CITY OF HENDERSONVILLE
CITY COUNCIL SECOND MONTHLY MEETING
Operations Center Assembly Room | 305 Williams St. | Hendersonville, NC 28792
Wednesday, September 24, 2025 – 4:00 PM

AGENDA

1. **CALL TO ORDER**

2. **CONSIDERATION OF AGENDA**

3. **CONSENT AGENDA** - *Items are considered routine, noncontroversial in nature and are considered approved by a single motion and vote.*

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

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

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

   D. Henderson County Tax Adjustments -*Amanda Lofton, Deputy Tax Collector*

4. **PRESENTATIONS**

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

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

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

5. **NEW BUSINESS**

6. **ADJOURN**

The City of Hendersonville is committed to providing accessible facilities, programs and services for all people in compliance with the Americans with Disabilities Act (ADA). Should you need assistance or an accommodation for this meeting please contact the City Clerk no later than 24 hours prior to the meeting at 697-3005.

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: Brandon Mundy, Public Works Superintendent- Environmental Services, Streets & Traffic

MEETING DATE: September 24, 2025

AGENDA SECTION: CONSENT

DEPARTMENT: Public Works

TITLE OF ITEM: Resolution to Approve No Parking on S Whitted St from Dale St to Hebron Rd – *Brandon Mundy, Public Works Superintendent- Environmental Services, Streets & Traffic*

SUGGESTED MOTION(S):

I move City Council to approve No Parking on both sides of the street on S Whitted from Dale St to Hebron Rd.

SUMMARY: Public Works is requesting that no parking on both sides of S Whitted from Dale St to Hebron Rd for the safety of the traveling public. There have been issues since the opening of the Trail Side Brewing of people parking in the roadway and making it dangerous for motorists and pedestrians to navigate. The roadway is 24ft wide and with cars parked on the sides is leaving an 8ft travel lane that is difficult for vehicles to navigate. The standard is two 10ft travel lanes for roadways, so there is no room for parking on either side of the road.

ATTACHMENTS:

Resolution #R-25-93

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

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

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

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

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

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

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

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

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

Attest:

_____
Jennifer Hensley, Mayor Pro Tem
City of Hendersonville

_____
Jill Murray, City Clerk

Approved as to form:

_____
Angela S. Beeker, City Attorney

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: Devin Owen **MEETING DATE:** September 24, 2025

AGENDA SECTION: Consent Agenda **DEPARTMENT:** Utilities

TITLE OF ITEM: Resolution to Apply for State Revolving Funds to Support the Wastewater Treatment Facility Flood Mitigation Project – *Devin Owen, Utilities Engineer*

SUGGESTED MOTION(S):

I move City Council to adopt the Resolution By the City Council to Apply for State Revolving Funds to Support the Wastewater Treatment Facility Flood Mitigation Project.

SUMMARY:

The North Carolina Department of Environmental Quality (NCDEQ) Division of Water Infrastructure (DWI) is accepting State Revolving Fund (SRF) low-interest loan and/or grant applications by September 30, 2025 for water and wastewater projects. Staff is recommending applying for a SRF low-interest loan to fund the Wastewater Treatment Facility (WWTF) Flood Mitigation Project. A resolution by the Utility governing board, Hendersonville City Council, is required for the funding application.

BUDGET IMPACT: N/a

Is this expenditure approved in the current fiscal year budget? Project is allocated within a CPO and within the Utility Capital Improvement Plan.

If no, describe how it will be funded.

ATTACHMENTS:

1. Resolution

Resolution # -____

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

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

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

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

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

1. That the City of Hendersonville, the Applicant, will arrange financing for all remaining costs of the project, if approved for a State loan and/or grant award.

2. That the Applicant will provide for efficient operation and maintenance of the project on completion of construction thereof.

3. That the Applicant will adopt and place into effect on or before completion of the project a schedule of fees and charges and other available funds which will provide adequate funds for proper operation, maintenance, and administration of the system and the repayment of all principal and interest on the debt.

4. That the governing body of the Applicant agrees to include in the loan agreement a provision authorizing the State Treasurer, upon failure of the City of Hendersonville to make a scheduled repayment of the loan, to withhold from the City of Hendersonville any State funds that would otherwise be distributed to the local government unit in an amount sufficient to pay all sums then due and payable to the State as a repayment of the loan.

5. That Adam Steurer, Utilities Director, the Authorized Representative and successors so titled, is hereby authorized to execute and file an application on behalf of the Applicant with the State of North Carolina for a loan and/or grant to aid in the study of or construction of the project described above.

6. That the Authorized Representative, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the project: to make the assurances as contained above; and to execute such other documents as may be required in connection with the application.

7. That the Applicant has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, ordinances, and funding conditions applicable to the project and to Federal and State grants and loans pertaining thereto.

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

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

_____
Jill Murray, City Clerk

Approved as to form:

_____
Angela S. Beeker, City Attorney

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: Devin Owen **MEETING DATE:** September 24, 2025

AGENDA SECTION: Consent Agenda **DEPARTMENT:** Utilities

TITLE OF ITEM: Resolution to Apply for State Revolving Funds to Support the Water Treatment Facility Sludge Transfer and Backwash Pump Upgrade Project – *Devin Owen, Utilities Engineer*

SUGGESTED MOTION(S):

I move City Council to adopt the Resolution By the City Council to Apply for State Revolving Funds to Support the Water Treatment Facility Sludge Transfer and Backwash Pump Upgrade Project.

SUMMARY:

The North Carolina Department of Environmental Quality (NCDEQ) Division of Water Infrastructure (DWI) is accepting State Revolving Fund (SRF) low-interest loan and/or grant applications by September 30, 2025 for water and wastewater projects. Staff is recommending applying for a SRF low-interest loan to fund the Water Treatment Facility (WTF) Sludge Transfer and Backwash Pump Upgrade Project. A resolution by the Utility governing board, Hendersonville City Council, is required for the funding application.

BUDGET IMPACT: N/a

Is this expenditure approved in the current fiscal year budget? Project is allocated within a CPO and within the Utility Capital Improvement Plan.

If no, describe how it will be funded.

ATTACHMENTS:

1. Resolution

Resolution # -____

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

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

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

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

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

1. That the City of Hendersonville, the Applicant, will arrange financing for all remaining costs of the project, if approved for a State loan and/or grant award.

2. That the Applicant will provide for efficient operation and maintenance of the project on completion of construction thereof.

3. That the Applicant will adopt and place into effect on or before completion of the project a schedule of fees and charges and other available funds which will provide adequate funds for proper operation, maintenance, and administration of the system and the repayment of all principal and interest on the debt.

4. That the governing body of the Applicant agrees to include in the loan agreement a provision authorizing the State Treasurer, upon failure of the City of Hendersonville to make a scheduled repayment of the loan, to withhold from the City of Hendersonville any State funds that would otherwise be distributed to the local government unit in an amount sufficient to pay all sums then due and payable to the State as a repayment of the loan.

5. That Adam Steurer, Utilities Director, the Authorized Representative and successors so titled, is hereby authorized to execute and file an application on behalf of the Applicant with the State of North Carolina for a loan and/or grant to aid in the study of or construction of the project described above.

6. That the Authorized Representative, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the project: to make the assurances as contained above; and to execute such other documents as may be required in connection with the application.

7. That the Applicant has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, ordinances, and funding conditions applicable to the project and to Federal and State grants and loans pertaining thereto.

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

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

_____
Jill Murray, City Clerk

Approved as to form:

_____
Angela S. Beeker, City Attorney

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: Amanda Lofton **MEETING DATE:** 11/24/2025

AGENDA SECTION: CONSENT **DEPARTMENT:** Finance

TITLE OF ITEM, Presenter Name, Title: Henderson County Tax Adjustments -*Amanda Lofton, Deputy Tax Collector*

SUGGESTED MOTION(S): I move that City Council resolve to direct and authorize the tax releases submitted by Henderson County Tax Collector as presented and relieve the Henderson County Tax Collector and the Deputy Tax Collectors of the charges owed.

SUMMARY:

The Deputy Tax Collector, Amanda Lofton, would like to submit for your approval the tax bill adjustments occurring between August 1, 2025 and August 30, 2025. These adjustments include all Discoveries, Releases, Refunds, and Forgiven Interest. These adjustments were provided by Henderson County Tax Department. Documentation is available in the Tax Office.

BUDGET IMPACT: $ 0.00

Is this expenditure approved in the current fiscal year budget? YES

If no, describe how it will be funded.

PROJECT NUMBER: N/A **PETITION NUMBER:** N/A

ADDITIONAL PETITION NUMBER: N/A

PETITIONER NAME: N/A

ATTACHMENTS:

Summary Total of Tax Adjustments

NCPTS Pending Release/Refund Report. Tuesday, August 19, 2025*

TAX DISTRICT	OWNER	ABSTRACT	NOTE	VALUE CHANGE	ADJ. NUMBER	DISTRICT CODE	LEVY TYPE	BILLED	PAID	RELEASE
CITY OF HENDERSONVILLE	BOYNTON, WAYNE	0000537046-2025-2025-0000	VOIDED THIS MOBILE HOME WAS DESTROYED IN HELENE- (PICTURES ARE SCANNED IN BELOW) A TREE FELL ON THE MOBILE AND MR BOYNTON HAD TO BE CUT OUT OF HIS HOME.	($3,364)	9364	JURSC10	TAX	$17.49	$0.00	$17.49
							LATE LIST FEE	$1.75	$0.00	$1.75
							TOTAL:			$19.24
									ABSTRACT TOTAL:	$19.24
		OWNER TOTAL:		**$0**						**$19.24**
	HOME CREDIT CORPORATION	0003088043-2025-2025-0000	MEGAN CALDWELL CALLED AND EXPLAINED BUSINESS WAS FLOODED BY HURRACANE HELENE. TP TO COMPLETE INFORMAL APPEAL FORM AND SUBMITT TO OUR OFFICE.	($6,483)	9344	JURSC10	TAX	$33.71	$0.00	$33.71
							LATE LIST FEE	$0.00	$0.00	$0.00
							TOTAL:			$33.71
									ABSTRACT TOTAL:	$33.71
		OWNER TOTAL:		**$0**						**$33.71**
	TAYLOR, ELIZABETH BELL	0003119066-2025-2025-0000	VOIDED 12/31/24. TL WAS STOLEN IN OCTOBER, 2024. POLICE REPORT PROVIDED.	($2,632)	9336	JURSC10	TAX	$13.69	$0.00	$13.69
							LATE LIST FEE	$1.37	$0.00	$1.37
							TOTAL:			$15.06
									ABSTRACT TOTAL:	$15.06
		OWNER TOTAL:		**$0**						**$15.06**
	DISTRICT TOTAL:			**($12,479)**						**$68.01**

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: John Connet, City Manager **MEETING DATE:** 09/24/2025

AGENDA SECTION: PRESENTATION **DEPARTMENT:** Administration

TITLE OF ITEM: Whitmire Recreation Center and Patton Park Repair Update – *Brian Pahle, Deputy City Manager and Richard Shook, Civil Engineer*

SUGGESTED MOTION(S):

NA

SUMMARY:

Brian and Richard will give the City Council an update on the schematic designs for the Whitmire Recreation Center and Patton Pool Repairs/Upgrades. We will ask City Council to provide some general direction on how to proceed with the projects.

BUDGET IMPACT: $ TBD

Is this expenditure approved in the current fiscal year budget? NA

If not, describe how it will be funded. NA

ATTACHMENTS:

None

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: John Connet, City Manager **MEETING DATE:** 09/24/25

AGENDA SECTION: PRESENTATION **DEPARTMENT:** Administration

TITLE OF ITEM: Presentation Regarding General Obligation Bond for Transportation – *Brian Pahle, Deputy City Manager*

SUGGESTED MOTION(S):

NA

SUMMARY:

Staff are preparing for a general obligation bond referendum for next March. The bond proceeds will be used to fund transportation (road, street, sidewalk, pedestrian, etc.) improvements. The referendum is scheduled for the March primary election.

BUDGET IMPACT: $ 10 million

Is this expenditure approved in the current fiscal year budget? No

If not, describe how it will be funded. Bonds will be sold in future fiscal years.

ATTACHMENTS:

None

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: John Connet, City Manager **MEETING DATE:** 09/24/25

AGENDA SECTION: PRESENTATION **DEPARTMENT:** Administration

TITLE OF ITEM: Hurricane Helene Update – *Brian Pahle, Deputy City Manager*

SUGGESTED MOTION(S):

NA

SUMMARY:

Brian and team will provide a Hurricane Helene Update and discuss our celebration plans.

BUDGET IMPACT: $ TBD

Is this expenditure approved in the current fiscal year budget? NA

If not, describe how it will be funded.

ATTACHMENTS:

None