CITY OF HENDERSONVILLE
CITY COUNCIL REGULAR MEETING
Operations Center Assembly Room | 305 Williams St. | Hendersonville, NC 28792
Thursday, December 04, 2025 – 5:45 PM

AGENDA

1. **CALL TO ORDER**

2. **INVOCATION AND 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.*

4. **CONSIDERATION OF AGENDA**

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

   A. Approval of Minutes - *Jill Murray, City Clerk*

      November 6, 2025 Regular Meeting

   B. Resolution to Accept Portion of East Allen Street into the City Street Maintenance System – *Daniel Heyman, Assistant City Attorney*

   C. Memorandum of Agreement with NCLM for Disaster Recovery Services - *Adam Murr, Budget & Evaluation Director*

   D. Adoption of Strategic Housing Plan – *Angela Beeker, City Attorney*

   E. Reclassification of the ERP Business Analyst position to Software Developer position, *Jennifer Harrell, HR Director*

   F. Resolution to Appoint Designated Agents for a Hazard Mitigation Grant Program Application to Support the Wastewater Treatment Facility Flood Mitigation Project – *Devin Owen, Utilities Engineer*

   G. Approval of Utility Revenue Manager, Utility Billing Team Leader, and Customer Service Team Leader Positions – *Krystal Powell, Finance Director*

   H. Property Tax Pending Releases and Refunds -*Tammy Heide, Deputy Tax Collector*

   I. Resolution to Support the Wastewater Treatment Facility Flood Mitigation Project by affirming project alignment with the South Mountains Regional Hazard Mitigation Plan – *Devin Owen, Utilities Engineer*

   J. FY25 System Development Fee Capital Reserve Fund Ordinance Amendment – *Adam Murr, Budget & Evaluation Director*

K. Monthly Property Tax Collector's Report -*Tammy Heide, Deputy Tax Collector*

L. December Project Ordinances and Reimbursement Resolutions – *Jennifer Floyd, Management Analyst*

M. December 2025 Budget Amendments – *Jennifer Floyd, Management Analyst*

N. Patton Park and Whitmire Design Contracts – *Brian Pahle, Deputy City Manager & Richard Shook, PE, Civil Engineer*

O. Approval to Declare and Sell Surplus- *Logan Hickey*

P. Request for approval to accept the Small Business Infrastructure Grant Program for Cane Creek Industrial Park Redundant Waterline Connection. - *Blake Fulgham, Management Analyst II*

Q. Request for approval to accept the Small Business Infrastructure Grant Program for the 7th Avenue E Sidewalk and Storm Drainage Restoration Project. - *Blake Fulgham, Management Analyst II*

6. PRESENTATIONS

A. Hendersonville Police Department Honors Lieutenant Matt Capps for FBI National Academy Graduate - *Blair Myhand, Police Chief*

B. NC-APA Marvin Collins Outstanding Plan Award for the Gen H Comprehensive Plan – *Matthew Manley, AICP and Lew Holloway.*

7. PUBLIC HEARINGS

A. 2025 General Obligation (GO) Transportation Bond Order Public Hearing, Adoption of Bond Order and Resolution Setting a Special Bond Referendum and Notification of the Henderson County Board of Elections
- *Adam Murr, Budget & Eval. Director*

B. Rezoning: Standard Rezoning –Locust St Small Area Rezoning | 25-78-RZO – *Matthew Manley, AICP | Long-Range Planning Manager*

C. Zoning Text Amendment: Elimination of Waiting Period (25-80-ZTA) – *Matthew Manley, AICP – Long-Range Planning Manager*

D. Zoning Text Amendment: C-4 Upzoning Update (25-76-ZTA) – *Matthew Manley, AICP – Long-Range Planning Manager*

E. Landmark Nomination – Ewbank-Whitmire House (25-03-LL) – *Sam Hayes, Planner II*

F. Landmark Nomination – The Waverly (25-04-LL) – *Sam Hayes, Planner II*

G. Landmark Nomination – McKeithan-Rogers House (25-05-LL) – *Sam Hayes, Planner II*

8. NEW BUSINESS

A. Request by City Manager to Convert Diversity and Inclusion Committee to Citizens Advisory Committee – *John Connet, City Manager*

B. Comprehensive Stormwater Master Plan Update – *Michael Huffman, Stormwater Director*

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

D. Dogwood Hotel RFP – *Brian Pahle, Deputy City Manager*

E. FY27-FY29 Strategic Plan Update – *Brian Pahle, Deputy City Manager*

F. Approval of the 2026 Annual Schedule of Meetings for City Council - *Jill Murray, City Clerk*

9. BOARDS/COMMISSIONS/COMMITTEE APPOINTMENTS

A. Term Renewals and Vacancies - *Jill Murray, City Clerk*

Environmental Sustainability Board
Historic Preservation Committee
Planning Board
Tree Board

B. IMD Multimodal Planning Program New Bicycle Plan Grant - *Blake Fulgham, Management Analyst II-Strategy & Performance*

10. CITY MANAGER REPORT - John F. Connet, City Manager

A. November 2025 Contingency and Adjustment Report – *John Connet, City Manager*

11. CITY COUNCIL COMMENTS

12. CLOSED SESSION

A. Closed Session – *John Connet, City Manager and Angie Beeker, City Attorney*

13. 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.