November 2, 2026

MINUTES

STATE OF NORTH CAROLINA **BOARD OF COMMISSIONERS**
COUNTY OF HENDERSON **MONDAY, NOVEMBER 2, 2026**

The Henderson County Board of Commissioners met for a regularly scheduled meeting at 5:30 p.m. in the Commissioners' Meeting Room of the Historic Courthouse on Main Street, Hendersonville.

Present were: Chairman William Lapsley, Vice-Chair J. Michael Edney, Commissioner Rebecca McCall, Commissioner Sheila Franklin, Commissioner Jay Egolf, County Manager John Mitchell, Assistant County Manager Chris Todd, Public Safety Director Jimmy Brissie, Financial Services Director Samantha Reynolds, County Attorney Russ Burrell, and Clerk to the Board Denisa Lauffer.

Also present were: Chief Communications Officer Mike Morgan, Code Enforcement Director Matt Champion, Director of Public Health David Jenkins, Infrastructure Manager Mike McKinney, Parks and Recreation Director Bruce Gilliam, Recreation Supervisor Jason Kilgore, County Engineer Marcus Jones, Director of Human Resources Karen Ensley, Internal Auditor Natalie Pinto, Grants Administrator Emily Schwartz, Behavioral Health Director Jodi Grabowski, Tax Collector Luke Small, Tax Assessor Kevin Hensley, Capital Projects Manager Bryan Rhodes, Social Media Coordinator Tiffany Lucey, Finance Director Randall Cox, and Deputies Matt Covil and Travis Pierce, who provided security.

CALL TO ORDER/WELCOME
Commissioner Lapsley called the meeting to order and welcomed all in attendance.

INVOCATION
John Mitchell provided the invocation.

PLEDGE OF ALLEGIANCE
James Taneyhill with Leaders in Training 4-H Club led the Pledge of Allegiance to the American Flag.

RESOLUTIONS AND RECOGNITIONS
Eco Heroes Award
The Eco Heroes Awards Program exists to honor individuals who serve as an example and inspire others to preserve the environmental well-being of Henderson County. These individuals model environmental stewardship in our community by focusing on protecting and improving our shared natural heritage and demonstrating that a healthy environment improves the quality of life for all people. These two awardees were nominated by individuals in the community and were recommended to the Board by the Environmental Advisory Committee.

Chairman Lapsley made the motion that the Board approve the awardees for the Eco Heroes Award. All voted in favor and the motion carried.

PUBLIC COMMENT *(Comments are the views and opinions of the speaker)*

1. Cathy Veal – Expressed opposition to the County's use of Automated License Plate Readers (ALPRs), citing concerns about civil liberties and invasive mass surveillance. She raised concerns about the cameras' potential AI capabilities and their ability to connect with nationwide tracking services.

2. Mark Eley – Requested the Board's assistance with his late brother's estate, which has been in probate for approximately five years. He asked that the County Manager and County Attorney intervene to help address the ongoing matter.

DISCUSSION/ADJUSTMENT OF AGENDA

Vice-Chair Edney added to the consent agenda as item M: Vendor Contract – Motorola Solutions, Inc.

Chairman Lapsley moved to approve the agenda as amended. All voted in favor, and the motion carried.

CONSENT AGENDA

Approval of Minutes

Draft minutes were presented for Board review and approval for the following meeting:

October 21, 2026

Motion: I move the Board approve the minutes from October 21, 2026.

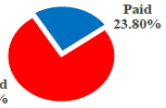
Tax Collector's Report

The following report from the office of the Tax Collector was provided for the Board's information.

Please find outlined below collections information through October 21st for 2026 real and personal property bills created and mailed. Vehicles taxes are billed monthly by NCDMV.

Henderson County Annual Bills (Real and Personal Property):

2026 Beginning Charge:	**$117,203,605.82**
Discoveries & Imm. Irreg.:	$215,724.27
Releases & Refunds:	($111,233.97)
Net Charge:	$117,308,096.12
Unpaid Taxes:	$89,384,404.24
Amount Collected:	**$27,923,691.88**



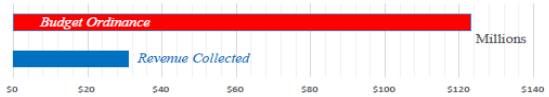
Henderson County Registered Motor Vehicles (As Collected by NC DMV):

Net Charge:	$2,747,106.34
Unpaid Taxes:	$7,541.28
Amount Collected:	**$2,739,565.06**

99.73%

Henderson County FY27 Budget Analysis:

Budget Ordinance		Revenue Collected	
Ad Valorem:	$121,916,161.00	Ad Valorem:	$30,663,256.94
Prior Years:	$1,045,000.00	Prior Years:	$327,666.45
Budget Total:	**$122,961,161.00**	**YTD Revenue:**	**$30,990,923.39**



2026.116 Pending Releases and Refunds

The Assessor reviewed the pending releases and refunds. As a result of that review, it is the opinion of the Assessor that these findings are in order. Supporting documentation is on file in the County Assessor's Office.

These pending release and refund requests were submitted for approval by the Henderson County Board of Commissioners.

Type:	**Amount:**
Total Taxes Released from the Charge	$13,392.81
Total Refunds as a Result of the Above Releases	$ 2,394.78

Approved:

DRAFT

Motion: I move the Board approve the Combined Release/Refund Report as presented.

County Financial Report and Cash Balance Report – September 2026
The September 2026 County Financial and Cash Balance Reports were presented for the Board's review and approval.

The following are explanations for departments/programs with higher budget-to-actual percentages for the month of September:

- Governing Body – timing of payment of board approved expenditures.
- Administrative Services – timing of payment of board approved expenditures.
- Human Resources – timing of payment of board approved expenditures.
- County Assessor – timing of payment of board approved expenditures.
- Tax Collector – timing of payment of board approved expenditures.
- Legal – timing of payment of board approved expenditures.
- Information Technology – timing of payment of board approved expenditures.
- Detention – timing of payment of board approved expenditures.
- Emergency Management – timing of payment of board approved expenditures.
- Fire Services – timing of payment of board approved expenditures.
- Emergency Medical Services – timing of payment of board approved expenditures.
- Planning - timing of payment of board approved expenditures.
- Site Development – timing of payment of board approved expenditures.
- Project Management - timing of payment of board approved expenditures.
- Medical Services – timing of payment of board approved expenditures.
- Veterans Services – timing of payment of board approved expenditures.
- Library – timing of payment of board approved expenditures.
- Recreation – timing of payment of board approved expenditures.
- Public Education – payment of 3 of 10 annual appropriations made to public school system.

Year-to-date net revenues under Expenditures for the Revaluation Reserve Fund are due to the timing of receipts and disbursements of approved expenditures in FY27.

Year-to-Date Net Revenues under Expenditures for the Emergency Telephone System Fund are due to the timing of receipts and disbursements of approved expenditures in FY27.

Year-to-date Net Revenues under Expenditures for the Opioid Fund are due to the timing of receipts and disbursements of approved expenditures in FY27.

Year-to-date net revenues under Expenditures for the Hurricane Helene Fund are due to the timing of expenditures and receipt of FEMA reimbursements in FY27.

Motion: I move that the Board of Commissioners approve the September 2026 County Financial Report and Cash Balance Report as presented.

Approved:

DRAFT

Henderson County Public Schools Financial Report – September 2026
The Henderson County Public Schools September 2026 Local Current Expense Fund / Other Restricted Funds Report was presented for the Board's review and approval.

Motion: I move that the Board of Commissioners approve the September 2026 Henderson County Public Schools Financial Report as presented.

Notification of Vacancies
The Notification of Vacancies was provided for the Board's information. They will appear on the next agenda under "Nominations."

1. Henderson County Zoning Board of Adjustment – 4 vacs.
2. Hendersonville Planning Board – 1 vac.
3. Nursing/Adult Care Home Community Advisory Committee – 5 vacs.

Farmland Preservation Fund – Balance Update
The Farmland Preservation Fund balance as of September 30, 2026, was provided for the Board's review and approval.

Motion: I move that the Board of Commissioners approve the September 30, 2026, Farmland Preservation Fund balance update as presented.

Opioid Settlement Fund – Authorized Expenditure Update
The Opioid Settlement Fund's Authorized Expenditure Update as of September 30, 2026, was provided for the Board's review and approval. Amounts received and expended will be reported annually to the Community Opioid Resources Engine for NC (CORE-NC) in compliance with the Memorandum of Agreement.

Motion: I move that the Board approve the September 30, 2026, Authorized Expenditure Update as presented

Vendor Proposal – Medical Priority Dispatch
The Board was requested to approve the proposal and authorize staff to proceed with the purchase of one (1) Medical Priority Dispatch System (MPDS) to include both Emergency Medical Dispatch (EMD) protocols and Emergency Fire Dispatch (EFD) protocols via the sole-source exceptions as allowed under N.C.G.S. 143-129 (e)(6). As a sole-source contract with State and County government, approval of this agreement by the Board of Commissioners is required.

The sole quote was received from Priority Dispatch for a total price of $300,630.30. The funding for this purchase was approved in the FY2027 budget for capital outlay - technology, in the amount of $287,320.00 in the E-911 budget, and the remaining amount will come from an allocation of $13,840.50 that was approved in the Sheriff's Office FY2027 budget.

Motion: I move the Board accept the sole proposal from Priority Dispatch and authorize Henderson County staff to proceed with the purchase of one (1) Medical Priority Dispatch System of $300,630.30 using the sole source exception as allowed under N.C.G.S 143-129 (e)(6).

2026.117 Award Acceptance – Etowah Wastewater Treatment System and Upgrades
Staff requested the Board approve grant funding from the Department of Environmental Quality that was reallocated in S.L.2025-97. This award replaces previous awards established in SRP-W-ARP-0085 for $12,700,000 and SRP-W-0251 for $500,000. This grant is directed to be used for the Etowah Wastewater Treatment System and Upgrades and is in the amount of $13,200,000.

Staff requested the Board authorize the award acceptance resolution to begin the disbursement of funds. Staff also requests the Board provide authorization for the County Manager to execute the forthcoming agreement on behalf of the County.

Motion: I move the Board approve the resolution and budget amendment, and further move the Board provide authorization to the County Manager to execute the forthcoming agreement on behalf of the County.

2026.118 American Rescue Plan - Proposed Plan Revision
After completing and reconciling several ARPA projects, the County identified $7,226.30 in savings in previously obligated ARPA funds for the Mills River Tower Upgrade Project. In accordance with the Final Rule Frequently Asked Questions (FAQs), Section 17.19 for SLFRF funds, Henderson County is allowed to reclassify SLFRF funds from the original activity to another project that would be eligible under program rules.

A proposed plan revision was presented to reclassify the $7,226.30 in savings to the Recreation Sports Complex project, as allowed under SLFRF Final Rule FAQ 17.19.

Motion: I move the Board approve the reclassification of $7,226.30 of ARPA funds to the Recreation Sports Complex project as presented.

Public Records Disposal Request – Tax Assessor
Staff requested approval from the Board to destroy original records listed on seven (7) total pages of Public Records Disposal Requests and Destruction Logs in accordance with the County's Record Retention Policy and the provisions of the North Carolina Department of Natural and Cultural Resources Records Retention and Disposition Schedule

Motion: I move the Board approve the Public Records Disposal Requests and Destruction Logs as presented.

Vendor Contract – Motorola Solutions, Inc. (Add-on)
The Henderson County Sheriff's Office has determined the equipment services represented by the proposed contract represent the best value while providing needed body and other camera equipment and image storage for the office. The contract offered by Motorola has been determined by Sourcewell, a government purchasing cooperative, to provide pricing as good or better than (from the County's perspective) the basic discount contract negotiated by Sourcewell.

The new contract extends the existing contract for a total of five years of service.

The Board approved this as part of the consent agenda at its October 21, 2026, meeting. Before signing the contract, staff realized the pricing structure was for five years instead of the three years

proposed. While some verbiage in the contract reallocates when certain payments are made, the total dollar amount does not change over the five years (2 under the current agreement plus a three-year extension) covered.

Motion: I move the Board approve the proposed contract extension, addition, and terms with Motorola Solutions, Inc.

Vice Chair Edney made a motion to adopt the consent agenda. All voted in favor, and the motion carried.

PUBLIC HEARING

Chairman Lapsley made a motion to go into the Public Hearing. All voted in favor, and the motion carried.

2026.119 Consider the 2027 Schedule of Values

Tax Assessor Kevin Hensley presented the 2027 Schedule of Values, Standards, and Rules for Market Value and Present-Use Value for Ad Valorem Tax.

Public Comment: There was none.

Chairman Lapsley made a motion to go out of the Public Hearing. All voted in favor, and the motion carried.

DISCUSSION

UNC Health Pardee Hospital Audit and Budget Presentation – Jay Kirby, President and CEO, UNC Health Pardee

Jay Kirby provided the Board with an update on UNC Health Pardee's operations, strategic initiatives, financial performance, and future plans. He highlighted Pardee's continued expansion of regional services, including the new Level III Trauma Center, a 23-bed adolescent behavioral health facility, expanded primary and specialty care, and new and expanded locations throughout the region.

Kirby reviewed Pardee's FY2026 financial performance, noting **$485.7 million in net operating revenue and $3.65 million in net income**. He also discussed factors contributing to the hospital's negative operating income, including changes involving Pardee BlueMD, drug expenses, automated presumptive eligibility requirements, and the acquisition of the ambulatory surgery center.

He reported that the FY2026 audit, conducted by Forvis, identified **no weaknesses or deficiencies**. Kirby also outlined challenges facing Pardee, including Medicare/Medicaid reductions, facilities, liquidity, and recruitment and retention. Looking ahead, Pardee plans to continue expanding its regional footprint and pursue additional projects, including behavioral health renovations, women's and children's facility renovations, and potential MRI and cardiac catheterization lab projects.

Henderson County Nuisance Properties Presentation
Matt Champion, Code Enforcement Director, provided an overview of Code Enforcement Services, including its responsibilities, current workload, and Notice of Violation process. The department enforces provisions of the Land Development Code, Nuisance Ordinance, and Solid Waste Ordinance throughout the unincorporated areas of Henderson County and certain ETJ areas.

Champion reported that Code Enforcement investigated **278 nuisance and zoning complaints in 2026 through October 27**, issued 70 Notices of Violation, and resolved 66 cases. The department also issued 1,110 commercial and residential zoning permits during that period. The department currently has 117 active nuisance or zoning violations.

He explained the department's Notice of Violation process, which gives property owners multiple 30-day compliance periods before the department may present a property to the Board as a chronic nuisance. If the Board declares a property a chronic nuisance, the County may obtain contractor estimates, complete the necessary cleanup, and pursue recovery of the costs through a lien. Approximately **24 properties** are currently eligible for or moving through the chronic nuisance process, with an estimated cleanup cost of **$553,600**.

NOMINATIONS AND APPOINTMENTS

1. **Environmental Advisory Committee – 1 vac.**

   No nominations were made, and this item was carried to the next meeting.

2. **Etowah Sewer Advisory Committee – 1 vac.**

   Commissioner Egolf moved to nominate Martha Rollefson for appointment to Seat #2. All voted in favor, and the motion carried.

3. **Henderson County Board of Health – 1 vac.**

   No nominations were made, and this item was carried to the next meeting.

4. **Henderson County Transportation Advisory Committee – 1 vac.**

   Commissioner Franklin made a motion to nominate Sam Winfield for appointment to Seat #4. All voted in favor, and the motion carried.

5. **Hendersonville City Zoning Board of Adjustment – 1 vac**

   No nominations were made, and this item was carried to the next meeting.

6. **Juvenile Crime Prevention Council – 2 vacs.**

   No nominations were made, and this item was carried to the next meeting.

7. **Nursing/Adult Care Home Community Advisory Committee – 11 vacs.**

   There were no nominations, and this item was carried to the next meeting.

COMMISSIONER UPDATES

Commissioner McCall noted that the dome atop the Historic Courthouse would be illuminated in green in honor of Veterans Day. She also commended Flat Rock Middle School for its significant academic growth, noting that the school ranks second in the state. She further highlighted East

Henderson High School's significant improvement in reducing the number of students with repeated absences.

COUNTY MANAGER'S REPORT

Mr. Mitchell commended Recreation Department Director Bruce Gilliam and staff for another successful "Treat Street"; the event was well attended. He also thanked the Board for its investments over the years in elections and noted that it was indeed this Board that funds local elections and employs the people who work the polls.

Vice-Chair Edney made the motion at 6:58 p.m. to go into closed session pursuant to NCGS 143.318.11(a)(3),&(4). All voted in favor, and the motion carried.

ADJOURN

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Denisa A. Lauffer, Clerk to the Board William G. Lapsley, Chairman

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Approved: