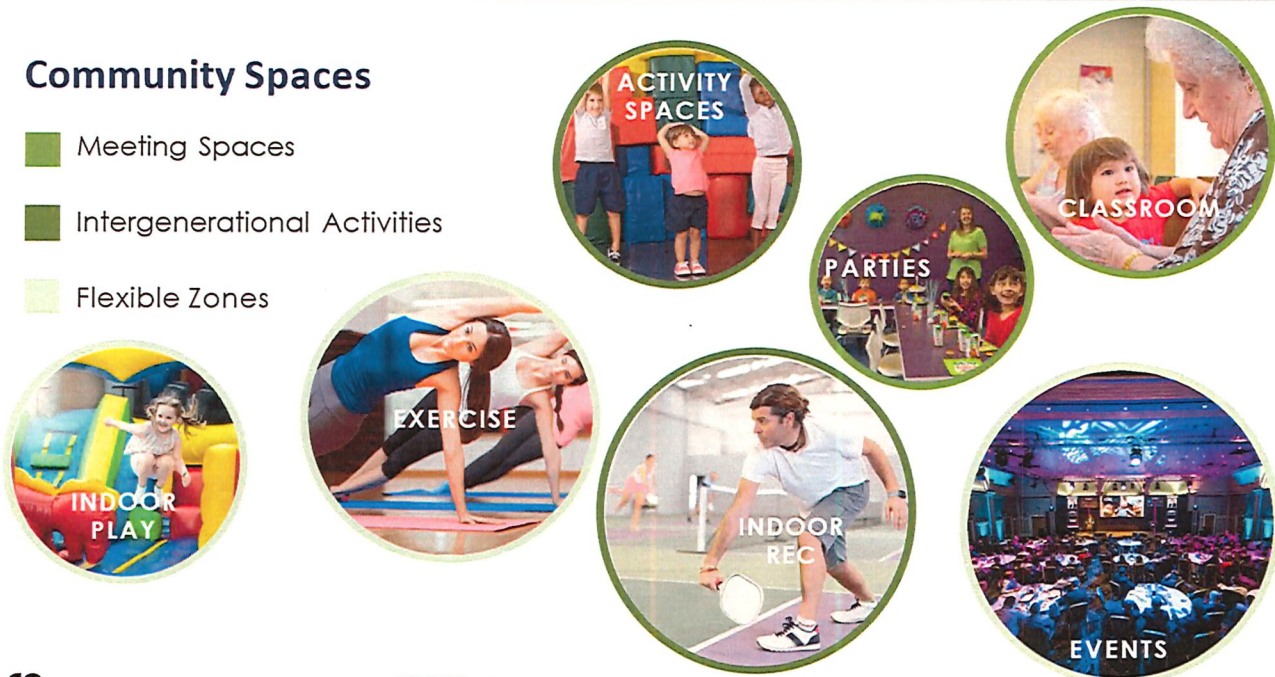
Aquatic Feedback

| Stakeholders                                                                                                                                                                                                                   | Community Engagement                                                                                                                                                                                                                             | Online Survey                                                                                                                                                                                                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>• Teams</li><li>• Competition</li><li>• Lessons</li><li>• Lap swim</li><li>• Camps</li><li>• Open swim/creative play</li><li>• Diving</li><li>• 50 Meter Pool vs. 25 Yard Pool</li></ul> | <ul style="list-style-type: none"><li>• Lap Lanes</li><li>• Splash Pad</li><li>• Swim Lessons</li><li>• Zero Depth Entry</li><li>• Shallow Play Area</li><li>• Slide</li><li>• Lazy River/Current Channel</li><li>• Water Aerobic Area</li></ul> | <ul style="list-style-type: none"><li>• Zero Depth Entry</li><li>• Lazy River/Current Channel</li><li>• Splash Deck</li><li>• Swim Lessons</li><li>• Shallow Depth Play Area</li><li>• Lap Lanes</li><li>• Slide</li><li>• Water Aerobics</li></ul> |



Community Spaces

- Meeting Spaces
- Intergenerational Activities
- Flexible Zones





Community Feedback

| Stakeholders                                                                                                                                                       | Community Engagement                                                                                                                                       | Online Survey                                                                                                                                                                                                                                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>• Intergenerational</li><li>• Accessibility</li><li>• Multi-Use Spaces</li><li>• Event Spaces</li><li>• Volleyball</li></ul> | <ul style="list-style-type: none"><li>• Multi-Purpose Rooms</li><li>• Flexible Recreation Areas</li><li>• Intergenerational</li><li>• Classrooms</li></ul> | <ul style="list-style-type: none"><li>• Large meeting spaces</li><li>• Rentable areas</li><li>• Natural light</li><li>• Low cost</li><li>• Indoor activities</li><li>• Games</li><li>• Sports</li><li>• Educational classes</li><li>• Community events</li></ul> |



Feedback Summary

| Park                                                                                                                                                                                            | Aquatic                                                                                                                                                                                                       | Community                                                                                                                                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>• Trails</li><li>• Playground</li><li>• Sustainability</li><li>• Biking</li><li>• Skate Park</li><li>• Pump Track</li><li>• Flexible Lawn Space</li></ul> | <ul style="list-style-type: none"><li>• Lap Lanes</li><li>• Competition</li><li>• Zero Depth Entry/ Splash Pad</li><li>• Lazy River/ Current Channel</li><li>• Water Slide</li><li>• Water Aerobics</li></ul> | <ul style="list-style-type: none"><li>• Intergenerational</li><li>• Accessibility</li><li>• Flex &amp; Multi-Use Spaces</li><li>• Event Spaces</li></ul> |



Whitmire & Toms Park Existing Conditions

- 2.5 Acres
- 50 parking spots
- 14 Shuffleboard Courts
- 3200 sf large Flex Space
- 8250 sf overall footprint
- Park trails



Estimated Construction  
Cost to Repair:  
\$4.3 Million

Estimated Construction  
Cost to Replace:  
\$4.6 Million





Patton Park Existing Conditions

- 18 Acres
- 145 Parking Spots
- 47,000 sf Pool Facilities (~7,000 sf Support Buildings)
- 50-meter 8 Lane Outdoor Pool with Diving Board
- Outdoor Kiddie Pool
- Playground
- 1 Tennis Court
- 4 Pickleball Courts
- Baseball Field
- Skate Park
- Basketball Court
- Open Field Area



Estimated Construction  
Cost to Repair: \$8.9 Million

Estimated Construction  
Cost to Replace: \$18 Million



Design Options

- |                                                                                                                                                      |           |                |
|------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|----------------|
| • 1A- Whitmire Community<br>Community, Trail Restrooms                                                                                               | 12,600 SF | \$7 Million    |
| • 1B- Whitmire Park Support<br>Trail Restrooms                                                                                                       | 1050 SF   | \$3.1 Million  |
| • 2A- 50 Meter Patton Park<br>Outdoor Aquatics, 50 Meter Indoor Aquatics with Warm Water Wellness Pool, Trail Restroom Building                      | 60,250 SF | \$49.2 Million |
| • 2B- 25 Yard Patton Park<br>Outdoor Aquatics with Restroom Building, 25 Yard Indoor Aquatics with Warm Water Wellness Pool, Trail Restroom Building | 40,060 SF | \$37.7 Million |



1A- Whitmire Community

- A (14) SHUFFLEBOARD COURTS
- B PICNIC SHELTER
- C PLAYGROUND
- D COMMUNITY CENTER
- E PARKING LOT (48 SPACES)
- F FLEXIBLE OPEN LAWN
- G SLOUGH
- H BIORETENTION AREA

Increased impervious area and flood risk with this option

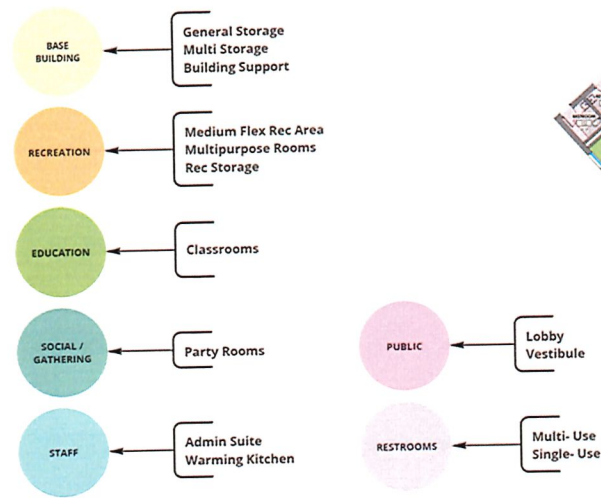


Construction Cost Estimate: \$7 Million





1A- Community Layout



**Total Building Square Footage: 12,600 sf**



1B- Whitmire Park Support

- A (5) SHUFFLEBOARD COURTS
  - B RESTROOMS
  - C PLAYGROUND
  - D CONSTRUCTED WETLAND
  - E PARKING LOT (35 SPACES)
  - F FLEXIBLE OPEN LAWN
  - G SLOUGH
  - H PICNIC AREA
  - I PICNIC SHELTER
  - J ENTRY PLAZA
- Reduced impervious area and flood risk with this option



**Construction Cost Estimate: \$3.1 Million**



Whitmire Options

Community Center  
14 Shuffleboard Courts  
Increased Impervious Area & Flood Risk  
Picnic Shelter  
Playground  
Flex Lawn  
Bioretention Area  
Slough

\$7 Million

Restroom Building  
Entry Plaza  
5 Shuffleboard Courts  
Reduced Impervious Area & Flood Risk  
Picnic Shelter  
Playground  
Flex Lawn  
Bioretention Area  
Slough

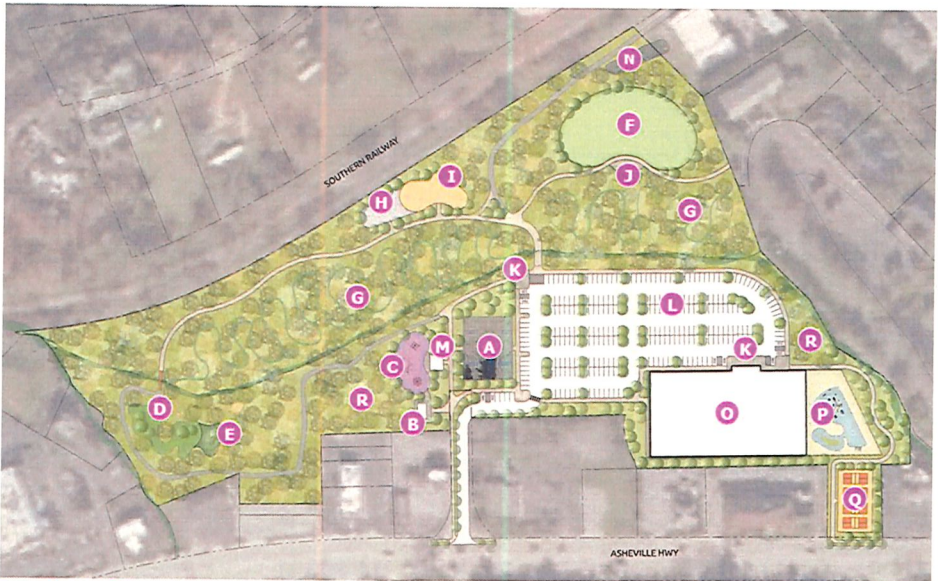
\$3.1 Million





2A- Patton Park 50M

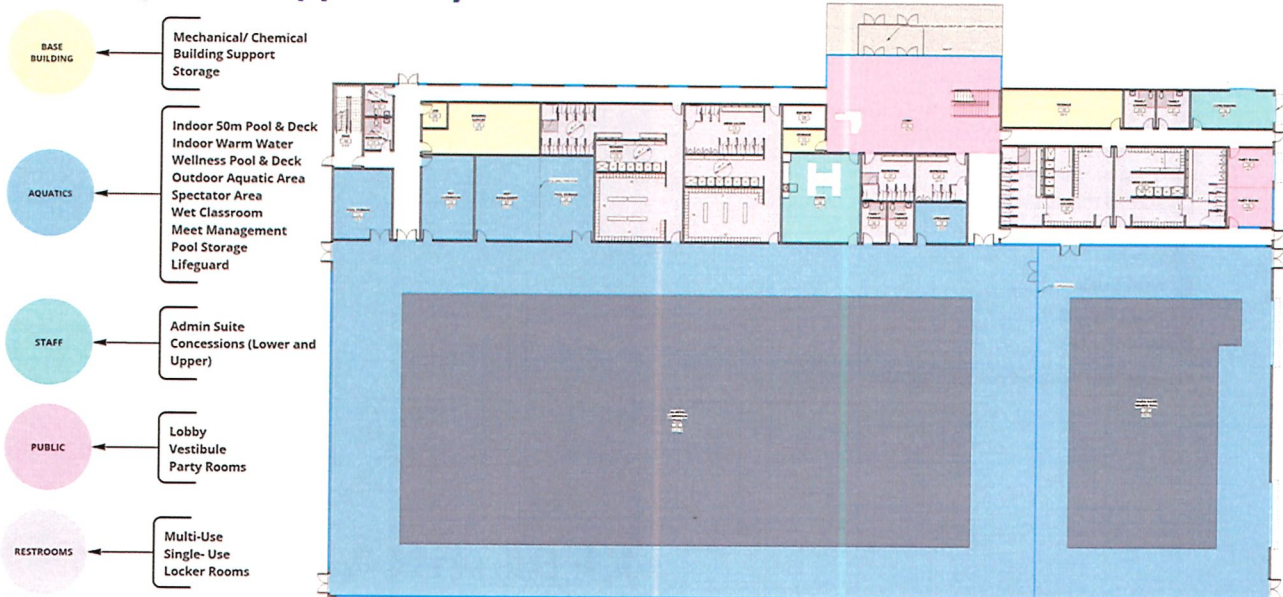
- A EXISTING (2) BASKETBALL COURTS
- B RESTROOMS
- C PLAYGROUND
- D EXISTING CONSTRUCTED WETLANDS
- E PROPOSED CONSTRUCTED WETLANDS
- F FLEXIBLE OPEN SPACE
- G SLOUGH
- H SKATE PARK
- I PUMP TRACK
- J INFORMAL STAGE
- K PLAZA
- L PARKING LOT (263 SPACES)
- M PICNIC SHELTER
- N EXISTING SCM
- O INDOOR AQUATICS
- P OUTDOOR AQUATICS
- Q (4) PICKLEBALL COURTS
- R BIORETENTION AREA



Construction Cost Estimate: \$49.2 Million



2A- Aquatic Support Layout



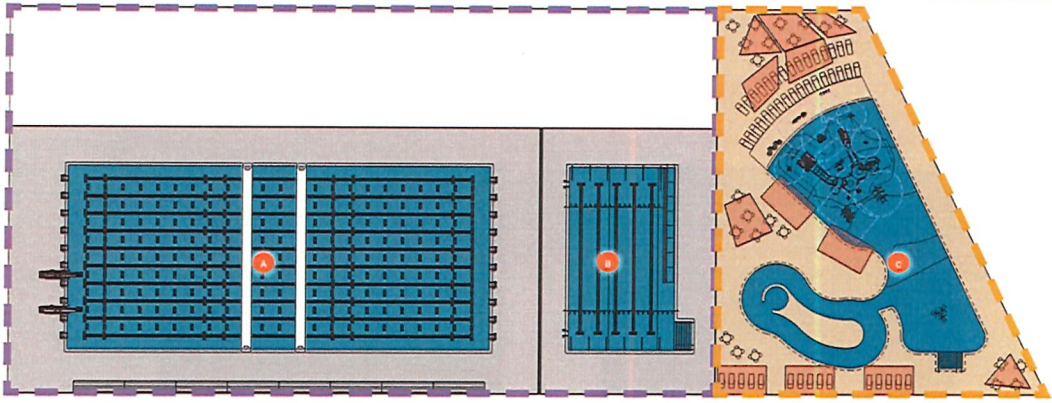
Total Building Square Footage: 60,250 sf



2A- Aquatic Layout

- POOLS**
- A indoor 50 M competition pool | 12,935 SF
  - B indoor warm up lap pool | 3,285 SF
  - C outdoor activity pool | 15,295 SF

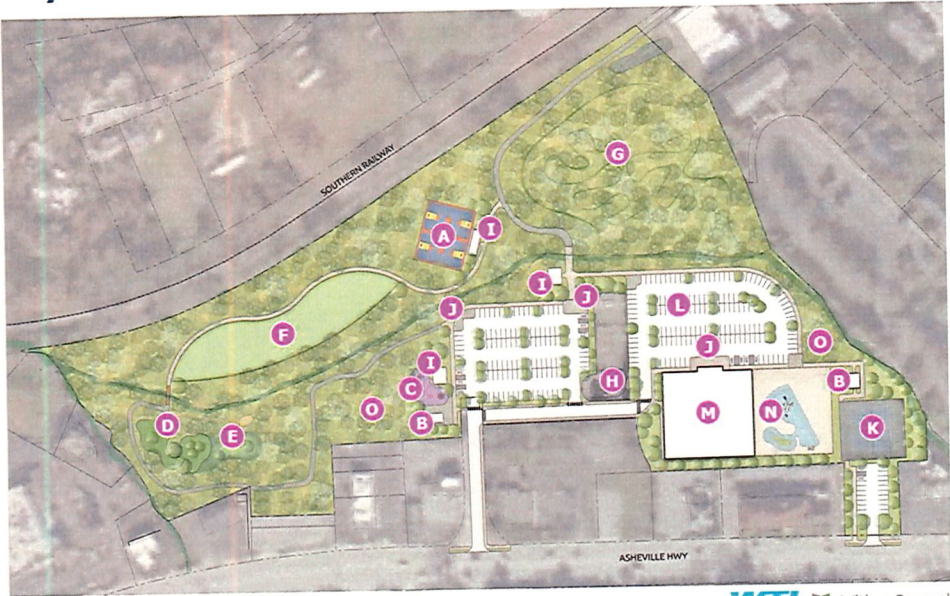
- INDOOR FACILITY**
- INDOOR AQUATICS DECK**
- OUTDOOR AQUATIC AREA**





2B- Patton Park 25y

- A (2) BASKETBALL COURTS
- B RESTROOMS & ADMIN
- C PLAYGROUND
- D EXISTING CONSTRUCTED WETLANDS
- E PROPOSED CONSTRUCTED WETLANDS
- F FLEXIBLE OPEN SPACE
- G SLOUGH
- H EXISTING SKATE PARK
- I SHELTER
- J PLAZA
- K EXISTING (2) TENNIS COURTS
- L PARKING LOT (276 SPACES)
- M INDOOR AQUATICS
- N OUTDOOR AQUATICS
- O BIORETENTION

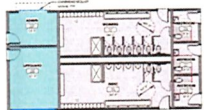
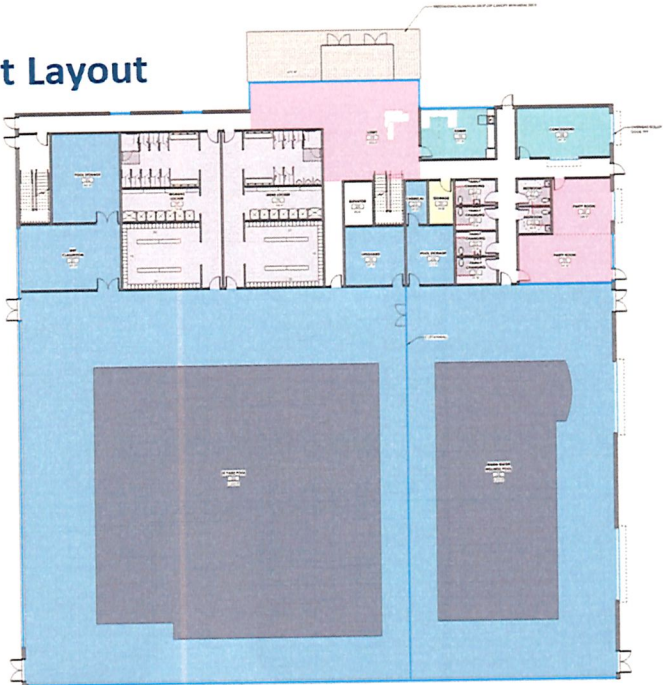


Construction Cost Estimate: \$37.7 Million



2B- Aquatic Support Layout

- BASE BUILDING  
Mechanical/ Chemical Building Support Storage
- AQUATICS  
Indoor 25y Pool & Deck  
Indoor Warm Water Wellness Pool & Deck  
Outdoor Aquatic Area  
Spectator Area  
Wet Classroom  
Meet Management  
Pool Storage  
Lifeguard
- STAFF  
Admin Suite  
Concessions
- PUBLIC  
Lobby  
Vestibule  
Party Rooms
- RESTROOMS  
Multi-Use  
Single-Use  
Locker Rooms



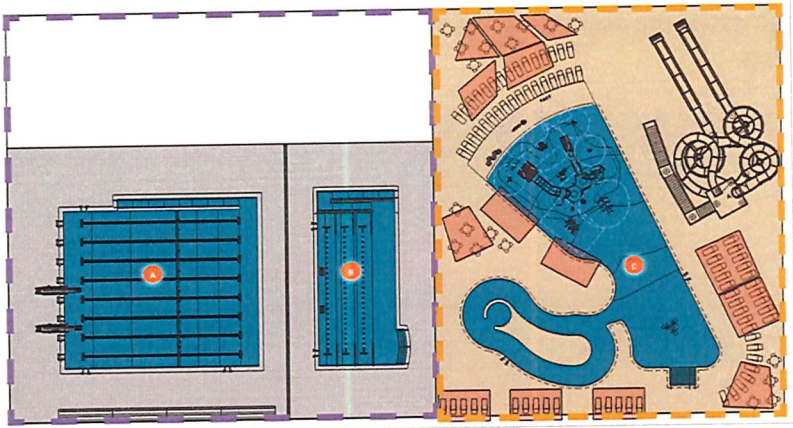
Total Building Square Footage: 40,060 sf



2B- Aquatic Layout

- POOLS
- A indoor 25 Y competition pool | 4,850 SF
- B indoor warm up lap pool | 2,080 SF
- C outdoor activity pool | 5,295 SF

- INDOOR FACILITY
- INDOOR AQUATICS DECK
- OUTDOOR AQUATIC AREA





Pre-Engineered Aquatic Examples



Patton Park Options



- Indoor 50 Meter Pool
- Indoor 5 Lane Warm Water Wellness Pool
- Outdoor Aquatics with Zero Entry
- Pump Track/ Skate Park
- Flex Lawn with Informal Stage
- Playground
- Pickleball Courts
- Basketball Courts
- Bioretention Area
- Constructed Wetlands
- Slough
- Trail Restrooms
- Picnic Shelter

**\$49.2 Million**



- 25 Yard Indoor Pool
- Indoor 3 Lane Warm Water Wellness Pool
- Outdoor Aquatics with Zero Entry & Slide
- Outdoor Pool Restrooms/ Admin
- Skate Park
- Flex Lawn
- Playground
- Tennis Courts
- Basketball Courts
- Bioretention Area
- Constructed Wetlands
- Slough
- Trail Restrooms
- Picnic Shelter

**\$37.7 Million**



Consensus of Council is to revisit this again at their November meeting after they have had time to digest everything.

C. Presentation Regarding General Obligation Bond for Transportation – *Brian Pahle, Deputy City Manager*

Deputy City Manager Brian Pahle gave the following brief PowerPoint presentation on the General Obligation Bond for Transportation.





## GO BOND - TRANSPORTATION

### Today's Agenda – 09/24/2025

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

## DESIRED OUTCOMES

# 01

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

# 02

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

## PROJECT OVERVIEW

21-Aug-2008 | 14:17 EDT

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

[View Analyst Contact Information](#)

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

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

Hendersonville, North Carolina Pedestrian Plan

#### Funding Opportunities

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

#### Local Programs

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

#### Improvement Program

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



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

#### Powell Bill

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

#### Transportation Bonds

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

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



# PROJECT OVERVIEW

## Timeline of GO Bond Discussions

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

# PROJECT OVERVIEW

Table 9. All Asphalt Roads - Scenarios Summary

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

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



# PROJECT OVERVIEW



## Core Values Guiding Our Transportation Bond

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



# PROJECT TIMELINE

## Council Actions

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

### SCHEDULE FOR GENERAL OBLIGATION BOND REFERENDUM HENDERSONVILLE - MARCH 2026

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

# BUDGET

## Revenues

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

## Model Impacts

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

## Debt Service

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

# IMPLEMENTATION STRATEGY

## How to allocate the funds?

### Prioritization of Transportation Bond Projects

| Projects   | Segment                            | Factors                          |                                  |          |                        |                        |                                            |                  |                            |                                        |                                |                           |                          |                                        | TOTAL SCORE |
|------------|------------------------------------|----------------------------------|----------------------------------|----------|------------------------|------------------------|--------------------------------------------|------------------|----------------------------|----------------------------------------|--------------------------------|---------------------------|--------------------------|----------------------------------------|-------------|
|            |                                    | Travel Frequency Weighted Score* | Match Funding Available / Likely | In HIN** | PCI Weighted Score *** | ADA Weighted Score *** | Transportation Disadvantage Census Tract # | On Transit Route | Within 1/2 Mile of Park ## | Within 1/2 Mile of School / Library ## | Within 1/2 Mile of Greenway ## | Bike Plan Project Overlap | Ped Plan Project Overlap | Connectivity /Greenway Project Overlap |             |
| 3rd Ave E  | N Main St to King St               | 3                                | 1                                | 3        | 5                      | 3                      | 1                                          | 1                | 0.5                        | 1                                      | 1                              | 0                         | 1                        | 0                                      | 20.5        |
| 7th Ave E  | 7th Ave E to 5th Ave E             | 3                                | 1                                | 3        | 3                      | 2                      | 1                                          | 1                | 1.5                        | 1.5                                    | 0                              | 1                         | 1                        | 0                                      | 19          |
| Justice St | 6th Ave (USG4) to Haywood Rd (191) | 3                                | 1                                | 0        | 5                      | 3                      | 0                                          | 1                | 0.5                        | 0.5                                    | 1                              | 1                         | 1                        | 1                                      | 18          |
| Ray Ave    | N Main St to Ashe St               | 2                                | 1                                | 1        | 4                      | 3                      | 1                                          | 1                | 0.5                        | 0.5                                    | 1                              | 1                         | 1                        | 0                                      | 17          |
| 7th Ave E  | Ashe St to Mud Creek               | 3                                | 1                                | 0        | 3                      | 3                      | 1                                          | 1                | 1                          | 1.5                                    | 1                              | 1                         | 0                        | 0                                      | 16.5        |
| 11th Ave E | N Pine St to Harris St             | 3                                | 1                                | 0        | 4                      | 2                      | 1                                          | 1                | 1                          | 0.5                                    | 1                              | 0                         | 1                        | 0                                      | 15.5        |
| Hebron Rd  | Yarborough St to Temon St          | 3                                | 1                                | 1        | 5                      | 2                      | 0                                          | 0                | 0.5                        | 0                                      | 1                              | 0                         | 1                        | 0                                      | 14.5        |

### Row Labels

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

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



IMPLEMENTATION STRATEGY

How to allocate the funds?

Per Year Allocation

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

IMPLEMENTATION STRATEGY

How to allocate the funds?

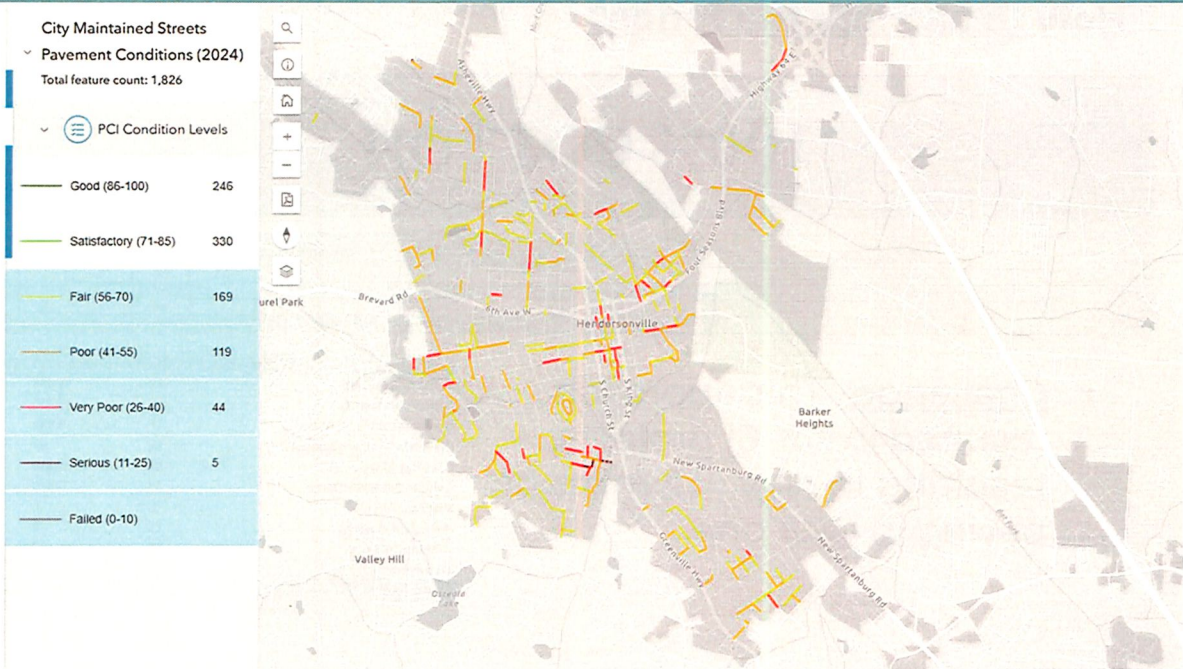
- **Tier 1**
  - Improves PCI to ~79 in five (5) years
  - Repaves ~2.5m Sq. Ft.
  - All Segments <= Fair
- **Tier 2**
  - Replaces ~25% of Non-compliant Curb Ramps
- **Tier 3**
  - \$750k per Year to Safety & Network Improvements

Per Year Allocation

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



IMPLEMENTATION STRATEGY





## NEXT STEPS

### Council Actions

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

### Staff Actions

- Start Implementing Communications Plan

### PSA

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

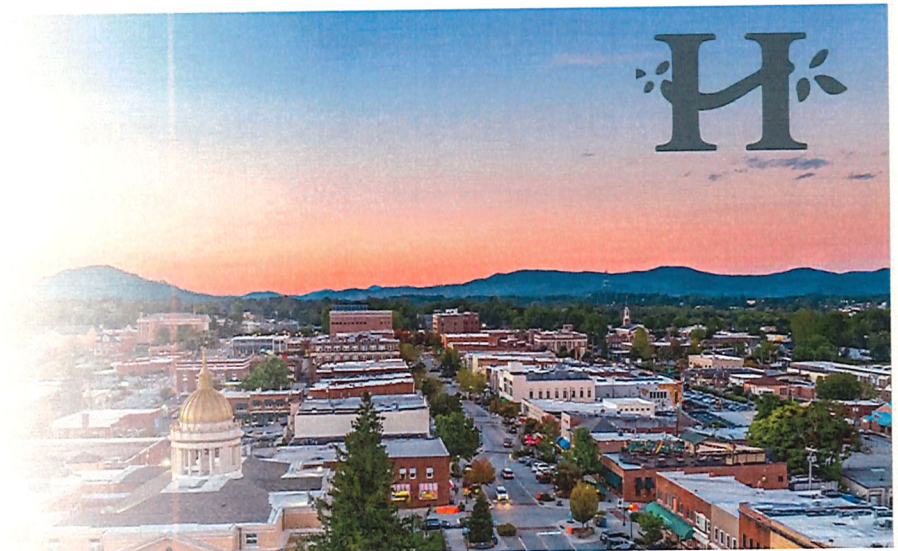
#### **Permissible actions for local governments include:**

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

## City of Hendersonville

GO Bond -  
Transportation

Questions?



### D. Hurricane Helene Update – *Brian Pahle, Deputy City Manager*

Deputy City Manager Brian Pahle gave an update close to the one-year anniversary of Hurricane Helene and talked about the FEMA assistance process and recovery process.

## City Council Workshop

Helene Update  
September 24, 2025





# HELENE – One Year Later

## Agenda

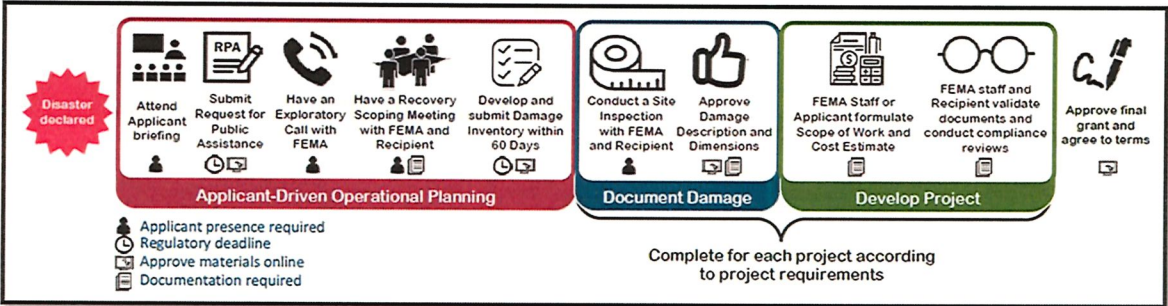
- Update on FEMA PA Process
- Update on Helene Recovery Priorities



## HELENE – FEMA PA

### Budget, Obligations, and Revenues

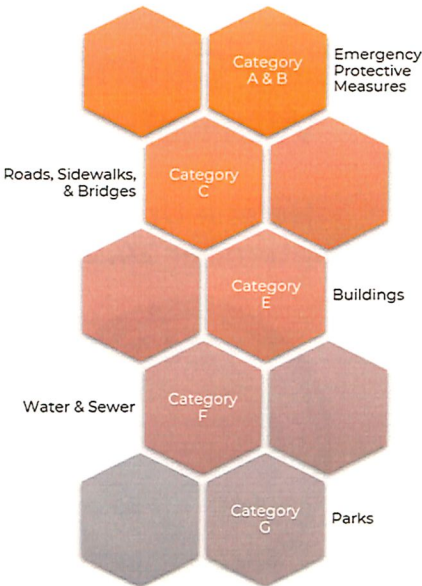
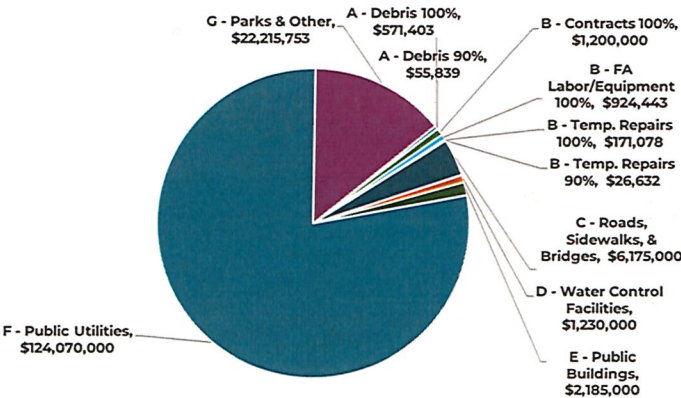
- Current Revised Budget = \$8,823,092      Projected Budget = ~\$160,000,000
  - Current Actuals & Obligations = \$8,289,452      Non-Reimb. Actuals = \$288,074
  - Current Revenues
    - FEMA = \$924,443 + \$571,402
    - Insurance = \$1,500,000
    - Loans = \$10,639,005
- Current Net Surplus/(Deficit) = \$5,057,324**



## HELENE – FEMA PA

### Project Overview

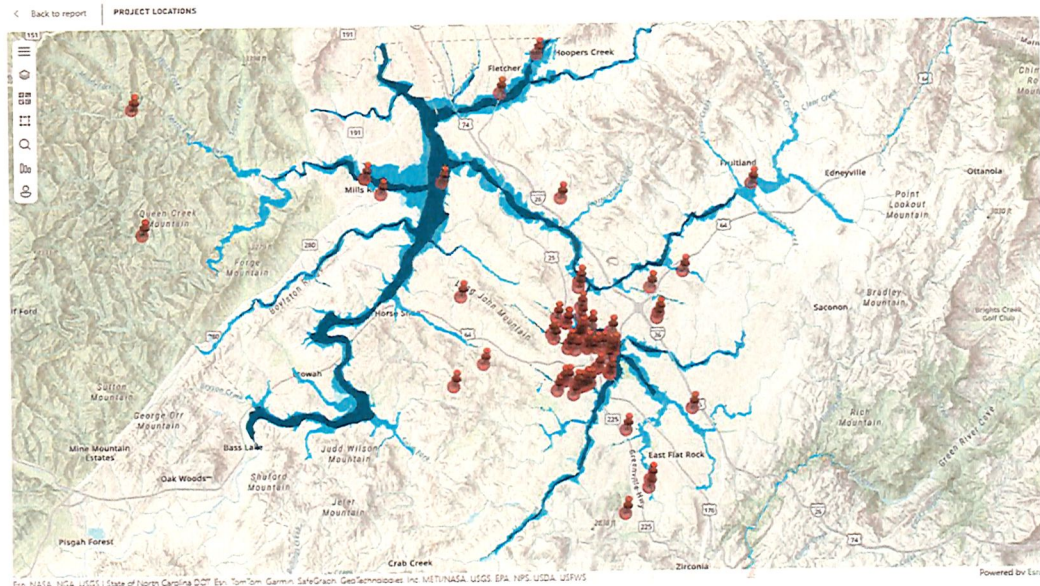
- 87 Projects > 22 Unique FEMA Projects
- > 75% of the Cost is in Water & Sewer
- 2 Large Parks Projects
- ~ \$2.75m in Emergency Response





## HELENE – FEMA PA

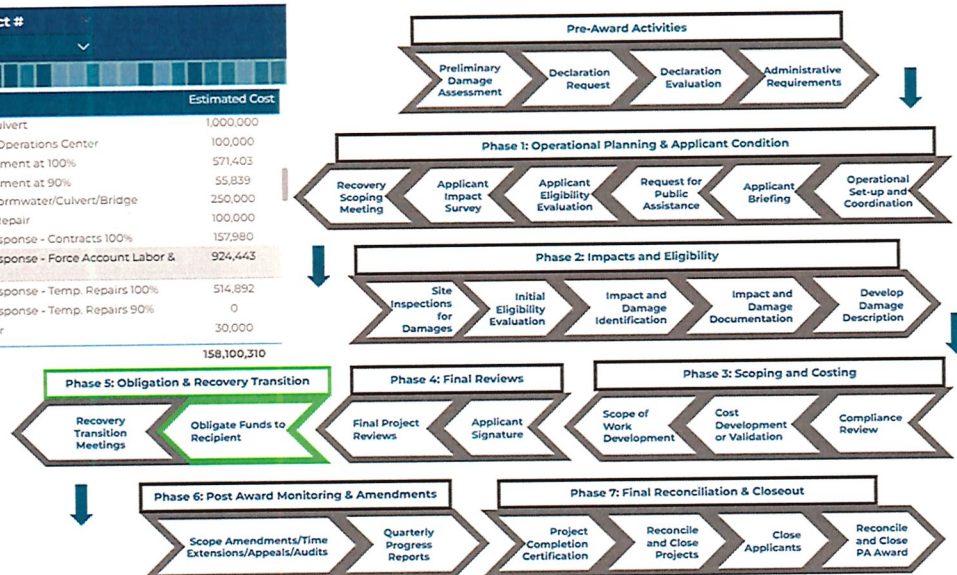
### Project Overview



## HELENE – FEMA PA

### Project Overview

| FEMA Project #                                       |                |
|------------------------------------------------------|----------------|
| All                                                  |                |
| Project Name                                         | Estimated Cost |
| Comet Drive Culvert                                  | 1,000,000      |
| Culvert at City Operations Center                    | 100,000        |
| Debris Management at 100%                            | \$71,403       |
| Debris Management at 90%                             | \$5,839        |
| Dermid Ave. Stormwater/Culvert/Bridge                | 250,000        |
| Driveway/Site Repair                                 | 100,000        |
| Emergency Response - Contracts 100%                  | 157,980        |
| Emergency Response - Force Account Labor & Equipment | 924,443        |
| Emergency Response - Temp. Repairs 100%              | 514,892        |
| Emergency Response - Temp. Repairs 90%               | 0              |
| Ewart Reservoir                                      | 30,000         |
| Total                                                | 158,100,310    |



## HELENE – FEMA PA

### Emergency Protective Measures – Categories A & B

- Category A – Debris
  - 100% = \$571,403 – Obligated
  - 90% = \$55,839 – Pending Award
- Category B – Force Account Labor & Equipment
  - 100% = \$924,443 – Obligated
- Category B – Temp. Repairs
  - 100% = \$171,078 – Pending Application Completion
  - 90% = \$26,632 – Pending EHP Review
- Category B – Contracts
  - 100% = \$1.2m – Pending PDMG Application Review

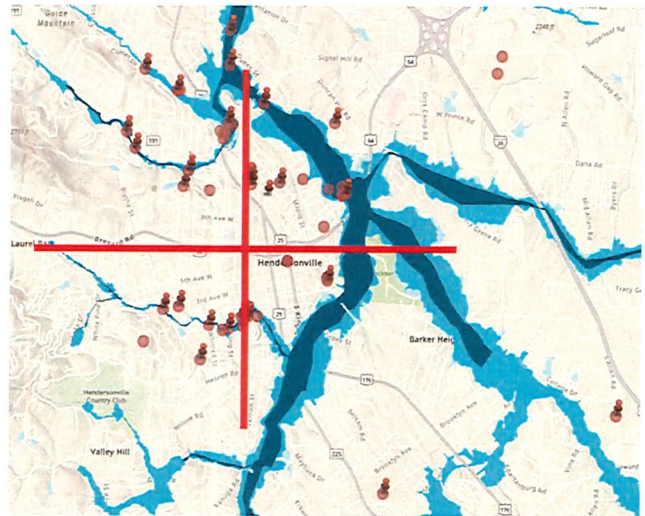




## HELENE – FEMA PA

### Roads, Sidewalks, & Bridges – Category C

- Four Quadrants
  - 29 Projects
  - ~\$6.0m
- Site Inspections Completed
  - Waiting on Maintenance Records
  - Waiting on Insurance Determination



## HELENE – FEMA PA

### Public Buildings – Category E

- City Hall, City Ops, & Sugarloaf
  - 3 Projects
  - ~\$2.1m
  - City Hall Design > Bid
  - Ops Construction Complete
- Site Inspections Completed
  - Waiting on Maintenance Records
  - Waiting on Insurance Determination
- Insurance Proceeds Qualify



## HELENE – FEMA PA

### Public Utilities – Category F

- Various System Damages + Major Intakes, Reservoirs, and Plants
  - 23 Projects
  - \$123.1m
- Site Inspections Completed
  - Waiting on Maintenance Records
  - Waiting on Insurance Determination
- WWTP Under Design & FEMA Review
- Insurance Proceeds Qualify

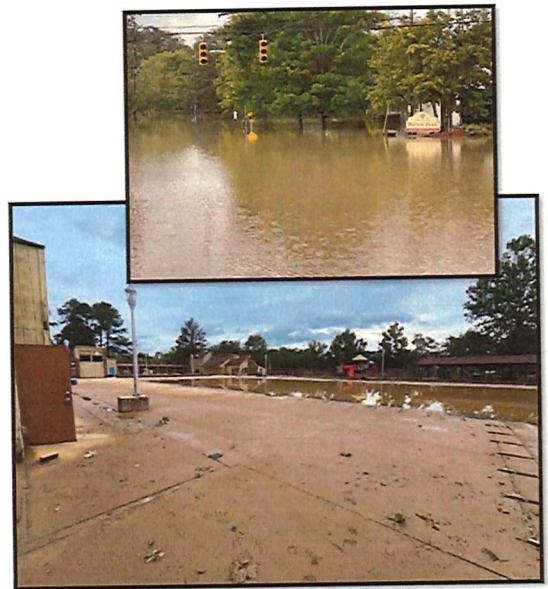




## HELENE – FEMA PA

### Parks – Category G

- Various Park Damages + Patton & Whitmire
  - 14 Projects
  - \$21.7m
- Patton & Whitmire Under Design & FEMA Review
- Majority of Site Inspections Completed
  - Waiting on Maintenance Records
  - Waiting on Insurance Determination



## HELENE – One Year Later

**Emergency Response Plan:** Focus on improving communication, enhancing emergency protocols, and addressing vulnerabilities, particularly in flood-prone areas

**Financial Resiliency:** Strengthen the City's financial position, explore changes to fund balance policies, and ensure adequate funding for recovery efforts

**Public Communication, Messaging, and Storytelling:** Improve communication with residents, educate Council on recovery progress, and engage the community in recovery through various outreach efforts

**Flood Mitigation:** Continue analyzing floodplain redevelopment practices, pursue FEMA buyouts, and establish requirements for developers to mitigate flood risks



## HELENE – One Year Later

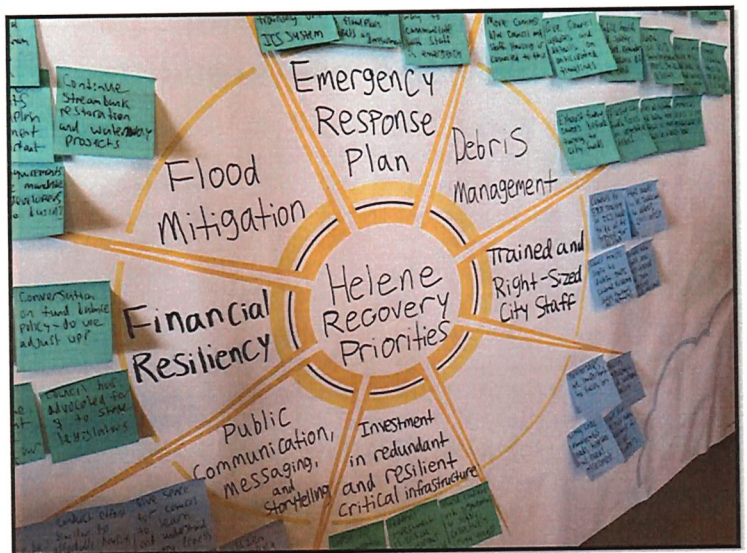
**Investment in Redundant and Resilient Critical Infrastructure:** Focus on building resilient infrastructure with federal support, and improve communication systems during storms

**Trained and Right-Sized City Staff:**

Ensure staff are trained in emergency response, civil unrest management, and preparedness for future disasters

**Debris Management:** Streamline debris removal, manage blight through code enforcement, and improve communication on debris removal timelines and funding sources

**Housing:** Maximize federal funding opportunities to support investment in housing-related initiatives and evaluate procedures for emergency and temporary housing





## HELENE – One Year Later

### Emergency Response Plan

#### Current Work

- Streamlining and enhancing crisis communications plan
- W&S Utility has supplemented its Emergency Response Plan for loss of specific critical assets in the water system and identified optimized response procedures to minimize impacts
- Submitted updated emergency response criteria in the County-wide hazard mitigation plan

#### Future Work

- Increase recurring Emergency Response trainings
- Purchase an additional boat and motor
- Continue to obtain swift water certifications for staff
- Emergency ops plan for any disaster



## HELENE – One Year Later

### Financial Resiliency

#### Current Work

- Budget adoption with capacity to build fund balance
- Created accounting structure for managing all Helene expenditures
- W&S Utility = Aa3 bond rating from Moody's, 4th highest possible rating – noting strong financial management, rate management, and capital planning practices
- W&S Utility has secured \$9.6M+ in an emergency bridge loan to assist with cash flows while completing recovery projects while waiting for federal reimbursement

#### Future Work

- Amend Fund Balance Policy to Include allocation for emergency operations

- Create an emergency management capital reserve fund to acquire resilience focused assets or add resilience aspects to identified projects



## HELENE – One Year Later

### Public Communication, Messaging, & Storytelling

#### Current Work

- Produced a Helene documentary memorializing the City's efforts in this work to be released near the one-year anniversary of Helene
- Helene [Storymap](#)
- WLOS Water System story
- Participation in a Henderson County Joint Information Team and regional Public Information Officer (PIO) meetings
- Completed in-person and virtual Public Information Officer (PIO) courses
- Implemented an after-hours W&S utility call center and response management system. In addition to improving customer service, the call center and response management system

can handle high-call volumes and efficiently manage incidents during future emergency events.

#### Future Work

- Educational materials for National Preparedness Month and Fire Prevention Month on the City's [AlertHVL](#) emergency notification system
- Registered for upcoming Advanced Public Information Officer (PIO) courses
- Continue to communicate the importance in critical infrastructure investment to W&S utility ratepayers and share progress of critical capital improvement projects that improve resiliency





## HELENE – One Year Later

### Flood Mitigation

#### Current Work

- Flood Workshop held in January for entire community
- Complete construction of Phase 1 of the Lower Mud Creek Flood Risk Reduction Project (groundbreaking next week)
- Coordinate with Henderson County and NCEM on final ownership of FEMA Buyout properties (Dana Rd., Clear Creek Landing, Leyland Circle)
- Finalize acquisition of flood prone property on S. Grove St.

#### Future Work

- Implement projects identified in the Comprehensive Stormwater Master Plan
- Begin Phase 2 of the Lower Mud Creek Flood Risk Reduction Project
- Coordinate with Henderson County on future flood mitigation projects

- Participate in FEMA CRS Program
- Modify floodplain regulations based on Council feedback
- Hold additional Floodplain education workshops for public (annually)



## HELENE – One Year Later

### Investment in Redundant & Resilient Critical Infrastructure

#### Current Work

- FEMA Public Assistance
- Economic Development Administration Grant
  - WWTP Expansion
- Dogwood Funds (MPO Partnership)
  - WWTP Expansion
- Hazard Mitigation (State)
  - WWTP Expansion (Flood Mitigation)
- Hazard Mitigation (Advanced Assistance)
  - WWTP Expansion (Design)
  - Water System Resiliency Looping (Design)
  - Pump Station Flood Mitigation (Design)
  - Mills River Intake (Design)
  - Long John Mtn. (Design)
  - Wash Creek Stormwater (Design)

- State Revolving Fund (Helene)
  - WWTP Flood Mitigation
  - Water System Looping (Eastside/Northside)
- US EPA
  - Long John Mtn. Design
- State Small Business Inf. Grant
  - Sidewalks on 7<sup>th</sup>
  - Utility Line at Cane Creek
- State Grant
  - Swift Water Rescue Gear/Boat/Wildfire Turnout
- Duke Energy Foundation
  - Drone as First Responder HPD/HFD
- Arbor Day Foundation
  - Tree Replacement (\$30k)

#### Future Work

- CDBG-DR (infrastructure & housing)

## HELENE – One Year Later

### Trained & Right-Sized City Staff

#### Current Work

- Staff visited the Town of Boone for their staff retreat to learn from their experience in the Hurricane and what they are doing to build resilience into their community
- Staff attended joint UNC SOG/FEMA procurement training in July 2025
- Staff attended a tabletop exercise
- Staff participation in a two-day local Incident Management Team exercise on May 27-28
- IT and Communications staff attended a WNC Communications Resiliency Workshop hosted by Land of Sky and the Information Technology Resource Center on June 16
- Staff participated in a Henderson County Incident Management Team tabletop exercise

focused on large event emergency response on August 19

- Had staff from Fire Department attend Emergency Management training- Sept. 8-10
- Three members obtained their Division/Group Supervisor Credential
- Hired three firefighters to aid with staffing

#### Future Work

- Mutual aid for future disasters – training on the job





## HELENE – One Year Later

### Debris Management

#### Current Work

- Collected 33,197 Cubic Yards of debris in initial sweep
- Collected 87 loads of debris in April Sweep
- Purchased new grapple buckets for skid steers/front loaders
- Zoning enforcement for blighted commercial properties

#### Future Work

- New debris site



## HELENE – One Year Later

### Housing

#### Current Work

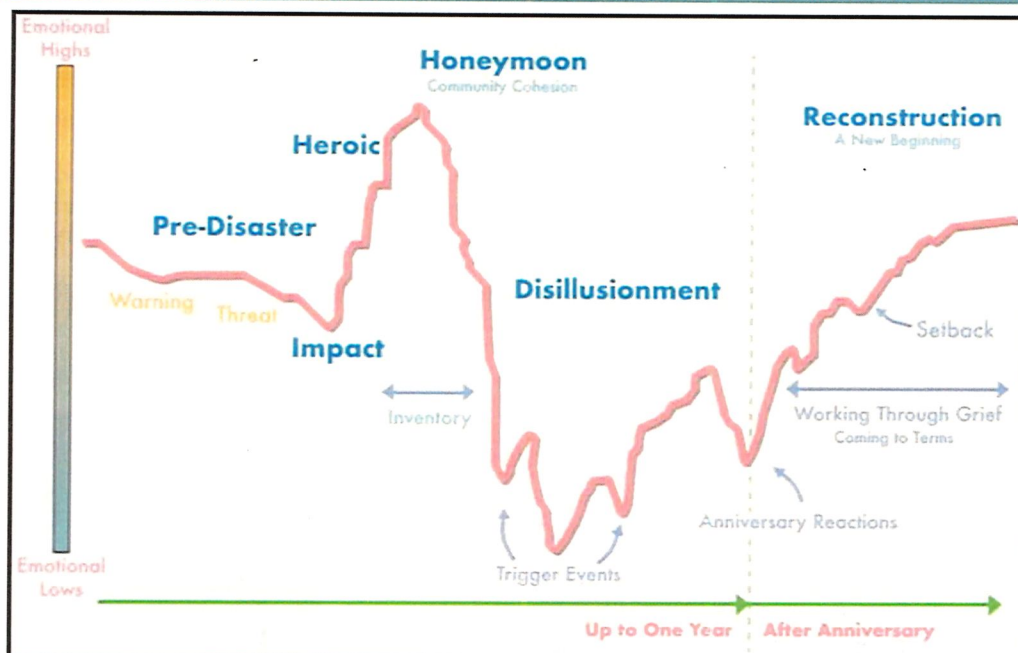
- Worked with homeowners with damaged properties in local historic districts to ease the burden of the COA process
  - One accessory structure was demolished in this process
  - Created in-house GIS repository of damages
  - Provided homeowners information on how to navigate the process
- Modified the zoning ordinance to allow non-conforming residential uses to rebuild if damaged by the storm
- Approved Temp. Use of RVs in SOE for up to 180 Days
- Waived permit fees
- Home Rehab. Grant for homes damaged in the Green Meadows and other neighborhoods

#### Future Work

- HPC to adopt supplemental design standards for mitigation and resilience of historic structures
- Create resiliency plan for historic structures

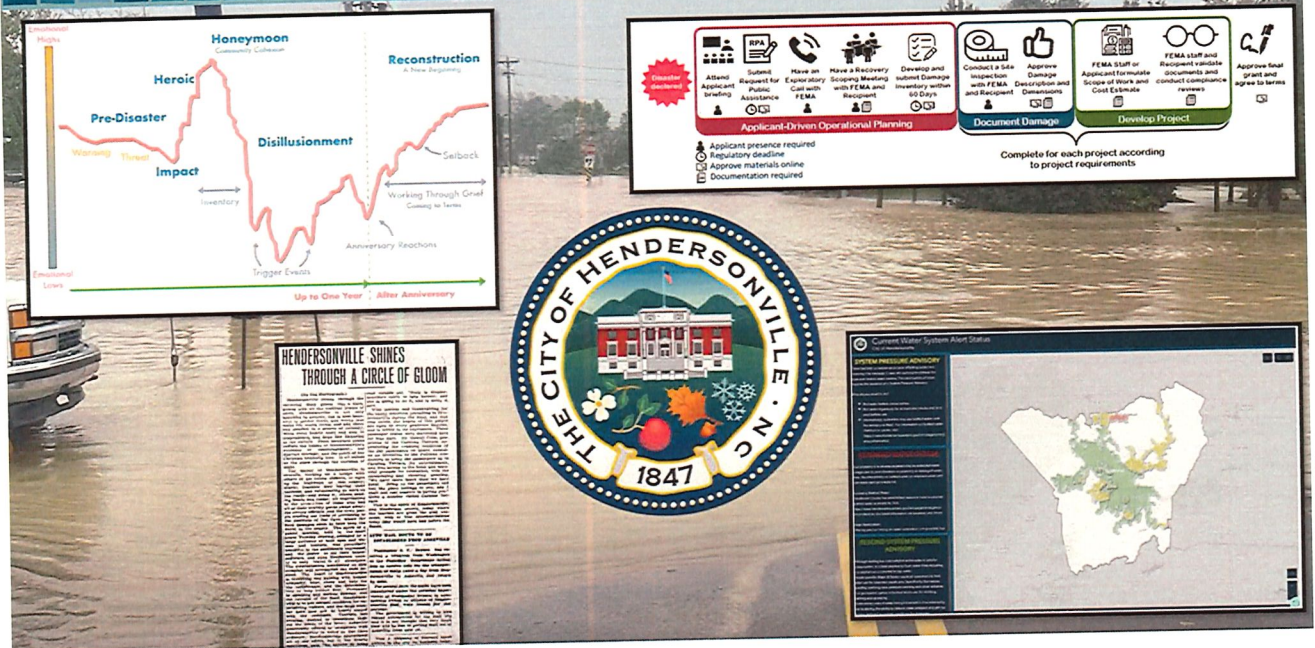


## HELENE – One Year Later





# HELENE – Questions?

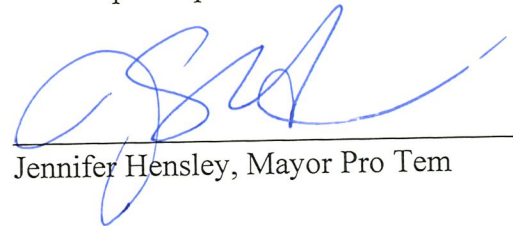


## 5. NEW BUSINESS

## 6. ADJOURN

City Manager John Connet reminded everyone that we are having an appreciation lunch to remember Hurricane Helene. It will be held at Fire Station 1 on Friday, September 26<sup>th</sup> from 12p-2p.

There being no further business, the meeting was adjourned at 6:03 p.m. upon unanimous assent of the Council.

  
Jennifer Hensley, Mayor Pro Tem

ATTEST:

  
Jill Murray, City Clerk



