MINUTES

July 2, 2025

REGULAR MEETING OF THE CITY COUNCIL

CITY HALL-2ND FLOOR MEETING ROOM | 160 6TH AVE. E. | 5:45 p.m.

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

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

1. CALL TO ORDER

Mayor Barbara Volk called the meeting to order at 5:45 p.m. and welcomed those in attendance. A quorum was established with all members in attendance.

2. INVOCATION AND PLEDGE OF ALLEGIANCE TO THE FLAG

The City Council observed a moment of silence for prayer or reflection followed by the Pledge of Allegiance to the Flag.

3. PUBLIC COMMENT *Up to 15 minutes is reserved for comments from the public not listed on the agenda.*

There was no public comment.

4. CONSIDERATION OF AGENDA

Council Member Melinda Lowrance moved that City Council approve the agenda as presented. A unanimous vote of the Council followed. Motion carried.

5. CONSENT AGENDA

Council Member Gina Baxter moved that City Council approve the consent agenda as presented. A unanimous vote of the Council followed. Motion carried.

A. Adoption of City Council Minutes – *Jill Murray, City Clerk*
City Council Regular Monthly Meeting – June 5, 2025
City Council Special Called Meeting – June 16, 2025

B. Hurricane Helene Cash Flow Loan Amendment – *Krystal Powell, Finance Director*

Resolution #R-25-53

RESOLUTION TO APPROVE AMENDMENT TO LOAN AGREEMENT BETWEEN THE STATE OF NORTH CAROLINA (BY AND THROUGH THE NORTH CAROLINA DEPARTMENT OF STATE TREASURER) AND THE CITY OF HENDERSONVILLE

WHEREAS, the City of Hendersonville ("City") previously approved and entered into a loan agreement ("Loan Agreement") and promissory note with the State of North Carolina, by and through the North Carolina Department of State Treasurer ("NCDST"), in connection with the Hurricane Helene Cash Flow Loan Program created by the North Carolina General Assembly under the Disaster Recovery Act of 2024 – Part II (Session Law 2024-53, as amended by Session Law 2024-57); and

WHEREAS, NCDST has agreed to modify those provisions of the Loan Agreement pertaining to the repayment obligations of City upon City's receipt of "Alternative Funding" (as that term is defined in the Amendment), towards the end of maximizing the cashflow liquidity available to City for disaster response activities in the months and years ahead ("Amendment to Loan Agreement").

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF

HENDERSONVILLE:

1. That the Amendment to Loan Agreement presented by the North Carolina Department of State Treasurer is hereby approved.

2. That the City Manager is authorized to execute the attached Amendment to Loan Agreement (or one substantially equivalent thereto) and to take such other actions as necessary to secure disaster recovery loan funding from the State of North Carolina.

3. All prior actions of the City Manager and Finance Director in furtherance of the Amendment to Loan Agreement are hereby ratified and approved.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 2nd day of July, 2025.

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

C. Open Investment Account with NC Class – *Krystal Powell, Finance Director*

Resolution **#R-25-54**

RESOLUTION TO PARTICIPATE IN NORTH CAROLINA COOPERATIVE LIQUID ASSETS SECURITIES SYSTEMS

A resolution authorizing the City of Hendersonville, North Carolina (the "City") to join with other political subdivisions of the State of North Carolina as a Participant ("Participant") in the North Carolina Cooperative Liquid Assets Securities System (North Carolina CLASS) (the "Trust") to pool funds for investment.

WHEREAS, the provisions of Section 159-30 of the General Statutes of North Carolina, as amended ("N.C. Gen. Stat."), provide the guidelines for any local government or public authority of the State of North Carolina (a "Local Government" or "Local Government Unit") to invest idle funds; and

WHEREAS, under N.C. Gen. Stat. § 159-30(c)(10), moneys may be invested in a commingled investment pool established by interlocal agreement pursuant to N.C. Gen. Stat. § 160A-460 through 160A-464 (a "Local Government Investment Pool"), if the investments of the Local Government Investment Pool are limited to those qualifying for investment under N.C. Gen. Stat. § 159-30(c) or other laws of the State of North Carolina governing the investment of monies of a Local Government Unit ("Permitted Investments"); and

WHEREAS, certain Local Government Units have executed an Interlocal Agreement dated March 1, 2023 (the "Original Interlocal Agreement" and as supplemented and amended the "Interlocal Agreement") for the purpose of creating the Trust or executed a joinder agreement for purposes of joining the Original Interlocal Agreement; and

WHEREAS, the Trust is governed by the terms of an Indenture of Trust dated as of March 1, 2023 (the "Indenture"), which provides for the deposit of the pooled idle funds in the Trust and the investment of such funds in only Permitted Investments; and

WHEREAS, the City desires to become a party to the Interlocal Agreement and a Participant in the Trust.

NOW, THEREFORE, it is hereby RESOLVED by the Council of the City of Hendersonville, North Carolina that:

1. The Governing Body hereby approves the City becoming a party to the Interlocal Agreement and its participation in the Trust, which is governed by the Indenture.

2. The Governing Body authorizes the execution and delivery of a joinder agreement to Interlocal Agreement (the "Joinder Agreement") substantially in the form presented at this meeting, together with such changes, modifications and deletions as may be approved by the City's Finance Director (the "Finance Officer"). The approval of the Joinder Agreement will be evidenced conclusively by the execution and delivery of the Joinder Agreement by the Finance Officer.

3. The Finance Officer is hereby authorized to take or cause to be taken any and all such other actions as they may determine in their discretion to be to be necessary or advisable or in the best interest of the City in order to effectuate, complete and carry out the intent and purposes of the foregoing resolutions and the management, supervision, and investment of the City's idle funds, including, but not limited to, the execution of all depository forms or other documents required by the administrator, the custodian or the investment advisor of the Trust and execution of amendments to the Interlocal Agreement entered into for the purpose of (i) adding an additional Participant to the Trust or (ii) which do not have financial implications for the City.

4. The Governing Body hereby approves the Finance Officer to serve as the City's Authorized Representative under the Interlocal Agreement and the Indenture and in such capacity shall remain responsible for the management, supervision and investment of the City's idle funds.

The undersigned hereby certifies that the City Council has enacted this Resolution, or another form of Resolution, a copy of which is enclosed, and that such Resolution is a true and correct copy of the original which is in my possession.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 2nd day of July, 2025.

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

D. Construction Contract Award for the Wastewater Treatment Facility HVAC Systems Replacement Project – *Devon Owen, Utilities Engineer*

Resolution #R-25-43

RESOLUTION BY THE CITY OF HENDERSONVILLE OF AUTHORIZATION FOR THE CITY MANAGER TO ENTER INTO A CONTRACT FOR THE CONSTRUCTION OF THE WASTEWATER TREATMENT FACILITY HVAC SYSTEMS REPLACEMENT PROJECT

WHEREAS, the City owns and operates a wastewater treatment facility (WWTF) and laboratory that was impacted by Hurricane Helene during the week of September 24, 2024; and

WHEREAS, the City intends to replace its heating, ventilation, and air conditioning (HVAC) systems at the WWTF administration building which were flooded during Hurricane Helene; and

WHEREAS, once completed the project will restore climate control within the WWTF administration building, allowing the laboratory to accurately ensure that treatment processes at the WWTF are operating as intended; and

WHEREAS, on May 15, 2025, formal bids for construction of the project were opened as follows:

Cooper Construction Company, Inc.:$624,400.00

Hickory Mechanical, Inc.: $771,676.00

WHEREAS, formal bids were reviewed for completeness and accuracy. Cooper Construction Company, Inc. is the lowest responsive, responsible bidder; and

WHEREAS, the project engineer and utility staff are recommending the award of the WWTF HVAC Systems Replacement Project to Cooper Construction Company, Inc.

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

The City Manager is authorized to award and execute a contract for the construction of the WWTF HVAC Systems Replacement Project to Cooper Construction Company, Inc., the lowest responsive and responsible bidder in the total amount of $624,400.00.

The City Manager is authorized to approve change orders which cumulatively do not exceed 10% of the approved contract amount of $624,400.00, provided however that any necessary budget ordinance or project ordinance amendments must be brought back to the City Council for approval.

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

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

E. Purchase of Water & Sewer Operations Inventory and parts – *Logan Hickey, Chad Freeman*

Resolution #R-25-56

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO AUTHORIZE THE RATIFICATION OF A GPO CONTRACT IN FY25 FOR INVENTORY AND PART PURCHASES AND TO AUTHORIZE USE OF FOUR GPO CONTRACTS FOR THESE PURCHASES FOR THE CITYE'S WATER AND SEWER OPERATIONS FOR FISCAL YEAR 2025/2026

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

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

WHEREAS, over FY21, FY22, FY23, and FY24, between Repair/Maintenance and Capital accounts, the City has purchased an average of $977,624.25 of inventory yearly; and,

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

WHEREAS, here, we are requesting City Council to ratify the addition of Contract # 02-138 to the list of approved Group Purchasing Organization contracts for inventory/part procurement effective for FY25. We are also requesting approval of utilization of all four contracts per GS 143-129(e)(3) for budgeted inventory spending in FY26 up to $1,000,000.00; and,

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

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Hendersonville, North Carolina that the City's Water and Sewer Operations Department is authorized to utilize Omnia Partners Contract # 02-138 for inventory/part inventory in FY25 and is authorized to purchase inventory items/parts up to $1,000,000.00 under the contracts listed in this resolution to the vendors listed.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 2nd day of July, 2025.

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

F. Sole Source Purchase of Coagulant – *Logan Hickey, Ricky Levi*

Resolution #R-25-57

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

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

WHEREAS, the WTP utilizes Coagulant; and,

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

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

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

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

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

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

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

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

Adopted by the City Council of the City of Hendersonville, North Carolina on this 2nd day of July, 2025.

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

G. Purchase of Chlorine – *Logan Hickey, Ricky Levi*

Resolution #R-25-58

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

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

WHEREAS, the City's WTP utilizes Chlorine; and,

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

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

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

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

WHEREAS, overall, there are no other viable options other than JCI Jones Chemical (out of Charlotte, NC) who can provide chlorine gas in the ton containers and in the volume the City requires for water treatment disinfection at the City's 12 million per gallon a day rated water treatment facility. The City uses 2000 lb. cylinders and one ton will last about 10 days. The City's maximum allowed facility storage amount at any one time is 8 tons/16,000 lbs. This is regulated by the State and Federal government. The current market price is $2,203 per ton delivered. The volatile market is continuing at this time. The City also has email documentation regarding extensive market volatility and price increases. Due to the cost escalation in the current market, chlorine costs are now exceeding formal bid thresholds. Costs have nearly quadrupled over the past four years. Therefore, we are seeking council approval to continue use of JCI Jones Chemicals in order to ensure that we are able to consistently source this chemical safely and to ensure effective operation of our facilities; and,

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Hendersonville, North Carolina that the City's Water Treatment Plant is authorized to continue to utilize JCI Chemical as the source for Chlorine for Fiscal Year 2025/2026.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 2nd day of July, 2025.

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

H. Sole Source and Standardization Purchase of Orthophosphate – *Logan Hickey, Ricky Levi*

Resolution #R-25-59

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

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

WHEREAS, the City's WTP utilizes Orthophosphate; and,

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

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

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

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

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

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

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

Adopted by the City Council of the City of Hendersonville, North Carolina on this 2nd day of July, 2025.

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

I. Sole Source Purchase of Polydyne – *Logan Hickey, Ricky Levi*

Resolution #R-25-60

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

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

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

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

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

WHEREAS, the product is sole source and trademarked; and,

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

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

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

Adopted by the City Council of the City of Hendersonville, North Carolina on this 2nd day of July, 2025.

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

J. Sole Source Purchase of Sodium Bicarbonate – *Logan Hickey, Ricky Levi*

Resolution #R-25-61

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

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

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

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

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

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

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

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

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

Adopted by the City Council of the City of Hendersonville, North Carolina on this 2nd day of July, 2025.

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

K. Waive Competition for Biosolid Sludge Transport and Disposal Services – *Logan Hickey, Adam Steurer, Garrett Demoss, Ricky Levi*

Resolution #R-25-62

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

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

WHEREAS, the City of Hendersonville's Water and Sewer Department owns and operates one water treatment facility and one wastewater treatment facility that combined currently produces approximately 6,500 wet tons of unclassified treatment solids residuals annually, however quantities produced fluctuate based on a variety of operational factors; and

WHEREAS, the City outsources the transport and disposal of these water and wastewater treatment solid residuals; and,

WHEREAS, for Fiscal Year 2025-2026, the City estimates a total expenditure of $750,000.00 on these services; and

WHEREAS, North Carolina state law does not require competitive bidding for services such as this. Sections 5.F.1 and Sections 5.F.2 of the City's Purchasing Policy Manual require competitive solicitations for professional and

non-professional services totaling $50,000.00 or greater that do not pertain to N.C.G.S. § 143 64.31 and N.C.G.S. § 143 64.32. Per the policy, an exception to these requirements may be granted with the prior written approval of the City's Finance Director and City Manager. This letter serves as a justification for waiving competition for these services; and

WHEREAS, the City's Water and Sewer Department has elected to waive competition and to continue to utilize Southern Logistics, Inc. for these transport and disposal services. The City has identified the following reasons for the need to utilize Southern Logistics, Inc. for these services:

- Southern Logistics has successfully provided these services to the City for many years coordinating and managing multiple landfills and hauling companies. Based on historical volatility and the rejection of the material due to high water content, the valuable relationships maintained by Southern Logistics with the limited number of landfill owners in western North Carolina reduces City risk.
- The Wastewater Treatment Facility Thermal Dryer Project will produce a Class A Biosolid that can be beneficially reused in agriculture resulting in more outlets instead of landfilling for the material. The thermal dryer will also reduce the mass of material produced by approximately 82 percent. The dryer will be operational by fall 2026. Once operational, the need for these hauling and disposal services will be substantially diminished or eliminated.
- The proposed Thermal Dryer will be constructed within the existing covered drying shed, which substantially reduces storage capacity during construction. Changing vendors for a relatively short time until completion of the thermal dryer project has risks associated with the potential lack of continuity of services.
- The capital cost of the Biosolids Thermal Dryer is $17.7 million, funded by a $14.5 million state direct appropriation grant and $3.2 million revenue bond. After implementation of the new dryer, the utility estimates operational saving of $285,000 annually in the first year (including debt service costs).
- The utility plans to solicit a separate solids management contractor for water treatment facility residuals once the dryer is operational; and

WHEREAS, the signatures from the City's Utilities Director, Finance Director, and City Manager on the attached letter represent their formal written approval for this waiving of competition for these services in the current fiscal year. Since the total exceeds $499,999.00 (the City Manager's dollar delegation), we are formally requesting Council's approval on this request; and

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Hendersonville, North Carolina that city staff is authorized to utilize Southern Logistics, Inc. for these services for FY25/26 within budgeted funds available.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 2nd day of July, 2025.

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

L. Annexation : Certificate of Sufficiency-412 McMurray Road (Gergi Logistics LLC) (25-42-ANX) – *Tyler Morrow, Current Planning Manager*

Resolution #R-25-63

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL FIXING DATE OF PUBLIC HEARING ON QUESTION OF ANNEXATION PURSUANT TO G.S. 160A-58.2

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

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

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

Section 1. A public hearing on the question of annexation of the satellite area described herein will be held at City Hall located at160 6th Ave E. Hendersonville NC, 28792 at 5:45 p.m. August 7th, 2025, or as soon thereafter as it may be heard.

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

Being all of that real property consisting of PIN 9588-32-9376 described in the plat recorded in Book 2025- _____ [to be inserted at recording of the plat] of the Henderson County Registry, said PIN 9588-32-9376 being described by metes and bounds as follows:

Being a certain 14.22± acre tract of land situate in Blue Ridge Township of Henderson County, North Carolina as shown on Plat Book 2021, Page 13545 of the Henderson County Register of Deeds Office and being more particularly described by metes and bounds as follows:

Beginning at an existing 3/4" open top pipe in the margin the right of way of McMurray Road as shown in Plat Book 2021 Page 13545 of the Henderson County Register of Deeds Office; thence with the margin of said road N 04°19'51" E a distance of 127.60 feet to a unmarked point, herein after called: point, and said point standing S 84°55'09" E a distance of 9.11 feet from an existing 1/2" rebar; thence leaving the margin of said road and with the line of Troy and Frances Sherman as described in Deed Book 1475, Page 449 of said registry the following two courses and distances: (1) S 84°55'09" E a distance of 261.86 feet to an existing 1/2" rebar; thence (2) N 07°04'51" E a distance of 142.90 feet to an existing 1/2" rebar; thence with the margin of a private right of way as described in Deed Book 1474, Page 449 of said registry and continuing with the line of Troy and Frances Sherman S 83°36'46" W a distance of 271.33 feet to a point in the margin of said road; thence leaving the line of Troy and Frances Sherman and with the margin of said road and continuing with the line of the said private right of way N 06°06'05" E a distance of 29.31 feet to a point, and said point standing N 83°50'57" E a distance of 11.86 feet from an existing 1/2" rebar with cap; thence leaving the margin of said road and continuing with the line of the said private right of way and with the line of Owenby Trust as described in Deed Book 3285, Page 587 of said registry the following two courses and distances: (1) N 83°50'57" E a distance of 147.27 feet to an existing 3/4" open top pipe; thence (2) N 82°52'01" E a distance of 50.50 feet to an existing 3/4" open top pipe in concrete; thence leaving the said private right of way and continuing with the line of Owenby Trust the following two courses and distances: (1) N 08°36'24" E a distance of 84.34 feet to an existing 1/2" rebar, and said rebar standing S 02°15'47" W a distance of 33.33 feet from an existing 1/2" rebar in concrete with "Corn" cap; thence (2) N 83°17'47" W a distance of 196.57 feet to a point in the margin of said road, said point standing S 86°14'47" E a distance of 11.74 feet from an existing 1/2" rebar with cap; thence leaving the line of Owenby Trust and with the margin of said road N 05°57'31" E a distance of 201.00 feet to a new 1/2" rebar; thence leaving the margin of said road S 88°35'39" E a distance of 245.80 feet to an existing 1/2" rebar, said rebar standing S 09°09'22" E a distance of 119.33 feet from an existing 1/2" rebar with "2431" cap; thence S 88°32'52" E a distance of 1001.21 feet to a new 1/2" rebar; thence with the line now or formerly of Sarah H. Murray S 06°36'43" W a distance of 190.87 feet to a point, and said point standing N 48°22'59" W a distance of 686.06 feet from a found 6" axle; thence leaving the line of Sarah Murray and with the line of Billy and Catherine Hill as described in Deed Book 822, Page 275 of said registry and with the centerline of the creek the following five courses and distances: (1) S 60°11'06" W a distance of 38.67 feet to a point; thence (2) S 33°53'33" W a distance of 76.22 feet to a point; thence (3) S 31°02'29" W a distance of 103.25 feet to a point; thence (4) S 19°52'06" W a distance of 156.91 feet to a point; thence (5) S 05°14'30" W a distance of 53.00 feet to a point; thence leaving said creek and with the line of K-2 Properties LLC as described Deed Book 1285, Page 560 of said registry the following two courses and distances: (1) N 89°14'47" W a distance of 22.62 feet to an existing 5/8" rebar with BME cap, said rebar standing N 38°16'37" E a distance of 612.27 feet from an existing 5/8" rebar with BME cap; thence (2) N 88°59'20" W a distance of 1071.07' to the POINT AND PLACE OF BEGINNING, containing 14.22± acres.

Re: Petition for Satellite Annexation
Petitioner: Sergii Gergi, general manager of Gergi Logistics LLC
File No. 25-42-ANX

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

Adopted by the City Council of the City of Hendersonville, North Carolina on this 2nd day of July, 2025.

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

M. Adopt a Continuing Disclosure Policy – *Krystal Powell*

N. Utility Extension Agreement for the Mabry Woods Subdivision – *Adela Gutierrez-Ramirez, Civil Engineer*

Resolution # R-25-64

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A UTILITY EXTENSION AGREEMENT WITH MPG HENDERSONVILLE, LLC, FOR THE MABRY WOODS SUBDIVISION

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

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

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

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

WHEREAS, MPG Hendersonville, LLC, the "Developer" and "Owner," will enter into a Utility Extension Agreement with the City to provide water and sewer services to the Mabry Woods Subdivision.

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

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

Adopted by the City Council of the City of Hendersonville, North Carolina on this 2nd day of July, 2025.

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

O. Utility Extension Agreement for the Cummings Cove Phase 8A Subdivision – *Adela Gutierrez-Ramirez, Civil Engineer*

Resolution #R-25-65

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A UTILITY EXTENSION AGREEMENT WITH VISTA AT CUMMINGS COVE, LLC FOR THE CUMMINGS COVE PH 8A

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

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

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

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

WHEREAS, Vista at Cummings Cove, LLC, the "Developer" and "Owner," will enter into a Utility Extension Agreement with the City to provide water service to the Cummings Cove PH 8A.

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

1. The Utility Extension Agreement with Vista at Cummings Cove, LLC, the "Developer" and "Owner" to provide water service to the Cummings Cove Ph 8A is approved, as presented.
2. City Manager is authorized to execute the Utility Extension Agreement, and to approve and execute amendments to the Utility Extension Agreement in the future provided such amendments do not impose a financial obligation upon the City.
3. City Manager is authorized to acquire easements, rights-of-way, and other interests in real property consistent with the terms of the Utility Extension Agreement, provided that such acquisition does not impose a financial obligation upon the City.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 2nd day of July, 2025.

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

P. Utility Extension Agreement for the Simple Life-The Farm Development – *Adela Gutierrez-Ramirez, Civil Engineer*

Resolution #R-25-66

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A UTILITY EXTENSION AGREEMENT WITH THE VILLAGE AT FLAT ROCK OWNER, LLC, FOR THE SIMPLE LIFE - THE FARM DEVELOPMENT

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

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

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

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

WHEREAS, The Village at Flat Rock Owner, LLC, the "Developer" and "Owner," will enter into a Utility Extension Agreement with the City to provide water service to the Simple Life – The Farm Development.

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

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

Adopted by the City Council of the City of Hendersonville, North Carolina on this 2nd day of July, 2025.

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

Q. Utility Extension Agreement for the Wilmont Estates Subdivision – *Adela Gutierrez-Ramirez, Civil Engineer*

Resolution #R-25-67

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A UTILITY EXTENSION AGREEMENT WITH CREEKSTONE HOLDINGS HENDERSONVILLE, LLC, FOR THE WILMONT ESTATES SUBDIVISION

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

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

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

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

WHEREAS, Creekstone Holdings Hendersonville, LLC, the "Developer" and "Owner," will enter into a Utility Extension Agreement with the City to provide water and sewer services to the Wilmont Estates Subdivision.

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

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

Adopted by the City Council of the City of Hendersonville, North Carolina on this 2nd day of July, 2025.

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

R. Utility Extension Agreement for the Tracy Grove Road Subdivision – *Adela Gutierrez-Ramirez, Civil Engineer*

Resolution #R-25-68

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A UTILITY EXTENSION AGREEMENT WITH CHRISTOPHER A. SMITH AND MICHAEL O'LEARY FOR THE TRACY GROVE ROAD SUBDIVISION

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

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

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

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

WHEREAS, Christopher A. Smith and Michael O'Leary, the "Developer" and "Owner," will enter into a Utility Extension Agreement with the City to provide water service to the Tracy Grove Road Subdivision.

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

1. The Utility Extension Agreement with Christopher A. Smith and Michael O'Leary, the "Developer" and "Owner" to provide water service to the Tracy Grove Road Subdivision is approved, as presented.
2. City Manager is authorized to execute the Utility Extension Agreement, and to approve and execute amendments to the Utility Extension Agreement in the future provided such amendments do not impose a financial obligation upon the City.
3. City Manager is authorized to acquire easements, rights-of-way, and other interests in real property consistent with the terms of the Utility Extension Agreement, provided that such acquisition does not impose a financial obligation upon the City.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 2nd day of July, 2025.

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

S. Budget Amendments End-of-Year FY25 – *Jennifer Floyd Budget and Management Analyst*

TO MAYOR & COUNCIL
APPROVAL: July 2, 2025

FISCAL YEAR 2025
FORM: 07022025-01

BUDGET AMENDMENT

FUND 010

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	EXISTING BUDGI	INCREASE	DECREASE	REVISED BUDGE
010-0000-400101	Ad Valorem Taxes	15,582,810	250,000	-	15,832,810
010-0000-400102	Prior Years Ad Valorem Taxes	128,025	26,000	-	154,025
010-0000-400103	Prior Year Ad Valorem Taxes - Collected by COH	14,335	1,950	-	16,285
010-0000-400150	Tax - Interest	8,500	33,000	-	41,500
010-0000-400501	Rental Vehicle Tax	7,000	2,000	-	9,000
010-0000-400502	Beer & Wine License	500	3,400	-	3,900
010-0000-410001	Local Sales & Use Tax	6,312,335	287,665	-	6,600,000
010-0000-410110	ABC Revenues	367,500	82,500	-	450,000
010-0000-410200	Court Fees - Police	2,500	1,500	-	4,000
010-0000-410300	Electricity Utility Tax	1,000,000	65,000	-	1,065,000
010-0000-420003	SRO Reimbursement	249,920	90,300	-	340,220
010-0000-420050	Grant Revenue	-	7,400	-	7,400
010-0000-420051	Local/Private Grant Revenue	-	3,000	-	3,000
010-0000-430006	Boyd Park Golf Revenues	28,000	9,000	-	37,000
010-0000-430007	Boyd Park Concessions	2,200	670	-	2,870
010-0000-440010	Special Project Fees-Planning	15,000	9,000	-	24,000
010-0000-440011	Demo Fees	100	500	-	600
010-0000-440012	Street Sidewlk Encroachment	850	2,250	-	3,100
010-0000-440015	Payment In Lieu Of Sidewalks District 1,2,3	10,000	-	10,000	-
010-0000-450001	Interest Income	175,000	1,400	-	176,400
010-0000-450002	Powell Bill Interest	6,000	7,900	-	13,900
010-0000-460091	Police Contribution/Donation	19,750	740	-	20,490
010-0000-460120	Refunds/Rebates	26,955	112,000	-	138,955
010-0000-470030	Insurance Proceeds	1,603,745	-	1,500,000	-
010-0000-470050	Sale Of Capital Assets	578,250	-	575,625	2,625
010-0000-470100	Transfer In	564,354	38,316	-	602,670
010-0000-470900	Fund Balance Appropriated	593,612	834,219	-	1,427,831
010-0000-502005	Group Med & Life Ins	50,000	-	50,000	-
010-0000-598901	Transfer Out	2,378,883	66,537	-	2,445,420
010-1001-519200	Contract Services	50,000	-	48,600	1,400
010-1002-519104	Prof Services-Engring	1,000	-	1,000	-
010-1002-519200	Contract Services	16,205	9,000	-	25,205
010-1002-521010	Office Supplies	5,750	870	-	6,620
010-1002-521100	Uniforms	500	-	500	-
010-1002-523001	Utilities - Electricity	471,175	35,000	-	506,175
010-1002-531205	Advertising	7,600	-	2,400	5,200
010-1002-531210	Permits, License And Fees	13,000	-	9,000	4,000
010-1002-531215	Dues & Subscriptions	12,400	8,600	-	21,000
010-1002-531265	Drug Testing	2,500	2,000	-	4,500
010-1002-531280	Employee Events	6,000	680	-	6,680
010-1002-532260	Service Excellence	300	1,700	-	2,000
010-1002-532400	Miscellaneous	2,600	-	2,000	600
010-1002-534000	Non-Capital Equipment	1,000	671	-	1,671
010-1005-501001	Salaries - Regular	149,788	-	6,000	143,788
010-1005-502050	Retirement Expense	20,439	-	1,000	19,439
010-1005-519102	Prof Services-Legal	8,700	860	-	9,560
010-1005-531200	Postage	125	59	-	184
010-1005-531215	Dues & Subscriptions	8,000	265	-	8,265
010-1005-531225	Training/Training	6,250	1,500	-	7,750
010-1007-531225	Training/Training	26,775	-	15,000	11,775
010-1010-519200	Contract Services	476,531	-	9,000	467,531
010-1010-521010	Office Supplies	16,000	-	2,000	14,000
010-1010-534000	Non-Capital Equipment	83,801	-	3,900	79,901
010-1014-501001	Salaries - Regular	322,268	-	1,180	321,088
010-1014-501010	Salaries - Overtime	3,200	-	1,000	2,200
010-1014-519104	Prof Services-Engring	34,000	-	2,000	32,000
010-1014-521010	Office Supplies	8,000	-	1,000	7,000
010-1014-523003	Utilities - Telephone & Internet	5,000	350	-	5,350
010-1200-523003	Utilities - Telephone & Internet	4,500	500	-	5,000
010-1200-532100	Grant Expense	-	630	-	630
010-1300-501001	Salaries - Regular	3,898,199	-	46,701	3,851,498
010-1300-519200	Contract Services	73,360	13,700	-	87,060
010-1300-521100	Uniforms	82,850	-	20,000	62,850
010-1300-524030	R & M - Trucks	128,132	-	20,000	108,132
010-1300-531100	Fuel	152,000	-	17,967	134,033
010-1300-531600	Lease/Rental - Equipment	-	46,840	-	46,840
010-1300-554002	Capital Outlay - Vehicles	-	1,300	-	1,300
010-1400-501011	Salaries - Holiday Pay	106,926	44,000	-	150,926

010-1400-519103	Prof Services-Medical	44,500	-	1,000	43,500
010-1400-521010	Office Supplies	23,700	-	5,000	18,700
010-1400-521100	Uniforms	65,750	-	17,739	48,011
010-1400-524010	R & M - Bulidings	41,000	-	6,000	35,000
010-1400-524030	R & M - Trucks	149,864		20,000	129,864
010-1400-531100	Fuel	81,000		15,000	66,000
010-1400-531225	Training/Training	69,650	-	10,000	59,650
010-1400-532400	Miscellaneous	10,500	-	2,000	8,500
010-1400-534000	Non-Capital Equipment	97,900	-	10,000	87,900
010-1502-501001	Salaries - Regular	356,745	8,100	-	364,845
010-1502-519104	Prof Services-Engring	9,840	-	9,840	-
010-1502-519200	Contract Services	65,400	-	15,000	50,400
010-1502-532299	Miscellaneous Program Expenditures	6,000	-	2,500	3,500
010-1502-532400	Miscellaneous	3,000	-	3,000	-
010-1502-534000	Non-Capital Equipment	20,805	-	6,500	14,305
010-1521-501010	Salaries - Overtime	15,000	-	4,000	11,000
010-1521-519200	Contract Services	23,380	-	10,000	13,380
010-1521-521001	Supplies & Materials	30,000	-	5,000	25,000
010-1521-521010	Office Supplies	4,000	-	2,500	1,500
010-1521-524030	R & M - Trucks	38,000	-	10,000	28,000
010-1521-531100	Fuel	7,000	-	2,000	5,000
010-1521-554001	Capital Outlay - Equipment/Other Than Vehicles	20,200	-	9,000	11,200
010-1523-501012	Salaries - Standby Pay	2,500	-	1,500	1,000
010-1523-502001	Fica Tax Expense	10,531	-	1,000	9,531
010-1523-519200	Contract Services	155,000	18,400	-	173,400
010-1523-554001	Capital Outlay - Equipment/Other Than Vehicles	10,170	-	10,000	170
010-1525-501002	Salaries - Board/ Part Time/Temp/Aux	10,000	-	2,000	8,000
010-1525-502001	Fica Tax Expense	39,776	-	1,000	38,776
010-1525-502005	Group Med & Life Ins	101,611	-	7,000	94,611
010-1525-521100	Uniforms	6,500	-	1,000	5,500
010-1525-523003	Utilities - Telephone & Internet	5,000	-	1,000	4,000
010-1525-531225	Training/Training	8,000	-	5,000	3,000
010-1525-554001	Capital Outlay - Equipment/Other Than Vehicles	20,000	-	20,000	-
010-1535-519200	Contract Services	143,000	-	30,000	113,000
010-1535-521001	Supplies & Materials	9,500	-	8,000	1,500
010-1535-522001	Chemicals	5,000	-	5,000	-
010-1555-501001	Salaries - Regular	508,625	-	15,000	493,625
010-1555-519104	Prof Services-Engring	6,000	-	6,000	-
010-1555-521060	Educational Supplies	1,000	-	1,000	-
010-1555-531225	Training/Training	12,500	-	6,000	6,500
010-1555-531705	Damage Claims	-	1,200	-	1,200
010-1555-555001	Capital Outlay - Street/Bridge/Sidewalk/Greenway	-	6,500	-	6,500
010-1556-554001	Capital Outlay - Equipment/Other Than Vehicles	-	76,000	-	76,000
010-1560-501001	Salaries - Regular	200,760	-	10,000	190,760
010-1560-519200	Contract Services	10,000	-	5,000	5,000
010-1560-531705	Damage Claims	-	500	-	500
010-7855-502055	Retiree Insurance	-	150	-	150
FUND 010	TOTAL REVENUES	27,297,241	1,869,710	2,085,625	26,977,581
General Fund	TOTAL EXPENDITURES	11,082,464	345,912	561,827	10,866,549

A budget amendment in the General Fund to increase revenues and expenditure accounts where appropriate as the City approaches end-ofyear. Increased funds will be used for priortiy items within the General Fund Fund including salaries, benefits, and operating expenditures.

The City Manager and City Clerk certify budget ordinance amendment 07022025-01 was approved by City Council on July 2, 2025.

TO MAYOR & COUNCIL
APPROVAL: July 2, 2025

FISCAL YEAR 2025
FORM: 07022025-02

BUDGET AMENDMENT

FUND 060

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET
060-0000-430003	Rental Income-Non Taxable	7,760	4,700	-	12,460
060-0000-430501	Water Sales - General	17,050,000	92,900	-	17,142,900
060-0000-430502	Water Sales - Miscellaneous	7,120	2,833	-	9,953
060-0000-430701	Sewer Charges	7,700,000	250,000	-	7,950,000
060-0000-430702	Sewer Septic Tank Disposal	150,000	83,000	-	233,000
060-0000-431001	Lease Revenue	15,000	10,900	-	25,900
060-0000-444001	Water Permits & Fees	95,000	-	60,000	35,000
060-0000-444102	W&S Inspection Line Fees	50,000	12,300	-	62,300
060-0000-445201	Utility Billing Service Charges	67,000	55,000	-	122,000
060-0000-445202	Sewer Surcharges	139,000	97,000	-	236,000
060-0000-445401	Water Tap Fees	302,500	65,000	-	367,500
060-0000-450001	Interest Income	178,000	128,000	-	306,000
060-0000-460001	Miscellaneous Income	25,000	2,100	-	27,100
060-0000-460120	Refunds/Rebates	15,000	670	-	15,670
060-0000-460130	Warranty Fees - Service Partners	11,000	4,600	-	15,600
060-0000-470900	Fund Balance Appropriated	2,032,437	-	533,291	1,499,146
060-1001-502005	Group Med & Life Ins	15,140	1,650	-	16,790
060-1002-501001	Salaries - Regular	476,623	5,100	-	481,723
060-1002-501010	Salaries - Overtime	2,400	-	2,400	-
060-1002-502056	COH Match Retirement Expense	5,820	2,440	-	8,260
060-1002-502091	Worker's Comp Ins	2,899	260	-	3,159
060-1002-531215	Dues & Subscriptions	-	50	-	50
060-1002-531225	Training/Training	1,100	135	-	1,235
060-1002-531265	Drug Testing	-	255	-	255
060-1002-532260	Service Excellence	-	375	-	375
060-1002-551000	Capital Outlay - Land,Easements,Row	125,000	128,222	-	253,222
060-1005-519200	Contract Services	12,500	-	12,500	-
060-1005-531225	Training/Training	6,250	-	1,000	5,250
060-1007-501001	Salaries - Regular	186,831	2,900	-	189,731
060-1007-521010	Office Supplies	-	20	-	20
060-1007-531225	Training/Training	26,775	-	10,000	16,775
060-1008-501001	Salaries - Regular	901,267	-	50,000	851,267
060-1008-502005	Group Med & Life Ins	199,466	-	30,000	169,466
060-1008-531260	Credit Card Processing Fees	150,000	78,000	-	228,000
060-1010-501001	Salaries - Regular	197,556	33,000	-	230,556
060-1010-502001	Fica Tax Expense	16,613	100	-	16,713
060-1010-502005	Group Med & Life Ins	22,521	1,150	-	23,671
060-1010-502050	Retirement Expense	28,468	2,400	-	30,868
060-1010-519200	Contract Services	237,506	7,750	-	245,256
060-1010-523004	Cellphone Stipend	3,200	-	2,000	1,200
060-1010-531100	Fuel	-	90	-	90
060-1010-531225	Training/Training	4,000	-	4,000	-
060-1502-502005	Group Med & Life Ins	4,149	730	-	4,879
060-1521-519200	Contract Services	14,700	-	14,000	700
060-1523-501001	Salaries - Regular	106,532	-	2,000	104,532
060-1523-501010	Salaries - Overtime	3,200	1,020	-	4,220
060-1523-502005	Group Med & Life Ins	16,524	460	-	16,984
060-7002-519104	Prof Services-Engring	19,600	-	10,000	9,600
060-7002-519200	Contract Services	112,500	-	9,000	103,500
060-7002-523004	Cellphone Stipend	2,000	-	2,000	-
060-7002-524010	R & M - Bulidings	3,000	-	3,000	-
060-7002-524020	R & M - Equipment	2,500	-	2,500	-
060-7002-531225	Training/Training	25,000	-	6,000	19,000
060-7002-540001	Special Appropriations	5,000	-	5,000	-
060-7032-501010	Salaries - Overtime	12,000	3,700	-	15,700
060-7032-502001	Fica Tax Expense	34,870	2,000	-	36,870
060-7032-502005	Group Med & Life Ins	78,454	7,600	-	86,054
060-7032-502050	Retirement Expense	59,612	3,250	-	62,862
060-7032-502055	Retiree Insurance	17,486	7,100	-	24,586
060-7032-521001	Supplies & Materials	72,000	-	4,000	68,000
060-7032-521100	Uniforms	7,000	-	1,000	6,000
060-7032-523003	Utilities - Telephone & Internet	12,700	3,200	-	15,900
060-7032-524010	R & M - Bulidings	46,000	-	25,000	21,000
060-7032-531700	Liab & Prop Ins & Bonds	31,147	816	-	31,963
060-7032-539990	FEMA Reimbursable Expenditures	-	2,289	-	2,289
060-7035-502055	Retiree Insurance	-	12,500	-	12,500
060-7035-502056	COH Match Retirement Expense	6,207	415	-	6,622
060-7035-502091	Worker's Comp Ins	7,321	780	-	8,101

060-7035-552001	Capital Outlay - Buildings	35,000	-	35,000	-
060-7050-501001	Salaries - Regular	464,720	-	15,000	449,720
060-7050-501910	Salaries - FEMA Overtime	-	6,000	-	6,000
060-7050-502050	Retirement Expense	61,121	2,000	-	63,121
060-7050-502055	Retiree Insurance	-	13,800	-	13,800
060-7050-502056	COH Match Retirement Expense	2,155	1,550	-	3,705
060-7050-502910	FEMA Overtime - FICA & Benefits Expense	-	1,270	-	1,270
060-7050-521001	Supplies & Materials	15,000	8,600	-	23,600
060-7050-523003	Utilities - Telephone & Internet	21,000	4,700	-	25,700
060-7050-524030	R & M - Trucks	20,000	4,000	-	24,000
060-7050-531100	Fuel	23,000	2,500	-	25,500
060-7050-531700	Liab & Prop Ins & Bonds	2,187	350	-	2,537
060-7055-501025	Salaries - Uniform/Taxab	500	4,300	-	4,800
060-7055-502050	Retirement Expense	199,208	10,500	-	209,708
060-7055-502055	Retiree Insurance	-	12,500	-	12,500
060-7055-502056	COH Match Retirement Expense	10,344	2,150	-	12,494
060-7055-523003	Utilities - Telephone & Internet	900	13,000	-	13,900
060-7055-524030	R & M - Trucks	75,000	-	10,000	65,000
060-7055-531225	Training/Training	18,000	950	-	18,950
060-7055-531700	Liab & Prop Ins & Bonds	37,370	540	-	37,910
060-7055-555003	Capital Outlay - Plants, Pump Stations	-	2,600	-	2,600
060-7132-501001	Salaries - Regular	261,569	-	25,000	236,569
060-7132-501010	Salaries - Overtime	2,500	5,300	-	7,800
060-7132-502055	Retiree Insurance	8,612	12,500	-	21,112
060-7135-501001	Salaries - Regular	603,476	20,500	-	623,976
060-7135-501010	Salaries - Overtime	4,000	3,200	-	7,200
060-7135-501014	Salaries - Shift Diff	3,000	1,050	-	4,050
060-7135-501030	Salaries - Incentive Payments	9,000	1,000	-	10,000
060-7135-502001	Fica Tax Expense	47,721	1,500	-	49,221
060-7135-502005	Group Med & Life Ins	99,723	2,250	-	101,973
060-7135-502050	Retirement Expense	84,837	2,350	-	87,187
060-7135-502055	Retiree Insurance	-	11,750	-	11,750
060-7135-502056	COH Match Retirement Expense	3,485	1,250	-	4,735
060-7135-519200	Contract Services	66,000	10,300	-	76,300
060-7135-521050	Laboratory Supplies	25,000	3,000	-	28,000
060-7135-531210	Permits, License And Fees	8,000	2,600	-	10,600
060-7135-531225	Training/Training	5,000	610	-	5,610
060-7150-501910	Salaries - FEMA Overtime	-	3,010	-	3,010
060-7150-502001	Fica Tax Expense	18,008	580	-	18,588
060-7150-502050	Retirement Expense	32,014	1,180	-	33,194
060-7150-502056	COH Match Retirement Expense	1,352	770	-	2,122
060-7150-502910	FEMA Overtime - FICA & Benefits Expense	-	640	-	640
060-7150-519200	Contract Services	-	155	-	155
060-7155-502001	Fica Tax Expense	55,085	2,650	-	57,735
060-7155-502050	Retirement Expense	97,929	5,400	-	103,329
060-7155-502056	COH Match Retirement Expense	5,095	1,050	-	6,145
060-7155-502091	Worker's Comp Ins	4,298	3,050	-	7,348
060-7155-519104	Prof Services-Engring	20,000	-	2,600	17,400
FUND 060	TOTAL REVENUES	25,801,380	809,003	593,291	26,545,783
Water & Sewer	TOTAL EXPENDITURES	5,772,645	498,712	283,000	5,988,357

A budget amendment in the Water and Sewer Fund to increase revenues and expenditure accounts where appropriate as the City approaches end-of-year. Increased funds will be used for priortiy items within the Water and Sewer Fund including salaries, benefits, and operating expenditures.

The City Manager and City Clerk certify budget ordinance amendment 07022025-02 was approved by City Council on July 2, 2025.

TO MAYOR & COUNCIL
APPROVAL: July 2, 2025

FISCAL YEAR 2025
FORM: 07022025-03

BUDGET AMENDMENT

FUND 020

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET
020-0000-400102	Prior Years Ad Valorem Taxes	1,975	2,400	-	4,375
020-0000-400150	Tax - Interest	-	540	-	540
020-0000-450001	Vendor Permits	-	25	-	25
020-0000-410001	Local Sales & Use Tax	336,375	15,000	-	351,375
020-0000-460001	Interest Income	1,380	240	-	1,620
020-0000-470900	Fund Balance Appropriations	182,719	-	15,000	167,719
020-1002-501001	Salaries - Regular	7,883	65	-	7,948
020-1002-519200	Contract Services	68	2,345	-	2,413
020-1007-501001	Salaries - Regular	4,269	65	-	4,334
020-1008-501030	Salaries - Incentive Payments	40	40	-	80
020-1008-502005	Group Med & Life Ins	578	100	-	678
020-1010-501001	Salaries - Regular	903	20	-	923
020-1010-519200	Contract Services	12,489	500	-	12,989
020-1502-501001	Salaries - Regular	11,512	70	-	11,582
FUND 020	TOTAL REVENUES	339,730	18,205	15,000	357,935
Main St MSD Fund	TOTAL EXPENDITURES	37,742	3,205	-	40,947

A budget amendment in the Downtown Fund to increase revenues and expenditure accounts where appropriate as the City approaches end-of-year. Increased funds will be used for priortiy items within the Downtown Fund including salaries, benefits, and operating expenditures.

The City Manager and City Clerk certify budget ordinance amendment 07022025-03 was approved by City Council on July 2, 2025.

TO MAYOR & COUNCIL
APPROVAL: July 2, 2025

FISCAL YEAR 2025
FORM: 07022025-04

BUDGET AMENDMENT

FUND 021					
ACCOUNT NUMBER	**ACCOUNT DESCRIPTION**	**EXISTING BUDGET**	**INCREASE**	**DECREASE**	**REVISED BUDGET**
021-0000-400110	Ad Valorem Taxes - DMV	3,900	2,300	-	6,200
021-0000-400150	Tax - Interest	-	210	-	210
021-0000-410001	Local Sales & Use Tax	63,000	7,340	-	70,340
021-0000-450001	Interest Income	830	500	-	1,330
021-0000-470900	Fund Balance Appropriation	46,543	-	7,340	39,203
021-2202-519200	Supplies & Materials	21,965	3,010	-	24,975
FUND 021	TOTAL REVENUES	114,273	10,350	7,340	117,283
7th Ave MSD Fund	TOTAL EXPENDITURES	21,965	3,010	-	24,975

A budget amendment in the 7th Avenue Fund to increase revenues and expenditure accounts where appropriate as the City approaches end-of-year. Increased funds will be used for priortiy items within the 7th Avenue Fund including salaries, benefits, and operating expenditures.

The City Manager and City Clerk certify budget ordinance amendment 07022025-04 was approved by City Council on July 2, 2025.

TO MAYOR & COUNCIL
APPROVAL: July 2, 2025

FISCAL YEAR 2025
FORM: 07022025-05

BUDGET AMENDMENT

FUND 064					
ACCOUNT NUMBER	**ACCOUNT DESCRIPTION**	**EXISTING BUDGET**	**INCREASE**	**DECREASE**	**REVISED BUDGET**
064-0000-450001	Interest Income	2,000	800	-	2,800
064-0000-460020	Parking Violations	28,700	50,360	-	79,060
064-0000-470100	Transfers In	-	38,570	-	38,570
064-1002-501001	Salaries - Regular	15,647	225	-	15,872
064-1002-501030	Salaries - Incentive Payments	-	155	-	155
064-1002-501901	Salaries - FEMA Regular	-	255	-	255
064-1002-501920	Salaries - FEMA Non-Reimburseable	-	600	-	600
064-1002-502920	FEMA Non-Reimburseable - FICA & Benefits Expense	-	150	-	150
064-1007-501001	Salaries - Regular	8,538	185	-	8,723
064-1010-502005	Group Med & Life Ins	174	20	-	194
064-1502-501030	Salaries - Incentive Payments	-	100	-	100
064-1560-501001	Salaries - Regular	32,955	4,650	-	37,605
064-1560-501010	Salaries - Overtime	1,250	500	-	1,750
064-1560-501012	Salaries - Standby Pay	3,000	170	-	3,170
064-1560-501030	Salaries - Incentive Payments	-	600	-	600
064-1560-502001	Fica Tax Expense	2,521	650	-	3,171
064-1560-502050	Retirement Expense	4,482	1,300	-	5,782
064-1560-502056	COH Match Retirement Expense	462	170	-	632
064-7455-531210	Permits, Licenses And Fees	80,000	80,000	-	160,000
FUND 064	TOTAL REVENUES	30,700	89,730	-	120,430
Parking Fund	TOTAL EXPENDITURES	149,028	89,730	-	238,758

A budget amendment in the Parking Fund to increase revenues and expenditure accounts where appropriate as the City approaches end-of -year. Increased funds will be used for priortiy items within the Parking Fund including salaries, benefits, and operating expenditures.

The City Manager and City Clerk certify budget ordinance amendment 07022025-05 was approved by City Council on July 2, 2025.

TO MAYOR & COUNCIL
APPROVAL: July 2, 2025

FISCAL YEAR 2025
FORM: 07022025-06

BUDGET AMENDMENT

FUND 067

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET
067-0000-447000	Stormwater Permits	1,000	2,500	-	3,500
067-0000-450001	Interest Income	50	1,110	-	1,160
067-0000-470030	Insurance Proceeds	43,517	2,970	-	46,487
067-1002-501001	Salaries - Regular	33,553	2,350	-	35,903
067-1002-501030	Salaries - Incentive Payments	-	310	-	310
067-1002-539005	Health And Welfare Expenditures	3,636	-	2,350	1,286
067-1005-501001	Salaries - Regular	8,466	500	-	8,966
067-1005-501030	Salaries - Incentive Payments	-	60	-	60
067-1005-502005	Group Med & Life Ins	530	160	-	690
067-1007-501001	Salaries - Regular	12,807	1,000	-	13,807
067-1008-501001	Salaries - Regular	39,372	-	3,000	36,372
067-1010-501030	Salaries - Incentive Payments	-	100	-	100
067-1014-501001	Salaries - Regular	41,512	600	-	42,112
067-1014-501030	Salaries - Incentive Payments	-	450	-	450
067-1014-502050	Retirement Expense	5,646	450	-	6,096
067-1014-502056	COH Match Retirement Expense	240	300	-	540
067-1014-502091	Worker's Comp Ins	338	250	-	588
067-1502-501030	Salaries - Incentive Payments	-	250	-	250
067-1502-502005	Group Med & Life Ins	3,279	1,300	-	4,579
067-1502-502056	COH Match Retirement Expense	210	250	-	460
067-1525-501001	Salaries - Regular	157,684	5,000	-	162,684
067-1525-501010	Salaries - Overtime	-	2,000	-	2,000
067-1525-501030	Salaries - Incentive Payments	-	3,250	-	3,250
067-1525-502056	COH Match Retirement Expense	520	600	-	1,120
067-1525-502091	Worker's Comp Ins	2,161	250	-	2,411
067-7555-501001	Salaries - Regular	163,088	10,000	-	173,088
067-7555-502050	Retirement Expense	22,180	1,000	-	23,180
067-7555-502056	COH Match Retirement Expense	2,160	1,350	-	3,510
067-7555-502091	Worker's Comp Ins	1,327	150	-	1,477
067-7555-519200	Contract Services	177,500	-	60,000	117,500
067-7555-521040	Construction & Repair Supplies	50,000	-	20,000	30,000
067-7555-551000	Capital Outlay - Land,Easements,Row	-	10,000	-	10,000
067-7555-553000	Capital Outlay - Land Improvements	-	50,000	-	50,000
FUND 067	TOTAL REVENUES	44,567	6,580	-	51,147
Stormwater Fund	TOTAL EXPENDITURES	726,210	91,930	85,350	732,790

A budget amendment in the Stormwater Fund to increase revenues and expenditure accounts where appropriate as the City approaches end-of-year. Increased funds will be used for priortiy items within the Stormwater Fund including salaries, benefits, and operating expenditures.

The City Manager and City Clerk certify budget ordinance amendment 07022025-06 was approved by City Council on July 2, 2025.

TO MAYOR & COUNCIL
APPROVAL: July 2, 2025

FISCAL YEAR 2025
FORM: 07022025-07

BUDGET AMENDMENT

FUND 068

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET
068-0000-430801	Waste Disposal Fees-Residental	1,540,000	20,000	-	1,560,000
068-0000-430802	Waste Disposal Fees-Commercial	260,000	-	7,500	252,500
068-0000-430803	Solid Waste Disposal Tax	3,370	6,400	-	9,770
068-0000-440014	Environmental Services Fee	420	480	-	900
068-1002-501001	Salaries - Regular	23,470	1,200	-	24,670
068-1002-502056	COH Match Retirement Expense	523	150	-	673
068-1007-502050	Retirement Expense	1,742	50	-	1,792
068-1007-523004	Cellphone Stipend	45	15	-	60
068-1502-501001	Salaries - Regular	63,991	1,100	-	65,091
068-1502-502005	Group Med & Life Ins	11,653	1,000	-	12,653
068-1502-502050	Retirement Expense	8,662	500	-	9,162
068-1521-519200	Contract Services	2,940	-	2,900	40
068-7855-519200	Contract Services	56,000	10,000	-	66,000
068-7855-524030	R&M Trucks	62,500	8,265	-	70,765
FUND 068	TOTAL REVENUES	1,803,790	26,880	7,500	1,823,170
Env. Service Fund	TOTAL EXPENDITURES	231,525	22,280	2,900	250,905

A budget amendment in the Environmental Services Fund to increase revenues and expenditure accounts where appropriate as the City approaches end-of-year. Increased funds will be used for priortiy items within the Environmental Services Fund including salaries, benefits, and operating expenditures.

The City Manager and City Clerk certify budget ordinance amendment 07022025-07 was approved by City Council on July 2, 2025.

TO MAYOR & COUNCIL
APPROVAL: July 2, 2025

FISCAL YEAR 2025
FORM: 07022025-08

BUDGET AMENDMENT

FUND 010 | 410

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET
010-0000-470100	Transfer In (from 410,# 91019)	45,210	490,529	-	535,739
010-0000-470900	Fund Balance Appropriated	1,112,756	-	490,529	622,227
FUND 010 General Fund	TOTAL REVENUES		490,529	490,529	
	TOTAL EXPENDITURES		-	-	
410-0000-470100-19019	Transfer In (from 010)	415,529	-	-	415,529
410-0000-420050-19019	Grant Revenue (Stormwater)	70,000	-	-	70,000
410-0000-470010-19019	Bond Proceeds (2022 IFC)	13,587,606	-	-	13,587,606
410-1002-550102-19019	Capital Outlay - Services and Fees	-	-	-	-
410-1002-550103-19019	Capital Outlay - CIP	14,073,135	-	490,529	13,582,606
410-1002-598901-19019	Transfer Out (to 010)	-	490,529	-	490,529
FUND 410 (Fire Station #1)	TOTAL REVENUES	14,073,135	-	-	14,073,135
	TOTAL EXPENDITURES	14,073,135	490,529	490,529	14,073,135
A budget amendment to transferring remaining funds from the Fire Station 1 Project (19019) into the General Fund					

The City Manager and City Clerk certify budget ordinance amendment 07022025-08 was approved by City Council on July 2, 2025.

TO MAYOR & COUNCIL
APPROVAL: July 2, 2025

FISCAL YEAR 2025
FORM: 07022025-09

BUDGET AMENDMENT

FUND 010 | 410

ACCOUNT NUMBER	DESCRIPTION OF ACCOUNT	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET
010-0000-470100	Transfer In (from 410,# 00023)	535,739	28,615	-	564,354
010-0000-470900	Fund Balance Appropriated	622,227	-	28,615	593,612
Fund 010 General Fund	TOTAL REVENUES	-	28,615	28,615	-
	TOTAL EXPENDITURES		-	-	
410-0000-470010-00023	Debt Issued	559,650	-	-	559,650
410-0000-598901-00023	Transfer Out	-	28,615	-	28,615
410-1502-554001-00023	Capital Outlay Equipment (Pothole Patcher)	258,260	-	-	258,260
410-1300-554002-00023	Capital Outlay - Vehicles	301,390	-	28,615	272,775
FUND 410	TOTAL REVENUES	559,650	-	-	559,650
	TOTAL EXPENDITURES	559,650	28,615	28,615	559,650
A budget amendment to reflect the closeout of Project #00023, tranferring the remaining funds into the General Fund.					

The City Manager and City Clerk certify budget ordinance amendment 07022025-09 was approved by City Council on July 2, 2025.

TO MAYOR & COUNCIL
APPROVAL: July 2, 2025

FISCAL YEAR 2025
FORM: 07022025-10

BUDGET AMENDMENT

FUND 301

ACCOUNT NUMBER	DESCRIPTION OF ACCOUNT	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET
301-0000-470100-G2302	Transfer In (From 010)	-	261	-	261
301-0000-420050-G2302	Grant Revenue	25,000	-	-	25,000
301-1300-501010-G2302	Overtime (HPD)	20,720	261	-	20,981
301-1300-502001-G2302	FICA Tax Expenses	1,579	-	-	1,579
301-1300-502050-G2302	Retirement Expenses	2,701	-	-	2,701
FUND 410	TOTAL REVENUES	25,000	261	-	25,261
	TOTAL EXPENDITURES	25,000	261	-	25,261
A budget amendment reflecting a transfer in to project #G2302 to cover nonreimbursable expenditures.					

The City Manager and City Clerk certify budget ordinance amendment 07022025-10 was approved by City Council on July 2, 2025.

TO MAYOR & COUNCIL
APPROVAL: July 2, 2025

FISCAL YEAR 2025
FORM: 07022025-11

BUDGET AMENDMENT

FUND 301

ACCOUNT NUMBER	DESCRIPTION OF ACCOUNT	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET
301-0000-470100-G2303	Transfer In (From 010)	-	14,581	-	14,581
301-0000-420050-G2303	Grant Revenue	53,625	-	-	53,625
301-0000-519200-G2303	Contracted Services	53,625	14,581	-	68,206
FUND 301	TOTAL REVENUES	53,625	14,581	-	68,206
	TOTAL EXPENDITURES	53,625	14,581	-	68,206
A budget amendment reflecting a transfer in to project #G2303 to cover nonreimbursable expenditures.					

The City Manager and City Clerk certify budget ordinance amendment 07022025-11 was approved by City Council on July 2, 2025.

TO MAYOR & COUNCIL **FISCAL YEAR 2025**
APPROVAL: July 2, 2025 **FORM: 07022025-12**

BUDGET AMENDMENT

FUND 301

ACCOUNT NUMBER	DESCRIPTION OF ACCOUNT	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET
301-0000-470100-G2304	Transfer In (From 010)	-	13,386	-	13,386
301-0000-420050-G2304	Grant Revenue	39,650	-	-	39,650
301-0000-519200-G2304	Contracted Services	39,650	13,386	-	53,036
FUND 301	TOTAL REVENUES	39,650	13,386	-	53,036
	TOTAL EXPENDITURES	39,650	13,386	-	53,036
A budget amendment reflecting a transfer in to project #G2304 to cover nonreimbursable expenditures.					

The City Manager and City Clerk certify budget ordinance amendment 07022025-12 was approved by City Council on July 2, 2025.

T. July 2025 Budget Amendments – *Jennifer Floyd Budget and Management Analyst*

TO MAYOR & COUNCIL **FISCAL YEAR 2025**
APPROVAL: July 2, 2025 **FORM: 07022025-13**

BUDGET AMENDMENT

FUND 010 | 060

ACCOUNT NUMBER	DESCRIPTION OF ACCOUNT	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET
010-0000-470900	Fund Balance Appropriated	1,427,831	71,264	-	1,499,095
010-1002-539005	Health & Welfare Expenditures	-	71,264	-	71,264
FUND 010	TOTAL REVENUES	1,427,831	71,264	-	1,499,095
	TOTAL EXPENDITURES	-	71,264	-	71,264
060-0000-470900	Fund Balance Appropriated	1,499,146	48,736	-	1,547,882
060-1002-598901	Health & Welfare Expenditures	-	48,736	-	48,736
FUND 060	TOTAL REVENUES	1,499,146	48,736	-	1,596,618
	TOTAL EXPENDITURES	-	48,736	-	48,736
A budget amendment reflecting increases to the Health & Welfare Expenditure Accounts in 010 and 060 to cover the costs associated with the Pardee Health Clinic and MERP Claims					

The City Manager and City Clerk certify budget ordinance amendment 07022025-13 was approved by City Council on July 2, 2025.

TO MAYOR & COUNCIL **FISCAL YEAR 2025**
APPROVAL: July 2, 2025 **FORM: 07022025-14**

BUDGET AMENDMENT

FUND 410

ACCOUNT NUMBER	DESCRIPTION OF ACCOUNT	REVISED BUDGET	INCREASE	DECREASE	REVISED BUDGET
410-0000-470010-21017	Debt Proceeds (2023 IFC)	2,032,000	-	-	2,032,000
410-0000-450001-21017	Interest Income	-	390,316		390,316
410-0000-470100-21017	Transfer In (from 060 & 067, FY23)	4,393,000	-	-	4,393,000
410-0000-470100-21017	Transfer In (from 060 FY24)	10,000		-	10,000
410-1002-550103-21017	Capital Outlay - CIP	5,271,000		-	5,271,000
410-1002-560900-21017	Cost of Issuance	80,000	-	-	80,000
410-1002-598901-21017	Transfer Out (to #23021)	90,000	40,000	-	130,000
410-1002-598901-21017	Transfer Out (to #23022)	994,000	350,316		1,344,316
FUND 410 #21017	TOTAL REVENUES	6,435,000	390,316	-	6,825,316
City Hall & Ops Imprv.	TOTAL EXPENDITURES	6,435,000	390,316	-	6,825,316
410-0000-470100-23021	Transfer In (from #21017)	90,000	40,000		130,000
410-1002-550103-23021	Capital Outlay - CIP	90,000	40,000		130,000
FUND 410 #23021	TOTAL REVENUES	150,000	40,000	-	130,000
City Hall 3rd Floor	TOTAL EXPENDITURES	150,000	40,000	-	130,000
410-0000-470100-23022	Transfer In (from #21017)	994,000	350,316		1,344,316
410-1002-550103-23022	Capital Outlay - CIP	994,000	350,316		1,344,316
FUND 410 #23022	TOTAL REVENUES	1,032,500	350,316	-	1,344,316
City Hall Ext. Phase II	TOTAL EXPENDITURES	1,032,500	350,316	-	1,344,316
A budget amendment reflecting the transfer of Interest Income out of Project, #21017 ($360,316) into City Hall 3rd Floor Renovation Project, #23021 ($40,000) and City Hall Exterior Phase II Project, #23022 ($350,316) to help cover the cost of additional capital expenditures in each project.					

The City Manager and City Clerk certify budget ordinance amendment 07022025-14 was approved by City Council on July 2, 2025.

TO MAYOR & COUNCIL **FISCAL YEAR 2025**
APPROVAL: July 2, 2025 **FORM: 07022025-15**

BUDGET AMENDMENT

FUND 060

ACCOUNT NUMBER	DESCRIPTION OF ACCOUNT	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET
060-0000-470030	Insurance Proceeds	76,060	27,235	-	103,295
060-7055-524030	R&M Trucks	65,000	27,235	-	92,235
FUND 010	TOTAL REVENUES	76,060	27,235	-	103,295
	TOTAL EXPENDITURES	65,000	27,235	-	92,235
A budget amendment reflecting insurance proceeds for the repair of assets #65-20 ($25,769) and #14-72 ($1,466)					

The City Manager and City Clerk certify budget ordinance amendment 07022025-15 was approved by City Council on July 2, 2025.

U. Age-Friendly Community Action Plan – *Matthew Manley, AICP – Long Range Planning Manager*

Resolution #R-25-69

A RESOLUTION OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO ADOPT THE "CITY OF HENDERSONVILLE AGE-FRIENDLY COMMUNITY ACTION PLAN (2025)"

WHEREAS, North Carolina General Statue 143B-181.1A provides the establishment of state-level aging plans and support for local planning efforts addressing the needs of aging citizens; and

WHEREAS, 17% of the population of North Carolina is 65 years old or older, while 30.9% of the residents of the City of Hendersonville are 65 years old or older; and

WHEREAS, the City of Hendersonville applied for and was designated as an 'Age-Friendly Community' by AARP in February of 2024; and

WHEREAS, a distinction of an AARP Age-Friendly Community is that the designated community will develop an Age-Friendly Community Action Plan; and

WHEREAS, the City of Hendersonville recently developed and adopted the Gen H Comprehensive Plan which set forth goals, policies and programs intended to guide the present and future physical, social, and economic development of the municipality; and

WHEREAS, in the development the Gen H Comprehensive Plan, the City of Hendersonville engaged in a robust community engagement effort with special emphasis on reaching older adult residents; and

WHEREAS, City of Hendersonville staff, with the assistance of Susan Enwright-Hicks - a Western Carolina University Master of Public Affairs recipient, and in collaboration with key stakeholders, developed an Age-Friendly Community Action Plan for the City of Hendersonville built upon the recommendations of the Gen H Comprehensive Plan; and

WHEREAS, the draft plan was presented to City Council at the public workshop on May 28, 2025; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hendersonville, North Carolina that the City of Hendersonville hereby adopts the City of Hendersonville Age-Friendly Community Action Plan.

Adopted this 2nd day of July, 2025.

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

V. Resolution to Permit Alcoholic Beverages at Oklawaha Brewing Summer Events – *Jamie Carpenter, Downtown Manager*

Resolution #R-25-70

HENDERSONVILLE, NORTH CAROLINA
RESOLUTION TO PERMIT THE POSSESSION AND CONSUMPTION OF ALCOHOLIC BEVERAGES AT THE 2025 OKLAWAHA BREWING OKTOBERFEST AND LAZR LUVR ROCK THE BLOCK EVENTS

WHEREAS, North Carolina General Statute 18B-300 (c)(3) permits a city or county, by local ordinance, to regulate or prohibit the possession of malt beverages and unfortified wine on public streets, alleys, or parking lots which are temporarily closed to regular traffic for special events, and;

WHEREAS, Section 6-2 (d) of the City of Hendersonville Code of Ordinances establishes that it "shall not be unlawful for any person to possess or consume any alcoholic beverage on public streets, alleys or parking lots which are temporarily closed to regular traffic for special events, if the city council has adopted a resolution making provisions for the possession and consumption of malt beverages or unfortified wine or both at such special event, to the extent permitted by such resolution."

NOW THEREFORE BE IT RESOLVED by the city council of the City of Hendersonville, North Carolina, pursuant to the authority granted by general statute and according to the duly adopted local ordinance that,

Oklawaha Brewing Company is permitted to host 2 summer concert events on the following dates, July 5th and October 11th , 2025.

Furthermore, that the possession of alcohol in the form of malt beverages and unfortified wine, be permitted within the event footprint established by the City Special Events Committee and the associated North Carolina Alcohol Beverage Control Special Event Permit on the dates listed above.

ADOPTED by the City Council of the City of Hendersonville, North Carolina, on this 2nd day of July, 2025.

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

W. Comebaq Courts Grant to Rehabilitate the Sullivan Park Basketball Courts – *Mark Stierwalt, Public Works Superintendent*

Resolution #R-25-71

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL ACCEPTING A GRANT FROM RETAIL SPORTS MARKETING, INC. FOR THE PURPOSE OF REHABILITATING THE SULLIVAN PARK BASKETBALL COURTS

WHEREAS, the Comebaq Courts Foundation (the "Foundation") has established a grant that provides funding to municipalities for the rehabilitation of the Sullivan Park Basketball Courts; and

WHEREAS, The Foundation, through Retail Sports Marketing, Inc. ("RSM") has agreed to award the City $45,000.00 to be used for rehabilitating the basketball courts, including fixing the court surface and replacing the basketball goals; and

WHEREAS, the City of Hendersonville desires to accept the grant funds, and authorize the execution of the grant funding agreement.

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

1. The City hereby accepts the grant from the Foundation and RSM to be used for the rehabilitation of the Sullivan Park Basketball Courts; and
2. The City Manager, or his designee, is authorized to execute the Grant Commitment Letter, with such changes as he deems appropriate, provided they are consistent with the terms of this Resolution; and
3. City Staff are authorized and directed to proceed with the rehabilitation for the courts.

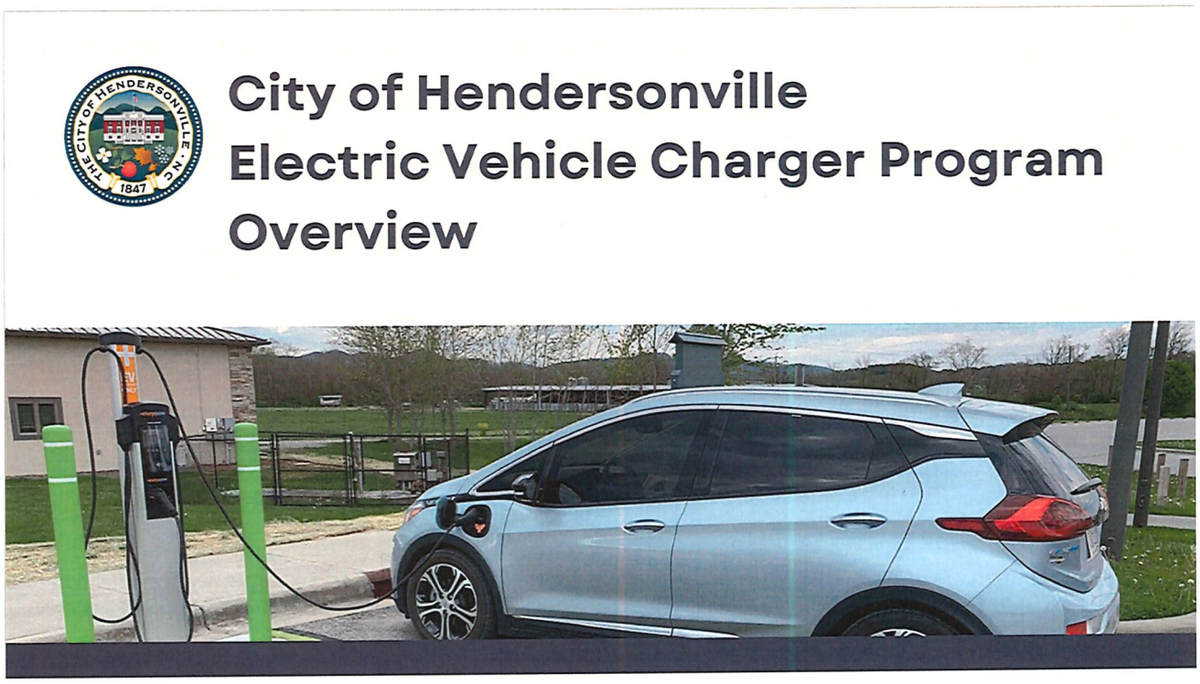
Adopted by the City Council of the City of Hendersonville, North Carolina on this 2nd day of July, 2025.

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

6. PRESENTATIONS

A. Electric Vehicle Charger Program Overview – *Caitlyn Gendusa, Public Works Superintendent-Sustainability*

Caitlyn Gendusa shared a brief update of the Electric Vehicle Charger Program.



Current EV Charging Stations



Publicly available:

- Two Level 2 stations at Parking Deck - Located at the corner of 5th Avenue and Church Street on the first level - four spaces available
- One Level 2 station at Azalea Lot – Located at 301 North King Street Hendersonville, NC 28792 – one space available
- One Level 2 station at Dogwood Lot – Located at 201-299 4th Ave W Hendersonville, NC 28792– one space available

Private (for City fleet vehicles only):

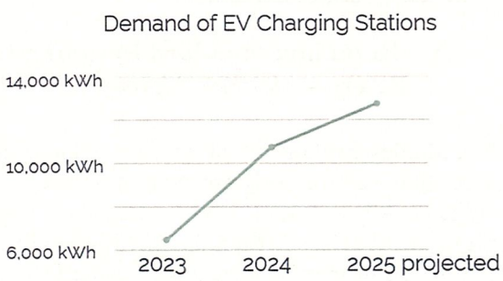
- One Level 2 charging source at Motor Pool

Current Energy Demand of Stations

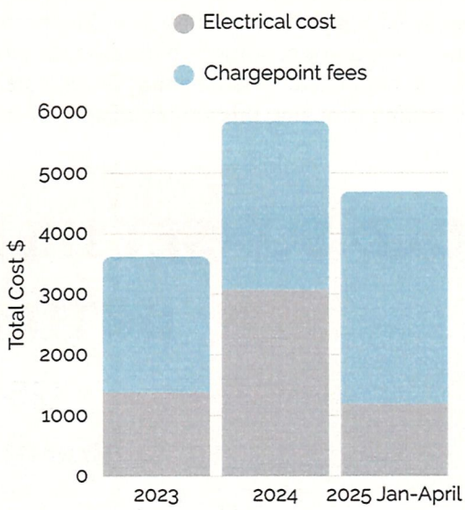
2023: 6,480 kWh used

2024: 10,736 kWh used (up 66% from 2023)

18 tons Greenhouse gas savings total - equivalent of planting 424 trees and letting them grow for 10 years



Maintenance Costs over time



Note: EV charging stations cost approximately $7,000 and $600 to install in house. Chargers last about 10 years.

Consideration for Implementing Fee

Fee to recoup costs: $0.95/kWh

Average rate in NC: $0.30-$0.40/kWh

Breakdown:

$2,700/year towards EV charger replacement for 3 current stations

$3,500 current Chargepoint fee/year

$3,079 estimated yearly electrical cost

+ 10% fee from Chargepoint for payments

City Manager Connet said that this basically this shows how we've been operating thus far and is this something that Council wishes to continue to give to the public at no cost to them when they pay for parking and is this something that we want to continue because eventually these chargers will need to be replaced.

7. PUBLIC HEARINGS

A. Rezoning: Standard Rezoning-Old Sunset Hill Rd Rezoning | Albea & Taylor (25-38-RZO) – *Matthew Manley, AICP-Long Range Planning Manager*

Mr. Manley explained that the City of Hendersonville is initiating zoning for 4 properties totaling 21.32 acres that were recently annexed into the City Limits. The properties are owned by Gregory Albea, Julianne Albea, Jospeh Taylor, and Laura Taylor. The City is requesting to assign zoning to the subject properties, PINs: 9579-98-0375, 9579-98-3527, 9579-99-4115, 9579-99-8724, located off Old Sunset Hill Road. The properties were zoned under Henderson County as 'Residential Two Rural'. The Planning Board has unanimously recommended an initial City zoning of R-6, High Density Residential to establish consistency with the Comprehensive Plan. R-15 was also given consideration given some of the surrounding land uses and existing densities. Future development of the subject property exceeding 51 units would require a rezoning to a Conditional Zoning District. There is no binding site plan for this initial zoning nor conditions placed on the site. All permitted uses within the R-6 district would be allowed on the site. The Planning Board voted unanimously to support recommending the assignment of R-6 zoning choosing this zoning district over the alternative R-15 zoning district.

OLD SUNSET HILL (ALBEA + TAYLOR) INITIAL ZONING

(25-07-RZO)

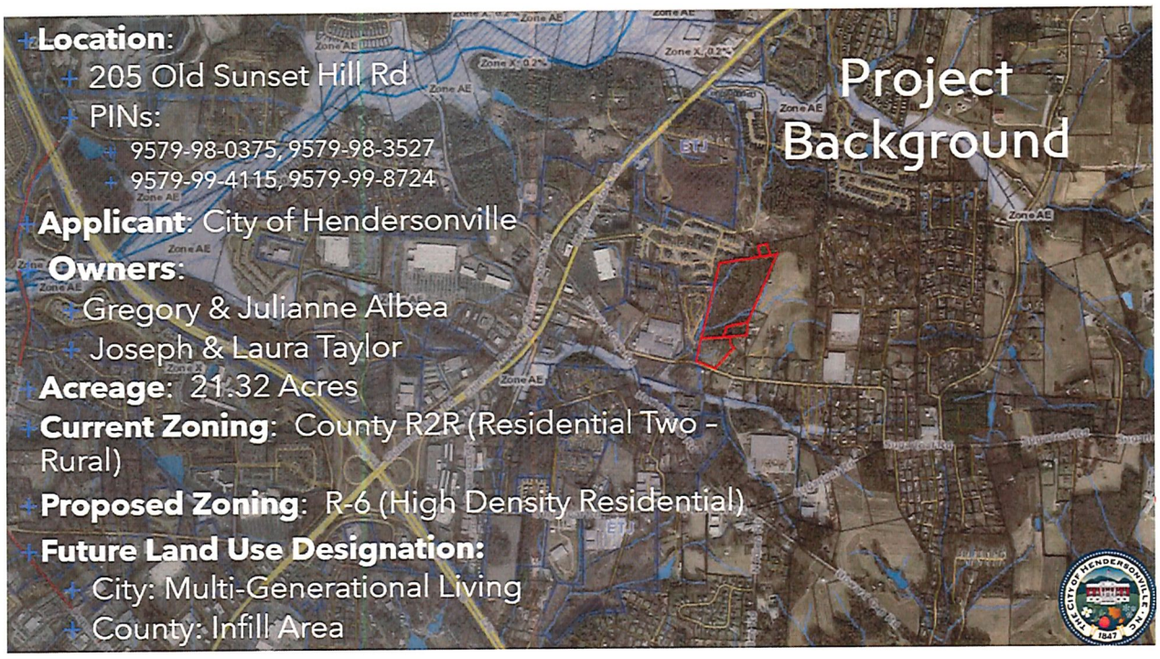
Standard Rezoning

City of Hendersonville City Council

July 2, 2025

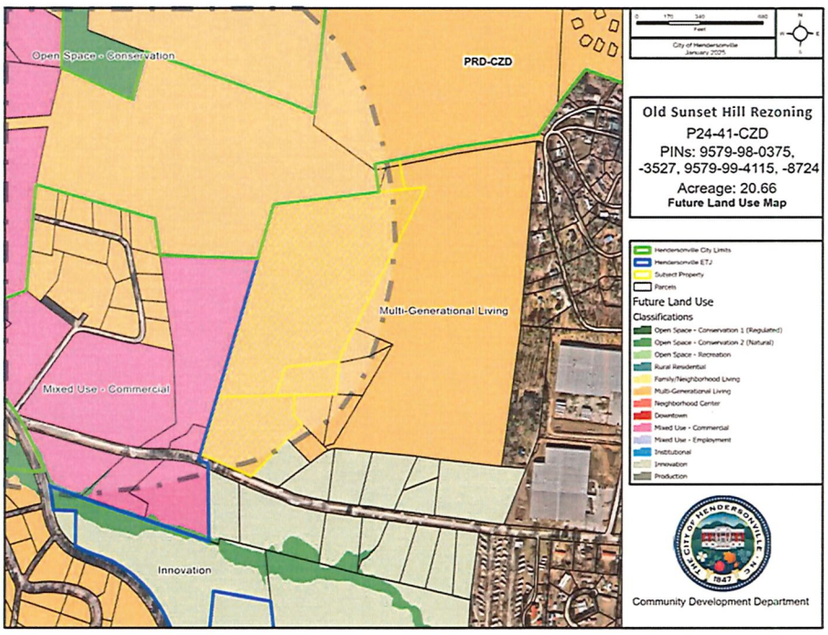
Community Development | Planning Division

Matthew Manley | Long-Range Planning Manager


Project Background
Location:
205 Old Sunset Hill Rd
PINs:
9579-98-0375, 9579-98-3527
9579-99-4115, 9579-99-8724
Applicant: City of Hendersonville
Owners:
Gregory & Julianne Albea
Joseph & Laura Taylor
Acreage: 21.32 Acres
Current Zoning: County R2R (Residential Two - Rural)
Proposed Zoning: R-6 (High Density Residential)
Future Land Use Designation:
City: Multi-Generational Living
County: Infill Area


Site Photos


Site Photos



1) Comprehensive Plan Consistency: Future Land Use

+ MGL
+ MU-Commercial
+ Innovation

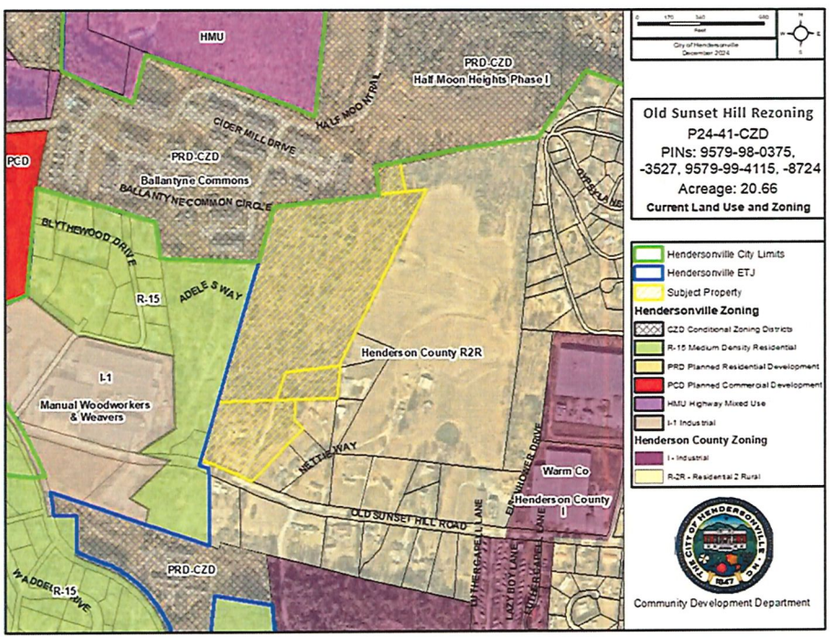
General Rezoning Standards: 1) COMPREHENSIVE PLAN CONSISTENCY

LAND SUPPLY, SUITABILITY & INTENSITY

- **Land Supply**: The subject property is outside the study area of the land supply analysis
- **Land Suitability**: The subject property was not evaluated.
- **Focused Intensity Node**: The subject property is in a Focused Intensity Node centered at the intersection of Howard Gap Road and Chimney Rock Road.
- **Development Intensity**: Highest
- **Focus Area**: N/A

FUTURE LAND USE & CONSERVATION MAP

- **Designation:** Multi-Generational Living
- **Character Area Description:** — R-15: Inconsistent — R-6: Consistent
- **Zoning Crosswalk:** — R-15: Inconsistent — R-6: Consistent



Current Land Use & Zoning

+ County R2R
+ R-15
+ PRD

General Rezoning Standards: 2) COMPATIBILITY		
	EXISTING CONDITIONS	The subject property is located near four Planned Residential Developments, including three single-family developments and one multi-family development. Additionally, it is in close proximity to Chestnut Ridge, a subdivision under Henderson County's jurisdiction that was platted in 1988 and consists of approximately 118 lots on 62 acres. The US 64 corridor continues to experience growth, driven by the presence of large undeveloped and underdeveloped parcels in the surrounding area.
	GEN H GOALS	**R-15 Compatibility** **Vibrant Neighborhoods:** Somewhat Inconsistent **Abundant Housing Choices:** Inconsistent **Healthy & Accessible Natural Environment:** Inconsistent **Authentic Community Character:** N/A **Safe Streets and Trails:** Somewhat Inconsistent **Reliable & Accessible Utility Services:** Somewhat Con **Satisfying Work Opportunities:** N/A **Welcoming & Inclusive Community:** N/A **Accessible / Available Community Services:** N/A **Resilient Community:** N/A **R-6 Compatibility** **Vibrant Neighborhoods:** Somewhat Consistent **Abundant Housing Choices:** Consistent **Healthy & Accessible Natural Environment:** Somewhat Con **Authentic Community Character:** N/A **Safe Streets and Trails:** Somewhat Inconsistent **Reliable & Accessible Utility Services:** Consistent **Satisfying Work Opportunities:** N/A **Welcoming & Inclusive Community:** N/A **Accessible / Available Community Services:** N/A **Resilient Community:** N/A
	GEN H GUIDING PRINCIPLES	**R-15 Compatibility** **Mix of Uses:** Inconsistent **Compact Development:** Inconsistent **Sense of Place:** Inconsistent **Conserved/Integrated Open Spaces:** Inconsistent **Desirable & Affordable Housing:** Consistent **Connectivity:** Inconsistent **Efficient & Accessible Infrastructure:** Inconsistent **R-6 Compatibility** **Mix of Uses:** Inconsistent **Compact Development:** Consistent **Sense of Place:** Inconsistent **Conserved/Integrated Open Spaces:** Inconsistent **Desirable & Affordable Housing:** Consistent **Connectivity:** Inconsistent **Efficient & Accessible Infrastructure:** Inconsistent

General Rezoning Standards: 2) COMPATIBILITY		
	DESIGN GUIDELINES ASSESSMENT (Chapter V)	N/A

General Rezoning Standards		
	3) CHANGED CONDITIONS	• The subject property was recently annexed into the City.
	4) PUBLIC INTEREST	• Residential zoning allows for additional needed owner-occupied housing

General Rezoning Standards	5) PUBLIC FACILITIES	• Howard Gap Road is a NCDOT maintained road, identified in the Comprehensive Transportation Plan as a boulevard in need of improvements. If approved, the site would be served by City of Hendersonville water and sewer services. Water infrastructure is already available on Old Sunset Hill Road, while sewer service would need to be extended from the Connor Creek Mobile Home Park to the west.
	6) EFFECT ON NATURAL ENVIRONMENT	• No development is proposed at this time. Therefore there are no known impacts on the natural environment as a result of this rezoning. Approximately 19.5 acres of the 21+acre property are currently covered by an existing tree canopy. The site also includes blue-line streams. These streams would be required to be protected in compliance with the natural resource provisions of the zoning ordinance. Additionally, wetlands have been identified on the site; however, unlike blue-line streams, the zoning ordinance does not extend specific protections to wetlands.
	COMMITTEE RECOMMENDATION	The Current Planning Committee reviewed this item prior to today's meeting.

PLANNING BOARD: Comprehensive Plan Consistency Statement

R-6

The petition is found to be **Consistent** with the *City of Hendersonville Gen H Comprehensive Plan* based on the information from the staff analysis and the public hearing, and because:

R-6 Zoning is consistent with the Future Land Use and Conservation Map due to the subject property's designations as 'Multi-Generational Living' and due to the location of the subject property in a 'Focused Intensity Node' as established in Chapter 4 of the Gen H Comprehensive Plan.

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

The public hearing was opened at 6:08 p.m.

There was no public comment.

The public hearing was closed at 6:08 p.m.

Council Member Jennifer Hensley moved that City Council adopt an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PINs: 9579-98-0375, 9579-98-3527, 9579-99-4115, 9579-99-8724) from Henderson County Residential Two Rural to R-6, High Density Residential Zoning District based on the following:

1. The petition is found to be with the City of Hendersonville Gen H Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:

R-6 Zoning is consistent with the Future Land Use and Conservation Map due to the subject property's designation as 'Multi-Generational Living' and due to the location of the subject property in a 'Focused Intensity Node' as established in Chapter 4 of the Gen H Comprehensive Plan.

2. Furthermore, we find this petition to be reasonable and in the public interest based on the information from the staff analysis, public hearing and because:

1. ***The proposed zoning allows for the provision of additional housing to offset local demand.***
2. ***The proposed zoning district's permitted uses are consistent with nearby developments***

A unanimous vote of the Council followed. Motion carried.

Ordinance #O-25-37

AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HENDERSONVILLE, FOR CERTAIN PARCELS (POSSESSING PIN NUMBERS 9579-98-0375, 9579-98-3527, 9579-99-4115, 9579-99-8724), BY ASSIGNING THE ZONING DESIGNATION FROM HENDERSON COUNTY R2R, RESIDENTIAL TWO RURAL, TO R-6, HIGH DENSITY RESIDENTIAL

IN RE: Parcel Numbers: 9579-98-0375, 9579-98-3527, 9579-99-4115, 9579-99-8724
205 Old Sunset Hill Rd (Albea & Taylor) | File # 25-38-RZO

WHEREAS, Planning Board took up this application at its regular meeting on June 12, 2025; voting 7-0 to recommend City Council adopt an ordinance amending the official zoning map of the City of Hendersonville; and

WHEREAS, City Council took up this application at its regular meeting on July 2, 2025; and

WHEREAS, City Council has found that this zoning map amendment is consistent with the City's comprehensive plan, and that it is reasonable and in the public interest for the reasons stated; and

WHEREAS, City Council has conducted a public hearing as required by the North Carolina General Statutes on July 2, 2025.

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

1. Pursuant to Article XI of the Zoning Ordinance of the City of Hendersonville, North Carolina, the Zoning Map is hereby amended by changing the zoning designation of the following: Parcel Numbers: 9579-98-0375, 9579-98-3527, 9579-99-4115, 9579-99-8724, by changing the zoning designation from Henderson County R2R, Residential Two Rural, to R-6, High Density Residential

2. Any development of this parcel shall occur in accordance with the Zoning Ordinance of the City of Hendersonville, North Carolina.

3. This ordinance shall be in full force and effect from and after the date of its adoption.

Adopted this 2nd day of July, 2025.

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

B. Rezoning: Conditional Zoning District – Spartanburg Highway Medical Office Building (25-23-CZD) – *Tyler Morrow, Current Planning Manager*

Tyler Morrow explained that the City of Hendersonville is in receipt of an application for a Conditional Rezoning from John Bryant, Vice President, Operations and Support Services for UNC Health Pardee, applicant and Bryan Rhodes, Capital Projects Construction Manager for Henderson County Government, property owner. The applicant is requesting to rezone the subject property, PINs 9578-41-6876 & 9578-42-5074 and located between Spartanburg Highway and Old Spartanburg Road, from C-3 SU, Highway Business Special Use to CHMU-CZD, Commercial Highway Mixed Use Conditional Zoning District for the construction of a 42,520 square foot medical office building. The site plan shows one building proposed at a height of 32'. The development will have access from both Spartanburg Highway and Old Spartanburg Road. The site plan shows the development providing 195 parking spaces to serve the development. There will be a public drop off area on the southern façade of the building and a pharmacy line on the eastern façade.

HENDERSON COUNTY GOVERNMENT & UNC HEALTH PARDEE SPARTANBURG HIGHWAY MEDICAL OFFICE BUILDING

CITY COUNCIL MEETING

1427 Old Spartanburg Road
Hendersonville, NC 28792

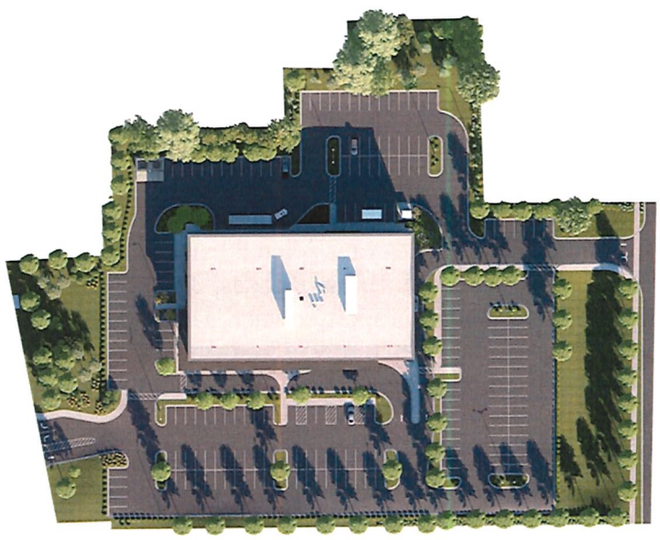
07/02/2025

LS3P HENDERSON COUNTY UNC HEALTH Pardee

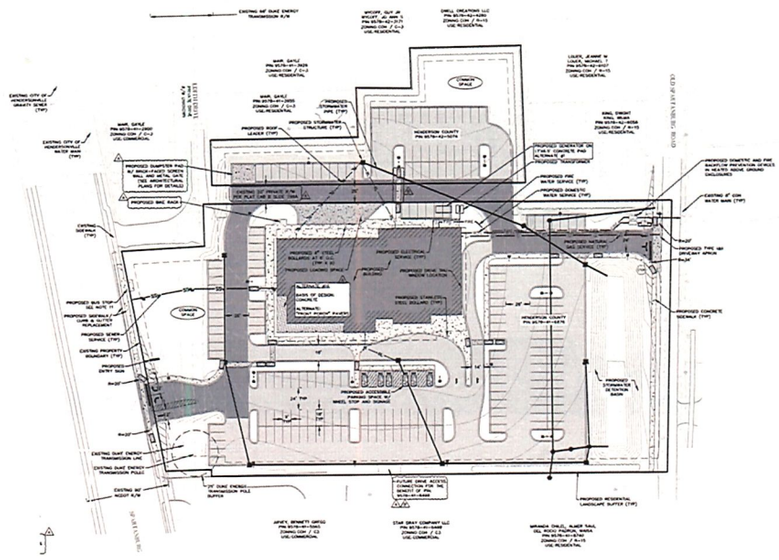
SPARTANBURG HIGHWAY MOB | SITE PLAN



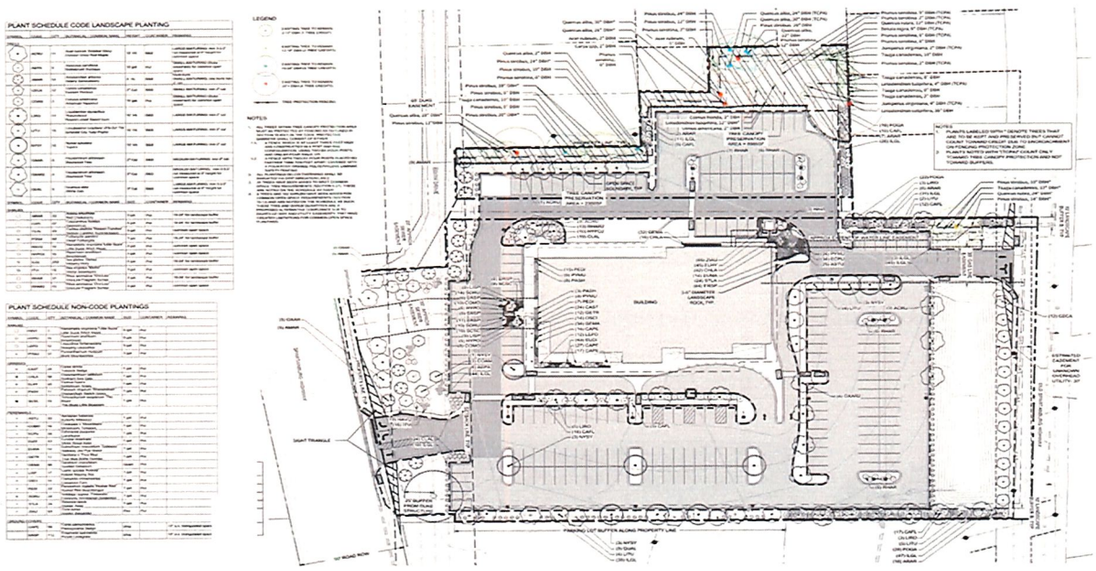
SPARTANBURG HIGHWAY MOB | SITE PLAN



SPARTANBURG HIGHWAY MOB | SITE PLAN



SPARTANBURG HIGHWAY MOB | LANDSCAPE PLAN



SPARTANBURG HIGHWAY MOB | BUILDING ELEVATION - SOUTH



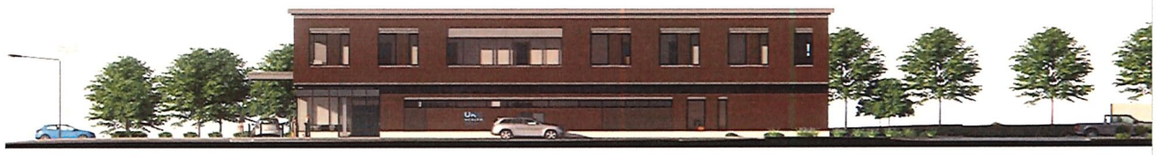
SPARTANBURG HIGHWAY MOB | BUILDING ELEVATION - NORTH



NORTH ELEVATION - BUILDING



SPARTANBURG HIGHWAY MOB | BUILDING ELEVATION - EAST



EAST ELEVATION - BUILDING



SPARTANBURG HIGHWAY MOB | BUILDING ELEVATION- WEST



WEST ELEVATION - BUILDING



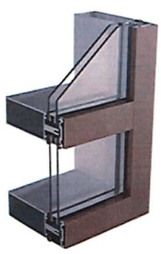



UNC
HEALTH

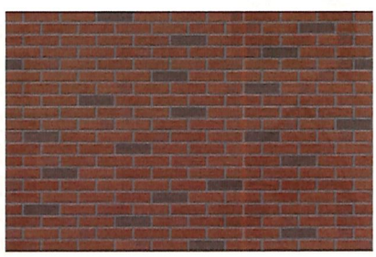

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HEALTH


UNC
HEALTH

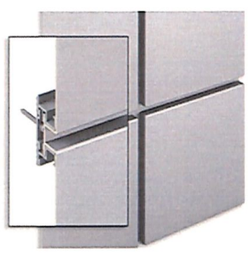




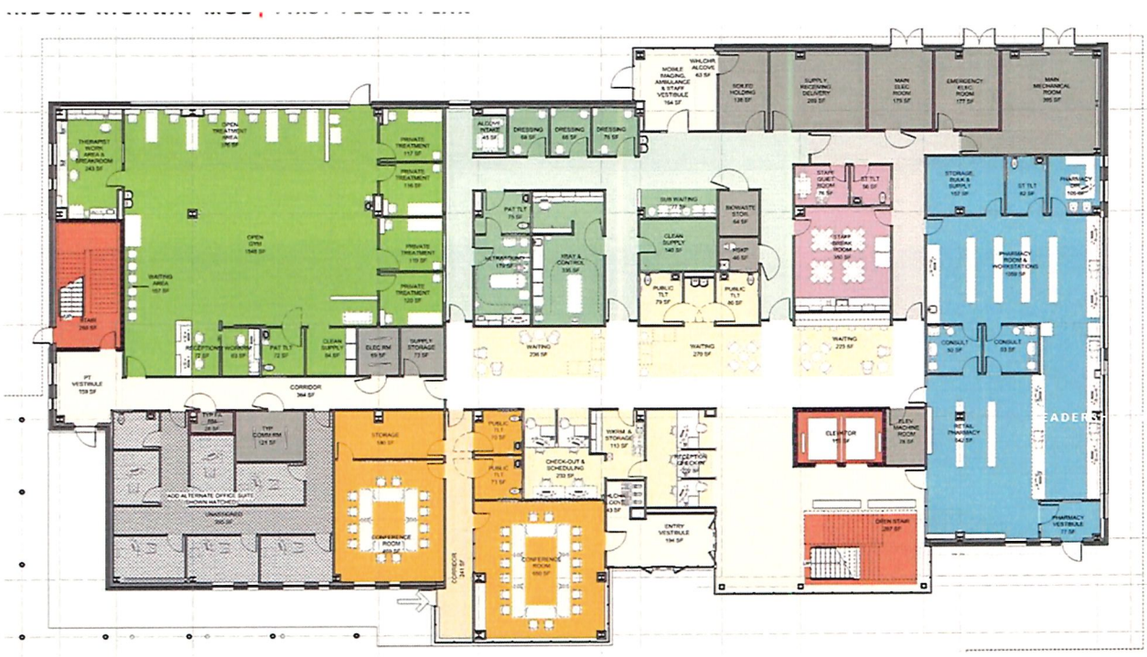
Dark Bronze Aluminum Windows with Insulated Glazing



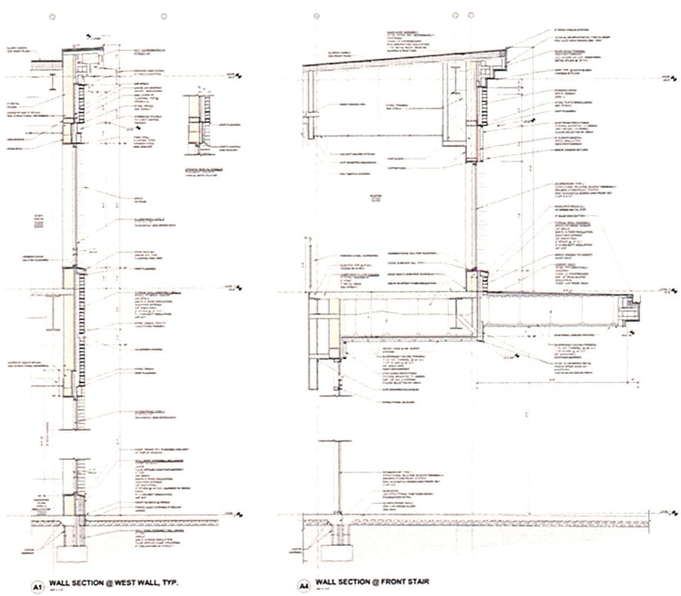
Red Ironspot Clay Brick Veneer Blend

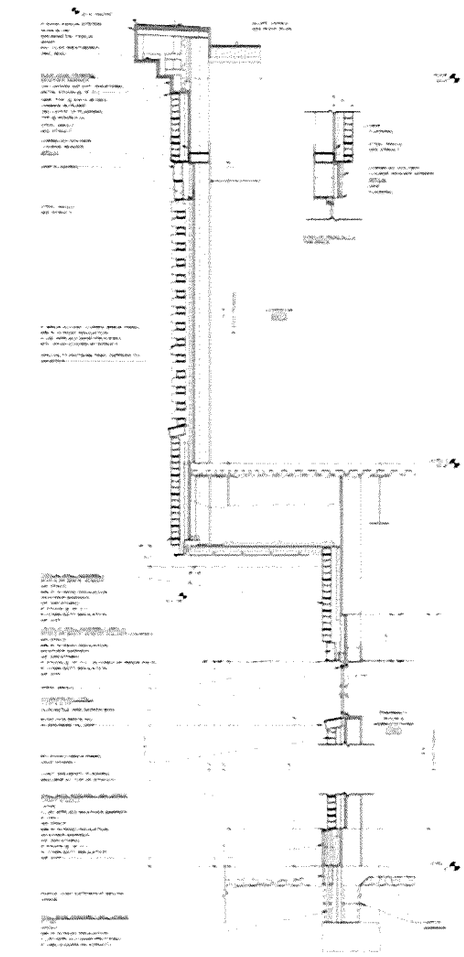


Weathered Zinc Architectural Metal Panel Cladding

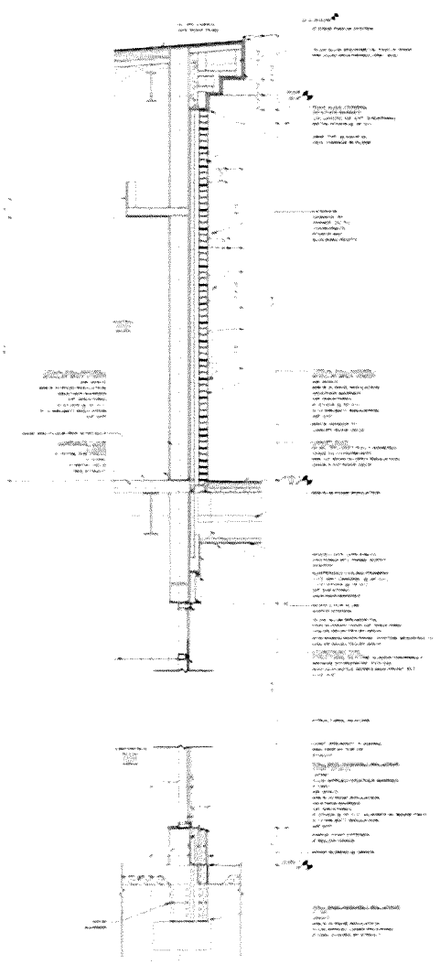



CORRIDOR
1736 SF
STAFF BREAK ROOM
PROVIDER BOOTH
NURSE WORK
EXAM
MED ROOM
OFFICE, AHRV, NURSE
STAFF QUIET AREA
CLEAN
PAT TLT
AL EXAM
ALCOVE, INTAKE
ELEC RM
HSKP
TANK STOR
AUDIOMETRY
PEDIATRIC EXAM
PEDIATRIC AL EXAM
TREATMENT
SOILED
STAIR
CLINICAL PHARMACIST
MED STOR
ST TLT
STORAGE
TYP COMM RM
OPEN LABORATORY/ RECEIVING
BLOOD DRAW
SM CMEN TLT
SPECIMEN TLT
TRIAGE/ CALL
CHECK-OUT
OFFICE MANAGER
SCHEDULING
PUBLIC TLT
SHWR & STORAGE
RECEPTION/ CHECK-IN
WAITING
ELEVATOR
ELEC RM
OPEN STAIR
OFFICE
ST TLT
ST TLT/ SHWR
15.5

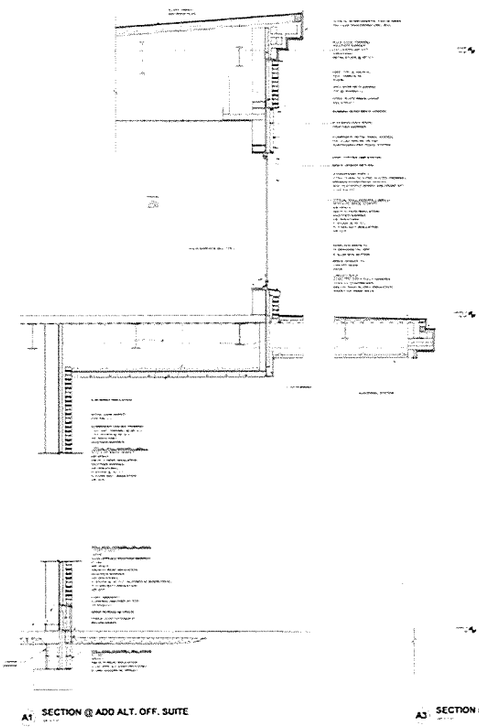

A1 WALL SECTION @ WEST WALL, TYP.
A4 WALL SECTION @ FRONT STAIR



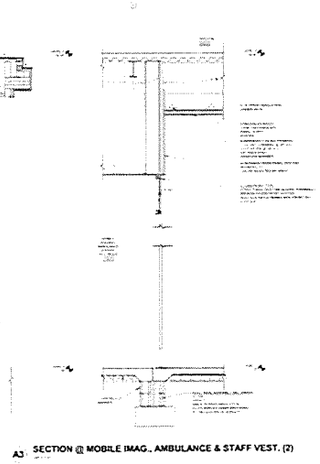
A1 SECTION @ PHARMACY



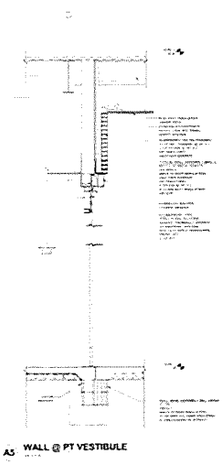
A4 SECTION @ CONFERENCE ROOM



A1 SECTION @ ADD ALT. OFF. SUITE



A3 SECTION @ MOBILE IMAG., AMBULANCE & STAFF VEST. (2)



A5 WALL @ PT VESTIBULE

John Bryant, Vice President of Operations and Support Services with UNC Health Pardee, spoke and said he was grateful to be able to offer this service to the community and it will allow us to extend access to the southern part of the county. Our design team is here to answer any questions that you may have.

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

The public hearing was opened at 6:22 p.m.

Via Zoom:

Ken Fitch spoke in favor of the project.

The public hearing was closed at 6:27 p.m.

Council Member Melinda Lowrance moved that City Council adopt an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PINs: 9578-41-6876 & 9578-42-5074) from C3-SU, Highway Business Special Use to CHMU-CZD, Commercial Highway Mixed Use Conditional Zoning District, for the construction of a 42,520 square foot medical office building based on the master site plan and list of conditions submitted by and agreed to by the applicant, [dated 6-4-25] and presented at this meeting and subject to the following:

1. The development shall be consistent with the site plan, including the list of applicable conditions contained therein, and the following permitted uses

Permitted Uses:

1. ***Offices, business, professional and public***

2. The petition is found to be consistent with the City of Hendersonville Gen H 2045 Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:

The petition is consistent with a range of Goals, Guiding Principles, and the Future Land Use Designation of Chapter IV of the Gen H Comprehensive Plan.

3. Furthermore, we find this petition to be reasonable and in the public interest based on the information from the staff analysis, public hearing and because:

1. ***The proposed development would provide citizens who reside on the southern side of Henderson County the opportunity to have primary care, physical therapy, and pharmacy service within a closer proximity to where they live.***
2. ***The proposed development is within close proximity to other institutional uses along this corridor.***

A unanimous vote of the Council followed. Motion carried.

Ordinance #O-25-38

AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HENDERSONVILLE FOR A PARCELS POSSESSING PIN NUMBERS: 9578-41-6876 & 9578-42-5074 BY CHANGING THE ZONING DESIGNATION FROM C-3 SU, HIGHWAY BUSINESS SPECIAL USE TO CHMU-CZD, COMMERCIAL HIGHWAY MIXED USE CONDITIONAL ZONING DISTRICT

IN RE: Parcel Numbers: 9578-41-6876 & 9578-42-5074
Address: 0 Spartanburg Highway
Spartanburg Highway Medical Office Building: (File # 25-23-CZD)

WHEREAS, the City is in receipt of a Conditional Rezoning application from applicant, John Bryant, Vice President, Operations and Support Services for UNC Health Pardee, and property owner, Bryan Rhodes, Capital Projects Construction Manager for Henderson County Government, for the construction of a 42,520 square foot medical office building on approximately 4.54 acres; and

WHEREAS, the Planning Board took up this application at its regular meeting on June 12th 2025; voting 7-0 to recommend City Council approve an ordinance amending the official zoning map of the City of Hendersonville; and

WHEREAS, City Council took up this application at its regular meeting on July 2nd, 2025.

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

1. Pursuant to Article XI of the Zoning Ordinance of the City of Hendersonville, North Carolina, the Zoning Map is hereby amended by changing the zoning designation of the following: Parcel Numbers: 9578-41-6876 & 9578-42-5074, changing the zoning designation from C-3 SU, Highway Business Special Use to CHMU-CZD, Commercial Highway Mixed Use Conditional Zoning District.

2. Development of the parcel pursuant to this Ordinance is subject to the following.

   a. Development shall comply with the master site plan submitted by the applicant dated June 4th, 2025, including the conditions listed therein, [and/or as modified and presented to City Council][and/or including modifications approved by City Council which shall be added to the site plan. The updated site shall be submitted to the City at or before the applicant's execution of this Ordinance].

   b. Permitted uses shall include:

      i. Offices, business, professional and public

3. Except where modified by the terms of this Ordinance, development of the parcel(s) shall occur in accordance with the final site plan requirements of Article VII of the Zoning Ordinance of the City of Hendersonville, North Carolina.

4. Except where explicit relief is granted by the terms of this Ordinance, the development of the parcel(s) shall occur in accordance with all applicable standards within local ordinances and policies.

   This ordinance shall not be effective until the list of use(s) and conditions, established herein, is consented to in writing by the applicant and all owners of the subject property. Upon such written consent, this ordinance shall be effective retroactive to the date of its adoption.

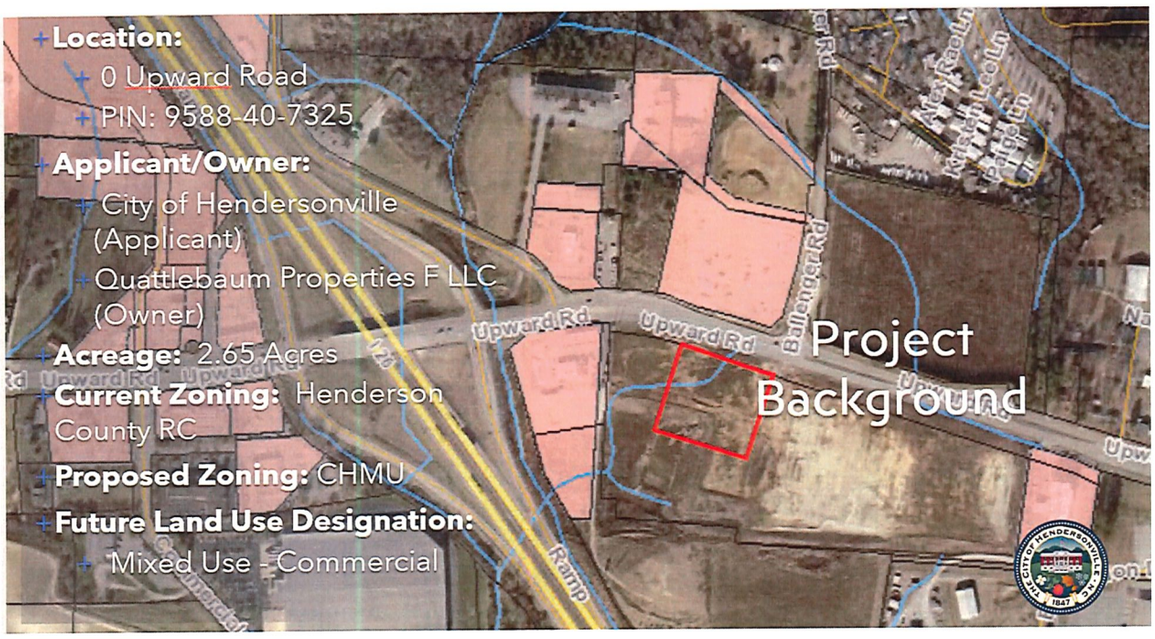
Adopted this 2nd day of July, 2025.

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

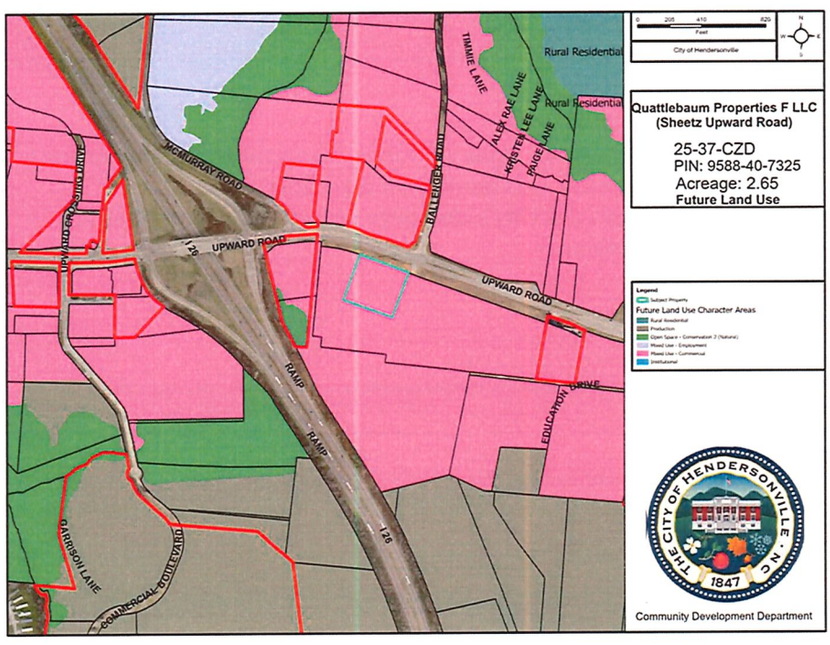
C. Rezoning: Standard Rezoning-Quattlebaum Properties F LLC (25-37-RZO) – *Sam Hayes, Planner II*

Sam Hayes explained that the City of Hendersonville has initiated a standard rezoning for a property located along Upward Road. The property owner has submitted a petition to annex the parcel, identified as PIN 9588-40-7325. If annexed into the City, the property must be assigned a zoning designation. Because the applicant did not request a specific zoning district in the annexation petition, the City has proposed CHMU (Commercial Highway Mixed Use) zoning. CHMU was established specifically for properties along the Upward Road corridor. Surrounding parcels that have been annexed into the City through satellite annexations are also predominantly zoned CHMU.



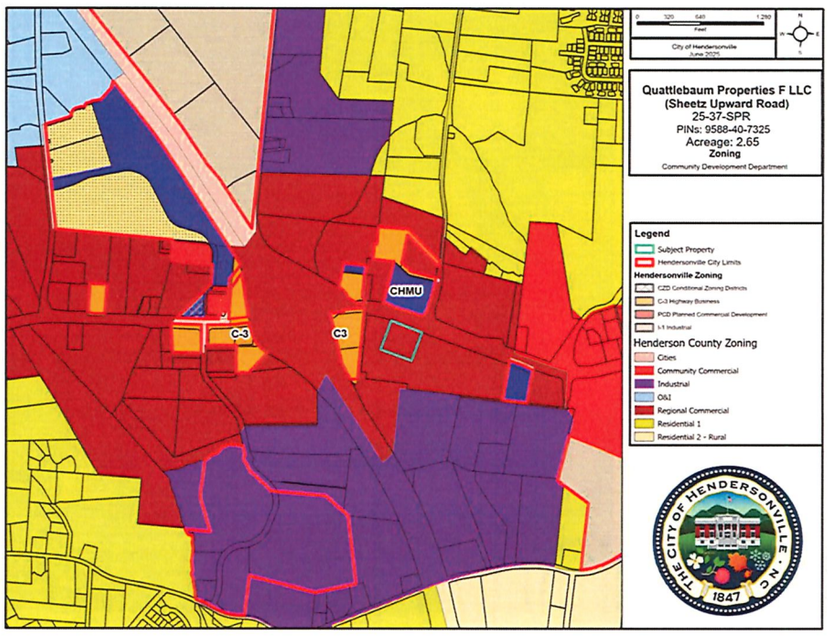






1) Comprehensive Plan Consistency: Future Land Use

+ Mixed Use - Commercial



Current Land Use & Zoning

+ Henderson County Community Commercial (RC)

Surrounding Zoning:

+ C3
+ CHMU

General Rezoning Standards: 1) COMPREHENSIVE PLAN CONSISTENCY		
	LAND SUPPLY, SUITABILITY & INTENSITY	• It is not ranked in the Suitability Assessment maps. • The subject property is located in an area designated as "High" for Development Intensity. • The subject property is not located in one of the 5 Focus Areas. The subject property is located in a Focused Intensity Node.
	FUTURE LAND USE & CONSERVATION MAP	• **Designation:** Mixed Use - Commercial • **Character Area Description:** Consistent • **Zoning Crosswalk:** Consistent • **Focus Area Map:** N/A
	COMMITTEE RECOMMENDATION	The Current Planning Committee reviewed this item prior to today's meeting.

General Rezoning Standards		
	2) Compatibility	**Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property.**
		• The proposed use as a gas station is compatible with other uses along this corridor. Additionally, the zoning to CHMU is compatible with the City's desire to utilize this zoning district along this corridor.
	3) Changed Conditions	**Whether and the extent to which there are changed conditions, trends or facts that require an amendment.**
		• The property was annexed at the June 5th City Council meeting.

General Rezoning Standards

4)
Public Interest

Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern that benefits the surrounding neighborhood, is in the public interest and promotes public health, safety and general welfare.

- Rezoning to this zoning district will enable this corridor to be developed in the same zoning district over time, ensuring cohesive progression of development.

General Rezoning Standards

5)
Public Facilities

Whether and the extent to which adequate public facilities and services such as water supply, wastewater treatment, fire and police protection and transportation are available to support the proposed amendment.

- Since the parcel has been annexed, the parcel will be connected to City water and sewer.

General Rezoning Standards

6)
Effect on Natural Environment

Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment including but not limited to water, air, noise, storm water management, streams, vegetation, wetlands and wildlife.

- The development must comply with all the City of Hendersonville zoning ordinance provisions regarding the protection of the natural environment.

PLANNING BOARD: Comprehensive Plan Consistency Statement

The petition is found to be **consistent** with the *City of Hendersonville Gen H Comprehensive Plan* based on the information from the staff analysis and the public hearing, and because:

The petition is consistent with a range of Goals, Guiding Principles and the Future Land Use Designation of Chapter IV of the Gen H Comprehensive Plan.

PLANNING BOARD RECCOMENDATION

+The City of Hendersonville Planning Board made a motion recommending ***approval***, finding the petition to be consistent with the comprehensive plan and finding it to be reasonable and in the public interest based on the information from the staff analysis and the public comments presented at their meeting on June 12th, 2025.

+**Voted 7-0 to approve**

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

The public hearing was opened at 6:33 p.m.

There were no public comments.

The public hearing was closed at 6:33 p.m.

Council Member Gina Baxter moved that City Council adopt an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PIN 9588-40-7325) from Henderson County Zoning RC – Regional Commercial to CHMU – Commercial Highway Mixed Use, based on the following:

1. The petition is found to be consistent with the City of Hendersonville Gen H 2045 Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:

The petition is consistent with a range of Goals, Guiding Principles, and the Future Land Use Designation of Chapter IV of the Gen H Comprehensive Plan.

2. Furthermore, we find this petition to be reasonable and in the public interest based on the information from the staff analysis, public hearing and because:

1. ***The proposed map amendment would rezone the property to an appropriate zoning district meant for the Upward Road corridor.***

The adjacent property uses are congruent with the proposed zoning.

A unanimous vote of the Council followed. Motion carried.

Ordinance #O-25-39

AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HENDERSONVILLE FOR A CERTAIN PARCEL (POSSESSING PIN NUMBER 9588-40-7325) BY CHANGING THE ZONING DESIGNATION FROM HENDERSON COUNTY RC (REGIONAL COMMERCIAL) ZONING DISTRICT TO CITY OF HENDERSONVILLE CHMU (COMMERCIAL HIGHWAY MIXED USE) ZONING DISTRICT

IN RE: Parcel Numbers: 9588-40-7325
Quattlebaum Properties F LLC (File # 25-37-RZO)

WHEREAS, the Planning Board took up this application at its regular meeting on June 12th, 2025; voting 7-0 to recommend City Council adopt an ordinance amending the official zoning map of the City of Hendersonville; and

WHEREAS, City Council took up this application at its regular meeting on July 2nd, 2025; and

WHEREAS, City Council has found that this zoning map amendment is consistent with the City's comprehensive plan, and that it is reasonable and in the public interest for the reasons stated; and

WHEREAS, City Council has conducted a public hearing as required by the North Carolina General Statutes on July 2nd, 2025.

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

1. Pursuant to Article XI of the Zoning Ordinance of the City of Hendersonville, North Carolina, the Zoning Map is hereby amended by changing the zoning designation of the following: Parcel Number: 9588-40-7325 from Henderson County RC (Regional Commercial) Zoning District to City of Hendersonville CHMU (Commercial Highway Mixed Use) Zoning District.

2. Any development of this parcel shall occur in accordance with the Zoning Ordinance of the City of Hendersonville, North Carolina.

3. This ordinance shall be in full force and effect from and after the date of its adoption.

Adopted this 2nd day of July, 2025.

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

D. Landmark Nomination – James P. and Hattie Gregory House (25-02-LL) – *Sam Hayes, Planner II*

Sam Hayes explained that the city is in receipt of an application for a local landmark status from the property owners of 910 Locust Street and briefly explained the process.



The city is in receipt of an application for local landmark status from the property owners of 910 Locust Street.

Local Historic Landmark Process

+Application

+Draft a designation report

+Public hearing at the Historic Preservation Commission

+Public hearing at City Council

+Once designated, it will require a certificate of appropriates for any alterations on the exterior of the property

I wanted to briefly go over the process for becoming a local historic landmark.
First the applicant submits an application
Next a designation report is drafted. You all were given a copy of the designation report in your packet for today's meeting.
The historic preservation commission must hold a public hearing. For both of the landmarks you will hear today, the HPC held a hearing on June 18th and votes unamimously to recommend for approval both the applications you have before you tonight.
The final step in the process if to hold a public hearing tonight at City Council.

Once designated, a local landmark must receive a certificate of appropriateness for any work done on the exterior of the property.



Here you can see the subject property highlighted in orange. The property is located on Locust street. In the immidiete vicinity, you can see Bruce Drysdale Elementary School and up the street is the City's mini golf course located at Edwards Park.

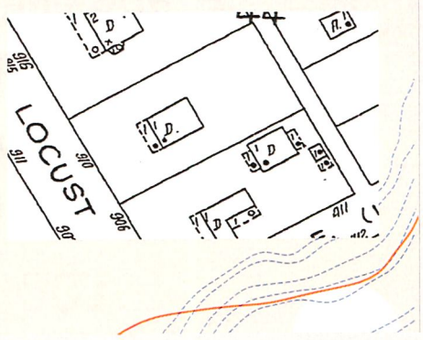
History

+Constructed between 1923 and 1925.

+Accessory structure construction date unknown but likely tied to the construction of the home.

+Part of the Cold Spring Park Historic District which is known for its craftsman style homes.

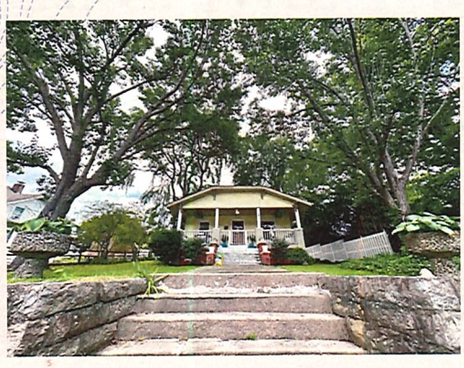
+James P. and Hattie Gregory original owners

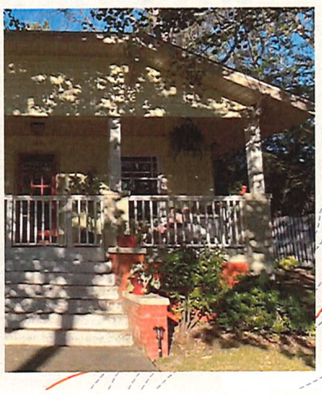


The property was constructed between 1923 and 1925, with the most likely date of 1924 for completion of construction.
There is an accessory structure on the property (a shed) not depicted on the Sanborn maps and the date is unknown, however, it was likely constructed around the same time as the home.
The home was constructed by James P. and Hattie Gregory, who owned the home for 70 years.

This structure is a contributing structure for the Cold Spring Park National Historic District, which is known for its craftsman style homes.
One question I want to address is why it would be necessary to landmark this building if its already in a historic district. The key is that the cold spring park historic district is a National Historic District as part of the National Register of Historic places.

Architectural Significance of the Property





Working our way from bottom to top, we have steps with capped cheek walls.
A full width front porch. The balustrade and columns were likely replaced at some point, however, the brick piers are all original. The front porch showcases one of the original windows to the structure (a nine over over window).
The roof is a hip-on-gable roof with decorative triangular knee braces located under the eaves.

Architectural Significance of the Property



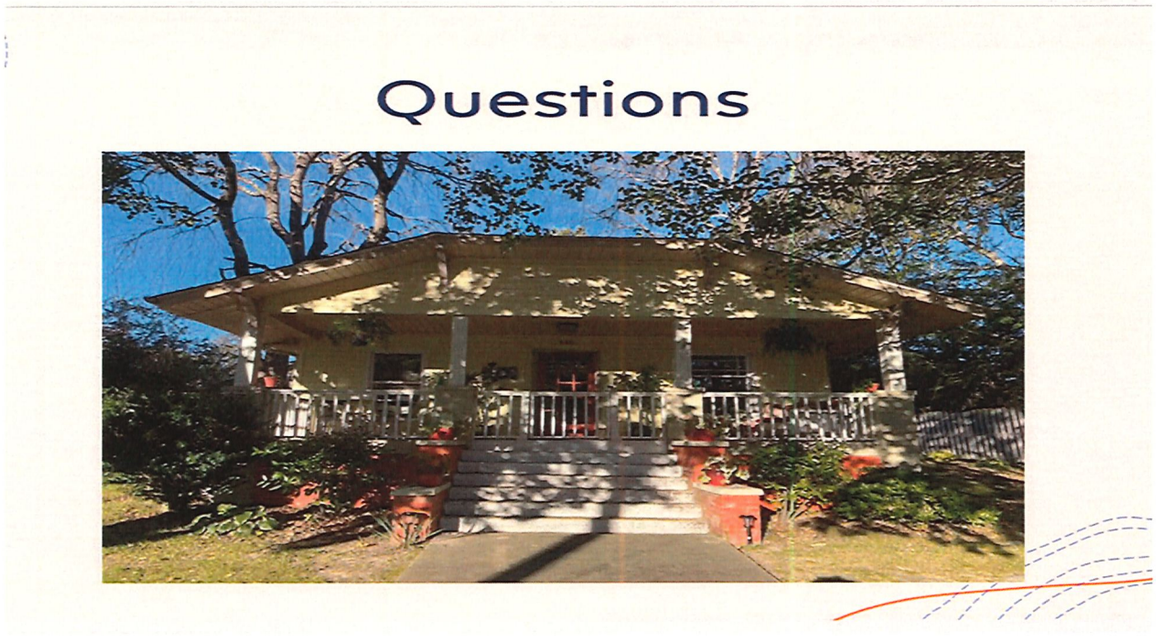


Here you can see the rear of the home. At some point, the back corner of the home was likely enclosed.
You can also see the outbuilding on the property, which does have original german siding.

Architectural Significance of the Property



A cut stone wall running along the front boundary of the property.



Property owner Barbara Grosso?? Thanked Council for looking at the house and wanted to point out that the truncated roof is very noticeable in Hendersonville but when you drive out of Hendersonville, you won't see it as much and I think it's a wonderful example of a Craftsman in Hendersonville and worth preserving for that reason.

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

The public hearing was opened at 6:43 p.m.

There were no public comments.

The public hearing was closed at 6:43 p.m.

Council Member Jennifer Hensley moved that City Council approve the adoption of an ordinance designating the James P. and Hattie Gregory House (PIN 9569-70-9549) as a local historic landmark. A unanimous vote of the Council followed. Motion carried.

Ordinance #O-25-40

AN ORDINANCE DESIGNATING PROPERTY KNOWN AS THE JAMES P. AND HATTIE GREGORY HOUSE (PIN 9569-70-9549) AS A LOCAL HISTORIC LANDMARK

Re: Local Historic Landmark Designation
Property Owners: Norman Royo and Barbara M. Grosso
File No: 25-02-LL

WHEREAS, pursuant to N.C. General Statutes Sections. 160D-942 and Chapter 28 of the Code of Ordinances of the City of Hendersonville, the City has the authority for designation of a local historic landmark; and

WHEREAS, Henderson County Tax Records for Parcels # 9569-70-9549, located at 910 Locust Street and known as the James P. and Hattie Gregory House, lists Norman Royo and Barbara Grosso as the property owners; and

WHEREAS, The property owners have caused to be made an investigation and report on the historic, architectural, and cultural significance of the buildings and property proposed for designation located at 910 Locust Street; and

WHEREAS, the North Carolina Department of Cultural Resources has reviewed and commented on the proposed designation; and

WHEREAS, a public hearing on the designation of Lenox Spring as a local historic landmark was held by the Hendersonville Historic Preservation Commission on June 18th, 2025 and the following findings were made:

a. The home was constructed between 1923-1925.

b. The James P. and Hattie Gregory House is a contributing structure in the Cold Spring Park National Register of Historic Places historic district.
c. The James P. and Hattie Gregory House is a well preserved example of a craftsman style home, with important craftsman architectural features; and

WHEREAS, a public hearing on the designation of Lenox Spring as a local historic landmark was held by the City of Hendersonville City Council on July 2nd, 2025 and approved an ordinance designating the .26 Acre site of the James P. and Hattie Gregory House as a Local Landmark; and

WHEREAS, the Hendersonville City Council has taken into full consideration all statements and information presented at its public hearing on July 2nd, 2025, and considered the recommendation of the Hendersonville Historic Preservation Commission after its public hearing held on June 18th, 2025, on the question of designating the property known as the James P. and Hattie Gregory House (PIN 9569-70-9549) as a local historic landmark.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Hendersonville:

Section 1. The findings set out above are hereby amending the adoption, and all of the property known as the James P. and Hattie Gregory House and located at and adjacent to 910 Locust Street, and further described in Exhibit A, is hereby designated as a local historic landmark pursuant to Part 942 Chapter 160D of the North Carolina General Statutes and Section 28 of the Code of Ordinances of the City of Hendersonville, and is subject to the conditions and restrictions set forth therein and below:

a. The main structure and associated outbuilding, the front cut stone wall, and the stone wall in the backyard, and all of the historic acreage currently associated with the parcel (.26 acres), shall not be demolished, materially altered, restored, or removed, nor any new structure built upon the lot without a Certificate of Appropriateness issued by the Hendersonville Historic Preservation Commission.
b. The Certificate of Appropriateness shall reference the Historic Preservation Commission Design Guidelines.
c. Any application for demolition of the home or the outbuilding shall require the waiting period set forth in Part 942 of Chapter 160D of the North Carolina General Statutes.

Section 2. If any section, subsection, sentence, clause, or phrase of this ordinance is, for any reason, held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance, and each section, subsection, sentence, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

Section 3. All ordinances and clauses of ordinances in conflict herewith be and are hereby repealed, to the extent of such conflict.

Section 4. This ordinance shall be in full force and effect on the date of adoption.

Section 5. Violation of this ordinance shall be subject to the remedies set forth in Section 1-6 of the City Code, in addition to other remedies provided by law.

Adopted by the City Council at a meeting held on the 2nd day of July, 2025.

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

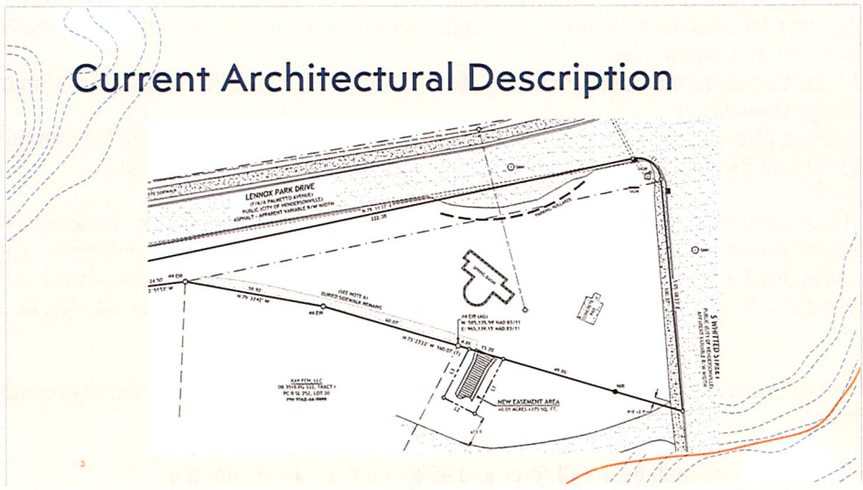
E. Landmark Nomination – Lenox Spring (25-01-LL) – *Sam Hayes, Planner II*

Sam Hayes explained that the Historic Preservation Commission initiated this landmark nomination for a city-owned property known as Lenox Spring after their last meeting.

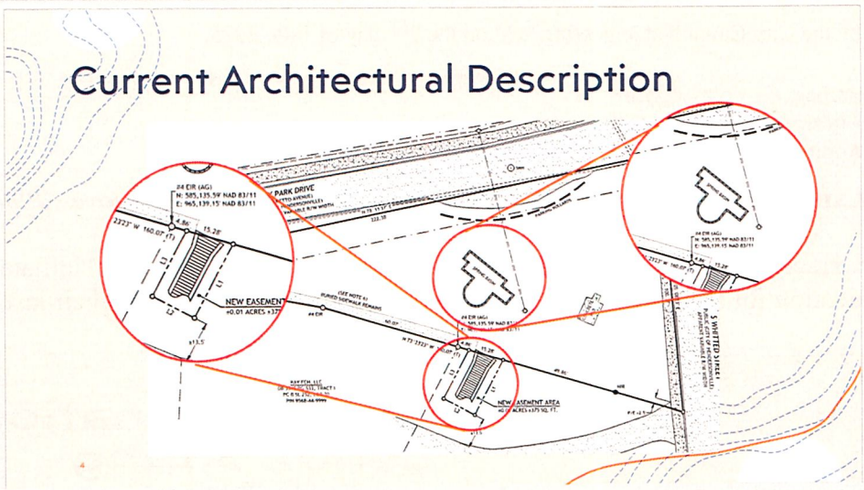




Here you can see the location of the park.



Here you can see an survey that the Historic Preservation Commission had commissioned. I'll go over the history of the park in just a minute, but I wanted to point out some of the important historic elements of the park.



Here you can see an survey that the Historic Preservation Commission had commissioned. I'll go over the history of the park in just a minute, but I wanted to point out some of the important historic elements of the park.

Historical Overview

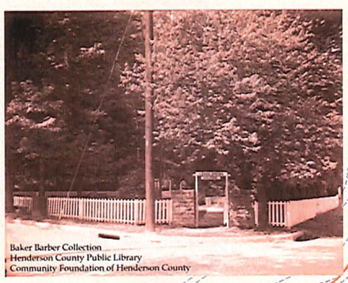
+ Period of Significance: 1917-1970
+ Platted in 1917 by real estate developer F.A. Sumner.
+ Originally platted as Columbia Park, the development was bounded by Palmetto Avenue (now Lennox Park Drive) on the north, Hebron Street on the south, and South Whitted Street on the east.
+ Spring was incorporated as its own tract.
+ Purchased by the City in 1942 establishing a public park



March 1917
Plat 3, 93 (3.262)

Description of the Site





Description:
From the French Broad Hustler article from April 18th, 1918
Steps were installed from Whitted spring to the top of the hill immediately in the rear of the spring. Concrete walks were being constructed at the time of the article.

A later documentation shows that seating and and archway were constructed.
I'll also point out that there appears to be a streetcar line in front of the stairs in this postcard.

Current Architectural Description

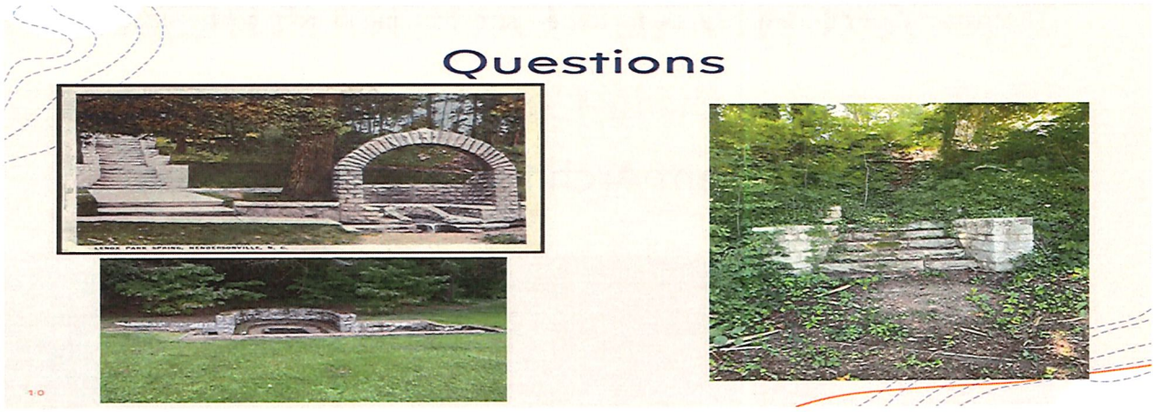




Semi-circular cut granti stone wall – 5 courses in height with flush mortar joints
Semi-circular concrete seating is set within the walls.







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

The public hearing was opened at 6:49 p.m.

Via Zoom:

Ken Fitch spoke in favor of the ordinance adoption.

The public hearing was closed at 6:50 p.m.

Council Member Lyndsey Simpson moved that City Council approve the adoption of an ordinance designating Lenox Spring (PIN 9568-55-1019) as a local historic landmark.

A unanimous vote of the Council followed. Motion carried.

Ordinance #O-25-41

AN ORDINANCE DESIGNATING PROPERTY KNOWN AS LENOX SPRING (PIN 9568-55-1019) AS A LOCAL HISTORIC LANDMARK

Re: Local Historic Landmark Designation
Property Owner: City of Hendersonville
File No: 25-01-LL

WHEREAS, pursuant to N.C. General Statutes Sections. 160D-942 and Chapter 28 of the Code of Ordinances of the City of Hendersonville, the City has the authority for designation of a local historic landmark; and

WHEREAS, Henderson County Tax Records for Parcels # 9568-55-1019, located on Lennox Park Drive and known as Lenox Spring, lists the City of Hendersonville as the property owners; and

WHEREAS, The property owners have caused to be made an investigation and report on the historic, architectural, and cultural significance of the buildings and property proposed for designation located at/adjacent to Lennox Park Drive; and

WHEREAS, the North Carolina Department of Cultural Resources has reviewed and commented on the proposed designation; and

WHEREAS, a public hearing on the designation of Lenox Spring as a local historic landmark was held by the Hendersonville Historic Preservation Commission on June 18th, 2025 and the following findings were made:

a. With stone structures first constructed around Lenox Spring in 1917, the spring is one of the few remaining springheads in City limits.
b. Lenox Spring is significant for its association with Hendersonville's tourist and social history,
c. Lenox Spring is significant in the area of cultural history for its connection to the tourism industry in early 20th century Hendersonville; and

WHEREAS, a public hearing on the designation of Lenox Spring as a local historic landmark was held by the City of Hendersonville City Council on July 2nd, 2025 and approved an ordinance designating the .18 Acre site of Lenox Spring as a Local Landmark; and

WHEREAS, the Hendersonville City Council has taken into full consideration all statements and information presented at its public hearing on July 2nd, 2025, and considered the recommendation of the Hendersonville Historic Preservation Commission after its public hearing held on June 18th, 2025, on the question of designating the property known as Lenox Spring (PIN 9568-55-1019) as a local historic landmark.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Hendersonville:

Section 1. The findings set out above are hereby amending the adoption, and all of the property known as Lenox Spring and located at and adjacent to Lennox Park Drive, and further described in Exhibit A, is hereby designated as a local historic landmark pursuant to Part 942 Chapter 160D of the North Carolina General Statutes and Section 28 of the Code of Ordinances of the City of Hendersonville, and is subject to the conditions and restrictions set forth therein and below:

a. The stone structures and all of the historic acreage currently associated with the parcel (.18 acres), shall not be demolished, materially altered, restored, or removed, nor any new structure built upon the lot without a Certificate of Appropriateness issued by the Hendersonville Historic Preservation Commission.
b. The Certificate of Appropriateness shall reference the Historic Preservation Commission Design Guidelines.
c. Any application for demolition of any stone structure shall require the waiting period set forth in Part 942 of Chapter 160D of the North Carolina General Statutes.

Section 2. If any section, subsection, sentence, clause, or phrase of this ordinance is, for any reason, held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance, and each section, subsection, sentence, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

Section 3. All ordinances and clauses of ordinances in conflict herewith be and are hereby repealed, to the extent of such conflict.
Section 4. This ordinance shall be in full force and effect on the date of adoption.

Section 5. Violation of this ordinance shall be subject to the remedies set forth in Section 1-6 of the City Code, in addition to other remedies provided by law.

Adopted by the City Council at a meeting held on the 2nd day of July, 2025.

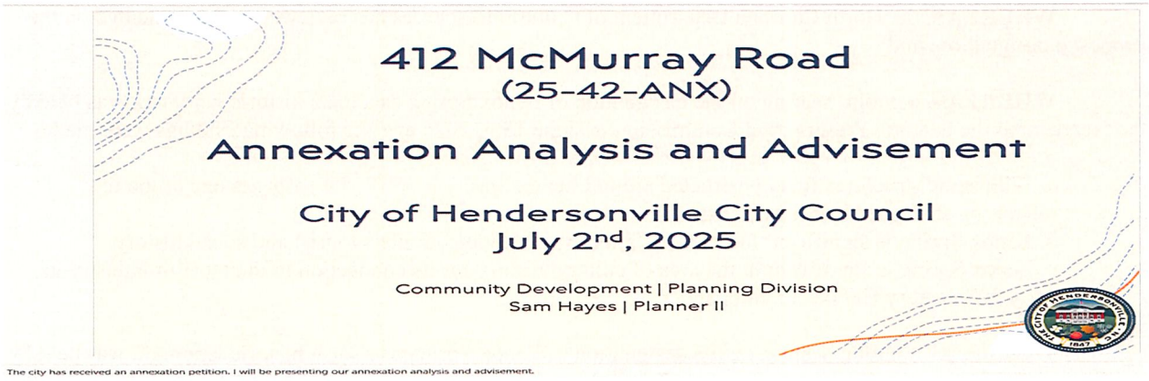
Barbara G. Volk, Mayor
Attest: /s/Jill Murray, City Clerk
Approved as to form: /s/Angela S. Beeker, City Attorney

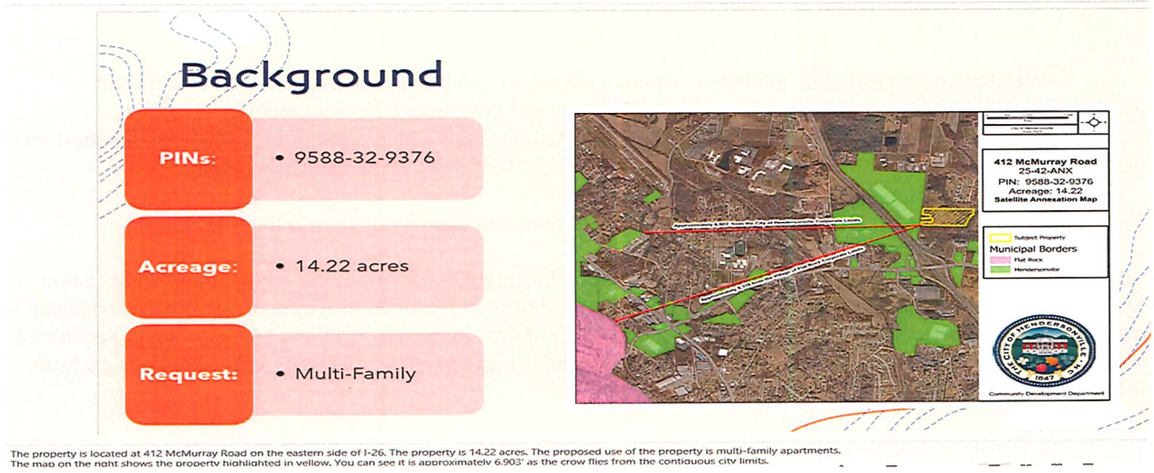
8. UNFINISHED BUSINESS

9. NEW BUSINESS

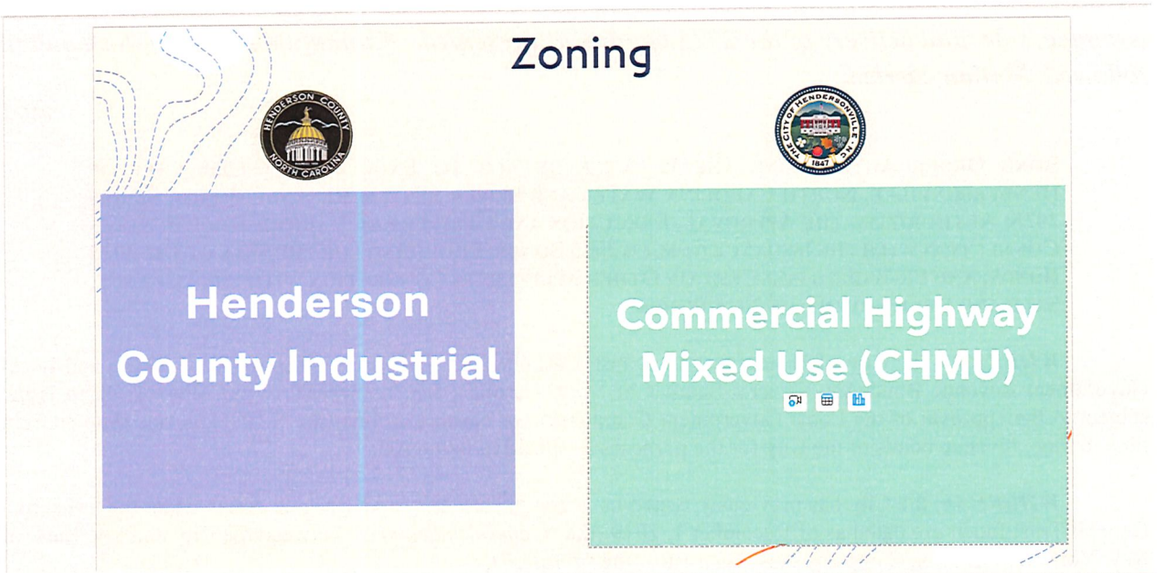
A. Annexation: Analysis and Advisement – 412 McMurray Road (25-42-ANX) – *Sam Hayes, Planner II*

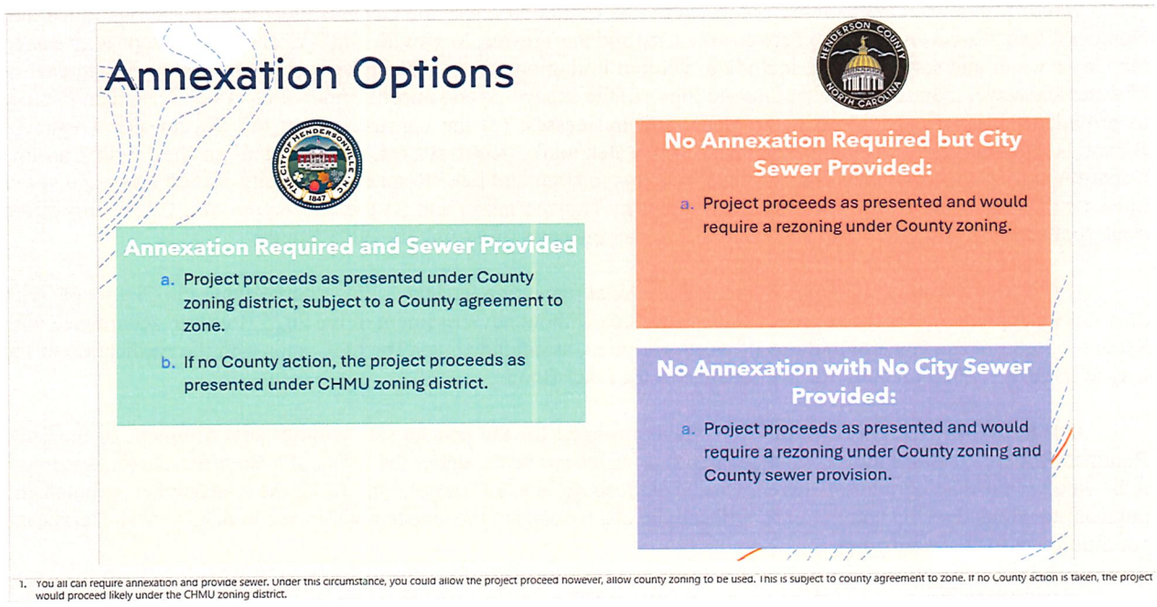
Sam Hayes explained that the City of Hendersonville has received a petition from CDP Acquisitions LLC for a satellite annexation of PIN 9588-32-9376 located at 412 McMurray Road that is approximately 14.22 acres.











Council Member Lyndsey Simpson moved that Council direct staff to move forward in reviewing the annexation petition submitted by CDP Acquisitions LLC. A unanimous vote of the Council followed. Motion carried.

B. 2025 Water & Sewer Revenue Bond Order – *Adam Murr, Budget & Evaluation Director*

Adam Murr explained that the City of Hendersonville has determined it is necessary and desirable to finance certain water and sewer system improvements related to the following projects: (1) the Water Treatment Facility 15 Million-Gallon/Day (MGD) Expansion project, (2) a portion of the Biosolids Thermal Dyer project, (3) the Wastewater Treatment Facility Residuals Storage project, (4) the Mills River Intake Scour System project, (5) the NCDOT Highland Lake Road project, (6) the CCTV Truck Acquisition project, and (7) the 110 Williams Street Water and Sewer Expansion project ("the projects"). The City intends to complete a public sale debt issuance not to exceed $11,500,000 to support the projects. The City is not required by general statute to hold a public hearing for revenue bond issuances. Staff recommends the City Council adopt the attached bond order/approving resolution, drafted by Special/Bond Counsel, Parker Poe Adams & Bernstein, LLP.

Council Member Jennifer Hensley moved that City Council approve the Bond Order authorizing the issuance of not to exceed $11,500,000 City of Hendersonville, North Carolina Water and Sewer System Revenue Bonds, Series 2025; authorizing the approval, execution, and delivery of various documents in connection with the issuance of such 2025 bonds; providing for the sale of the 2025 bonds; and providing for certain other matters in connection with the

issuance, sale, and delivery of the 2025 bonds – as presented. A unanimous vote of the Council followed. Motion carried.

#R-25-72

BOND ORDER AUTHORIZING THE ISSUANCE OF NOT TO EXCEED $11,500,000 CITY OF HENDERSONVILLE, NORTH CAROLINA WATER AND SEWER SYSTEM REVENUE BONDS, SERIES 2025; AUTHORIZING THE APPROVAL, EXECUTION AND DELIVERY OF VARIOUS DOCUMENTS IN CONNECTION WITH THE ISSUANCE OF SUCH 2025 BONDS; PROVIDING FOR THE SALE OF THE 2025 BONDS; AND PROVIDING FOR CERTAIN OTHER MATTERS IN CONNECTION WITH THE ISSUANCE, SALE AND DELIVERY OF THE 2025 BONDS

WHEREAS, the City of Hendersonville, North Carolina (the "*City*") is authorized by the State and Local Government Revenue Bond Act, General Statutes of North Carolina, Section 159-80 *et seq.* (the "*Act*"), to issue, subject to the approval of the Local Government Commission of North Carolina (the "*LGC*"), at one time or from time to time, revenue bonds of the City for the purposes as specified in the Act;

WHEREAS, the City has previously issued its water and sewer system revenue bonds under the terms of a General Trust Indenture dated as of December 1, 2019 (the "*General Indenture*") between the City and The Bank of New York Mellon Trust Company, N.A., as trustee (the "*Trustee*");

WHEREAS, the City has determined to issue its Water and Sewer System Revenue Bonds, Series 2025 (the "*2025 Bonds*") in a principal amount not to exceed $11,500,000 under the General Indenture and Series Indenture, Number 4 (the "*Series Indenture*") between the City and the Trustee, to provide funds to (1) finance improvements to the City's water and sewer system, including, without limitation (a) the replacement, improvement and maintenance of water and sewer mains, pipes and pump stations, (b) the expansion and improvement of its Water Treatment Facility to provide additional capacity to its residents and businesses, (c) the construction of the Wastewater Treatment Biosolids Thermal Dryer, (d) improvements to a water intake scour system, (e) payments to the North Carolina Department of Transportation related to improvements to Highland Lake Road of certain city-owned water and sewer lines completed by the North Carolina Department of Transportation and (f) the acquisition of a CCTV inspection truck (collectively, the "*2025 Projects*") and (2) to pay the costs of issuing the 2025 Bonds;

WHEREAS, the City Council adopted an initial resolution on May 1, 2025 authorizing the City to file with the LGC an application for the approval and private sale without advertisement of the 2025 Bonds in accordance with Section 159-85 of the General Statutes of North Carolina, as amended, and the LGC approved the application of the City at its July 1, 2025 meeting for the issuance of the 2025 Bonds;

WHEREAS, the City and the LGC have arranged for the private sale without advertisement of the 2025 Bonds to Robert W. Baird & Co., Incorporated (the "*Underwriter*"), under the terms of a Bond Purchase Agreement to be dated as the date of delivery thereof (the "*Purchase Agreement*") among the LGC, the Underwriter and the City, pursuant to which the City and the LGC will sell the 2025 Bonds to the Underwriter in accordance with the terms and conditions set forth therein; and

WHEREAS, copies of the forms of the following documents relating to the transactions described above have been or will be filed with the City and are available to the City Council:

(1) the General Indenture;

(2) the Series Indenture;

(3) the Purchase Agreement; and

(4) a Preliminary Official Statement (the "*Preliminary Official Statement*") with respect to the 2025 Bonds, which after the inclusion of certain pricing and other information will become the final Official Statement (the "*Official Statement*") relating to the 2025 Bonds.

NOW, THEREFORE, BE IT ORDERED BY THE CITY COUNCIL OF THE CITY OF HENDERSONVILLE, NORTH CAROLINA, AS FOLLOWS:

Section 1. The 2025 Bonds are hereby authorized and will be issued pursuant to the Act, the General Indenture and the Series Indenture to raise the money required, in addition to any funds which may be made available for such purpose from any other source, to (1) finance the 2025 Projects and (2) pay the costs of issuing the 2025 Bonds. The use of the proceeds of the 2025 Bonds, as described, is necessary to meet the demands of the users of the City's Water and Sewer System (as defined in the General Indenture).

Section 2. The aggregate principal amount of the 2025 Bonds authorized by this order will not exceed $11,500,000. The 2025 Bonds hereby authorized will be a special obligation of the City, secured by and paid solely from the proceeds thereof or from revenues, income, receipts and other money received or accrued by or on behalf of the City from or in connection with the operation of the City's Water and Sewer System.

Section 3. The City's issuance of the 2025 Bonds, in substantially the form to be set forth in the Series Indenture, is hereby in all respects approved and confirmed, and the provisions of the General Indenture and the Series

Indenture with respect to the 2025 Bonds are hereby approved and confirmed and are incorporated herein by reference. The proceeds from the sale of the 2025 Bonds will be deposited in accordance with the Series Indenture.

The principal of, premium, if any, and interest on the 2025 Bonds will not be payable from the general funds of the City, nor will the 2025 Bonds constitute a legal or equitable pledge, charge, lien or encumbrance upon any of its property or upon any of its income, receipts or revenues except the funds which are pledged under the General Indenture. Neither the credit nor the taxing power of the State of North Carolina or the City are pledged for the payment of the principal of, premium, if any, purchase price or interest on the 2025 Bonds, and no holder of the 2025 Bonds has the right to compel the exercise of the taxing power by the State of North Carolina or the City or the forfeiture of any of its property in connection with any default thereon.

Section 4. The form and content of the Series Indenture, including the exhibits thereto, are hereby in all respects approved and confirmed. The Mayor, the City Manager, the Assistant City Manager, the City Attorney, the Finance Director and the City Clerk, including anyone serving as such in an interim capacity, and their respective designees (collectively, the "*Authorized Officers*"), are hereby authorized, empowered and directed, individually or collectively, to execute and deliver the Series Indenture for and on behalf of the City, including necessary counterparts, in substantially the form and content presented to the City, but with such changes, modifications, additions or deletions therein as they may deem necessary, desirable or appropriate, their execution thereof to constitute conclusive evidence of the City Council's approval of any and all such changes, modifications, additions or deletions therein. From and after the execution and delivery of the Series Indenture, the Authorized Officers are hereby authorized, empowered and directed, individually or collectively, to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of the General Indenture and the Series Indenture as executed. The Trustee is hereby appointed as Registrar and Paying Agent under the Series Indenture.

Section 5. The 2025 Bonds will be sold to the Underwriter pursuant to the terms of the Purchase Agreement. The form and content of the Purchase Agreement are in all respects approved and confirmed, and the Authorized Officers are hereby authorized, empowered and directed to execute and deliver the Purchase Agreement for and on behalf of the City, including necessary counterparts, in substantially the form and content presented to the City, but with such changes, modifications, additions or deletions therein as they may deem necessary, desirable or appropriate, their execution thereof to constitute conclusive evidence of the City's approval of any and all such changes, modifications, additions or deletions therein. From and after the execution and delivery of the Purchase Agreement, the Authorized Officers are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of the Purchase Agreement as executed.

Section 6. The form, terms and content of the Preliminary Official Statement are in all respects authorized, approved and confirmed, and the use of the Preliminary Official Statement and the Official Statement by the Underwriter, in connection with the sale of the 2025 Bonds with investors is hereby in all respects authorized, approved and confirmed. The Mayor, City Manager, the Assistant City Manager and the Finance Director of the City are hereby each authorized, empowered and directed to deliver the Official Statement for and on behalf of the City in substantially the form and content of the Preliminary Official Statement presented to the City Council but with such changes, modifications, additions or deletions therein as they may deem necessary, desirable or appropriate.

Section 7. The City Manager, the Assistant City Manager and the Finance Director of the City, or their respective designees, are each hereby authorized to execute a tax certificate to comply with Section 148 of the Internal Revenue Code of 1986, as amended, and the applicable regulations promulgated thereunder.

Section 8. No stipulation, obligation or agreement contained in this Bond Order or contained in the 2025 Bonds, the General Indenture, the Series Indenture, the Purchase Agreement, or any other instrument related to the issuance of the 2025 Bonds is a stipulation, obligation or agreement of any officer, agent or employee of the City in his or her individual capacity, and no such officer, agent or employee is personally liable on the 2025 Bonds or be subject to personal liability or accountability by reason of the issuance thereof.

Section 9. The Authorized Officers are hereby authorized, empowered and directed to do any and all other acts and to execute any and all other documents, which they, in their discretion, deem necessary and appropriate in order to consummate the transactions contemplated by (1) this Bond Order, (2) the General Indenture, (3) the Series Indenture and (4) the Purchase Agreement (collectively, the "*Instruments*"), except that none of the above is hereby authorized or empowered to do anything or execute any document which is in contravention, in any way, of (a) the specific provisions of the Instruments, (b) any agreement to which the City is bound, (c) any rule or regulation of the City or (d) any applicable law, statute, ordinance, rule or regulation of the United States of America or the State of North Carolina.

Section 10. The Authorized Officers are hereby authorized, empowered and directed to prepare and furnish, when the 2025 Bonds are issued, certified copies of all the proceedings and records of the City Council relating to the 2025 Bonds, and such other affidavits, certificates and documents as may be required to show the facts relating to the legality and marketability of the 2025 Bonds as such facts appear on the books and records in such party's custody and control or as otherwise known to them; and all such certified copies, certificates, affidavits and documents, including any heretofore furnished, constitute representations of the City as to the truth of all statements contained therein.

From and after the execution and delivery of the documents hereinabove authorized, the Authorized Officers, or their respective designees, are hereby authorized, empowered, and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of said documents as executed, and are further authorized to take any and all further actions to execute and deliver any and all other

documents as may be necessary in the issuance and on-going administration of the 2025 Bonds.

Section 11. All acts and doings of the Authorized Officers previously taken and required to be taken in the future that are in conformity with the purposes and intent of this Bond Order and in furtherance of the issuance of the 2025 Bonds, the execution, delivery and performance of the Series Indenture and the Purchase Agreement described herein are hereby in all respects ratified, approved and confirmed. Any provision in this Bond Order that authorizes more than one Authorized Officer to take certain actions will apply to the respective designees of the Authorized Officers, including any person serving in an interim capacity, and will be read to permit such persons to take the authorized actions either individually or collectively.

Section 12. If any one or more of the covenants, agreements or provisions contained in this Bond Order is held contrary to any express provision of law or contrary to the policy of express law, though not expressly prohibited, or against public policy, or is for any reason whatsoever held invalid, then such covenants, agreements or provisions will be null and void and will be deemed separable from the remaining agreements and provisions and will in no way affect the validity of any of the other agreements and provisions of this Bond Order or of the 2025 Bonds authorized hereunder.

Section 13. All resolutions or parts thereof of the City Council in conflict with the provisions herein contained are, to the extent of such conflict, hereby superseded and repealed.

Section 14. This Bond Order is effective immediately on its adoption and pursuant to Section 159-88 of the General Statutes of North Carolina, as amended, need not be published or subjected to any procedural requirements governing the adoption of ordinances or resolutions by the City Council other than the procedures set out in the Act.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 2nd day of July, 2025.

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

10. CITY MANAGER REPORT

In accordance with North Carolina General Statute (NCGS) 159-13(b) it is required that all expenditures resulting from a contingency appropriation budget be reported to the governing board at its next regular meeting and recorded in the minutes.

NCGS 159-15 permits the Budget Officer (City Manager), to transfer budget from one appropriation to another within the same fund, provided any such transfers are reported to the Governing Board. The City of Hendersonville refers to transfers of budget from one appropriation to another within the same fund as a "budget adjustment." City Council authorizes budget adjustments each year with the adoption of the annual budget ordinance (SECTION 4).

This agenda item serves to fulfill the reporting requirements of both NCGS 159-13(b) and 159-15 by providing City Council a summary of all amendments and adjustments occurring thus far in the fiscal year.

FISCAL YEAR 2024 - 2025 (FY25) BUDGET AMENDMENTS AND ADJUSTMENTS			Completed / Proposed	Corrected / Denied	
ACCOUNT NUMBER	ACCOUNT DESCRIPTION	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET
060-7155-534000	Non-Capital Equipment	10,000	-	10,000	-
060-7155-524030	R&M Trucks	40,000	10,000		50,000
060-7155-554001	Capital Outlay Other Than	111,000	-	35,000	76,000
060-7155-524030	R&M Trucks	50,000	35,000		85,000
010-0000-534999	Contingency	86,514	-	1,685	84,829
010-1300-502091	Worker's Comp. Insurance	31,460	1,240	-	32,700
010-1400-502091	Worker's Comp. Insurance	45,232	300	-	45,532
010-1521-502091	Worker's Comp. Insurance	2,577	145	-	2,722

DESCRIPTION	APPROVED	TYPE	AMENDMENT NUMBER
Vactor Truck Repairs	yes	Adjustment	6/3/2025
Vactor Truck Repairs	yes	Adjustment	6/3/2025
Vactor Truck Repairs	yes	Adjustment	6/3/2025
Vactor Truck Repairs	yes	Adjustment	6/3/2025
Worker's Comp 05/31 Invoice	yes	Adjustment	6/4/2025
Worker's Comp 05/31 Invoice	yes	Adjustment	6/4/2025
Worker's Comp 05/31 Invoice	yes	Adjustment	6/4/2025
Worker's Comp 05/31 Invoice	yes	Adjustment	6/4/2025

11. CITY COUNCIL COMMENTS - None

12. CLOSED SESSION

Council Member Lyndsey Simpson moved that City Council enter closed session pursuant to NCGS § 143-318.11 (a) (1) and (4) to prevent the disclosure of information that is privileged or confidential pursuant to the law of this State or of the United States, or not considered a public record within the meaning of Chapter 132 of the General Statutes and to discuss matters relating to the location or expansion of industries or other businesses in the area served by the public body, including agreement on a tentative list of economic development incentives that may be offered by the public body in negotiations

13. ADJOURN

City Council entered closed session at 6:59 p.m.

There being no further business, closed session adjourned at 7:04 p.m.

There being no further business, the meeting adjourned at 7:04 p.m. upon unanimous assent of the Council.

Barbara G. Volk, Mayor

ATTEST:

Jill Murray, City Clerk