CITY OF HENDERSONVILLE
CITY COUNCIL REGULAR MEETING
Operations Center Assembly Room | 305 Williams St. | Hendersonville, NC 28792
Thursday, March 05, 2026 – 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*

      February 5, 2026 Regular Meeting

      February 25, 2026 Second Monthly Meeting

      February 26, 2026 Budget Retreat Part 1

      February 27, 2026 Budget Retreat Part 2

   B. March 2026 Budget Amendments – *Jennifer Floyd, Management Analyst*

   C. Purchase of 2027 Spartan/Smeal 77' RM Ladder Fire Apparatus- *Logan Hickey, Procurement & Contract Administrator and Justin Ward, Fire Chief*

   D. Monthly Tax Collector's Report (January) -*Tammy Heide, Deputy Tax Collector*

   E. Approval of donating 75 giftcards for use at Laura E. Corn Mini Golf Course to Children & Family Resource Center - *Caitlyn Gendusa, Public Works Superintendent, Sustainability Manager*

6. **PRESENTATIONS**

   A. Environmental Sustainability Board Hendo Green Partnership Program - *Jill Carter, Member*

   B. HPD Resolution for Service Side Arm and Badge - *Blair Myhand, Police Chief*

   C. MVP Quarterly and Annual - John Connet, *City Manager*

7. PUBLIC HEARINGS

A. Annexation: Public Hearing-Signal Hill Townhomes (26-97-ANX) – *Sam Hayes – Planner II*

8. NEW BUSINESS

A. USA 250th Birthday /July 4th Parade – *John Connet, City Manager*

B. GO Bond Update – *John Connet, City Manager*

9. BOARDS AND COMMITTEES

A. Consideration of a Vacancy Appointment to the Environmental Sustainability Board

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

A. February 2026 Contingency and Adjustment Report – *John Connet, City Manager*

B. Mayor's Memories - John Connet, City Manager

11. CITY COUNCIL COMMENTS

12. CLOSED SESSION

A. Closed Session - *John Connet, City Manager*

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.

MINUTES

February 5, 2026

REGULAR MEETING OF THE CITY COUNCIL

CITY OPERATIONS CENTER | 305 WILLIAMS ST. | 5:45 p.m.

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

Staff Present: City Manager John Connet, Deputy City Manager Brian Pahle, City Attorney Angela Beeker, Budget & Evaluation Director Adam Murr, Communications Coordinator Brandy Heatherly, IT Manager Jay Heatherly, and others

Absent: City Clerk Jill Murray

1. CALL TO ORDER

Mayor Volk called the meeting to order at 5:45p.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.

Assistant City Manager Brian Pahle began with some presentations for Chief D. James Miller who is retiring after 35 years as a firefighter.

First, he introduced Kyle Laughter from the Office of US Senator Ted Bud who read a note from the Senator that read "Dear Chief Miller, congratulations on your retirement with more than three decades of distinguished service in the fire and emergency response profession. Since entering the fire service in 1991 you have had an exceptional career marked by professionalism, courage, and leadership. From your early service as a firefighter and an EMT to your work in special operations, urban search and rescue, hazardous materials response, and incident management, you consistently answered the call to serve. After joining the Hendersonville Fire Department as Deputy Chief in 2016 and being sworn in as Fire Chief in March 2020, you lead the department to significant accomplishments and your steady leadership during and after Hurricane Helene, exemplify the highest standards of public service to the Hendersonville community. Your commitment to education, preparedness, and service beyond the department, including your continued involvement with Edneyville Fire and Rescue, reflects a career not only devoted to excellence but to giving back. I also wish to recognize the support of your wife Morgan and your six adult children whose sacrifices have been a central part of your service. You leave behind a stronger department and a safe city. On behalf of North Carolina, thank you for your service and best wishes for your well-earned retirement. On a personal note, Mr. Laughter thanked Chief Miller for being such a wonderful neighbor to his parents for so many years.

Next, Mr. Pahle introduced the command staff of the Hendersonville Fire Department who presented Chief Miller with a plaque of recognition.

Next, Mr. Pahle presented Chief Miller with a Resolution of Respect and Appreciation.

Resolution

Of Respect and Appreciation for

Fire Chief D. James Miller

WHEREAS, FIRE CHIEF DARREN JAMES MILLER (CHIEF MILLER), began his career in the fire service in 1991, serving the public for 35 years as a firefighter; and

WHEREAS, CHIEF MILLER held a variety of positions in the fire service including Firefighter, EMT, Paramedic, Lieutenant, Administrative Captain, Battalion Chief, and Assistant Chief, with specializations as a Type 2 Urban Search and Rescue Team Officer, Hazardous Materials Technician, Special Operations Toxicological Paramedic, and Gold Team member of a Division of Forestry Incident Management Team; and

WHEREAS, CHIEF MILLER began his service to the City of Hendersonville on August 1st, 2016, as Deputy Fire Chief, and was later promoted to Fire Chief on March 5th, 2020; and

WHEREAS, CHIEF MILLER served a distinguished career with the City of Hendersonville, elevating and improving the Fire Department in numerous ways, including:

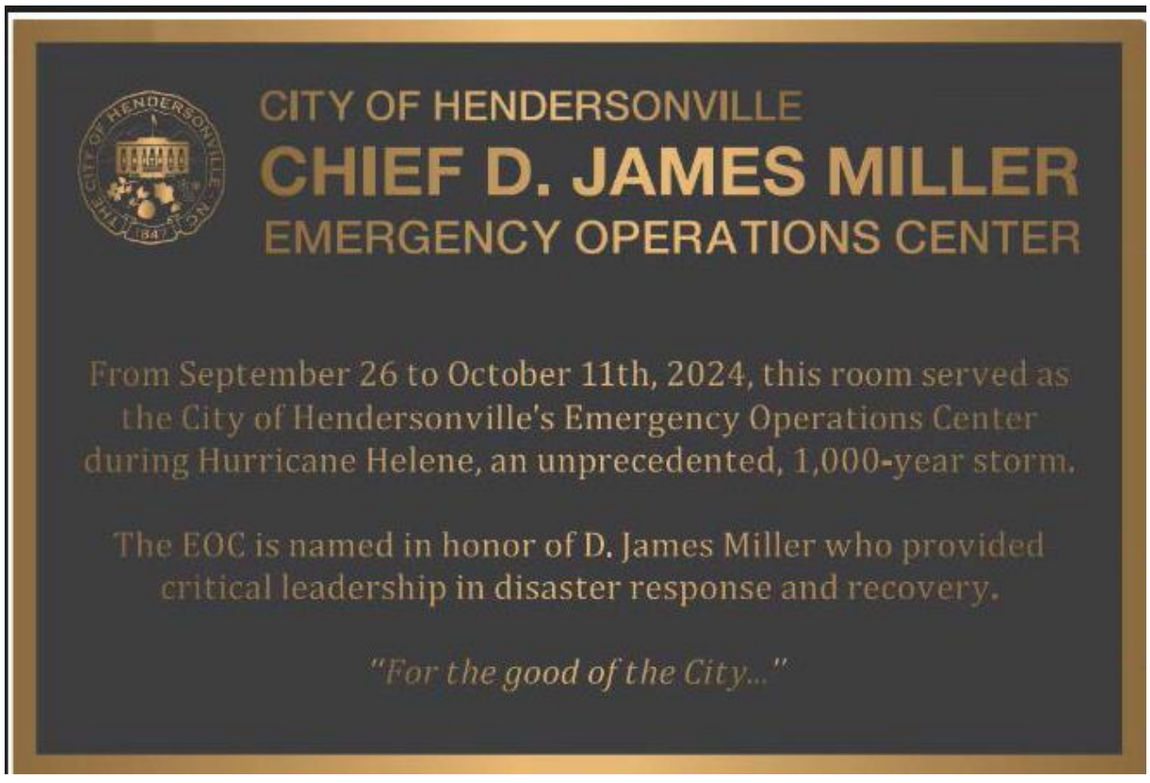
1. Designation as an ISO Class 1 agency rating, the highest possible Public Protection Classification awarded to fire departments, representing superior fire suppression capabilities and a level that less than 1% of fire departments across the nation are able to achieve.
2. The oversight and construction of the City's headquarter station, Fire Station #1, which served as the City's Emergency Operations Center during the historic tropical storm Helene.
3. Planning and replacement of Engines 9-1, Engine 9-2, and Tower 9-1.
4. Planning and purchase of Engine 9-3, in conjunction with the establishment of a third engine company, hiring twelve (12) new firefighters, establishing Battalion Chiefs, and ultimately improving the City's reliability measure to greater than 90%.
5. Creating strong relationships with our neighboring departments, internal departments and staff, and creating succession plans for advancement within our staff; and

WHEREAS, CHIEF MILLER has been an example leader for the City of Hendersonville, always keeping the best interests of the City at the forefront, and has provided tremendous value to all City stakeholders.

NOW, THEREFORE, be it resolved by the City Council of the City of Hendersonville that:

1. The Fire Station #1 Training Room be renamed, in appreciation of CHIEF MILLER'S sound leadership throughout Tropical Storm Helene and his 10 years of service to the City of Hendersonville, its staff, residents, businesses, and visitors, to the CHIEF D. JAMES MILLER EMERGENCY OPERATIONS CENTER; and
2. This resolution expresses the deep appreciation on behalf of the citizens of the City of Hendersonville for the valuable service which FIRE CHIEF D. JAMES MILLER has provided the City.

RESOLVED this 5th day of February 2026.



Next, Chief D. James Miller said a few words. "Thank you very much for the opportunity that you have afforded me. It has been an outstanding time. To my lovely wife for many years of sleepless nights, getting up, and me leaving, I owe a lot to her as well. To the men and women of

our organization, outstanding. It is a pleasure to stand in front of them, work with them and gather the things that they need to do the work. The men and women are obviously the ones that take care of the citizens and visitors of our community. They are the ones doing all the work. Administratively, I have always said that we are there to provide the tools that they need to get the job done and through city management and city council you've afforded us the opportunity to give to our community and to our visitors so thank you again for having faith in us doing that. To the other department heads, thank you, it was a lot of fun. I am blessed to have worked for a lot of people and Mr. Connet (I can say this because I'm not employed at this time), but Mr. Connet was outstanding, he was the best city manager I have ever worked for. He really did look out for every single person in the community. He definitely held everybody's feet to the fire as far as what everyone's expectations were from various departments. We didn't always agree on everything. He was always right, I am willing to admit that now, but there were some times that I didn't think that we should take the upper hand or turn the other cheek, but I was proved wrong by him. Mr. Pahle, I had a great opportunity with him. Mr. Connet gave Mr. Pahle the fire department as one of the departments he had to look after. I thought it was supposed to be easier than it was. We had some bumps along the road, and he certainly held my feet to the fire when they needed to be and he did give great constructive feedback, so I am very grateful to have had a good five or six years working underneath him. We got a lot accomplished and he was very supportive of me so thank you again, I'm very appreciative. I have been blessed to be here and been blessed to have worked for the citizens and visitors, and I am very thankful to each and every one of you. A lot goes unsaid. We have an outstanding fire prevention division, and we have a great life safety division, our inspections, our training, everything has been outstanding so the kudos should go to the men and women who make our work look easy. Thank you again, I appreciate it."



Finally, Justin Ward, with his wife Lacey holding the Bible and his children looking on, took the Oath of Office to be sworn in as the new Fire Chief for the City of Hendersonville. After that, Chief Miller pinned Chief Ward as the new Fire Chief saying he was very proud of Chief Ward.

City of Hendersonville
Fire Chief

I, **Justin Ward,** do solemnly and sincerely swear that I will support and maintain the Constitution and laws of the United States, that I will be faithful and bear true allegiance to the State of North Carolina, and to the Constitutional powers and authorities which are or may be established for the government thereof; and that I will endeavor to support, maintain and defend the Constitution of said State, not inconsistent with the Constitution of the United States, to the best of my knowledge and ability, so help me God.

I, Justin Ward, do swear that I will well and truly execute the duties of the office of the City of Hendersonville Fire Chief according to the best of my skill and ability, according to law, so help me God.

_____

Justin Ward







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 Jennifer Hensley moved that City Council approve the agenda as presented. A unanimous vote of the Council followed. Motion carried.

5. CONSENT AGENDA

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

A. Approval of Minutes – *Jill Murray, City Clerk*
January 7, 2026 Regular Meeting

B. Approval to Submit an Application for the Urban and Community Forestry Financial Assistance Program – *Caitlyn Gendusa Public Works Superintendent-Sustainability*

C. Reclassify the Police Administrative Assistant III Program Manager to Police Accreditation Coordinator – *Jennifer Harrell, Human Resources Director*

D. NCDOT Participation Agreement for Clear Creek Greenway – *Brendan Shanahan, City Engineer*

E. Monthly Property Tax Collector's Report – *Tammy Heide, Deputy Tax Collector*

F. Utility Extension Agreement for the Lofts at Chadwick Apartments - *Adela Gutierrez-Ramirez*

Resolution #R-26-06

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A UTILITY EXTENSION AGREEMENT WITH THE LOFTS AT CHADWICK, LLC, FOR THE LOFTS AT CHADWICK APARTMENTS

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 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, The Lofts at Chadwick, LLC, the "Developer" and "Owner", will enter into a Utility Extension Agreement with the City to provide water and sewer services to the Lofts at Chadwick apartments.

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

1. The Utility Extension Agreement with The Lofts at Chadwick, LLC, the "Developer" and "Owner" to provide water and sewer service to the Lofts at Chadwick Apartments 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 5th day of February 2026.

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

G. Utility Extension Agreement for Camp Wayfarer - *Adela Gutierrez-Ramirez*

Resolution #R-26-07

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A UTILITY EXTENSION AGREEMENT WITH MARY KENSON LEWIS, AS TRUSTEE OF THE CAMP WAYFARER IRREVOCABLE REAL ESTATE TRUST DATED DECEMBER 2, 2024 AND ANY SUCCESSOR TRUSTEE FOR THE CAMP WAYFARER PROJECT

WHEREAS, the City of Hendersonville owns, operates and maintains 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, Mary Kenson Lewis, As Trustee Of The Camp Wayfarer Irrevocable Real Estate Trust Dated December 2, 2024 And Any Successor Trustee, the "Developer" and "Owner", will enter into a Utility Extension Agreement with the City to provide water services to the Camp Wayfarer project.

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

1. The Utility Extension Agreement with Mary Kenson Lewis, As Trustee Of The Camp Wayfarer Irrevocable Real Estate Trust Dated December 2, 2024, the "Developer" and "Owner" to provide water service to the Camp Wayfarer project 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 5th day of February 2026.

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

H. Utility Extension Agreement for the Fletcher Crossing Project - *Adela Gutierrez-Ramirez*

Resolution #R-26-08

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A UTILITY EXTENSION AGREEMENT WITH KOMPO FAMILY COMPANY, LLC FOR THE FLETCHER CROSSING PROJECT

WHEREAS, the City of Hendersonville owns, operates and maintains 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 processes; and

WHEREAS, Kompo Family Company, LLC, the "Developer" and "Owner", will enter into a Utility Extension Agreement with the City to provide water service to the Fletcher Crossing project.

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

1. The Utility Extension Agreement with Kompo Family Company, LLC, the "Developer" and "Owner" to provide water service to the Fletcher Crossing project 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 5th day of February 2026.

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

I. Utility Extension Agreement for the Orchard Trace Subdivision - *Adela Gutierrez-Ramirez*

Resolution #R-26-09

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A UTILITY EXTENSION AGREEMENT WITH WILLOWBEND NC DEVELOPMENT, LLC, FOR THE ORCHARD TRACE SUBDIVISION

WHEREAS, the City of Hendersonville owns, operates and maintains 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, Willowbend NC Development, LLC, the "Developer" and "Owner", will enter into a Utility Extension Agreement with the City to provide water service to the Orchard Trace Subdivision.

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

1. The Utility Extension Agreement with Willowbend NC Development, LLC, the "Developer" and "Owner" to provide water service to the Orchard Trace 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 5th day of February 2026.

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

J. Annexation: Certificate of Sufficiency – 0 Signal Hill Road (25-97-ANX) - *Sam Hayes, Planner II*

Resolution #R-26-10

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL FIXING DATE OF PUBLIC HEARING ON QUESTION OF ANNEXATION PURSUANT TO G.S. 160A-31

WHEREAS, a petition requesting annexation of the contiguous 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 contiguous area described herein will be held at the City Operations Center located at 305 William St. Hendersonville NC, 28792 at 5:45 p.m. March 5th, 2026, 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 PINs 9567-07-6259, 9579-06-7975, 9579-06-5791, 9579-06-8507, -579-06-8507, 9579-06-8308, and 9579-06-8117 described in the plat recorded in Book 2026- _____ [to be inserted at recording of the plat] of the Henderson County Registry, said PINs 9567-07-6259, 9579-06-7975, 9579-06-5791, 9579-06-8507, -579-06-8507, 9579-06-8308, and 9579-06-8117 being described by metes and bounds as follows:

LYING AND BEING IN HENDERSONVILLE TOWNSHIP, HENDERSON COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1-A
BEGINNING AT A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP, BEING THE SOUTHWEST CORNER OF LOT 89, PLAT BOOK 2 PAGE 156; THENCE WITH THE EASTERN LINES OF PLAT BOOK 2021 PAGE 13157 THE FOLLOWING 4 CALLS & WITH THE WESTERN LINES OF LOTS 89 TO 124, PLAT BOOK 2 PAGE 156, N 00°02'11" E, A DISTANCE OF 7.99' TO AN EXISTING ANGLE IRON; THENCE N 00°02'11" E, A DISTANCE OF 78.25' TO AN EXISTING #5 IRON REBAR; THENCE N 00°18'23" E, A DISTANCE OF 590.02' TO AN EXISTING ½" IRON PIPE (PINCHED-TOP); THENCE N 00°11'58" E, A DISTANCE OF 223.37' TO AN EXISTING PLANTED STONE (9"x6");
THENCE WITH THE LINE OF ANGELA M. LAMB & BARBED WIRE FENCE LINE, S 85°39'59" E, A DISTANCE OF 148.11' TO AN EXISTING #6 IRON REBAR (BENT);
THENCE S 86°44'47" E, A DISTANCE OF 38.61' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP, BEING THE NORTHEAST CORNER OF LOT 124, PLAT BOOK 2 PAGE 156 AND IN THE WESTERN MARGIN OF THE 30' RIGHT OF WAY FOR THE PLATTED LAFOLETTE STREET (NORTHERN SECTION OF RIGHT OF WAY NOT CURRENTLY IN USE AS A ROADWAY);
THENCE WITH THE WESTERN MARGIN OF SAID 30' RIGHT OF WAY & THE EASTERN LINES OF SAID LOTS 124 TO 89, S 00°45'42" E, A DISTANCE OF 911.98' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP BEING THE SOUTHEAST CORNER OF LOT 89; THENCE WITH SEAN GIVENS LINE AND NORTHERN LINE OF LOT 88, N 82°45'42" W, A DISTANCE OF 203.86' TO THE POINT OF BEGINNING, HAVING AN AREA OF 4.04 ACRES, BEING LOTS 89-124, PB 2 PG 156, DB 4053 PG 669, TRACT 1 AS SHOWN ON SURVEY FOR TECHO FUNDING, LLC BY RONALD J. CUTSHALL, PLS 4563.

TRACT 1-B
BEGINNING AT A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP, BEING THE NORTHWEST CORNER OF LOT 48 OF PLAT BOOK 2 PAGE 156 & BEING IN THE EASTERN MARGIN OF THE 30' RIGHT OF WAY FOR THE PLATTED LAFOLETTE STREET OF PLAT BOOK 2 PAGE 156, SAID POINT BEARS S 74°38'35" E 31.23' FROM THE NORTHEAST CORNER OF TRACT 1-A BEING THE NORTHEAST CORNER OF LOT 124 OF PLAT BOOK 2 PAGE 156; THENCE WITH THE SOUTH MARGIN OF THE SOUTHERN MARGIN OF THE VARIABLE WIDTH RIGHT OF WAY FOR THE PLATTED ALLEN STREET OF PLAT BOOK 2 PAGE 156, S 84°45'42" E, A DISTANCE OF 170.12' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP, BEING THE NORTHEAST CORNER OF LOT 43 OF PLAT BOOK 2 PAGE 156 & BEING IN THE WESTERN MARGIN OF THE 20' RIGHT OF WAY FOR THE PLATTED AMAZING GRACE LANE OF PLAT BOOK 2 PAGE 156; THENCE WITH SAID MARGIN OF RIGHT OF WAY, S 00°45'27" E, A DISTANCE OF 544.22' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP; THENCE WITH THE LINE OF KRISTIE GILLIAM, S 89°14'18" W, A DISTANCE OF 169.15' TO A CALCULATED POINT FALLING INSIDE A DWELLING MOSTLY ON THE PROPERTY OF KRISTIE GILLIAM; THENCE WITH EASTERN MARGIN OF SAID LAFOLETTE STREET THE FOLLOWING 2 CALLS, N 00°21'58" W, A DISTANCE OF 38.18' TO NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP; THENCE N 00°47'26" W, A DISTANCE OF 523.82' TO THE POINT OF BEGINNING, HAVING AN AREA OF 2.15 ACRES, BEING LOTS 43-66 PB 2 PG 156, DB 4053 PG 669 TRACT 1 AS SHOWN ON SURVEY FOR TECHO FUNDING, LLC BY RONALD J. CUTSHALL, PLS 4563.

TRACT 1-C
BEGINNING AT A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP, BEING THE NORTHWEST CORNER OF LOT 31 & BEING IN THE EASTERN MARGIN OF THE 20' RIGHT OF WAY FOR THE PLATTED AMAZING GRACE LANE OF PLAT BOOK 2 PAGE 156; THENCE WITH SAID LOT 31, N 89°14'18" E, A DISTANCE OF 164.57' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP; THENCE WITH THE LINE OF HOME DEPOT USA, INC, S 00°45'42" E, A DISTANCE OF 146.14' TO AN EXISTING #5 IRON REBAR, CORNER TO SIGNAL RIDGE, LP; THENCE WITH LINE OF SIGNAL RIDGE, LP, S 00°45'42" E, A DISTANCE OF 78.86' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP, BEING THE SOUTHEAST CORNER OF LOT 23; THENCE S 89°14'18" W, A DISTANCE OF 164.58' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP, BEING THE SOUTHWEST CORNER OF LOT 23; THENCE N 00°45'27" W, A DISTANCE OF 225.00' TO THE POINT OF BEGINNING, HAVING AN AREA OF 0.85 ACRES, BEING LOTS 23-31 PB 2 PG 156, DB 4053 PG 669 TRACT 1, AS SHOWN ON SURVEY FOR TECHO FUNDING, LLC BY RONALD J. CUTSHALL, PLS 4563.

TRACT 2
BEGINNING AT A CALCULATED POINT, BEING THE NORTHWEST CORNER OF LOT 18 & BEING IN THE EASTERN MARGIN OF THE 20' RIGHT OF WAY FOR THE PLATTED AMAZING GRACE LANE OF PLAT BOOK 2 PAGE 156; THENCE WITH SAID LOT 18, N 89°14'18" E, A DISTANCE OF 164.59' TO A CALCULATED POINT, THENCE WITH LINE OF SIGNAL RIDGE, LP, S 00°45'42" E, A DISTANCE OF 250.00' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP, BEING THE SOUTHEAST CORNER OF LOT 9 PLAT BOOK 2 PAGE 156; THENCE WITH SAID LOT 9, S 89°14'18" W, A DISTANCE OF 164.61' TO A CALCULATED POINT; THENCE N 00°45'27" W, PASSING A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP AT 2.98' FOR A TOTAL DISTANCE OF 250.00' TO THE POINT OF BEGINNING, HAVING AN AREA OF 0.94 ACRES, HAVING AN AREA OF 0.85 ACRES, BEING LOTS 9-18 PB 2 PG 156, DB 4053 PG 669 TRACT 1, AS SHOWN ON SURVEY FOR TECHO FUNDING, LLC BY RONALD J. CUTSHALL, PLS 4563.

TRACT 3
BEGINNING AT A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP, BEING THE NORTHWEST CORNER OF LOT 42 & BEING IN THE EASTERN MARGIN OF THE 20’ RIGHT OF WAY FOR THE PLATTED AMAZING GRACE LANE & SOUTHERN MARGIN OF THE VARIABLE WIDTH RIGHT OF WAY FOR THE PLATTED ALLEN STREET OF PLAT BOOK 2 PAGE 156; THENCE WITH SAID SOUTHERN MARGIN, S 84°45'42" E, A DISTANCE OF 165.45' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP, BEING THE NORTHEAST CORNER OF LOT 37 OF PLAT BOOK 2 PAGE 156; THENCE WITH THE LINE OF HOME DEPOT USA, INC, S 00°45'42" E, A DISTANCE OF 242.97' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP, BEING THE SOUTHEAST CORNER OF LOT 32; THENCE WITH LOT 32, S 89°14'18" W, A DISTANCE OF 164.57' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP; THENCE N 00°45'27" W, A DISTANCE OF 260.26' TO THE POINT OF BEGINNING, HAVING AN AREA OF 0.95 ACRES, BEING LOTS 32-36 PB 2 PG 156, DB 4053 PG 669 TRACT 1, AS SHOWN ON SURVEY FOR TECHO FUNDING, LLC BY RONALD J. CUTSHALL, PLS 4563.

TRACT 4
BEGINNING AT A CALCULATED POINT, BEING THE NORTHWEST CORNER OF LOT 8 & BEING IN THE EASTERN MARGIN OF THE 20’ RIGHT OF WAY FOR AMAZING GRACE LANE OF PLAT BOOK 2 PAGE 156; THENCE WITH SAID LOT 8, N 89°14'18" E, A DISTANCE OF 164.61' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP; THENCE WITH THE LINE OF SIGNAL HILL, LP THE FOLLWING 2 CALLS, S 00°45'42" E, A DISTANCE OF 175.35' TO AN EXISTING ½” IRON PIPE; THENCE S 00°45'47" E, A DISTANCE OF 33.99' TO A CALCULATED POINT, BEING IN THE PAVING OF SIGNAL HILL ROAD (SR 1508) & BEING THE SOUTHEAST CORNER OF LOT 1; THENCE N 83°22'29" W, A DISTANCE OF 166.00' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP BEING IN THE SAID EASTERN RIGHT OF WAY FOR AMAZING GRACE LANE; THENCE WITH SAID RIGHT OF WAY, N 00°45'27" W, A DISTANCE OF 187.99' TO THE POINT OF BEGINNING, HAVING AN AREA OF 0.75 ACRES, BEING LOTS 1-8 PB 2 PG 156, DB 4053 PG 669 TRACT 1, AS SHOWN ON SURVEY FOR TECHO FUNDING, LLC BY RONALD J. CUTSHALL, PLS 4563.

TRACT 5
BEGINNING AT AN EXISTING #6 IRON REBAR (BENT) IN THE NORTHERN LINE OF LOT 124, PLAT BOOK 2 PAGE 156, THENCE WITH THE LINE OF ANGELA M. LAMB FOR THE FOLLOWING 2 CALLS, N 01°46'19" E, A DISTANCE OF 398.52' TO AN EXISTING #5 IRON REBAR, MARKING A STREAMBANK MAINTENACE EASEMENT (PLAT BOOK 2018 SLIDE 11488); THENCE N 01°44'57" E, A DISTANCE OF 146.69' TO A CALCULATED POINT IN OR NEAR CHERRY BRANCH, IN THE SOUTHERN LINE OF PLAT CABINET C SLIDE 285A; THENCE WITH THE SOUTHERN LINES OF LOTS 12, 13, & 14 OF PLAT CABINET C SLIDE 285A & GENERALLY WITH CHERRY BRANCH THE FOLLLOWING 8 CALLS, N 89°38'11" E, A DISTANCE OF 24.20' TO A CALCULATED POINT; THENCE S 08°11'47" W, A DISTANCE OF 79.56' TO A CALCULATED POINT; THENCE S 65°51'16" E, A DISTANCE OF 29.66' TO A CALCULATED POINT; THENCE S 65°45'06" E, A DISTANCE OF 279.64' TO A CALCULATED POINT; THENCE S 14°11'04" W, A DISTANCE OF 34.36' TO A CALCULATED POINT; THENCE S 58°59'08" E, A DISTANCE OF 69.64' TO A CALCULATED POINT MARKING A CORNER OF A STREAMBANK MAINTENACE EASEMENT (PLAT BOOK 2018 SLIDE 11488); THENCE WITH SAID EASEMENT THE FOLLOWING 2 CALLS, S 58°59'08" E, A DISTANCE OF 28.65' TO A CALCULATED POINT; THENCE S 58°59'08" E, A DISTANCE OF 36.57' TO A CALCULATED POINT; THENCE WITH THE LINE OF CAROLINA VILLAGE, LLC , S 00°57'33" E, A DISTANCE OF 45.91' , CROSSING A PUBLIC SEWER LINE AND 30’ SEWER EASEMENT, TO AN EXISTING #5 IRON REBAR; THENCE S 00°57'33" E, A DISTANCE OF 56.45' TO AN EXISTING 2” ANGLE IRON, CORNER OF HIGHLAND INVESTORS LIMITED PARTNERSHIP; THENCE WITH THE LINE OF HOME DEPOT USA, INC., S 00°44'07" E, A DISTANCE OF 57.23' TO A CALCULATED POINT, MARKING THE SOUTHERN POINT OF SAID DRAINAGE EASEMENT; THENCE S 00°44'07" E, A DISTANCE OF 101.07' TO AN EXISTING 1” IRON PIPE, IN THE NORTHERN MARGIN OF A PLATTED RIGHT OF WAY FOR ALLEN STREET, PLAT BOOK 2 PAGE 156, THENCE WITH SAID MARGIN OF RIGHT OF WAY, N 86°44'47" W, A DISTANCE OF 384.68' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP, BEING THE NORTHEAST CORNER OF LOT 124, PLAT BOOK 2 PAGE 156; THENCE N 86°42'21" W, A DISTANCE OF 38.60' TO THE POINT OF BEGINNING, HAVING AN AREA OF 3.67 ACRES, BEING DEED BOOK 4053 PAGE 669 TRACT 5, AS SHOWN ON SURVEY FOR TECHO FUNDING, LLC BY RONALD J. CUTSHALL, PLS 4563. SEE PLAT BOOK 2018 SLIDE 11488 FOR STREAMBANK MAINTENACE EASEMENTS & PLAT BOOK 1999 SLIDE 3086 FOR PERMANENT DRAINAGE EASEMENT ENCUMBERING THIS TRACT.

TRACT 6
BEGINNING AT A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP, BEING THE NORTHWEST CORNER OF LOT 22 & BEING IN THE EASTERN MARGIN OF THE 20’ RIGHT OF WAY FOR AMAZING GRACE LANE OF PLAT BOOK 2 PAGE 156; THENCE WITH LINE OF LOT 22, N 89°14'18" E, A DISTANCE OF 164.58' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP; THENCE WITH LINE OF SIGNAL RIDGE, LP, S 00°45'42" E, A DISTANCE OF 100.00' TO A CALCULATED POINT, BEING THE SOUTHEAST CORNER OF LOT 19; THENCE S 89°14'18" W, A DISTANCE OF 164.59' TO A CALCULATED POINT, BEING THE SOUTHWEST CORNER OF LOT 19;
THENCE WITH SAID RIGHT OF WAY LINE, N 00°49'20" W, A DISTANCE OF 7.02' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP; THENCE N 00°45'09" W, A DISTANCE OF 92.98' TO THE

POINT OF BEGINNING, HAVING AN AREA OF 0.38 ACRES, BEING LOTS 19-22 PB 2 PG 156, DB 4053 PG 669 TRACT 1, AS SHOWN ON SURVEY FOR TECHO FUNDING, LLC BY RONALD J. CUTSHALL, PLS 4563.

Re: Petition for Contiguous Annexation
Petitioners: Herta G Suess Trust
File No. 25-97-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 5th day of February 2026.

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

K. Cherry and Beech St. Sidewalks Change Order 1 - *Richard Shook, Civil Engineer*

Resolution #R-26-11

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO AUTHORIZE THE CITY MANAGER TO APPROVE A CHANGE ORDER FOR THE CITY CHERRY AND BEECH ST SIDEWALKS PROJECT

WHEREAS, the City of Hendersonville, North Carolina awarded a contract to Trace and Company for the Cherry and Beech St Sidewalks Project; and

WHEREAS, the City Council previously authorized the City Manager to approve change orders up to a cumulative total of 10% of the original contract amount of $303,338.50; and

WHEREAS, the City Engineer therefore recommends that the City Manager be authorized to approve Change Order 1 for the construction of the Cherry and Beech St Sidewalks Project.

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

1. The City Manager is authorized to execute a change order to the contract for the construction of the Cherry and Beech St Sidewalks to Trace and Company in the amount of $54,409.66 which includes additional compacted ABC stone, asphalt pavement, stormwater pipe, and other quantity overages necessary to complete the scope of the work..

Adopted by the City Council of the City of Hendersonville, North Carolina on this 5th day of February 2026.

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

L. Patton & Whitmire Concept Design - *Richard Shook, Civil Engineer*

Resolution #R-26-12

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO AUTHORIZE THE CITY MANAGER TO APPROVE A CONTRACT AMENDMENT FOR THE CONCEPT DESIGN OF PATTON AND WHITMIRE

WHEREAS, the City of Hendersonville, North Carolina awarded a contract to CPL Architects and Engineering for the concept level design of Patton Park and Pool & Whitmire Activity Center; and

WHEREAS, the City Council previously authorized the City Manager to approve contract amendments up to a cumulative total of 10% of the original contract amount of $242,106.00; and

WHEREAS, The City Manager has previously approved one contract amendments with a cumulative total of $13,500.00.

WHEREAS, the City Engineer therefore recommends that the City Manager be authorized to approve Contract Amendment 2 for the concept design of the Patton Park and Pol & Whitmire Activity Center.

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

1. The City Manager is authorized to execute a contract amendment for additional professional services related to the concept design of the Patton Park and Pool & Whitmire Activity Center with CPL Architects and Engineers in the amount of $15,000.00 which includes categorized assessment research and letters for each site outlining the replacement needs for each for FEMA review and funding.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 5th day of February, 2026.

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

6. PRESENTATIONS

A. Consideration of Fire Apparatus Purchase – *Justin Ward, Interim Fire Chief*

Fire Chief Justin Ward gave a brief PowerPoint presentation on the purchase of a new Fire Apparatus.



This is a picture of the 2007 E-one up for replacement



In the last 10-15 years, much progress has been made in upgrading functional capabilities and improving safety features of fire apparatus.
A few of these safety upgrades include

- fool-over stability,
- tire pressure indicators
- seat belt warning systems
- acceleration and top speed limitations
- Enhanced step and work surface lighting
- Cab integrity testing
- Increased use of retroreflective striping on the rear of the apparatus
- DEF system for enhanced sustainability measures

HFD Replacement Schedule

Apparatus	Year	Make	Current Mileage	Replacement Year
Engine 9	2024	Smeal	10,858	2039
Engine 9-2	2017	Pierce	69,493	2032
Engine 9-3	2020	Smeal	35,155	2035
Engine 9-4	2013	Pierce	100,979	2028
Engine 9-5	2007	E-one	103,766	2027
Tower 9	2022	Smeal	15,404	2042

According to NFPA 1900, "In the fire service, there are fire apparatus with 8-10 years of service that are simply worn out."

This is the replacement schedule for our current fleet.

Pricing History

- Cost of last Apparatus purchased in 2023-
  - Engine $735,365
  - Tower- $1,456,503
- Price on new Engine in 2026
  - Engine- $1,194,834 build time over 860 days
  - Quint- $1,640,000 build time 600 days

* Almost a $500 price increase in 6 years from ordering for the exact same engine spec.

What is a Quint?

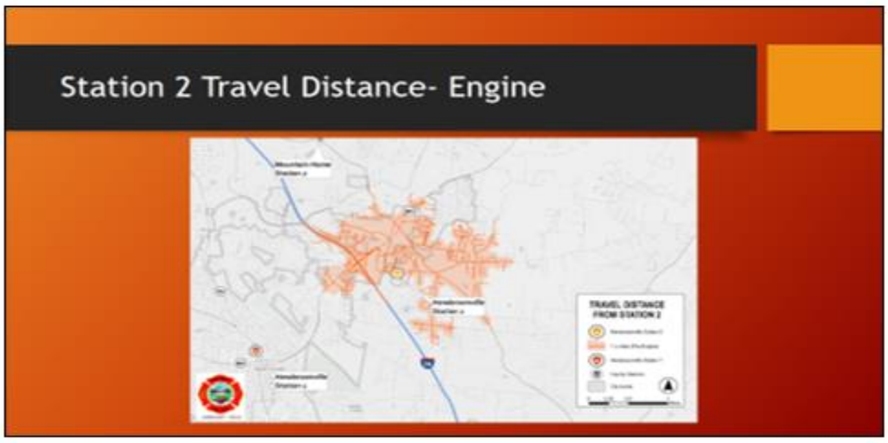
- A fire apparatus that combines a ladder truck and a fire engine.
  - Pumping capabilities
  - Water tank
  - Fire Hose
  - Aerial device/ elevated water way
  - Ground ladders



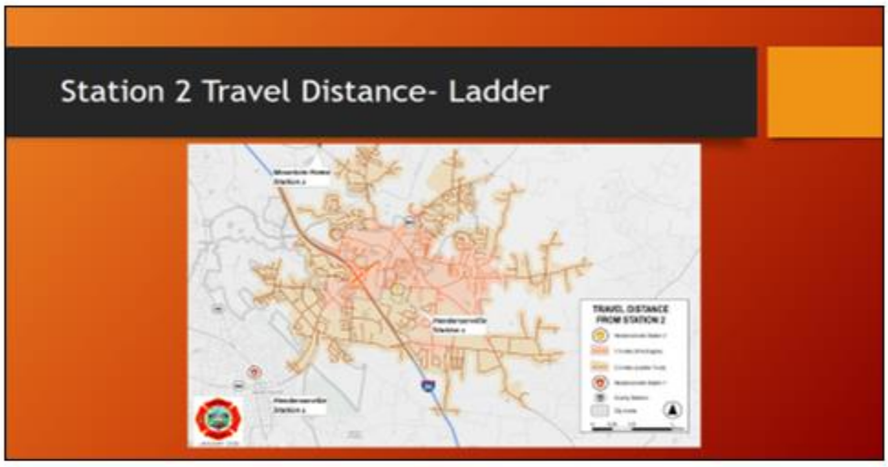
- A versatile apparatus that combines the essential function of both a fire engine and a ladder truck into one vehicle.
- These have larger water tanks compared to our current ladder truck of 300 gallons.



- Currently we receive credit for one ladder truck from FS 1.



Currently only receive credit for engine company at FS 2



- This would increase our ladder service distances and help benefit our ISO for the future.
- Currently Station 2 covers
  - 104 Multi family buildings over 2 stories
  - 8 hotels
  - 3- large industrial buildings over 135,00 SF each
  - 5- large retail box spaces (lowes, HD, Sams, Walmart, Blue Ridge Mall)

  - Under permitting
    - 1- 4-story hotel
    - 20- 3-story apartments
    - 1- industrial building over 250,000 SF

    - This does not include any of the town homes

Purposed Apparatus

- Increase ISO response for a ladder truck.
- Larger pump capacity.



Adopted Budget 06/05/2025

Ordinance #O-25-27

CAPITAL PROJECT ORDINANCE FOR THE EXECUTION, ACQUISITION, CONSTRUCTION, AND INSTALLATION OF THE FIRE ENGINE 9-5 REPLACEMENT PROJECT #25010

BE IT ORDAINED by the Governing Board of the City of Hendersonville, North Carolina that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted:

Section 1: The project authorized is a City project described as the Fire Engine 9-5 Replacement Project, #25010.

Section 2: The following amounts are appropriated for the project(s):

Account Codes				Account Name	Total Budget
Fund	Dept	Account	Project		
410	1400	550103	25010	Capital Outlay- CIP	$850,000
				Total Project Appropriation	**$850,000**

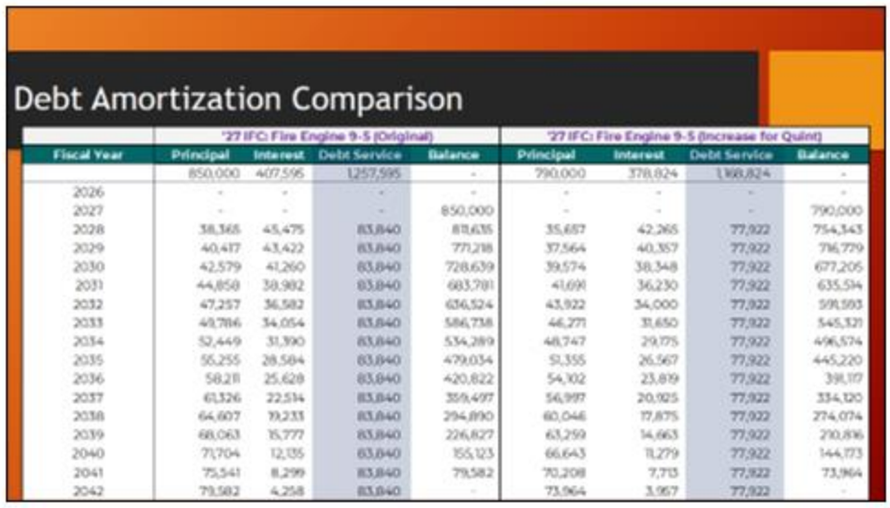
Section 3: The following revenues are anticipated to be available for the project(s):

Account Codes				Account Name	Total Budget
Fund	Dept	Account	Project		
410	0000	470010	25010	Debt Proceeds (FY28 IFC)	($850,000)
				Total Project Appropriation	**($850,000)**

Debt Amortization

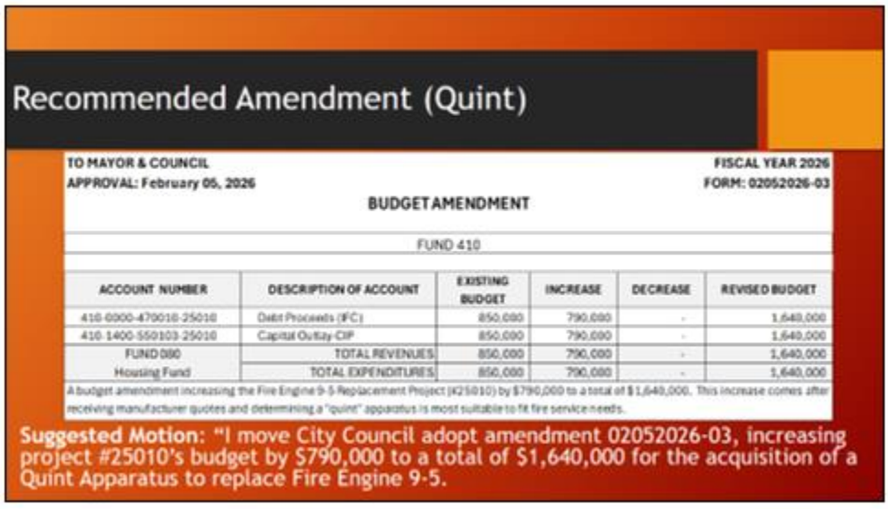
Project ID	Fire Engine 9-5 Replacement (Quint)
Amount	1,640,000
Term	15
Principal Deferral	0
Rate	5.35%
Timing (FY)	2027
Structure	Level D/S
Funding Type	IFC
Debt/Non-Debt	Debt

	'27 IFC: Fire Engine 9-5 Replacement (Quint)			
Fiscal Year	Principal	Interest	Debt Service	Balance
	1,640,000	786,419	2,426,419	-
2026	-	-	-	-
2027	-	-	-	1,640,000
2028	74,021	87,740	161,761	1,565,979
2029	77,981	83,780	161,761	1,487,997
2030	82,153	79,608	161,761	1,405,844
2031	86,549	75,213	161,761	1,319,295
2032	91,179	70,582	161,761	1,228,116
2033	96,057	65,704	161,761	1,132,059
2034	101,196	60,565	161,761	1,030,863
2035	106,610	55,151	161,761	924,253
2036	112,314	49,448	161,761	811,940
2037	118,322	43,439	161,761	693,617
2038	124,653	37,109	161,761	568,964
2039	131,322	30,440	161,761	437,643
2040	138,347	23,414	161,761	299,296
2041	145,749	16,012	161,761	153,547
2042	153,547	8,215	161,761	-



Debt Amortization Comparison

	'27 IFC: Fire Engine 9-5 (Original)				'27 IFC: Fire Engine 9-5 (Increase for Quint)			
Fiscal Year	Principal	Interest	Debt Service	Balance	Principal	Interest	Debt Service	Balance
	850,000	407,595	1257,595	-	790,000	378,824	1,168,824	-
2026	-	-	-	-	-	-	-	-
2027	-	-	-	850,000	-	-	-	790,000
2028	38,365	45,475	83,840	811,635	35,687	42,265	77,922	754,343
2029	40,417	43,422	83,840	771,218	37,564	40,357	77,922	716,779
2030	42,579	41,260	83,840	728,639	39,574	38,348	77,922	677,205
2031	44,858	38,982	83,840	683,781	41,691	36,230	77,922	635,514
2032	47,257	36,582	83,840	636,524	43,922	34,000	77,922	591,593
2033	49,786	34,054	83,840	586,738	46,271	31,650	77,922	545,321
2034	52,449	31,390	83,840	534,289	48,747	29,175	77,922	496,574
2035	55,255	28,584	83,840	479,034	51,355	26,567	77,922	445,220
2036	58,211	25,628	83,840	420,822	54,102	23,819	77,922	391,117
2037	61,326	22,514	83,840	359,497	56,997	20,925	77,922	334,120
2038	64,607	19,233	83,840	294,890	60,046	17,875	77,922	274,074
2039	68,063	15,777	83,840	226,827	63,259	14,663	77,922	210,816
2040	71,704	12,135	83,840	155,123	66,643	11,279	77,922	144,173
2041	75,541	8,299	83,840	79,582	70,208	7,713	77,922	73,964
2042	79,582	4,258	83,840	-	73,964	3,957	77,922	-



Recommended Amendment (Quint)

TO MAYOR & COUNCIL
APPROVAL: February 05, 2026

FISCAL YEAR 2026
FORM: 02052026-03

BUDGET AMENDMENT

FUND 410

ACCOUNT NUMBER	DESCRIPTION OF ACCOUNT	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET
410-0000-470010-25010	Debt Proceeds (IFC)	850,000	790,000	-	1,640,000
410-1400-550103-25010	Capital Outlay-CIP	850,000	790,000	-	1,640,000
FUND 080	TOTAL REVENUES	850,000	790,000	-	1,640,000
Housing Fund	TOTAL EXPENDITURES	850,000	790,000	-	1,640,000

A budget amendment increasing the Fire Engine 9-5 Replacement Project (#25010) by $790,000 to a total of $1,640,000. This increase comes after receiving manufacturer quotes and determining a "quint" apparatus is most suitable to fit fire service needs.

Suggested Motion: "I move City Council adopt amendment 02052026-03, increasing project #25010's budget by $790,000 to a total of $1,640,000 for the acquisition of a Quint Apparatus to replace Fire Engine 9-5.

Council Member Melinda Lowrance moved that City Council adopt amendment 02052026-03, increasing project #25010's budget by $790,000 to a total of $1,640,000 for the acquisition of a Quint Apparatus to replace Fire Engine 9-5. A unanimous vote of the Council followed. Motion carried.

TO MAYOR & COUNCIL
APPROVAL: February 05, 2026

FISCAL YEAR 2026
FORM: 02052026-03

BUDGET AMENDMENT

FUND 410

ACCOUNT NUMBER	DESCRIPTION OF ACCOUNT	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET
410-0000-470010-25010	Debt Proceeds (IFC)	850,000	790,000	-	1,640,000
410-1400-550103-25010	Capital Outlay-CIP	850,000	790,000	-	1,640,000
FUND 410	TOTAL REVENUES	850,000	790,000	-	1,640,000
Gov. Capital Project Fund	TOTAL EXPENDITURES	850,000	790,000	-	1,640,000

A budget amendment increasing the Fire Engine 9-5 Replacement Project (#25010) by $790,000 to a total of $1,640,000. This increase comes after receiving manufacturer quotes and determining a "quint" apparatus is most suitable to fit fire service needs.

The City Manager and City Clerk certify budget ordinance amendment 02052026-03 was approved by City Council on February 05, 2026.

B. Presentation from the National Society of the Sons of the American Revolution – Michael S. Mills, Flag Certificate Committee

Gary Lenton, President of the Blue Ridge Chapter said along with our sister compatriots, the Daughters of the American Revolution, we are a genealogical society, in that we are direct descendants of patriots who served in the revolution. We have a lot of outreach programs and activities, public education, promoting patriotism, things like that to promote our history. He then introduced Michael Mills who presented the certificate to City Council.


The National Society
of the
Sons of the American Revolution

This Certificate of Commendation
Is presented to

City of Hendersonville

In Recognition of Exemplary Patriotism
In the display of
The Flag of the United States of America

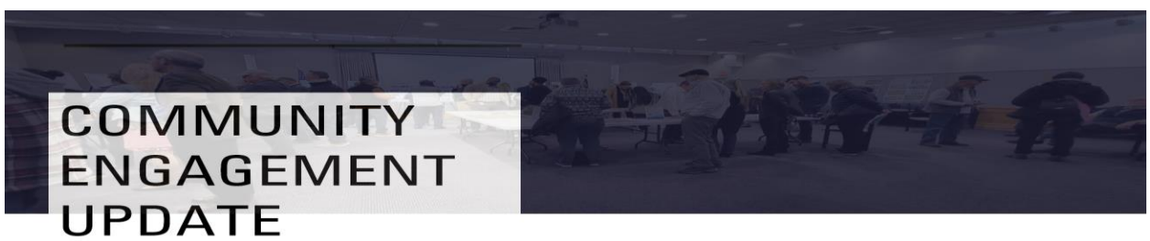
FEB. 5 2026
Date

President

Flag Chairman

C. Community Engagement Presentation – *Jennifer Floyd, Management Analyst*

Management Analyst Jennifer Floyd gave the following PowerPoint presentation updating City Council on two community engagement initiatives – Build Hendersonville and Core of the City Academy.


COMMUNITY
ENGAGEMENT
UPDATE

02/05/2026

CURRENT INITIATIVES

BUILD
Hendersonville

CORE OF THE CITY
Academy

BUILD Hendersonville

Participatory Budgeting Process: a process in which community members decide how to spend a portion of the City's budget

FY27 Build Budget: $25,000

Eligible Applicants: City Residents and Business Owners

Requirements: Funding may only be used for improving or adding an asset. It cannot be used for programs or new staff.

BUILD HENDERSONVILLE - OVERVIEW

Applications

Opened: October 20th

Closed: December 19th

Projects

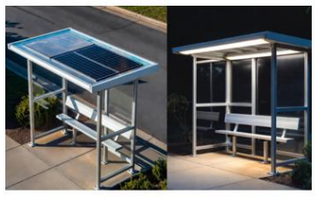
23 Project Ideas Submitted

Review

Phase 1: Manager's Review

Phase 2: City-wide Voting

Phase 3: Departmental Review







Radar Speed Signs | Trafficalm
Trafficalm
Visit ›

BUILD Hendersonville

BUILD HENDERSONVILLE - REVIEW

PHASE 1 – COMPLETE

Manager's Review

- Jurisdiction
- Project Cost
- Applicant Participation
- Strategic Alignment
- Neighborhood Signatures

10 projects advanced to Phase 2

BUILD HENDERSONVILLE SCORE CARD			
Project Title			
Submitted By			
Neighborhood Buy In			
	0 - No	5 - Yes	
Proposed Participation			
Organizational Sponsor			
	Enter Number		
Signature Sheet Count			
City Wide Voting			
Strategic Alignment			
	1- Not Aligned	3- Somewhat Aligned	5 - Clear Alignement
Strategic Plan Alignment			
Feasibility			
	0 - No	5 - Yes	
Fits within $25k Budget			
Within Staff Capacity			
Total Score	0		

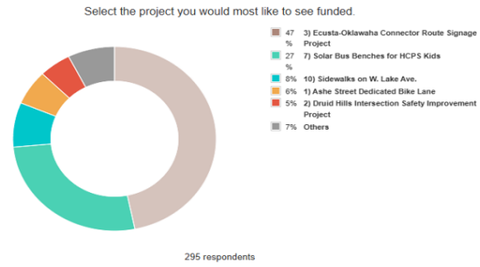
BUILD Hendersonville

BUILD HENDERSONVILLE - REVIEW

PHASE 2 – IN PROGRESS

Citywide Voting:

- Opened January 28th
- Closes February 9th



PHASE 3

Departmental meetings to determine staff capacity

BUILD Hendersonville

www.hvlnc.gov/buildhendersonville

CORE OF THE CITY Academy

8 sessions held March 10th – April 28th

Participants will hear from every department

Includes equipment and facility tours

Free to attend and dinner will be served

Applications are open until February 20th

Requirements to Graduate
Attend 6 of the 8 sessions
Complete one extracurricular activity

www.hvlnc.gov/COTC

CORE OF THE CITY ACADEMY- SELECTION



20 Seats Available
77 Applicants

PROPOSED CRITERIA

Residency
15 City Residents
5 At-Large

Age

Occupation

THANK YOU CITY STAFF!

7. PUBLIC HEARINGS

A. Rezoning: Conditional Rezoning – 1207 Kanuga Rd Rezoning | R-15 to C-4 CZD (25-93-CZD) – *Matthew Manley, AICP – Long Range Planning Manager*

Matt Manley explained that the City of Hendersonville is in receipt of a Conditional Zoning District petition from Greg Grooms of Blue Pinnacle Homes [applicant / property owner], to rezone a 0.81 Acre parcel at 1207 Kanuga Rd (PIN: 9568-61-2215) from R-15, Medium Density Residential to C-4 CZD, Neighborhood Business Conditional Zoning District. The property is located at the corner of Drake St and Kanuga Rd near the intersection of Kanuga Rd and State St. The confluence of Shepherd Creek and Mud Creek is in close proximity though the subject property is primarily outside of the 100-yr floodplain. The Future Land Use Character Area designation of the property is Family Neighborhood Living, however it is located in close proximity to parcels designated as Neighborhood Center. As a CZD, if approved, the development and use of the property would be limited to the stated list of uses and the proposed developed depicted on the preliminary site plan. The Planning Board unanimously supported the rezoning on January 15, 2026.





Neighborhood Compatibility Meeting

+ **Dates:** December 4th, 2025
+ **Attendees:**
  + In-person - 2
  + Online – 1
  + City Staff – 3
  + Applicant - 1



+ **Topics Discussed:**
  + Tree preservation / erosion
  + Parking / # of Employees
  + Building Height
  + Sidewalks
  + Stream Buffers
  + Floodplain / Stormwater
  + Residential Unit Cost
  + Traffic Impacts



1207 Kanuga Rd. Conditional Rezoning Preliminary Site Plan



Intended Use
Turn current residential home into office space for homebuilding company housing 3-4 employees and add 4 Condo Units

9'x18' Parking Space – Calculation: Office SF/400 = # of required spaces
1200hsf / 400 sf = 3 Required Parking Spaces

Scale 20' 80'

Type B Buffer 10' or utilization of current buffer where applicable – See Table Below (final calc TBD at Final Site Plan due to existing buffer locations

Phase 1 (shading)
Phase 2 (shading)
Street Tree – 431.23'
100-yr Floodplain
40x20 Footprint - Approx 1600 heated sf Condo Unit with at least 1-car garage on first level

Developer Proposed Conditions:
1) Waiver of 20' Transitional Area (Sec. 17-3-3) – Developer to meet 30' Stream Buffer but waive the 20' Transition Zone.
2)Alternative Compliance for Type B Buffer - Developer to preserve existing vegetation in 10' buffer zone and only plant required new material where visual gaps exist.
3) Developer to construct or pay Fee-in-Lieu of Sidewalks or agree to construct an alternative site per city direction at time of condo construction.
4) If the minimum standard for tree protection of 1' per 1" of dbh cannot be met as it relates to final placement of the proposed driveway, the developer shall utilize the maximum feasible tree protection for the large magnolia tree located at rear of existing structure.
5) Developer shall properly eliminate English ivy vines from two oak trees in front yard. The proper procedure for eliminating the vines shall be provided in writing by Planning staff.

Site Coverage Table (Post Mod Completion)	Coverage (SF)	Coverage (acreage)	% of Total Site
Current Office Structure	2,100	0.05	6%
New Driveway	3,486	0.08	10%
New Parking	513	0.01	1%
Condos (4 units total)	3,200	0.07	9%
Condo Driveways (4 units total)	1,000	0.02	3%
Shed and Garage (Removal and add back to Greenspace)	881	0.02	2%
Total Impervious after modification	10,299	0.24	29%
Greenspace	24,985	0.57	71%
Total Site	35,284	0.81	100%

Landscape Calcs	Property Line Length (ft)	Street Trees (1/35')	Evergreen Shrubs (2/100')	Flowering Shrubs (33/100')	Buffer Trees (4/100')
South Property Line	148	N/A	*37	*49	*6
West Property Line	202	N/A	*51	*67	*8
North Property Line	222	*6	N/A	N/A	N/A
East Property Line	209	6	N/A	N/A	N/A
Total:	782	*12	*88	*116	*14

* TBD at Final Site Plan. Existing non-invasive vegetation that is healthy at the time will be utilized for credits/alternative compliance.

• Prepared by Greg Grooms, Blue Pinnacle Homes, LLC 1-23-26

Site Plan Summary:
The project is separated into two phases.
Phase 1 - Offices, business, professional and public
Current proposal: 3-4 employees for home building business
Phase 2 -Residential, Single-Family Attached – 4 Units

Buildings:
Existing Residential Building to be converted to office:
1,200 Sq Ft of Gross Floor Area
2,100 Sq Ft of Building Footprint

Proposed Residential Units:
1,600 Sq Ft of Gross Floor Area
800 Sq Ft of Footprint
1-Car garage on 1st Level
Max Height of 35'

Transportation
Kanuga Rd and Drake St are both NCDOT-maintained roads
The site plan shows one ingress point off of Kanuga Rd to a one-way driveway that curves around the rear of the site to one egress point onto Drake St.
Proposed full movement ingress and full movement egress
Ingress and egress will require approval from NCDOT

Sidewalks
Required: Construction or a Fee-in-Lieu of Sidewalks is required along Kanuga Rd and Drake St
Developer Proposed Condition to Waive Kanuga Rd requirement

Lighting
All site lighting will be required to conform to the City's lighting standards for stream buffers and nonresidential developments.

Parking for Professonal Office
Required: 1 per each 400 square feet of GFA
Total Required- 3
Total Provided- 3

Natural Resources
Stream Buffer The USGS topo map indicates a blueline stream running just south of, and parallel to, the southern boundary of the subject property.
Developer is proposing condition to waive the 20' Transition Area while maintaining the 30' Stream Buffer. Staff will also note that, per ordinance, creek could be piped and Stream Buffer would not apply.
There is a small portion of 100-Year Floodplain in the southwest corner of the property in the Stream Buffer. There is no proposed impact to 100-Yr. Floodplain
Tree preservation
The site currently has 7,700 Sq Ft of existing tree canopy (22%) of the site.
The proposed site plan does not trigger Tree Canopy Preservation requirements.
Developer Proposed Trees to be Preserved - 2 large oak trees near the existing structure on north side of property and 1 large magnolia tree at rear of existing structure plus any canopy in the Stream Buffer. These trees account for the majority of the mapped canopy on the site.
Developer Proposed Trees to be Removed – 1 Walnut tree near Kanuga at proposed driveway. Potentially some other "scrub" trees to be removed.

Planting requirements.
The site will be required to provide the following landscaping:
Buffer Plantings on South Side Only
Vehicular Screening Planting Strip on upper West Side
Street Trees
The landscaping requirements will be met through new plantings and the utilization of tree credits for qualifying trees and alternative compliance for existing buffer shrubs.

Conditions

Developer-Proposed Conditions:

1) Waiver of 20' Transitional Area (Sec. 17-3-3) – Developer to meet 30' Stream Buffer but waive the 20' Transition Zone.

2) Alternative Compliance for Type B Buffer - Developer to preserve existing vegetation in 10' buffer zone and only plant required new material where visual gaps exist.

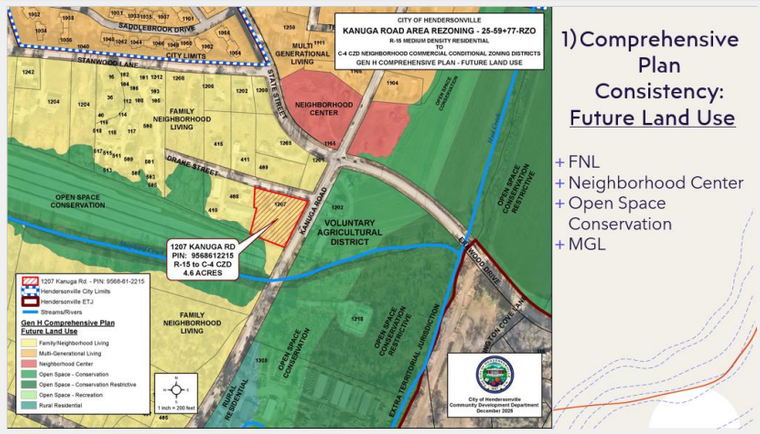
3) Developer to construct or pay Fee-in-Lieu of Sidewalks or agree to construct on alternative site per city direction at time of condo construction.

Conditions

City-Proposed Condition [Developer-Agreed]:

1) If the minimum standard of 1' per 1" of dbh cannot be met as it relates to final placement of the proposed driveway, the developer shall utilize the maximum feasible tree protection for the large magnolia tree located at rear of existing structure. [developer agreed]

2) Developer shall properly eliminate English ivy vines from two oak trees in front yard. The proper procedure for eliminating the vines shall be provided in writing by Planning staff. [developer agreed]



1) Comprehensive Plan Consistency: Future Land Use

+ FNL
+ Neighborhood Center
+ Open Space Conservation
+ MGL

According to the City's Gen H Future Land Use & Conservation Map, the subject property is designated as Family Neighborhood Living (FNL) with a fraction of the parcel noted as Open Space – Conservation (OS-C). The parcels to the west are also characterized as FNL with OS designated along the Shepherd Creek floodplain. To the north of Stanwood Ln, properties shift to the Multi-Generational Living designation. Across Kanuga Rd, properties located in the Mud Creek floodplain are all designated as OS.

Most notably, a concentration of the "Neighborhood Center" character area is found at the intersection of State St and Kanuga Rd. This Neighborhood Center character was intended to identify the area around this intersection as a small node of neighborhood-scale business activities - reflecting both current and future economic opportunities. However, it was Planning Board's finding that the proposed rezoning was consistent with Family Neighborhood Living due to the existing residential structure being utilized for a small office and the residential uses would be

General Rezoning Standards: 1) COMPREHENSIVE PLAN CONSISTENCY

LAND SUPPLY, SUITABILITY & INTENSITY

Land Supply: One subject property is not classified as Undeveloped or Underdeveloped. The other two are not.

Land Suitability: The subject property was not evaluated for suitability. Adjacent suitability is moderate to suitable for commercial and residential uses and not suitable for industrial uses.

Intensity Node: The subject property is not located in an Intensity Node. The Intensity Node for the Southside of Hendersonville is in close proximity with "Busy Bend" located less than 1 mile away.

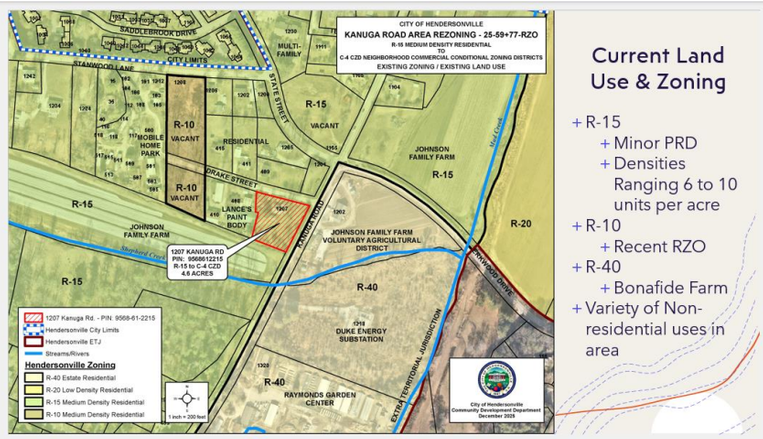
Development Intensity: Low. In general terms, this area is not identified for Intense infill development though Neighborhood Center is located just a few parcels away.

Focus Area: The subject property is not located in a Focus Area.

FUTURE LAND USE & CONSERVATION MAP

- **Character Area Designation:** Family Neighborhood Living
  Character Area Description: Inconsistent with FNL / Consistent with Neighborhood Center [Staff Recommendation]
- **Zoning Crosswalk:** Inconsistent

1) Continuing our review of the **Comprehensive Plan Consistency,** Staff finds the staff proposed zoning to C-4 CZD is Inconsistent with the Character Area Description for Family Neighborhood Living. The designation would need to be amended to Multi-Generational Living or Neighborhood Center for Consistency.



Current Land Use & Zoning

+ R-15
  + Minor PRD
  + Densities Ranging 6 to 10 units per acre
+ R-10
  + Recent RZO
+ R-40
  + Bonafide Farm
+ Variety of Non-residential uses in area

2) Taking a look at the rezoning criteria of Compatibility - *The subject property is located in the City of Hendersonville Extra-Territorial Jurisdiction (ETJ) and is located in the R-15, Medium Density Residential zoning district. A majority of properties in the vicinity are also zoned R-15 however a parcel to the west was recently rezoned to R-10, Medium Density Residential. Across Kanuga Rd to the East, the properties are zoned R-40, Low Density Residential. The closest commercial zoning is near Kanuga Rd. at Hebron Rd.*

Though this area is primarily residential in character there are agricultural, utility and commercial uses in close proximity to the subject property. Abutting the property to the south and across Kanuga Rd to the east, are parcels associated with the Johnson Family Farm. The Johnson Family Farm has status as a Bonafide farm (Vol. Ag District) and thus is exempt from Zoning. As a result of this, the farm operates agricultural related commercial uses (retail, food trucks, etc.) at corner of Kanuga Rd & State St. Duke Energy operates a substation to the south of the Johnson Family Farm. Adjacent to the Duke Energy parcel and further to the south is Raymond's Garden Center plant nursery. And behind the subject property is a Paint & Body shop. To north along State St is a small apartment complex.

It should also be noted that the Shepherd Creek and Mud Creek floodplains are a defining feature of this area. A very small portion of the subject property is in the 100 Yr Floodplain while all of the surrounding agricultural, commercial and utility uses are in the Floodway + Floodplain.

General Rezoning Standards: 2) COMPATIBILITY	
EXISTING CONDITIONS	• Variety of existing commercial uses • Heavily trafficked intersection • Limited use of single-family residential • Floodplain limitations
GEN H GOALS	C-4 Compatibility **Vibrant Neighborhoods:** Consistent **Abundant Housing Choices:** Consistent **Healthy and Accessible Natural Environment:** Somewhat Consistent **Authentic Community Character:** Somewhat Consistent **Safe Streets and Trails:** Consistent **Reliable & Accessible Utility Services:** Consistent **Satisfying Work Opportunities:** Consistent **Welcoming & Inclusive Community:** N/A **Accessible & Available Community Uses and Services:** N/A
GEN H GUIDING PRINCIPLES	**Mix of Uses:** Consistent **Compact Development:** Consistent **Sense of Place: Somewhat** Consistent **Conserved & Integrated Open Spaces:** Somewhat Consistent **Desirable & Affordable Housing:** Consistent **Connectivity: Somewhat** Consistent **Efficient & Accessible Infrastructure:** Consistent

Continuing our review of Compatibility the EXISTING CONDITIONS in the area are summarized
The existing conditions for the subject property are largely impacted by their location along a highly-trafficked corridor at or in proximity to a key intersection. The future single/two-family residential uses at this location is limited. The development proposed under C-4 CZD Zoning is found to be compatible with the surrounding land uses and aligns with the Goals & Guiding Principles of the Gen H Comprehensive Plan – especially as it relates to providing a mix of housing types and mix of uses and preferred patterns of development around key nodes.

General Rezoning Standards: 2) COMPATIBILITY	
DESIGN GUIDELINES ASSESSMENT (Chapter V)	**The existing buildings on Locust St from Lynn St to 8th Ave are excellent example of historic buildings that reflect the type of traditional design that is promoted by the *Downtown Design Guidelines*. But because no new development is proposed, a full assessment of the building and site design was not performed.**

Since these properties are included in the study area for the Downtown Master Plan, staff considered the implications of the Design Guidelines. However, since no new development is proposed, a full analysis of the Downtown Design Standards was not performed.

General Rezoning Standards	
3) CHANGED CONDITIONS	• 1207 Kanuga Rd subject property was recently sold to a new owner. • Commercial activities located across the street from the Subject Properties at the Johnson Farm have been added in the last 10 years and have continued to grow and evolve in that time frame. This property at the corner of Kanuga Rd and State St/Erkwood Rd is a Bonafide Farm in a Voluntary Agricultural District which makes it exempt from Zoning per state law. According to state statute Chapter 106 – Article 61, Voluntary Agricultural Districts and Enhanced Voluntary Agricultural Districts, in exchange for the preservation of farmland, enjoy other special provisions including tax exemptions, waiver of utility assessments, priority consideration for grants, special noticing requirements, and allowances to sell up to 25% non-farm products. • Additionally, a property to the west was recently rezoned from R-15 to R-10
4) PUBLIC INTEREST	Strategic Housing Plan – Objective: "Promote Mixed-Use and Infill Development" Action 3.03: "Integration of "Missing Middle" housing" Mix of Uses/Nodal Development - The integration of mixed uses at various scales can reduce vehicular trips, combat automobile congestion, create jobs, and increase local spending. When applied at the neighborhood scale, a mix of uses can improve safety and vibrancy. When scale is maintained and new non-residential uses are concentrated around key intersections, negative impacts associated with commercial activity can be contained.

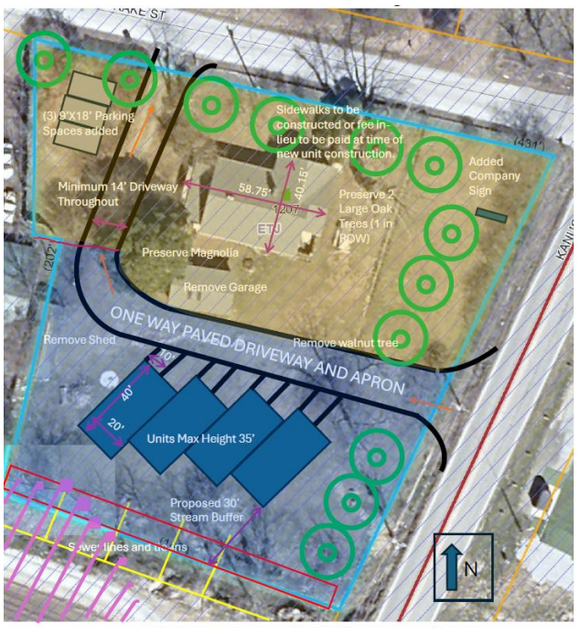
For the 3rd Criteria, Changed Conditions – The presence of a Bonafide Farm and the increase of commercial activities in this area have increased opportunities for appropriate commercial uses around the intersection of Kanuga Rd and State St.
Public Interest – Staff finds that the proposal aligns with Objectives and Actions identified in the City's recently-adopted Strategic Housing Plan and that the introduction of a mix of uses at a compatible scale can provide a number of benefits.

General Rezoning Standards	
5) PUBLIC FACILITIES	• Kanuga Road, Drake St, and State St/Erkwood Dr are NCDOT maintained roads. Kanuga Rd is a Minor Arterial, Drake St is a Local Street and State St/Erkwood Dr is a Major Collector according to their NCDOT Functional Classifications. The Comprehensive Transportation Plan designates these roads as Minor Thoroughfares with Drake St as a Local Street. • There are high volumes of traffic at this location. The intersection of Kanuga Rd & State St is a "High Injury Intersection" and Kanuga Rd south of this intersection is a "High Injury Network" route according to the French Broad River MPO's "Safe Streets 4 All" Safety Action Plan. An improvement project for this portion of Kanuga Rd (to Price Rd) is currently unfunded, but is included in the SPOT Prioritization 8.0 (carried over from 7.0). There are no funded STIP projects in the immediate area though the White St/South Main St enhancements are in close proximity. • The subject property is served by City of Hendersonville water and City sewer services are available.
6) EFFECT ON NATURAL ENVIRONMENT	• Tree Canopy – some tree removal and some tree preservation proposed. Landscaping requirements will result in a net gain for tree canopy. • Stream Buffer required on southern property line • Minor presence of 100 yr floodplain on southwest side of property

The 5th Criteria is Public Facilities – Staff finds that the street network in this area lends itself to non-residential uses on the major routes while residential uses should be confined to local streets. The traffic patterns and safety concerns along this corridor have been identified in the regional Safety Action Plan. There are existing City utilities available to the subject property.
For the 6th Criteria, Effect on Natural Environment – There is proposed to be a net gain in tree canopy with the proposed project. A condition is proposed to reduce the Transition Area but maintain the 30' stream buffer. The 100 year floodplain on the site is undistributed by the proposal.



Greg Grooms, owner of Blue Pinnacle Homes, gave the following PowerPoint presentation.



• Prepared by Greg Grooms, Blue Pinnacle Homes, LLC 1-23-26

Intended Use
Turn current residential home into office space for homebuilding company housing 3-4 employees and add 4 Condo Units

9'x18' Parking Space – Calculation: Office SF/400 = # of required spaces
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100-yr Floodplain

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Scale
20'
80'

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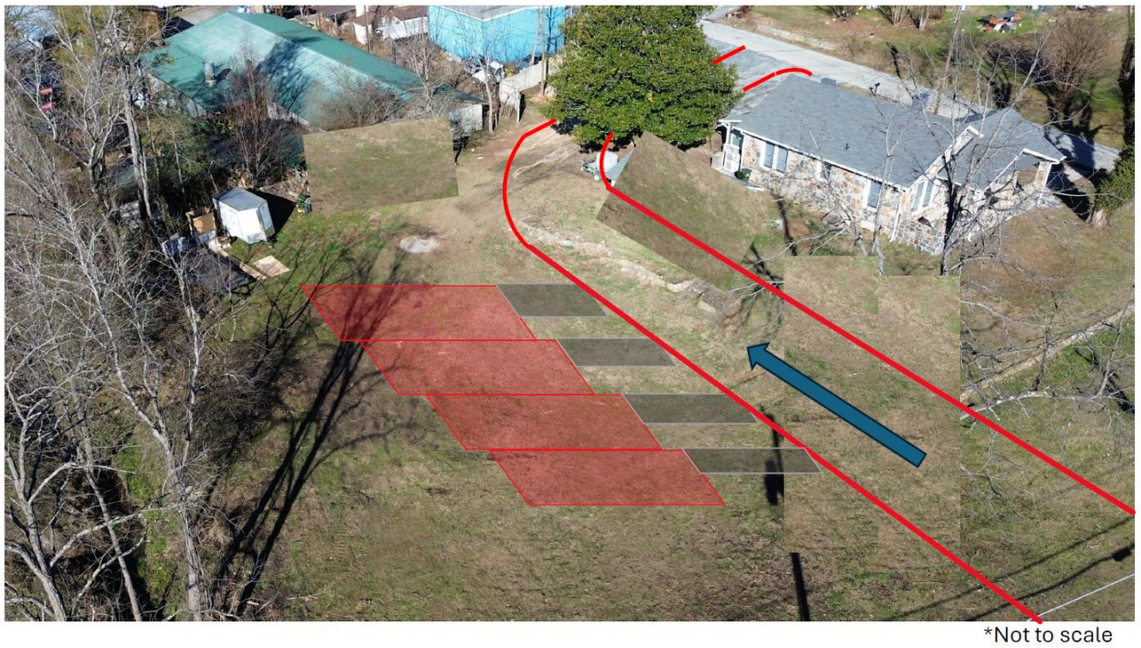
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* TBD at Final Site Plan. Existing non-invasive vegetation that is healthy at the time will be utilized for credits/alternative compliance.

1207 Kanuga Rd. Conditional Rezoning Preliminary Site Plan

Taken from Southeast Corner





*Not to scale

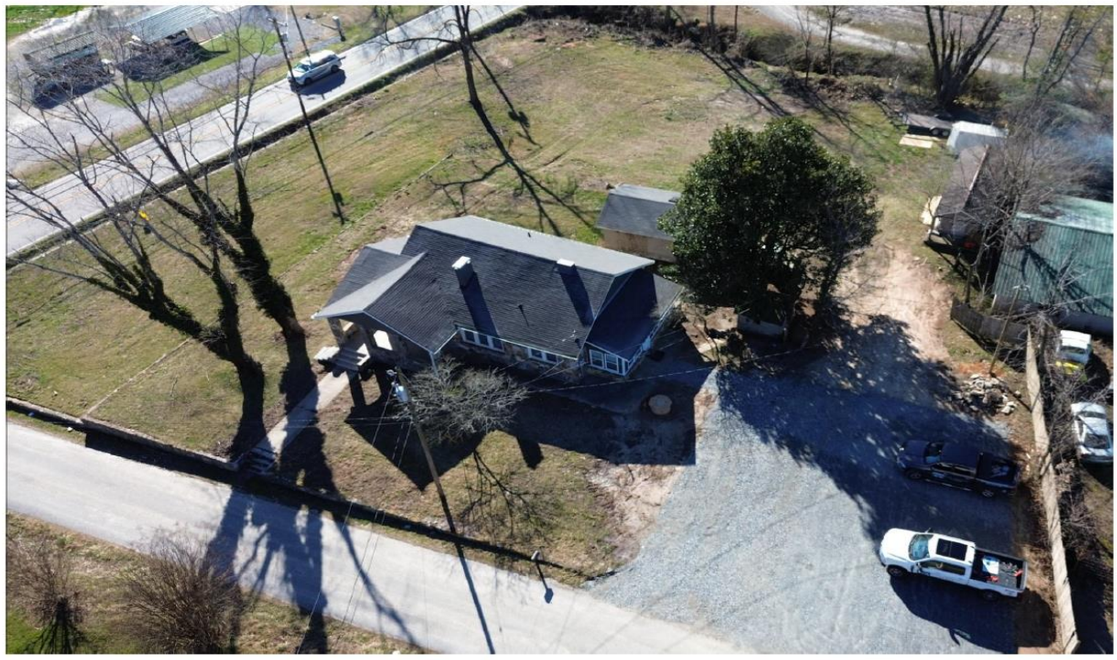
1207 Kanuga Rd. Conditional Rezoning Preliminary Site Plan

Taken from Northeast Corner



1207 Kanuga Rd. Conditional Rezoning Preliminary Site Plan

Taken from Northwest Corner



1207 Kanuga Rd. Conditional Rezoning Preliminary Site Plan

WEST PROPERTY LINE













1207 Kanuga Rd. Conditional Rezoning Preliminary Site Plan

SOUTH PROPERTY LINE









1207 Kanuga Rd. Conditional Rezoning Preliminary Site Plan
EAST PROPERTY LINE









1207 Kanuga Rd. Conditional Rezoning Preliminary Site Plan
NORTH PROPERTY LINE











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

The public hearing was opened at 7:14 p.m.

In Person: Ken Fitch said that given the historic character of the site and its historic stonework features, I would suggest we waive the fee in lieu on the condition that the historic stonewall features on site be retained and maintained except for the proposed entry on Kanuga.

The public hearing was closed at 7:16 p.m.

Council Member Lyndsey Simpson moved City Council adopt an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PINs: 9568-61-2215) from R-15, Medium Density Residential Zoning District to C-4 CZD, Neighborhood Commercial Conditional Zoning District for the renovation and reuse of an existing structure for a professional office and construction of 4 townhomes based on the preliminary site plan and list of conditions [dated 12/31/25] submitted by and agreed to by the applicant 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. ***1 – professional office building***
2. ***4 - Residential dwellings, Single-Family Attached***

2. 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 for C-4 CZD zoning is consistent with the Future Land Use and Conservation Map Designation of Family Neighborhood Living because of the small-scale of the proposed commercial use and the fact that it is going in an existing residential structure which maintains the neighborhood character. Additionally, the proposed residential units would permitted by-right under current zoning.

3. 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 is compatible with surrounding residential & non-residential land uses***
2. ***The proposed zoning allows for a mix of uses at an intersection which experiences significant vehicular traffic***
3. ***The proposed zoning allows for nodal development with non-residential uses confined by floodplains and located along the minor arterial roadway***
4. ***Surrounding low density residential uses primarily front and gain access from Local streets.***

A unanimous vote of the Council followed. Motion carried.

Ordinance #O-26-01

AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HENDERSONVILLE, FOR CERTAIN PARCEL (POSSESSING PIN NUMBER 9568-61-2215), BY REASSIGNING THE ZONING DESIGNATION FROM R-15, MEDIUM DENSITY RESIDENTIAL TO C-4 CZD, NEIGHBORHOOD BUSINESS CONDITIONAL ZONING DISTRICT

IN RE: Parcel Numbers: 9568-61-2215
1207 Kanuga Rd (R-15 to C-4 CZD) | File # 25-93-CZD

WHEREAS, the City is in receipt of a Conditional Rezoning application from applicant and property owner, Greg Grooms of Blue Pinnacle Homes, LLC., for the redevelopment of an existing building into office space and the addition of four residential units; and

WHEREAS, Planning Board took up this application at its rescheduled regular meeting on January 15, 2026; voting 6-0 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 February 5, 2026, and

WHEREAS, City Council has found that this zoning map amendment is consistent with the City's comprehensive plan, and

WHEREAS, City Council has found that this zoning map amendment 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 February 5, 2026,

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: 9568-61-2215 by changing the zoning designation from R-15, Medium Density Residential to C-4 CZD, Neighborhood Business Conditional Zoning District

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

a. Development shall comply with the site plan submitted by the applicant dated [January 23, 2026], including the conditions listed therein.

b. Permitted uses shall include:
   i. Office, business, professional and public
   ii. Residential dwellings

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 be 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 5th day of February 2026.

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

B. Zoning Text Amendment: C-2 Dimensional Standards (25-92-ZTA) – *Matthew Manley, AICP – Long Range Planning Manager*

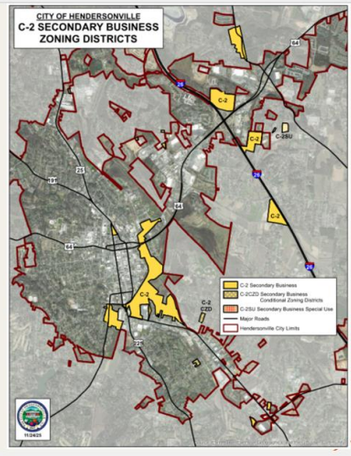
Matt Manley explained that the City of Hendersonville has initiated a zoning text amendment to modify the dimensional standards of the C-2, Secondary Business Zoning District. The proposed updates to this zoning district are precipitated by changes to state law, specifically the 'downzoning' law which went into effect late last year. This law eliminated the City's authority to rezone property at its discretion. It requires property owner consent for any rezoning that would be deemed a "downzoning" according to the definition provided in the law. According to the Comprehensive Plan the C-2 Zoning District has very limited applicability when it comes to achieving the vision set out in the Gen H Plan. There are multiple reasons for this, one of which is the Dimensional Standards which require a 15' front setback and a min. lot size of 8,000/6,000 Sq Ft. The C-2 Secondary Business zoning district is primarily located in the periphery of Downtown. Substantial front setbacks are suburban in nature and contrary to the traditional urban pattern of development called for in the Gen H Plan. In large part, C-2 has been replaced by the CMU Zoning District in many areas outside of downtown. However, key portions of the City, such as the Kanuga Rd are still zoned C-2. While fulling replacing C-2 with CMU zoning would help to guide future development in alignment with the vision established in the Gen H Plan, due to downzoning laws, this type of "area rezoning" is impractical if not infeasible. As a temporary fix to this, staff is proposing to reduce the min. lot size and front setback in C-2 to, at a minimum, not prohibit new development from aligning with the Downtown Design Standards found in Chapter 5 of the Gen H Plan. Planning Board unanimously supported the proposed amendment at their meeting on January 15, 2026.



Project Background

- **Project Name:**
  - C-2 Dimensional Standards
  - 25-92-ZTA
- **Applicant/Owner:**
  - City of Hendersonville
- **Articles Amended:**
  - **Zoning Ordinance**
    - Article V – Section 5-7 (C-2)
- **Zoning Districts Impacted:**
  - C-2

This ZTA is specifically to reduce the dimensional standards of the C-2 Secondary Business Zoning District.
In many ways, this is another Zoning Text Amendment that is being pursued by Staff in response to the 2024 Downzoning Law. Prior to that law, the City would have been more likely to use parcel based rezonings as a more fine-tuned tool to accomplish the ends that are too be achieved with this amendment. However, reducing the dimensional standards of an existing zoning district is an alternative solution that is still at the City's disposal.



Secondary Business Zoning District: C-2

This map illustrates the area that would be impacted by the proposed changes. As you can see, C-2 zoning is not too widespread across the City + ETJ making up 3% of the City's Zoning. While it was initially used as a Zoning District for the areas just outside of downtown, it has morphed and been used in different ways. There a few areas of C-2 adjacent to I-26 and out Howard Gap Rd that are either vacant or underutilized and appear to generally be used for low density residential mixed with manufacturing and storage. The C-2 Districts that are on the periphery of downtown are the principal focus of this proposed text amendment due to their potential for redevelopment.

ZONING ORDINANCE

ARTICLE V. ZONING DISTRICT CLASSIFICATIONS

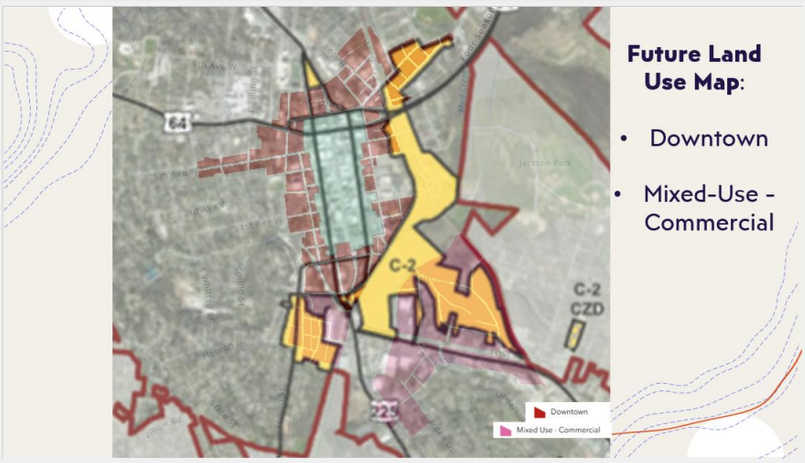
Section 5-7 C-2, Secondary Business Zoning District

5-7-3. Dimensional requirements.

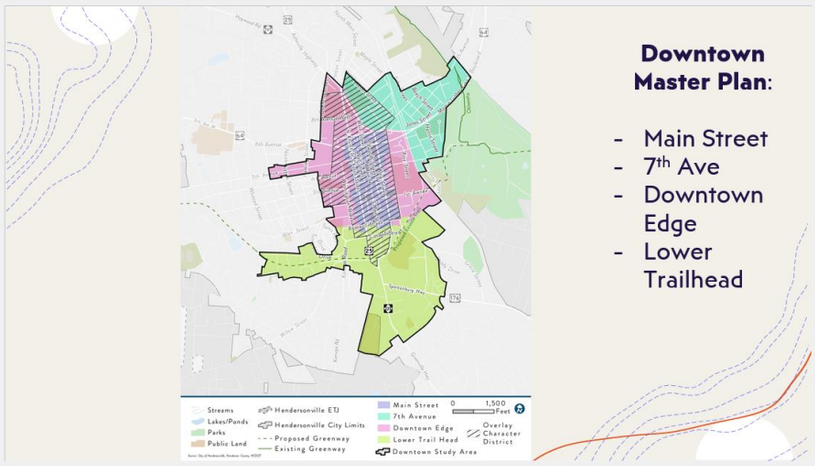
Minimum lot area in square feet:	~~8,000 (6,000 for residential use).~~ 0
Minimum lot width at building line in feet:	None ~~except for structures containing dwelling units which shall have a minimum lot width at building line of 50 feet.~~
Minimum yard requirements in feet:	Front: ~~15~~ 5 if sidewalk is 5' wide or less; 0 if sidewalks are greater than 5' wide
	Side: 0 or 5 (Side yards are not required, but when provided must be a minimum of five feet. Common wall construction is permitted in the C-2 Zoning District Classification. ~~On all corner lots, a ten-foot side yard setback is required.~~)
	Rear: None except for structures containing dwelling units which shall have a minimum setback of ten feet. Otherwise, rear yards are not required unless the C-2 Zoning District Classification abuts an established residential district. In this case, the rear yard setback requirement shall be a minimum of ten feet.
Maximum height in feet:	48

Proposed Amendment:

Taking a look at the proposed language the first change is to eliminate the min. lot size. This will essentially allow for townhome developments. The second change relates to the elimination of lot width for residential uses, again to allow for Townhomes. Third is the reduction of the front setback. A min. 15' front setback is not even enough to allow parking in the front. If you have to set back that far, then you may as well set evertving as far back as you can andplace parking in the front. This results in the type of suburban development that we have seen be the predominate land use pattern in the C-2 zoning district. Staff has proposed some nuance to allow for sidewalk expansion in certain areas. The last change simply clarifies an existing standard for the side setback and eliminates the sideyard requirement for corner lots.



As we begin to look at the Comprehensive Plan Consistency, I want to highlight that the primary purpose of the zoning text amendment is to allow for better implementation of the City's adopted vision for growth and development.
CLICK
You can see the areas that are zoned C-2 fall along: 1) 7th Ave; 2) Kanuga & White St; and 3) S Grove St & the Above the Mud proposed trail. Each of these areas are identified for walkable urban development in the Gen H Plan. I will provide more information on this shortly.
I will also note there is also a significant amount of property in the floodplain along the RR Tracks east of Downtown that is zoned C-2 for which the Future Land Use Map calls for Conservation Open Space.



Continuing to look at Comprehensive Plan Consistency, I wanted to highlight the Downtown Master Plan Study Area. As you all may recall, the Downtown Master Plan provides us with a set of design standards that should be employed to shape future development and redevelopment to create a dense, walkable, high quality environment in the city core. The "Downtown" study area is broken into 4 subdistricts with C-2 Zoning being located in 3 of them:
- 7th Ave,
- Downtown Edge and
- Lower Trailhead.



Focus Area Concepts were developed for each of these subdistricts. These concepts illustrate the type of development that is desired and that can be achieved by utilizing the Design Standards outlined in Downtown Master Plan. One of the key ways to achieve this vision is by bringing building edges up to the sidewalk and by placing parking to the side or rear of lots or better yet, providing parking in consolidated locations such as parking decks.



Design Standards for Private Development, such as max setback lines, Build-to-Zones and Build-to-Percentage, compliment and interface with a well-designed public space



Currently, new development in the C-2 Zoning District cannot be designed to be in conformance with the Downtown Master Plan Design Guidelines. Adjusting the dimensional requirements in C-2 will allow new developments that choose to develop in conformance with our design standards to do so. Furthermore, as the City pursues formal adoption of these Design Standards as part of a Downtown Design Overlay District, these adjustments to C-2 will allow those new design standards to align with the standards of the underlying zoning district.

General Rezoning Standards: 1) COMPREHENSIVE PLAN CONSISTENCY	LAND SUPPLY, SUITABILITY & INTENSITY	• **Supply**: N/A • **Suitability**: N/A • **Intensity**: N/A
	FUTURE LAND USE & CONSERVATION MAP	**Character Area Designations:** Downtown | Mixed-Use - Commercial **Character Area Descriptions:** Consistent **DOWNTOWN** - *This is the heart of the community and center of civic activities. In addition to governmental uses, it includes a mix of retail, restaurant, service, office, and civic uses. A variety of residential housing types complement the nonresidential uses and ensure a vibrant center with a 24/7 population. The mix of uses can be horizontal or vertical, with changes between floors of the same building. Buildings of two or more stories are common, and streets feature short block lengths and pedestrian facilities. Open spaces include plazas and formal greens* **MIXED-USE COMMERCIAL** - *These areas are centers of activity with a mix of retail, restaurant, service, office, and civic uses, as well as various residential housing types. The mix can be horizontal or vertical, with changes in use between floors of the same building. Buildings of two or more stories are common, and streets feature short block lengths and pedestrian facilities. Open spaces include plazas, formal greens, and pocket parks. This activity center is intended to be the City's most intense district outside of the Downtown character area.* **Zoning Crosswalk:** Consistent **Focus Area:** Downtown Edge, 7th Ave, & Lower Trailhead

1) In summary for the first Criteria considered for a text amendment ~~which is **Comprehensive Plan Consistency.**~~ Staff finds the proposed changes to the dimensional standards in C-2 to be consistent with the Gen H Comprehensive Plan Character Area Descriptions for Downtown & Mixed-Use - Commercial

General Rezoning Standards: 2) COMPATIBILITY		
	EXISTING CONDITIONS	Current C-2 Dimensional Standards would not allow for townhome development nor traditional urban development / walkable urban form.
	RELEVANT GEN H GOALS	**Vibrant Neighborhoods**: [Consistent] **Abundant Housing Choices**: [Consistent] **Healthy and Accessible Natural Environment:** [Consistent] **Authentic Community Character**: [Consistent] **Safe Streets and Trails**: [Consistent] **Satisfying Work Opportunities**: [Consistent] **Welcoming & Inclusive Community**: [Consistent] **Accessible & Available Community Uses & Services**: N/A **Resilient Community**: [Consistent]
	GEN H GUIDING PRINCIPLES	**Mix of Uses:** [Consistent] **Compact Development:** [Consistent] **Sense of Place:** [Consistent] **Conserved & Integrated Open Spaces:** [Inconsistent] **Desirable & Affordable Housing**: [Consistent] **Connectivity**: [Consistent] **Efficient & Accessible Infrastructure:** [Consistent]

For considering Compatibility, staff reviewed the proposed changes with Existing Conditions and the Goals and Guiding Principles of the Gen H Comprehensive Plan. We find that the proposed amendment is Compatible given that it allows for a desired pattern of development which is compatible with the traditional urban form found in portions of the C-2 Zoning District. Further, we find the amendment to be compatible given its alignment with the Goals and Guiding Principles of the Gen H Plan.

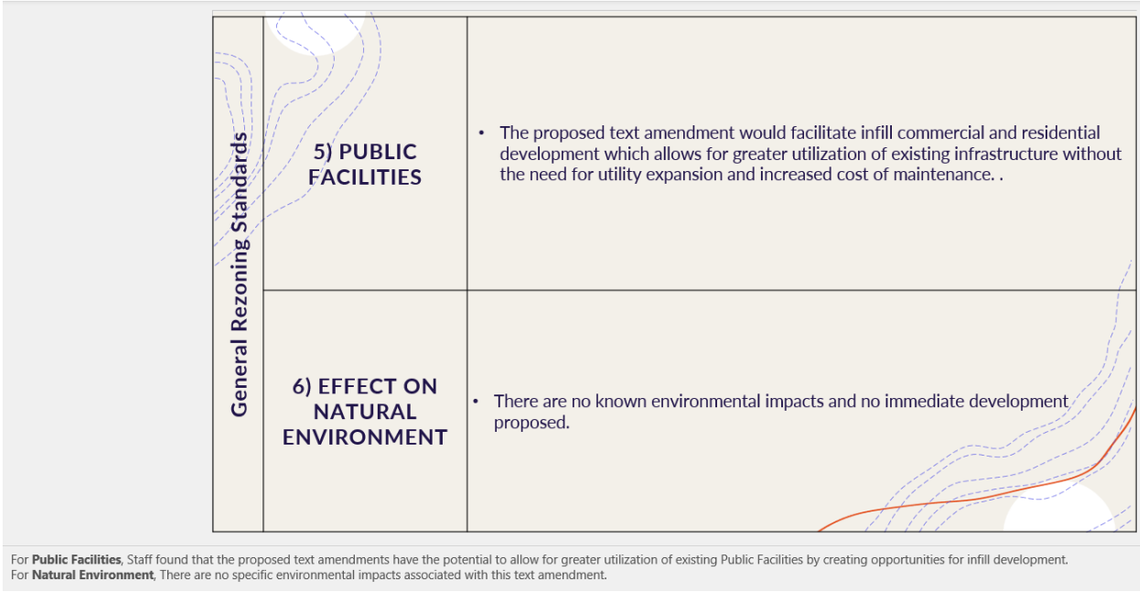
General Rezoning Standards: 2) COMPATIBILITY		
	DOWNTOWN MASTER PLAN: DESIGN GUIDELINES ASSESSMENT (Chapter V)	**Focus Areas – [Consistent]** Includes Lower Trailhead + Downtown Edge + 7th Ave **Public Realm – [Consistent]** – Placing buildings adjacent to public edge is a key element of Design Guidelines **Site Design – [Consistent]** Allows for Build-to-Zone (max. setbacks) and Build-to-Percentage to be achieved in alignment with existing traditional urban development. And allows for Parking to be placed to the rear/side. **Building Design – [Consistent]** Allows for and compliments designs intended to provide primary access and activated ground floors along street frontages

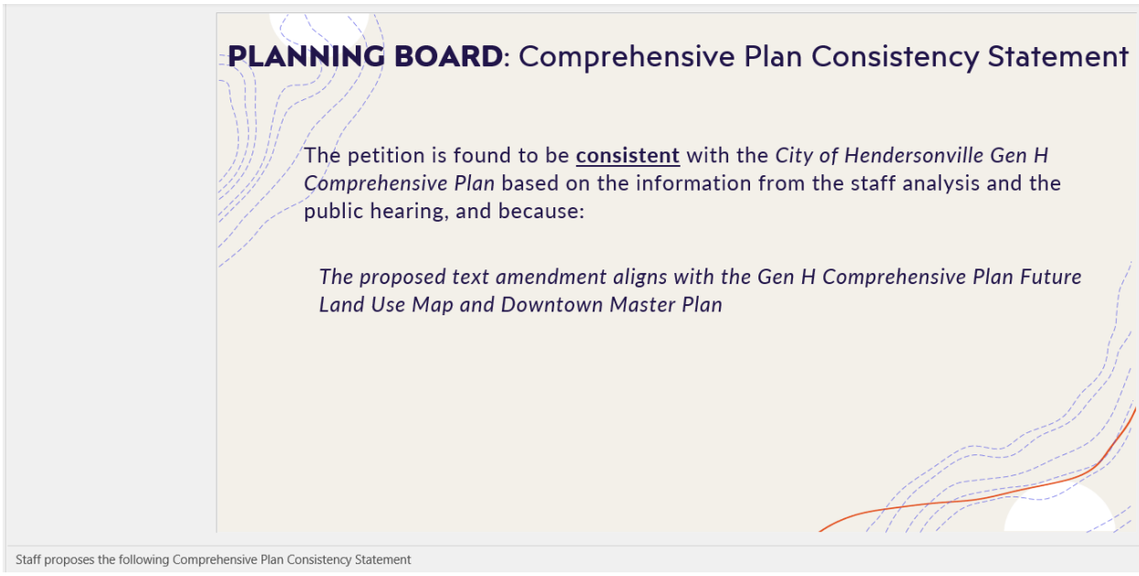
Staff also considered the changes at a high level with the Design Guidelines from the Downtown Master Plan finding the proposals to be consistent with three Focus Areas where C-2 Zoning is present. The Lower Trailhead, Downtown Edge & 7th Ave Focus Areas. It is also consistent with the recommendations for Public Realm, Site Design and Building Design. Most notably for the Site Design standards, the reduced setbacks allow for the type of Build-to-Zone standards that are outlined in the Downtown Master Plan. These standards essentially work as maximum setbacks rather than minimum setbacks.

General Rezoning Standards		
	3) CHANGED CONDITIONS	• SB382 – Downzoning Law • Based on the City's Future Land Use Map, the areas zoned C-2 should be rezoned to CMU or a similar mixed use zoning district. However, due to changes to state law making this large-scale rezoning difficult, staff is proposing changes to the dimensional standards in C-2 as a temporary measure until the zoning district and/or additional design standards can be codified. This is step one of a larger process to address quality urban development in the City's core.
	4) PUBLIC INTEREST	• The proposed amendment would allow for developers to pursue implementation of the City's Downtown Master Plan Design Guidelines (Chapter 5).

The 3rd Criteria Considered is Changed Conditions – As mentioned previously, the text amendment is in response to changes in state law and limitations in the City's authority to implement the Vision of the Gen H plan through area-wide rezonings.

The 4th Criteria Considered is Public Interest – Allows for developers to pursue implementation of the City's Downtown Master Plan – Design Standards







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

The public hearing was opened at 7:41 p.m.

In Person: Ken Fitch stated that we often do not think of these connections to increase growth, density and development in these seemingly simple deliberations in these amendments, but they do have a connection and a line of impact, and those impacts are very much on the minds of the

workforce families of the city. So, when we make these decisions, we have to realize that it has lines to other impacts in the life of the residents of the city.

The public hearing was closed at 7:47 p.m.

Council Member Jennifer Hensley moved City Council adopt an ordinance amending the official City of Hendersonville Zoning Ordinance Article V. – 'Zoning District Classifications', Section 5-7 to update the Dimensional Standards for the C-2, Secondary Business Zoning District based on the following:

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

> ***The proposed amendment aligns with the Gen H Comprehensive Plan Future Land Use Map & Downtown Master Plan.***

2. We find this petition, in conjunction with the recommendations presented by staff, to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

1. ***The proposed amendment allows for greater utilization of private property.***
2. ***The proposed amendment creates an opportunity to accommodate infill development.***
3. ***The proposed amendment allows for walkable, urban development.***

A unanimous vote of the Council followed. Motion carried.

Ordinance #O-26-02

AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND THE CITY OF HENDERSONVILLE ZONING ORDINANCE, ARTICLE V. – 'ZONING DISTRICT CLASSIFICATIONS', SECTION 5-7-3 'C-2, SECONDARY BUSINESS ZONING DISTRICT – DIMENSIONAL REQUIREMENTS' TO REDUCE FRONT SETBACKS AND MINIMUM LOT SIZE STANDARDS

WHEREAS, the Planning Board reviewed this petition for a zoning text amendment at its regular meeting on January 15, 2026; voting 8-0 to recommend City Council adopt an ordinance amending the City of Hendersonville Zoning Ordinance, and

WHEREAS, City Council took up this application at its regular meeting on February 5, 2026, and

WHEREAS, City Council has found that this zoning text 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 February 5, 2026,

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Hendersonville to amend City of Hendersonville Zoning Ordinance, 'Article V. – Zoning District Classifications', Section 5-7-3 'C-2, Secondary Business Zoning District – Dimensional Requirements' to Reduce Front Setbacks and Minimum Lot Size Standards

ZONING ORDINANCE

ARTICLE V. ZONING DISTRICT CLASSIFICATIONS

SECTION 5-7. - C-2, SECONDARY BUSINESS ZONING DISTRICT

5-7-3. Dimensional requirements.

Minimum lot area in square feet:	~~8,000 (6,000 for residential use).~~ 0
Minimum lot width at building line in feet:	None ~~except for structures containing dwelling units which shall have a minimum lot width at building line of 50 feet.~~
Minimum yard requirements in feet:	Front: ~~15~~ 5 if sidewalk is 5' wide or less; 0 if sidewalks are greater than 5' wide
	Side: 0 or 5 (Side yards are not required, but when provided must be a minimum of five feet. Common wall construction is permitted in the C-2 Zoning District Classification. ~~On all corner lots, a ten-foot side yard setback is required~~.)
	Rear: None except for structures containing dwelling units

	which shall have a minimum setback of ten feet. Otherwise, rear yards are not required unless the C-2 Zoning District Classification abuts an established residential district. In this case, the rear yard setback requirement shall be a minimum of ten feet.
Maximum height in feet:	48

Adopted by the City Council of the City of Hendersonville, North Carolina on this 5th day of February 2026.

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

8. NEW BUSINESS

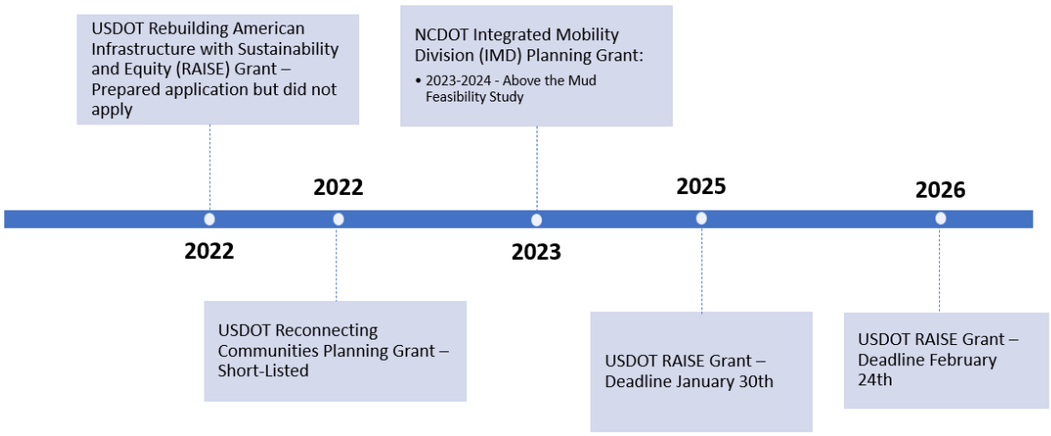
A. Resolution for the City of Hendersonville to Apply for a USDOT BUILD Grant for the Hendersonville Downtown Streets Modernization Project: New Streets for New Business – *Brent Detwiler, Assistant City Manager, Public Services*

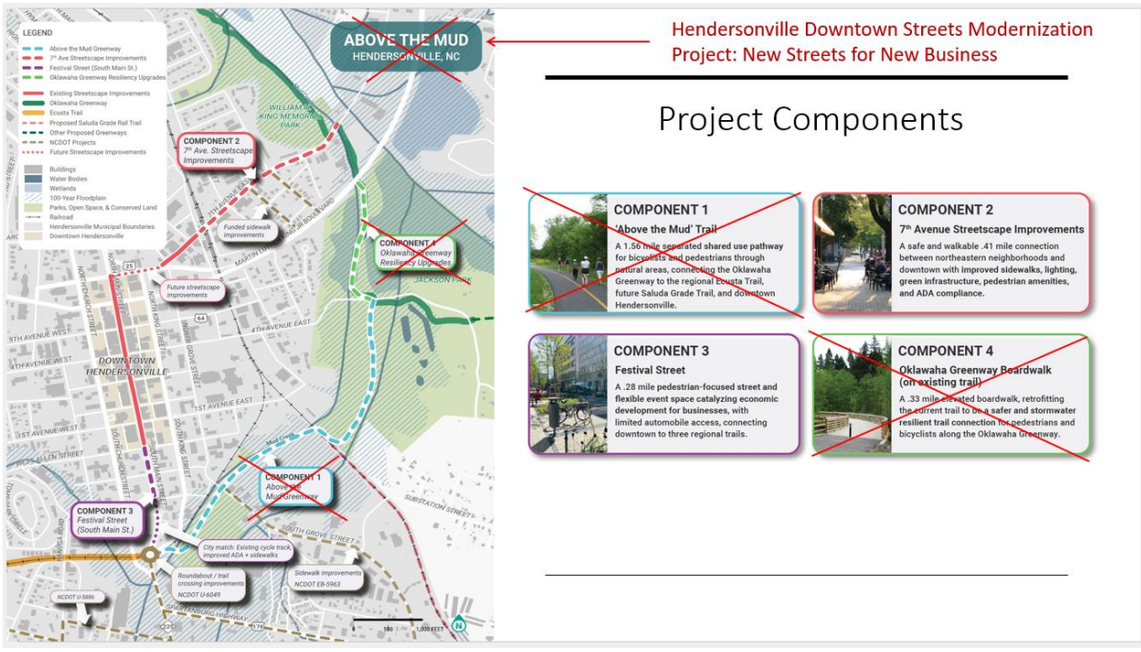
Brent Detwiler explained that the City applied for a BUILD Grant through the US Department of Transportation in 2025 and we were not selected and we were awarded a Project of Merit and that didn't get us as far as we hoped and based on new requirements, we have to file a full resubmission. The good news is there is more money available. He gave the following PowerPoint presentation.





Project Background







Project Benefits

- Improved pedestrian and bicycle safety
- Strong alignment with USDOT Safety & Economic Competitiveness
- Supports downtown vitality and local businesses
- Builds on prior City investments





Funding Snapshot

- Total Project Cost: ~$21.6M
- BUILD Request: ~$18.8M
- Local Match: ~$2.8M
- Match value from 7th Ave Small Business Grant, SW Grant, Force Account Sidewalk, Water Upgrades

Community Engagement

- **2022 RAISE – Kick-off Public Meeting (well-attended)**
- **2023-2024 Above the Mud Feasibility Study - Steering Committee, Public Meetings, 2 Surveys**
- **2025 RAISE:**
  - **Stakeholder Group Kick-off – November 14, 2024**
  - **Community survey launch – November 27, 2024**
  - **Promoted survey/raised awareness at Housing Listening Sessions and Turkey Trot – Nov-Dec**
  - **Door-to-Door outreach in Green Meadows / 7th Ave Area – December 19, 2024**
  - **Community survey closed – December 31, 2024**
  - **36 Letters of Support Received to date**
- **2026 RAISE:**
  - **Working on Letters of Support (11 Received to date)**





Council Member Gina Baxter moved that City Council approve the resolution to submit a BUILD Grant application to USDOT for the Hendersonville Downtown Streets Modernization Project: New Streets for New Business. A unanimous vote of the Council followed. Motion carried.

Resolution #R-26-13

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL IN SUPPORT OF AN APPLICATION FOR USDOT BUILD GRANT FUNDING TO CONSTRUCT THE HENDERSONVILLE DOWNTOWN STREETS MODERNIZATION PROJECT

WHEREAS, the City Council of the City of Hendersonville considers safe vehicular, bicycle, and pedestrian transportation infrastructure to be of utmost importance to the region by providing Western North Carolina with modern transportation opportunities as well as increased economic viability and community development; and

WHEREAS, the United States Department of Transportation has established a Better Utilizing Investments to Leverage Development (BUILD) Grant Program that provides funding for surface transportation infrastructure projects that will have a significant local or regional impact; and

WHEREAS, the Hendersonville Downtown Streets Modernization Project will provide modern transportation infrastructure that will spur small-town economic development, jobs, and tourism while helping to rebuild a region devastated by Hurricane Helene; and

WHEREAS, the project is expected to generate significant rural economic impact, bringing residents and tourists safely into Downtown Hendersonville, and improve safety;

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

1. The City of Hendersonville shall submit an application to USDOT for a BUILD Grant to fund the design and construction of the Hendersonville Downtown Streets Modernization Project in Henderson County; and

2. The Mayor and/or City Manager shall hereby be authorized on behalf of the City of Hendersonville to execute any and all documents required for the City to complete and submit the grant application for up to $25,000,000.00 in funding with commitment of $2,800,000.00 in matching funds from the City.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 5th day of February 2026.

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

B. 5th Ave W and N Oak St Intersection Study Findings – *Brent Detwiler, Assistant City Manager, Public Services*

Brent Detwiler explained that a few months ago, City Council asked staff to examine the intersection of 5th Avenue W and N Oak Street since there have been several vehicular crashes. McAdams performed an intersection study, and the findings were discussed in the following PowerPoint presentation.

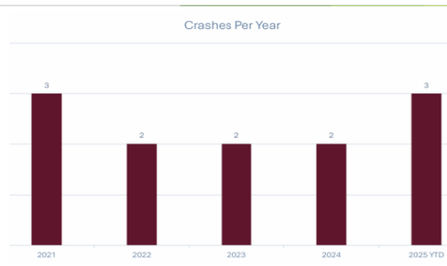


CRASH DATA

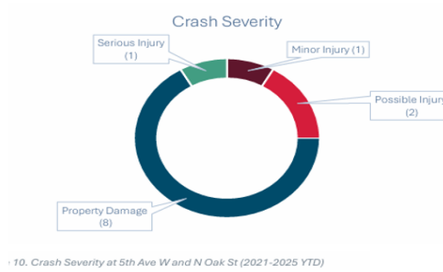
- 12 reported crashes over ~4.5 years
- 100% involved failure to yield to 5th Ave W cross traffic
- 75% involved northbound Oak St traffic
- 2 injury crashes; 1 serious injury
- Sight distance frequently cited



- McAdams recently completed an intersection study. The following elements were considered:
  - Existing roadway geometry + traffic control
  - Grid network + system traffic control patterns
  - Traffic volumes + speed data
  - Capacity analysis
  - Intersection sight distance
  - Crash history



9. Crashes Per Year at 5th Ave W and N Oak St



10. Crash Severity at 5th Ave W and N Oak St (2021-2025 YTD)

Recommendations

- **All-Way Stop is Warranted:**
  - Based on crash history and sight-distance constraints, an all-way stop at 5th Ave W & N Oak St is a justified and implementable safety improvement.
- **Not the Only Long-Term Option:**
  - Other geometric or physical changes could be explored but would require additional study, design, and funding.
- **Other Options Considered (Not Recommended at This Time):**
  - Sight-line improvements & traffic calming: Effectiveness uncertain given permanent obstructions and maintenance needs.
  - Mini-roundabout / traffic circle: Would require corridor-wide treatments and further engineering analysis.
- **Near-Term Path Forward:**
  - An all-way stop provides a low-cost, effective safety solution and could serve as an interim measure if more extensive improvements are pursued in the future.

Implementation

- Clear vegetation to maximize sight lines at the intersection.
- Install permanent “Stop” signs and “All-Way” plaques on 5th Ave W approaches.
- Install Permanent “Stop Ahead” signs on 5th Ave W approaches.
- Remove “Cross Traffic Does Not Stop” Plaque on N. Oak St approaches.
- Install “All-Way” plaques on N Oak St approaches.
- Modifications to Stop Warning Flashers to indicate all way stop conditions and to match nearby system all-way stop flashers for consistency (e.g. replace yellow flashers with red flashers for 5th Ave W approaches).



Council Member Jennifer Hensley moved that City Council approve the proposed ordinance to direct staff to add an all-way stop at the intersection of 5th Avenue W and N Oak Street as presented by the finding of the recently completed intersection study. A unanimous vote of the Council followed. Motion carried.

NOTE: THE TITLE OF THIS ORDINANCE SHOULD BE AS FOLLOWS: "AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO IMPLEMENT AN ALL WAY STOP AT THE INTERSECTION OF 5TH AVENUE AND OAK STREET"

Ordinance #O-26-03

AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND SECTION 50-144 OF THE CODE OF ORDINANCES TO ESTABLISH A TWENTY-FIVE MILES PER HOUR SPEED LIMIT ON A PORTION OF CHADWICK AVENUE

WHEREAS, the City of Hendersonville maintains and regulates City streets; and

WHEREAS, 5th Avenue West runs in an East-West direction, and is intersected by several City streets, include Oak Street which runs in a North-West direction, the intersection of 5th Avenue West and Oak Street sometimes hereinafter referred to as "Subject Intersection"); and

WHEREAS, Oak Street has stop signs on either side of 5th Avenue West, and all of the northbound and south bound traffic must therefore stop at the Subject Intersection prior to crossing 5th Avenue West; and

WHEREAS, there are no stop signs on 5th Avenue West at the Subject Intersection, and therefore eastbound and westbound traffic on 5th Avenue West are not required to stop at the Subject Intersection; and

WHEREAS, all of the other intersections along 5th Avenue West are signalized; and

WHEREAS, at least 12 crashes were reported at the Subject Intersection from January 1, 2021 to June 5, 2025, as a result of north and southbound traffic on Oak Street not stopping or failing to yield to cross traffic on 5th Avenue West; and

WHEREAS, City Council asked that the Subject Intersection be studied to see if traffic control measures could be implemented to reduce traffic crashed at the Subject Intersection; and

WHEREAS, the City contracted with the McAdams Firm to perform an engineering study of the Subject Intersection, and the study indicated that, although the level of traffic at the Subject Intersection does not support making the Subject Intersection a signalized intersection, implementing an all-way stop at the Subject Intersection was warranted; and

WHEREAS, City Council has determined that it is in the best interests of the public health and safety to implement the warranted traffic control measures;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Hendersonville, North Carolina that the intersection of 5th Avenue and Oak Street shall be an all-way stop intersection.

The recommendations contained in the McAdams Study to implement the all-way stop at the Subject Intersection shall be put into place.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 5th day of February, 2026.

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

9. CITY MANAGER REPORT

A. January 2026 Contingency and Adjustment Report – *John Connet, City Manager*

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 2025 - 2026 (FY26)
BUDGET AMENDMENTS AND ADJUSTMENTS

Completed / Proposed / Corrected / Denied

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET	DESCRIPTION	APPROVED	TYPE	AMENDMENT NUMBER
010-0000-534999	Contingencies	20,300	-	17,682	2,618	GF W. Comp. Correction - Audit & Claims	yes	adjustment	12/22/2025
010-1002-502091	Worker's Comp. Insurance	1,748	11,028	-	12,776	GF W. Comp. Correction - Audit & Claims	yes	adjustment	12/22/2025
010-1005-502091	Worker's Comp. Insurance	41	1	-	42	GF W. Comp. Correction - Audit & Claims	yes	adjustment	12/22/2025
010-1008-502091	Worker's Comp. Insurance	198	185	-	383	GF W. Comp. Correction - Audit & Claims	yes	adjustment	12/22/2025
010-1300-502091	Worker's Comp. Insurance	39,260	4,661	-	43,921	GF W. Comp. Correction - Audit & Claims	yes	adjustment	12/22/2025
010-1400-502091	Worker's Comp. Insurance	40,119	885	-	41,004	GF W. Comp. Correction - Audit & Claims	yes	adjustment	12/22/2025
010-1502-502091	Worker's Comp. Insurance	1,534	236	-	1,770	GF W. Comp. Correction - Audit & Claims	yes	adjustment	12/22/2025
010-1521-502091	Worker's Comp. Insurance	3,336	330	-	3,666	GF W. Comp. Correction - Audit & Claims	yes	adjustment	12/22/2025
010-1523-502091	Worker's Comp. Insurance	948	350	-	1,298	GF W. Comp. Correction - Audit & Claims	yes	adjustment	12/22/2025
010-1555-502091	Worker's Comp. Insurance	8,252	6	-	8,258	GF W. Comp. Correction - Audit & Claims	yes	adjustment	12/22/2025
010-1521-552001	Capital Outlay - Equipment Other Than Vehicles	35,000	-	27,000	8,000	Mechanic Tool Kits	yes	adjustment	12/30/2025
010-1521-534000	Non-Capital Equipment	-	27,000	-	27,000	Mechanic Tool Kits	yes	adjustment	12/30/2025
060-7050-531210	Permits, Licenses, and Fees	190,000	-	8,000	182,000	Increased cost for Daupler	yes	adjustment	12/30/2025
060-7002-519200	Contract Services	55,000	8,000	-	63,000	Increased cost for Daupler	yes	adjustment	12/30/2025

B. Mayor's Memory – *John Connet, City Manager*

John Connet said as we continue our trip down memory lane reminding everyone that Mayor Volk is retiring in December and in her honor, I go through some minutes in her almost 37-year tenure that show the impact that Mayor Volk has had on our community. This month, I am looking at February 1996, so at the February 8, 1996 meeting there were various items on the agenda and a couple of the highlights include an agreement to extend water to Mills River Village Phase II, 3200 linear feet extended out towards Mills River. We also extended water to Kenmure Phase IV but I think the most important thing, and it was brought up a couple of times tonight, related to 7th Avenue. There was discussion regarding establishing the 7th Avenue Committee, the members of the 7th Avene Merchants Association addressed the Council regarding their concerns about the perception of the area, crime in the area and how could the city and the public work together to improve the 7th Avenue area. One of the things that was asked was there was a "needs study" previously completed prior to this date about possibly relocating the police and fire department closer to the area and we have accomplished that as part of your tenure. Also, setting up a formal committee, which became the 7th Avenue Committee and ultimately has been brought in-house as part of our downtown organization. So, kind of a start to our historic work on 7th Avenue. There was a second meeting in February, and I think this was even more impactful, where Charles Willis of Willis Engineers submitted and reviewed a preliminary engineering report and process design at the Wastewater Treatment Plant. City Council received two options. The first dealt with renovating the existing plant. The second option, which was his preference, was moving off-site and building what is now the current 4.8 million gallons per day plant. So again, just showing your impact on our community over the last 37 years and we will continue to do this all the way up until December, so thank you very much.

10. CITY COUNCIL COMMENTS

There were no comments.

11 . CLOSED SESSION

Council Member Lyndsey Simpson moved that City Council enter closed session pursuant to NCGS § 143-318.11 (a) (1), (4) and (6) 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, to discuss matters relating to the location or expansion of industries and businesses in the area served by the public body and to consider the qualifications, competence, performance and character, fitness conditions of an individual public officer.

12 . ADJOURN

City Council went into closed session at 8:15p.m.

There being no further business, the meeting adjourned at 8:30 p.m. upon unanimous assent of the Council. No further action was taken.

_____
Barbara G. Volk, Mayor

ATTEST: _____
Jill Murray, City Clerk

MINUTES

February 25, 2026

SECOND MONTHLY MEETING OF THE CITY COUNCIL

CITY OPERATIONS CENTER | 305 WILLIAMS ST. | 4:00 p.m.

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

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

Absent: City Clerk Jill Murray

1. CALL TO ORDER

Mayor Barbara Volk called the meeting to order at 4:00 p.m. and welcomed those in attendance. A quorum was established with all members in attendance.

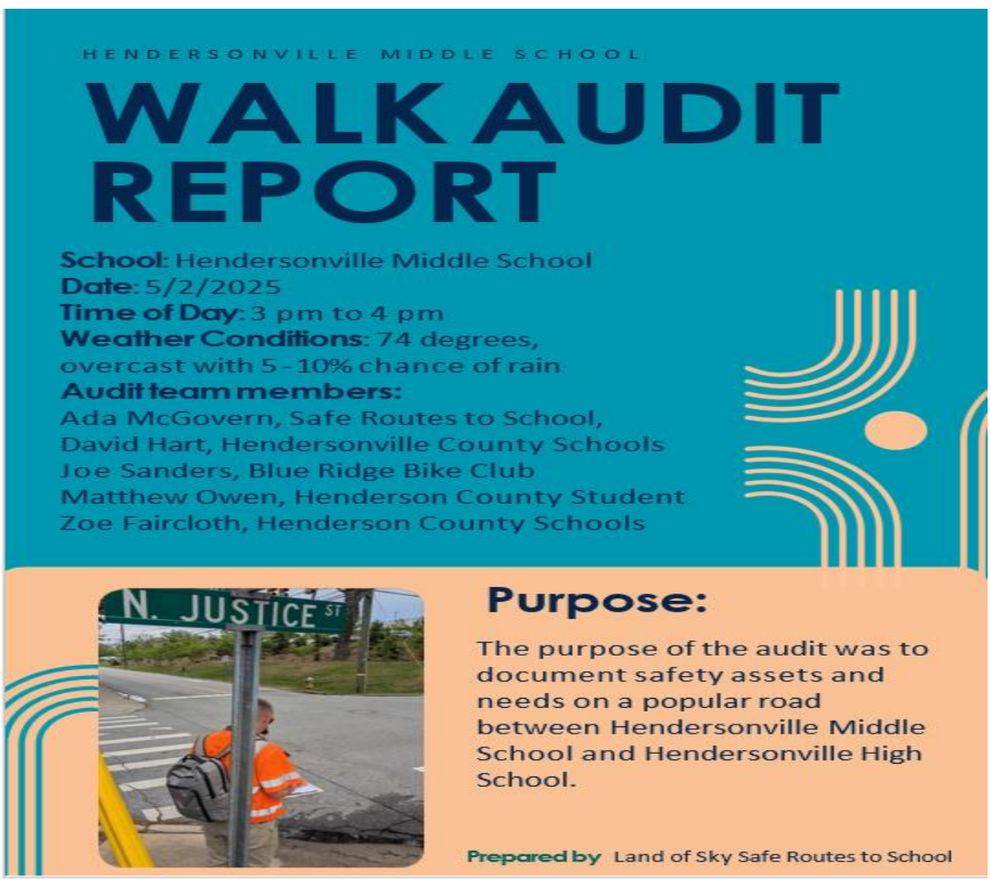
2. CONSIDERATION OF AGENDA

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

3. PRESENTATIONS

A. Safe Routes to School Presentation – *David Hart, HCPS Teacher*

David Hart, a teacher at Career Academy and a member of the Safe Routes to School Advisory Board, gave a brief presentation. Last year, the completed a "walk audit" of 9th Avenue which is the road that connects Hendersonville Elementary School, Hendersonville Middle School, and Hendersonville High School and as a coach with my athletes in the area and working previously at HMS, it gets used heavily. Students from the Middle School walk to the Boys & Girls Club, athletes walk from the Middle School to the High School as well as families walking kids and it's an area that I have a concern with, so we conducted a walk audit, and I have a report for you all. A group of community stakeholders walked the area of concern and made observations. He presented the following handout.



Route Details

Route Walked: 9th Avenue from the middle school release near N. Whitted Street to Oakland St.

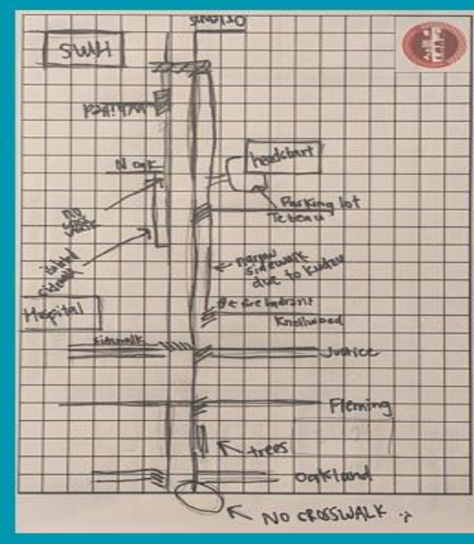
Length of route: .5 miles

Time Taken: Started at 3 pm, ended at 4 pm

Posted Speed Limit: 20 mph

Total Number of Vehicle Lanes: 2

Sidewalks: one on one side of the street



Who's Using the Street?

65 people walking at an average pace
2 people walking slowly
No record of people pushing baby strollers or walking with young children
No people using a mobility aid (ie wheelchair, cane, walker)
No people crossing against a signal
No people waiting for or traveling to public transit
66 people traveling to/from school
1group of three riding bicycles
Other: one car parked in road in front of HeadStart to pick up students that were walking.

Observations

- The sidewalk is in fairly good condition
- School zone signs are needed on Oakland
- There was an issue with trash on the sidewalks
- Pedestrians are not aware of how a 4 way stop works for them
- The sidewalk is not ADA compliant, and has utility poles impeding movement
- The sidewalk is wide enough for two people to walk side by side, but there are several areas where the space is overgrown (Tableau to Knollwood)
- The street has "sharrrow" markings to remind drivers of bicyclist rights
- The street does not have "push to walk" pedestrian crossing signals (also called beacons)
- There are no crosswalks to the high school

Recommendations

- Place a pedestrian crosswalk at the end of 9th Ave. crossing Oakland St. with appropriate signage
- Add "Push to Walk" crossing signs where 9th Ave. crosses N. Justice St.
- Address impediments blocking the sidewalk on 9th Ave.
- Place a pedestrian crosswalk connecting HES and HMS

City Manager John Connet thanked Mr. Hart for his presentation as it plays right in to the next few days since we are having our Council Retreat and one of the things that we'll spend some time on is traffic and transportation and being more proactive on some of this stuff so it was important to do it

tonight to set the stage for that. We have set up a new committee internally to address intersections, roads, safety in general for traffic, so thank you.

B. Building Hendersonville Retreat Overview – *John Connet, City Manager*
C. General Fund Financial Model Review – *Adam Murr, Budget & Evaluation Director*
D. City Projects and Strategic Housing Update - *Brian Pahle, Deputy City Manager*
E. Strategic Plan Review - *Brian Pahle, Deputy City Manager*

City Manager John Connet said we are officially kicking off your retreat and I'll let Brian present some information but before we do I just want to thank Brian and Adam and Jenny and the rest of the budget team and Allison and everyone just worked hard on what you'll see the next three days, they have put a lot of effort into it and I appreciate your willingness to spend time with us for the next three days.

Deputy City Manager Brian Pahle presented the following PowerPoint presentation.



AGENDA: Feb. 25

Council Workshop - City Ops, 305 Williams St.

1. Building Hendersonville	4:15 – 4:20 p.m.
2. GF Model Overload	4:20 – 4:30 p.m.
3. Projects & Housing Update	4:30 – 4:40 p.m.
4. Strategic Plan Preview	4:40 – 5:00 p.m.
5. Financial Review	5:00 – 6:00 p.m.

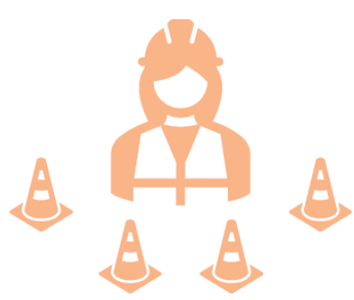
Building Hendersonville

3-Day Overview

City Council Workshop
Level Setting
- GF Model
- Projects Report
- Housing Report
- Strategic Plan FY27-FY29

Council Retreat – Thursday Night
Finance, Comp., & Benefits
- 5-Year Historical
- Estimate to Actual
- Economic Impacts
- Compensation & Benefits

Council Retreat – Friday (all day)
Building the Plan
- Public Safety Area
- Strategic Plan Update
- Reflections



Building Hendersonville

3-Day Overview

Financials Disclaimer

What we will cover…

- Deep dive on historical financials
- Budget/Estimate/Actual
- High level economic indicators
- Climate survey results
- Deep dive on compensation
- Deep dive on benefits

What we will not cover…

- Deep dive on GF Model; Plug and Play
- All inputs in the model
- Deep dive on sales taxes, etc.

****Model, Sales Tax, FY27 Budget Detail Comes in April/May****

This Retreat Creates the Blueprint for the Next 3-Year Plan

Building Hendersonville

Model Overload

Revenue Requirements and Sources

Financial Sustainability Scorecard

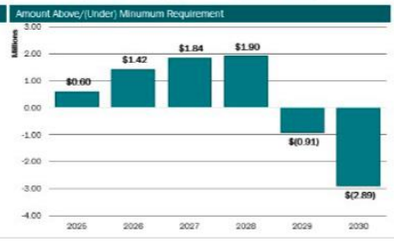
							25%		0%	3%	15%	3%
FY	Tax Rate	Revenue Neutral Rate	Value of a Penny	Natural Growth Rate / Reval	Growth Rate Development	Available FB (Ass. + Unass.)	Available FB as a % of Expenditures	Amount Above (Under) Policy	Op. Rev. to Exp.	Cap. Ratio	D/S to Exp. Ratio	Assessed Value Ratio
2025	52.00	52.00	328,020	7.22%	0.00%	7,380,490	26.7%	600,420	7.2%	1.0%	14.8%	7.2%
2026	52.00	52.00	343,782	4.80%	0.00%	8,418,590	29.5%	1,424,164	3.9%	0.8%	13.8%	4.8%
2027	52.00	52.00	350,932	2.08%	3.30%	9,236,311	30.6%	1,839,243	3.1%	0.8%	12.7%	5.4%
2028	50.00	44.56	411,321	15.00%	4.03%	10,069,468	30.3%	1,901,739	2.6%	3.3%	14.3%	19.0%
2029	50.00	50.00	436,125	2.00%	3.00%	8,309,116	22.2%	(909,361)	-4.7%	3.2%	19.8%	5.0%
2030	50.00	50.00	457,925	2.00%	3.17%	6,716,071	17.2%	(2,889,912)	-4.0%	3.1%	19.2%	5.2%
2031	50.00	50.00	481,616	2.00%	1.45%	3,989,263	9.6%	(6,251,537)	-6.5%	3.8%	21.2%	3.5%
2032	50.00	46.95	519,182	10.00%	0.13%	2,440,770	5.7%	(8,051,527)	-3.6%	3.7%	20.1%	10.1%
2033	50.00	50.00	525,048	1.00%	0.00%	600,519	1.4%	(10,201,937)	-4.2%	3.6%	19.2%	1.0%
2034	50.00	50.00	530,298	1.00%	1.60%	(633,722)	-1.4%	(11,637,689)	-2.7%	3.5%	17.5%	2.6%
2035	50.00	50.00	544,093	1.00%	0.00%	(1,936,746)	-4.2%	(13,219,344)	-2.8%	4.1%	18.3%	1.0%

D

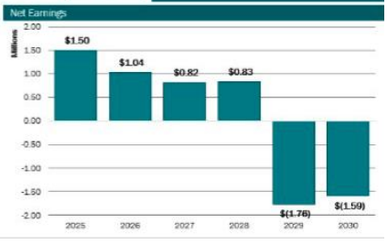
Fund Balance



Amount Above/(Under) Minumum Requirement



Net Earnings



Building Hendersonville

Model Overload

Float Year

Reval. is critical to understanding our capacity…

- No matter the outcome we will have to prioritize

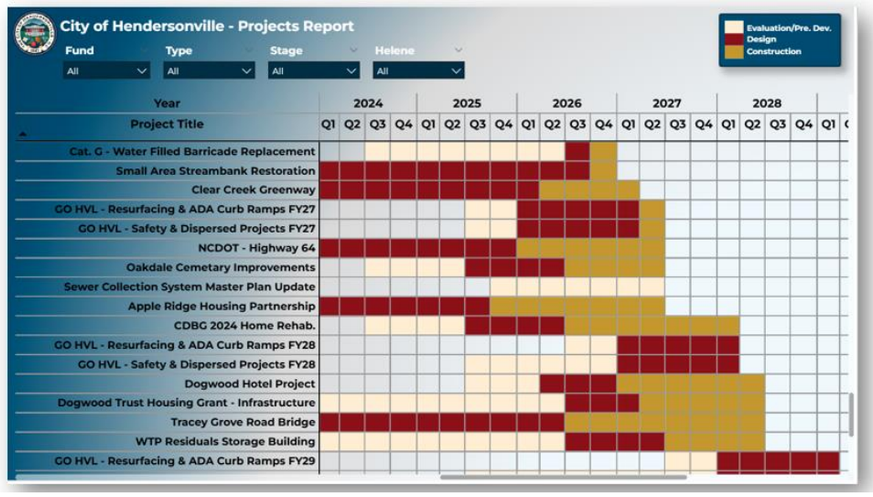
- Includes big projects
- Includes 29 new positions
- Still awaiting FEMA decisions

On/Off	Description	Amount	Timing (FY)	Funding Type	Structure	Term	Principal Deferral	Rate
Display Only	Annual Vehicle Replacement FY25	660,000	2025	L.O.B.	Level D/S	4	0.5	6.000%
Display Only	Annual Equipment Replacement FY26	300,000	2026	L.O.B.	Level D/S	7	0.5	6.500%
Display Only	Annual Vehicle Replacement FY26	600,000	2026	L.O.B.	Level D/S	5	0.5	6.500%
On	Annual Vehicle Replacement FY27	750,000	2027	L.O.B.	Level D/S	5	0.5	6.500%
On	Convention Center	5,000,000	2027	L.O.B.	Level D/S	20	0	5.350%
On	E9-5 Replacement (Quint)	1,640,000	2027	L.O.B.	Level D/S	15	0	5.350%
On	G.O. Bond Transportation (FY27 Tranche)	5,000,000	2027	G.O.	Level Principal	20	0	5.350%
On	Above the Mud Greenway	8,000,000	2028	L.O.B.	Level D/S	20	0	5.350%
On	Annual Vehicle Replacement FY28	772,500	2028	L.O.B.	Level D/S	5	0.5	6.500%
On	Mulch Yard Site	2,000,000	2028	L.O.B.	Level D/S	20	0	5.350%
On	Safety City	2,000,000	2028	L.O.B.	Level D/S	20	0	5.350%
On	Whitmire & Patton Park L.O.B.	20,000,000	2028	L.O.B.	Level D/S	20	0	5.350%
On	Annual Vehicle Replacement FY29	795,675	2029	L.O.B.	Level D/S	5	0.5	6.500%
On	E9-4 Replacement (Pumper)	1,300,000	2029	L.O.B.	Level D/S	15	0	5.350%
On	Annual Vehicle Replacement FY30	820,000	2030	L.O.B.	Level D/S	5	0.5	6.500%
On	Fire Station #3 (20 year)	9,000,000	2030	L.O.B.	Level D/S	20	0	5.350%
On	G.O. Bond Transportation (FY30 Tranche)	5,000,000	2030	G.O.	Level Principal	20	0	5.350%
On	E9-2 Replacement (Quint)	1,700,000	2032	L.O.B.	Level D/S	15	0	5.350%
On	E9-3 Replacement (Pumper)	1,300,000	2035	L.O.B.	Level D/S	15	0	5.350%
On	E9-1 Replacement (Pumper)	1,300,000	2039	L.O.B.	Level D/S	15	0	5.350%
On	Tower 9-1 Replacement	2,500,000	2042	L.O.B.	Level D/S	15	0	5.350%

Building Hendersonville

Projects Update

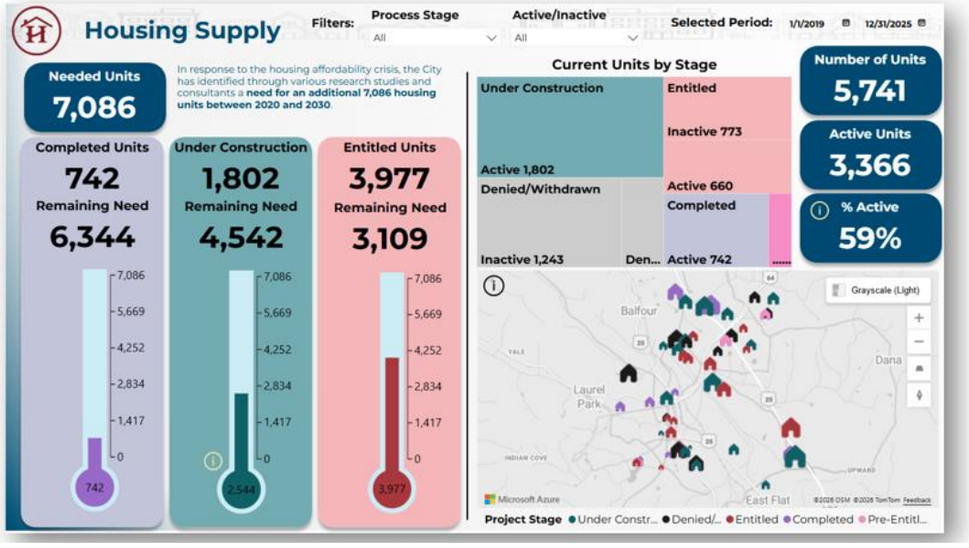
In Detail: Link to Power BI Report



Building Hendersonville

Housing Update

In Detail: Link to Power BI Report



Building Hendersonville

Strategic Plan Preview



Community Input – Fall
- Seek community input through Council Conversations
- Focus Group
- Council Interviews



Plan Refinement – Winter
- Staff Input
- Staff Survey
- Leadership Retreat



Council Retreat – March 2026
- Overhaul and New 3-year Plan Prioritization



Budget & Plan Adoption – June 2026
- Allocate Resources for FY27-FY29 Plan



Plan Update – July 2026
- Update on FY26 Goals and 3-year Plan Closeout
- Implementation of New Plan

Goal Tracking, KPI, Budget, and Plan Developments/Alignment

Celebrate Accomplishments

Building Hendersonville

Strategic Plan Preview

Why Update the Strategic Plan?

- Best Practice to Update 3-5 Years
- City Been on 3 Year Cycle
- Boards have more responsibility at the top, with the main charge of setting the vision - as we move down the pyramid more responsibility goes to staff
- This structure is not rigid!



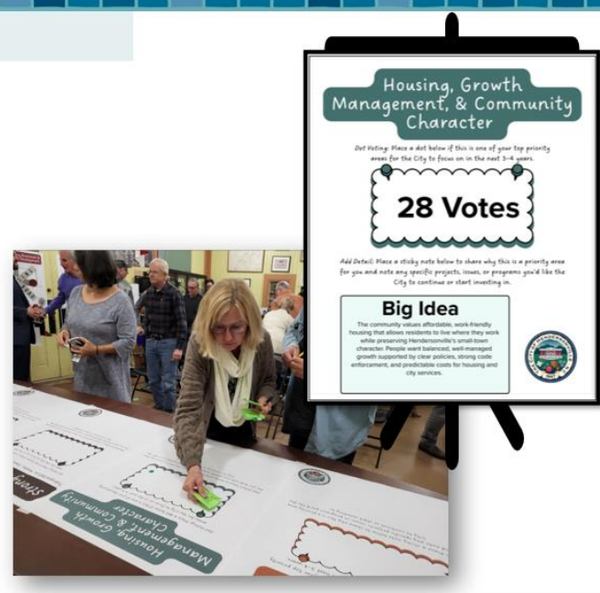
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Strategic Plan Preview

Why Update the Strategic Plan?

- Started the process in August
- City Council 1-on-1 Interviews
- Council Conversations
- Community Leader Focus Group
- Staff Leader's Input Meeting
- Executive Team Retreat

Our strategic plan has been a collaborative effort, which will be led by your vision and leadership, informed by resident feedback, carried out by staff, and aligned with other Citywide efforts!



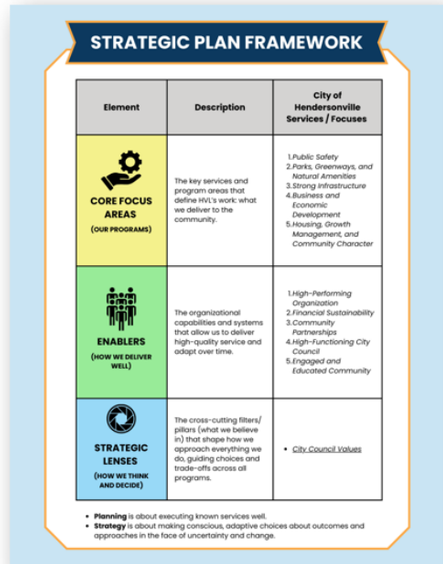
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Strategic Plan Preview

Strategic Plan Framework

Focus Areas, Enablers, and Lenses

- Change in the way of thinking from existing plan
- Reframes "Focus Areas"
- Reinforces Value Statements



Building Hendersonville

City Council Review

As part of the agenda on Friday, we will invite Council to:

- Create Hendersonville's "Blueprint for the Future" (vision)
- Review and provide input on the City's updated draft strategic plan framework (key outcomes in our focus areas and enablers over the next 3-5 years and near and mid-term priorities).
- Identify some top priorities (big rocks) Council would like the City to emphasize in the near term



Building Hendersonville

What Does "Winning" Look Like

Cutting Down the Nets

- At an early age, Jim knew what he wanted to do. When he was 17, on a white index card, he wrote down his professional goals. "He would play basketball in high school and college, become an assistant basketball coach, then a head coach, achieve a victory in Madison Square Garden, and finally cut down the nets after winning a National Championship". At the age of 36, Jim had accomplished every single one of his goals.



Budget and Evaluation Director Adam Murr gave the following PowerPoint presentation giving a financial review of the previous five years.

Financial Review

Council Retreat
Feb. 25, 2026

Financial Review

Helpful Information

1. We will provide a 5-year review of **actual** data from the annual audit.
2. We will also review FY25 **estimates**, in comparison to FY25 **actuals** (forecasting accuracy).
3. In addition to total costs and dollar/percent changes (**$ / % Δ**), we've provided high-level changes between years, to show the **story behind the numbers**.
4. Slides on actual data in the **General Fund** are broken into functional areas:
   a. **General Government** = Council, Admin., Legal, Finance, HR, IT, Engineering, and Debt Service. **Community Development** = stand-alone
   b. **Police** = stand-alone.
   c. **Fire** = stand-alone.
   d. **Public Works** = PW Admin, Fleet, Buildings, Grounds, Streets, Traffic, Powell Bill, Recreation, Sustainability.
5. If there's an item you'd like more detail on, we're happy to find it and report back!

Our Goal: maximize transparency within allotted time

010 – General Fund

010- General Fund	General Government				
Revenues	**FY21(act.)**	**FY22(act.)**	**FY23 (act.)**	**FY24 (act.)**	**FY25 (act.)**
Ad Valorem Taxes	(10,751,559)	(11,548,067)	(12,027,091)	(14,917,563)	(17,311,255)
Other Taxes & Licenses	(9,888)	(10,420)	(12,084)	(12,240)	(13,455)
Unrestricted Intergovernmental	(6,057,364)	(6,668,827)	(7,393,606)	(7,862,687)	(8,885,863)
Restricted Intergovernmental	(625,751)	(857,806)	(891,391)	(954,722)	(963,870)
Permits & Fees	(470,766)	(496,762)	(458,957)	(620,567)	(473,350)
Sales & Services	(261,576)	(101,301)	(352,080)	(437,006)	(287,914)
Investment Earnings	(37)	43,069	(281,089)	(285,018)	(258,140)
Miscellaneous	(153,159)	(91,395)	(164,756)	(251,723)	(249,956)
Total	**(18,330,100)**	**(19,731,509)**	**(21,581,054)**	**(25,341,526)**	**(28,443,803)**
% Diff (+/-)		**7.6%**	**9.4%**	**17.4%**	**12.2%**

- **FY21 → FY22**
  - Tax Rate $0.52/$100 | 99.36% collection rate
  - Assessed Value $2.224B (+$51.2M, or 2.39%)
- **FY22 → FY23**
  - Tax Rate $0.52/$100 | 99.04% collection rate
  - Assessed Value $2.315B (+$29.4M, or 1.34%)
- **FY23 → FY24 (reval.)**
  - Tax Rate $0.49/$100 | 99.26% collection rate
  - Assessed Value $3.040B (+$724.9M, or 31.31%)
- **FY24 → FY25**
  - Tax Rate $0.52/$100 | 99.41% collection rate
  - Assessed Value $3.284B (+243.9M, or 8.02%)

010 – General Fund

010- General Fund	General Government				
Expenditures	**FY21(act.)**	**FY22(act.)**	**FY23 (act.)**	**FY24 (act.)**	**FY25 (act.)**
Personnel	1,079,254	1,328,392	1,608,420	1,894,262	2,052,913
Dollar Change		249,138	280,028	285,842	158,651
Percent Change		23.1%	21.1%	17.8%	8.4%

- **FY21 → FY22**
  - COLA +10.00%; Merit 1.00%/1.75%/2.50%
  - Med. Insurance -3.01% ($3.4m City-wide)
  - Added Paid Family Leave/Short-Term Leave
  - LGERS (general) = 11.35%
  - 75.00% Dependent coverage start (+25%)
  - FTEs: +2 HR, +1 Finance, +2 Engineering
  - Performance bonuses $11k
- **FY22 → FY23**
  - COLA (Pay & Class); Merit 1.00%/2.00%/3.00%
  - Med. Insurance -11.98% ($2.9m City-wide)
  - LGERS (general) = 12.10%
  - FTEs: +1 IT, +1 Comms., +1 Budget
- **FY23 → FY24**
  - COLA +3.00% ; Merit 1.00%/2.25%/3.50%
  - Med. Insurance – No Change
  - LGERS (general) = 12.85%
  - 401k Match (2.00%) Begins
  - FTEs: +3 Finance
- **FY24 → FY25**
  - COLA +5.00%; Merit Paused: Process Δ
  - Additional 5.00% COLA for Public Safety
  - Med. Insurance +6.00%
  - LGERS (general) = 13.60%
  - 401k Match 2.00%
  - FTEs: +1 Finance
  - Performance Bonuses $15k

010 – General Fund

Notable Changes	FY20	FY21	FY22	FY23	FY24	FY25	FY26
COLA	1.30%	1.50%	10.00%	Pay & Class - 75th	3.00%	5.00% |+ 5.00%*	4.00%
Merit	1.00 | 1.75 | 2.50%	1.00 | 1.75 | 2.50%	1.00 | 1.75 | 2.50%	1.00 | 2.00 | 3.00%	1.00 | 2.25 | 3.50%	HOLD	1.00 | 2.25 | 3.50%
Salaries & Wages	13,278,770	14,475,389	17,066,293	18,868,735	20,153,464	23,653,870	25,014,456
S&W % of Actuals	71.55%	76.63%	73.25%	71.93%	69.86%	77.18%	73.21%
FICA	990,286	1,069,872	1,270,687	1,413,675	1,504,592	1,721,758	1,841,188
FICA % of Actuals	5.34%	5.66%	5.45%	5.39%	5.22%	5.62%	5.39%
Worker's Comp.	369,769	295,141	282,946	331,244	308,031	216,222	188,982
W.Comp. % of Actuals	1.99%	1.56%	1.21%	1.26%	1.07%	0.71%	0.55%
401k Match	0.00%	0.00%	0.00%	0.00%	2.00%	2.00%	3.00%
401k Match Cost	-	-	-	-	185,528	203,911	283,524
401k Match % of Actuals	0.00%	0.00%	0.00%	0.00%	0.64%	0.67%	0.83%
Med. Insurance	14.69%	0.00%	-3.01%	-11.98%	0.00%	6.00%	33.90%
Dependent Coverage	50.00%	50.00%	75.00%	75.00%	75.00%	75.00%	75.00%
Med. Insurance Cost	2,648,944	2,816,113	3,377,748	2,968,318	3,256,396	3,708,442	5,332,743
Med.Ins. % of Actuals	14.27%	14.91%	14.50%	11.31%	11.29%	12.10%	15.61%
LGERS (General)	8.95%	10.15%	11.35%	12.10%	12.85%	13.60%	14.35%
LGERS (Law Enf.)	9.70%	10.90%	12.10%	13.10%	14.10%	15.10%	16.10%
LGERS Cost	1,307,287	1,551,330	2,012,761	2,402,612	2,720,501	3,257,364	3,693,422
SAFER #1	+3 FTEs (65%)	+3 FTEs (65%)	+3 FTEs (100%)	-	-	-	-
SAFER #2	+12 FTEs (0%)	+12 FTEs (25%)	+12 FTEs (65%)	+12 FTEs (65%)	+12 FTEs (100%)	-	-

Note:
COLA +5.00% in FY25 was additional provided to Fire and Police.

010 – General Fund

Notable Changes	FY20	FY21	FY22	FY23	FY24	FY25	FY26
	Traffic Eng. Tech.		Police Officer (2)	Police Sgt.	Business Syst. Analyst	Police Officer	Fleet Maint. Tech.
	Const. Inspector		HR Coordinator (2)	Animal Enf. Officer	Police Officer	Generator Maint. Tech.	Env. Service Crew (3)
	GIS Tech.		Purchasing Admin.	Deputy Fire Chief	Property Maint. Crew (4)	I&E Technician	Line Maint. Mech. (2)
	Lab. Supervisor		Property Maint. Worker	IT Director	Traffic Eng. Tech.	WTP Lab Tech.	Downtown Maint.
	Line Maint. Crew (3)		Admin Asst. (HFD)	Comms. Coordinator	Cust. Svc. Field Rep. (2)	Pmt. Posting Spclst	
			W&S IT Admin.	Mgmt. Analyst	Utilities Engineer		
			CCTV Crew (2)	Sustainability Mngr.	Line Maint. Crew (3)		
			WWTP Operator	Street Maint. Crew (3)	Downtown Maint. (2)		
			Civil Engineer	Line Maint. Crew (3)			
			Const. Inspector	Facilities Maint. Mech.			
			Events Coordinator	CCTV Crew (2)			
			Stormwater Tech.	Env. Compliance Tech.			
FTE Additions	**7**	**0**	**15**	**17**	**15**	**5**	**8**

Note:
The table above reflects position additions occurring at budget adoption, not positions added within the fiscal year.

010 – General Fund

010- General Fund	General Government				
Expenditures	**FY21(act.)**	**FY22(act.)**	**FY23 (act.)**	**FY24 (act.)**	**FY25 (act.)**
Operating	1,380,587	1,951,046	2,378,943	2,269,358	2,604,747
Dollar Change		570,459	427,897	(109,585)	335,389
Percent Change		41.3%	21.9%	-4.6%	14.8%

- **FY21 → FY22**
  - Env. Assessment – Mud Creek Dump
  - Operating cost ↑ for 5 new FTEs
  - IT costs $696k, ↑ $237k
  - Special Appropriations $359k (-$27k)
- **FY22 → FY23**
  - Moved Electric budget to Gen.Gov. $250k
    - Previously split across Depts.
    - Duke 2023 rate ↑ 10.1%
  - City-wide cost increases for Fuel $100k
  - IT budget/VC3 contract +$96k
  - Special Appropriations $352k (+$7k)
- **FY23 → FY24**
  - Electric increases & account recon. +$192k
    - Duke 2024 rate ↑ 8.7%
  - Special Appropriations $312k (-$40k)
- **FY24 → FY25**
  - Special Appropriations $379k (+$67k)
  - Closeout H&W Fund / MERP $71k
  - $177k Incentive Pmt. – Jabil
  - $154k Debris Removal (non-reimb.) – Trace

010 – General Fund

010- General Fund	General Government				
Expenditures	**FY21(act.)**	**FY22(act.)**	**FY23 (act.)**	**FY24 (act.)**	**FY25 (act.)**
Pay-Go Capital	140,487	-	318,114	69,931	-
Dollar Change		(140,487)	318,114	(248,183)	(69,931)
Percent Change		-100.0%		-78.0%	-100.0%

- **FY21 → FY22**
  - No Gen.Gov. vehicle purchases
  - Property purchase – Pace St. $95k
- **FY22 → FY23**
  - No Gen.Gov. vehicle purchases
  - Property purchase – Williams St. $124k
  - Oracle software $130k
  - Ricoh Capital Lease $68k
- **FY23 → FY24**
  - No Gen.Gov. vehicle purchases
  - Property purchase – Williams St. $60k
- **FY24 → FY25**
  - No Gen.Gov. vehicle purchases
  - No other capital Gen.Gov. purchases

010 – General Fund

010- General Fund	General Government				
Expenditures	**FY21(act.)**	**FY22(act.)**	**FY23 (act.)**	**FY24 (act.)**	**FY25 (act.)**
Debt Service	1,319,851	1,446,543	2,489,202	4,172,642	4,138,864
Dollar Change		126,692	1,042,659	1,683,440	(33,778)
Percent Change		9.6%	72.1%	67.6%	-0.8%

- **FY21 → FY22**
  - Final payments 2015 IFC
  - Refunded 2018 IFC w/ 2021 LOB
- **FY22 → FY23**
  - USDA Loan – Police HQ $11.5M (+$522k)
    - 30-year term | 2.125% rate
  - 2021 LOB: PW Maint. Building
  - FY22 V&E Loan
- **FY23 → FY24**
  - 2022 IFC: FS1, Ladder, Engine, & Edwards Park
  - FY23 V&E Loan
- **FY24 → FY25**
  - End 2019 IFC (equipment)
  - Pmt. on City Hall & Ops IFC +$181k
  - FY24 V&E Loan
  - Final payment on FY22 V&E Loan

010 – General Fund

010- General Fund	General Government				
Expenditures	**FY21(act.)**	**FY22(act.)**	**FY23 (act.)**	**FY24 (act.)**	**FY25 (act.)**
Debt Service	1,319,851	1,446,543	2,489,202	4,172,642	4,138,864
Dollar Change		126,692	1,042,659	1,683,440	(33,778)
Percent Change		9.6%	72.1%	67.6%	-0.8%

- **FY21 → FY22**
  - "Refunding" 2018 IFC (savings)
  - 7th Ave Streetscape $1.75m
  - Fire Engine 3 $768k
  - Enterprise lease $193k
  - Annual Vehicle Replacements $572k
  - Final payment on parking kiosks (2015)
- **FY22 → FY23**
  - 20-year term | 2.99% rate | Level D/S:
    - Fire Station 1 $14.1m
    - Edwards Park $2.3m
    - Fire Ladder 1 $1.5m
    - Fire Engine 1 $803k
  - Vehicles & Equipment $461k
  - Enterprise lease $164k
- **FY23 → FY24**
  - 20-year term | 3.23% rate | Level D/S
    - City Hall & Ops $2.03m (General Fund)
  - Enterprise lease $165k
- **FY24 → FY25**
  - Enterprise lease $165k
  - ↓ Interest Pmt. On 2022 IFC – FS1 / Edwards Park / Fire Engine + Ladder

010 – General Fund

010- General Fund	Community Development				
Expenditure Type	**FY21(act.)**	**FY22(act.)**	**FY23 (act.)**	**FY24 (act.)**	**FY25 (act.)**
Personnel	368,148	528,713	574,477	607,477	695,470
Dollar Change		160,565	45,764	33,000	87,993
Percent Change		43.6%	8.7%	5.7%	14.5%

- **FY21 – FY22**
  - COLA +10.00%; Merit 1.00%/1.75%/2.50%
  - Med. Insurance -3.01% ($3.4m City-wide)
  - LGERS (general) = 11.35%
  - 75.00% Dependent coverage start (+25%)
  - FTEs: +1 Event Coord.
  - Performance bonuses $6k
- **FY22 – FY23**
  - COLA (Pay & Class); Merit 1.00%/2.00%/3.00%
  - Med. Insurance -11.98% ($2.9m City-wide)
  - LGERS (general) = 12.10%
  - FTEs: No Change
- **FY23 – FY24**
  - COLA +3.00% ; Merit 1.00%/2.25%/3.50%
  - Med. Insurance – No Change
  - LGERS (general) = 12.85%
  - 401k Match (2.00%) Begins
  - FTEs: No Change
- **FY24 – FY25**
  - COLA +5.00%; Merit Paused: Process Δ
  - Med. Insurance +6.00%
  - LGERS (general) = 13.60%
  - 401k Match 2.00%
  - FTEs: No Change
  - Performance bonuses $6k

010 – General Fund

010- General Fund	Community Development				
Expenditure Type	**FY21(act.)**	**FY22(act.)**	**FY23 (act.)**	**FY24 (act.)**	**FY25 (act.)**
Operating	53,810	107,540	128,445	228,536	94,048
Dollar Change		53,730	20,905	100,091	(134,488)
Percent Change		99.9%	19.4%	77.9%	-58.8%

- **FY21 → FY22**
  - $39k Demo. On Pace St.
  - Zoning Ordinance and Subdivision Ordinance added to Municode $11k
- **FY22 → FY23**
  - Comp. Plan Consulting $75k
  - HPC Webpage update $6k
  - Transportation Consultant $5k
- **FY23 → FY24**
  - Comp. Plan $145k
  - $12k Demo. On 1st Ave.
  - $10k Demo. On Blue Ridge St.
- **FY24 → FY25**
  - Comp. Plan $16k
  - Roll-off of Comp. Plan costs from FY24

010 – General Fund

010- General Fund	Police				
Expenditure Type	**FY21(act.)**	**FY22(act.)**	**FY23 (act.)**	**FY24 (act.)**	**FY25 (act.)**
Personnel	4,391,160	4,867,870	5,389,685	5,659,236	6,151,259
Dollar Change		476,710	521,815	269,551	492,023
Percent Change		10.9%	10.7%	5.0%	8.7%

- **FY21 – FY22**
  - COLA +10.00%; Merit 1.00%/1.75%/2.50%
  - Med. Insurance -3.01% ($3.4m City-wide)
  - LGERS (sworn) = 12.10%
  - 75.00% Dependent coverage start (+25%)
  - FTEs: +2 Police Officers
  - Performance bonuses $54k
- **FY22 – FY23**
  - COLA (Pay & Class); Merit 1.00%/2.00%/3.00%
  - Med. Insurance -11.98% ($2.9m City-wide)
  - LGERS (sworn) = 13.10%
  - FTEs: +1 Sgt., +1 Animal Enforcement
- **FY23 – FY24**
  - COLA +3.00% ; Merit 1.00%/2.25%/3.50%
  - Med. Insurance – No Change
  - LGERS (sworn) = 14.10%
  - 401k Match (2.00%) Begins (non-sworn)
  - FTEs: +1 Police Officer
- **FY24 – FY25**
  - COLA +5.00%; Merit Paused: Process Δ
  - **Additional 5.00% COLA for Public Safety**
  - Med. Insurance +6.00%
  - LGERS (sworn) = 15.10%
  - FTEs: +1 Police Officer
  - Performance bonuses $59k

010 – General Fund

010- General Fund	Police				
Expenditure Type	**FY21(act.)**	**FY22(act.)**	**FY23 (act.)**	**FY24 (act.)**	**FY25 (act.)**
Operating	717,749	915,891	946,116	918,569	967,138
Dollar Change		198,142	30,225	(27,547)	48,569
Percent Change		27.6%	3.3%	-2.9%	5.3%

- **FY21 → FY22**
  - Dell laptops $26k
  - Axon subscription $289k
  - Uniforms $84k | Supplies $89k
  - Non-capital $206k (+$201k)
  - Liab./property insurance $89k
- **FY22 → FY23**
  - Uniforms $72k | Supplies $139k
  - Non-capital $111k (-$90k)
  - Liab./property insurance $91k
- **FY23 → FY24**
  - Uniforms $59k | Supplies $94k
  - Non-capital $84k (-$27k)
  - Liab./property insurance $101k
- **FY24 → FY25**
  - Uniforms $61k | Supplies $93k
  - Non-capital $37k (-$47k)
  - Liab./property insurance $68k

010 – General Fund

010- General Fund	Police				
Expenditure Type	**FY21(act.)**	**FY22(act.)**	**FY23 (act.)**	**FY24 (act.)**	**FY25 (act.)**
Pay-Go Capital	137,271	492,699	570,548	47,148	5,451
Dollar Change		355,428	77,849	(523,400)	(41,697)
Percent Change		258.9%	15.8%	-91.7%	-88.4%

- **FY21 → FY22**
  - Vehicle purchases $475k
  - Server replacement $18k
- **FY22 → FY23**
  - Vehicle purchases CPO #VE023
  - Motorola emergency mgmt. software $397k
  - Motorola cameras $114k
  - Computer voice stress analyzer CVSA $11k
- **FY23 → FY24**
  - Vehicle purchases CPO #VE024
  - Speed trailer $10k
  - Digital fingerprint device $8k
  - Mobile forensics device $4k
- **FY24 → FY25**
  - Vehicle purchases CPO #VE025
  - HPD Gym Equipment ~$5k

010 – General Fund

010- General Fund	Fire				
Expenditure Type	**FY21(act.)**	**FY22(act.)**	**FY23 (act.)**	**FY24 (act.)**	**FY25 (act.)**
Personnel	2,000,216	3,255,678	3,732,973	4,597,726	5,286,810
Dollar Change		1,255,462	477,295	864,753	689,084
Percent Change		62.8%	14.7%	23.2%	15.0%

- **FY21 → FY22**
  - COLA +10.00%; Merit 1.00%/1.75%/2.50%
  - Med. Insurance -3.01% ($3.4m City-wide)
  - 75.00% Dependent coverage start (+25%)
  - LGERS (general) = 11.35%
  - FTEs: +1 Admin. Asst., 3 Firefighters (0% SAFER), 12 Firefighters (35% SAFER)
  - Performance bonuses $38k
- **FY22 → FY23**
  - COLA (Pay & Class); Merit 1.00%/2.00%/3.00%
  - Med. Insurance -11.98% ($2.9m City-wide)
  - LGERS (general) = 12.10%
  - FTEs: +1 Deputy Chief, 12 Firefighters (35% SAFER)
- **FY23 → FY24**
  - COLA +3.00% ; Merit 1.00%/2.25%/3.50%
  - Med. Insurance – No Change
  - LGERS (general) = 12.85%
  - 401k Match (2.00%) Begins
  - FTEs: 12 Firefighters (0% SAFER)
- **FY24 → FY25**
  - COLA +5.00%; Merit Paused: Process Δ
  - **Additional 5.00% COLA for Public Safety**
  - Med. Insurance +6.00%
  - LGERS (general) = 13.60%
  - 401k Match 2.00%
  - Performance bonuses $48k

010 – General Fund

010- General Fund	Fire				
Expenditure Type	**FY21(act.)**	**FY22(act.)**	**FY23 (act.)**	**FY24 (act.)**	**FY25 (act.)**
Operating	649,532	642,730	706,691	847,805	803,537
Dollar Change		(6,802)	63,961	141,114	(44,268)
Percent Change		-1.0%	10.0%	20.0%	-5.2%

- **FY21 → FY22**
  - Fire Station #1 Design
  - Uniforms $113k, includes PPE | Supplies $42k
  - Fuel $66k | Non-capital $65k
  - Liab./property insurance $63k
  - Repairs & Maintenance $151k
- **FY22 → FY23**
  - End of SAFER Grant (12 Firefighters)
  - Uniforms $105k, includes PPE | Supplies $37k
  - Fuel $78k | Non-capital $42k
  - Liab./property insurance $94k
  - Repairs & Maintenance $98k
- **FY23 → FY24**
  - Uniforms $124k, includes PPE | Supplies $34k
  - Fuel $81k | Non-capital $100k
  - Liab./property insurance $143k
  - Repairs & Maintenance $148k
- **FY24 → FY25**
  - Uniforms $147k, includes PPE | Supplies $49k
  - Fuel $71k | Non-capital $86k
  - Liab./property insurance $69k
  - Repairs & Maintenance $186k

010 – General Fund

010- General Fund	Fire				
Expenditure Type	**FY21(act.)**	**FY22(act.)**	**FY23 (act.)**	**FY24 (act.)**	**FY25 (act.)**
Pay-Go Capital	128,138	11,817	209,366	25,133	26,811
Dollar Change		(116,321)	197,549	(184,233)	1,678
Percent Change		-90.8%	1671.7%	-88.0%	6.7%

- **FY21 → FY22**
  - No vehicle purchases
  - RAD monitors $12k
- **FY22 → FY23**
  - Vehicle purchases $155k
  - Airbag lift replacement $21k
  - Air pack replacements $20k
  - Rescue boat $9k
- **FY23 → FY24**
  - Vehicle purchases CPO #VE024
  - Fire extinguisher trainer $19k
  - Additional vehicle upfitting $7k
- **FY24 → FY25**
  - Vehicle purchases CPO #VE025
  - Hose mgmt. system $10k
  - Rescue boat motor $11k

010 – General Fund

010- General Fund	Public Works				
Expenditure Type	**FY21(act.)**	**FY22(act.)**	**FY23 (act.)**	**FY24 (act.)**	**FY25 (act.)**
Personnel	2,081,480	1,987,311	2,331,390	2,521,157	2,667,801
Dollar Change		(94,169)	344,079	189,767	146,644
Percent Change		-4.5%	17.3%	8.1%	5.8%

- **FY21 → FY22**
  - COLA +10.00%; Merit 1.00%/1.75%/2.50%
  - Med. Insurance -3.01% ($3.4m City-wide)
  - LGERS (general) = 11.35%
  - 75.00% Dependent coverage start (+25%)
  - FTEs: +1 Grounds
  - Performance bonuses $27k
- **FY22 → FY23**
  - COLA (Pay & Class); Merit 1.00%/2.00%/3.00%
  - Med. Insurance -11.98% ($2.9m City-wide)
  - LGERS (general) = 12.10%
  - FTEs: +1 Sustainability, +3 Streets
- **FY23 → FY24**
  - COLA +3.00% ; Merit 1.00%/2.25%/3.50%
  - Med. Insurance – No Change
  - LGERS (general) = 12.85%
  - 401k Match (2.00%) Begins
  - FTEs: +4 Grounds, +1 Traffic, +2 DT Crew
- **FY24 → FY25**
  - COLA +5.00%; Merit Paused: Process Δ
  - Additional 5.00% COLA for Public Safety
  - Med. Insurance +6.00%
  - LGERS (general) = 13.60%
  - 401k Match 2.00%
  - FTEs: No Change
  - Performance bonuses $34k

010 – General Fund

010- General Fund	Public Works				
Expenditure Type	**FY21(act.)**	**FY22(act.)**	**FY23 (act.)**	**FY24 (act.)**	**FY25 (act.)**
Operating	1,962,488	1,445,488	1,846,859	1,982,588	1,018,449
Dollar Change		(517,000)	401,371	135,729	(964,139)
Percent Change		-26.3%	27.8%	7.3%	-48.6%

- **FY21 → FY22**
  - Powell Bill $314k
  - Uniforms $22k | Supplies $191k | Fuel $66k
  - Liab./property insurance $38k
- **FY22 → FY23**
  - Powell Bill $625k (+$310k)
  - Uniforms $32k | Supplies $231k | Fuel $78k
  - Liab./property insurance $44k
- **FY23 → FY24**
  - Powell Bill $577k (-$48k)
  - Uniforms $28k | Supplies $146k | Fuel $81k
  - Liab./property insurance $46k
  - Energy Efficiency/HVAC automation $19k
  - Parks & Greenspace Master Plan $100k
- **FY24 → FY25**
  - Powell Bill $0 (7th Ave Streetscape)
  - Uniforms $36k | Supplies $144k | Fuel $71k
  - Liab./property insurance $64k

010 – General Fund

010- General Fund	Public Works				
Expenditure Type	**FY21(act.)**	**FY22(act.)**	**FY23 (act.)**	**FY24 (act.)**	**FY25 (act.)**
Pay-Go Capital	306,150	299,306	683,264	114,219	27,036
Dollar Change		(6,844)	383,958	(569,045)	(87,183)
Percent Change		-2.2%	128.3%	-83.3%	-76.3%

- **FY21 → FY22**
  - Vehicle purchases $150k
  - Fleet- vehicle lifts and forklift $80k
  - Trailer $10k
  - Pool – diving repairs $12k
  - Traffic – conflict monitor $14k
- **FY22 → FY23**
  - Vehicle purchases $272k (+$173k)
  - Fleet - vehicle lifts $40k; fuel tank $17k
  - Key security system $15k
  - Re-roof Fleet $55k
  - Depot HVAC replacement $23k
  - Mower lease $109k
  - CAT Loader $109k
- **FY23 → FY24**
  - Vehicle purchases CPO #VE024
  - Fleet fabrication equipment $35k
  - Patton Pool pump $15k
  - Trench/shoring box $11k
  - Snowplows & salt spreaders $26k
  - Message signs (traffic) $27k
- **FY24 → FY25**
  - Vehicle purchases CPO #VE025

010 – General Fund

010- General Fund	General Government				
Fund Balance	**FY21(act.)**	**FY22(act.)**	**FY23 (act.)**	**FY24 (act.)**	**FY25 (act.)**
Total Fund Balance	9,636,447	9,763,382	11,594,167	10,934,151	12,433,902
Dollar Change		126,935	1,830,785	(660,016)	1,499,751
Percent Change		1.3%	18.8%	-5.7%	13.7%
Unassigned (Per City Policy)	3,460,866	5,777,008	7,353,518	6,159,237	7,380,490
Dollar Change		2,316,142	1,576,510	(1,194,281)	1,221,253
Percent Change		66.9%	27.3%	-16.2%	19.8%
Unassigned % of Expenditures	20.00%	29.40%	30.15%	23.35%	26.65%
Dollar Change					
Percent Change		9.40%	0.75%	-6.81%	3.30%

- **FY21 → FY22**
  - Adjustment to LGC guidance – General Fund Expenditures >$10M.
  - 25% Unassigned FB target began
  - Parking deck property purchase in FY22 ~$2m, loan delayed until FY23.
- **FY22 → FY23**
  - USDA Reserve increased Unassigned FB
- **FY23 → FY24**
  - Prior period adjustment for FY24 Fund Balance ($138k) HFD Permits Receivable
  - Used FB for FS1, Edwards Park, City Hall/Ops, and 7th Ave Streetscape projects.
- **FY24 → FY25**
  - Unassigned FB above 25% target

010 – General Fund

010- General Fund	General Government	
Revenues	**FY25 (est.)**	**FY25 (act.)**
Ad Valorem Taxes	(16,561,313)	(17,311,255)
Other Taxes & Licenses	(10,000)	(13,455)
Unrestricted Intergovernmental	(8,028,015)	(8,885,863)
Restricted Intergovernmental	(1,021,325)	(963,870)
Permits & Fees	(434,550)	(473,350)
Sales & Services	(381,000)	(287,914)
Investment Earnings	(200,000)	(258,140)
Miscellaneous	(31,000)	(249,956)
Total	**(26,667,203)**	**(28,443,803)**
% Diff (+/-)		**6.7%**

Variance Analysis:

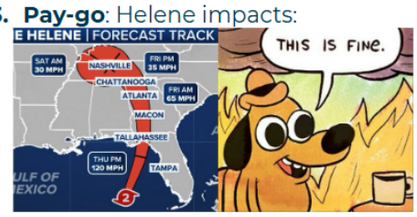
1. Moved from a **$0.49** tax rate in FY24 to **$0.52** in FY25
2. Economic **developments** boosted **property tax** in FY25: Jabil, Eli Lilly, and McAbee Ct.
3. FY25 sales tax **budgeted conservatively:** FY24 slow growth
4. Sales Tax variance (+$857k actual) also due to FY24 reval. impacts
5. A portion of the "**Misc.**" could be placed into "**Sales & Services**"
6. Powell Bill Revenues were recorded in the General Fund, and Transferred to the **7th Ave. Streetscape Project**

010 – General Fund

010- General Fund	General Government	
Expenditures	**FY25 (est.)**	**FY25 (act.)**
Personnel	16,245,012	16,854,253
Dollar Change		609,241
Percent Change		3.8%
Operating	6,279,836	5,487,919
Dollar Change		(791,917)
Percent Change		-12.6%
Pay-Go Capital	224,960	59,298
Dollar Change		(165,662)
Percent Change		-73.6%
Debt Service	4,098,214	4,138,864
Dollar Change		40,650
Percent Change		1.0%
Total	**26,848,022**	**26,540,334**
% Diff (+/-)		**-1.1%**

Variance Analysis:

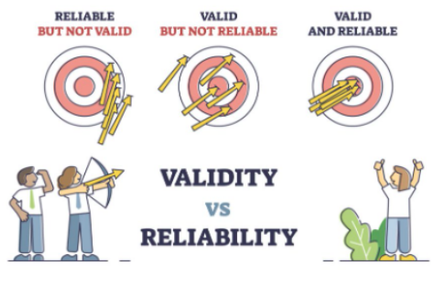
1. $600k Δ **Personnel**... added after budget adoption and initial est.:
   a. +3 Firefighters added after adoption **+$330k**
   b. +1 Payment Posting Specialist (Finance) **+$65k**
   c. One-time Bonus **+$159k**
   d. Public Works **Career Ladders**
   e. No Helene Impact – Fund 360
2. $791k **Operating** Variance:
   a. Powell Bill → 7th Ave. ($650k)
   b. Hurricane Helene impacts
3. **Pay-go**: Helene impacts:



Financial Review

General Fund Wrap Up Feb. 25, 2026

1. We're committed to providing a **transparent** view of the City's budget and finances.
2. Our estimates are **valid and reliable** in comparison with actuals.
3. Strong **estimates** are essential to continued **financial sustainability** and **strategic goal success**.
4. We will **research** any questions and asks for additional information then return with answers.
5. Tomorrow, we will provide a **similar financial analysis** for:
   1. Main Street MSD Fund
   2. 7th Avenue MSD Fund
   3. Water & Sewer Fund
   4. Parking Fund
   5. Stormwater Fund
   6. Env. Services Fund



City Manager John Connet said that we have a closed session and as far as the retreat portion of the meeting goes, we have a good foundation, so we begin again tomorrow evening.

4. 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 and businesses in the area served by the public body. A unanimous vote of the Council followed. Motion carried.

5. ADJOURN

City Council went into closed session at 5:34 p.m.

Council went into open session at _____. There being no further business, the meeting was adjourned at 5:28 p.m. upon unanimous assent of the Council.

_____
Barbara Volk, Mayor

ATTEST:

_____
Jill Murray, City Clerk

MINUTES

February 26, 2026
REGULAR MEETING OF THE CITY COUNCIL
BUDGET RETREAT PART 1
CITY OPERATIONS CENTER | 305 WILLIAMS ST. | 6:00 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, Deputy City Manager Brian Pahle, City Attorney Angela Beeker, Budget & Evaluation Director Adam Murr, Management Analyst II Jennifer Floyd, Public Services Director Brent Detwiler, Communications Director Allison Justus and others

Absent: City Clerk Jill Murray

1. CALL TO ORDER

City Manager John Connet called the meeting to order at 6:07 p.m. and welcomed everyone to the meeting.

2. CONSIDERATION OF AGENDA

3. PRESENTATIONS

A. Welcome and Orientation – *John Connet, City Manager*

City Manager Connet said we got through the first night at our workshop meeting last night and thanks to Brian and Adam for getting us through that. Now, tonight, with the help of Ms. Floyd, we will go through the utility fund and some of the other funds, economic trends and compensation and benefits. He then turned it over to the Budget & Evaluation Director Adam Murr and Management Analyst II Jenny Floyd.

B. Financial Review – *Budget Team*

Adam presented the following PowerPoint presentation on the MSD funds.



AGENDA: Feb. 27

Day 2 – Police H.Q.

1. Welcome & Breakfast	8:00 – 8:30 a.m.
2. Public Safety	8:30 – 11:00 a.m.
3. Strategic Plan Update	11:00 – 12:00 p.m.
4. Lunch	12:00 – 12:30 p.m.
5. Strategic Plan, Continued	12:30 – 2:00 p.m.

AGENDA: Feb. 26

Day 1 – City Ops, 305 Williams St.

1. Welcome & Orientation	6:00 – 6:15 p.m.
2. Financial Review	6:15 – 7:00 p.m.
3. Economic Trends	7:00 – 7:15 p.m.
4. Compensation & Benefits	7:15 – 8:00 p.m.
5. Closing	8:00 – 8:30 p.m.

Financial Review

Council Retreat
Feb. 26, 2026

Financial Review

Helpful Information

1. We will provide a 5-year review of **actual** data from the annual audit.
2. We will also review FY25 **estimates**, in comparison to FY25 **actuals** (forecasting accuracy).
3. In addition to total costs and dollar/percent changes (**$ / % Δ**), we've provided high-level changes between years, to show the **story behind the numbers**.
4. If there's an item you'd like more detail on, we're happy to find it and report back!

Our Goal: maximize transparency within allotted time

Main Street MSD Fund

020 – Main Street MSD Fund

020- Main Street MSD Fund					
Expenditure Type	**FY21(act.)**	**FY22(act.)**	**FY23 (act.)**	**FY24 (act.)**	**FY25 (act.)**
Personnel	137,437	200,435	280,630	341,937	442,241
Dollar Change		62,998	80,195	61,307	100,304
Percent Change		45.8%	40.0%	21.8%	29.3%

- **FY21 → FY22**
  - +1 Part-time Event Coordinator
  - Salary splits for PW assistance (traffic, grounds, and building maintenance at 4%)
  - Performance bonus $2k
- **FY22 → FY23**
  - Completion of Pay & Class (75th Percentile)
  - Δ Part-time to Full-time Event Coordinator
  - Maintained salary splits for PW traffic, grounds, and building maintenance
  - Added 5% salary splits for env. services crews
- **FY23 → FY24**
  - Added 1 Dedicated DT Maint. Positions in April 2024
  - Implemented mid-year hiring freeze
- **FY24 → FY25**
  - Adjusted salary splits
  - Hired +1 FTE additional DT Maint. Staff
  - Performance bonus $9k

020 – Main Street MSD Fund

020- Main Street MSD Fund					
Expenditure Type	**FY21(act.)**	**FY22(act.)**	**FY23 (act.)**	**FY24 (act.)**	**FY25 (act.)**
Operating	216,352	331,675	245,828	346,667	300,896
Dollar Change		115,323	(85,847)	100,839	(45,771)
Percent Change		53.3%	-25.9%	41.0%	-13.2%

- **FY21 → FY22**
  - $17k Tax Incentive (101 Allen St)
  - Maintenance Contract $116k = flowers, mulching, and hanging baskets
  - Arborist $3k
  - Holiday lighting $13k
  - Electricity $76k
  - Holiday décor supplies $44k (non-recurring)
- **FY22 → FY23**
  - $17k Tax Incentive (101 Allen St)
  - Electricity $42k (account recon.)
  - Maintenance Contract $116k = flowers, mulching, and hanging baskets
  - Supplies & rentals $15k
- **FY23 → FY24**
  - $20k Tax Incentive (101 Allen St)
  - Maintenance Contract $116k = flowers, mulching, and hanging baskets
  - Placer AI $16k
  - Arborist $27k
  - Janitorial Contract increases
- **FY24 → FY25**
  - $20k Tax Incentive (101 Allen St)
  - DT Wayfinding signage $25k
  - Maintenance Contract $127k = flowers, mulching, and hanging baskets
  - Electricity $54k
  - Wayfinding signs $25k

020 – Main Street MSD Fund

020- Main Street MSD Fund					
Expenditure Type	**FY21(act.)**	**FY22(act.)**	**FY23 (act.)**	**FY24 (act.)**	**FY25 (act.)**
Debt Service	52,219	54,635	45,594	45,208	43,796
Dollar Change		2,416	(9,041)	(386)	(1,412)
Percent Change		4.6%	-16.5%	-0.8%	-3.1%

- **FY21 → FY22**
  - 2018 Pinnacle Loan – DT Offices & Restroom
- **FY22 → FY23**
  - 2018 Pinnacle Loan – DT Offices & Restroom
- **FY23 → FY24**
  - 2018 Pinnacle Loan – DT Offices & Restroom
  - "Refunding" – reduced interest rate from 3.18% to 2.15%
- **FY24 → FY25**
  - 2021 Pinnacle Refunding – DT Offices & Restroom

020 – Main Street MSD Fund

020- Main Street MSD Fund		
Revenues	**FY25 (est.)**	**FY25 (act.)**
Ad Valorem Taxes	(339,522)	(321,363)
Unrestricted Intergovernmental	(351,422)	(354,396)
Permits & Fees	(22,242)	(13,827)
Investment Earnings	(100)	(2,145)
Miscellaneous	(589)	-
Total	**(713,875)**	**(691,731)**
% Diff (+/-)		**-3.1%**

Variance Analysis:

1. Property Tax Δ $18k (5%): variance in projected business personal property assessed values (Feb – May)
2. Sales Tax Δ: $3k (0.8%)
3. Permits & Fees Δ: $8k - fewer special event permits due to Helene
4. Overall, estimates exceeded actuals by $22k – fluctuations in assessed value during the budget process, and special event revenue declines due to Hurricane Helene

020 – Main Street MSD Fund

020- Main Street MSD Fund		
Expenditure Type	**FY25 (est.)**	**FY25 (act.)**
Personnel	402,836	442,241
Dollar Change		39,405
Percent Change		9.8%
Operating	290,658	300,896
Dollar Change		10,238
Percent Change		3.5%
Pay-Go Capital	-	-
Dollar Change		-
Percent Change		0.0%
Debt Service	43,796	43,796
Dollar Change		-
Percent Change		0.0%
Total	**737,290**	**786,933**
% Diff (+/-)		**6.7%**

Variance Analysis:

1. $39k Personnel Δ: added after budget adoption and initial est.:
   a. +1 DT Maint. Worker hired in June 2025
   b. Performance Bonuses $9k
   c. Public Works Career Ladders
      i. Many PW Staff have a salary split to the Main St Fund
2. $10k Operating Δ: Cleaning contract cost ↑ $9k for extra cleaning at DT restrooms
3. Overall, Actuals exceeded our estimates due to a late year position addition and public works career ladder opportunities

7th Avenue MSD Fund

021 – 7th Avenue MSD Fund

021- 7th Avenue MSD Fund					
Revenues	**FY21(act.)**	**FY22(act.)**	**FY23 (act.)**	**FY24 (act.)**	**FY25 (act.)**
Ad Valorem Taxes	(34,868)	(37,872)	(46,289)	(55,583)	(57,070)
Unrestricted Intergovernmental	(45,978)	(52,362)	(58,821)	(62,473)	(70,879)
Permits & Fees	(40)	962	(3,469)	-	(1,723)
Miscellaneous	(5,500)	(5,000)	(5,000)	(3,747)	(5,000)
Total	**(86,386)**	**(94,272)**	**(113,579)**	**(121,803)**	**(134,672)**
% Diff (+/-)		**9.1%**	**20.5%**	**7.2%**	**10.6%**

- **FY21 → FY22**
  - $0.17 Main St. MSD tax rate
- **FY22 → FY23**
  - $0.17 Main St. MSD tax rate
  - Sales Tax increase ~$6k
- **FY23 → FY24**
  - $0.21 Main St. MSD tax rate
  - Sales tax increase ~$4k
  - Loss of $3.8m Business Personal Property assessed value – Everest Mail & Marketing
- **FY24 → FY25**
  - $0.21 Main St. MSD tax rate
  - Sales tax increase ~$8k

021 – 7th Avenue MSD Fund

021- 7th Avenue MSD Fund					
Expenditure Type	**FY21(act.)**	**FY22(act.)**	**FY23 (act.)**	**FY24 (act.)**	**FY25 (act.)**
Personnel	45,447	59,407	78,467	97,313	116,152
Dollar Change		13,960	19,060	18,846	18,839
Percent Change		30.7%	32.1%	24.0%	19.4%

- **FY21 → FY22**
  - +1 Part-time Event Coordinator
  - Salary splits for PW assistance (traffic, grounds, and building maintenance at 4%)
  - Performance bonus $640
- **FY22 → FY23**
  - Completion of Pay & Class (75th Percentile)
  - Δ Part-time to Full-time Event Coordinator
  - Maintained salary splits for PW traffic, grounds, and building maintenance
  - Added 5% salary splits for env. services crews
- **FY23 → FY24**
  - Added 1 Dedicated DT Maint. Positions in April 2024
  - Implemented mid-year hiring freeze
- **FY24 → FY25**
  - Adjusted salary splits
  - Hired +1 FTE additional DT Maint. Staff
  - Performance bonus $2.5k

021 – 7th Avenue MSD Fund

021- 7th Avenue MSD Fund					
Expenditure Type	**FY21(act.)**	**FY22(act.)**	**FY23 (act.)**	**FY24 (act.)**	**FY25 (act.)**
Operating	18,220	14,253	43,557	23,167	20,860
Dollar Change		(3,967)	29,304	(20,390)	(2,307)
Percent Change		-21.8%	205.6%	-46.8%	-10.0%

- **FY21 → FY22**
  - Hanging basket contract $10k
  - Arborist services $3k
- **FY22 → FY23**
  - Holiday décor $25k
  - 7th Ave Branding Project $11k
  - 7th Ave Branding Supplies $2k
  - 7th Ave Caboose safety improvements $10k
- **FY23 → FY24**
  - Hanging basket contract $10k
  - Arborist services $3k
  - Pedestrian wayfinding $12k
  - Depot Plaza renovation design $4k
- **FY24 → FY25**
  - Hanging basket contract $10k
  - Arborist services $3k
  - Cloudpermit $5k

021 – 7th Avenue MSD Fund

021- 7th Avenue MSD Fund		
Revenues	**FY25 (est.)**	**FY25 (act.)**
Ad Valorem Taxes	(60,348)	(57,070)
Unrestricted Intergovernmental	(71,197)	(70,879)
Permits & Fees	(100)	(1,723)
Miscellaneous	(5,651)	(5,000)
Total	**(137,295)**	**(134,672)**
% Diff (+/-)		**-1.9%**

Variance Analysis:

1. Property Tax Δ $3k (5%): variance in projected business personal property assessed values (Feb – May)
2. Sales Tax Δ $318 (0.4%)
3. Overall, estimates exceeded actuals by $2.6k – fluctuations in assessed value during the budget process

021 – 7th Avenue MSD Fund

021- 7th Avenue MSD Fund		
Expenditure Type	**FY25 (est.)**	**FY25 (act.)**
Personnel	95,902	116,152
Dollar Change		20,250
Percent Change		21.1%
Operating	39,572	20,860
Dollar Change		(18,712)
Percent Change		-47.3%
Pay-Go Capital	-	-
Dollar Change	-	-
Percent Change		
Debt Service	-	-
Dollar Change	-	-
Percent Change		
Total	**135,474**	**137,012**
% Diff (+/-)		**1.1%**

Variance Analysis:

1. $20k Personnel Δ: added after budget adoption and initial est.:
   a. +1 DT Maint. Worker hired in June 2025
   b. Performance Bonuses +$2.5k
   c. Public Works Career Ladders
      i. Many PW Staff have a salary split to the 7th Ave Fund
2. $20k Operating Δ: Many recurring operating expenses did not occur due to 7th Ave Streetscape + Hurricane Helene
3. Overall, Actuals exceeded our estimates due to a late year position addition and public works career ladder opportunities

Jenny presented the following PowerPoint presentation on the Water & Sewer Fund, Parking Fund, Stormwater Fund, and the Environmental Services Fund.

Water & Sewer Fund

060 – Water & Sewer Fund

060 - Water & Sewer					
Revenues	**FY21(act.)**	**FY22(act.)**	**FY23 (act.)**	**FY24 (act.)**	**FY25 (act.)**
Sales & Services	(16,812,333)	(20,059,744)	(21,489,697)	(23,710,917)	(25,912,587)
Permits & Fees	(929,747)	(622,082)	(1,004,823)	(1,198,674)	(901,863)
Investment Earnings	(4,935)	27,351	(225,598)	(308,768)	(395,877)
Miscellaneous	(16,101)	(1,290)	(6,424)	(25,378)	(300,506)
Total	**(17,763,116)**	**(20,655,765)**	**(22,726,542)**	**(25,243,737)**	**(27,510,833)**
% Diff (+/-)		**16.3%**	**10.0%**	**11.1%**	**9.0%**

- **FY21 → FY22:**
  FY22 Inside Bill: Water $19.43 | Sewer $25.04
  Inside/Outside Rate Differential: 140%
- **FY22 → FY23:**
  FY23 Inside Bill: Water $21.76 | Sewer $27.91
  Inside/Outside Rate Differential: 135%
- **FY23 → FY24:**
  FY23 Inside Bill: Water $21.24 | Sewer $31.80
  Inside/Outside Rate Differential: 130%
  - Introduction Lifeline Tier (0 – 3k gal)
- **FY24 → FY25:**
  FY25 Inside Bill: Water $22.94 | Sewer $34.66
  Inside/Outside Rate Differential: 125%
  - SDF introduction 25% January 1, 2025

060 – Water & Sewer Fund

060 - Water & Sewer					
Expenditure Type	**FY21(act.)**	**FY22(act.)**	**FY23 (act.)**	**FY24 (act.)**	**FY25 (act.)**
Personnel	7,795,930	9,467,563	10,500,016	11,117,886	12,703,867
Dollar Change		1,671,633	1,032,453	617,870	632,611
Percent Change		21.4%	10.9%	5.9%	14.3%

- **FY21 → FY22:**
  - FTEs: +1 I.T Admin, +2 CCTV, +1 WWTP Operator, +1 Civil Engineer, +1 Construction Inspector, +2 HR Coord. , +1 Purchasing Admin
  - One-Time Bonus $116k
- **FY22 → FY23:**
  - FTEs: +3 Line Maintenance Crew, +1 Facilities Maintenance Mechanic, +2 CCTV Crew, +1 Environmental Compliance Technician
- **FY23 → FY24:**
  - FTEs: +1 Business Systems Analyst, +1 Engineer, +3 Line Maintenance Crew, +2 Meter Service Technicians
- **FY24 → FY25:**
  - FTEs: +1 Generator Maintenance, +1 I&E Tech, +1 WTP Lab Technician, +1 Payment Posting Specialist
  - One-Time Bonus $129k

060 – Water & Sewer Fund

060 - Water & Sewer					
Expenditure Type	**FY21(act.)**	**FY22(act.)**	**FY23 (act.)**	**FY24 (act.)**	**FY25 (act.)**
Operating	5,975,885	6,237,455	7,118,185	7,534,830	7,971,907
Dollar Change		261,570	880,730	416,645	437,077
Percent Change		4.4%	14.1%	5.9%	5.8%

- **FY21 → FY22:**
  - Sludge Management $667k (+39%)
  - Non-Capital Equipment $108k (+100%)
  - Paving Cut Repairs $226k (+96%)
- **FY22 → FY23:**
  - Contract Services $1.18m (+45%)
  - Sludge Management $662k (+6%)
  - Non-Capital Equipment $149k (+39%)
  - Paving Cut Repairs $263k (+16%)
- **FY23 → FY24:**
  - Credit Card Processing Fees $154k (+92%)
  - Electricity $1.18m (+8.7%)
  - Non-Capital Equipment $34k (-77%)
  - Paving Cut Repairs $376k (+43%)
- **FY24 → FY25:**
  - FEMA Reimbursable Expenditures +$801k
  - Credit Card Processing Fees $244k (+58%)
  - Non-Capital Equipment $77k (125%)
  - Paving Cut Repairs $222k (-41%)

060 – Water & Sewer Fund

060 - Water & Sewer					
Expenditure Type	**FY21(act.)**	**FY22(act.)**	**FY23 (act.)**	**FY24 (act.)**	**FY25 (act.)**
Pay-Go Capital	859,501	804,522	1,843,812	627,304	1,010,525
Dollar Change		(54,979)	1,039,290	(1,216,508)	(147,676)
Percent Change		-6.4%	129.2%	-66.0%	61.1%

- **FY21 → FY22:**
  - Capital Outlay Lines $277k (+5%)
  - Equipment & Vehicles $521k
- **FY22 → FY23:**
  - IT Capital Leases & Subscriptions $619k
  - Capital Outlay Lines $333k (+20%)
  - Property Acquisition $118k
  - Equipment & Vehicles $770k (+48%)
- **FY23 → FY24:**
  - Plants & Pumps Stations $205k
  - Capital Outlay Equipment $89k
  - Capital Outlay Lines $327k (-2%)
  - Established CPO #VE024 $589k
- **FY24 → FY25:**
  - Capital Outlay Lines $532k (+62%)
  - Property Acquisition $253k
  - Capital Outlay Equipment $142k (+58%)
  - CPO #VE025 $530k

060 – Water & Sewer Fund

060 - Water & Sewer					
Expenditure Type	**FY21(act.)**	**FY22(act.)**	**FY23 (act.)**	**FY24 (act.)**	**FY25 (act.)**
Debt Service	2,774,819	3,261,949	3,072,926	4,029,059	5,333,751
Dollar Change		487,130	(189,023)	956,133	(36,783)
Percent Change		17.6%	-5.8%	31.1%	32.4%

- **FY21 → FY22:**
  - 2001 SRL –WWTP $682k Final Payment
  - 2019 Revenue Bond $1.4m
- **FY22 → FY23:**
  - Northside SRF $330k
  - Streambank SRF $149k
- **FY23 → FY24:**
  - 2022 Revenue Bond $447k
- **FY24 → FY25:**
  - 2023 IFC $355k
    - City Hall and Operations Center
  - 2023 Revenue Bond $626k

060 – Water & Sewer Fund

060 - Water & Sewer		
Revenues	**FY25 (est.)**	**FY25 (act.)**
Sales & Services	(26,085,170)	(25,912,587)
Dollar Change		172,583
Percent Change		-0.7%
Permits & Fees	(1,312,936)	(901,863)
Dollar Change		411,073
Percent Change		-31.3%
Investment Earnings	(97,000)	(395,877)
Dollar Change		(298,877)
Percent Change		308.1%
Miscellaneous	(77,907)	(300,506)
Dollar Change		(222,599)
Percent Change		285.7%
Total	**(27,573,013)**	**(27,510,833)**
% Diff (+/-)		**-0.2%**

Permits & Fees
- Transfer Out
  - Water SDFs -$143k
  - Sewer SDFs -$32k

Investment Earnings
- Interest Income $395k

Miscellaneous
- Insurance Proceeds $245k

060 – Water & Sewer Fund

060 - Water & Sewer		
Expenditure Type	**FY25 (est.)**	**FY25 (act.)**
Personnel	11,970,056	12,703,867
Dollar Change		733,811
Percent Change		6.1%
Operating	8,292,560	7,971,907
Dollar Change		(320,653)
Percent Change		-3.9%
Pay-Go Capital	1,139,512	1,010,525
Dollar Change		(128,987)
Percent Change		-11.3%
Debt Service	5,370,534	5,333,751
Dollar Change		(36,783)
Percent Change		-0.7%
Total	**26,772,662**	**27,020,050**
% Diff (+/-)		**0.9%**

Personnel
- Helene Related Personnel $303k
- One-Time Bonus Payments $129k

Operating
- Contract Services
  - Est. $1.25m | Actual $977k
- Health & Welfare Expenditures
  - Est. $152k | Actual $49k

Pay-Go Capital
- Capital Outlay Equipment Other Than Vehicles
  - Est. $208k / Actual $142k

060 – Water & Sewer Fund

Bond Issuance Narrative

In December 2019, the City issued the Revenue Bond (RB) - December 2019 for $12,897,000 at a rate of 1.87%. Since the 2019 Revenue Bond, the City has added a $6,915,000 February 2022 issuance, $8,480,000 February 2023, and $10,579,000 in 2025 issuance, at rates of 2.15%, 4.02%, and 4.261% respectively. These issuances have funded major water and sewer system capital improvements. Previously, major capital improvements were financed by leveraging the value of system assets. Revenue Bond issuances leverage the water and sewer utility's revenue generating capacity as a security, leading to better interest rates and lower costs for project financing. Revenue Bond indebtedness is considered "senior", while all other forms of indebtedness are "subordinate".

Bond Rate Covenant Narrative

The City is in compliance with the rate covenant per Section 6.6 of the General Indenture, authorizing the issuance of Revenue Bonds. Section 6.6 of the General Indenture requires (a) Revenues, together with 20% of the balance in the Surplus Fund at the end of the preceding Fiscal Year, at least equal (i) 100% of Current Expenses plus (ii) 120% of annual principal and interest requirements of revenue bonds plus (iii) 100% of debt service requirements of other indebtedness and (b) Revenues at least equal (i) 100% of Current Expenses plus (ii) 110% of annual principal and interest requirements of revenue bonds plus (iii) 100% of debt service requirements of other indebtedness.

Descriptions	Code	Amount
Revenues plus 20% of Surplus Fund (a)	(a)	29,257,635
100% of Current Expenses (a)	(a)(i)	19,646,891
120% of Annual Principal and Interest on Revenue Bond (a)	(a)(ii)	2,924,557
100% of Annual Principal and Interest on Other Indebtedness (a)	(a)(iii)	2,826,485
Subtotal of Revenue Coverage (a)	(a) Subtotal	29,257,635
Covenant Met (a)	Covenant Met Requirement (a)	3,859,701

Ratio Calc. (a) 1.15

Calculation
Covenant (a) = [(a) - (a)(i)] / [(a)(ii) + (a)(iii)]
Covenant (b) = [(b) - (b)(i)] / [(b)(ii) + (b)(iii)]

Revenues (b)	(b)	26,814,450
100% of Current Expenses (b)	(b)(i)	19,646,891
110% of Annual Principal and Interest on Revenue Bond (b)	(b)(ii)	2,680,844
100% of Annual Principal and Interest on Other Indebtedness (b)	(b)(iii)	2,826,485
Subtotal of Revenue Coverage (b)	(b) Subtotal	26,814,450
Covenant Met (b)	Covenant Met Requirement (b)	1,371,277

Ratio Calc. (b) 1.07

Fiscal Year FY24-25

Parking Fund

064 – Parking Fund

064 - Parking				
Revenues	**FY22(act.)**	**FY23 (act.)**	**FY24 (act.)**	**FY25 (act.)**
Parking Fees	(236,266)	(564,735)	(1,061,252)	(1,153,826)
Investment Earnings	-	(4,884)	(3,731)	(3,442)
Miscellaneous	-	-	(43,051)	(2,712)
Total	**(236,266)**	**(569,619)**	**(1,108,035)**	**(1,159,980)**
% Diff (+/-)		**141.1%**	**94.5%**	**4.7%**

- **FY22:**
  - Monthly Parking $43k
  - Parking Meters $159k
  - Parking Garage –
  - Parking Violations $26k
- **FY22 → FY23:**
  - Monthly Parking $93k (+114%)
  - Parking Meters $354k (+123%)
  - Parking Garage $42k (1st Year)
  - Parking Violations $75k (+194%)
- **FY23 → FY24:**
  - Monthly Parking $208k (+124%)
  - Parking Meters $687k (94%)
  - Parking Garage $166k (298%)
  - Parking Violations $43k (-43%)
- **FY24 → FY25:**
  - Monthly Parking $194k (-6%)
  - Parking Meters $687k (0%)
  - Parking Garage $163k (-2%)
  - Parking Violations $108k (150%)

064 – Parking Fund

City-Wide

- **FY21 → FY22: 21.4% Increase**
  - COLA +10.00%; Merit 1.00%/1.75%/2.50%
  - Med. Insurance -3.01% ($3.4m City-wide)
  - LGERS (general) = 11.35%
  - 75.00% Dependent coverage start (+25%)
- **FY22 → FY23: 10.9% Increase**
  - COLA (Pay & Class); Merit 1.00%/2.00%/3.00%
  - Med. Insurance -11.98% ($2.9m City-wide)
  - LGERS (general) = 12.10%
- **FY23 → FY24: 5.9% Increase**
  - COLA +3.00% ; Merit 1.00%/2.25%/3.50%
  - Med. Insurance – No Change
  - LGERS (general) = 12.85%
  - 401k Match (2.00%) Begins
- **FY24 → FY25: 14.3% Increase**
  - COLA +5.00%; Merit Paused: Process Δ
  - Med. Insurance +6.00%
  - LGERS (general) = 13.60%
  - 401k Match 2.00%

064 – Parking Fund

064 - Parking				
Expenditure Type	**FY22(act.)**	**FY23 (act.)**	**FY24 (act.)**	**FY25 (act.)**
Personnel	-	114,540	177,465	270,062
Dollar Change	-	114,540	62,925	92,597
Percent Change	-	-	54.9%	52.2%

- **FY22 → FY23:**
  - FTEs: +1 Parking Enforcement Officer, +1 Parking Services Supervisor
- **FY23 → FY24:**
  - Med. Insurance -11.98% ($2.9m City-wide)
  - FTEs: +1 Traffic Engineering Technician
- **FY24 → FY25:**
  - Salary Split Adjustments $56k
  - One-Time Bonus $3k
  - Helene Related Personnel $7k

064 – Parking Fund

064 - Parking				
Expenditure Type	**FY22(act.)**	**FY23 (act.)**	**FY24 (act.)**	**FY25 (act.)**
Operating	40,948	101,217	211,558	290,205
Dollar Change	-	60,269	110,341	78,647
Percent Change	-	147.2%	109.0%	37.2%

- **FY22**
  - Credit Card Processing Fees $14k
  - Permits, Licenses, & Fees $22k
- **FY22 → FY23:**
  - Contracted Services $10k
  - Permits, Licenses, & Fees $42k (+96%)
  - Credit Card Processing Fees $46k (+226%)
- **FY23 → FY24:**
  - Supplies & Materials $19k
  - Utilities – Electricity $9k
  - Permits, Licenses, & Fees $109k (+158%)
  - R&M Buildings $15k
- **FY24 → FY25:**
  - Contract Services $35k
  - Permits, Licenses, & Fees $170k (+56%)

064 – Parking Fund

064 - Parking				
Expenditure Type	**FY22(act.)**	**FY23 (act.)**	**FY24 (act.)**	**FY25 (act.)**
Pay-Go Capital	-	403,937	6,530	-
Dollar Change	-	403,937	(397,407)	-
Percent Change	-	-	-98.4%	-100.0%

- **FY22 → FY23**:
  - Supervac Air Sweeper $36k
  - Parking Enforcement Vehicle $55k
  - Parking Meters $302k
- **FY23 → FY24:**
  - Electric Vehicle Charging Station $6.5k

064 – Parking Fund

064 - Parking				
Expenditure Type	**FY22(act.)**	**FY23 (act.)**	**FY24 (act.)**	**FY25 (act.)**
Debt Service	251,882	810,951	812,200	807,450
Dollar Change	-	559,069	1,249	-
Percent Change	-	222.0%	0.2%	-0.6%

- **FY22 → FY23:**
  - Parking Deck
    - Principle $375k
    - Interest $436k
- **FY23 → FY24:**
  - Parking Deck
    - Principle $395k
    - Interest $417k
- **FY24 → FY25:**
  - Parking Deck
    - Principle $410k
    - Interest $397k

064 – Parking Fund

064 - Parking		
Revenues	**FY25 (est.)**	**FY25 (act.)**
Parking Fees	(1,125,395)	(1,153,826)
Investment Earnings	(2,500)	(3,442)
Miscellaneous	(22,270)	(2,712)
Total	**(1,150,165)**	**(1,159,980)**
% Diff (+/-)		**0.9%**

Parking Fees
- Monthly Parking
  - Est. $211k | Actual $194k
- Parking Meters
  - Est. $750k | Actual $687k
- Parking Garage
  - Est. $164k | Actual $163k
- Parking Violations
  - Est. $21k | Actuals $108k

064 – Parking Fund

064 - Parking		
Expenditure Type	**FY25 (est.)**	**FY25 (act.)**
Personnel	263,248	270,062
Dollar Change		6,814
Percent Change		2.6%
Operating	206,023	290,205
Dollar Change		84,182
Percent Change		40.9%
Pay-Go Capital	-	-
Dollar Change		-
Percent Change		-
Debt Service	807,450	807,450
Dollar Change		-
Percent Change		-
Total	**1,276,722**	**1,367,717**
% Diff (+/-)		**7.1%**

Personnel
- Helene Related Personnel $7k
- One-Time Bonus Payments $3k

Operating
- Permits, Licenses, & Fees
  - Est. $80k | Actual $170k
- Contract Services
  - Est. $50k | Actual $35k
- Credit Card Processing Fees
  - Est. $60k | Actual $41k

Stormwater Fund

067 – Stormwater Fund

067 - Stormwater					
Revenues	**FY21(act.)**	**FY22(act.)**	**FY23 (act.)**	**FY24 (act.)**	**FY25 (act.)**
Stormwater Fees	(652,269)	(998,963)	(1,025,761)	(1,234,806)	(1,489,191)
Investment Earnings	93	2,199	(2,893)	(1,171)	(2,022)
Miscellaneous	-	-	-	-	(18,541)
Total	**(652,176)**	**(996,764)**	**(1,028,654)**	**(1,235,977)**	**(1,509,754)**
% Diff (+/-)		**52.8%**	**3.2%**	**20.2%**	**22.2%**

- **FY21 → FY22:**
  - FY22 Fees: Residential $5 Flat | Non-Residential $5 per ERU
    - Stormwater Fee $994k (+53%)
    - Stormwater Permit $4.5k (+82%)
- **FY22 → FY23:**
  - FY23 Fees: No Change
    - Stormwater Fee $1.0m (+2%)
    - Stormwater Permit $8.9k (+95%)
- **FY23 → FY24:**
  - FY24 Fees: Residential $6 Flat | Non-Residential $6 per ERU
    - Stormwater Fee $1.2m (+21%)
    - Stormwater Permit $2k (-76%)
- **FY24 → FY25:**
  - FY25 Fees: Residential $7 Flat | Non-Residential $7 per ERU
    - Stormwater Fee $1.4m (+20%)
    - Stormwater Permit $4k (100%)

067 – Stormwater Fund

067- Stormwater					
Expenditure Type	**FY21(act.)**	**FY22(act.)**	**FY23 (act.)**	**FY24 (act.)**	**FY25 (act.)**
Personnel	148,093	541,154	596,125	812,073	1,009,219
Dollar Change		393,061	54,971	215,948	197,146
Percent Change		265.4%	10.2%	36.2%	24.3%

- **FY21 → FY22:**
  - COLA +10.00%; Merit 1.00%/1.75%/2.50%
  - FTEs: +1 Stormwater Technician, +1 Civil Engineer, +1 Construction Inspector
  - One-Time Bonus $7k
- **FY22 → FY23:**
  - Med. Insurance -11.98% ($2.9m City-wide)
  - FTEs: +3 Streets Crew
- **FY23 → FY24:**
  - Med. Insurance – No Change
  - FTEs: +4 Property Maintenance Crew
- **FY24 → FY25:**
  - COLA +5.00%; Merit Paused: Process Δ
  - Salary Split Adjustments $122k
  - One-Time Bonus $10k

067 – Stormwater Fund

067- Stormwater					
Expenditure Type	**FY21(act.)**	**FY22(act.)**	**FY23 (act.)**	**FY24 (act.)**	**FY25 (act.)**
Operating	218,098	596,096	194,625	103,417	146,111
Dollar Change		377,998	(401,471)	(91,208)	42,694
Percent Change		173.3%	-67.4%	-46.9%	41.3%

- **FY21 → FY22:**
  - Contract Services $423k
    - Stream & Sidewalk Repair $42k
    - Culvert Repair $99k
    - Asset Plan $24k
    - CCTV Inspection & Cleaning $146k
  - Prof. Services – Engineering $144k
- **FY22 → FY23:**
  - Contract Services $149k (-65%)
  - Stormwater Masterplan Phase 1&2 $129k
- **FY23 → FY24:**
  - Contract Services $25k (-83%)
  - Prof. Services – Engineering $33k
- **FY24 → FY25:**
  - Contract Services $123k (+380%)
    - Emergency Sinkhole Repair $47k
    - VC3 Services Agreement $7k

067 – Stormwater Fund

067- Stormwater					
Expenditure Type	**FY21(act.)**	**FY22(act.)**	**FY23 (act.)**	**FY24 (act.)**	**FY25 (act.)**
Pay-Go Capital	67,979	41,450	321,012	145,512	38,379
Dollar Change		(26,529)	279,562	(175,500)	(107,133)
Percent Change		-39.0%	674.5%	-54.7%	-73.6%

- **FY21 → FY22:**
  - Knuckleboom Loader Truck $41k
- **FY22 → FY23:**
  - Edwards Park Stormwater Infrastructure $99k
  - Mini Excavator $118k
  - Early Flood Warning Sensors $25k
  - CCTV Camera System $46k
- **FY23 → FY24:**
  - Highland Ave. Culvert Repair $87k
  - Culvert Liner $26k
  - Excavator Trailer $21k
- **FY24 → FY25:**
  - Rainwater Harvesting System $32k

067 – Stormwater Fund

067- Stormwater					
Expenditure Type	**FY21(act.)**	**FY22(act.)**	**FY23 (act.)**	**FY24 (act.)**	**FY25 (act.)**
Debt Service	44,868	44,578	50,791	83,782	84,403
Dollar Change		(290)	6,213	32,991	621
Percent Change		-0.6%	13.9%	65.0%	0.7%

- **FY21 → FY22:**
  - Street Sweeper $34k
  - Enterprise Lease $10k
- **FY22 → FY23:**
  - Street Sweeper $34k
  - Enterprise Lease $9k
  - Solid Waste Truck $6k
- **FY23 → FY24: :**
  - City Hall/ Ops Renovation $33k
  - Street Sweeper $34k
  - Solid Waste Truck $6k
  - Enterprise Lease $10k
- **FY24 → FY25: :**
  - Street Sweeper $35k
  - Solid Waste Truck $6k
  - City Hall / Ops Renovation $33k
  - Enterprise Lease $8k

067 – Stormwater Fund

067 - Stormwater		
Revenues	**FY25 (est.)**	**FY25 (act.)**
Stormwater Fees	(1,479,061)	(1,489,191)
Investment Earnings	(3,050)	(2,022)
Miscellaneous	(1,022)	(18,541)
Total	**(1,483,133)**	**(1,509,754)**
% Diff (+/-)		**1.8%**

Stormwater Revenues

- Stormwater Fees
  - Est. $1.47m | Actual $1.48k
- Stormwater Permits
  - Est. $1k | Actual $4k
- Grant Revenue
  - Est. $0k | Actual $18k

067 – Stormwater Fund

067- Stormwater		
Expenditure Type	**FY25 (est.)**	**FY25 (act.)**
Personnel	879,417	1,009,219
Dollar Change		129,802
Percent Change		14.8%
Operating	286,971	146,111
Dollar Change		(140,860)
Percent Change		-49.1%
Pay-Go Capital	4,627	38,379
Dollar Change		33,752
Percent Change		729.4%
Debt Service	82,070	84,403
Dollar Change		2,333
Percent Change		2.8%
Total	**1,253,086**	**1,278,112**
% Diff (+/-)		**2.0%**

Personnel

- Helene Related Personnel $39k
- One-Time Bonus Payments $10k

Operating

- Contract Services
  - Est. $190k | Actual $98k
- Constructions Repair & Supplies
  - Est. $51k | Actual $1k
- Prof. Services Engineering
  - Est. $26k | Actual $10k

Pay-Go Capital

- Est. $4k | Actual $34k

Env. Services Fund

068 – Environmental Services Fund

068- Environmental Services					
Revenues	**FY21(act.)**	**FY22(act.)**	**FY23 (act.)**	**FY24 (act.)**	**FY25 (act.)**
ESF Fees	(1,335,919)	(1,521,117)	(1,537,269)	(1,762,897)	(1,816,305)
Investment Earnings	(334)	573	(794)	-	(89)
Miscellaneous	(1,288)	(932)	(288)	306	(18,318)
Total	**(1,337,541)**	**(1,521,476)**	**(1,538,351)**	**(1,762,591)**	**(1,834,712)**
% Diff (+/-)		**13.8%**	**1.1%**	**14.6%**	**4.1%**

- **FY21 → FY22:**
  - Residential Fees : 32 gal. $20 | 96 gal. $22
    - Residential Fees $1.3m
    - Commercial Fees $208k
- **FY22 → FY23:**
  - Residential Fees: No Change
    - Residential Fees $1.3m
    - Commercial Fees $207k
- **FY23 → FY24:**
  - Residential Fees : 32 gal. $23 | 96 gal. $25
    - Residential Fees $1.5m
    - Commercial Fees $240k
- **FY24 → FY25:**
  - Residential Fees: No Change
    - Residential Fees $1.6m
    - Commercial Fees $249k

068 – Environmental Services Fund

068- Environmental Services					
Expenditure Type	**FY21(act.)**	**FY22(act.)**	**FY23 (act.)**	**FY24 (act.)**	**FY25 (act.)**
Personnel	843,398	1,062,823	1,026,827	1,016,503	1,137,582
Dollar Change		219,425	(35,996)	(10,324)	121,079
Percent Change		26.0%	-3.4%	-1.0%	11.9%

- **FY21 → FY22:**
  - COLA +10.00%; Merit 1.00%/1.75%/2.50%
  - One-time Bonus $17k
- **FY22 → FY23:**
  - Med. Insurance -11.98% ($2.9m City-wide)
- **FY23 → FY24:**
  - COLA +3.00% ; Merit 1.00%/2.25%/3.50%
- **FY24 → FY25:**
  - Salary Split Adjustments $79k
  - One-Time Bonus $14k

068 – Environmental Services Fund

068- Environmental Services					
Expenditure Type	**FY21(act.)**	**FY22(act.)**	**FY23 (act.)**	**FY24 (act.)**	**FY25 (act.)**
Operating	450,308	470,271	510,614	558,257	532,665
Dollar Change		19,963	40,343	47,643	(25,592)
Percent Change		4.4%	8.6%	9.3%	-4.6%

- **FY21 → FY22:**
  - Contract Services $48k (+32%)
  - Supplies & Materials $35k (+115%)
  - Fuel $64k (+44%)
  - Tipping Fees $212k (-2%)
- **FY22 → FY23:**
  - Contract Services $63k (+33%)
  - Supplies & Materials $46k (+30%)
  - Fuel $73k (+13%)
  - Tipping Fees $228k (+8%)
- **FY23 → FY24:**
  - Contract Services $74k (+16%)
  - Supplies & Materials $58k (+27%)
  - Fuel $63k (-14%)
  - Tipping Fees $224k (-1%)
- **FY24 → FY25:**
  - Contract Services $33k (-55%)
  - Supplies & Materials $59k (+3%)
  - Fuel $49k (-22%)
  - Tipping Fees $248k (+10%)

068 – Environmental Services Fund

068- Environmental Services					
Expenditure Type	**FY21(act.)**	**FY22(act.)**	**FY23 (act.)**	**FY24 (act.)**	**FY25 (act.)**
Pay-Go Capital	-	124,350	259,055	-	-
Dollar Change		124,350	134,705	(259,055)	-
Percent Change		-	108.3%	-100.0%	-

- **FY21 → FY22:**
  - Knuckleboom Loader Truck $124k
- **FY22 → FY23:**
  - Solid Waste Truck $243k

068 – Environmental Services Fund

068- Environmental Services					
Expenditure Type	**FY21(act.)**	**FY22(act.)**	**FY23 (act.)**	**FY24 (act.)**	**FY25 (act.)**
Debt Service	68,798	70,971	93,293	136,796	187,760
Dollar Change		2,173	22,322	43,503	50,964
Percent Change		3.2%	31.5%	46.6%	37.3%

- **FY21 → FY22:**
  - Solid Waste Truck $33k (last payment)
  - Street Sweeper $37k
- **FY22 → FY23:**
  - Street Sweeper $37k
  - Solid Waste Truck $55k
- **FY23 → FY24:**
  - Street Sweeper $37k
  - Solid Waste Truck $55k
- **FY24 → FY25:**
  - Street Sweeper $37k
  - Solid Waste Truck $55k
  - 2024 Hometrust Vehicle & Equipment Loan
    - 4 –Year $26k
    - 7 –Year $66k

068 – Environmental Services Fund

068- Environmental Services		
Revenues	**FY25 (est.)**	**FY25 (act.)**
ESF Fees	(1,807,056)	(1,816,305)
Investment Earnings	(300)	(89)
Miscellaneous	(702)	(18,318)
Total	**(1,808,057)**	**(1,834,712)**
% Diff (+/-)		**1.5%**

ESF Revenues
- Residential Fees
  - Est. $1.54m | Actual $1.55m
- Commercial Fees
  - Est. $260k | Actual $249k
- Grant Revenue
  - Est. $0k | Actual $18k

068 – Environmental Services Fund

068- Environmental Services		
Expenditure Type	**FY25 (est.)**	**FY25 (act.)**
Personnel	1,106,630	1,137,582
Dollar Change		30,952
Percent Change		2.8%
Operating	600,015	532,665
Dollar Change		(67,350)
Percent Change		-11.2%
Pay-Go Capital	-	-
Dollar Change	-	-
Percent Change	-	-
Debt Service	180,298	187,760
Dollar Change		7,462
Percent Change		4.1%
Total	**1,886,943**	**1,858,007**
% Diff (+/-)		**-1.5%**

Personnel
- Helene Related Personnel $8k
- One-Time Bonus Payments $14k

Operating
- Contract Services
  - Est. $59k | Actual $33k
- Supplies & Materials
  - Est. $65k | Actual $59k
- Tipping Fees
  - Est. $264k | Actual $248k

~City Manager John Connet asked for a brief recess at 7:08 p.m. and returned to session at 7:12 p.m.~

C. Economic Trends – *Budget Team*

Adam Murr gave the Economic Update with the following PowerPoint presentation.

Economic Update

Council Retreat
Feb. 26, 2026

ECONOMIC UPDATE – Monetary Policy

Federal Open Market Committee (FOMC) "Dot Plot"

FOMC Statement & Powell Press Conference: We are looking for a hawkish quarter point cut, with three and possibly four dissents (one favoring a larger cut and two against any cut at all). Dissents mean less at this time, as a new Fed Chair will likely be announced ahead of the next FOMC meeting in January.

TLDR:

In Dec. 2025, the FOMC cut FFR by 25bps, maintaining control of inflation.

In Jan. 2026 and beyond, FOMC is targeting an FFR of 3.50% - 3.75%.



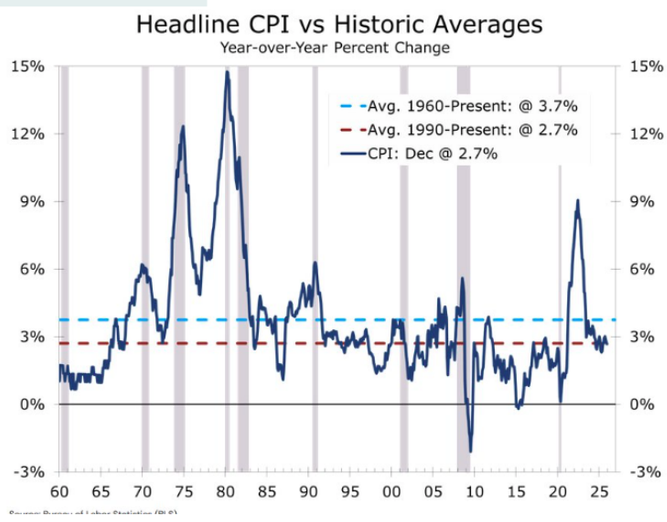
ECONOMIC UPDATE – Inflation

Headline Inflation – Easing Back to Norms?

- **Monthly CPI** ↑ 0.3% in Dec. '25
- **Annualized Dec.'24 –'25** inflation 2.7%
- **Shelter** prices ↑ 0.4% (major driver)
- **Food** prices ↑ 0.7%

Locally, this *could* mean:
Higher food and shelter costs squeezing household budgets, especially for lower income workers. More demand for affordable housing. More demand for higher wages/COLAs.

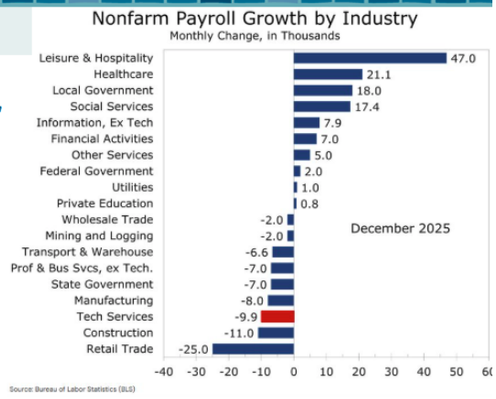
Uneven Inflation:
masks pain points - food and shelter cost increases disproportionately impact low-income households.



ECONOMIC UPDATE – Labor Market

"Cooling Without Cracking"

- **Payroll growth** +50k nonfarm payrolls December 2025
- **Job growth concentrated** in the health care, social asst., and food service sectors
- **Unemployment** rate 4.4% unchanged, but labor underutilization remains high
- **Wage Growth** cooling, average hourly earnings are up 3.8% year-over-year
- **Productivity** sufficient to support real GDP growth
- **Rebalancing** labor market: slow hiring, slow growth in wages, marginal underutilization ↑



Locally, this *could* mean:
More PT workers wanting FT jobs, more financial stress on households, and ↑ demand for housing assistance, utility relief, and food security programs.

Sales Tax Implications (Elastic Revenue):
Slow wage growth + Fewer hours worked = Slow consumer spending growth.

ECONOMIC UPDATE – Labor Market

Henderson County Indicators – NC LEAD

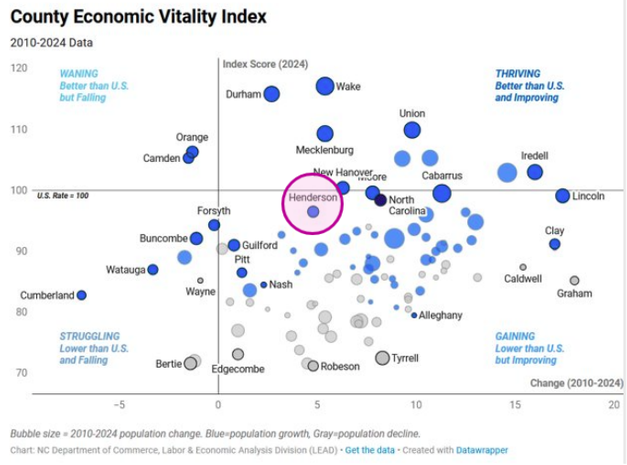
National Average: 100.0

- **Unemployment Index 125.0**
- **Wage Index 69.6**
- **Income Index 89.2**
- **Education Index 102.2**
- **Composite Score 96.5**

TLDR?
Henderson County's economic vitality is in-line with US averages and gaining quickly. Helene impacts in 2025 may be skewing indicators.

We have strong employment, but jobs within the County pay less than national average. High earners are commuting to other Counties. On average, our workers are more educated than the national average.

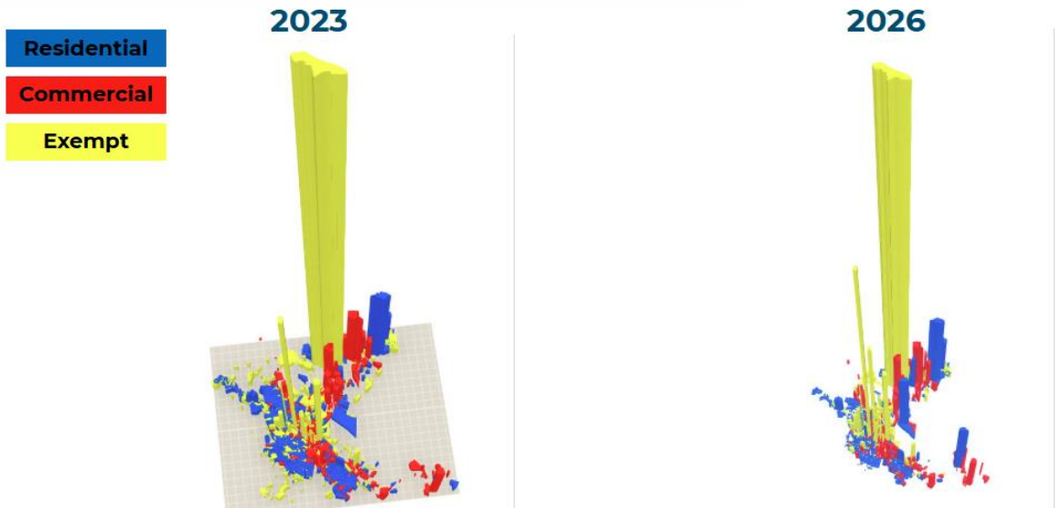
- **Thriving** (upper right): Outperformed the U.S. and have improved
- **Waning** (upper left): Outperformed the U.S. but have declined
- **Gaining** (lower right): Underperformed the U.S. but have
- **Struggling** (lower left): Underperformed the U.S. and have declined



Deputy City Manager Brian Pahle took over on the Economic Update.

ECONOMIC UPDATE – Cost of Service Model

Total Real Property Value

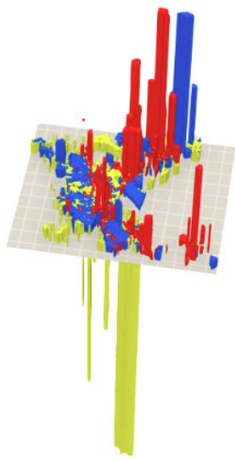


ECONOMIC UPDATE – Cost of Service Model

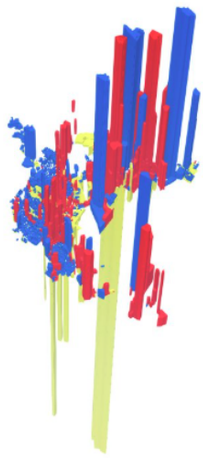
Cost of Service Values

Residential
Commercial
Exempt

2023



2026

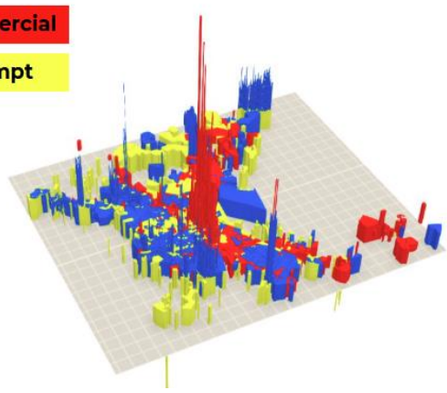


ECONOMIC UPDATE – Cost of Service Model

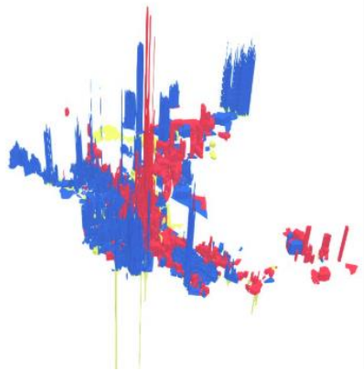
Value per Acre

Residential
Commercial
Exempt

2023



2026

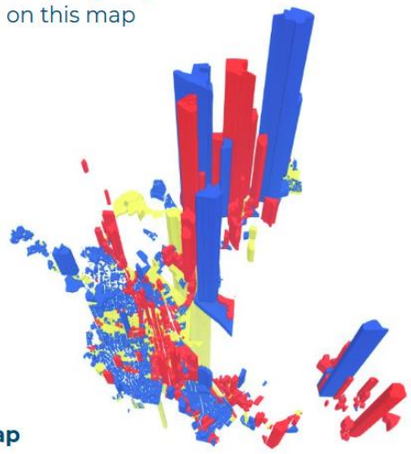


ECONOMIC UPDATE – Cost of Service Model

Cost of Service – Economic Development Drivers

- **Economic Development Personal Property Impacts**
  - Jabil ex. – >$133m not captured on this map
- **Increases Local Wages**
- **Overflow Economic Stimulus**

Residential
Commercial
Exempt



Link to 2026 Map

Budget and Evaluation Director Adam Murr finished the Economic Update.

ECONOMIC UPDATE – Local Developments

Jabil				
	FY24	FY25	FY26	FY27
Tax Rate	**0.49**	**0.52**	**0.52**	**0.52**
Value of a Penny (GFCP)	**304,086**	**328,020**	**343,782**	**350,932**
Real Property Assessed Value (Estimate)	16,495,100	16,495,100	16,495,100	16,495,100
Real Property Assessed Value (Actual)	16,495,100	16,495,100	16,495,100	16,495,100
Dollar ($) Variance (Est. - Act.)	-	-	-	-
Percent (%) Variance (Est. - Act.)	100%	100%	100%	100%
Personal Property Assessed Value (Estimate)	27,428,117	27,428,117	27,428,117	27,428,117
Personal Property Assessed Value (Actual)	14,295,784	27,428,117	26,506,007	27,428,117
Dollar ($) Variance (Est. - Act.)	(13,132,333)	-	(922,110)	
Percent (%) Variance (Est. - Act.)	52%	100%	97%	100%
Sum Real + Personal (Actuals preferred)	**30,790,884**	**43,923,217**	**43,001,107**	**43,923,217**
Levy in Actual Year (Actuals preferred)	**150,875**	**228,401**	**223,606**	**228,401**
Penny Equivalent	**0.4962**	**0.6963**	**0.6504**	**0.6508**

ECONOMIC UPDATE – Local Developments

Eli Lilly and Co.				
	FY24	FY25	FY26	FY27
Tax Rate	**0.49**	**0.52**	**0.52**	**0.52**
Value of a Penny (GFCP)	**304,086**	**328,020**	**343,782**	**350,932**
Personal Property Assessed Value (Estimate)	88,573,698	88,573,698	88,573,698	88,573,698
Personal Property Assessed Value (Actual)	-	88,573,698	133,518,789	133,518,789
Dollar ($) Variance	(88,573,698)	-	44,945,091	
Percent (%) Variance	0%	100%	151%	151%
Sum Real + Personal (Actuals preferred)	**-**	**88,573,698**	**133,518,789**	**133,518,789**
Levy in Actual Year (Actuals preferred)	**-**	**460,583**	**694,298**	**694,298**
Penny Equivalent	**-**	**1.4041**	**2.0196**	**1.9784**

ECONOMIC UPDATE – Local Developments

117 McAbee Ct.				
	FY24	FY25	FY26	FY27
Tax Rate	**0.49**	**0.52**	**0.52**	**0.52**
Value of a Penny (GFCP)	**304,086**	**328,020**	**343,782**	**350,932**
Real Property Assessed Value (Estimate)	-	-	-	-
Real Property Assessed Value (Actual)	1,538,100	8,639,800	10,115,300	10,115,300
Dollar ($) Variance	1,538,100	8,639,800	10,115,300	10,115,300
Percent (%) Variance	0%	0%	0%	0%
Sum Real + Personal (Actuals preferred)	**1,538,100**	**8,639,800**	**10,115,300**	**10,115,300**
Levy in Actual Year (Actuals preferred)	**7,537**	**44,927**	**52,600**	**52,600**
Penny Equivalent	**0.0248**	**0.1370**	**0.1530**	**0.1499**

ECONOMIC UPDATE – Local Developments

118 McAbee Ct.				
	FY24	FY25	FY26	FY27
Tax Rate	**0.49**	**0.52**	**0.52**	**0.52**
Value of a Penny (GFCP)	**304,086**	**328,020**	**343,782**	**350,932**
Real Property Assessed Value (Estimate)	-	-	-	-
Real Property Assessed Value (Actual)	1,184,000	7,450,200	9,980,900	9,980,900
Dollar ($) Variance	1,184,000	7,450,200	9,980,900	9,980,900
Percent (%) Variance	0%	0%	0%	0%
Sum Real + Personal (Actuals preferred)	**1,184,000**	**7,450,200**	**9,980,900**	**9,980,900**
Levy in Actual Year (Actuals preferred)	**5,802**	**38,741**	**51,901**	**51,901**
Penny Equivalent	**0.0191**	**0.1181**	**0.1510**	**0.1479**

ECONOMIC UPDATE – Local Developments

Borg Warner				
	FY24	FY25	FY26	FY27
Tax Rate	0.49	0.52	0.52	0.52
Value of a Penny (GFCP)	304,086	328,020	343,782	350,932
Real Property Assessed Value (Estimate)	-	-	-	18,000,000
Real Property Assessed Value (Actual)	N/A	N/A	N/A	N/A
Dollar ($) Variance				
Percent (%) Variance				
Personal Property Assessed Value (Estimate)	-	-	31,500,000	50,700,000
Personal Property Assessed Value (Actual)	N/A	N/A	N/A	N/A
Dollar ($) Variance				
Percent (%) Variance				
Sum Real + Personal (Actuals preferred)	-	-	31,500,000	68,700,000
Levy in Actual Year (Actuals preferred)	-	-	163,800	357,240
Penny Equivalent	-	-	0.4765	1.0180

ECONOMIC UPDATE – Local Developments

SubTotal - Recent Major Economic Development Activity				
	FY24	FY25	FY26	FY27
SubTotal Real + Personal Assessed Value	33,512,984	148,586,915	228,116,096	266,238,206
SubTotal Levy in Actual Year	164,214	772,652	1,186,204	1,384,439
SubTotal Penny Equivalent	0.5400	2.3555	3.4505	3.9450

We interrupt this regularly scheduled program for Mayor's Minutes with John Connet

City Manager John Connet spoke of a "Mayor's Memory" when back in 2014 or 2015 we had a retreat at fire station two, we had a conversation about the need to focus on industrial development inside the city and council got behind the idea and felt like it was important to provide high quality services, to really focus on working with the partnership because we had very little industrial tax base inside the city at the at the time and this is a result of that. So, Council got behind us and this is the result of that. We are now generating 4 pennies of your tax rate that are coming from industrial development and is helping to pay the bills. So having that strategic vision is important.

D. Compensation and Benefits – *Budget Team*

Deputy City Manager Brian Pahle discussed the Employee Experience Survey.



Personnel & Benefits

Council Retreat
Feb. 26, 2026



COMPENSATION & BENEFITS



"One team, one goal. All departments come together to help each other and make the City a great place."

"The City has great insurance benefits and is always trying to grow benefits."

"Knowing that your efforts directly contribute to the well-being of the community makes the work rewarding."

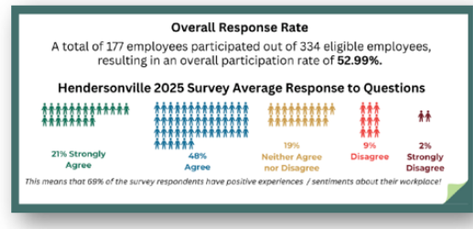
"My supervisors have been the best I've ever worked for. They hear my ideas and provide feedback."

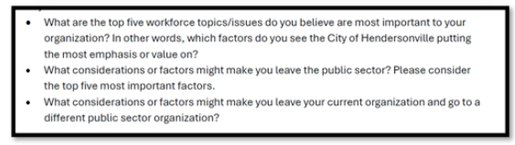
COMPENSATION & BENEFITS

Building an Employer of Choice

Climate Survey:

1. Surveyed 177 of 334 Employees
2. Last Stay Survey 2018
3. Satisfaction, Climate, Public Sector Motivation, and Open-ended
4. Pay & Benefits Stood Out as Motivators
5. Open-ended Responses Highlight Work-Life Balance, Pay, Cost of Living, Time Off Constraints, and Doing More with Less





"Work/life balance is most important to me.
The ability to be involved in my kids' lives is second to none."

COMPENSATION & BENEFITS

Building an Employer of Choice



Score	Rating
<0	Bad
0-19	Okay
20-49	Favorable
50-79	Excellent
80-100	World Class

The **City of Hendersonville's Net Promoter Score of 77.4** represents a strong and positive result. This score indicates that a clear majority of employees feel positively about their work experience and would recommend the City as an employer. Overall, the results suggest solid morale, confidence in the organization, and a healthy relationship between employees and the City.

Adam Murr took over to compensation and benefits.

COMPENSATION & BENEFITS

Culture Built on Performance Investments

Pay & Class Study Completed July 1, 2022 (FY23)... **Direction**:

1. **75th Percentile** pay competitiveness among peer local govs
2. No (2080hr) employee should earn **< $16.88/hour (living wage)**
3. Improve **merit-based pay structure** (↑ high performers)
4. Provide a **401k match benefit**

Fiscal Year	Cost-of-Living (COLA)	Merit-Based Pay	401k Match
FY22	10.00%	1.00 | 1.75 | 2.50%	-
FY23	(Pay & Class)	1.00 | 2.00 | 3.00%	-
FY24	3.00%	1.00 | 2.25 | 3.50%	2.00%
FY25	5.00% + 5.00% Public Safety	(Eval. Process ↑)	2.00%
FY26	4.00%	1.00 | 2.25 | 3.50%	3.00%

COMPENSATION & BENEFITS

What are the costs?

City of Hendersonville, NC 5-year Salary & Benefit History by Fund

Fund	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Actual	FY26 Estimate
General Fund	11,967,964	13,636,945	15,279,858	15,807,863	17,689,945
Main St. MSD Fund	200,435	280,630	346,217	429,386	467,526
7th Ave. MSD Fund	59,407	78,467	97,313	95,352	116,739
Water & Sewer Fund	9,467,563	10,500,016	11,117,886	12,071,256	13,392,738
Parking Fund	-	114,540	177,465	263,248	266,529
Stormwater Fund	541,154	596,125	812,073	879,417	1,071,097
Env. Services Fund	1,062,823	1,026,827	1,016,503	1,101,060	1,161,672
TOTAL Salaries & Wages	**23,299,346**	**26,233,550**	**28,847,315**	**30,647,584**	**34,166,245**
$ Change YoY	4,408,783	2,934,204	2,613,765	1,800,268	3,518,662
% Change YoY	23.34%	12.59%	9.96%	6.24%	11.48%

COMPENSATION & BENEFITS

A Strong Foundation

Since pay & class (FY22 & FY23), we've:

1. Updated **pay structures** and **career ladders**
2. Developed **direction on living wage target** and **procedure**
3. Kept pace with Dec.-to-Dec. (YoY) **inflation**, + **catch-up**

Develop Career Ladders for All Departments	Achieved	07/01/2023	100%	01/16/2025	Following the 2022 pay & classification study, City staff continued work towards a pay structure that emphasized recruitment and retention of talented staff. In recent years, we have continued the development of non-competitive promotion opportunities, i.e. career ladders.
Develop a Living Wage Calculator Specific to Hendersonville	Achieved	07/01/2023	100%	06/30/2025	A living wage draft calculation was presented to City Council during the FY26 budget process. The draft calculation was accompanied by a draft living wage policy. Upon further discussion, it was determined the City should pursue a living wage in alignment with JustEconomics and/or MIT; without the adoption of a formalized policy.
Identify COLA Implementation Plan	Achieved	07/01/2023	100%	06/30/2025	During the FY26 budget process, a plan to "catch-up" with the living wage was presented to City Council. An inflation adjustment of 2.89% was recommended, in partnership with a 3.00% catch-up rate. The initial recommended COLA to align with living wage was 5.89% total. Upon discussion, it was determined the City would implement a 4.00% COLA, covering 2.89% inflation + 1.11% catch-up rate. The 4.00% COLA was adopted by City Council, effective July 1, 2025. Staff have clear direction from Council to pursue the living wage identified by JustEconomics until further direction is provided.

Supporting one of Council's top goal areas:
Compensation, Benefits, and Staff Development

COMPENSATION & BENEFITS

Culture Built on Performance Investments

Solutions and wins for **Community**, **Council**, and **Staff**:

1. Living wage **momentum**
   a. 62.6% of approved positions provide a living wage
   b. 77.1% of current staff earn a living wage
2. Advance 401k match to **5.00% target**

Community
Council
Staff

Maintain 100% of Job Classifications Starting Salaries Above the Living Wage	Off Track	07/01/2023	62.6%	09/30/2025	The City's FY26 living wage remains unchanged since the prior update dated 07/01/2025. The City is pursuing a $23.15 per hour wage as identified by JustEconomics. In FY26, 62.6% of positions earn a wage greater than or equal to $23.15 per hour upon probation completion. In the coming FY27 budget process, Staff will monitor changes to the living wage recommended by JustEconomics and provide Council information on wage inflation and a "catch-up" plan.
% of Workforce Making Living Wage or Greater	Off Track	07/01/2023	77.1%	09/30/2025	The $48,152 identified living wage remains constant. As of 09/30/2025, 266 of 345 active employees earn an annual wage of $48,152 or greater (77.1%). Staff will continue to monitor living wage trends entering the FY27 budget process and deliver information to Council for informed decision making on future living wage discussion.
Increase 401k Match by 1% per Year until 5% is Reached	On Track	07/01/2023	3%	09/30/2025	The FY26 401(k) contribution match for all general-class (non-sworn) employees remains 3.00%. The Human Resources team is working with Empower to change all 401(k) contributions made by employees to percentage-based and eliminate dollar-based options. This change will allow employees to enroll in programs that increase 401(k) contributions by a percentage point each year, automatically - improving retirement savings habits. In the FY27 budget process, Council will be provided participation data and forecasts of future program costs, including options to increase the 401(k) contribution match to 4% and/or 5%.

COMPENSATION & BENEFITS

COLA

The Living Wage Rate:

The 2026 Living Wage Rate for employers in Buncombe County is $24.10/hr, and the Pledged Living Wage Rate is $20/hr with a commitment to raise wages 3% plus inflation until the living wage for that year is met.

For employers in WNC counties excluding Buncombe, the 2026 'Rural' Living Wage Rate is $17.55/hr.

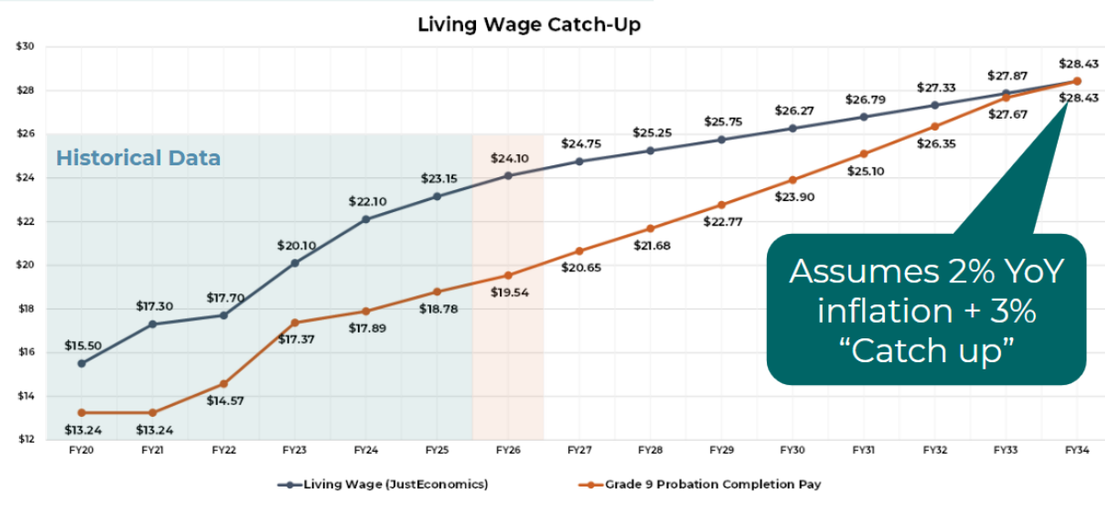
We recalculate the Buncombe living wage rate every year and adjust according to a formula. This formula is based on Fair Market Rent as determined by HUD and adjusted using a four year average of the FMR to mitigate any volatile changes up or down. To download the full calculation, **click here**.

We adjust our wage rate based on a formula directly related to the cost of housing. Our area has seen a significant rise in the cost of housing over the last several years. As costs rise for employees, the living wage must increase to keep pace with inflation and the real costs of living. Below describes a little bit about how living wages can be calculated, how we calculated ours, and how we arrived at our wage rate.

The WNC rural living wage rate is calculated at 233% of the federal poverty guidelines, rounded to the nearest nickel, due to the unreliability of accurate FMR data in rural counties.

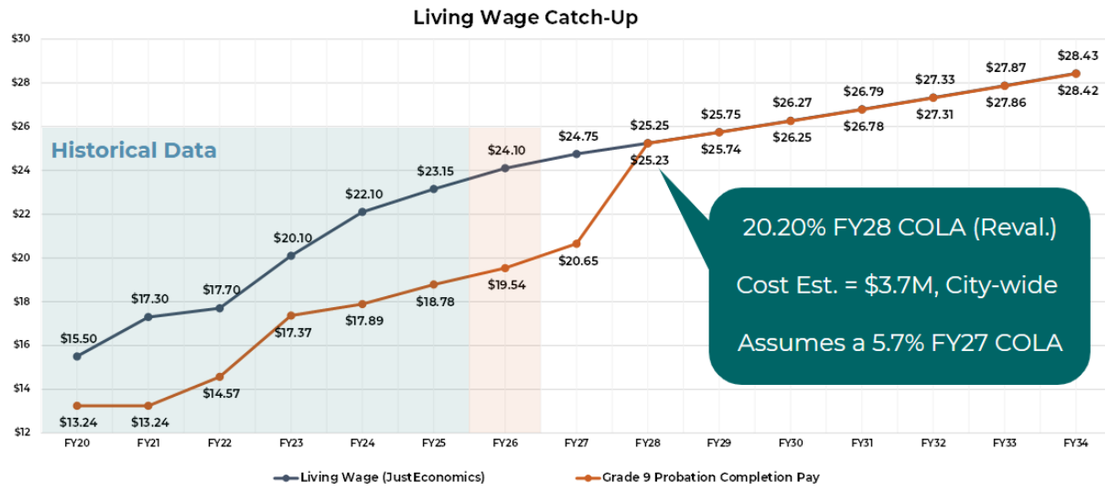
COMPENSATION & BENEFITS

Gradual Living Wage Catch-Up



COMPENSATION & BENEFITS

Reval. Living Wage Catch-Up



20.20% FY28 COLA (Reval.)

Cost Est. = $3.7M, City-wide

Assumes a 5.7% FY27 COLA

COMPENSATION & BENEFITS

401k Enrollment: FY25 (Dec.) & FY26 Current (Dec.)

City Employee 401k Enrollment

	FY25			FY26		
Enollment Type	Before Tax	After Tax (Roth)	Before & After	Before Tax	After Tax (Roth)	Before & After
Dollar - Based	18	6	-	9	2	-
Percent - Based	69	75	11	92	90	10
Sub-Total (Before / After Tax)	87	81	11	101	92	10
Total Participation	179			203		

City Employee 401k Enrollment

	FY25		FY26	
Enollment Type	Before Tax	After Tax (Roth)	Before Tax	After Tax (Roth)
Min. $ Contribution	$ 15.00	$ 10.00	$ 25.00	$ 40.00
Avg. $ Contribution	$ 76.39	$ 113.00	$ 70.00	$ 45.00
Max. $ Contribution	$ 350.00	$ 300.00	$ 125.00	$ 50.00
Min. % Contribution	1.00%	1.00%	1.00%	1.00%
Avg. % Contribution	4.89%	4.65%	5.00%	4.87%
Max. % Contribution	45.00%	23.00%	70.00%	25.00%

Just over half (~55%) of EEs, not including police, are contributing to 401k plans and receiving some level of match.

COMPENSATION & BENEFITS

401k Match Consideration: FY27 Estimate

FY27 401k Match Consideration (Current Participation, +5.70% COLA + Merit)

Fund	2% Match (Est.)	3% Match (Est.)	4% Match (Est.)	5% Match (Est.)
General Fund	104,832	145,648	170,383	190,491
Main St. MSD Fund	5,427	8,044	9,344	10,224
7th Ave. MSD Fund	1,511	2,248	2,608	2,842
Water & Sewer Fund	103,799	143,298	168,131	187,507
Parking Fund	1,548	2,182	2,441	2,657
Stormwater Fund	11,418	16,205	17,666	18,030
Env. Services Fund	8,188	12,154	14,235	15,149
TOTAL	236,723	329,779	384,809	426,902

Fund	$Δ (3% to 4%)
General Fund	24,735
Main St. MSD Fund	1,300
7th Ave. MSD Fund	360
Water & Sewer Fund	24,834
Parking Fund	259
Stormwater Fund	1,461
Env. Services Fund	2,081
TOTAL	55,030

Estimated cost to increase match in FY27 = $55k

COMPENSATION & BENEFITS

401k Contribution Consideration: FY27 Estimate

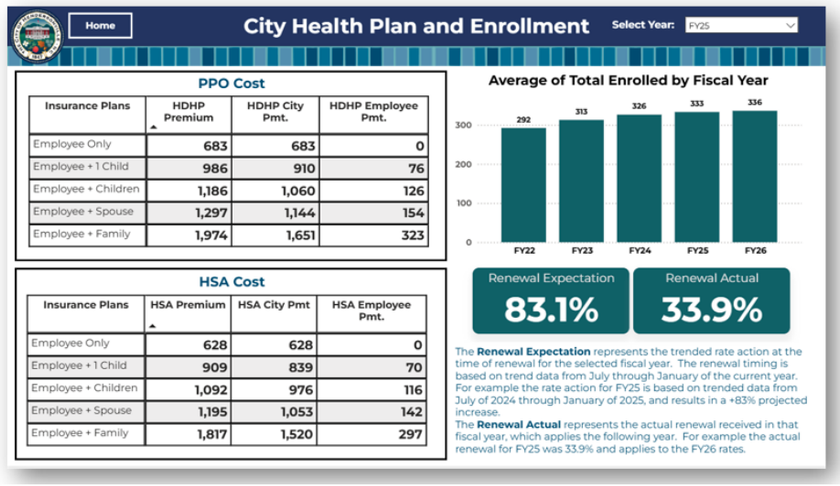
FY27 401k Contribution Consideration (100% Participation, +5.70% COLA + Merit)

Fund	1% Contribution	2% Contribution	3% Contribution	4% Contribution	5% Contribution
General Fund	81,669	163,338	245,007	326,676	408,346
Main St. MSD Fund	3,997	7,994	11,991	15,988	19,985
7th Ave. MSD Fund	1,120	2,241	3,361	4,481	5,601
Water & Sewer Fund	92,008	184,016	276,024	368,032	460,041
Parking Fund	1,949	3,898	5,847	7,796	9,746
Stormwater Fund	7,453	14,907	22,360	29,814	37,267
Env. Services Fund	9,659		28,978	38,638	48,297
TOTAL	197,856	376,394	593,569	791,426	989,282

COMPENSATION & BENEFITS

Medical Insurance Update

In Detail: Link to Power BI Report



Brian Pahle went over a brief medical insurance update.

COMPENSATION & BENEFITS

Medical Insurance Update

Brief History:

1. The City has been with the League Medical Insurance Trust (MIT) for over a decade. The main healthcare provider was MedCost.
2. In FY24 the MIT moved away from MedCost and contracted with Aetna.
3. In FY25 the MIT closed the pool. The City contracted with the Carolina Public Entity Cooperative (CPEC), which uses Blue Cross Blue Shield of North Carolina for its healthcare provider.

Items to Note:

1. The City has bid its health plan numerous times over this period.
2. The City has modified its plan design multiple times over this period.
3. The City's claims ran well from 2019-2022.
4. In 2023 claims started to outpace the renewals received from MIT.

COMPENSATION & BENEFITS

Medical Insurance Update

In a Nutshell:

1. The City's plan is a PPO option and HDHP HSA option design.
2. Deductibles range from $1,000 (single, PPO), to $3,300 (family, HSA).
3. The City covers 75% of insurance premiums for dependent coverage. As example, for a family plan on the HSA, the employee only pays $305 of the $2,078 monthly premium.
4. There are approximately 337 subscribers.
5. Medical claims have been the main driver of cost increases, due to higher utilization, market/inflationary increases, and high-cost claimants.
6. We are in a highly competitive benefits market.
7. Recent plan changes FY24 MedCost, FY25 Aetna, and FY26 BCBS have complicated some of our reporting/data management.

Mark Browder with Mark III Employee Benefits and Josh McGee with Alpine Partners and works with the new pooled insurance cooperative called CPEC (Carolina Public Entity Cooperative) were there to discuss health insurance options.

Empowering Local Governments with Affordable Healthcare Solutions



Mark III Employee Benefits

2025

Our North Carolina Government Clients

60+

County Governments
Municipalities
Government Entities

150+

Across the Southeast US



Mark III Employee Benefits



The Mark III Philosophy

- ✓ Believes no one solution satisfies all needs.
- ✓ Independence is critical.
- ✓ Multiple options are required to best meet our customers' needs.
- ✓ Our long-term vendor partner relationships are critical for customer success.
- ✓ That doing the same thing and expecting a difference result, is a poor expectation.

What is the problem we are trying to address?

Premium Hikes: The average family health insurance premium in the U.S. increased by **20% from 2020 to 2025**, rising to over **$24,000 annually**.

Deductibles on the Rise: Deductibles have surged by **30% in the past five years**, with the average individual deductible now exceeding **$1,800 per year and $3,600 for families**.

Out-of-Pocket Maximums: For many plans, out-of-pocket maximums have jumped to over **$9,100 for individuals** and **$18,200 for families**—a massive burden for middle-income households.

Employer-Sponsored Plans: Businesses are passing on costs to employees, with worker contributions to premiums increasing by **40% since 2015**, averaging over **$6,500 annually** for families.

What is the problem we are trying to address?

For 2026, across 312 insurers participating in the ACA Marketplaces from the 50 states and the District of Columbia, this analysis shows a median proposed premium increase of 18%, which is about 11 percentage points higher than last year. This is the largest rate change insurers have requested since 2018, the last time that policy uncertainty contributed to sharp premium increases. On average, ACA Marketplace insurers are raising premiums by about 20% in 2026.

State	Carrier	Rate Change
North Carolina	Ambetter of North Carolina Inc.	27.7%
North Carolina	AmeriHealth Caritas North Carolina, Inc.	39.9%
North Carolina	Blue Cross Blue Shield of North Carolina	29.4%
North Carolina	CareSource North Carolina Co.	13.5%
North Carolina	Cigna HealthCare of North Carolina, Inc.	27.5%
North Carolina	Oscar Health Plan of North Carolina, Inc.	0.0%
North Carolina	UnitedHealthcare of North Carolina, Inc.	32.3%

Source KFF analysis of data from ratereview.healthcare.gov, California Department of Managed Health Care and insurer rate filings

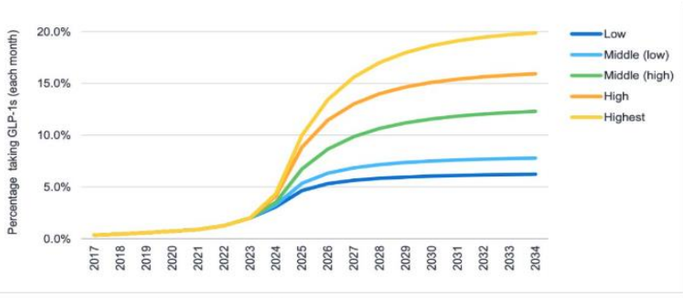
What factors are contributing to the problem?

Specialty Drug Pricing	Consolidation in Healthcare	Chronic Disease Epidemic	Administrative Overhead	Advancements in Medical Technology
The cost of specialty drugs, has risen by **over 15% annually**, with some therapies costing $1 million+ per patient	Mergers among hospitals, physicians, and insurance companies reduce competition, allowing **monopolistic pricing practices**	Nearly **60% of U.S. adults** have at least one chronic condition accounting for **~90% of annual healthcare expenditures**	Administrative costs account for **~25% of U.S. healthcare spending** increase overall cost of care	While lifesaving, new treatments and technologies such as, **Cell and Gene Therapy**, add billions annually to healthcare costs

GLP-1s will continue to rise until at least 2028, stabilizing somewhere between 7.9% and 12.7% of members per month depending on the specific assumptions.

The forecast walks through multiple forces driving utilization:

- Expanded indications for sleep apnea, cardiovascular disease, and other indications
- Increased persistency and lower dropout rate
- Direct-to-consumer marketing and social media amplification
- Growing use by members without diabetes or documented obesity



https://www.milliman.com/en/insight/long-range-glp-1-forecast-health-plans

Specialty Drug Cost Growth driven by GLP-1 indication expansion and increased persistency

Pharmacy Benefit Manager & Insurance Company **Vertical Integration**

Vertical Business Relationships Among Insurers, PBMs, Specialty Pharmacies, and Providers, 2024



Group Purchasing Organization (GPO) are offshore entities utilized by Pharmacy Benefits Managers to:

- Negotiate discounts and rebates
- Take advantage of more tax and business friendly regulatory environments

Mark III Employee Benefits

30+ Cell & Gene Therapies Approved

Lyfgenia and Casgevy
Approved in December 2023 for Sickle Cell disease, Lyfgenia is priced similarly to Casgevy, with costs between $2.2 million and $3.1 million

Hemgenix
Approved for the treatment of Hemophilia B, Hemgenix is a one-time gene therapy infusion priced at approximately $3.5 million per treatment

Skysona
Approved for Cerebral Adrenoleukodystrophy (CALD), Skysona is a gene therapy with a list price of $3 million

Zynteglo
Approved for the treatment of Beta-Thalassemia, Zynteglo is a one-time gene therapy with a list price of approximately $2.8 million

Zolgensma
Used to treat Spinal Muscular Atrophy in pediatric patients, Zolgensma is a one-time gene therapy priced at around $2.1 million

Elevidys
Approved for Duchenne Muscular Dystrophy, Elevidys is a gene therapy priced at $3.2 million

Luxturna
Approved for Leber Congenital Amaurosis,a rare form of inherited vision loss, Luxturna is a gene therapy with a cost of approximately $850,000 for both eyes

Prevalence of claims >$1m have increased by 150% in recent years and claims >$3m have increased by 300%.

- Driven in large part by new treatments for rare diseases, and
- Emerging innovative therapies for cancer, neurological conditions, and lifestyle concerns

Recent claims examples include:
- >$5m Zolgensma claim for newborn with Spinal Muscular Atrophy
- >$10m claim for Hereditary Angioedema
- >$4m claim for Hemophilia B

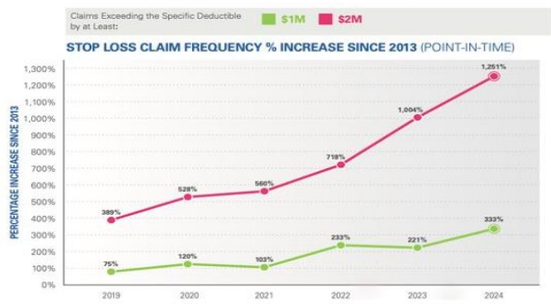
Frequency of Large Claims is on the Rise, driven by:

- Neoplasms/Cancers
- Cardiovascular Disease
- Musculoskeletal
- Digestive Disease
- Nervous System Disease

48,149 Transplants were performed in 2024

Stop Loss Carrier loss ratios have deteriorated to 86%

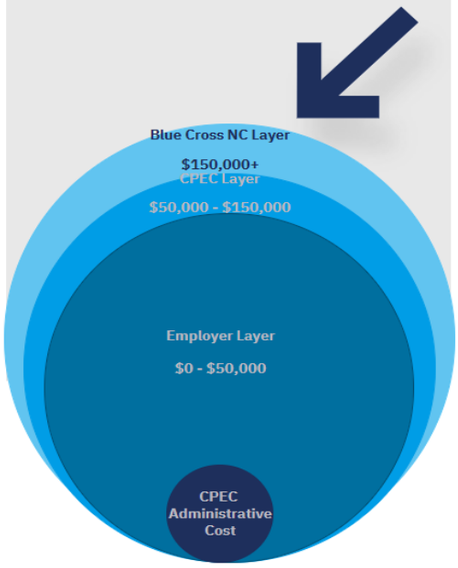




Marketplace Options

Funding Type	Fully Insured	Level Funded	Self Funded
Plan Administration Pharmacy Administration Network Access	United Healthcare, aetna, MEDCOST, Meritain Health an aetna company, OPTUM, CVS pharmacy, TOKIO MARINE HCC, cigna healthcare, NC, UMR, SYMETRA RETIREMENT | BENEFITS | LIFE		
Stop Loss Carriers	Not Applicable	Various	Various
Differentiating Factors	• Access to all carriers and plan options available in the market • Stable and defined monthly premiums • Fully integrated solution • Limited access to claims data • Limited plan design flexibility	• Access to all carriers and plan options available in the market • Stable and defined monthly premiums • Fully integrated solution • Modest access to claims data • Limited plan design flexibility • Opportunity "partially win" through positive performance	• Access to all carriers and plan options available in the market • Cashflow volatility (limited through stop loss) • Plan design flexibility • Access to all paid claims data • Opportunity customize cost containment solutions • Retain all positive claims performance
Eligibility	• Eligibility requirements vary based on funding type and carrier	• Eligibility requirements vary based on funding type and carrier	• Applicable for entities with 100+ eligible employees

CPEC Funding Layers



Blue Cross NC Specific Stop Loss

- Protects against unpredictable high-cost claimants during the policy period
- Protection against Cell and Gene Therapy claims through BCS Synergy Program
- No New Laser, Renewal Rate Cap and Custom Experience Refund provisions

CPEC Layer

- Cooperative layer for medical and pharmacy claims (per member) from $50,000 - $150,000 during the policy period
- Pooling of claims in this layer provides Renewal Stability and Predictability

Employer Layer

- Medical and pharmacy claims (per member) from $0-$50,000 during the policy period
- Choose your own plan designs and contribution strategy

CPEC Administrative Cost

- Includes all administrative and professional services cost for the cooperative including: Blue Cross NC Administrative Fee, Accounting, Audit, Actuarial, and Legal Fees, Consultant Fee, and Projected Pharmacy Rebate Returns

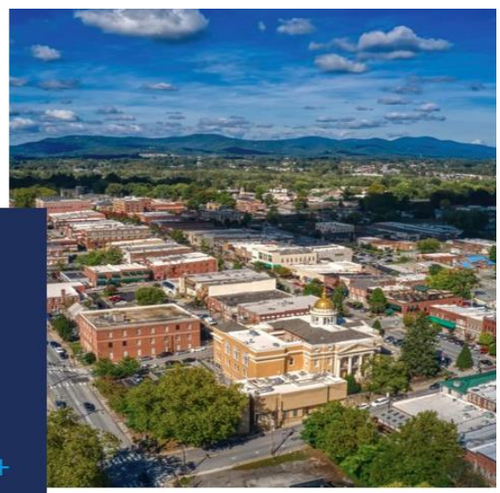
Why CPEC?

- **Safety in Numbers**
  - Law of Large Numbers matters in health insurance allowing for leverage in all areas of vendor contracting
- **Conservative**
  - CPEC's financial approach delivers consistent value while providing predictability and sustainability year after year
- **Preservation**
  - Retain individual plan design and contribution strategy autonomy
- **Empowered**
  - Entities participate in, discuss, and vote on all opportunities explored by the cooperative
  - Subsequent years provide more options and additional financial flexibility
- **Ownership and Partnership**

CPEC
CAROLINA PUBLIC ENTITY COOPERATIVE

Mark III History of Municipal Collaboration

- ✓ Intergovernmental Healthcare Alliance program launched in 2022 with a focus on Self Funded and Guaranteed Cost employers
- ✓ CPEC launched in 2025 offering an innovative funding approach to managing claims costs, contracting and risk management that is predictable and budgetable
- ✓ **Our Goal:** Create unique funding arrangements that expands the benefits of scale and innovation to government entities in North Carolina



Employer Groups
40+

Members
30,000+

Saving
$30M+

IHA
INTERGOVERNMENTAL HEALTHCARE ALLIANCE

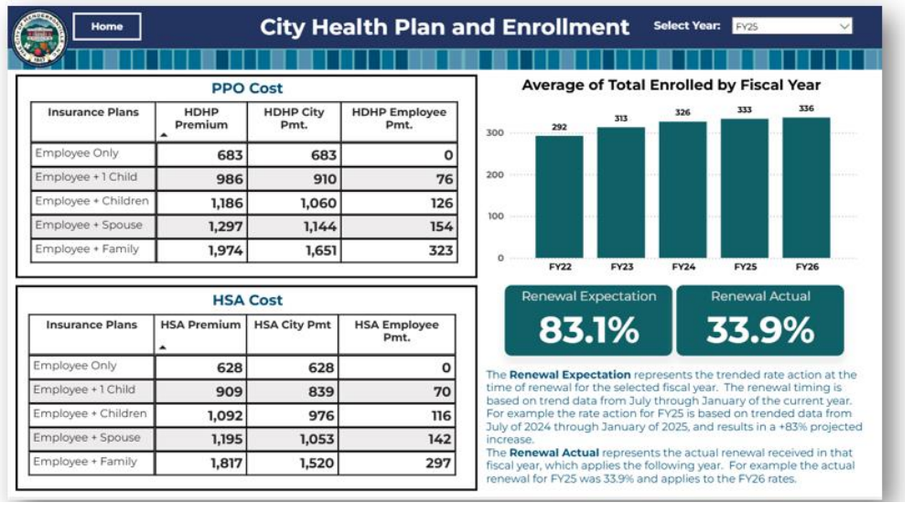
CPEC
CAROLINA PUBLIC ENTITY COOPERATIVE

Lastly, Jenny Floyed continued with compensation and benefits.

COMPENSATION & BENEFITS

Medical Insurance Update

In Detail: Link to Power BI Report



COMPENSATION & BENEFITS

Paid Family Leave

Line Maintenance Mechanic II Cost PFL Average 4.8 Per Year		
6 Weeks	$	65,132
8 Weeks	$	86,843
10 Weeks	$	108,554
12 Weeks	$	130,265

FF/EMT I Cost PFL Average 3.6 Per Year		
6 Weeks	$	53,856
8 Weeks	$	71,809
10 Weeks	$	89,761
12 Weeks	$	107,713

Police Officer I Cost PFL Average 3 Per Year		
6 Weeks	$	47,124
8 Weeks	$	62,833
10 Weeks	$	78,541
12 Weeks	$	94,249

City Wide Average Cost PFL Average 17.6 Per Year		
6 Weeks	$	318,490
8 Weeks	$	424,653
10 Weeks	$	530,816
12 Weeks	$	636,979

Average Cost Per 2 Weeks City-Wide: $106k

COMPENSATION & BENEFITS

Compensation & Benefits FY27

Items for Consideration

1. COLA + Living Wage Catchup
2. COLA + Reval. Catchup
3. Dependent Insurance
4. Other Insurance Benefits
5. 401k Options
6. Paid Family Leave
7. Short-term Disability
8. Childcare Options



Mandates

1. Local Government Employees Retirement System (LGERS)

City Manager John Connet, ended the meeting saying to Council that we've shown you a lot but we'd like to give you the opportunity to ask any questions and open the door for any direction or conversation knowing that you won't be making any final decisions tonight but I'll pause here and see if anyone would like to speak. With no questions, Mr. Connet announced that we will have breakfast at the police department at 8:00 in the morning from Joey's bagels and then we will start promptly at 8:30 a.m.

4. CITY COUNCIL COMMENTS

None

5. ADJOURN

There being no further business, the meeting adjourned at 8:24 p.m. upon unanimous assent of the Council.

_____
Barbara G. Volk, Mayor

ATTEST: _____
Jill Murray, City Clerk

MINUTES

February 27, 2026
REGULAR MEETING OF THE CITY COUNCIL
BUDGET RETREAT PART 2
HENDERSONVILLE POLICE DEPARTMENT | 630 ASHE ST. | 8:30 A.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, Deputy City Manager Brian Pahle, City Clerk Jill Murray, City Attorney Angela Beeker, Budget & Evaluation Director Adam Murr, Management Analyst II Jennifer Floyd, Assistant City Manager - Public Services Brent Detwiler, Community Development Director Lew Holloway, Long-Range Planning Manager Matt Manley, Finance Director Krystal Powell, Downtown Manager Jamie Carpenter, Fire Chief Justin Ward, Fire Marshal Nate Young, Police Chief Blair Myhand, Police Captain Trae Laws, Communications & Technology Bureau Manager, Amber Kleppe, Police Social Worker Cammy Holt, Communications Director Allison Justus, Communications Coordinator II Brandy Heatherly, IT Manager Jay Heatherly, Civil Engineer III Richard Shook, City Engineer Brendan Shanahan, Code Enforcement Officer Devon Brown, Stormwater Director Mike Huffman, Utilities Director Adam Steurer, HR Director Jennifer Harrell, Assistant HR Director Meredith Troughton

Facilitators: Warren Miller & Laura Robinson of FountainWorks

1. CALL TO ORDER

The Mayor started the budget retreat promptly at 8:30 a.m.

2. CONSIDERATION OF AGENDA

3. PRESENTATIONS

A. Welcome and Breakfast – *John Connet, City Manager*

John welcomed everyone to the "Build Hendersonville Budget Retreat." He came out dressed as "Bob the Builder" and each council member had prop "building" tools at their desks. He read excerpts from the minutes of April, 1926 to show how far we have come as a city.





B. Public Safety Presentations -*Various Team Members*

Fire Marshal Nate Young presented the following Building Code Enforcement PowerPoint presentation.

Building Hendersonville

Public Safety

Building and Code Enforcement / Homeless Population

Day 2

Goals of Presentation

- Understanding the importance of fire prevention program
- Understanding of current code enforcement programs
- General direction on code enforcement programs
- Direction regarding proactive vs. reactive
- Review of current approach to homeless program

The Fire Code and Life Safety Inspections

Historical Fires Bringing Code Changes and Mandatory Inspections

- 1991-The Hamlet Chicken Processing Plant Fire: 25 people killed and 54 Injured. 2nd biggest industrial disaster in N.C. history. The findings of this disaster led to the North Carolina Legislature putting mandatory fire inspections in place.
- 2003- The Station Nightclub Fire: Killed 100 people and injured 230. Led to stricter inspections of assembly spaces, requirements for fire sprinklers in existing assembly occupancies, stricter regulations on means of egress and exit doors.
- 2026- Le Constellation Bar Fire: Killed 41 people and injured 116.

Fire and Life Safety Inspections

- The City of Hendersonville currently has approx. 2,024 inspectable properties. This number is growing daily.
- The Life Safety Division inspects all of them on an annual basis. Last year we made over 4,125 visits.
- The Life Safety Division currently has 2 full-time and 1 part-time inspector.

Fire and Life Safety Inspections

- The Life Safety Division also does Plan Reviews, Issues Permits, Performs Construction Inspections, Public Education, Fire Alarm Follow Ups, and much more.
- In the past couple of years, we have seen the number of properties increase as more businesses and residential properties come into the City.
- The fire inspector is there to help point out potential issues and help keep your business safe.

Fire and Life Safety Inspections

- Any business, regardless of the type, has one goal in common, to provide a great customer experience. Code violations can take away from this experience.
- Code violations can cause you to lose income, employees, and customers.

Common Fire Code Violations

- Blocked exits or egress paths.
- Improper use of extension cords or power strips.
- Exit and emergency lighting not working.
- Blocked fire alarm devices (pull station, smoke detectors, sprinkler heads, fire extinguishers).
- Improper storage of combustibles in mechanical and electrical rooms.
- Fire protection systems past due for inspection or service.

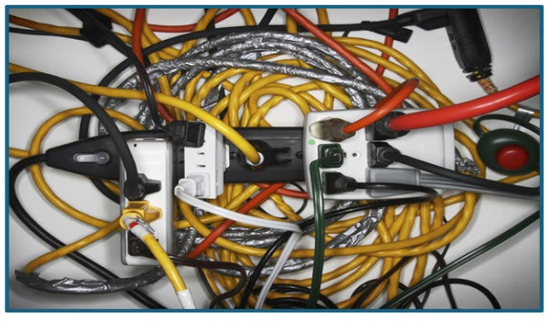
Blocked Exits or Egress Paths

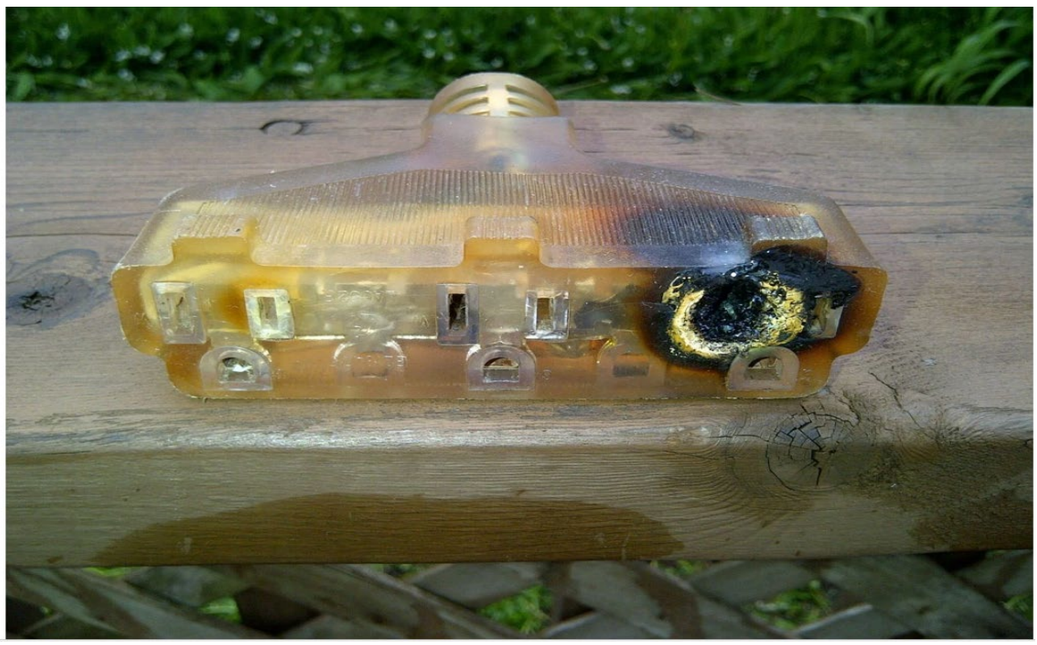
- Exits and egress paths should be free and clear of obstructions at all times. Anything that is in the path of egress needs to be removed.



Improper Use of Extension Cords Or Power Strips

- Extension cords and power strips are often used in place of permanent wiring. These items are UL Listed to be used for “temporary use”.
- Power strips should also be used as one strip. When multiple strips are connected this is called “piggy backing”. This creates heat and failure.







Exit Signs and Emergency Lighting

- Exit signs and emergency lights are required to work in the event of a power failure. The back up batteries in these units need to be tested regularly to ensure they will work when needed.



Blocked Fire Alarm Devices

- Fire alarm devices such as pull stations, smoke detectors, fire extinguishers, and sprinkler heads need to be unobstructed so they can be used in the event of an emergency.



Improper Storage of Combustibles in Mechanical or Electrical Rooms

- Mechanical rooms and electrical rooms are not meant to be used for storage of combustible items.
- A three-foot clearance should be kept in front of any electrical panel.
- Water heaters should not have combustibles stacked on them.



Fire Protection Systems Past Due for Inspections or Service

- Fire protection systems like fire alarm panels, fire sprinklers systems, and fire extinguishers should be inspected annually.
-
- Kitchen hoods should be professionally cleaned and have the Ansul system serviced every 6 months (minimum).





The Fire Code and Life Safety Inspections

Questions?

John Connet and Lew Holloway gave the following Code Enforcement PowerPoint presentation.

Code Enforcement

- Proactive vs Reactive – Complaint Driven
  - Two code enforcement positions (new)
  - Data
- Non-Residential Property Maintenance and Repair
  - What does this mean to you?
  - Legal Authority
  - Current Ordinances
  - Is there a need for new Ordinances?
- Junk Vehicles – City Limits Only
- Trash/Solid Waste/Enumerations (Homeless Camps) – City Limits Only

Code Enforcement – Minimum Housing

- Current ordinance
- Is there need for a new ordinance?
- Enforcement hurdles

Post Helene Request from Council Member Baxter

- Town of Boone
  - Tenant Flood Notification

Code Enforcement – Minimum Housing

- Purpose and Findings
  - To regulate and govern the conditions and maintenance of dwellings that are found to be unfit for human habitation in order to provide safe and decent housing for persons residing in the city and ETJ.
  - To provide standards for supplied utilities and facilities and other physical things and conditions essential to ensure that dwellings are safe, sanitary and fit for occupation and use:
  - To provide for the condemnation of dwellings that are unfit for human occupancy and use, and the demolition of such existing structures

Code Enforcement – Minimum Housing

- Items to consider
  - What does minimum housing mean to you?
    - Tenant Occupied vs Owner Occupied
    - Life safety and/or preventive maintenance
  - Cost of demolition
    - Property owner vs. City of Hendersonville – Lien on property
  - Repaired structures increase affordable housing options
  - Foreclosed property could be land banked for affordable housing units

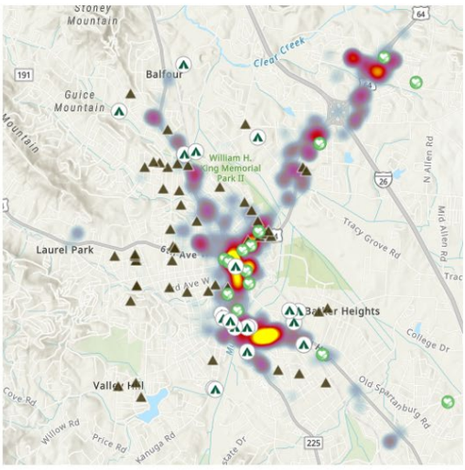
Questions

Jenny Floyd gave the following Homelessness in Hendersonville PowerPoint presentation.





STRONG HAND - LAW ENFORCEMENT



Police Interactions Heat Map

High
Low

PD Interactions

Encampments

Vacant Structures

Community Partners

Total Interactions Oct 2024 – Dec 2025: **1469**

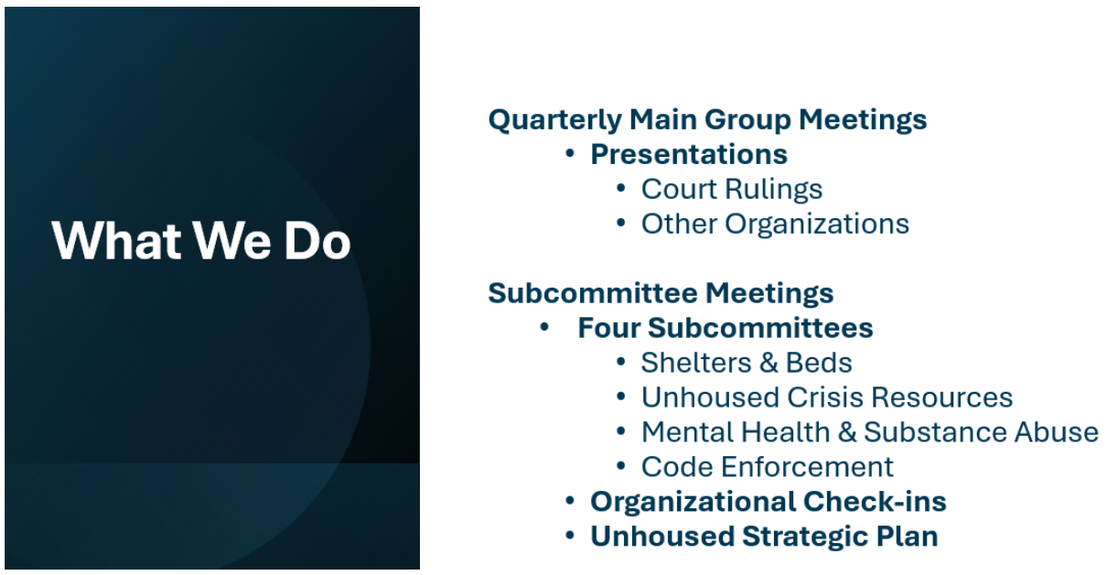
SOFT HAND FOCUS AREAS

- **Service Coordination**
  - Internal Departments
  - Community Partners
- **Funding Opportunities**
  - Yearly Special Appropriations
  - One-time Funding (e.g., Pisgah Legal Social Workers)
- **Training**
  - Safe Night Proactive Alliance Training
    - A relationship-based approach that integrates policing methods with adapted concepts from counseling psychology. The program builds on three main principles: community partnerships, problem-solving, and organizational transformation.
      - 1 Day Overview – March 18th, 2026
      - 3 Day Training – FY27

HCURN
HENDERSON COUNTY UNHOUSED RESOURCE NETWORK

The Henderson County Unhoused Resource Network is a group of City, County, and Non-Profit leaders that are focused on addressing the unhoused population in the City of Hendersonville

- There are currently 66 members in the group.
  - Housing
  - Legal Aid
  - Crisis Response
  - Healthcare
  - Government
  - Churches



Additionally, Cammy explained what roles a social worker plays with the homeless.



What Does a Police Social Worker Do?

- Case Management
- Following up with Community Members
- Conducting Mental Health Assessments
- Making Connections to Local Resources
- Victim Advocacy
- Connecting with Local Agencies
- Crisis Intervention and De-Escalation
- Program Development
- Drafting Policies and Procedures
- Creating Forms and Processes
- Data Collection
- Diversion of Substance Use and Mental Health Cases from Arrest
- Trauma Support for Officers
- Community Outreach and Events
- Data Collection

Questions

C. Strategic Plan Update – *Brian Pahle, Deputy City Manager and FountainWorks*

City Manager John Connet, Assistant City Manager – Public Services Brent Detwiler, and Long-Range Planning Manager Matt Manley gave the following Public Safety Speed Calming/Traffic Safety presentation.

Building Hendersonville

Public Safety
Speed Calming / Traffic Safety
Day 2

Requested Actions

- Do we move forward with investigating the reduction of citywide speed limit?
- Do we move forward with investigating red light and speed camera program?
- Do you have questions about Speed Calming Policy vs. Traffic Calming Policy? Who pays for speed calming?
- Do you have questions about long-term approaches?

Issues / Concerns

- Statistically high number of pedestrian injuries and fatalities
- Reactive versus Proactive
- Speeding on residential streets
  - Perceived vs. reality (35 MPH)
  - Cut through traffic
- Increased traffic levels
  - Limited data, but we have a plan!
  - More people using our streets

Motor Vehicle/Pedestrian Crashes

Top 5 Crash Locations	
1	Chimney Rock @ Howard Gap with 40/year avg.
2	Chimney Rock @ Highlands Square with 30/year avg.
3	Four Seasons @ Carolina Village/Orrs Camp Road with 27/year avg. (tied)
4	Four Seasons @ Thompson St/Freeman St with 27/year avg. (tied)
5	Four Seasons @ Dana Road with 25/year avg.
Failure to Reduce Speed is 26% of all crashes on average (greatest contributing factor)	

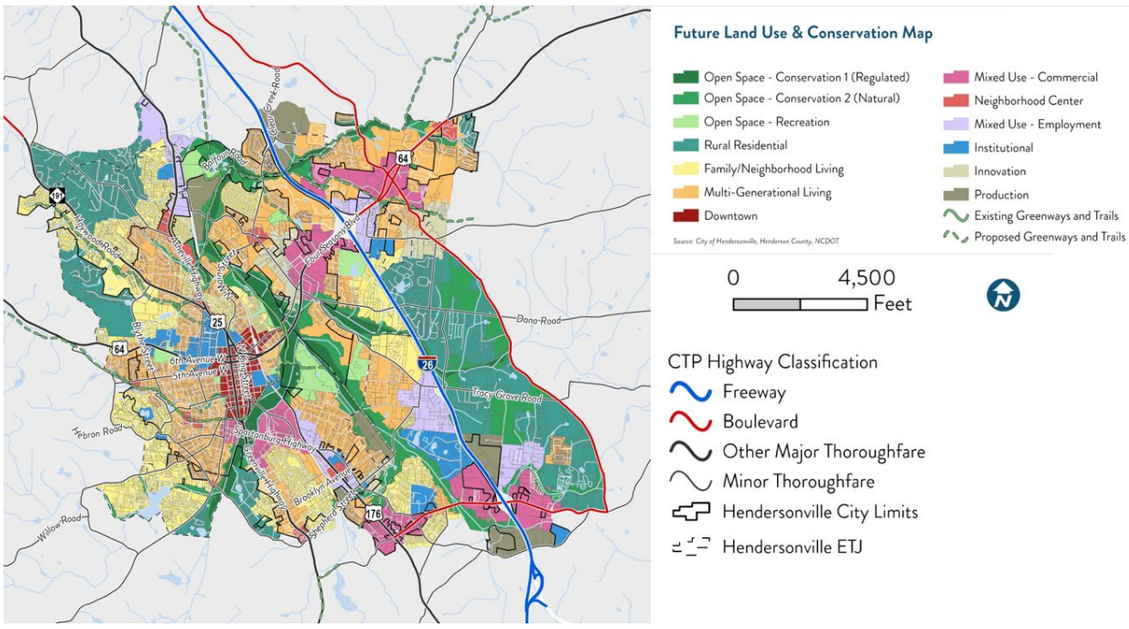
Motor Vehicle Crashes	
2022	1474
2023	1395
2024	1346
2025	1410

Pedestrian Fatalities	
2022	0
2023	1
2024	2
2025	2

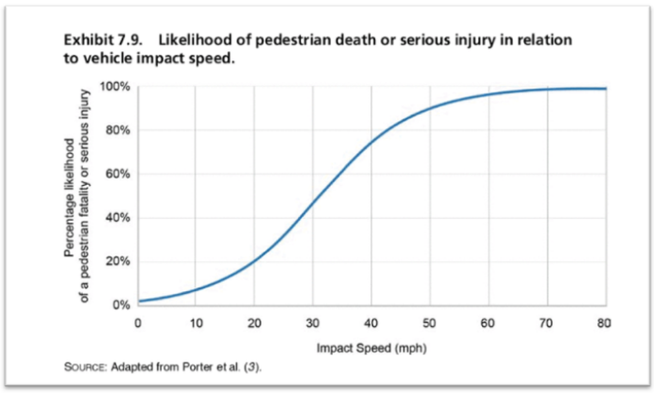
Street Classifications and Design Standards

- Alley – Unnamed Street (btw Locust & Maple), Elks
- Local Streets – Hyman Avenue, 4th Avenue, Locust
- Minor Thoroughfare – Justice Street, W. Allen, 5th Ave, Kanuga
- Other Major Thoroughfare – Four Seasons, Asheville Highway
- Boulevard – Upward Road, Howard Gap
- Freeway – I 26

5.09	**Develop City street cross sections that support pedestrian friendly design and traffic calming (i.e. street trees, narrow lanes, chicanes, etc.) (S-1)**	Create standard City street cross sections for construction by the City and by developers that make streets safer for all modes of travel.	Community Development Dept.; Engineering Dept.; Public Works Dept.	$$$	NA	• Add to Dept. work plans • Select internal project manager • Draft and issue RFQ/RFP • Select project consultant • Finalize scope and contract • Conduct project and add new cross sections to engineering design manual



Citywide Speed Limit



- Current City Ordinance
  - Unless otherwise posted citywide speed limit is 35 MPH
- Potential City Ordinance Change
  - Unless otherwise posted citywide speed limit is 25 MPH
- Pros
  - Sets standard for slower speeds on residential streets
  - Reduces 80% speed from 35 MPH to 28 MPH
- Cons
  - Frustration with increased enforcement (who gets caught)
  - Enforcement based on call volume or staffing levels
  - Public Works workload

Red Light / Speed Cameras

- Legal Authority
  - Requires local legislation
- Recent Court Cases
  - City of Greenville, NC
- How they work
  - Automated Enforcement
  - Fines (minus expenses) go to HCPS



Traffic Calming – Current Approach

- Traffic Calming Policy
  - Review of current policy
  - Speed Humps vs. Access Control vs. Four Way Stops vs. Radar Signs
  - Previous neighborhood installations





Speed Calming – Future Approach

- Updated Speed Calming Policy
  - Utilizing Data
    - Traffic Volume
    - Speed Data
    - Street Classifications
    - Design Standards
  - WNC Safety Countermeasure Library
  - Traffic Analysis / Studies
  - Promoting interconnectivity
  - CIP / Bond Funds



CONTENTS

Animal 4
Animal Crossing 4
Bicycle 5
Bikeways 5
Bicycle-Intersection 6
Bicycle Intersection Treatment 6
Intersection 7
Access Management 7
All Way Stop 7
Alternative Intersection 8
Roundabout 9
Interchange 10
New Signal 10
Signage/Markings/Flashers 11
Signal Modification 12
Technology/ITS 13
Two Way Stop 13
Lane Departure 14
Access Management 14
Barrier 15
Pavement Edge Treatments 15
Rumble Strips 16
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Widen Shoulder 18
Motorcycle 19
Barrier 19
Pedestrian 20
Crossing Improvements 20
Sidewalks 21
Pedestrian-Intersection 22
Pedestrian Intersection Treatment 22
Speed 23
Speed Management 23
Traffic Calming 24
Various 25
Lighting 25
Road Diet 25

For our busy principal corridors like Four Seasons Boulevard & Spartanburg Highway

For problematic local intersections like 5th & Oak St

CRASH TYPE
INTERSECTION

COUNTERMEASURE TYPE
ACCESS MANAGEMENT

Locations where there is a pattern of angle or frontal impact crashes is often related to intersections with roads and driveways. Access management reduces conflicts at these intersections and can include strategies such as reduction or increasing spacing between driveways and side streets along the primary route.

KEY SELECTION FACTORS
Major street and minor street demand are both considerations for access management at intersections. Restricting left turns at intersections with low minor street volumes (i.e., less than 5,000 vehicles per day) or installing raised medians or islands to channelize heavy turning movements may also be considered.

Specific Countermeasures	Urban or Rural	CRF %	Severity	Cost
Install Right-In-Right-Out (RIRO) Operations at Stop-Controlled Intersections	All	45	All	$$$
Median Channelization Near Signals	Urban	27	All	$$

NCDOT GUIDANCE
Policy on Street and Driveway Access to North Carolina Highways (2003)

SUPPLEMENTAL GUIDANCE
FHWA, Access Management in the Vicinity of Intersections (2013)
FHWA, Proven Safety Countermeasures: Corridor Access Management (2021)

COUNTERMEASURE TYPE
ALL WAY STOP

All Way Stop Control (AWSC) is a low-cost and highly effective countermeasure to address frontal impact or angle crash patterns at intersections. Additional treatments may be considered to enhance visibility as the driver approaches an AWSC intersection.

KEY SELECTION FACTORS
AWSC works best at intersections where approaching traffic volumes is relatively equal. An intersection where each approach has traffic volumes of 4,000 vehicles per day or less is expected to perform at an acceptable level of service. AWSC can be considered for higher volume approaches or intersections with appropriate capacity analysis.

Specific Countermeasures	Urban or Rural	CRF %	Severity	Cost
Convert from Minor Road Stop Control to All Way Stop Control	All	80	K, A, B, C	$$$
Remove Unwarranted Signal and Replace with All Way Stop Control	All	33	All	$$$

NCDOT GUIDANCE
Selecting Optimum Intersections or Interchange Alternatives (2024)
All-Way Stops (2024)
All Way Stop – Summary Brief (2020)

7

Needed at intersections like 9th Ave @ N. Justice St.

Installed along King St & Church St at the Avenues

CRASH TYPE
PEDESTRIAN-INTERSECTION

COUNTERMEASURE TYPE
PEDESTRIAN INTERSECTION TREATMENT

Pedestrians should be expected at all intersections in an urban or developed area. Signals may be warranted based on pedestrian activity, crash history or traffic conditions. Left turn crashes involving pedestrians tend to lead to the most severe outcomes.

KEY SELECTION FACTORS
Signalized intersections in developed or urban areas should include pedestrian phasing, crosswalks and sidewalk access on most or all approaches. Additional consideration should be made to restrict or delay turning movements at intersections were pedestrian activity is expected to be high. Uncontrolled intersections should be reviewed for pedestrian improvements similar to midblock crossings.

Specific Countermeasures	Urban or Rural	CRF %	Impact	Cost
Implement Barnes Dance (Pedestrian Scramble)	Urban	51	All	$$$
Prohibit Right Turns on Red	Urban	25	K, A, B, C	$$$
Install Pedestrian Countdown Heads where No Pedestrian Heads Exist	Urban	25	K, A, B, C	$$
Left-Turn Traffic Calming	Urban	20	N/A	$$
Implement Leading Pedestrian Interval (LPI)	Urban	13	All	$$
Replace Standard Pedestrian Heads with Countdown Pedestrian Heads	Urban	9	All	$$

NCDOT GUIDANCE
Multimodal Guidance (2024)
Leading Pedestrian Interval Implementation (2025)

SUPPLEMENTAL GUIDANCE
NCHRP, Research Report 969: Traffic Signal Control Strategies for Pedestrians and Bicyclists (2022)
National Institute of Transportation and Communities, Guidebook on Signal Control Strategies for Pedestrians (2017)
FHWA, Proven Safety Countermeasures: Leading Pedestrian Interval (2021)

Another Example

CRASH TYPE: SPEED

COUNTERMEASURE TYPE

TRAFFIC CALMING

Traffic calming devices and programs are most often implemented by a local government on neighborhood streets. Traffic calming can include non-engineering strategies such as speed enforcement and feedback signs. Engineering approaches can include reducing the posted speed limit, changes to the lane width or configuration, and either vertical or horizontal infrastructure.

KEY SELECTION FACTORS

Traffic calming devices are typically limited to local streets or lower volume roads (i.e., less than 5,000 vehicles per day) where speeds are expected to operate at or less than 30 miles per hour.

Specific Countermeasures	Urban or Rural	CRF %	Impact	Cost
Install Chicanes	Urban	N/A	N/A	$$
Gateways	Urban	32	K, A	$$
Install Speed Humps	Urban	40	A, B, C	$$$
Installation of Mini-Circle	Urban	59	K, A, B, C	$$

NCDOT GUIDANCE

Traffic Calming on State-Maintained Roadways (2009)

SUPPLEMENTAL GUIDANCE

FHWA, Traffic Calming ePrimer

Use "Traffic Calming ePrimer"

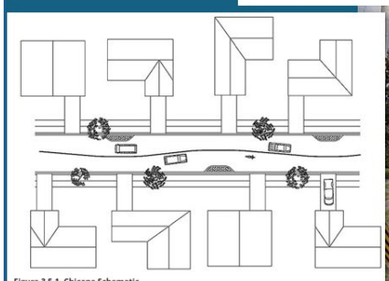


Figure 3.5.1. Chicane Schematic
(Source: Delaware Department of Transportation)



Appropriate Application – Chicane	
Type of Street	With the proper degree of horizontal curvature, can be appropriate for a local road or low-volume collector
	Can be appropriate in both an urban and suburban setting
Intersection or Roadway Segment	Applicable midblock or the entire block if the block length is short (see Figure 3.5.3 for an example)
Roadway Cross-Section	Can be used on a one-lane, one-way and two-lane, two-way road
	Can be installed with either an open or urban cross-section (i.e., curb and gutter)
	Can be applied both with and without a bicycle facility
Speed Limit	Can be appropriate if the speed limit is typically 35 MPH or less; in Delaware the recommended speed limit maximum is 25 mph
Vehicle Traffic Volume	Can be appropriate if traffic volume is relatively low; Pennsylvania sets a maximum of 3,500 vehicles per day
	Most effective in reducing speeds if traffic volumes are relatively balanced in each direction
Emergency Route	Can be appropriate along a primary emergency vehicle route or on a street that provides access to hospital/emergency medical services, provided traffic volumes are low enough to allow an emergency vehicle to straddle the street centerline
Transit Route	Can be appropriate along a bus transit route
Access Route	Not typically appropriate along a primary access route to a commercial or industrial site

Another Example

CRASH TYPE: SPEED

COUNTERMEASURE TYPE

TRAFFIC CALMING

Traffic calming devices and programs are most often implemented by a local government on neighborhood streets. Traffic calming can include non-engineering strategies such as speed enforcement and feedback signs. Engineering approaches can include reducing the posted speed limit, changes to the lane width or configuration, and either vertical or horizontal infrastructure.

KEY SELECTION FACTORS

Traffic calming devices are typically limited to local streets or lower volume roads (i.e., less than 5,000 vehicles per day) where speeds are expected to operate at or less than 30 miles per hour.

Specific Countermeasures	Urban or Rural	CRF %	Impact	Cost
Install Chicanes	Urban	N/A	N/A	$$
Gateways	Urban	32	K, A	$$
Install Speed Humps	Urban	40	A, B, C	$$$
Installation of Mini-Circle	Urban	59	K, A, B, C	$$

NCDOT GUIDANCE

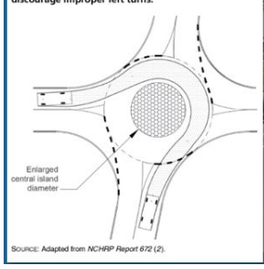
Traffic Calming on State-Maintained Roadways (2009)

SUPPLEMENTAL GUIDANCE

FHWA, Traffic Calming ePrimer

Use "Traffic Calming ePrimer"

Exhibit 10.57. Mini-roundabout treatment of enlarged central island diameter to discourage improper left turns.



SOURCE: Adapted from *NCHRP Report 672* (2).



APPROPRIATE APPLICATION	
Appropriate Application – Traffic Circle	
Type of Street	Appropriate for the junction of two local roads
	Can be appropriate in both an urban and suburban setting; see Figures 3.7.3 and 3.7.4 for applications in commercial and residential settings, respectively
Intersection or Roadway Segment	Applicable only at an intersection
	Not typically appropriate for an offset intersection
Roadway Cross-Section	Can be used at intersection of both one-way and two-way streets
	Preferable for roadway to have urban cross-section (i.e., curb and gutter)
	Can be applied on a cross-section both with and without a bicycle facility; a bicycle lane is not striped within a traffic circle
	Can be applied along a roadway with on-street parking
Speed Limit	Requires a slow approach by vehicles; appropriate only for streets with relatively low speed limits; as examples, Delaware and South Carolina use a 30 mph maximum
Vehicle Traffic Volume	Can be an appropriate measure at low traffic volumes; as an example, Pennsylvania uses a daily volume maximum of 3,500 for each intersection leg
Emergency Route	Not appropriate along a primary emergency vehicle route or on a street that provides access to a hospital or emergency medical services
Transit Route	In general, a transit route should not include a left turn at a traffic circle

Other Speed Calming Measures

Traffic Calming Measure	Segment or Intersection	Functional Classification			Street Function	
		Thoroughfare or Major	Collector or Residential Collector	Local or Local Residential	Emergency Access	Transit Route
Horizontal Deflection						
Lateral Shift	Segment	3	5	5	5	5
Chicane	Segment	1	5	5	3	3
Realigned Intersection	Intersection	1	5	5	5	5
Traffic Circle	Intersection	1	3	5	3	3
Small Modern & Mini-Roundabout	Intersection	3	3	5	5	5
Roundabout	Intersection	5	3	1	5	5
Vertical Deflection						
Speed Hump	Segment	1	5	5	1	3
Speed Cushion	Segment	1	5	5	5	5
Speed Table	Segment	3	5	5	1	3
Offset Speed Table	Segment	3	5	5	5	3
Raised Crosswalk	Both	3	5	5	1	3
Raised Intersection	Intersection	3	5	5	3	3
Street Width Reduction						
Corner Extension	Intersection	5	5	5	5	5
Choker	Segment	5	5	5	5	5
Median Island	Both	5	5	5	5	5
On-Street Parking	Segment	5	5	5	5	5
Road Diet	Both	5	5	3	5	5
Routing Restriction						
Diagonal Diverter	Intersection	1	3	3	1	3
Full Closure	Both	1	3	3	1	1
Half Closure	Intersection	1	5	5	3	3
Median Barrier	Intersection	3	5	5	1	3
Forced Turn Island	Intersection	3	5	5	3	3

5 = traffic calming measure may be appropriate, 3 = caution; traffic calming measure could be inappropriate, 1 = traffic calming measure is likely inappropriate

Major Roadway Improvements

- Potential Options – Long Term
  - Road Diets
    - Reduces speed of vehicles with minor impacts on congestion
    - Significant safety improvement
    - Driver frustration
  - Advocating for Complete Streets & Road Modernization Projects
    - Expensive
    - Includes access management / complete street concepts
    - Not popular for impacted property owners
    - Dependent on NCDOT funding
    - Economic Development / Small Town Feel (Potential Kanuga project Hebron to Church Street)

Requested Actions

- Do we move forward with investigating the reduction of citywide speed limit?
- Do we move forward with investigating red light and speed camera program?
- Do you have questions about Speed Calming Policy vs. Traffic Calming Policy? Who pays for speed calming?
- Do you have questions about long-term approaches?

Questions

Police Chief Blair Myhand gave the following Hendersonville Police Department presentation.

Hendersonville Police Department

Council Retreat
Staffing Study
February 27, 2026

Agency Statistics

Motor Vehicle/Pedestrian Crashes

Top 5 Crash Locations	
1	Chimney Rock @ Howard Gap with 40/year avg.
2	Chimney Rock @ Highlands Square with 30/year avg.
3	Four Seasons @ Carolina Village/Orrs Camp Road with 27/year avg. (tied)
4	Four Seasons @ Thompson St/Freeman St with 27/year avg. (tied)
5	Four Seasons @ Dana Road with 25/year avg.
Failure to Reduce Speed is 26% of all crashes on average (greatest contributing factor)	

Motor Vehicle Crashes	
2022	1474
2023	1395
2024	1346
2025	1410

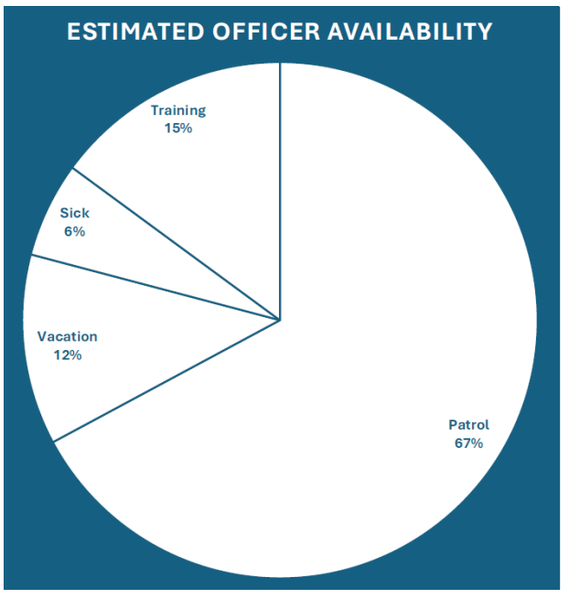
Pedestrian Fatalities	
2022	0
2023	1
2024	2
2025	2

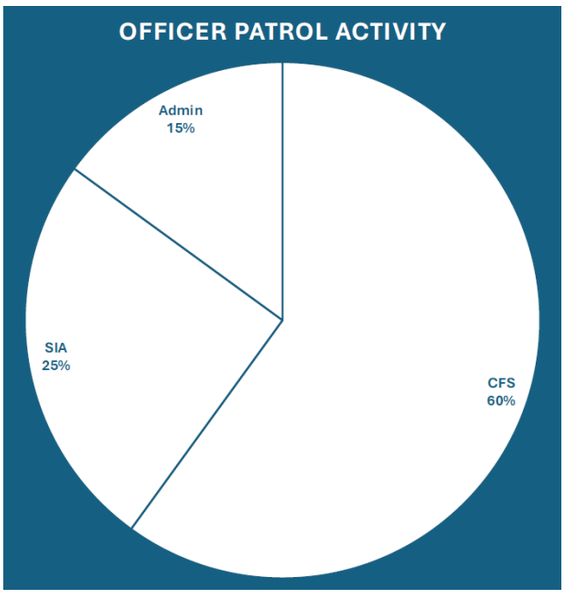
Speed and Red-Light Cameras

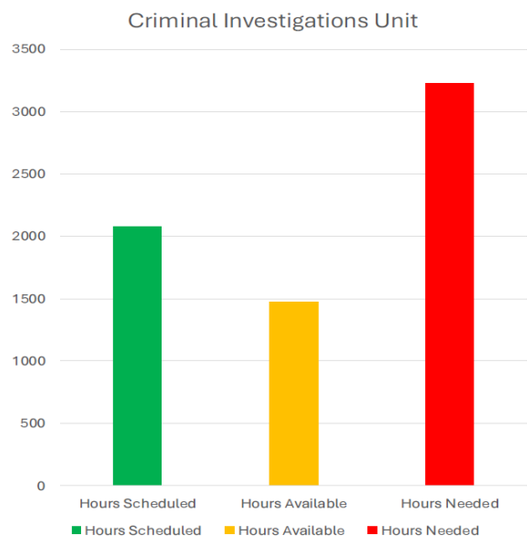
Recommended Red-Light Camera Locations	
1	6th Ave., E. @ King Street
2	7th Ave., W. @ Church Street
3	6th Ave., W. @ Church Street
4	7th Ave., E. @ King Street
50% of all crashes are caused by red-light violations	

Recommended School Speed Camera Locations	
1	US 25N near Bruce Drysdale ES and/or HHS
2	US 64W near Valley Street





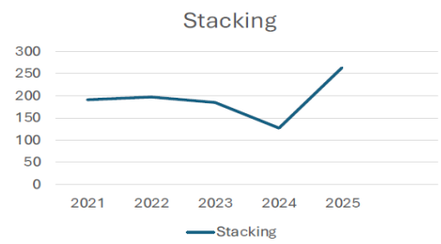


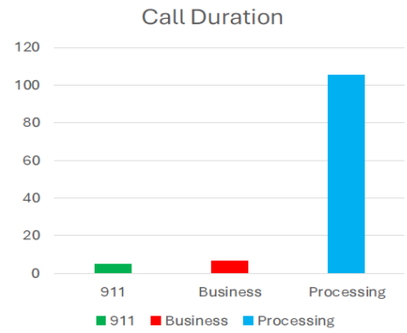


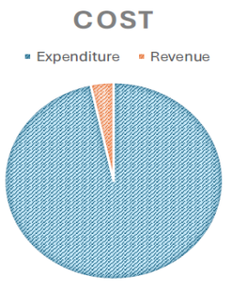
500 avg. cases assigned annually

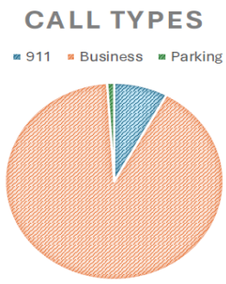
165 avg. cases per detective annually

Detectives on-call one week per month



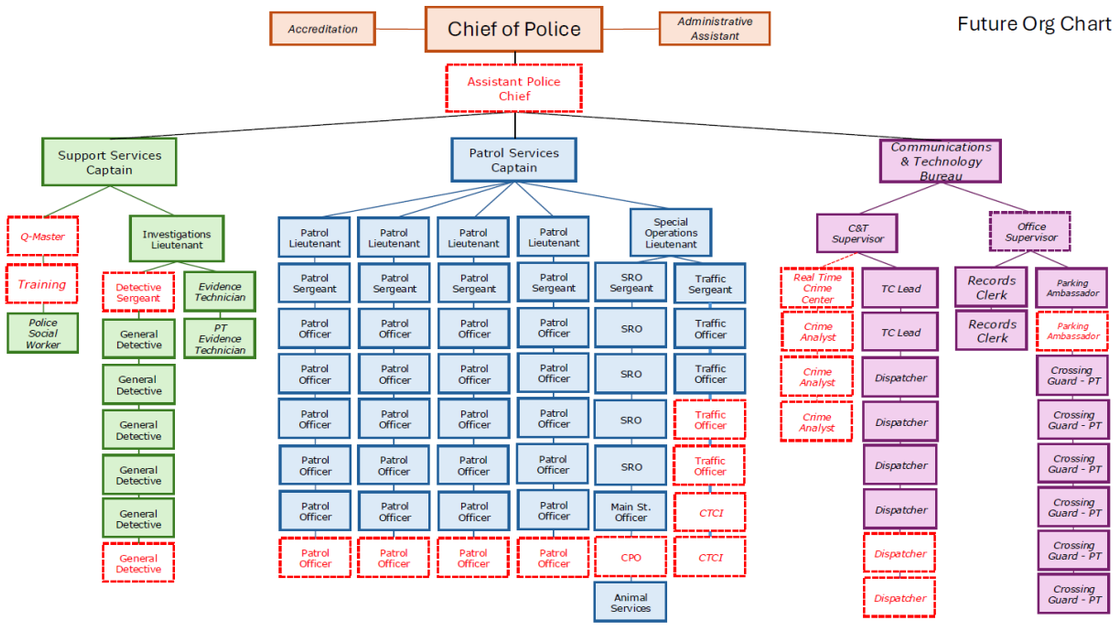






Workload Analysis Results

- Compared multiple methods (IACP, NCJA, NENA, APCO)
- **911 Emergency Communications Center** – 2 additional Dispatchers (2 per shift; 4 per day)
- **Patrol** – 7 additional officers, 2 Civilian Traffic Crash Investigators
- **Criminal Investigations** – 2 additional Detectives (1-Sergeant, and 1-Detective)
- **Administrative** – Officer Supervisor, FT Quartermaster, PT Training Coordinator



Future Goals

- Crime and the fear of crime
- Traffic safety
- Technology and Real-Time Operations Center
- Recruitment and staffing
- Emerging threats

Questions?

Lunch was brought in and everyone took a half hour break at 11:45a.m.

At 12:15 p.m. Warren Miller and Laura Robinson resumed with the retreat. They first set up stations where City Council visited each one to discuss what "winning" looks like for each of the proposed focus areas and enables in the new Strategic Plan. Council also reacted to/identified near term priorities/goals at each station.

The stations were as follows:

Core Focus Areas

- Public Safety
- Parks, Greenways and Nature Amenities
- Strong Infrastructure
- Business and Economic Development
- Housing, Growth and Community Character

Enablers

- High-Performing City Workforce
- High-Functioning City Council

- Financial Sustainability
- Community Partnerships
- Engaged and Educated Community

They ended the day with a prioritization exercise.

FountainWorks will be gathering all the information and putting it into a report and will send it along when it is complete.

4. CITY COUNCIL COMMENTS - None

5. ADJOURN

There being no further business, the meeting adjourned at 2:45 p.m. upon unanimous assent of the Council.

_____
Barbara G. Volk, Mayor

ATTEST: _____
Jill Murray, City Clerk

CITY COUNCIL MEMORANDUM

TO	Mayor and City Council
FROM	Adam Murr, Budget & Evaluation Director Jenny Floyd, Management Analyst III
SUBJECT	FY26 Mid-Year Amendments, for Consideration March 05, 2026
DATE	February 19, 2026
COPIED	John Connet, City Manager Brian Pahle, Deputy City Manager

This memo communicates the City of Hendersonville's fiscal year 2025-2026 (FY26) budget and mid-year revenue and expenditure analysis. The memo summarizes high-level observations and recommends both adjustments and amendments in need of Council's review and approval.

The report is divided into a governmental fund and enterprise fund section and reports on the City's seven (7) major operating funds: General Fund (010), Main Street MSD (020), 7th Avenue MSD (021), Water & Sewer (060), Parking (064), Stormwater (067), and Environmental Services (068).

Governmental Funds

The three governmental funds covered in this report include the General Fund, Main St. MSD Fund, and 7th Avenue MSD Fund. The General Fund revised budget as of 02/13/2026 totals $31,850,989 including a budgeted fund balance appropriation of $3,356,167. The Main Street MSD Fund revised budget totals $985,676 with no fund balance appropriation. The 7th Avenue MSD Fund revised budget totals $214,787 including a budgeted fund balance appropriation of $44,184.

Major highlights of these funds' mid-year performance and recommended adjustments are presented in the following sections.

Ad Valorem Tax (Revenues). For tax year 2025 (FY26), the City continued an interlocal agreement with Henderson County to consolidate tax collection. The County provides this service for a fee of 0.5% of the total collections. At mid-year, collections for the tax year 2025 (FY26) General Fund ad valorem taxes total approximately $14,065,465 (87.09%) of the total budgeted $16,150,000 levy. Comparably, this time in tax year 2024 (FY25), collections totaled $12,866,537 (83.01%) of the budgeted $15,500,000 levy. We estimate $16,451,753 in FY26 total collections, based on Henderson County property tax billing reports and collection expectations (98.60% collection rate). The Main Street MSD fund property tax actuals total $228,742 (73.08%) of budget, to date. 7th Avenue MSD fund property tax actuals total $39,699 (83.31%) of budget, to date.

The City also receives ad valorem taxes on motor vehicles (DMV). Based on Henderson County's projection report (January 20, 2026), the City will receive $1,199,545 from this source, exceeding the $1,040,000 adopted budget by $159,545.

Unrestricted Intergovernmental Taxes (Revenues). The City adopted an FY26 ad valorem sales tax revenue budget within the General Fund of $6,800,000. The FY26 adopted budget is $782,500; or, 13.00% greater than the $6,017,500 FY25 adopted budget. This fiscal year-to-date, five (5) sales tax distributions totaling $3,342,454 have been reported by the North Carolina Department of Revenue (NCDOR). By the end of FY26, we forecast collections will exceed budget. On the average month, these revenues are trending 16.27% greater than initial budget estimates. While maintaining a conservative approach to budgeting for this elastic revenue source, Staff recommend increasing the sales tax revenue budget by $384,081 at mid-year.

Debt Proceeds (Revenues). There is no mid-year amendment recommended for debt service budgets in the General Fund, Main Street MSD Fund, or the 7th Avenue MSD Fund.

Other (Revenues). Powell Bill distributions are a large, restricted source of revenue in the General Fund. According to North Carolina General Statute (NCGS) 136-41.3(a), funds must be used primarily for street resurfacing within corporate limits, with some allowance to maintain bridges, drains, curbs, and other necessary public transportation amenities. At mid-year FY26, a $4,742 decrease to the Powell Bill budget is recommended. This decrease reflects actual state street aid allocations received by the City in FY26, totaling $569,054. This decrease is a result of the State decreasing the total allocation to municipalities from $186.1 million in FY25 to $185.1 million in FY26. At the local level, this decrease is offset by a recommended Powell Bill interest budget increase of $8,300.

Additional revenue amendments include a $10,100 combined increase to Boyd Park golf and concession revenues, a $7,500 increase to zoning permit revenues, a $950 increase to demolition fee revenues, a $1,150 increase to sidewalk encroachment revenues, a $167,000 increase to interest income budgeted revenues. Several sources that were not included in the adopted budget are also recommended to increase, these are: $7,980 misc. income for HPD, $21,800 contribution to HPD, $20,500 in refunds/rebates, and $8,259 in insurance proceeds.

Summary (Revenues). Collectively, the recommended amendments result in a net increase of $632,878 to the General Fund. The mid-year amendment recommendation does not alter the budgeted $3,132,565 fund balance appropriation in the General Fund. The Main Street MSD Fund amendment increases revenues $12,080, including an $8,690 increase to sales tax revenues, $255 increase to tax interest, and $3,135 increase to vendor permit revenues. Increases in Main Street MSD revenues are being used to balance personnel and operating needs. The recommended amendment increases the total 7th Avenue MSD Fund appropriation to $The 7th Avenue MSD Fund amendment increases revenues $3,715, including a $3,680 increase to sales tax and $35 increase in tax interest income. The 7th Avenue MSD revenues being increased are being increased to balance personnel and operating needs. The recommended amendment increases the total 7th Avenue MSD Fund appropriation to $218,502.

Salaries and Benefits (Expenditures). Included in the mid-year budget amendment recommendations are net increases for salaries and benefits throughout the General Fund, which total $119,291. The increases in salaries and benefits are attributable to changes in personnel (such as promotions) that occurred after the formation and adoption of the FY26 budget. A $3,040 increase to Main Street MSD Fund and $2,305 increase to 7th Avenue MSD fund salaries and benefits budgets is also included in the mid-year amendment recommendation.

It is important to note that a separate amendment was completed in December 2025 to address one-time bonuses to Staff, which resulted in a $160,420 increase to General Fund total appropriations, a $6,310 increase to Main Street MSD Fund total appropriations, and a $1,820 increase to 7th Avenue MSD Fund total appropriations.

Other Equipment, Supplies, and Services (Expenditures). There are changes recommended to operating budgets for Council's consideration included in the mid-year amendment package. Operating expenditure increases total $138,565 in the General Fund. One significant and notable increase is to administrative contracted services for the completion of a USDOT BUILD grant application for the recently rebranded "Hendersonville Downtown Streets Modernization Project" presented to Council at their February 05, 2026, regular meeting. Main Street MSD Fund operating expenditures are recommended to increase by a collective $2,520 and 7th Avenue MSD Fund operating expenditures are recommended to increase by $410.

Contingencies, Transfers, and Others (Expenditures). The General Fund's contingency has a current contingency budget of $2,618. Contingency budget has been leveraged in FY26 for unforeseen opportunities under the City Manager's discretion. At mid-year, an increase to this budget by $55,022 is recommended and would also be used for unanticipated challenges or opportunities through the end of the fiscal year. Likewise, a $6,520 increase is recommended for Main Street MSD Fund contingency budget, and a $1,000 increase is recommended for the 7th Avenue MSD Fund contingency budget for Council's consideration.

The single largest recommended use of the recommended revenue increase within the General Fund is a $320,000 increase to transfers out. This transfer out is to the Governmental Special Revenue Fund to provide Pisgah Legal Services an agreed upon American Rescue Plan (ARP) appropriation in FY26.

The recommended change in total budget for governmental funds is provided below.

Fund	Net Change ($)	Revised Appropriation
General Fund (010)	Increase $ 632,878	$38,179,867
Main Street MSD Fund (020)	Increase $12,080	$997,756
7th Avenue MSD (021)	Increase $3,715	$218,502

The amendment detailing these changes is included with the agenda item.

Enterprise Funds

The four (4) enterprise funds covered in this report include the Water and Sewer Fund, Parking Fund, Stormwater Fund, and Environmental Services Fund. The Water and Sewer Fund revised budget as of 02/10/2026 totals $31,010,781, including a budgeted fund balance appropriation of $2,466,441. The Parking Fund revised budget totals $1,394,954, including a $252,649 budgeted transfer from the General Fund in lieu of a fund balance appropriation. The Stormwater Fund revised budget totals $1,686,020 with no budgeted fund balance appropriation. The Environmental Services Fund revised budget totals $2,408,820 with no budgeted fund balance appropriation. Major highlights of these funds' mid-year performance and recommended adjustments are presented in the following sections.

User Charges (Revenues). User charges for the sale of utility services are the largest income source for the enterprise funds. Operating under a business-like structure, the City charges customers directly based on the amount of a service or resource consumed. The City has consulted with rate experts to identify recommended rates. Adherence to recommendations for the current fiscal year and forward is an important consideration as we continually prioritize capital projects, analyze the health and longevity of our utility systems, and meet financial covenants set through our revenue bond (parity bond) and other borrowings.

As of 02/10/2026, the City has collected $9,318,060 (52.64%) of budgeted $17,700,000 water sales revenue. This collection amount reflects approximately 6 full months of revenue collection. The City has collected $4,459,542 (53.09%) of budgeted $8,400,000 sewer charge revenues. There are no recommended amendments to water sales or sewer charge revenues included in the recommended mid-year amendments.

The City has collected $436,929.25 (61.54%) of budgeted $710,000 monthly parking meter revenues, $111,262 (55.63%) of budgeted $200,000 permit sales revenues, $117,976 (76.11%) of budgeted $155,000 parking garage revenues, and finally $58,922 (117.84%) of budgeted $50,000 citation fees. A recommended $5,590 increase to parking citation fees is included in the recommended mid-year amendments.

The Stormwater Fund collects fees based on an "equivalent residential unit" of impervious surface area calculated for City parcels. The Stormwater Fund has collected $869,313 (51.90%) of budgeted $1,675,000 stormwater fee revenue. There are no recommended amendments to Stormwater Fund revenues included in the mid-year amendments.

The Environmental Services Fund (ESF) collects revenues from both commercial and residential waste pickup services. The ESF has collected $1,016,722 (49.24%) of budgeted $2,065,000 residential sanitation fee revenue and $171,546 (52.78%0 of budgeted $325,000 commercial sanitation fee revenue. There are no recommended amendments to sanitation fee revenues included in the recommended mid-year amendments; however, Staff are closely monitoring the ESF's revenue and expenditure performance throughout the year.

Tap Fees (Revenues). In addition to user charges, the Water and Sewer Fund tracks revenues collected from the connection of customers to our infrastructure. The tap fee revenue source is a good indicator of the local economy, providing insight into the rate of development in the City and Henderson County. To date, the City has collected $221,459 (73.21%) of budgeted $302,500 water tap revenue and $34,425 (53.13%) of budgeted $64,800 sewer tap fee revenue.

Other (Revenues). Various other minor revenue sources are accounted for in the enterprise funds. Some other sources of revenue include disconnect/reconnect fees, customer participation charges, investment earnings, sale of assets, and miscellaneous income. At mid-year, Staff recommend the following amendments to Water and Sewer Fund revenues: $5,700 increase to rental income, non-taxable, $3,000 increase to miscellaneous water sales, $20,000 increase to septic disposal fees, $2,800 increase to lease revenues, $100,750 increase to sewer surcharge revenues, and $9,400 increase to misc. income.

Recommended Parking Fund revenue amendments include a $555 increase to misc. income, a $5,590 increase to parking violation revenues, and a $144 increase to refunds and rebates.

There are no recommended amendments related to Stormwater Fund or ESF revenues.

Salaries and Benefits (Expenditures). There are several increases recommended to salary lines, including adjustments for worker's comp. insurance claims, salaries– regular, retirement, and overtime budgets within the Water and Sewer Fund; the recommended amendments total $46,455. Parking Fund personnel amendments include a total increase of $1,712. Environmental Services Fund personnel budgets are recommended to increase by $3,465.

Other Equipment, Supplies, and Services (Expenditures). Other operating expenditure adjustments include increases for professional services, utilities, vehicle and equipment maintenance, training, permits, licenses, and fees. Water and Sewer Fund recommended operating amendments represent a net increase by $73,535, notably to increase contracted services accounts for continue work, and to increase credit card processing fees by $28,250 – which is indicative of increased customer enrollment in online and automated payment options for utility billing. A $4,577 net increase to Parking Fund operating budgets and a ($3,465) net decrease to Environmental Services operating budgets are also included for Council's consideration in the recommended mid-year amendments.

Contingencies, Transfers, and Others (Expenditures). At mid-year, the Water and Sewer Fund contingency budget level is $62,871, down from the adopted $100,000 beginning of year budget. Contingency adjustments require City Manager approval and are often used to adjust for unforeseen challenges and opportunities occurring after budget adoption. At mid-year, it is recommended the Water and Sewer Fund contingency budget be increased by $21,660 to a total of $84,531 – well below the five percent (5.00%) of total appropriations threshold provided in North Carolina General Statute 15-13(b)(3).

The recommended change in total budget for enterprise funds is provided below.

Fund	Net Change ($)	Revised Appropriation
Water and Sewer Fund (060)	Increase $141,650	$31,152,431
Parking Fund (064)	Increase $6,289	$1,401,243
Stormwater Fund (067)	No Change	$1,686,020
Environmental Services Fund (068)	Increase $7,070	$2,415,890

The amendment detailing these changes is included with the agenda item.

TO MAYOR & COUNCIL
APPROVAL: March 05, 2026

FISCAL YEAR 2026
FORM: 03052026-01

BUDGET AMENDMENT

FUND 010

ACCOUNT NUMBER	DESCRIPTION OF ACCOUNT	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET
010-0000-410001	Local Sales & Use Tax	7,020,919	384,081	-	7,405,000
010-0000-420010	Powell Bill Allocation	573,796	-	4,742	569,054
010-0000-430006	Boyd Park Golf Revenues	20,000	9,000	-	29,000
010-0000-430007	Boyd Park Concessions	1,500	1,100	-	2,600
010-0000-440008	Zoning Permits	15,000	7,500	-	22,500
010-0000-440011	Demo Fees	100	950	-	1,050
010-0000-440012	Street Sidewalk Encroachment	500	1,150	-	1,650
010-0000-450001	Interest Income	100,000	167,000	-	267,000
010-0000-450002	Powell Bill Interest	2,000	8,300	-	10,300
010-0000-460002	Misc. Income - Police	1,000	7,980	-	8,980
010-0000-460091	Police Contribution/Donation	-	21,800	-	21,800
010-0000-460120	Refunds/Rebates	-	20,500	-	20,500
010-0000-470030	Insurance Proceeds	22,741	8,259	-	31,000
010-0000-501030	Transfer Out (ARPA-Pisgah Legal)	601,516	320,000	-	921,516
010-0000-501030	Contingency	2,618	55,022	-	57,640
010-1001-501030	Salaries - Incentive Payments	1,250	-	1,250	-
010-1002-501001	Salaries & Wages - Regular	482,571	6,000	-	488,571
010-1002-519200	Contracted Services	-	29,600	-	29,600
010-1002-521001	Supplies & Materials	1,000	10,000	-	11,000
010-1002-521010	Office Supplies	6,000	1,000	-	7,000
010-1002-531215	Dues & Subscriptions	17,000	5,000	-	22,000
010-1002-531280	Employee Events	6,000	500	-	6,500
010-1005-501001	Salaries & Wages - Regular	143,095	13,100	-	156,195
010-1005-502050	Retirement	20,534	1,950	-	22,484
010-1007-501010	Salaries - Overtime	-	2,750	-	2,750
010-1007-521010	Office Supplies	-	300	-	300
010-1008-501010	Salaries - Overtime	550	1,750	-	2,300
010-1008-531210	Permits, License And Fees	-	50	-	50
010-1010-501001	Salaries & Wages - Regular	55,901	2,501	-	58,402

010-1010-501010	Salaries - Overtime	100	250	-	350
010-1010-554001	Non-Capital Equipment	69,290	16,000	-	85,290
010-1010-554001	Capital Outlay - Equipment	-	4,175	-	4,175
010-1014-531215	Dues & Subscriptions	1,000	900	-	1,900
010-1014-531600	Lease/Rental - Equipment	-	4,750	-	4,750
010-1014-534000	Non-Capital Equipment	495	1,225	-	1,720
010-1200-501010	Salaries - Overtime	2,860	6,140	-	9,000
010-1200-501030	Salaries - Incentive Payments	5,100	1,000	-	6,100
010-1200-531215	Dues & Subscriptions	2,000	2,500	-	4,500
010-1200-531220	Travel	-	1,800	-	1,800
010-1200-532100	Grant Expense	-	1,170	-	1,170
010-1200-532400	Miscellaneous	-	195	-	195
010-1300-501010	Salaries - Overtime	100,000	25,000	-	125,000
010-1300-501030	Salaries - Incentive Payments	57,500	2,000	-	59,500
010-1300-502091	Worker's Comp Ins	43,921	15,000	-	58,921
010-1300-524010	R&M Buildings	-	15,000	-	15,000
010-1300-531700	Liab & Prop Ins & Bonds	68,875	1,000	-	69,875
010-1300-554002	Capital Outlay - Vehicles	-	4,500	-	4,500
010-1400-531280	Employee Events	-	2,500	-	2,500
010-1502-519200	Contracted Services	86,400	27,500	-	113,900
010-1502-531700	Liab & Prop Ins & Bonds	12,405	355	-	12,760
010-1521-501025	Salaries - Uniform/Taxab	5,500	1,300	-	6,800
010-1521-502091	Worker's Comp Ins	3,666	300	-	3,966
010-1521-502001	FICA	20,269	650	-	20,919
010-1523-501010	Salaries - Overtime	5,000	2,250	-	7,250
010-1525-502091	Worker's Comp Ins	4,175	140	-	4,315
010-1523-501001	Salaries & Wages - Regular	105,392	6,800	-	112,192
010-1523-502001	FICA	8,062	4,500	-	12,562
010-1523-502050	Retirement	15,123	2,350	-	17,473
010-1525-531700	Liab & Prop Ins & Bonds	18,300	2,000	-	20,300
010-1525-501001	Salaries & Wages - Regular	474,655	13,150	-	487,805
010-1525-502001	FICA	36,311	3,250	-	39,561
010-1525-502050	Retirement	68,112	1,950	-	70,062
010-1555-502091	Worker's Comp Ins	8,258	210	-	8,468
010-1555-521100	Uniforms	8,000	3,095	-	11,095
010-1555-531700	Liab & Prop Ins & Bonds	28,126	1,450	-	29,576
010-1555-531705	Damage Claims	-	2,000	-	2,000

010-1560-501010	Salaries - Overtime	5,510	500	-	6,010
010-1560-502001	FICA	15,182	1,750	-	16,932
010-1560-502050	Retirement	28,479	4,000	-	32,479
FUND 010	TOTAL REVENUES	7,757,556	637,620	4,742	8,390,434
General Fund	TOTAL EXPENDITURES	2,646,102	634,128	1,250	3,278,980
An FY26 mid-year budget amendment to the General Fund increasing the total appropriation by $632,878. This amendment is further explained in City Council's mid-year memo.					

The City Manager and City Clerk certify budget ordinance amendment 03052026-01 was approved by City Council on March 05, 2026.

City Manager Date

City Clerk Date

TO MAYOR & COUNCIL
APPROVAL: March 05, 2026

FISCAL YEAR 2026
FORM: 03052026-02

BUDGET AMENDMENT

FUND 020 | 021

ACCOUNT NUMBER	DESCRIPTION OF ACCOUNT	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET
020-0000-410001	Local Sales & Use Tax	366,310	8,690	-	375,000
020-0000-400150	Tax Interest	-	255	-	255
020-0000-440001	Vendor Permits	-	3,135	-	3,135
020-1002-534999	Contingency	-	6,520	-	6,520
020-1002-501010	Salaries - Overtime	-	60	-	60
020-1002-502091	Worker's Comp Ins	5	10	-	15
020-1005-502091	Worker's Comp Ins	1	10	-	11
020-1007-501010	Salaries - Overtime	-	50	-	50
020-1008-501010	Salaries - Overtime	-	50	-	50
020-1008-519101	Prof Services-Audit	730	10	-	740
020-1010-519200	Contract Services	6,315	760	-	7,075
020-1010-531210	Permits, License And Fees	2,191	250	-	2,441
020-1523-502091	Worker's Comp Ins	79	100	-	179
020-1525-501010	Salaries - Overtime	170	500	-	670
020-1525-501025	Salaries - Uniform/Taxab	200	250	-	450
020-1525-521001	Supplies & Materials	-	850	-	850
020-1560-501010	Salaries - Overtime	50	250	-	300
020-1560-502091	Worker's Comp Ins	218	220	-	438
020-2102-524010	R & M - Bulidings	500	650	-	1,150
020-2102-531220	Travel	-	475	-	475
020-2102-531700	Liab & Prop Ins & Bonds	5,360	375	-	5,735
020-7855-501030	Salaries - Incentive Payments	700	50	-	750
020-7855-502056	COH Match Retirement Expense	90	140	-	230
020-7855-502091	Worker's Comp Ins	523	500	-	1,023
FUND 020	TOTAL REVENUES	366,310	12,080	-	378,390

Main St. MSD Fund	TOTAL EXPENDITURES	17,132	12,080	-	29,212
021-0000-410001	Local Sales & Use Tax	73,820	3,680	-	77,500
021-0000-400150	Tax - Interest	-	35	-	35
021-0000-534999	Contingency	1,000	1,000	-	2,000
021-1010-531210	Permits, License And Fees	570	150	-	720
021-1523-501010	Salaries - Overtime	100	60	-	160
021-1523-502091	Worker's Comp Ins	20	30	-	50
021-1525-501002	Salaries - Board/ Part Time/Temp/Aux	-	100	-	100
021-1525-501010	Salaries - Overtime	75	200	-	275
021-1525-501025	Salaries - Uniform/Taxab	50	200	-	250
021-1525-502091	Worker's Comp Ins	519	500	-	1,019
021-1560-501010	Salaries - Overtime	-	150	-	150
021-1560-502091	Worker's Comp Ins	55	-	-	55
021-2102-531230	Tax Billing	-	260	-	260
021-2202-502091	Worker's Comp Ins	362	720	-	1,082
021-7855-501030	Salaries - Incentive Payments	140	20	-	160
021-7855-502056	COH Match Retirement Expense	20	75	-	95
021-7855-502091	Worker's Comp Ins	171	250	-	421
FUND 021	TOTAL REVENUES	73,820	3,715	-	77,535
7th Ave. MSD Fund	TOTAL EXPENDITURES	3,081	3,715	-	6,796

An FY26 mid-year budget amendment to the Main Street MSD Fund increasing the total appropriation by $12,080; and, increasing the 7th Avenue MSD Fund total appropriation by $3,715. This amendment is further explained in City Council's mid-year memo.

The City Manager and City Clerk certify budget ordinance amendment 03052026-02 was approved by City Council on March 05, 2026.

City Manager Date

City Clerk Date

TO MAYOR & COUNCIL
APPROVAL: March 05, 2026

FISCAL YEAR 2026
FORM: 03052026-03

BUDGET AMENDMENT

FUND 060

ACCOUNT NUMBER	DESCRIPTION OF ACCOUNT	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET
060-0000-430003	Rental Income-Non Taxable	-	5,700	-	5,700
060-0000-430502	Water Sales - Miscellaneous	2,000	3,000	-	5,000
060-0000-430702	Sewer Septic Tank Disposal	150,000	20,000	-	170,000
060-0000-431001	Lease Revenue	10,400	2,800	-	13,200
060-0000-445202	Sewer Surcharges	90,000	100,750	-	190,750
060-0000-460001	Miscellaneous Income	25,000	9,400	-	34,400
060-0000-534999	Contingencies	62,871	21,660	-	84,531
060-1002-501001	Salaries - Regular	514,614	4,575	-	519,189
060-1005-501001	Salaries - Regular	133,962	12,221	-	146,183
060-1005-502050	Retirement Expense	19,224	1,800	-	21,024
060-1007-501010	Salaries - Overtime	-	1,188	-	1,188
060-1007-521010	Office Supplies	-	90	-	90
060-1008-531200	Postage	6,000	1,000	-	7,000
060-1008-531260	Credit Card Processing Fees	230,000	28,250	-	258,250
060-1010-501010	Salaries - Overtime	550	400	-	950
060-1010-502001	Fica Tax Expense	20,947	180	-	21,127
060-1010-519200	Contract Services	296,745	25,500	-	322,245
060-1010-531100	Fuel	-	200	-	200
060-1010-534000	Non-Capital Equipment	38,265	-	18,000	20,265
060-1014-521001	Supplies & Materials	500	140	-	640
060-1014-531600	Lease/Rental - Equipment	-	10,720	-	10,720
060-1521-501025	Salaries - Uniform/Taxab	2,750	1,373	-	4,123
060-1521-502001	Fica Tax Expense	12,307	215	-	12,522
060-1523-501001	Salaries - Regular	103,197	5,824	-	109,021

060-1523-501010	Salaries - Overtime	3,400	2,550	-	5,950
060-1523-502001	Fica Tax Expense	7,895	1,182	-	9,077
060-1523-502050	Retirement Expense	14,809	2,287	-	17,096
060-7002-519102	Prof Services-Legal	-	200	-	200
060-7002-524010	R & M - Bulidings	-	250	-	250
060-7002-524020	R & M - Equipment	-	120	-	120
060-7002-531210	Permits, License And Fees	15,000	1,075	-	16,075
060-7002-531700	Liab & Prop Ins & Bonds	89,951	185	-	90,136
060-7032-502091	Worker's Comp Ins	3,109	152	-	3,261
060-7032-524020	R & M - Equipment	115,000	8,600	-	123,600
060-7032-531700	Liab & Prop Ins & Bonds	36,693	1,220	-	37,913
060-7035-522001	Chemicals	640,000	7,000	-	647,000
060-7035-534000	Non-Capital Equipment	22,329	950	-	23,279
060-7050-502091	Worker's Comp Ins	3,783	350	-	4,133
060-7050-519200	Contract Services	-	135	-	135
060-7050-531225	Training/Training	4,800	2,360	-	7,160
060-7050-534000	Non-Capital Equipment	-	620	-	620
060-7055-501025	Salaries - Uniform/Taxab	550	4,300	-	4,850
060-7055-501030	Salaries - Incentive Payments	26,800	670	-	27,470
060-7055-502055	Retiree Insurance	-	2,500	-	2,500
060-7055-531700	Liab & Prop Ins & Bonds	42,286	205	-	42,491
060-7055-532400	Miscellaneous	-	80	-	80
060-7132-501010	Salaries - Overtime	2,700	2,150	-	4,850
060-7132-502001	Fica Tax Expense	19,371	408	-	19,779
060-7135-501010	Salaries - Overtime	4,250	1,800	-	6,050
060-7135-522001	Chemicals	46,000	1,500	-	47,500
060-7135-524030	R & M - Trucks	5,000	1,000	-	6,000
060-7135-531210	Permits, License And Fees	9,000	50	-	9,050
060-7150-519200	Contract Services	-	60	-	60
060-7155-501030	Salaries - Incentive Payments	13,200	330	-	13,530
060-7155-532400	Miscellaneous	-	25	-	25
FUND 060	TOTAL REVENUES	277,400	141,650	-	419,050
Water & Sewer Fund	TOTAL EXPENDITURES	2,567,856	159,650	18,000	2,709,506

An FY26 mid-year budget amendment to the Main Street MSD Fund increasing the total appropriation by $12,080; and, increasing the 7th Avenue MSD Fund total appropriation by $3,715. This amendment is further explained in City Council's mid-year memo.

The City Manager and City Clerk certify budget ordinance amendment 03052026-03 was approved by City Council on March 05, 2026.

City Manager Date

City Clerk Date

TO MAYOR & COUNCIL
APPROVAL: March 05, 2026

FISCAL YEAR 2026
FORM: 03052026-04

BUDGET AMENDMENT

FUND 064 | 068

ACCOUNT NUMBER	DESCRIPTION OF ACCOUNT	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET
064-0000-460001	Miscellaneous Income	75	555	-	630
064-0000-460020	Parking Violations	53,080	5,590	-	58,670
064-0000-460120	Refunds/Rebates	-	144	-	144
064-1005-501001	Salaries - Regular	6,089	560	-	6,649
064-1005-502050	Retirement Expense	874	85	-	959
064-1300-502001	Fica Tax Expense	7,543	762	-	8,305
064-1560-502001	Fica Tax Expense	2,847	305	-	3,152
064-7455-519102	Prof Services-Legal	-	700	-	700
064-7455-531210	Permits, License And Fees	100,000	3,877	-	103,877
FUND 064	TOTAL REVENUES	53,155	6,289	-	59,444
Parking Fund	TOTAL EXPENDITURES	117,352	6,289	-	123,641
068-1002-501010	Salaries - Overtime	-	250	-	250
068-1005-501010	Salaries - Overtime	-	25	-	25
068-1007-501010	Salaries - Overtime	-	85	-	85
068-1008-501010	Salaries - Overtime	-	45	-	45
068-1521-501010	Salaries - Overtime	-	110	-	110
068-1521-501025	Salaries - Uniform/Taxab	-	1,300	-	1,300
068-7855-501030	Salaries - Incentive Payments	12,600	900	-	13,500
068-7855-502056	COH Match Retirement Expense	3,019	350	-	3,369
068-7855-502091	Worker's Comp Ins	15,351	400	-	15,751
068-7855-524020	R & M - Equipment	4,000	2,000	-	6,000
068-7855-531210	Permits, License And Fees	-	200	-	200
068-7855-531700	Liab & Prop Ins & Bonds	46,685	1,405	-	48,090
068-7855-532250	Outreach Program	2,000	-	2,000	-

068-7855-534000	Non-Capital Equipment	6,000	-	5,070	930
FUND 068	TOTAL REVENUES	-	-	-	-
Env. Services Fund	TOTAL EXPENDITURES	89,655	7,070	7,070	89,655
An FY26 mid-year budget amendment to the Parking Fund increasing the total appropriation by $6,289; and, amendments to the Environmental Services Fund to cover various personnel and operating costs. This amendment is further explained in City Council's mid-year memo.					

The City Manager and City Clerk certify budget ordinance amendment 03052026-04 was approved by City Council on March 05, 2026.

City Manager Date

City Clerk Date

TO MAYOR & COUNCIL
APPROVAL: March 05, 2026

FISCAL YEAR 2026
FORM: 03052026-05

BUDGET AMENDMENT

FUND 199

ACCOUNT NUMBER	DESCRIPTION OF ACCOUNT	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET
199-0000-470100-00100	Transfer In (from 010, FY26)	-	320,000	-	320,000
199-1001-540001-00100	Spc. Approp. (ARPA-Pisgah Legal)	-	320,000	-	320,000
FUND 199	TOTAL REVENUES	-	320,000	-	320,000
Gov. Special Revenue	TOTAL EXPENDITURES	-	320,000	-	320,000

An amendment increasing Special Revenue Fund (199) appropriations by $320,000 for an ARPA special appropriation to Pisgah Legal Services. This appropriation was previously budgeted in FY25 but did not occur; the City intends to complete the appropriation in FY26.

The City Manager and City Clerk certify budget ordinance amendment 03052026-05 was approved by City Council on March 05, 2026.

City Manager _____ Date _____

City Clerk _____ Date _____

TO MAYOR & COUNCIL
APPROVAL: March 05, 2026

FISCAL YEAR 2026
FORM: 03052026-06

BUDGET AMENDMENT

FUND 010

ACCOUNT NUMBER	DESCRIPTION OF ACCOUNT	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET
010-0000-470030	Insurance Proceeds	685	1,150	-	1,835
010-1300-524030	R&M Trucks	122,370	1,150	-	123,520
FUND 010	TOTAL REVENUES	685	1,150	-	1,835
General Fund	TOTAL EXPENDITURES	122,370	1,150	-	123,520
A budget amendment reflecting insurance proceeds for the repair of asset #14-181					

The City Manager and City Clerk certify budget ordinance amendment 03052026-06 was approved by City Council on March 05, 2026.

City Manager — Date

City Clerk — Date

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: Jennifer Floyd **MEETING DATE:** 03/05/2026

AGENDA SECTION: CONSENT **DEPARTMENT:** Administration

TITLE OF ITEM: March 2026 Budget Amendments – *Jennifer Floyd, Management Analyst*

SUGGESTED MOTION(S):

I move City Council adopt budget amendment(s) 03052026-01, 03052026-02, 03052026-03, 03052026-04, 03052026-05, 03052026-06 as presented.

SUMMARY:

- **03052026-01:** An FY26 mid-year budget amendment to the General Fund increasing the total appropriation by $632,878. This amendment is further explained in City Council's mid-year memo.
- **03052026-02:** An FY26 mid-year budget amendment to the Main Street MSD Fund increasing the total appropriation by $12,080; and, increasing the 7th Avenue MSD Fund total appropriation by $3,715. This amendment is further explained in City Council's mid-year memo.
- **03052026-03:** An FY26 mid-year budget amendment to the Main Street MSD Fund increasing the total appropriation by $12,080; and, increasing the 7th Avenue MSD Fund total appropriation by $3,715. This amendment is further explained in City Council's mid-year memo.
- **03052026-04:** An FY26 mid-year budget amendment to the Parking Fund increasing the total appropriation by $6,289; and amendments to the Environmental Services Fund to cover various personnel and operating costs. This amendment is further explained in City Council's mid-year memo.
- **03052026-05:** An amendment increasing Special Revenue Fund (199) appropriations by $320,000 for an ARPA special appropriation to Pisgah Legal Services. This appropriation was previously budgeted in FY25 but did not occur; the City intends to complete the appropriation in FY26.
- **03052026-06:** A budget amendment reflecting insurance proceeds for the repair of asset #14-181

BUDGET IMPACT: Described Above

Is this expenditure approved in the current fiscal year budget? N/A

If no, describe how it will be funded.

ATTACHMENTS:
Budget Amendments 03052026-01, 03052026-02, 03052026-03, 03052026-04, 03052026-05, 0305202-06
Mid-Year Memo

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: Logan Hickey **MEETING DATE:** 3/5/2026

AGENDA SECTION: Consent Agenda **DEPARTMENT:** Finance, Fire

TITLE OF ITEM: Purchase of 2027 Spartan/Smeal 77' RM Ladder Fire Apparatus- *Logan Hickey, Chief Justin Ward*

SUGGESTED MOTION(S):

I move City Council adopt the *Resolution by the City of Hendersonville City Council to Authorize the purchase of a 2027 custom Spartan/Smeal 77' RM Ladder Firetruck from Atlantic Coast Firetrucks.*

SUMMARY:

The City of Hendersonville's Finance Department is submitting this request on behalf of the City's Fire Department. The City is purchasing via Sourcewell Contract # 082025-RVG, which is allowable per NC General Statute 143-129(e)(3). Full solicitation, award, and documentation for this contract can be found at the following link:

- https://sourcewell-mn.gov/cooperative-purchasing/082025-RVG-4

While compliant per above general statute, we deem it helpful to our valued community to detail context for this particular firetruck selection.

The Spartan/Smeal firetrucks are sole source (NC GS 143-129(e)(6)) per the attached letter with Spartan Emergency Response. The sole authorized distributor for Spartan is Atlantic Coast Fire Trucks per the attached website verification. The City currently has three Smeal firetrucks and desires to continue use of Spartan/Smeal firetrucks to allow for standardization and continuity between firetrucks (NC GS 143-129(e)(6)). This helps eliminate confusion for fire staff when using different firetrucks as they are already in high stress situations. It also ensures continuity/consistency of operations when staff needs to troubleshoot the units. Additionally, the City desires to use steal ladders rather than the standard aluminum. Aluminum is lighter and more susceptible to damage. Aluminum ladders have limited critical failure indicators. When a critical failure indicator is alerted with these ladders, it is often too late. Smeal has never experienced a catastrophic failure involving any of its aerial steel ladders or towers since its founding in 1968. Steel aerial ladders also demonstrate longer service life. Another important factor for this ladder selection is that the Smeal 77' aerial ladder provides an industry-leading 73'8" true vertical reach. This is the longest of any 77' ladder currently on the market. Beyond this, Smeal offers a patented rope rescue system featuring a built-in 4:1 mechanical advantage pulley system with tie-off capability. This enhances firefighter safety and operational efficiency during technical rescue operations. The product also features exclusive oversized, permanently mounted outrigger pads. This eliminates pad deployment delays and increases scene stability and safety. In addition, the product offers unrestricted

tip load, which is rare in the industry. Overall, this firetruck will help ensure continuity, standardization, compliance, and safety of our Fire staff operations.

BUDGET IMPACT: $1,639,266.00

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

ATTACHMENTS:

Resolution
Sole Source Letter
Sole NC Dealer Verification
Quote with Discount Info
Quote with Breakdown
Quote – Body Summary
Quote – Chassis Summary
Quote – Single Axle
Proposed Sales Contract
Unit Drawing

Resolution #_____

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL TO AUTHORIZE THE PURCHASE OF 2027 SPARTAN/SMEAL 77' RM LADDER FIRE APPARATUS

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

WHEREAS, the City is purchasing via Sourcewell Contract # 082025-RVG, which is allowable per NC General Statute 143-129(e)(3). Full solicitation, award, and documentation for this contract can be found at the following link; and,

- https://sourcewell-mn.gov/cooperative-purchasing/082025-RVG-4

WHEREAS, while compliant per above general statute, we deem it helpful to our valued community to detail context for this particular firetruck selection; and,

WHEREAS, the Spartan/Smeal firetrucks are sole source (NC GS 143-129(e)(6)) per the attached letter with Spartan Emergency Response. The sole authorized distributor for Spartan is Atlantic Coast Fire Trucks per the attached website verification; and,

WHEREAS, the City currently has three Smeal firetrucks and desires to continue use of Spartan/Smeal firetrucks to allow for standardization and continuity between firetrucks (NC GS 143-129(e)(6)). This helps eliminate confusion for fire staff when using different firetrucks as they are already in high stress situations. It also ensures continuity/consistency of operations when staff needs to troubleshoot the units; and,

WHEREAS, additionally, the City desires to use steal ladders rather than the standard aluminum. Aluminum is lighter and more susceptible to damage. Aluminum ladders have limited critical failure indicators. When a critical failure indicator is alerted with these ladders, it is often too late. Smeal has never experienced a catastrophic failure involving any of its aerial steel ladders or towers since its founding in 1968. Steel aerial ladders also demonstrate longer service life. Another important factor for this ladder selection is that the Smeal 77' aerial ladder provides an industry-leading 73'8" true vertical reach. This is the longest of any 77' ladder currently on the market. Beyond this, Smeal offers a patented rope rescue system featuring a built-in 4:1 mechanical advantage pulley system with tie-off capability. This enhances firefighter safety and operational efficiency during technical rescue operations. The product also features exclusive oversized, permanently mounted outrigger pads. This eliminates pad deployment delays and increases scene stability and safety. In addition, the product offers unrestricted tip load, which is rare in the industry; and,

WHEREAS, overall, this firetruck will help ensure continuity, standardization, compliance, and safety of our Fire staff operations; and,

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Hendersonville, North Carolina that the City's Fire Department is authorized to utilize Sourcewell Contract # 082025-RVG to purchase the aforementioned firetruck.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 5th day of March, 2026.

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

_____
Jill Murray, City Clerk

Approved as to form:

_____
Angela S. Beeker, City Attorney

EMERGENCY RESPONSE

Brandon, SD | Charlotte, MI | Ephrata, PA | Snyder, NE

SPARTANER.COM

February 2, 2020
From: Spartan Fire, LLC d/b/a Spartan Emergency Response
Subject: Acquisition of Emergency Response division of Spartan Motors

On February 1, 2020, Spartan Fire, LLC d/b/a Spartan Emergency Response, a wholly owned subsidiary of REV Group, Inc., purchased the assets and liabilities of the Emergency Response division of Spartan Motors, Inc. and Spartan Motors USA, Inc.. Spartan Emergency Response and its brands, Spartan Fire Apparatus and Chassis, Smeal Fire Apparatus, and Ladder Tower (LT) join REV's Fire & Emergency ("F&E") segment. The newly combined business will further solidify F&E as a top-two North American fire apparatus manufacturer offering significant production scale, diverse product offerings, wide-ranging channel relationships, and broad geographic sales coverage.

Spartan Emergency Response operates as a sole source provider for its respective apparatus and chassis platforms, maintaining exclusive design, engineering, manufacturing, and parts distribution control for its branded products. This sole source structure ensures consistency in quality, streamlined production, single-point accountability, and direct factory support for customers.

As part of the transaction, Spartan Fire, LLC has assumed all orders for fire trucks and other products that were confirmed by the Spartan Motors companies prior to the effective date but not yet delivered.

Thank you for your consideration, and we look forward to growing our relationship with you.

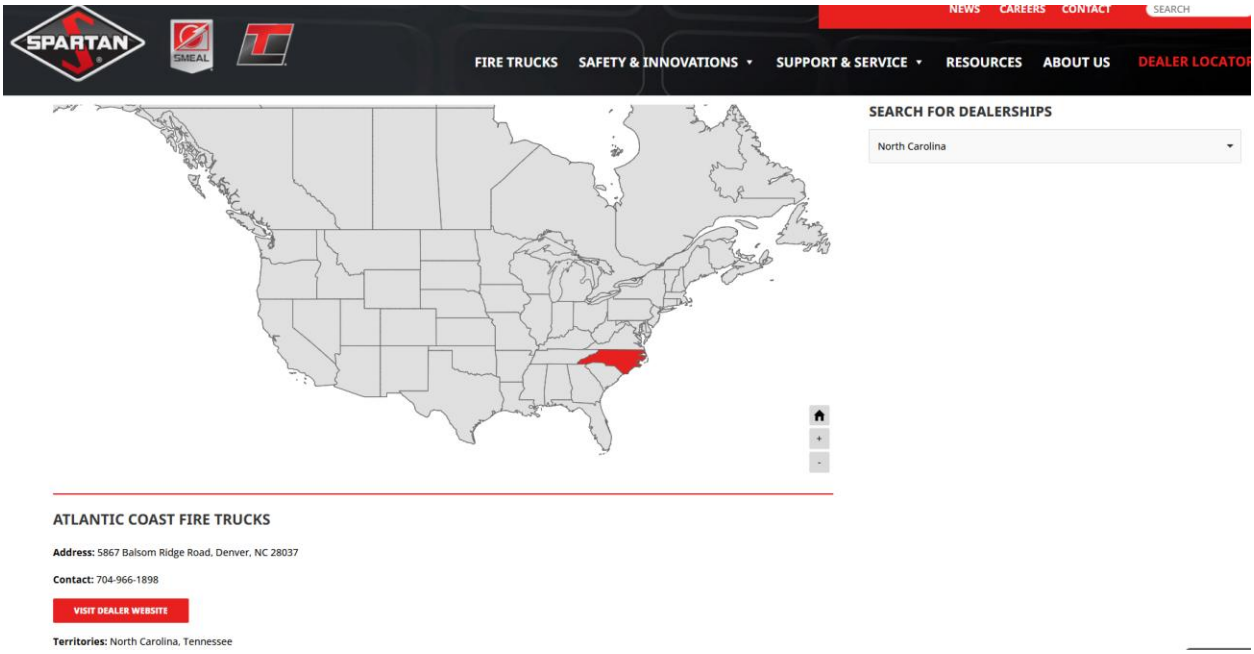
LEGAL ENTITY



BRANDS



Sole Dealer of the Spartan/Smeal Equipment in North Carolina Verification:











Vendor Contract #113021-RVG-4

Date: 02/26/2026

City of Hendersonvile
Member ID #
Member Address: 851 N. Main Street
Member City, State, Zip: Hendersonville, NC 28793

We are pleased to offer to you a **2027 Spartan/Smeal 77' RM Ladder** through the Sourcewell® Contract, based on the provided specifications and drawings.

MSRP	$1,762,987.00
Sourcewell Discount	$ 123,721
Discount Percentage	% 7.02
Total Contract Price	$1,639,266.00

Prices above do not include any Federal, State or local taxes.

We look forward to providing your agency with an industry leading apparatus. Our legacy of expertise means we build your apparatus from the ground up on a foundation ready to handle your specific response equipment and route needs. We strategically configure your apparatus design to represent the best possible mix of safety, speed, agility, ergonomics, and serviceability.

Sourcewell #082020-RVG-4

2027/2028 Spartan Gladiator/Smeal 77’ Rear Mount Quint Ladder

Cummins X15 565hp Engine/ Allison 4000 Transmission w/ Retarder

2000 Gpm Pump / 500 gal. Water

Spartan Gladiator Chassis: $698,125.00

Smeal 77’ Rear Mount Ladder and Body: $928,641.00

Included in contract:

Delivery: $4500

Trips for Precon, Final Inspections for (4) Personnel: $6,000

Pump Acceptance Test:$0

Sourcewell Fee: $2000.00

Safety Training: $0

Precon (within 6 weeks) of contract signing

Final Inspection (600 days after precon)

Change Orders start at Precon

Contracted Price: $1,639,266

Quote Summary with Notes

Customer:

Dealership: Atlantic Coast Fire Trucks
37 Stonington Drive

Quote No: 0025353 **Quote Name:** Hendersonville 77'
S.O.#: **Unit Type:**

Option ID	Description	Ext Price
General Info	**General Info Section**	
900988	Smeal 77' Rear Mount Aerial Ladder (Single Axle)	
100973	Smeal Branded Badging and Logo's	
911085	Destination, United States	
900998	Intent of Specifications, Aerial, Pump	
901160	Engine Availability	
911059	Bidding Prerequisites, United States	
911060	Standards Version, NFPA	
911064	Inspection Certificate, NFPA Compliance	
911070	Documentation, NFPA	
980016	Owner's Manuals, Electronic, (1) USB Drive	
901037	Aerial Operations/Parts/Maintenance Manuals, (1) Printed Copy, (1) USB Drive	
121744	Aerial Demonstration, Aerial Ladder, (3) Consecutive Days	
911081	Misc. Equipment Allowance, 2,500 Lb.	
901080	Tilt Table Test, Not Required, Chassis ESC	
980012	Pump Certification, Independent Third Party	
911066	Pump Certification Measure, U.S. GPM	
911304	Apparatus Production Photos	
911073	Pre-Construction Meeting, OEM Factory	
911074	Final Inspection, OEM Factory, Required	
900489	Overall Height, 141" (11'-9")	
900217	Overall Length, 462" (38'-6")	
900568	Wheelbase, 220 (18'-4")	
900653	Angle of Approach, 8 Degrees	
900674	Angle of Departure, 8 Degrees	
Chassis	**Chassis Section**	
910013	**Custom Chassis, Spartan, Gladiator**	
910019	Axles, Single	
001360	OEM Chassis Preparations, Spartan Metro Star/Gladiator	
009607	Compressor, 120V, Gast, 1HAB-10-M100X, Square D Switch, 9013FHG2J27, No-Shok 0-160 PSI Gauge	

Option ID	Description	Ext Price
	Shop Note: *The GAST pump shall be mounted behind the driver's seat.*	
UPOxxxxxxx	Air Outlet, 1/4" Quick Connect Female, Driver's Side and Officer's Side Pump Panel	
	Shop Note: *The airline for the air outlet will be chassis supplied. Fittings will be Milton.*	
001200	Mud Flaps, Front Chassis Provided, Rear OEM Provided	
910021	Cab Electrical, Multiplex	
100964	Relocate Cab Tilt Pendant, Standard Location	
	Shop Note: *The cab tilt receptacle shall be installed behind the officer's side hinged inspection door.*	
910156	Front Bumper, Chassis Supplied and Installed	
UPOxxxxxxx	Storage Well, Front Bumper, Center (2 Rescue Tools) and Officer's Side Hose Wells, Tread Plate Raised Cover Over Center and Extend to Driver's Side, Officer's Side Webbing	
	Shop Note: *The department will need to sign a 3D model of the front bumper for approval.*	
901220	**No Front Storage Well Flooring**	
911284	Battery Charger, Chassis Supplied and Installed	
	Shop Note: *The Pro Charger shall be located under the driver's side RFC seat.*	
000366	Door Open Warning Circuit, Wired to Light in Cab	
UPOxxxxxxx	Accessory, Two (2), (USB) Dual Outlets, 12V, Blue Sea (1039), Battery Direct	
	Shop Note: *The USB outlets shall be mounted one each side of the shelf/electrical box on the back of the engine tunnel. They will be recessed into the rear face of the compartment and they will be outboard of the standard 12V outlets.*	
UPOxxxxxxx	Accessory, Two (2), (Cigarette Lighter) Outlets, 12V, Battery Direct	
	Shop Note: *The outlets shall be mounted one each side of the shelf/electrical box on the back of the engine tunnel. They will be recessed into the rear face of the compartment and they will be inboard of the standard 12V outlets.*	
008398	Mounting Plate, On Engine Tunnel, Aluminum, Abraded	
UPOxxxxxxx	Shelf/Electrical Box, Back of Engine Tunnel, Drop-Down Webbing, Multispec Finish	
UPOxxxxxxx	EMS Compartment, Forward Facing, Center Rear Cab Wall, 33" H x 28" W x 18" D, Drop-Down Webbing, Multispec Finish, On-Scene Access Lighting	
007616	Receptacle, 120V, 5-20R Straight Blade, Duplex, Wired to Shoreline	
910042	Outlet Location, Driver's Seat, Behind	
010222	Power and Ground Lead, 12V Drop, Battery Direct, 40 Amp, 12-Position Distribution Panel	
910046	Outlet Location, Engine Tunnel, Back	

Option ID	Description	Ext Price
	Shop Note: *The 12 position Blue Sea shall be mounted inside the electrical box on the rear of the engine tunnel centered up high as practical.*	
UPOxxxxxxx	Outlet Bar, 120V, (4) Receptacles, 5-15R Household, Wired to Shoreline	
910048	Outlet Location, EMS Compartment, Inside	
	Shop Note: *The outlet bar shall be installed up high as practical inside the forward facing EMS compartment.*	
Water/Foam Tanks	**Water/Foam Tanks Section**	
110103	Water Tank, UPF, 500 U.S. Gallons	
003852	Water Tank Mounting, UPF, 77' Aerial	
002230	Water Tank Drain, 1-1/2" Valve, Aerials	
910160	Water Tank Fill Tower, UPF, Black	
010075	Water Tank Level Gauge, Innovative Controls SL Plus, Pump Operator's Panel	
000348	Water Tank Overflow, UPF, 4", Pumpers w/ EHL, Aerials	
Hose Bed	**Hose Bed Section**	
UPOxxxxxxx	Hose Bed, Single, Behind Officer's Side Cmpts, Painted Primary Body Color Finish, Stainless Steel Trim on Sides, Roller on Bottom, Webbing with Stayrite Bungee at Top, Footman Loop at Bottom	
910486	Hose Load, Rubber Hose, 1000' of 5"	
UPOxxxxxxx	Roll-Out Hose Tray, 250' of 2.5" Double Jacket w/Nozzle, On-Scene, 100% Extension, Floor Mounted, Torque Box	
UPOxxxxxxx	NONE	
	Shop Note: *A Statement of Exception shall be signed for no hose bed cover.*	
102539	Hose Bed Loading Lights, (2), LED, On Scene Access W/Housing	
Body / Pump Module	**Body / Pump Module**	
002645	**Body, 100" Wide, Rear Mount Aerial, Single-Axle, Aluminum, 1/8" (77')**	
121763	Side Compartment Doors, Roll-Up Doors, ROM, Painted Doors and Trim	
120863	Side Compartment Doors, Roll-Up Doors, ROM, Painted Doors and Trim (8)	
120874	Compartment Door Handles, All Non-Locking	
100869	Vendor Supplied Pull Down Straps, (8) Roll-up Doors	
120954	Rear Compartment Door, (1), ROM Roll-Up Door, Satin, Non-Locking	
	Shop Note: *The rear door shall have two (2) lights full height for the upper and lower storage area. The rear door shall use a SST sill plate.*	
120004	Compartment Lighting, ROM, LED (8)	
000934	Compartment Finish, Bedliner Coating, Gray	
120472	Flooring, Black Dri-Dek Tiles, All Interior Body Compartment Floors / Floor Mounted Trays and Shelves / Adjustable Trays	
000474	Air Release and Drain Holes, All Compartments	
901246	Sill Protectors, None Required	
010216	Fuel Fill, OEM Painted Door, Driver's Side	

Option ID	Description	Ext Price
901151	Wheel Well Storage Design, Single Axle, Standard	
121542	**Driver's (Left) Side Body, Mid-Size RMA, Single Axle, L1 Full, L2 Upper, L3 Upper, L4 Full**	
L1	**L1 Components**	
Height	Height - 65"	
Width	Width - 55"	
Upper Depth	Upper Depth - 14"	
Lower Depth	Lower Depth - 23"	
Divide Height	Intermediate Divide Height - 30"	
002742	Shelf (1), Adjustable, Aluminum, Full Depth (4 Struts), Abraded	
000574	Mounting Plate, Back Wall of Compartment, Abraded Aluminum	
	Shop Note: *The mounting plate is to be in the upper portion of the compartment only.*	
120785	Compartment Struts, Vertical, Welded Aluminum	
Cmpt. Layout		
L2	**L2 Components**	
Height	Height - 31"	
Width	Width - 40"	
Upper Depth	Upper Depth - 14"	
Lower Depth	Lower Depth - 14"	
Divide Height	Intermediate Divide Height - 0"	
000574	Mounting Plate, Back Wall of Compartment, Abraded Aluminum	
120785	Compartment Struts, Vertical, Welded Aluminum	
Cmpt. Layout		
L3	**L3 Components**	
Height	Height - 23"	
Width	Width - 40"	
Upper Depth	Upper Depth - 14"	
Lower Depth	Lower Depth - 14"	
Divide Height	Intermediate Divide Height - 0"	
002740	Shelf (1), Adjustable, Aluminum, Shallow Depth (2 Struts), Abraded	
120785	Compartment Struts, Vertical, Welded Aluminum	
Cmpt. Layout		
L4	**L4 Components**	
Height	Height - 55"	
Width	Width - 46"	
Upper Depth	Upper Depth - 14"	
Lower Depth	Lower Depth - 23"	
Divide Height	Intermediate Divide Height - 27"	
000574	Mounting Plate, Back Wall of Compartment, Abraded Aluminum	
	Shop Note: *The mounting plate is to be in the upper portion of the compartment only.*	
120785	Compartment Struts, Vertical, Welded Aluminum	
Cmpt. Layout		

Option ID	Description	Ext Price
009394	WL1, Air Bottle Compartment, OEM Painted SS Door, Single	
009420	WL3, Air Bottle Compartment, OEM Painted SS Door, Triple (Triangle) 8"	
121579	**Officer's (Right) Side Body, Mid-Size RMA, Single Axle, R1 Full, R2 Upper, R3 Upper, R4 Full**	
R1	**R1 Components**	
Height	Height - 65"	
Width	Width - 55"	
Upper Depth	Upper Depth - 14"	
Lower Depth	Lower Depth - 0"	
Divide Height	Intermediate Divide Height - 30"	
002740	Shelf (1), Adjustable, Aluminum, Shallow Depth (2 Struts), Abraded	
002742	Shelf (1), Adjustable, Aluminum, Full Depth (4 Struts), Abraded	
000574	Mounting Plate, Back Wall of Compartment, Abraded Aluminum	
	Shop Note: *The mounting plate shall be installed in the upper portion backwall of the compartment.*	
120785	Compartment Struts, Vertical, Welded Aluminum	
Cmpt. Layout		
R2	**R2 Components**	
Height	Height - 31"	
Width	Width - 40"	
Upper Depth	Upper Depth - 14"	
Lower Depth	Lower Depth - 0"	
Divide Height	Intermediate Divide Height - 0"	
002740	Shelf (1), Adjustable, Aluminum, Shallow Depth (2 Struts), Abraded	
120785	Compartment Struts, Vertical, Welded Aluminum	
Cmpt. Layout		
R3	**R3 Components**	
Height	Height - 24"	
Width	Width - 40"	
Upper Depth	Upper Depth - 14"	
Lower Depth	Lower Depth - 0"	
Divide Height	Intermediate Divide Height - 0"	
120785	Compartment Struts, Vertical, Welded Aluminum	
Cmpt. Layout		
R4	**R4 Components**	
Height	Height - 55"	
Width	Width - 46"	
Upper Depth	Upper Depth - 14"	
Lower Depth	Lower Depth - 23"	
Divide Height	Intermediate Divide Height - 27"	
120292	Shelves (2), Adjustable, Aluminum, Shallow Depth (2 Struts), Abraded	
000563	Tray (1), Floor-Mounted Roll Out, Austin Hardware, 300#, 100% Extension, Abraded	
120785	Compartment Struts, Vertical, Welded Aluminum	

Option ID	Description	Ext Price
Cmpt. Layout		
009433	WR1, Air Bottle Compartment, OEM Painted SS Door, Single 8"	
UPOxxxxxxx	WR3, Fire Extinguisher/Water Can Compartment, OEM Painted SS Door, Double (Triangle) 8"	
901045	**Rear Side Body, Rear Mounts, Torque Box Compartment**	
008771	Sub Frame Body Mounts, GS-36, Hot-Dip Galvanized Steel, Aerial (77' Single-Axle)	
005118	Rub Rails, "C" Channel Design (No Rubber Inserts)	
000516	Tow Option, Rear, Tow Eye, Two (2), Chrome	
UPOxxxxxxx	Modifications	
111971	D-ring Tie Off Points, Driver's and Officer's Sides, Aerial, (4) Near Stabilizer Panels	
UPOxxxxxxx	Storage Compartment, Rear Above Torque Box, Covered by Torque Box Door, Bedliner	
002186	Wheel Wells, Rear, Single Axle	
003559	Fenderettes, (2), Single Axle, Stainless Steel	
120490	Exhaust Heat Deflector Shield, 5"	
002427	License Plate Bracket	
006375	Stainless Steel Screws, Aerial	
001210	Bag of Bolts	
900963	Walkways/Overlays/Stepping Surfaces, Tread Plate, NFPA	
UPOxxxxxxx	Turntable Access Ladder, Rear of Body, On-Scene Access Light, Hansen Handrails, Backlit White, Knurled Aluminum	
000505	Vertical Overlay, Tread Plate	
007897	Front Steps and Lighting, Cast Products, Folding Steps (4), Driver's Side, Smeal Logo	
007902	Front Steps and Lighting, Cast Products, Folding Steps (4), Officer's Side, Smeal Logo	
901167	Handrail Material, Knurled Aluminum, Hansen LED (Red) Backlit	
101296	Handrail, Body (Front), Top, Driver's Side, Hansen Backlit Red, Knurled Aluminum	
101297	Handrail, Body (Front), Top, Officer's Side, Hansen Backlit Red, Knurled Aluminum	
001287	**Ladder Storage, In Torque Box, Rear Mounts**	
	Shop Note: *The ladder rack shall have a SST dropdown door for ladder retention.*	
UPOxxxxxxx	Ground Ladder Package, Duo-Safety, (1) 10' Attic (585-A), (2) 16' Roof (875-DR), (1) 28' Two-Section (1200-A), (1) 35’ Three-Section (1225-A)	
121681	Brackets with Straps, Little Giant Ladder, Above Body	
	Shop Note: *The Little Giant ladder shall be installed on the driver's side catwalk.*	
121815	Ladder (1), Wing Enterprises, 17' Aluminum Little Giant Defender (15187-882)	
121684	**Pike Pole Storage, In Upper Portion of Torque Box, (4) Tubes**	
	Shop Note: *The tubes shall be at 8' in length. The pike poles shall be dealer/ customer supplied. A S.O.E. shall be signed.*	
UPO0060044	NONE	

Option ID	Description	Ext Price
UPO0052510	NONE	
UPO0060045	NONE	
900951	**Wheel Chock Storage, Under Front of Body, Driver's Side**	
004949	Chocks, (1) Pair, Cast Products, TMC1008-4 and Bracket, OEM Installed	
900952	**Wheel Chock Storage, Under Front of Body, Officer's Side**	
004949	Chocks, (1) Pair, Cast Products, TMC1008-4 and Bracket, OEM Installed	
002646	**Pump Module, Rear Mount Aerial, Independent, 1/8" Aluminum (77')**	
004731	Pump Compartment Internal Lighting, LED, On-Scene Night Axe	
009864	Running Board, Driver's Side, Tread Plate	
UPO0074492	Running Board, Officer's Side, Bolt-On, Tread Plate, Storage Well, Floating, PAC Straps, H2O Can Holder w/ On-Scene Strap, Weather Stripping Around Water Can	
009861	Pull-Out Platform (1), Driver's Side Pump Module, Innovative Industries	
009984	Dunnage Compartment, Above Pump Module	
UPOxxxxxxx	Inspection Panel, Pump, Officer's Side, Horizontal-Hinged, Brushed Stainless, Compression Latches	
102706	Hose Compartment, Vertical, Recessed, Left & Right Pump Panel, On-Scene Straps	
101691	Pump Panels, Rear Mount Aerial and Platform, Controls on Driver's Side, Black Bedliner Coating Finish, Polish SST Trim Rings, IC (Spartan Style) Bezels/Labels	
102400	Pump Panel Lighting, Side Panels, LED Tube Lights, Spartan/Smeal,	
910612	Pump Panel Lighting Activation, Automatic with Park Brake Engaged	
Pump / Foam System	**Pump / Foam System**	
100232	**Pump, Hale, Single-Stage, 2000 GPM, Qmax XS, G-Series**	
910617	Pump Packing, Hale	
002793	Anodes, Hale, Alloy, 2 Discharge, 2 Intake	
910624	Pump Rating, 2000 GPM	
910640	Pump Mounting, Independent Pump Module	
100272	Pump Shift, Chassis Sup/Instl, Electric-Over-Air, Lights Incorporated with Pres. Gov.	
101812	Governor, Pump Boss Max, FRC	
002210	Intake Relief Valve, Pump, Elkhart, Factory Preset	
100305	Primer, Trident, AirPrime (3-Barrel) (31.011.3), Auto Prime and Vacuum Gauge	
000112	Master Drain Valve, Trident	
910645	Pump Color Primed Black - Intakes Unpainted	
910648	Pump Manuals Hale, (2)	
102814	Pump Cooling System, 3/8” I.D., Class 1, 1/4 Turn Control on Pump Panel	
006645	Manifold, Hale, Side Mounts, Non-Foam	
UPOxxxxxxx	Akron 8800/8600 - Push/Pull Discharges (Trident Handwheels on 3" or Larger) - Manual Intakes (Spartan Style Push/Pull Handles)	

Option ID	Description	Ext Price
911031	Gauge Brand, Inn. Cntrls, 2-1/2" TC Series, Liquid Filled Gauges - PSI 0-400, LED Backlit	
111128	Master Pressure Gauge Assembly with Test Ports, Inn. Cntrls, 4" TC Series, Liquid Filled, Nylon Case Gauges, PSI -30-0-400, Both Blue LED Backlit	
911038	Include with Master Pressure Gauge Assembly	
910527	Hardware Brand, South Park, NH Intake Swivels, NH Discharges, TFT Storz	
100377	Drains, Innovative Controls, Manual Lift Handle	
901248	Water Line Fittings, Push On Fittings	
Tank/Pump Plumbing Labels	Tank/Pump Plumbing Labels - The tank plumbing valves and controllers shall have the OEM Standard label package unless stated otherwise. The Pump-to-Tank Fill shall be labeled "TANK FILL" and shall have a light blue label color. The Tank-To-Pump shall be labeled "TANK TO PUMP" and shall have a Navy Blue label color.	
101704	Pump to Tank Fill, 2", Akron 8800 2" Manual Valve, IC (Spartan Style) Push-Pull Handle	
100317	Tank to Pump, 3", Akron 8600 3" Gear Valve, 4" Handwheel	
Intakes	**Intakes**	
100381	**Main Intake, Driver Side, 6", Short Tube, Full-Body Pump, MNST**	
007475	Cap, 6" NH, Vented Chrome, Trident, Smeal Logo, 01.003.9	
100385	**Main Intake, Officer Side, 6", Short Tube, Full-Body Pump, MNST**	
007475	Cap, 6" NH, Vented Chrome, Trident, Smeal Logo, 01.003.9	
002587	**Auxiliary Intake, Officer-Side, 2-1/2", Fully Recessed**	
007059	Valve, 2-1/2", Akron, Manual, 8825, Stainless Ball, TS Handle	
001246	Plug, NH, 2-1/2", South Park, HPC3008AC	
Discharges	**Discharges**	
002545	**Discharge, Driver-Side, 2-1/2", NST (250 GPM NFPA Rated)**	
101723	Valve, 2-1/2", Akron, Manual, 8625, Stainless Ball, Innovative Controls (Spartan Style) Push Pull Controller (Rack and Sector)	
121425	Pressure Gauge, Inn. Cntrls, 2-1/2" TC Series, Liquid Filled - PSI 0-400, Red LED Backlit	
100527	Elbow (30 Deg.) 2-1/2" FNH x 2-1/2" MNH (SE393010AC) - NH Cap (HCC2808AC), Chrome, South Park	
002545	**Discharge, Driver-Side, 2-1/2", NST (250 GPM NFPA Rated)**	
101723	Valve, 2-1/2", Akron, Manual, 8625, Stainless Ball, Innovative Controls (Spartan Style) Push Pull Controller (Rack and Sector)	
121425	Pressure Gauge, Inn. Cntrls, 2-1/2" TC Series, Liquid Filled - PSI 0-400, Red LED Backlit	
100527	Elbow (30 Deg.) 2-1/2" FNH x 2-1/2" MNH (SE393010AC) - NH Cap (HCC2808AC), Chrome, South Park	
002538	**Discharge, Officer-Side, 2-1/2", NST (250 GPM NFPA Rated)**	
101725	Valve, 2-1/2", Akron, Manual, 8825, Stainless Ball, Innovative Controls (Spartan Style) Push Pull Controller (Operators Panel)	
121425	Pressure Gauge, Inn. Cntrls, 2-1/2" TC Series, Liquid Filled - PSI 0-400, Red LED Backlit	
100527	Elbow (30 Deg.) 2-1/2" FNH x 2-1/2" MNH (SE393010AC) - NH Cap (HCC2808AC), Chrome, South Park	

Option ID	Description	Ext Price
002553	**Discharge, Officer-Side, 4", NST (625 GPM NFPA Rated)**	
102130	Valve, 3", Akron, Manual, Stainless Ball, 8630, Trident Tru-Flo 4" Handwheel	
111051	Pressure Gauge, Inn. Cntrls, 2-1/2" TC Series, Liquid Filled - PSI 0-400, Blue LED Backlit	
100617	Elbow (30 Deg.) 4" FNH x 5" Storz (AH3ST-NP) - Adapter, 5" Storz x 2-1/2" NH (AA2ST-NJ), TFT - Cap (HCC2808AC), Chrome, South Park	
121838	**Discharge, Front Bumper Officer-Side, 2-1/2", Chassis Installed Plumbing, Above Gravelshield, NST (250 GPM NFPA Rated)**	
101724	Valve, 2-1/2", Akron, Manual, 8825, Stainless Ball, Innovative Controls (Spartan Style) Push Pull Controller	
121425	Pressure Gauge, Inn. Cntrls, 2-1/2" TC Series, Liquid Filled - PSI 0-400, Red LED Backlit	
910526	Preconnect Discharge	
UPOxxxxxxx	Crosslays, Above Pump Panel, (2) 1-1/2" and (1) 2-1/2" and (1) 2-1/2" Deadlay	
007013	Pre-connect Hose Bed Housing Coating, Abraded Finish	
007018	Flooring, Dura-Dek	
000205	Crosslay Rollers	
UPOxxxxxxx	Crosslay Dividers, (2), with (1) Horizontal Divider, Abraded Aluminum	
002205	Crosslay Cover, Hinged Bi-Fold Tread Plate	
UPOxxxxxxx	Crosslay End Covers, Webbing, Sides Footman Loops with Velcro Center *Shop Note:* *There shall be a pull loop installed on the bottom of the overlapping flap to aid in opening. Allow enough room in case the hose is humped up.*	
102544	Crosslay Hose Bed Lights, LED, Spartan/Smeal Tube Lights	
910701	**Pre-connect, Crosslay/Speedlay, 1-1/2", NST**	
910655	Crosslay Load, 200' of 1-3/4" Hose, Double Stack	
101719	Valve, 2", Akron, Manual, 8820, Stainless Ball, Innovative Controls (Spartan Style) Push Pull Controller	
121425	Pressure Gauge, Inn. Cntrls, 2-1/2" TC Series, Liquid Filled - PSI 0-400, Red LED Backlit	
910526	Preconnect Discharge	
910701	**Pre-connect, Crosslay/Speedlay, 1-1/2", NST**	
910655	Crosslay Load, 200' of 1-3/4" Hose, Double Stack	
101719	Valve, 2", Akron, Manual, 8820, Stainless Ball, Innovative Controls (Spartan Style) Push Pull Controller	
121425	Pressure Gauge, Inn. Cntrls, 2-1/2" TC Series, Liquid Filled - PSI 0-400, Red LED Backlit	
910526	Preconnect Discharge	
910702	**Pre-connect, Swivel, Crosslay/Speedlay, 2-1/2", NST**	
910660	Crosslay Load, 200' of 2-1/2" Hose, Single Stack	
101724	Valve, 2-1/2", Akron, Manual, 8825, Stainless Ball, Innovative Controls (Spartan Style) Push Pull Controller	
121425	Pressure Gauge, Inn. Cntrls, 2-1/2" TC Series, Liquid Filled - PSI 0-400, Red LED Backlit	
910526	Preconnect Discharge	

Option ID	Description	Ext Price
910693	**Deadlay Load, 150' of 2-1/2" Hose**	
008228	Discharge, Aerial Waterway, 4" (77')	
102571	Valve, 4", Akron, Gear, 8940, Composite Ball, Trident Tru-Flo 6" Handwheel	
121425	Pressure Gauge, Inn. Cntrls, 2-1/2" TC Series, Liquid Filled - PSI 0-400, Red LED Backlit	
111772	Flow Meter with Paddle Wheel, Class 1, Pump Panel	
Discharge Labels	Discharge Labels - All discharges shall have the OEM Standard label package unless stated otherwise. Each discharge label shall be a unique color.	
Low Voltage	**Low Voltage**	
002956	Electrical System, Aerial, Multiplex, QL-12 Harnesses, Sealed Switches	
911058	Electrical System Test, 12 Volt	
100106	Tail Lights, LED, Whelen, M6 Series, Stop-Tail (Combination) (M62BTTC) /Turn (M62TC)/Backup (M62BU)/Warning, 4-Light Vertical Casting (Clear Lenses)	
002192	Switch, Rear Work Light, At Rear/Reverse	
008730	Turn Signals, (2) in Rub Rail, LED, Truck-Lite, Model 21	
101456	Ground Lights, LED, FireTech HiViz, Activation by Park Brake and Reverse, FT-CU-AQX-B-KI	
002770	Clearance Lights, Grote (65282) and Truck-Lite (35741R ID), LED, Red (77'/UT 100'/107')	
UPOxxxxxxx	Momentary Switch - "ALL SCENE LIGHTS ON"	
101464	Camera System, Back-Up, FRC InView 360, Chassis Supplied, OEM Installed Three Cameras	
000621	Alarm, Door Open Warning Circuit	
911317	Upper Zone A, Chassis Supplied and Installed	
110409	Upper Zone C, Beacons (2), Whelen, L31 LED	
Upper Zone C Light/Lens Color	Light/Lens Color - The driver's and officer's side beacons shall both be RED LED with clear lens.	
111335	Upper Zone B/D, Warning Lights (4), Whelen, LED, M6V2 Series (Warning/Perimeter)	
Upper Zone B/D Light/Lens Color	Light/Lens Color - The upper zone warning lights shall have red LEDs and clear lenses.	
110487	Lower Zone Warning Lights (4 OEM Provided), A (0), B (1), C (2), D (1), Whelen, LED, M6 Series	
Lower Zone Light/Lens Color	Light/Lens Color - The lower zone warning lights shall all have red LED's and clear lenses.	
110549	Traffic Directional Light, Federal Signal, 6-Light Latitude SignalMaster LED, SL6S-A, Standard Controller	
910738	Traffic Directional Light Location, Rear Body Face, Recess Mounted	
007111	Air Horns (2), Chassis Supplied, OEM Installed	
910987	Air Horn Locations, Recessed in Front Bumper, (2) Driver's Side	
000890	Air Horn Activation, Push Button on Pump Panel, Driver's Side	
UPO0074499	Tow Eyes (2), Chassis Supplied, OEM Installed	
UPOxxxxxxx	NONE	
007130	Siren, Q2B, Chassis Supplied, OEM Installed, Pedestal Mount	

Option ID	Description	Ext Price
911007	Siren Location, On Front Bumper, Pedestal Mounted, Driver's Side Outboard	
110977	Speakers (2), Chassis Supplied, OEM Installed	
911027	Speaker Locations, Front Bumper, Recessed, (1) Driver's Side / (1) Officer's Side, Inboard	
101734	Relocate (2) Chassis Supplied Temporary Located Foot Switches	
	Shop Note: *The foot switches shall be installed on the officer's side dash panel.*	
010221	Power and Ground Lead, 12V Drop, Battery Direct, 30 Amp, 6-Position Distribution Panel	
900014	Power Lead Location, In L1 Cmpt	
	Shop Note: *The Blue Sea shall be mounted on the front bulkhead up high as practical.*	
010221	Power and Ground Lead, 12V Drop, Battery Direct, 30 Amp, 6-Position Distribution Panel	
900019	Power Lead Location, In R1 Cmpt	
	Shop Note: *The Blue Sea shall be mounted on the front bulkhead up high as practical.*	
UPO0075085	Scene Light, Pair, 12V, Firetech HiViz, Recessed Mount, LED Double Stacked Mini Brow, Black Bezel, FT-MB-21-FT-B	
910852	Lighting Location, Side Face of Body, Center, Both Sides	
UPO0074501	Lighting Activation, On V-Mux Screen, Dash Panel, and Pump Panel, 'LEFT SCENE' and 'RIGHT SCENE'	
101441	Scene Lights, Pair, 12V, Firetech HiViz, Surface Mount, LED Guardian JR, Chrome Bezel	
910851	Lighting Location, Rear Face of Body, Both Sides	
UPO0077564	Lighting Activation, On V-Mux Screen, Dash Panel, and Pump Panel, 'REAR SCENE', Wired to Reverse and Rear Work Light Switch	
Line Voltage	**Line Voltage**	
Aerial	**Aerial**	
001480	Construction and Dimensions, Rear Mount Ladder Structure (77')	
911145	Ladder Specifications (77')	
001837	Aerial Information Specification Plate	
121500	Aerial Test, Non-Destructive Testing (NDT), Independent Third Party Certification	
901000	Aerial Test, Structural Safety Factor, Stability Factor and Testing	
911156	Rung Covers	
001508	Ladder Travel Support/Cradle, Light, Cradle Interlock System (77')	
001513	Elevation System (77')	
911159	Extension/Retraction System (77')	
911168	Wear Pads/Bearing Surfaces	
911170	Rotation System, Bearing/Gear Box/Interlocks (77')	
911175	Cab / Body Damage Protection Interlock System	
	Shop Note: *The cab/body damage protection shall be set as close as possible.*	
001632	Aerial Power Take-Off	

Option ID	Description	Ext Price
001636	Hydraulic Pump with "Thru-Drive" (77'/UT100'/107')	
001639	Hydraulic System (77')	
111765	Hydraulic Pressure Gauge, Rear Control Station, Inn. Cntrls, 2-1/2", TC Series, psi 0-5000	
001649	Emergency Hydraulic Pump (77'/UT100'/107')	
911194	Swivel	
001805	Aerial Angle Indicator, Base Section	
001807	Aerial Extension Tape	
001464	Aerial Tool, Manual Rotation Drive Tool	
007713	Torque Box, Painted Black, PPG (77' Single Axle)	
102011	Stabilizers, Front Down and Rear "H" Style, 18' Spread, Standard Stroke, NO Stabilizer Pins, Painted Covers (77' Single Axle)	
	Shop Note: *The front stationary stabilizer covers shall be painted job color.*	
911180	Stabilizer Extension System (77')	
001594	Stabilizer Angle Level Gauges (2)	
001603	Ground Control System, Electric Over Hydraulic Controls, Front and Rear Stabilizers, Lower Center Rear, Horizontal, Brushed Stainless Doors	
UPOxxxxxxx	Stabilizer Auxiliary Pads, Not Required 77, Rear	
111744	Stabilizer Cover Warning Lights (4), Whelen, M6V Super-LED (M6V2RC), Red with Clear Lens, Activated with Aerial Master, Bezel Color to Match Lower Zone Lights	
001611	Stabilizer Arm Warning Lights (4), Whelen, 5G Series Super-LED (5GR00FRR), Red	
001590	Stabilizer Work Lights (2), Truck-Lite LED (81380), Clear	
008375	Turntable, Standard (77')	
008304	Turntable Handrails, Knurled SS, Standard Turntable, (2) Openings (77')	
008344	Turntable Restraints, (2) ManSaver Bars	
111717	Turntable Work Lights, (2) OnScene and (1) Truck-Lite, LED	
001614	Ladder Hour Meter, At Turntable	
007379	Turntable Control Console, Tread Plate Box/Painted Lid, Traditional, (3) Levers, IC Panel, On-Scene LED Light Under Lid (Ladders)	
111973	System Lock Control, Red Mushroom Switch on Turntable Console	
008024	Retraction Override Safety System, Switched at Turntable Console	
001648	Load Sensing System, Loadminder Display (Ladders)	
000877	Air Horn Activation, Push Button on Turntable Control Console	
008265	Load Chart (77')	
001654	Communication System, 2-Way, Turntable-Tip, Atkinson (77'/UT 100'/107'/125')	
111832	Tracking Lights (2), 12V, On Front of Cradle, FRC LED SoBrite (SRA110-07A)	
111841	Tracking Lights Switch, Toggle Switch at Turntable Console	
008277	Egress, Bolt-On, Short (77'/UT 100'/107'/125')	
001505	Folding Steps on Fly Section (77'/107'/125')	
911157	Load Lifting/Rappelling Eyes on Fly Section	

Option ID	Description	Ext Price
100006	Storage Box (1), Nozzle/Tips, At Ladder Tip	
101928	12V Aerial Wiring (77')	
UPO0051955	None	
102671	Tip Lights (2), 12V, Firetech HiViz, LED Combination, Switch on Lighthead, Black Housing, FT-WL-X-9-FT-B-SH2	
911218	Tip Lights Locations, Ladder Tip, Both Sides	
111881	Tip Light(s) Switch, Toggle Switch at Turntable Console	
UPOxxxxxxx	Two (2) Tip Mounted Lights, 12V, LED FireTech, FT-CU-HD-12	
UPOxxxxxxx	Tip Lights Location, Ladder Tip, Both Side	
UPOxxxxxxx	Tip Light(s) Switch, Toggle Switch at Turntable Console	
911196	Waterway System (77')	
007924	Positional Waterway, Switched at Turntable Console (77'/UT 100'/107')	
001713	Waterway Relief Valve / Drain Valve	
001716	Waterway Inlet, Rear, 4" Inlet and 4" Plumbing (77')	
007744	Bushing, 4" NST - NH Cap (HCC2814AC), Chrome, South Park	
102545	Aerial Monitor, Electric, TFT, Flex YN-E21A-L (Ladders), TFT Controller at Turntable (YC-RP) and Tip (YC-TS)	
112023	Monitor Color, TFT Silver, Powder Coat	
901158	Aerial Valve Monitor (VUM) Color, TFT Standard	
006605	Nozzle, Electric, TFT Master Stream 1500 GPM, M-ERP1500-NN, 3-1/2" NH	
911204	Monitor Sweep, Ladder, Single Monitor	
008648	Monitor Safety Interlock/Stow Feature, With Light	
911209	Master Stream Controls, Turntable and Ladder Tip	
008326	Rope Rescue Package	
UPOxxxxxxx	Ladder Belt Storage Box, Attached to Turntable Handrail, Four (4) Ladder Belts, Aluminum, Painted Body Color	
111924	Rung Lighting, Blue LED (77')	
111932	Rung Lighting Switch, Toggle Switch at Turntable Console	
001838	Ladder Signs (2), On Base Section (77')	
111948	Solid Beam Roof Ladder Storage, Officer's Side Base Section	
101065	Ladder, (1), Duo-Safety, 16' Roof, Double End, 875-DR	
UPOxxxxxxx	Ladder Sign Wedge Deflectors, SST, Driver’s and Officer’s Side	
UPOxxxxxxx	Chain Saw Box, 1/8" Aluminum, Tread Plate Hinged Led To Curbside, Mounted on Officer's Side Turntable, Dri-Dek, Pop Latch, Vent, 16" H X 49" L 15" W	
111956	**Pike Pole Storage, Officer's Side Fly Section, 6' Pole**	
008221	Pike Pole (1), Fire Hooks Unlimited, 6' Steel, New York Roof Hook, Chisel End, RH-6	
111960	**Folding Attic Ladder Storage, Driver's Side Fly Section, For Duo-Safety Ladder**	
001291	Ladder (1), Duo-Safety, 10' Aluminum Folding Attic, 585-A	
Paint / Striping / Decals	**Paint / Striping / Decals**	
900718	**Chassis Paint, Chassis Manufacturer Painted, Two Tone**	
009165	Body Paint, Single Tone, Aerial, Aluminum Material	
901219	Non-Metallic Paint	

Option ID	Description	Ext Price
101843	Body Paint Color, Aerial, Single Tone, Red, PPG	
901234	Overlays, Pump Module Structure, Match Pump Panel, Side Mount	
101862	Ladder Paint Color, Black, PPG (77'/UT 100'/107')	
901219	Non-Metallic Paint	
901036	Aerial Corrosion Protection	
000968	Aerial Egress Paint, Red, PPG# FDGH-4353	
911225	Ladder Sign Paint, Match Aerial Ladder Structure Color	
001170	Under Body Finish, Two-Step Undercoating Process	
006089	Corrosion Protection, Electrolysis Corrosion Kontrol (ECK)	
900875	Coating Material Technical Specification, Bedliner Coating	
001033	Sample Paint Card with Paint Formula	
120027	3" Lettering (60), Gold Leaf, Engine-Turned 22kt	
UPO0072559	Reflective Lettering, White, Red, and Black	
UPOxxxxxxx	6 - Lettering, Reflective, With Outline, 4"	
	Shop Note: *The 4" lettering shall be WHITE reflective.*	
UPOxxxxxxx	6 - Lettering, Reflective, With Outline, 6"	
	Shop Note: *The 6" lettering shall be RED reflective.*	
UPOxxxxxxx	1 - Lettering, Reflective, With Outline, 8"	
	Shop Note: *The 8" lettering shall be RED reflective.*	
UPOxxxxxxx	2 - Lettering, Reflective, With Outline, 11"	
	Shop Note: *The 11" lettering shall be WHITE reflective.*	
UPOxxxxxxx	48 - Lettering, Reflective, With Outline, 12"	
	Shop Note: *The 12" lettering shall be BLACK reflective.*	
UPOxxxxxxx	1 - Lettering, Reflective, 16"	
	Shop Note: *The 16" lettering shall be RED reflective.*	
Lettering Clarifications	Lettering Clarifications - The lettering and striping package will be the same as SO# S4597 with the exception of the unit #. The unit # for this truck is going to be "3".	
900879	**Front Cab Striping, Wrap to Grill**	
004523	Rub Rail Striping, 2", Silver, Reflective, Aerial	
008704	Body Striping, Aerial, 1"-6"-1", High Angle Transition	
900883	Upper Stripe Color, Gold	
900906	Main Stripe Color, White	
900919	Lower Stripe Color, Gold	
121754	**Stabilizer Beam Striping, Front and Rear, (2) Stabilizers, 4" Reflective Striping, White**	
007825	**Aerial Egress Striping, Reflective White**	
100951	Chevron Color, Red / Black, 3M 4092 & 680-85	
007382	Chevron Layout, Rear Body Surface, EXCLUDE Torque Box Door	
901257	Graphics Not Approved	
Warranties	**Warranties**	

Option ID	Description	Ext Price
RFW0002	General Two (2) Years or 36,000 Miles Limited Warranty	
RFW0502	Body Structure (Aluminum) Ten (10) Years or 100,000 Miles Limited Warranty	
RFW0403	Aerial Ladder Structure Twenty (20) Years or 100,000 Miles Limited Warranty	
RFW0421	Aerial Leak-Free Hydraulics Three (3) Years or 48,000 Miles Limited Warranty	
RFW0810	Aerial Waterway Ten (10) Years or 100,000 Miles Limited Warranty	
RFW0202	Electrical Two (2) Years or 36,000 Miles Limited Warranty	
RFW0800	Plumbing and Piping (Stainless Steel) Ten (10) Years or 100,000 Miles Limited Warranty	
WLF800	Warranty, Water Tank, UPF, Standard Lifetime	
RFW0710	Paint and Finish (Exterior Clear coated) Ten (10) Years Limited Warranty	
W05800	Warranty, Pump, Hale, Standard 5 Year	

Quotation

		Description	Front Wt.	Rear Wt.	Mass	X	Y	Z	Qty.
VEHICLE									
0100-012	**MODEL**	Gladiator	540	-78	462	0	-3.98	37.54	1
8012-002	**CUSTOMERS / OEMS**	Smeal (02070)[1002812]	0	0	0	0	0	0	1
8011-027	**MODEL YEAR**	Model Year - 2027	0	0	0	0	0	0	1
8001-001	**COUNTRY OF SERVICE**	Country of Service United States Of America	0	0	0	0	0	0	1
8017-009	**CAB AND CHASSIS LABELING LANGUAGE**	Cab and Chassis Labeling Language English w/Innovative Controls Labels	0	0	0	0	0	0	1
8006-010	**APPARATUS TYPE**	Apparatus Type Rear Mount Aerial	0	0	0	0	0	0	1
8066-020	**REAR MOUNT AERIAL DEVICE**	Rear Mount Aerial Device Smeal S33RL-77/77' Rear Mnt Ladder	0	0	0	0	0	0	1
8008-001	**VEHICLE TYPE**	Vehicle Type Straight Truck	0	0	0	0	0	0	1
8008A-000	**VEHICLE ANGLE OF APPROACH PACKAGE**	Vehicle Angle of Approach NFPA Minimum 8.00 Degrees	0	0	0	0	0	0	1
0104-001	**AXLE CONFIGURATION**	Axle Configuration 4x2 (Rear Axle Drive Only)	0	0	0	0	0	0	1
0101-011	**GROSS AXLE WEIGHT RATINGS FRONT**	GAWR Front 24000#	0	0	0	0	0	0	1
0102-029	**GROSS AXLE WEIGHT RATINGS REAR**	GAWR Rear 35000#	0	0	0	0	0	0	1
8010-201	**PUMP PROVISION**	Pump Provision Driveline Midship, Pump Mode Prog w/Auto Park Brake "N"	0	0	0	0	0	0	1
8009-004	**WATER & FOAM TANK CAPACITY**	Water & Foam Tank Capacity Up to 750 Gallons	0	0	0	0	0	0	1
8003-197	**WARRANTY**	Warranty Cab and Chassis (2) Year RFW0102	0	0	0	0	0	0	1
CAB									
1000-012	**CAB STYLE**	Cab Style EMFD Flat Roof	3210	-10	3200	0	50.25	0.75	1
8101-201	**OCCUPANT PROTECTION**	Occupant Protection RollTek w/SRA	0	0	0	0	0	0	1
1501-002	**CAB FRONT FASCIA**	Cab Frt Fascia Classic	0	0	0	0	0	0	1
1518-025	**FRONT GRILLE**	Cab Frt Grille Hinged Classic Styled	0	0	0	0	0	0	1
1551-002	**CAB UNDERCOAT**	Cab Undercoat	0	0	0	0	0	0	1
1552-002	**CAB SIDE DRIP RAIL**	Cab Side Drip Rail	0	0	0	0	0	0	1
1521-002	**CAB PAINT EXTERIOR**	Cab Paint Exterior Two Tone	0	0	0	0	0	0	1
1533-001	**CAB PAINT PROCESS/MANUFACTURER**	Cab Paint Process/Manufacturer PPG	0	0	0	0	0	0	1
1522-001	**CAB PAINT**	Cab Paint Primary/Lower Color No	0	0	0	0	0	0	1

	PRIMARY/LOWER COLOR	Selection/TBD							
1523-002	**CAB PAINT SECONDARY/UPPER COLOR**	Cab Paint Secondary/Upper Color No Selection/TBD	0	0	0	0	0	0	1
1524-002	**CAB PAINT EXTERIOR BREAKLINE**	Cab Paint Exterior Breakline Classic	0	0	0	0	0	0	1
1515-005	**CAB PAINT PINSTRIPE**	Cab Paint Pinstripe 1/2" Black Temporary	0	0	0	0	0	0	1
8013-156	**CAB PAINT WARRANTY**	Cab Paint Warranty PPG (10) Year RFW0710	0	0	0	0	0	0	1
1334-039	**CAB PAINT INTERIOR**	Cab Paint Int Multi-tone Onyx Blk	0	0	0	0	0	0	1
1005-001	**CAB ENTRY DOORS**	Cab Entry Doors (4)	0	0	0	0	0	0	1
1101-101	**CAB ENTRY DOOR TYPE**	Cab Entry Door Type Full Length w/Pollak Switches	0	0	0	0	0	0	1
1322-007	**CAB INSULATION**	Cab Insulation Nonwoven Polyester Fiber	0	0	0	0	0	0	1
8004-033	**CAB STRUCTURAL WARRANTY**	Cab Structural Warranty (10) Year RFW0602	0	0	0	0	0	0	1
9001-006	**CAB TEST INFORMATION**	Cab Test Information Crash Test ECE-R29/SAE J2420/SAE J2422	0	0	0	0	0	0	1

ELECTRICAL POWER DISTRIBUTION

5000-018	**ELECTRICAL SYSTEM**	Elec System 12V DC Multiplex	0	0	0	0	0	0	1
5005-300	**VEHICLE DISPLAY**	Vehicle Display UltraView 780 Touchscreen w/Push Button Surround LH Sw Pnl	0	0	0	0	0	0	1
5004-002	**LOAD MANAGEMENT SYSTEM**	Load Management System Multiplex	0	0	0	0	0	0	1
5622-026	**DATA RECORDING SYSTEM**	Data Recording Sys Vehicle Data Weldon MUX w/InView 360HD DVR	0	0	0	0	0	0	1
5031-102	**ACCESSORY POWER**	Accessory Pwr Batt & Ign Stud w/(2)Fuse Batt/(3)Fuse Mstr Bus Bar w/Aerial Mstr	0	0	0	0	0	0	1
5011-001	**EXTERIOR ELECTRICAL TERMINAL COATING**	Exterior Electrical Terminal Coating Spray On Plasti Dip	0	0	0	0	0	0	1
8014-002	**ELECTRICAL SYSTEM WARRANTY**	Electrical System Warranty (2) Year RFW0202	0	0	0	0	0	0	1

ENGINE

1701-184	**ENGINE**	Engine Diesel 565HP/1850Ft-Lbs Cummins X15 HHD - EPA 2027	4164	-485	3679	0	14.6	29.05	1
1329-002	**CAB ENGINE TUNNEL**	Cab Engine Tunnel Large	0	0	0	0	0	0	1
1731-018	**DIESEL PARTICULATE FILTER CONTROLS**	DPF Ctrl Regeneration Sw & Inhibit Sw w/Digital Dash	0	0	0	0	0	0	1
1718-002	**ENGINE PROGRAMMING HIGH IDLE SPEED**	Engine Programming High Idle Speed 1250 RPM	0	0	0	0	0	0	1

1719-005	**ENGINE HIGH IDLE CONTROL**	Engine High Idle Ctrl Automatic and Manual w/Disp Actv	0	0	0	0	0	0	1
1710-001	**ENGINE PROGRAMMING ROAD SPEED GOVERNOR**	Engine Programming Road Speed Governor Enabled	0	0	0	0	0	0	1
1713-010	**AUXILIARY ENGINE BRAKE**	Aux Engine Brake Compression Brake w/VG Turbo	0	0	0	0	0	0	1
1708-007	**AUXILIARY ENGINE BRAKE CONTROL**	Aux Engine Brake Ctrl Off/Low/High Disp	0	0	0	0	0	0	1
1715-004	**FLUID FILLS**	Fluid Fills Fwd For Large Displacement Cap	0	0	0	0	0	0	1
1735-001	**ENGINE DRAIN PLUG**	Engine Drain Plug	0	0	0	0	0	0	1
8002-001	**ENGINE WARRANTY**	Engine Warranty Cummins (5) Year/100,000 Miles	0	0	0	0	0	0	1
1707-116	**REMOTE THROTTLE HARNESS**	Rmt Throttle Harness Cab Harness Only Shift Interlock	0	0	0	0	0	0	1
1721-001	**ENGINE PROGRAMMING REMOTE THROTTLE**	Engine Program Rmt Throttle Off	0	0	0	0	0	0	1
1727-001	**ENGINE PROGRAMMING IDLE SPEED**	Engine Programming Idle Speed 700 RPM	0	0	0	0	0	0	1

AIR INTAKE

2801-010	**ENGINE AIR INTAKE**	Engine Air Intake Filtration and Restriction w/Replaceable Element Abv Radiator	0	0	0	0	0	0	1

COOLING

2704-016	**ENGINE FAN DRIVE**	Engine Fan Drive Variable Speed	0	0	0	0	0	0	1
2701-021	**ENGINE COOLING SYSTEM**	Engine Cooling System Serial Flow w/Package Drop-Out Prov	499	-117	382	0	13.38	68	1
2711-005	**ENGINE COOLING SYSTEM PROTECTION**	Engine Cooling System Protection Light Duty Skid Plate Paint Frame Color	0	0	0	0	0	0	1
2708-001	**ENGINE COOLANT**	Engine Coolant Extended Life	0	0	0	0	0	0	1
2706-003	**ELECTRONIC COOLANT LEVEL INDICATOR**	Elec Low Coolant Level Indicator	0	0	0	0	0	0	1
2709-001	**COOLANT HOSES**	Coolant Hoses Silicone	0	0	0	0	0	0	1

EXHAUST

2901-092	**ENGINE EXHAUST SYSTEM**	Eng Exhaust Sys Under Frm RH Inboard Inner Frame Mnt DPF/SCR Inboard	222	157	380	0	-6.7	-91.3	1
2907-021	**DIESEL EXHAUST FLUID TANK**	Diesel Exhaust Fluid Tank LH 5 Gal Fill Thru Rr Step	98	25	124	0	1.65	-44.5	1
2902-010	**ENGINE EXHAUST ACCESSORIES**	Engine Exhaust Acc Temp Mitigation	0	0	0	0	0	0	1
2906-002	**ENGINE EXHAUST WRAP**	Engine Exhaust Wrap	0	0	0	0	0	0	1

8018-006	**EMISSIONS SYSTEM WARRANTY**	Emissions System Warranty (10) Years Heavy HDE/450K Miles/22K Hours RFW0144	0	0	0	0	0	0	1
8018A-002	**REGULATED EMISSIONS WARRANTY TIRES**	Regulated Emissions Warranty Tires (2) Years/24,000 Miles RFW0145	0	0	0	0	0	0	1
8018B-002	**REGULATED EMISSIONS WARRANTY AIR CONDITIONING**	Regulated Emissions Warranty Air Conditioning (5) Years/100,000 Miles RFW0146	0	0	0	0	0	0	1

TRANSMISSION

1801-018	**TRANSMISSION**	Transmission Allison 4000 EVS w/Retarder	990	66	1057	0	0.89	-13.93	1
1806-006	**TRANSMISSION MODE PROGRAMMING**	Transmission Mode Programming 6th Startup/6th Mode S1/S1 Omit Economy Mode	0	0	0	0	0	0	1
1811-004	**TRANSMISSION FEATURE PROGRAMMING**	Transmission Feature Programming Allison Gen 5 & 6-E I/O Package 198/Pumper	0	0	0	0	0	0	1
1807-005	**TRANSMISSION SHIFT SELECTOR**	Transmission GEN 5 & 6-E Shift Sel Key Pad/Push Button	0	0	0	0	0	0	1
1815-002	**ELECTRONIC TRANSMISSION OIL LEVEL INDICATOR**	Elec Transmission Oil Level Indicator	0	0	0	0	0	0	1
1812-004	**TRANSMISSION RETARDER CONTROL**	Trans Ret Ctrl 1/3 Throttle 2/3 Brk On/Off Disp Actv	0	0	0	0	0	0	1
1816-004	**TRANSMISSION RETARDER CAPACITY LEVEL**	Transmission Retarder Capacity Level High	0	0	0	0	0	0	1
1814-002	**TRANSMISSION PRE-SELECT WITH AUXILIARY BRAKE**	2nd Gear Pre-Select	0	0	0	0	0	0	1
1808-007	**TRANSMISSION COOLING SYSTEM**	Transmission Cooling System	149	-24	125	0	-9.25	43.12	1
1817-001	**TRANSMISSION DRAIN PLUG**	Transmission Drain Plug	0	0	0	0	0	0	1
8005-001	**TRANSMISSION WARRANTY**	Transmission Warranty Allison (5) Year	0	0	0	0	0	0	1

POWER TAKE OFF

2004-003	**LH PTO**	LH PTO Chassis Sply	0	0	0	0	0	0	1
2001-154	**LH PTO MODEL**	LH PTO Model Chelsea 281-GGFJP-E5XD	0	0	0	0	0	0	1
2005-008	**PTO LOCATION**	PTO Location 8:00/1:00	56	3	60	0	-2.31	-14.16	1
2015-030	**LH PTO CONTROL**	LH PTO Ctrl Rkr Enable "Aerial Master"/Rkr Actv "Aerial PTO"	0	0	0	0	0	0	1

DRIVELINE

3001-015	**DRIVELINE**	Driveline MSI 1810 w/Meritor U-Joints w/Thrust Washers	0	0	0	0	0	0	1

3005-072	**MIDSHIP PUMP / GEARBOX**	Midship Pump Jackshaft w/Smeal Long SMDH Pump Mount Holes	0	0	0	0	0	0	1
3008-138	**MIDSHIP PUMP / GEARBOX MODEL**	Midship Pump/Gearbox Model Hale QMAX-XS Fwd	0	0	0	0	0	0	1
3048-004	**MIDSHIP PUMP GEARBOX DROP**	Midship Driveline Pump Gearbox Drop Hale "LG"	0	0	0	0	0	0	1
3009-020	**MIDSHIP PUMP RATIO**	Midship Pump Ratio 2.28:1 (23)	0	0	0	0	0	0	1
3010-0990	**MIDSHIP PUMP LOCATION C/L SUCTION TO C/L REAR AXLE**	Midship Pump Location C/L Suction to C/L Rear Axle 99.0"	0	0	0	0	0	0	1
5013-002	**PUMP SHIFT CONTROLS**	Pump Shift Ctrl Elec Over Air Ctr Pnl Pmp Act Up w/Sep Instructions	0	0	0	0	0	0	1
3049-003	**PUMP SHIFT CONTROL PLUMBING**	Pump Shift Control Plumbing Pre-Plumb Elec/Air	0	0	0	0	0	0	1

FUEL SYSTEMS

3109-064	**FUEL FILTER/WATER SEPARATOR**	Fuel Filter/Wtr Separator Racor GreenMAX 6600R w/Lt & Alarm	0	0	0	0	0	0	1
3111-002	**FUEL LINES**	Fuel Lines Wire Braid	0	0	0	0	0	0	1
3103-008	**ELECTRIC FUEL PRIMER**	Electric Fuel Primer Engine Sply Electric Lift Pump	0	0	0	0	0	0	1
3101-102	**FUEL TANK**	Fuel Tank 68 Gallon	0	0	0	0	0	0	1
3130-001	**FUEL TANK MATERIAL AND FINISH**	Fuel Tank Material Steel & Finish Painted Frame Components Color	0	0	0	0	0	0	1
3131-001	**FUEL TANK STRAP MATERIAL AND FINISH**	Fuel Tank Strap Material Steel & Finish Painted Frame Components Color	0	0	0	0	0	0	1
3132-011	**FUEL TANK MISCELLANEOUS OPTIONS**	Fuel Tank Miscellaneous Options - Temporarily Mounted	0	0	0	0	0	0	1
3102-016	**FUEL TANK FILL PORT**	Fuel Tank Fill Port LH Mid/RH Mid/LH Fwd	0	0	0	0	0	0	1
3114-006	**FUEL TANK SERVICEABILITY PROVISIONS**	Fuel Tank Serviceability Prov 12' Fuel Line Extension	0	0	0	0	0	0	1
3115-002	**FUEL TANK DRAIN PLUG**	Fuel Tank Drain Plug Magnetic	0	0	0	0	0	0	1

FRONT AXLE

2401-039	**FRONT AXLE**	Frt Axle Hendrickson STEERTEK NXT Fabricated Box Beam 24000#	1755	0	1755	0	-20	0	1
8059-025	**FRONT AXLE WARRANTY**	Front Axle Warranty Hendrickson STEERTEK NXT Extended	0	0	0	0	0	0	1
2405-001	**FRONT WHEEL BEARING LUBRICATION**	Frt Wheel Bearing Lube Oil	0	0	0	0	0	0	1

FRONT SUSPENSION

2502-006	**FRONT SHOCK ABSORBERS**	Frt Shock Absorbers Suspension Sply	0	0	0	0	0	0	1

2501-019	**FRONT SUSPENSION**	Frt Suspension Parabolic STEERTEK NXT Integrated 18000-24000# Spring Pack	0	0	0	0	0	0	1

STEERING

2601-006	**STEERING COLUMN/WHEEL**	Steering Column/Wheel Tilt/Telescopic 18" 4 Spoke	341	-58	282	0	2.61	45.75	1
2609-002	**ELECTRONIC POWER STEERING FLUID LEVEL INDICATOR**	Elec Power Steering Fluid Level Indicator	0	0	0	0	0	0	1
2603-011	**POWER STEERING PUMP**	Power Steering Pump TRW w/Passive Cooler	0	0	0	0	0	0	1
2606-016	**FRONT AXLE CRAMP ANGLE**	Front Axle Cramp Angle 45L/43R Degrees	0	0	0	0	0	0	1
2610-005	**POWER STEERING GEAR**	Power Steering Gear TRW TAS 85 w/Assist	25	0	25	0	0	0	1
2608-001	**CHASSIS ALIGNMENT**	Chassis Alignment	0	0	0	0	0	0	1

REAR AXLE

3401-031	**REAR AXLE**	Rear Axle 35000# Meritor RS-35-185	0	2088	2089	0	-12.25	-220	1
3403-001	**REAR AXLE DIFFERENTIAL LUBRICATION**	Rear Axle Differential Lubrication Oil	0	0	0	0	0	0	1
8061-022	**REAR AXLE WARRANTY**	Rear Axle Warranty Meritor 2027	0	0	0	0	0	0	1
3412-003	**WHEEL HUB PAINT**	Wheel Hub Paint Gloss Black	0	0	0	0	0	0	1
3411-001	**REAR WHEEL BEARING LUBRICATION**	Rear Wheel Bearing Lubrication Oil	0	0	0	0	0	0	1
3407-010	**REAR AXLE DIFFERENTIAL CONTROL**	Rear Axle Differential Ctrl DCDL Disp	0	0	0	0	0	0	1
3408-004	**VEHICLE TOP SPEED**	Vehicle Top Speed 65 MPH	0	0	0	0	0	0	1
3410-001	**REAR AXLE EXTERNAL VENT**	Rear Axle External Vent OEM Housing Breather	0	0	0	0	0	0	1

REAR SUSPENSION

3501-056	**REAR SUSPENSION**	Rear Susp Hendrickson Roadmaax Air 35000#	0	785	785	0	-3	-220	1
3503-003	**REAR SHOCK ABSORBERS**	Rear Shock Absorbers Suspension Sply	0	0	0	0	0	0	1

TIRES

3625-002	**TIRE INTERMITTENT SERVICE RATING**	Tire Intermittent Service Ratings Acceptable	0	0	0	0	0	0	1
3601-063	**FRONT TIRE**	Frt Tire 425/65R 22.5 Michelin XZY3	416	0	416	0	-14.25	0	2
3602-019	**REAR TIRE**	Rear Tire 315/80R 22.5 Michelin XDN2 Grip	0	692	693	0	-14.25	-220	4
3413-563	**REAR AXLE RATIO**	Rear Axle Ratio 5.63	0	0	0	0	0	0	1

3614-030	**TIRE PRESSURE INDICATOR**	Tire Pressure Ind Frt & Rr LED	0	0	0	0	0	0	1

WHEELS

3701-040	**FRONT WHEEL**	Frt Wheel Alcoa Dura-Black 22.5 x 12.25 Alum	134	0	134	0	-10.25	0	2
3703-058	**REAR WHEEL**	Rr Whl Alcoa Dura-Black 22.5 x 9.00 Alum	0	236	236	0	-14	-220	4

TIRE CHAINS

3801-002	**TIRE CHAINS**	Tire Chains Rear Axle ON-Spot 6 Strand Auto	10	139	150	0	-19.75	-204	1
3802-007	**TIRE CHAINS ACTIVATION**	Tire Chains Actv Disp Actv w/Auto Disable	0	0	0	0	0	0	1

BRAKES

3205-014	**BRAKE SYSTEM**	Brake System ABS/ATC/ESC Sgl Axle Disp Actv	0	0	0	0	0	0	1
3206-003	**FRONT BRAKES**	Frt Brakes Meritor EX225 Disc 17"	0	0	0	0	0	0	1
3207-009	**REAR BRAKES**	Rr Brakes S-Cam Drum 16.5" x 8.6" Cast Iron Shoe	0	0	0	0	0	0	1
3208-001	**PARK BRAKE**	Prk Brake Rr Wheels Only	0	0	0	0	0	0	1
3204-004	**PARK BRAKE CONTROL**	Prk Brake Ctrl Ctr Tunnel Mnt w/Guard	0	0	0	0	0	0	1
3214-002	**REAR BRAKE SLACK ADJUSTERS**	Rr Brake Slack Adjusters Haldex	0	0	0	0	0	0	1
3202-005	**AIR DRYER**	Air Dryer Wabco System Saver 1200 Bhd LH Batt Box	0	0	0	0	0	0	1
3215-009	**FRONT BRAKE CHAMBERS**	Frt Brake Chambers Hendrickson STEERTEK NXT Type 24	0	0	0	0	0	0	1
3210-022	**REAR BRAKE CHAMBERS**	Rr Brake Chambers MGM 30/30 Long Stroke Piston	0	0	0	0	0	0	1

AIR SUPPLY SYSTEMS

3320-001	**AIR COMPRESSOR**	Air Compressor Wabco SS318 18.7 CFM	0	0	0	0	0	0	1
3339-004	**AIR GOVERNOR**	Air Governor Mnt on Air Dryer Bracket	0	0	0	0	0	0	1
3303-006	**MOISTURE EJECTORS**	Moisture Ejectors Manual/Auto Wet Tank	0	0	0	0	0	0	1
3307-001	**AIR SUPPLY LINES**	Air Sply Lines Nylon w/Compression Fittings	0	0	0	0	0	0	1
3309-046	**AIR INLET CONNECTION**	Air Inlet Connection w/Auto Eject	0	0	0	0	0	0	1
3321-007	**AIR INLET/AUTO EJECT CONNECTION COVER**	Air Inlet/Auto Eject Conn Cover Black	0	0	0	0	0	0	1
3349-006	**AIR INLET LOCATION**	Air Inlet Location LH Cab Side Mid Fwd	0	0	0	0	0	0	1

3326-002	**AIR INLET/OUTLET FITTING TYPE**	Air Inlet/Outlet Manual Conn Tru-Flate Interchange 1/4"	0	0	0	0	0	0	1
3338-002	**REAR AIR TANK MOUNTING**	Rear Air Tank Mnt Any Bhd Rear Axle Perpendicular w/Frame	0	0	0	0	0	0	1

FRAME

2103-2200	**WHEELBASE**	Wheelbase 220.0"	1095	863	1959	0	5.13	-97	1
2106-0610	**REAR OVERHANG**	Rear Overhang 61.0"	-54	444	390	0	5.13	-250.5	1
2101-004	**FRAME**	Frame Triple Channel 35.00" Width	-13	-40	-54	0	5.13	-163	1
2111-144	**MISC FRAME OPTIONS**	Misc Frame Options Smeal 75/55 RM Aerial Pattern	0	0	0	0	0	0	1
2117-004	**FRAME CLEAR AREA**	Frame Clear Area Inside/Outside Rail 30" Rwd Back of Cab	0	0	0	0	0	0	1
2110-201	**FRAME PAINT**	Frame Paint Hot Dipped Galvanized - Frame Only Addl Comp Blk Powder Coat	0	0	0	0	0	0	1
8007-036	**FRAME ASSEMBLY STRUCTURAL WARRANTY**	Frame Assembly Structural Warranty (50) Year RFW0305	0	0	0	0	0	0	1
8019-003	**FRAME RAIL CORROSION WARRANTY**	Frame Rail Corrosion Warranty (25) Year RFW0316	0	0	0	0	0	0	1
8022-004	**FRAME COMPONENTS CORROSION WARRANTY**	Frame Components Corrosion Warranty (3) Year RFW0315	0	0	0	0	0	0	1

BUMPER

2201-022	**FRONT BUMPER**	Frt Bumper Structural Steel Channel Severe Duty w/Flng Bolts	435	-131	304	0	-2.63	95.17	1
2202-006	**FRONT BUMPER EXTENSION LENGTH**	Frt Bumper Extension Length 24"	173	-48	125	0	-2.15	85.92	1
2206-012	**FRONT BUMPER PAINT**	Frt Bumper Paint Primary/Lower Cab Color w/Bedliner Black Bumper Trim	0	0	0	0	0	0	1
2227-024	**FRONT BUMPER TRIM**	Frt Bumper Trim SS Ptd Wide Band Frt Top Edge/Corners Abv Apron w/Iso Washers	0	0	0	0	0	0	1
2208-007	**FRONT BUMPER APRON**	Frt Bumper Apron For 24" Extension	194	-54	140	0	-3	86.36	1
5503-022	**MECHANICAL SIREN**	Mechanical Siren Federal Signal Q2B Pedestal Mnt	0	0	0	0	0	0	1
2218-002	**MECHANICAL SIREN LOCATION**	Mech Siren Location Frt Bmpr Apron LH OB	28	-8	20	0	8.55	89	1
5501-020	**AIR HORN**	Air Horn (2) 21" Round Hadley E-Tone	0	0	0	0	0	0	1
2216-010	**AIR HORN LOCATION**	Air Horn Location (2) Frt Bmpr Face R/L IB	0	0	0	0	0	0	1
2232-003	**AIR HORN RESERVOIR**	Air Horn Reservoir (1) 2084 Cu In	0	0	0	0	0	0	1
5504-061	**ELECTRONIC SIREN SPEAKER**	Elect Siren Speaker (2) 100W Federal Signal Dynamax w/EF Grille	0	0	0	0	0	0	1

2217-011	**ELECTRONIC SIREN SPEAKER LOCATION**	Elec Siren Speaker Location (2) Frt Bmpr Face R/L OB	0	0	0	0	0	0	1
2204-002	**FRONT BUMPER TOW EYES**	Frt Bumper Tow Eyes 2" Painted Below	0	0	0	0	0	0	1

CAB TILT

2310-002	**CAB HEIGHT ADJUSTMENT**	Cab Height Adjustment 0.75"	0	0	0	0	0	0	1
2301-036	**CAB TILT SYSTEM**	Cab Tilt System w/Pump Bhd RH Frt Step	370	-26	345	0	0	16.65	1
2302-014	**CAB TILT AUXILIARY PUMP**	Cab Tilt Aux Pump Manual Mnt w/Fwd Tilt Pump Mnt	0	0	0	0	0	0	1
2303-003	**CAB TILT LIMIT SWITCH**	Cab Tilt Limit Sw Preset Limit	0	0	0	0	0	0	1
2305-001	**CAB TILT CONTROL RECEPTACLE**	Cab Tilt Ctrl Receptacle Temp	0	0	0	0	0	0	1
2306-002	**CAB TILT LOCK DOWN INDICATOR**	Cab Tilt Lock Down Indicator	0	0	0	0	0	0	1

CAB GLASS

1401-109	**CAB WINDSHIELD**	Cab Windshield	0	0	0	0	0	0	1
1402-002	**GLASS FRONT DOOR**	Glass Frt Dr Pwr	0	0	0	0	0	0	1
1407-002	**GLASS TINT FRONT DOOR**	Glass Tint Frt Dr Automotive Dark Gray	0	0	0	0	0	0	1
1419-008	**GLASS REAR DOOR RIGHT HAND**	Glass Rr Dr RH Pwr	0	0	0	0	0	0	1
1430-002	**GLASS TINT REAR DOOR RIGHT HAND**	Glass Tint Rr Door RH Automotive Dark Gray	0	0	0	0	0	0	1
1412-008	**GLASS REAR DOOR LEFT HAND**	Glass Rr Dr LH Pwr	0	0	0	0	0	0	1
1431-002	**GLASS TINT REAR DOOR LEFT HAND**	Glass Tint Rr Door LH Automotive Dark Gray	0	0	0	0	0	0	1
1410-103	**GLASS SIDE MID RIGHT HAND**	Glass Side Mid RH Fxd 15.50"W x 27"H	0	0	0	0	0	0	1
1432-002	**GLASS TINT SIDE MID RIGHT HAND**	Glass Tint Side Mid RH Automotive Dark Gray	0	0	0	0	0	0	1
1409-103	**GLASS SIDE MID LEFT HAND**	Glass Side Mid LH Fxd 15.50"W x 27"H	0	0	0	0	0	0	1
1433-002	**GLASS TINT SIDE MID LEFT HAND**	Glass Tint Side Mid LH Automotive Dark Gray	0	0	0	0	0	0	1

CLIMATE CONTROL

1640-018	**CABIN AIR FILTRATION**	Cabin Air Filtration System Active Air Pur Upr Ctr Rear Wall Horiz Ign	0	0	0	0	0	0	1
1614-202	**CLIMATE CONTROL**	Climate Ctrl Htr Defroster A/C SGM Ovrhd Alum	372	-17	355	0	68.5	10.68	1
1632-002	**CLIMATE CONTROL DRAIN**	Climate Control Drain Gravity	0	0	0	0	0	0	1

1617-201	**CLIMATE CONTROL ACTIVATION**	Climate Ctrl Actv Rotary Dash Mnt Ctr	0	0	0	0	0	0	1
1620-019	**HVAC OVERHEAD COVER PAINT**	HVAC Overhead Cover Paint Multi-tone Onyx Black	0	0	0	0	0	0	1
1603-002	**A/C CONDENSER LOCATION**	A/C Condenser Location Roof Mnt Mid LH	0	0	0	0	0	0	1
1601-013	**A/C COMPRESSOR**	A/C Compressor TM-31/QP-31	0	0	0	0	0	0	1
1530-103	**UNDER CAB INSULATION**	Under Cab Insulation Eng Tnl w/Removable Alum Overlay	41	-5	36	0	32.32	31.37	1

CAB INTERIOR

1327-015	**INTERIOR TRIM FLOOR**	Interior Trim Floor w/TPlt Trim	18	1	20	0	18	-13	1
1302-001	**INTERIOR TRIM**	Interior Trim Vinyl	0	0	0	0	0	0	1
1368-002	**REAR WALL INTERIOR TRIM**	Rear Wall Interior Trim Vinyl	0	0	0	0	0	0	1
1306-006	**HEADER TRIM**	Header Trim XDuty	0	0	0	0	0	0	1
1305-016	**TRIM CENTER DASH**	Trim Center Dash XDuty Deluxe w/Gas Cylinder Stay	0	0	0	0	0	0	1
1339-102	**TRIM LEFT HAND DASH**	Trim LH Dash XDuty	63	-16	47	0	12	75.19	1
1321-004	**TRIM RIGHT HAND DASH**	Trim RH Dash XDuty Glove Cmpt/MDT Prov	0	0	0	0	0	0	1
1307-002	**ENGINE TUNNEL TRIM**	Eng Tnl Trim Flr Mat	0	0	0	0	0	0	1
5040-148	**POWER POINT DASH MOUNT**	Pwr Pnt Dash Mnt Batt Dir Rkr Position Dual 4.8A USB Sw Pnl	0	0	0	0	0	0	1
1303-011	**STEP TRIM**	Step Trim Grip Strut Lwr TPlt Mid	0	0	0	0	0	0	1
1336-010	**STEP TRIM KICKPLATE**	Step Trim Kickplate Black Bedliner Entire Lwr & Upr Stepwell	0	0	0	0	0	0	1
1379-003	**UNDER CAB ACCESS DOOR**	Under Cab Access Door Rear Step LH Painted	0	0	0	0	0	0	1
1102-013	**INTERIOR DOOR TRIM**	Interior Door Trim Painted	0	0	0	0	0	0	1
1323-050	**DOOR TRIM CUSTOMER NAMEPLATE**	Door Trim Customer Nameplate	0	0	0	0	0	0	1
1105-007	**CAB DOOR TRIM REFLECTIVE**	Cab Dr Trim Reflective Vert Stripe/12" Stop	0	0	0	0	0	0	1
1308-001	**INTERIOR GRAB HANDLE "A" PILLAR**	Interior Grab Handle 'A' Pillar 11" Molded	0	0	0	0	0	0	1
1332-018	**INTERIOR GRAB HANDLE FRONT DOOR**	Interior Grab Handle Frt Door Horiz 9" Black Bedliner	0	0	0	0	0	0	1
1345-002	**INTERIOR GRAB HANDLE REAR DOOR**	Int Grab Handle Rr Dr Alum Window Span 30" Black Powder Coat	0	0	0	0	0	0	1
1301-001	**INTERIOR SOFT TRIM COLOR**	Interior Soft Trim Color Black	0	0	0	0	0	0	1
1337-002	**INTERIOR TRIM SUNVISOR**	Interior Trim Sunvisor Tinted	0	0	0	0	0	0	1
1304-002	**INTERIOR FLOOR MAT COLOR**	Interior Floor Mat Color Black	0	0	0	0	0	0	1
1335-018	**CAB PAINT INTERIOR DOOR TRIM**	Cab Paint Int Dr Trim Multi-tone Onyx Black	0	0	0	0	0	0	1

1371-021	**HEADER TRIM INTERIOR PAINT**	Header Trim Interior Paint Multi-tone Onyx Black	0	0	0	0	0	0	1
1370-023	**TRIM CENTER DASH INTERIOR PAINT**	Trim Center Dash Interior Paint Multi-tone Onyx Black	0	0	0	0	0	0	1
1378-022	**TRIM LEFT HAND DASH INTERIOR PAINT**	Trim LH Dash Interior Paint Multi-tone Onyx Black	0	0	0	0	0	0	1
1373-022	**TRIM RIGHT HAND DASH INTERIOR PAINT**	Trim RH Dash Interior Paint Multi-tone Onyx Black	0	0	0	0	0	0	1
1344-002	**DASH PANEL GROUP**	Dash Pnl Group 3-Pnl	0	0	0	0	0	0	1
1312-074	**SWITCHES CENTER PANEL**	Switches Ctr Pnl 8	0	0	0	0	0	0	1
1313-034	**SWITCHES LEFT PANEL**	Switches Left Pnl 5 (3+2) W/Headlight/Wiper	0	0	0	0	0	0	1
1314-001	**SWITCHES RIGHT PANEL**	Switches Right Pnl 0	0	0	0	0	0	0	1

CAB SEATS

1225-007	**SEAT BELT WARNING**	Seat Belt Warn Disp w/VDR	0	0	0	0	0	0	1
1237-005	**SEAT MATERIAL**	Seat Material Bostrom Durawear Plus	0	0	0	0	0	0	1
1243-003	**SEAT COLOR**	Seat Color Black/Red Seat Belts	0	0	0	0	0	0	1
1249-039	**SEAT BACK LOGO**	Seat Back Logo Smeal Seal	0	0	0	0	0	0	4
1201-042	**SEAT DRIVER**	Seat Driver Bostrom Firefighter 8-Way Elect 500 Series ABTS w/Limited Travel	442	-42	400	0	38.5	23.13	1
1213-025	**SEAT BACK DRIVER**	Seat Back Driver Non-SCBA ABTS	0	0	0	0	0	0	1
1219-001	**SEAT MOUNTING DRIVER**	Seat Mounting Driver	0	0	0	0	0	0	1
8102-202	**OCCUPANT PROTECTION DRIVER**	Occupant Protection Driver Mechanical/Elect Seat RollTek w/SRA	0	0	0	0	0	0	1
1202-036	**SEAT OFFICER**	Seat Officer Bostrom Firefighter 2-Way Manual 500 Series ABTS	452	-52	400	0	40.5	29.13	1
1214-034	**SEAT BACK OFFICER**	Seat Back Officer SCBA IMMI SmartDock	0	0	0	0	0	0	1
1220-013	**SEAT MOUNTING OFFICER**	Seat Mounting Officer Rwd 3"	0	0	0	0	0	0	1
8103-202	**OCCUPANT PROTECTION OFFICER**	Occupant Protection Officer Mechanical/Elect Seat RollTek w/SRA	0	0	0	0	0	0	1
1297-002	**POWER SEAT WIRING**	Power Seats Wiring Battery Direct	0	0	0	0	0	0	1
1273-001	**SEAT BELT ORIENTATION CREW**	Seat Belt Orientation Crew Outboard Shoulder To Inboard Hip	0	0	0	0	0	0	1
1265-001	**SEAT FORWARD FACING OUTER LOCATION**	Seat FFO Location Primary Pos (2) R/L	0	0	0	0	0	0	1
1205-027	**SEAT CREW FORWARD FACING OUTER**	Seat Crew FFO Bostrom Firefighter Fold & Hold Flip-Up 500 Series	572	154	728	0	41.12	-47	2
1217-032	**SEAT BACK FORWARD FACING OUTER**	Seat Back FFO SCBA IMMI SmartDock	0	0	0	0	0	0	2

1223-003	**SEAT MOUNTING FORWARD FACING OUTER**	Seat Mounting FFO Inboard	0	0	0	0	0	0	1
8106-102	**OCCUPANT PROTECTION FFO**	Occupant Protection FFO RollTek Belt Pretensioner	0	0	0	0	0	0	1
1269-112	**SEAT FRAME FORWARD FACING**	Seat Frm Fwd Fcg Risers	0	0	0	0	0	0	1
1311-101	**CAB FRONT UNDERSEAT STORAGE ACCESS DOOR**	Cab Frt Undrst Strg Acc Dr	0	0	0	0	0	0	1
1355-023	**SEAT COMPARTMENT DOOR FINISH**	Seat Compartment Door Finish Multi-tone Onyx Black	0	0	0	0	0	0	1

CAB EXTERIOR

1511-201	**WINDSHIELD WIPER SYSTEM**	Windshield Wiper System, Prk Brk Interlock	0	0	0	0	0	0	1
1534-002	**ELECTRONIC WINDSHIELD FLUID LEVEL INDICATOR**	Electronic Windshield Fluid Level Indicator	0	0	0	0	0	0	1
1103-001	**CAB DOOR HARDWARE**	Cab Door Hardware Chrome	0	0	0	0	0	0	1
1111-013	**DOOR LOCKS**	Door Locks Power (4) Entry Doors LH Keypad Only	0	0	0	0	0	0	1
1112-004	**POWER DOOR LOCK COMPARTMENT ACTIVATION**	Power Door Lock Cmpt Actv Key Fob & Keypads	0	0	0	0	0	0	1
1503-201	**GRAB HANDLES**	Grab Handles 3-Pc Alum Knurled 18"	0	0	0	0	0	0	1
1503D-004	**LIGHTED EXTERIOR GRAB HANDLES**	Lighted Grab Handles Green LED	0	0	0	0	0	0	1
1504-054	**REARVIEW MIRRORS**	Mirror Aerodynamic Retrac 613310 Rmt Htd Ltd	0	0	0	0	0	0	1
1529-003	**REARVIEW MIRROR HEAT SWITCH**	Rearview Mirror Heat Sw Disp	0	0	0	0	0	0	1
1525-015	**EXTERIOR TRIM REAR CORNER**	Exterior Trim Rear Corner Scuff Plate Bedliner Black	0	0	0	0	0	0	1
1513-025	**CAB FENDER**	Cab Fender SS	0	0	0	0	0	0	1
1514-002	**MUD FLAPS FRONT**	Mud Flaps Frt	0	0	0	0	0	0	1
1526-026	**CAB EXTERIOR FRONT & SIDE EMBLEMS**	Cab Ext Frt & Side Emblems Spartan	0	0	0	0	0	0	1
1502-052	**CAB EXTERIOR MODEL NAMEPLATE**	Cab Exterior Model Nameplate Gladiator	0	0	0	0	0	0	1

START / CHARGING SYSTEMS

5109-015	**IGNITION**	Ign Mstr Rkr Sw w/Push-Button Start	0	0	0	0	0	0	1
5101-035	**BATTERY**	Batt (5) Group 31 Harris	241	58	300	0	-5.7	-43	1
5106-003	**BATTERY TRAY**	Batt Tray (2) R/L Steel	212	51	264	0	-5.7	-43	1
5107-028	**BATTERY BOX COVER**	Batt Box Cover (2)	71	17	88	0	2.33	-42.75	1
5102-001	**BATTERY CABLE**	Batt Cables	20	4	25	0	-4	-43	1

5108-010	**BATTERY JUMPER STUD**	Batt Jumper Stud Frt LH Lwr Step 8" Apart	0	0	0	0	0	0	1
5104-002	**ALTERNATOR**	Alternator Leece-Neville 320A	0	0	0	0	0	0	1
5105-001	**STARTER MOTOR**	Starter Motor Delco	0	0	0	0	0	0	1

LINE VOLTAGE ELECTRICAL POWER DISTRIBUTION

5209-016	**ELECTRICAL INLET LOCATION**	Elec Inlet Location LH Cab Side Mid Rwd	0	0	0	0	0	0	1
5204-055	**ELECTRICAL INLET**	Elec Inlet 120V 20A Auto Eject	0	0	0	0	0	0	1
5210-013	**ELECTRICAL INLET CONNECTION**	Elec Inlet Conn Prewire 120/240V Cable to Bhd Drv Seat	0	0	0	0	0	0	1
5206-013	**ELECTRICAL INLET COLOR**	Elec Inlet Color Black	0	0	0	0	0	0	1

LIGHTING

5301-106	**HEADLIGHTS**	Headlights 4 Headlamps LED, Firetech FT-4X6-4KIT	0	0	0	0	0	0	1
5337-001	**HEADLIGHT LOCATION**	Headlights Below Frt Warn Lts	0	0	0	0	0	0	1
5303-080	**FRONT TURN SIGNALS**	Frt Turn Signals FireTech Guardian Jr LED Above Frt Warn Surface Mnt	0	0	0	0	0	0	1
5336-015	**SIDE TURN/MARKER LIGHTS**	Side Turn/Marker Lts LED Tecniq S170	0	0	0	0	0	0	1
5302-023	**MARKER & ICC LIGHTS**	Marker & ICC Lts Face Mnt LED Tecniq S170 w/Blk Bezel	0	0	0	0	0	0	1
5350-056	**HEADLIGHT AND MARKER LIGHT ACTIVATION**	Hdlt & Mrkr Lt Actv Rkr Sw/Dimmer Mux/DRL	0	0	0	0	0	0	1
5305-350	**INTERIOR OVERHEAD LIGHTS**	Interior Overhead Lts Red/Clear LED	0	0	0	0	0	0	1
5388-003	**INTERIOR OVERHEAD LIGHTING ACTIVATION**	Int Ovrhd Lt Actv Resp Dr & MUX	0	0	0	0	0	0	1
5403-053	**LIGHTBAR PROVISION**	Lightbar Prov Wire & Mnt (4) Chassis Supply	0	0	0	0	0	0	1
5450N-016	**CAB FRONT LIGHTBAR MODEL**	Cab Front Lightbar Model Whelen F4NMINI Rota-Beam (2)	0	0	0	0	0	0	1
5450-999	**CAB FRONT LIGHTBAR**	Cab Front Lightbar - Configured in 5450M Subcategory	0	0	0	0	0	0	1
5450M-002	**FRONT LIGHTBAR LAYOUT**	Cab Front Lightbar Layout	0	0	0	0	0	0	1
5450X-003	**FRONT LIGHTBAR ORIENTATION**	Front Lightbar Orientation - Outboard/Aerial Mnt	0	0	0	0	0	0	1
5450L2-003	**FRONT LIGHTBAR LIGHT POSITION 2**	Cab Front Lightbar Position 2 - White LH Side	0	0	0	0	0	0	1
5450L4-053	**FRONT LIGHTBAR LIGHT POSITION 4**	Cab Front Lightbar Position 4 - Rotator - White	0	0	0	0	0	0	1
5450L12-052	**FRONT LIGHTBAR LIGHT POSITION 12**	Cab Front Lightbar Position 12 - Rotator - Red	0	0	0	0	0	0	1
5450L15-033	**FRONT LIGHTBAR LIGHT POSITION 15**	Cab Front Lightbar Position 15 - White RH Side	0	0	0	0	0	0	1

5454-054	**CAB SIDE LIGHTBAR**	Cab Side Lightbar (2) Whelen Freedom IV Mini Rota-Beam 3R Layout 1 Rwd	34	5	40	0	78	-32	1
5426-008	**LIGHTBAR SWITCH**	Lightbar Sw Disp w/Clear Lt Cutoff	0	0	0	0	0	0	1
5317-274	**FRONT SCENE LIGHTS**	Frt Scene Lts FireTech FT-MB-12-TR-FT-B 12V LED (2) Black	0	0	0	0	0	0	1
5329-006	**FRONT SCENE LIGHT LOCATION**	Frt Scene Lt Loc (2) Outboard Brow Pos	0	0	0	0	0	0	1
5335-003	**FRONT SCENE LIGHTS ACTIVATION**	Frt Scene Lts Actv Disp	0	0	0	0	0	0	1
5306-183	**SIDE SCENE LIGHTS**	Side Scene Lts Firetech FT-GESM 12V LED Surface Mnt Blk	0	0	0	0	0	0	1
5318-003	**SIDE SCENE LIGHT LOCATION**	Side Scene Lt Loc Upper Mid Fwd Flat Roof Position	0	0	0	0	0	0	1
5316-048	**SIDE SCENE ACTIVATION**	Side Scene Actv Indv Lighted Momentary Sw, Indv Disp Actv	0	0	0	0	0	0	1
5308-300	**GROUND LIGHTS**	Ground Lts Tecniq T44 LED	0	0	0	0	0	0	1
5386-004	**GROUND LIGHTING ACTIVATION**	Ground Lt Actv Prk Brk, Resp Sd Dr & Disp	0	0	0	0	0	0	1
5309-013	**LOWER CAB STEP LIGHTS**	Lwr Cab Step Lts Tecniq T44 LED Actv w/Gnd Lts	0	0	0	0	0	0	1
5382-008	**INTERMEDIATE STEP LIGHTS**	Intermediate Step Lts Tecniq D06 LED Frt Drs	0	0	0	0	0	0	1
5312-003	**ENGINE COMPARTMENT LIGHT**	Engine Cmpt Work Lt LED (1)	0	0	0	0	0	0	1

OPTICAL WARNING DEVICES

5406-076	**DO NOT MOVE APPARATUS LIGHT**	Do Not Move App Lt Flashing Red Whelen Ion LED w/Alarm	0	0	0	0	0	0	1
5422-002	**MASTER WARNING SWITCH**	Mstr Warn Sw Disp	0	0	0	0	0	0	1
5409-002	**HEADLIGHT FLASHER**	Headlight Flasher Alternating	0	0	0	0	0	0	1
5425-003	**HEADLIGHT FLASHER SWITCH**	Headlight Flasher Sw Disp	0	0	0	0	0	0	1
5401-094	**INBOARD FRONT WARNING LIGHTS**	Inboard Frt Warn Lts Whelen 600 LED Rota-Beam Wig/Wag 150 Pattern Chrm Bezel	0	0	0	0	0	0	1
5413-004	**INBOARD FRONT WARNING LIGHTS COLOR**	Inboard Frt Warn Lts Color Clr	0	0	0	0	0	0	1
5414-062	**OUTBOARD FRONT WARNING LIGHTS**	Outboard Frt Warn Lts Whelen 600 LED Rota-Beam Chrm Bezel WigWag 150 Pattern	0	0	0	0	0	0	1
5415-003	**OUTBOARD FRONT WARNING LIGHTS COLOR**	Outboard Frt Warn Lts Color Red w/Clr Lens	0	0	0	0	0	0	1
5423-003	**FRONT WARNING SWITCH**	Frt Warn Sw Disp	0	0	0	0	0	0	1
5404-027	**INTERSECTION WARNING LIGHTS**	Intersection Warn Lts Whelen M6 LED	0	0	0	0	0	0	1

5419-017	**INTERSECTION WARNING LIGHTS COLOR**	Int Warn Lts Color Red/Clr w/Clr Lens	0	0	0	0	0	0	1
5420-007	**INTERSECTION WARNING LIGHTS LOCATION**	Intersection Warn Lts Location Bumper Tail Ctr Position	0	0	0	0	0	0	1
5402-029	**SIDE WARNING LIGHTS**	Side Warn Lts Whelen M6 LED	0	0	0	0	0	0	1
5418-003	**SIDE WARNING LIGHTS COLOR**	Side Warn Lts Color Red w/Clr Lens	0	0	0	0	0	0	1
5412-002	**SIDE WARNING LIGHTS LOCATION**	Side Warn Lts Location Lwr Mid	0	0	0	0	0	0	1
5424-003	**SIDE AND INTERSECTION WARNING SWITCH**	Side & Intersection Warn Sw Disp	0	0	0	0	0	0	1
5469-017	**TANK LEVEL LIGHTS**	Tank Lvl Lts Tecniq T23	0	0	0	0	0	0	1
5470-002	**TANK LEVEL LIGHTS ACTIVATION**	Tank Lvl Lights Actv Prewire Rear of Cab	0	0	0	0	0	0	1
5471-003	**TANK LEVEL LIGHTS LOCATION**	Tank Lvl Lights Loc Rear Cab Sides Centered	0	0	0	0	0	0	1
5449-014	**REAR WARNING LIGHTS**	Rr Warn Lts LH Overhead Whelen TACTL5 Traf Advsr	0	0	0	0	0	0	1
5410-136	**ROTO-RAYS WARNING LIGHT**	Roto-Rays Warn Lt LED (2) Red & Grn Upr Fascia Ped Mnt Dual Circuit/Scene Flash	61	-16	45	0	31.5	80	1
5427-003	**ROTO-RAYS WARNING LIGHT SWITCH**	Roto-Ray Warn Lts Sw MUX	0	0	0	0	0	0	1
5407-019	**INTERIOR DOOR OPEN WARNING LIGHTS**	Int Dr Open Warn Lts Amber Weldon 15" LED Dir Flsh	0	0	0	0	0	0	1

AUDIBLE WARNING DEVICES

5510-110	**SIREN CONTROL HEAD**	Siren Ctrl Head Whelen 295SLSA1	0	0	0	0	0	0	1
5514-106	**STEERING WHEEL HORN BUTTON SELECTOR SWITCH**	Horn Btn Sel Sw Elec Horn/Elec Srn MUX	0	0	0	0	0	0	1
5526-004	**AUDIBLE WARNING LH FOOT SWITCH**	Audible Warning LH Foot Switch Siren	0	0	0	0	0	0	1
5526D-001	**MECHANICAL SIREN FOOT SWITCH LH**	Mechanical Siren Foot Switch LH Linemaster 491-S	0	0	0	0	0	0	1
5526E-002	**MECHANICAL SIREN FOOT SWITCH LH LOCATION**	Mechanical Foot Switch LH Location Temporary A-Pillar Coiled	0	0	0	0	0	0	1
5529-003	**AUDIBLE WARNING LH FOOT SWITCH BRACKET**	Audible Warn LH Ft Sw Double Brkt 30Deg TPlate Shiploose	0	0	0	0	0	0	1
5527-004	**AUDIBLE WARNING RH FOOT SWITCH**	Audible Warning RH Foot Switch Siren	0	0	0	0	0	0	1
5527C-001	**MECHANICAL SIREN FOOT SWITCH RH**	Mechanical Siren Foot Switch RH Linemaster 491-S	0	0	0	0	0	0	1
5527D-002	**MECHANICAL SIREN FOOT SWITCH RH LOCATION**	Mechanical Siren Foot Switch RH Location Temporary Firewall Inboard Coiled	0	0	0	0	0	0	1

5512-013	**AIR HORN AUXILIARY ACTIVATION**	Air Horn Actv L/R Lanyard	0	0	0	0	0	0	1
5513-503	**MECHANICAL SIREN BRAKE/AUXILIARY ACTIVATION**	Mech Siren Brk (2) Sws	0	0	0	0	0	0	1
5532-001	**MECHANICAL SIREN INTERLOCK**	Mechanical Siren Interlock Master Warn Only	0	0	0	0	0	0	1
5505-002	**BACK-UP ALARM**	Back-Up Alarm Ecco 575	0	0	0	0	0	0	1

INSTRUMENTATION

5601-063	**INSTRUMENTATION**	Instrumentation Digital Innovative Controls Touchscreen	0	0	0	0	0	0	1
5624-005	**BACKLIGHTING COLOR**	Backlighting Color Red Switch Backlighting w/White Digital Dash Display	0	0	0	0	0	0	1
5607-030	**HOUR METER**	Hour Meter Digital Dash Engine/Pump	0	0	0	0	0	0	1

COMMUNICATIONS SYSTEMS

5706-305	**CAMERA**	Cam in View 360-HD (4) Cam Bird's Eye View System Integrated w/DVR System	0	0	0	0	0	0	1
5731-004	**CAMERA DISPLAY**	Camera Display on Disp	0	0	0	0	0	0	1
5020-002	**PANEL LAYOUT**	Panel Layout	0	0	0	0	0	0	1

ADDITIONAL EQUIPMENT

8806-001	**FIRE EXTINGUISHER**	Fire Extinguisher Shiploose	0	0	0	0	0	0	1
8807-002	**ROAD SAFETY KIT**	Road Safety Kit Shiploose	0	0	0	0	0	0	1
8810-001	**DOOR KEYS**	Door Keys for Manual Locks (4)	0	0	0	0	0	0	1

SALES ADMIN

8030-006	**CHASSIS OPERATION MANUAL**	Chassis Operation Manual Digital Copy (2)	0	0	0	0	0	0	1
8031-024	**ENGINE & TRANSMISSION OPERATION MANUAL**	Eng & Trans Operation Man Eng Hard Copy/Trans Digital/Eng Owner Digital	0	0	0	0	0	0	1
8805-007	**CAB/CHASSIS AS BUILT WIRING DIAGRAMS**	Cab/Chassis As Built Wiring Diagrams Digital Copy (2)	0	0	0	0	0	0	1
8039-001	**SALES TERMS**	Sales Terms	0	0	0	0	0	0	1

ENGINEERING

9005-002	**DRIVELINE LAYOUT CONFIRMATION**	Driveline Layout Confirmation Required	0	0	0	0	0	0	1
2124-009	**EFCM/REAR CROSSMEMBERS**	End of Frame Cross Member 2.25" From EOF	0	0	0	0	0	0	1

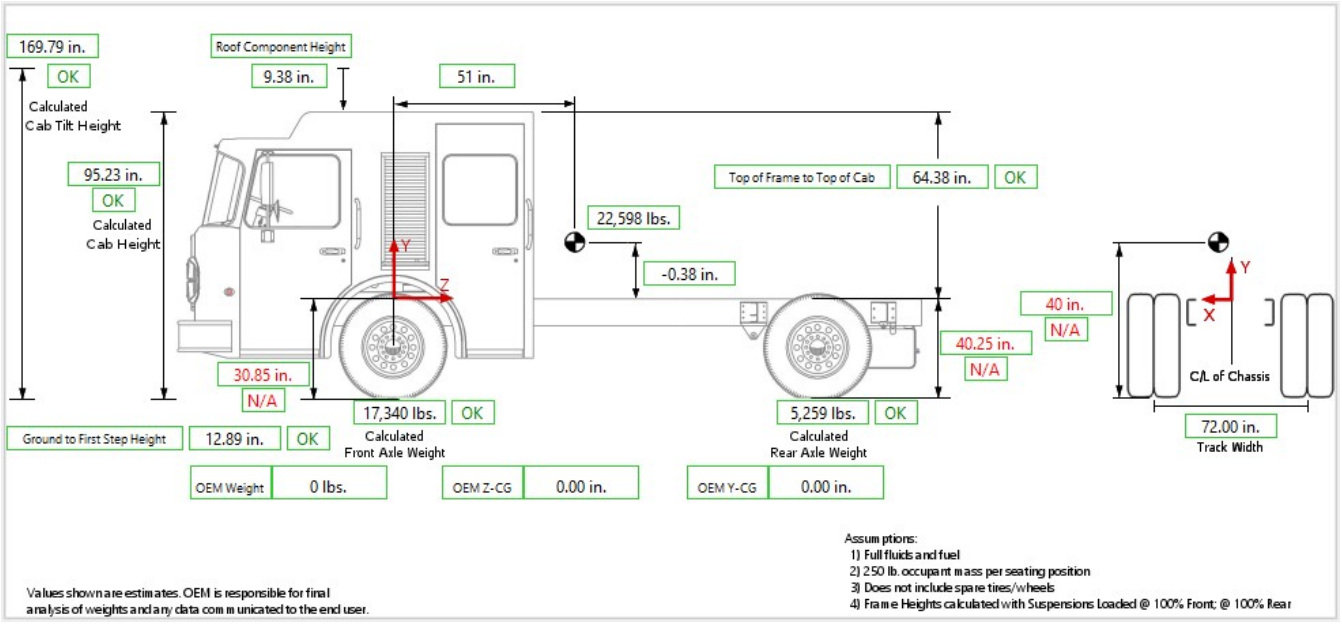
Sub Totals

BASE WEIGHT	0	0
FACTORY OPTION WEIGHT	17340	5259

Totals

FRONT WEIGHT (LB)	17340
REAR WEIGHT (LB)	5259
TOTAL WEIGHT (LB)	22599

Weight Distribution



Calculated Apparatus Weight	22,598 lbs.
Calculated Apparatus Z-CG	51 in.
Calculated Apparatus Y-CG	-0.38 in.

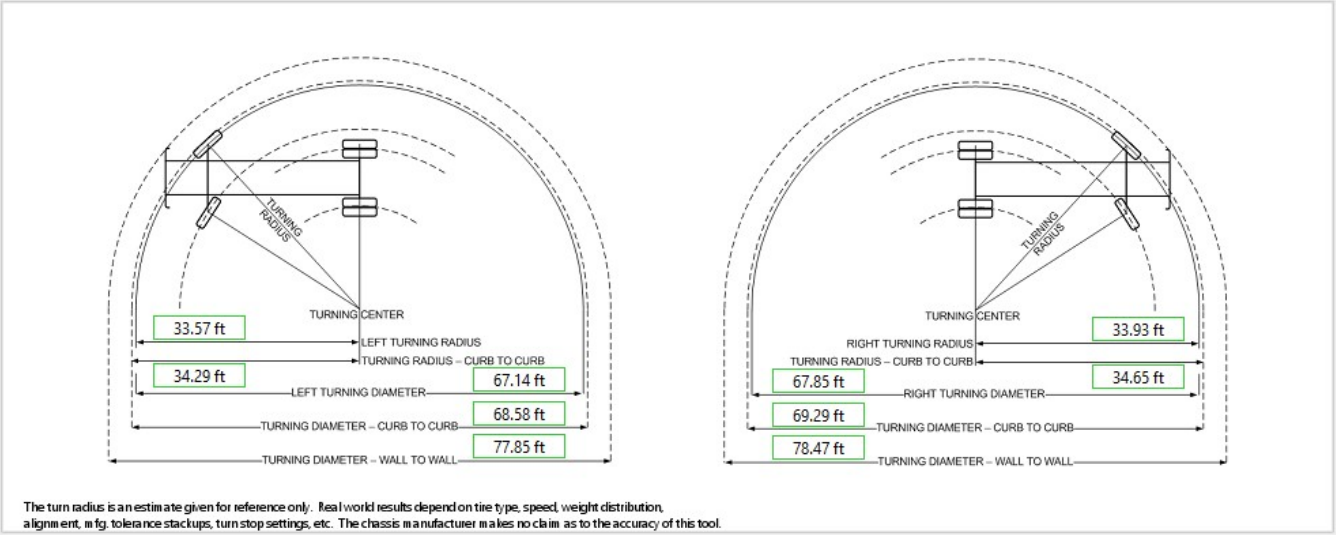
Note:

The Y-CG value above is calculated from the top of the frame.
Apparatus refers to total combined value for cab and chassis and OEM inputs.

Seat Locations



Turning Radius



End User Name	
Chassis Model	0100-012 Gladiator
Wheelbase	220.00 in
Bumper Extension	24.00 in
Bumper Width	104.40 in
Left hand outside tire turn angle	30.90 deg
Right hand outside tire turn angle	31.30 deg
Left hand Curb-to-Curb turning radius	34.29 ft, 10.45 m
Right hand Curb-to-Curb turning radius	34.65 ft, 10.56 m
Left hand Wall-to-Wall turning radius	38.92 ft, 11.86 m
Right hand Wall-to-Wall turning radius	39.24 ft, 11.96 m

Summary

01/15/2026

EQUIPMENT

Dealer Signature

Customer Signature

Date

Date

Quote Summary with Notes

Customer: **Dealership:**

Sourcewell NFPA Spec....

Quote No: 0022150 **Quote Name:** **SME003 75' AERIAL (SINGLE AXLE)**
S.O.#:

Option ID	Description
General Info	**General Info Section**
900988	**Smeal 75' Rear Mount Aerial Ladder (Single Axle)**
100973	Smeal Branded Badging and Logo's
911085	Destination, United States
900998	Intent of Specifications, Aerial, Pump
911059	Bidding Prerequisites, United States
911060	Standards Version, NFPA 1901-2016
911064	Inspection Certificate, NFPA 1901 Compliance
911070	Documentation, NFPA
980016	Owner's Manuals, Electronic, (1) USB Drive
901037	Aerial Operations/Parts/Maintenance Manuals, (1) Printed Copy, (1) USB Drive
121744	Aerial Demonstration, Aerial Ladder, (3) Consecutive Days
911081	Misc. Equipment Allowance, 2,500 Lb.
901080	Tilt Table Test, Not Required, Chassis ESC
980012	Pump Certification, Independent Third Party
911066	Pump Certification Measure, U.S. GPM
911304	Apparatus Production Photos
911073	Pre-Construction Meeting, OEM Factory
911074	Final Inspection, OEM Factory, Required
900970	Overall Height, Engineering to Determine
900971	Overall Length, Engineering to Determine
900972	Wheelbase, Engineering to Determine
900973	Angle of Approach, Engineering to Determine
900974	Angle of Departure, Engineering to Determine
Chassis	**Chassis Section**
910014	**Custom Chassis, Spartan, Metro Star**
910019	Axles, Single
001360	OEM Chassis Preparations, Spartan Metro Star/Gladiator
001200	Mud Flaps, Front Chassis Provided, Rear OEM Provided
910021	Cab Electrical, Multiplex
001379	Heat Exchanger, Chassis Supplied and Installed
100964	Relocate Cab Tilt Pendant, Standard Location

Option ID	Description
910156	Front Bumper, Chassis Supplied and Installed
911284	Battery Charger, Chassis Supplied and Installed
Water/Foam Tanks	**Water/Foam Tanks Section**
110101	**Water Tank, UPF, 400 U.S. Gallons**
003852	Water Tank Mounting, UPF, 75' Aerial
002230	Water Tank Drain, 1-1/2" Valve, Aerials
910161	Water Tank Fill Tower, UPF, Blue
010075	Water Tank Level Gauge, Innovative Controls SL Plus, Pump Operator's Panel
000348	Water Tank Overflow, UPF, 4", Pumpers w/ EHL, Aerials
Hose Bed	**Hose Bed Section**
009327	**Hose Bed, Single, Behind Officer's Side Cmpts, Painted Primary Body Color Finish, (1) Chute, Tread Plate Door**
910181	Hose Bed Capacity, Engineering to Determine
004475	Hose Bed Cover, Vinyl, Top Bungee
901001	Vinyl Cover Color, Red
101660	Hose Bed Loading Light, (1) Front of Hose Bed, LED Spot, Unity BG-R 8915
Body / Pump Module	**Body / Pump Module**
002645	**Body, 100" Wide, Rear Mount Aerial, Single-Axle, Aluminum, 1/8" (75')**
120793	Side Compartment Doors, Roll-Up Doors, ROM, Satin Finish
120874	Compartment Door Handles, All Non-Locking
009818	Rear Compartment Door, (1), Painted Lap Door, Grab Handle
901195	Inner Door Pan, (1) Rear Door, Painted Main Body Color
120004	Compartment Lighting, ROM, V4 LED (8)
000934	Compartment Finish, Line-X, Gray
000474	Air Release and Drain Holes, All Compartments
000441	Sill Protectors, Anodized Aluminum, Lap Door
010216	Fuel Fill, OEM Painted Door, Driver's Side
901151	Wheel Well Storage Design, Single Axle, Standard
121542	**Driver's (Left) Side Body, Mid-Size RMA, Single Axle, L1 Full, L2 Upper, L3 Upper, L4 Full**
L1	**L1 Components**
Height	Height - "
Width	Width - "
Upper Depth	Upper Depth - "
Lower Depth	Lower Depth - "
Divide Height	Intermediate Divide Height - "
Cmpt. Layout	The compartment layout shall be detailed at the pre-construction meeting.
L2	**L2 Components**
Height	Height - "
Width	Width - "
Upper Depth	Upper Depth - "
Lower Depth	Lower Depth - "
Divide Height	Intermediate Divide Height - "
Cmpt. Layout	The compartment layout shall be detailed at the pre-construction meeting.
L3	**L3 Components**
Height	Height - "

Option ID	Description
Width	Width - "
Upper Depth	Upper Depth - "
Lower Depth	Lower Depth - "
Divide Height	Intermediate Divide Height - "
Cmpt. Layout	The compartment layout shall be detailed at the pre-construction meeting.
L4	**L4 Components**
Height	Height - "
Width	Width - "
Upper Depth	Upper Depth - "
Lower Depth	Lower Depth - "
Divide Height	Intermediate Divide Height - "
Cmpt. Layout	The compartment layout shall be detailed at the pre-construction meeting.
121579	**Officer's (Right) Side Body, Mid-Size RMA, Single Axle, R1 Full, R2 Upper, R3 Upper, R4 Full**
R1	**R1 Components**
Height	Height - "
Width	Width - "
Upper Depth	Upper Depth - "
Lower Depth	Lower Depth - "
Divide Height	Intermediate Divide Height - "
Cmpt. Layout	The compartment layout shall be detailed at the pre-construction meeting.
R2	**R2 Components**
Height	Height - "
Width	Width - "
Upper Depth	Upper Depth - "
Lower Depth	Lower Depth - "
Divide Height	Intermediate Divide Height - "
Cmpt. Layout	The compartment layout shall be detailed at the pre-construction meeting.
R3	**R3 Components**
Height	Height - "
Width	Width - "
Upper Depth	Upper Depth - "
Lower Depth	Lower Depth - "
Divide Height	Intermediate Divide Height - "
Cmpt. Layout	The compartment layout shall be detailed at the pre-construction meeting.
R4	**R4 Components**
Height	Height - "
Width	Width - "
Upper Depth	Upper Depth - "
Lower Depth	Lower Depth - "
Divide Height	Intermediate Divide Height - "
Cmpt. Layout	The compartment layout shall be detailed at the pre-construction meeting.
901045	**Rear Side Body, Rear Mounts, Torque Box Compartment**
008771	Sub Frame Body Mounts, GS-36, Hot-Dip Galvanized Steel, Aerial (75' Single-Axle)
005118	Rub Rails, "C" Channel Design

Option ID	Description
000516	Tow Option, Rear, Tow Eye, Two (2), Chrome
002186	Wheel Wells, Rear, Single Axle
003559	Fenderettes, (2), Single Axle, Stainless Steel
120489	Exhaust Heat Deflector Shield, 4"
005242	***OBSOLETE***Access Panel for Fuel Tank Gauge, Aerials
002427	License Plate Bracket
006375	Stainless Steel Screws, Aerial
001210	Bag of Bolts
900963	Walkways/Overlays/Stepping Surfaces, Tread Plate, NFPA 1901
007906	Turntable Access Ladder, Driver's Side, Grote LED Light, Knurled Aluminum Handrails, Rear Mounts
121610	Turntable Access Ladder, Officer's Side, Grote LED Light, Knurled Aluminum Handrails, Rear Mounts
000505	Overlay, Tread Plate, Vertical Areas of Both Front Compartments
900960	Handrail Material, Knurled Aluminum
001287	**Ladder Storage, In Torque Box, Rear Mounts**
121679	Ground Ladder Package, Duo-Safety, (1) 10' Attic (585-A), (1) 14' Fresno (701), (2) 16' Roof (875-A), (1) 24' Two-Section (900-A), (1) 35' Three-Section (1225-A)
009223	**Pike Pole Storage, In Upper Portion of Torque Box, (6) Tubes**
121692	Pike Pole Package, Duo-Safety, Fiberglass, Standard Hooks, (2) 6' Poles (FP6), (2) 8' Poles (FP8), (2) 12' Poles (FP12)
009226	**Pike Pole Storage, In Upper Portion of Torque Box, (2) Trays**
121255	Pike Poles (2), Duo-Safety, 4' Fiberglass, Standard Hook, D-Handle, FP4D
900951	**Wheel Chock Storage, Under Front of Body, Driver's Side**
001204	Wheel Chocks, (1) Pair, Zico SAC-44 and Bracket, OEM Installed
900952	**Wheel Chock Storage, Under Front of Body, Officer's Side**
001204	Wheel Chocks, (1) Pair, Zico SAC-44 and Bracket, OEM Installed
002646	**Pump Module, Rear Mount Aerial, Independent, 1/8" Aluminum (75')**
004731	Pump Compartment Internal Lighting, LED, On-Scene
009864	Running Board, Driver's Side, Bolt-On, Tread Plate
010108	Running Board, Officer's Side, Bolt-On, Tread Plate
009861	Pull-Out Platform (1), Driver's Side Pump Module, Innovative Industries
009984	Tread Plate Dunnage, Above Pump Module
005149	Access Panel, Pump, Front Pump Module, Removable, Tread Plate, Compression Latches, Side Mounts, RMA's
000460	Access Panel, Pump, Officer's Side Pump Module, Side-Hinged, Tread Plate, Compression Latches
121716	Pump Panels, Rear Mount Aerial and Platform, Controls on Driver's Side, Black Line-X Finish, IC Bezels/Trim Rings/Labels
121813	Pump Panel Lighting, Both Side Panels, LED, Grote Radius
910612	Pump Panel Lighting Activation, Automatic with Park Brake Engaged
Pump / Foam System	**Pump / Foam System**
100153	**Pump, Waterous, Single-Stage, 1500 GPM, CSUC20, Flame Plated Impeller Hubs**
910618	Grafoil Packing, Waterous
002792	Anodes, Waterous, Magnesium, 2 Discharge, 2 Intake
910622	Pump Rating, 1500 GPM

Option ID	Description
910640	Pump Mounting, Independent Pump Module
100266	Pump Shift and Lights, Waterous, Air-Operated
009531	Governor, Pump Boss 400, FRC
002210	Intake Relief Valve, Pump, Elkhart, Factory Preset
100285	Primer, Waterous, VPO/VPOS Oil-Free, VAP
000112	Master Drain Valve, Trident
000087	Overheat Protection Manager (OPM), Waterous, With Lights
910645	Pump Color Primed Black - Intakes Unpainted
901166	Pump Manuals Waterous, (2)
111069	Pump and Engine Cooling System, Inn. Cntrls, 3/8" I.D., Hose, Controls on Pump Panel
006643	Manifold, Waterous, Standard, Side Mounts, Non-Foam
910503	Akron 8800/8600 - Push/Pull Discharges (RC-10 on 3" or Larger) - Manual Intakes
911030	Gauge Brand, Inn. Cntrls, 2-1/2", Liquid Filled Gauges - PSI 0-400
111058	Master Pressure Gauge Assembly with Test Ports, Inn. Cntrls, 4", Liquid Filled, Nylon Case Gauges, PSI -30-0-400
911038	Include with Master Pressure Gauge Assembly
910527	Hardware Brand, South Park, NH Intake Swivels, NH Discharges, TFT Storz
100377	Drains, Innovative Controls, Manual Lift Handle
911305	Plumbing Labels, OEM Standard
Tank/Pump Plumbing Labels	Tank/Pump Plumbing Labels - See label order form (required)
100349	**Pump to Tank Fill, 2", Akron 8800 2" Manual Valve, IC Push-Pull Handle**
101327	**Tank to Pump, 4", Akron 8800 4" Electric Valve, 9333 Controller**
Intakes	**Intakes**
100381	**Main Intake, Driver Side, 6", Short Tube, Full-Body Pump, MNST**
001252	Cap, 6" NH, Vented Chrome, South Park, LHC26P14AC
002588	**Auxiliary Intake, Driver-Side, 2-1/2", Fully Recessed**
007059	Valve, 2-1/2", Akron, Manual, 8825, Stainless Ball, TSC Handle
001246	Plug, NH, 2-1/2", South Park, HPC3008AC
100385	**Main Intake, Officer Side, 6", Short Tube, Full-Body Pump, MNST**
001252	Cap, 6" NH, Vented Chrome, South Park, LHC26P14AC
Intake Labels	Intake Labels - See label order form (required)
Discharges	**Discharges**
002545	**Discharge, Driver-Side, 2-1/2", NST (250 GPM NFPA Rated)**
111712	Valve, 2-1/2", Akron, Manual, 8625, Stainless Ball, Innovative Controls Push Pull Controller (Rack and Sector)
111050	Pressure Gauge, Inn. Cntrls, 2-1/2", Liquid Filled - PSI 0-400
100527	Elbow (30 Deg.) 2-1/2" FNH x 2-1/2" MNH (SE393010AC) - NH Cap (HCC2808AC), Chrome, South Park
002545	**Discharge, Driver-Side, 2-1/2", NST (250 GPM NFPA Rated)**
111712	Valve, 2-1/2", Akron, Manual, 8625, Stainless Ball, Innovative Controls Push Pull Controller (Rack and Sector)
111050	Pressure Gauge, Inn. Cntrls, 2-1/2", Liquid Filled - PSI 0-400
100527	Elbow (30 Deg.) 2-1/2" FNH x 2-1/2" MNH (SE393010AC) - NH Cap (HCC2808AC), Chrome, South Park
002538	**Discharge, Officer-Side, 2-1/2", NST (250 GPM NFPA Rated)**

Option ID	Description
100659	Valve, 2-1/2", Akron, Manual, 8825, Stainless Ball, Innovative Controls Push Pull Controller (Operators Panel)
111050	Pressure Gauge, Inn. Cntrls, 2-1/2", Liquid Filled - PSI 0-400
100527	Elbow (30 Deg.) 2-1/2" FNH x 2-1/2" MNH (SE393010AC) - NH Cap (HCC2808AC), Chrome, South Park
002538	**Discharge, Officer-Side, 2-1/2", NST (250 GPM NFPA Rated)**
100659	Valve, 2-1/2", Akron, Manual, 8825, Stainless Ball, Innovative Controls Push Pull Controller (Operators Panel)
111050	Pressure Gauge, Inn. Cntrls, 2-1/2", Liquid Filled - PSI 0-400
100527	Elbow (30 Deg.) 2-1/2" FNH x 2-1/2" MNH (SE393010AC) - NH Cap (HCC2808AC), Chrome, South Park
008228	**Discharge, Aerial Waterway, 4" (75')**
101348	Valve, 4", Akron, Electric, 8940, Composite Ball, 9333 Navigator Pro Controller (Valve Only)
111050	Pressure Gauge, Inn. Cntrls, 2-1/2", Liquid Filled - PSI 0-400
111772	Flow Meter with Paddle Wheel, Class 1, Pump Panel
Discharge Labels	Discharge Labels - See label order form (required)
Low Voltage	**Low Voltage**
002956	Electrical System, Aerial, Weldon V-MUX Multiplex, QL-12 Harnesses, Sealed Switches
911058	Electrical System Test, 12 Volt
002849	Tail Lights, LED, Whelen, 600 Series, Stop-Tail (Combination) (60BTT)/Turn (60A00TAR)/Backup (60C00WCR)/Warning, 4-Light Vertical Casting
002192	Switch, Rear Work Light, At Rear/Reverse
008730	Turn Signals, (2) in Rub Rail, LED, Truck-Lite, Model 21
100958	Ground Lights, LED, T44, Tecniq, Activation by Park Brake
002770	Clearance Lights, Grote (65282) and Truck-Lite (35741R ID), LED, Red (55'/75'/UT 100'/105'/107)
004882	Camera System, Back-Up, Chassis Supplied, OEM Installed
911317	Upper Zone A, Chassis Supplied and Installed
110406	Upper Zone C, Rotating Beacons (2), Whelen, RB6
Upper Zone C Light/ Lens Color	Light/Lens Color - The driver's and officer's side lights shall both have red LED and red lenses unless otherwise specified.
110473	Lower Zone Warning Lights (4 OEM Provided), A (0), B (1), C (2), D (1), Whelen, LED, 600 Series
Lower Zone Light/ Lens Color	Light/Lens Color - The lower zone warning lights shall all have red LED's and red lenses unless otherwise specified.
Line Voltage	**Line Voltage**
Aerial	**Aerial**
001480	**Construction and Dimensions, Rear Mount Ladder Structure (75')**
911145	Ladder Specifications (75')
001837	Aerial Information Specification Plate
121500	Aerial Test, Non-Destructive Testing (NDT), Independent Third Party Certification
901000	Aerial Test, Structural Safety Factor, Stability Factor and Testing
911156	Rung Covers
001508	Ladder Travel Support/Cradle, Light, Cradle Interlock System (75')
001513	Elevation System (75')
911159	Extension/Retraction System (75')

Option ID	Description
911168	Wear Pads/Bearing Surfaces
911170	Rotation System, Bearing/Gear Box/Interlocks (75')
911175	Cab / Body Damage Protection Interlock System
001632	Aerial Power Take-Off
001636	Hydraulic Pump with "Thru-Drive" (75'/100' MMA/UT100'/105'/107)
001639	Hydraulic System (75')
111765	Hydraulic Pressure Gauge, Rear Control Station, Inn. Cntrls, 2-1/2", Brass Case Gauge, psi 0-5000
001649	Emergency Hydraulic Pump (55'/75'/UT100'/100'MMA/105')
911194	Swivel
001805	Aerial Angle Indicator, Base Section
001807	Aerial Extension Tape
001464	Aerial Tool, Manual Rotation Drive Tool
007713	Torque Box, Painted Black, AkzoNobel #41878 (75' Single Axle)
010168	**Stabilizers, Rear "H" Style, 18' Spread, Standard Stroke, NO Stabilizer Pins (75' Single Axle)**
911180	Stabilizer Extension System (75')
001594	Stabilizer Angle Level Gauges (2)
008283	Ground Control System, Electric Over Hydraulic Controls, Rear Stabilizers, Lower Center Rear, Horizontal, Brushed Stainless Doors
001596	Stabilizer 1" Auxiliary Pads (2) with Racks Below Body
007610	Stabilizer Cover Warning Lights (2), Whelen, 600 Series Super-LED (60R02FRR), Red, Activated with Aerial Master
001611	Stabilizer Arm Warning Lights (4), Whelen, 5G Series Super-LED (5GR00FRR), Red
001590	Stabilizer Work Lights (2), Truck-Lite LED (81380), Clear
008375	**Turntable, Standard (75')**
008304	Turntable Handrails, Knurled SS, Standard Turntable, (2) Openings (55'/75')
008344	Turntable Restraints, (2) ManSaver Bars
008037	Turntable Work Lights (4), Whelen LED, 0AC0EDCR
001614	Ladder Hour Meter, At Turntable
007379	Turntable Control Console, Painted, Traditional, (3) Levers, IC Panel, On-Scene LED Light Under Lid (Ladders)
111973	System Lock Control, Red Mushroom Switch on Turntable Console
008024	Retraction Override Safety System, Switched at Turntable Console
001648	Load Sensing System, Loadminder Display (Ladders)
008265	Load Chart (75')
001654	Communication System, 2-Way, Turntable-Tip, Atkinson (55'/75'/100' MMA/UT 100'/105'/125')
111832	Tracking Lights (2), 12V, On Front of Cradle, FRC LED SoBrite (SRA110-07A)
111841	Tracking Lights Switch, Toggle Switch at Turntable Console
001491	Egress, Bolt-On, Standard (75')
001505	Folding Steps on Fly Section (55'/75'/100' MMA/105'/107/125')
911157	Load Lifting/Rappelling Eyes on Fly Section
111863	Tip Lights (2), 12V, FRC, LED SoBrite (SRA110-07A)
911218	Tip Lights Locations, Ladder Tip, Both Sides
111881	Tip Light(s) Switch, Toggle Switch at Turntable Console

Option ID	Description
911196	Waterway System (75')
007924	Positional Waterway, Switched at Turntable Console (75'/100' MMA/UT 100'/105')
001713	Waterway Relief Valve / Drain Valve
001716	Waterway Inlet, Rear, 4" Inlet and 4" Plumbing (75')
007744	Bushing, 4" NST - NH Cap (HCC2814AC), Chrome, South Park
111795	Aerial Monitor, Electric, Akron, StreamMaster II 3480, NO Extended Vertical Range
112013	Monitor Color, Akron Red, Powder Coat, AkzoNobel Interpon PG000QF, No Texture
000981	Nozzle, Electric, Akron Akromatic 1500 GPM, 5178, 3-1/2" NH
911204	Monitor Sweep, Ladder, Single Monitor
911209	Master Stream Controls, Turntable and Ladder Tip
911243	NO Ladder Signs
Paint / Striping / Decals	**Paint / Striping / Decals**
900717	**Chassis Paint, Chassis Manufacturer Painted, Single Tone**
009165	Body Paint, Single Tone, Aerial, Aluminum Material
008907	Body Paint Color, Aerial, Single Tone, Red, AkzoNobel #32545
008794	Aerial Ladder Paint Color, White, AkzoNobel #41876, 75 RMA, 105', UT 100', 107
901036	Aerial Corrosion Protection
000968	**Aerial Egress Paint, Red, AkzoNobel #32035**
001170	Under Body Finish, Two-Step Undercoating Process
006089	Corrosion Protection, Electrolysis Corrosion Kontrol (ECK)
900875	Coating Material Technical Specification, Line-X
001033	Sample Paint Card with Paint Formula
911237	Reflective Lettering, White
900879	**Front Cab Striping, Wrap to Grill**
004523	Rub Rail Striping, 2", Silver, Reflective, Aerial
008702	**Body Striping, Aerial, 1"-4"-1", High Angle Transition**
900888	Upper Stripe Color, White
900906	Main Stripe Color, White
900924	Lower Stripe Color, White
121754	**Stabilizer Beam Striping, Front and Rear, (2) Stabilzers, 4" Reflective Striping, White**
900935	Chevron Color, Red / Fluorescent Yellow-Green, 3M 1172EC & 3983
007380	Chevron Layout, Rear Body Surface, Torque Box Lap Door
Warranties	**Warranties**
RFW0002	General Two (2) Years or 36,000 Miles Limited Warranty
RFW0502	Body Structure (Aluminum) Ten (10) Years or 100,000 Miles Limited Warranty
RFW0403	Aerial Ladder Structure Twenty (20) Years or 100,000 Miles Limited Warranty
RFW0421	Aerial Leak-Free Hydraulics Three (3) Years or 48,000 Miles Limited Warranty
RFW0810	Aerial Waterway Ten (10) Years or 100,000 Miles Limited Warranty
RFW0800	Plumbing and Piping (Stainless Steel) Ten (10) Years or 100,000 Miles Limited Warranty
WLF800	Warranty, Water Tank, UPF, Standard Lifetime
RFW0710	Paint and Finish (Exterior Clear coated) Ten (10) Years Limited Warranty
W05810-A	Warranty, Pump, Waterous, Standard 7 Year

Quotation

			Description	Qty.
VEHICLE				
S	0100-011	**MODEL**	Metro Star	1
O	8012-002	**CUSTOMERS / OEMS**	Smeal (02070)[1002812]	1
S	8011-023	**MODEL YEAR**	Model Year - 2023	1
S	8001-001	**COUNTRY OF SERVICE**	Country of Service United States Of America	1
S	8017-009	**CAB AND CHASSIS LABELING LANGUAGE**	Cab and Chassis Labeling Language English w/Innovative Controls Labels	1
O	8006-011	**APPARATUS TYPE**	Apparatus Type Rear Mount Quint	1
O	8066-017	**REAR MOUNT AERIAL DEVICE**	Rear Mount Aerial Device Smeal S23RL-75 / 75 RearMount Ladder	1
S	8008-001	**VEHICLE TYPE**	Vehicle Type Straight Truck	1
S	8008A-000	**VEHICLE ANGLE OF APPROACH PACKAGE**	Vehicle Angle of Approach NFPA Minimum 8.00 Degrees	1
S	0104-001	**AXLE CONFIGURATION**	Axle Configuration 4x2 (Rear Axle Drive Only)	1
O	0101-004	**GROSS AXLE WEIGHT RATINGS FRONT**	GAWR Front 21500#	1
O	0102-016	**GROSS AXLE WEIGHT RATINGS REAR**	GAWR Rear 31500#	1
S	8010-201	**PUMP PROVISION**	Pump Provision Driveline Midship, Pump Mode Prog w/Auto Park Brake "N"	1
O	8009-004	**WATER & FOAM TANK CAPACITY**	Water & Foam Tank Capacity Up to 750 Gallons	1
CAB				
O	1000-003	**CAB STYLE**	Cab Style MFD Flat Roof	1
S	1501-002	**CAB FRONT FASCIA**	Cab Frt Fascia Classic	1
S	1518-025	**FRONT GRILLE**	Cab Frt Grille Hinged Classic Styled	1
S	1551-002	**CAB UNDERCOAT**	Cab Undercoat	1
S	1552-002	**CAB SIDE DRIP RAIL**	Cab Side Drip Rail	1
S	1521-001	**CAB PAINT EXTERIOR**	Cab Paint Exterior Single Color	1
S	1533-002	**CAB PAINT MANUFACTURER**	Cab Paint Manufacturer Sikkens	1
S	1522-001	**CAB PAINT PRIMARY/LOWER COLOR**	Cab Paint Primary/Lower Color No Selection/TBD	1
S	8013-056	**CAB PAINT WARRANTY**	Cab Paint Warranty (10) Year RFW0710	1
S	1334-044	**CAB PAINT INTERIOR**	Cab Paint Int Easy-to-Clean Gray	1
S	1005-001	**CAB ENTRY DOORS**	Cab Entry Doors (4)	1
S	1101-101	**CAB ENTRY DOOR TYPE**	Cab Entry Door Type Full Length w/Pollak Switches	1
S	1322-007	**CAB INSULATION**	Cab Insulation Nonwoven Polyester Fiber	1
S	8004-033	**CAB STRUCTURAL WARRANTY**	Cab Structural Warranty (10) Year RFW0602	1
S	9001-006	**CAB TEST INFORMATION**	Cab Test Information Crash Test ECE-R29/SAE J2420/SAE J2422	1
ELECTRICAL POWER DISTRIBUTION				
S	5000-018	**ELECTRICAL SYSTEM**	Elec System 12V DC Multiplex	1

S	5005-200	**MULTIPLEX DISPLAY**	MUX Display Weldon Vista LH Sw Pnl	1
S	5004-002	**LOAD MANAGEMENT SYSTEM**	Load Management System Multiplex	1
S	5622-003	**DATA RECORDING SYSTEM**	Data Recording Sys Vehicle Data Weldon MUX	1
S	5031-005	**ACCESSORY POWER**	Accessory Pwr & Gnd Stud 40A Batt Dir & 15A Ign Sw & 225A Batt Dir OEM Conn	1
S	5011-001	**EXTERIOR ELECTRICAL TERMINAL COATING**	Exterior Electrical Terminal Coating Spray On Plasti Dip	1
S	8014-002	**ELECTRICAL SYSTEM WARRANTY**	Electrical System Warranty (2) Year RW0202	1

ENGINE

S	1701-168	**ENGINE**	Engine Diesel 450HP Cummins L9 - EPA 2021	1
S	1329-001	**CAB ENGINE TUNNEL**	Cab Engine Tunnel Small/Medium	1
S	1731-002	**DIESEL PARTICULATE FILTER CONTROLS**	DPF Ctrl Regeneration Sw & Inhibit Sw	1
S	1718-002	**ENGINE PROGRAMMING HIGH IDLE SPEED**	Engine Programming High Idle Speed 1250 RPM	1
S	1719-005	**ENGINE HIGH IDLE CONTROL**	Engine High Idle Ctrl Manual and Automatic w/MUX	1
S	1710-001	**ENGINE PROGRAMMING ROAD SPEED GOVERNOR**	Engine Programming Road Speed Governor Enabled	1
S	1713-010	**AUXILIARY ENGINE BRAKE**	Aux Engine Brake Compression Brake w/VG Turbo	1
S	1708-008	**AUXILIARY ENGINE BRAKE CONTROL**	Aux Engine Brake Ctrl Off/Low/Med/High MUX	1
S	1720-003	**ELECTRONIC ENGINE OIL LEVEL INDICATOR**	Elec Engine Oil Level Indicator	1
S	1715-001	**FLUID FILLS**	Fluid Fills Fwd For Med Displacement Cap	1
S	1735-001	**ENGINE DRAIN PLUG**	Engine Drain Plug	1
S	8002-001	**ENGINE WARRANTY**	Engine Warranty Cummins (5) Year/100,000 Miles	1
S	1707-116	**REMOTE THROTTLE HARNESS**	Rmt Throttle Harness Cab Harness Only Shift Interlock	1
S	1721-001	**ENGINE PROGRAMMING REMOTE THROTTLE**	Engine Program Rmt Throttle Off	1
S	1727-001	**ENGINE PROGRAMMING IDLE SPEED**	Engine Programming Idle Speed 700 RPM	1

AIR INTAKE

S	2801-010	**ENGINE AIR INTAKE**	Engine Air Intake Filtration and Restriction w/Replaceable Element Abv Radiator	1

COOLING

S	2704-016	**ENGINE FAN DRIVE**	Engine Fan Drive Variable Speed	1
S	2701-021	**ENGINE COOLING SYSTEM**	Engine Cooling System Serial Flow w/Package Drop-Out Prov	1
S	2711-005	**ENGINE COOLING SYSTEM PROTECTION**	Engine Cooling System Protection Light Duty Skid Plate Paint Frame Color	1
S	2708-001	**ENGINE COOLANT**	Engine Coolant Extended Life	1
S	2706-003	**ELECTRONIC COOLANT LEVEL INDICATOR**	Elec Low Coolant Level Indicator	1
S	2705-002	**ENGINE PUMP HEAT EXCHANGER**	Engine Pump Heat Exchanger	1
S	2709-001	**COOLANT HOSES**	Coolant Hoses Silicone	1
S	2710-005	**ENGINE COOLANT OVERFLOW**	Engine Coolant Overflow Expansion Bottle	1

		BOTTLE		

EXHAUST

O	2901-074	**ENGINE EXHAUST SYSTEM**	Eng Exhaust Sys Under Frm RH Single Module Aftertreatment Inboard Inner Frm Mnt	1
S	2907-003	**DIESEL EXHAUST FLUID TANK**	Diesel Exhaust Fluid Tank LH 6 Gal Fill Thru Rr Step	1
S	2902-010	**ENGINE EXHAUST ACCESSORIES**	Engine Exhaust Acc Temp Mitigation	1
S	2906-002	**ENGINE EXHAUST WRAP**	Engine Exhaust Wrap	1
S	8018-002	**EMISSIONS SYSTEM WARRANTY**	Emissions System Warranty (5) Year RFW0140	1

TRANSMISSION

S	1801-015	**TRANSMISSION**	Transmission Allison 3000 EVS	1
S	1806-001	**TRANSMISSION MODE PROGRAMMING**	Transmission Mode Programming 4th Startup/5th Mode	1
S	1811-004	**TRANSMISSION FEATURE PROGRAMMING**	Transmission Feature Programming Allison Gen V-E I/O Package 198/Pumper	1
S	1815-002	**ELECTRONIC TRANSMISSION OIL LEVEL INDICATOR**	Elec Transmission Oil Level Indicator	1
S	1807-005	**TRANSMISSION SHIFT SELECTOR**	Transmission GEN V-E Shift Sel Key Pad/Push Button	1
S	1814-002	**TRANSMISSION PRE-SELECT WITH AUXILIARY BRAKE**	2nd Gear Pre-Select	1
S	1808-007	**TRANSMISSION COOLING SYSTEM**	Transmission Cooling System	1
S	1817-001	**TRANSMISSION DRAIN PLUG**	Transmission Drain Plug	1
S	8005-001	**TRANSMISSION WARRANTY**	Transmission Warranty Allison (5) Year	1

POWER TAKE OFF

O	2004-004	**LH PTO**	LH PTO Cust Installed	1
O	2001-109	**LH PTO MODEL**	LH PTO Model Chelsea 280-GGFJP-B5XD	1
S	2005-009	**PTO LOCATION**	PTO Location 8:00/4:00	1
O	2015-030	**LH PTO CONTROL**	LH PTO Ctrl Rkr Enable "Aerial Master"/Rkr Actv "Aerial PTO"	1

DRIVELINE

S	3001-014	**DRIVELINE**	Driveline MSI 1710 w/Meritor U-Joints w/Thrust Washers	1
O	3005-074	**MIDSHIP PUMP / GEARBOX**	Midship Pump Jackshaft w/Smeal Aerial Pump Mount Holes	1
S	3008-085	**MIDSHIP PUMP / GEARBOX MODEL**	Midship Pump/Gearbox Model Waterous CSUC20 Fwd	1
S	3048-007	**MIDSHIP PUMP GEARBOX DROP**	Midship Driveline Pump Gearbox Drop Waterous "C"	1
S	3009-007	**MIDSHIP PUMP RATIO**	Midship Pump Ratio 2.27:1	1
S	3010-0800	**MIDSHIP PUMP LOCATION C/L SUCTION TO C/L REAR AXLE**	Midship Pump Location C/L Suction to C/L Rear Axle 80.0"	1

FUEL SYSTEMS

S	3109-067	**FUEL FILTER/WATER SEPARATOR**	Fuel Filter/Wtr Separator Fleetguard FS20121 w/Lt & Alarm	1
S	3111-001	**FUEL LINES**	Fuel Lines Nylon	1
S	3103-008	**ELECTRIC FUEL PRIMER**	Electric Fuel Primer Engine Sply Electric Lift Pump	1
S	3101-101	**FUEL TANK**	Fuel Tank 50 Gallon	1
S	3130-001	**FUEL TANK MATERIAL AND FINISH**	Fuel Tank Material Steel & Finish Painted Frame Components	1

			Color	
S	3131-001	**FUEL TANK STRAP MATERIAL AND FINISH**	Fuel Tank Strap Material Steel & Finish Painted Frame Components Color	1
O	3132-011	**FUEL TANK MISCELLANEOUS OPTIONS**	Fuel Tank Miscellaneous Options - Temporarily Mounted	1
S	3102-007	**FUEL TANK FILL PORT**	Fuel Tank Fill Port LH Rwd/RH Mid	1
O	3114-006	**FUEL TANK SERVICEABILITY PROVISIONS**	Fuel Tank Serviceability Prov 12' Fuel Line Extension	1
S	3115-002	**FUEL TANK DRAIN PLUG**	Fuel Tank Drain Plug Magnetic	1

FRONT AXLE

O	2401-004	**FRONT AXLE**	Frt Axle Meritor MFS 21500# Beam	1
S	8059-021	**FRONT AXLE WARRANTY**	Front Axle Warranty Meritor 2023	1
S	2405-001	**FRONT WHEEL BEARING LUBRICATION**	Frt Wheel Bearing Lube Oil	1

FRONT SUSPENSION

S	2502-002	**FRONT SHOCK ABSORBERS**	Frt Shock Absorbers Bilstein	1
S	2501-016	**FRONT SUSPENSION**	Frt Suspension 10 Leaf 20000-21500#	1

STEERING

S	2601-006	**STEERING COLUMN/WHEEL**	Steering Column/Wheel Tilt/Telescopic 18" 4 Spoke	1
S	2609-002	**ELECTRONIC POWER STEERING FLUID LEVEL INDICATOR**	Elec Power Steering Fluid Level Indicator	1
S	2603-011	**POWER STEERING PUMP**	Power Steering Pump TRW w/Passive Cooler	1
S	2606-009	**FRONT AXLE CRAMP ANGLE**	Front Axle Cramp Angle 48L/44R Degrees	1
S	2610-003	**POWER STEERING GEAR**	Power Steering Gear TRW TAS 65 w/Assist	1
S	2608-001	**CHASSIS ALIGNMENT**	Chassis Alignment	1

REAR AXLE

O	3401-014	**REAR AXLE**	Rear Axle 33000# Meritor RS-30-185	1
S	3403-001	**REAR AXLE DIFFERENTIAL LUBRICATION**	Rear Axle Differential Lubrication Oil	1
S	8061-018	**REAR AXLE WARRANTY**	Rear Axle Warranty Meritor 2023	1
S	3411-001	**REAR WHEEL BEARING LUBRICATION**	Rear Wheel Bearing Lubrication Oil	1
O	3408-003	**VEHICLE TOP SPEED**	Vehicle Top Speed 60 MPH	1

REAR SUSPENSION

S	3501-032	**REAR SUSPENSION**	Rear Susp Reyco 79KB Spring 21000-31500# Conventional	1

TIRES

S	3625-002	**TIRE INTERMITTENT SERVICE RATING**	Tire Intermittent Service Ratings Acceptable	1
O	3601-071	**FRONT TIRE**	Frt Tire 385/65R 22.5 Michelin X MWY HD XZE	2
O	3602-019	**REAR TIRE**	Rear Tire 315/80R 22.5 Michelin XDN2 Grip	4

O	3413-586	**REAR AXLE RATIO**	Rear Axle Ratio 5.86	1
S	3614-030	**TIRE PRESSURE INDICATOR**	Tire Pressure Ind Frt & Rr LED	1

WHEELS

O	3701-034	**FRONT WHEEL**	Frt Wheel Alcoa Dura-Bright LvL One 22.5 x 12.25 Alum	2
O	3703-050	**REAR WHEEL**	Rr Whl Alcoa Dura-Bright LvL One 22.5 x 9.00 Alum	4
O	3702-002	**WHEEL TRIM**	Wheel Trim Hub & Nut Covers SS Shiploose	1

BRAKES

S	3205-014	**BRAKE SYSTEM**	Brake System ABS/ATC/ESC Sgl Axle MUX Btn	1
O	3206-001	**FRONT BRAKES**	Frt Brakes S-Cam Drum 16.5" x 6"	1
S	3207-005	**REAR BRAKES**	Rr Brakes S-Cam Drum 16.5" x 7" Cast Iron Shoe	1
S	3208-001	**PARK BRAKE**	Prk Brake Rr Wheels Only	1
S	3204-029	**PARK BRAKE CONTROL**	Prk Brake Ctrl LH Tunnel Mnt, Integrated w/Shift Pod Console	1
O	3213-001	**FRONT BRAKE SLACK ADJUSTERS**	Frt Brake Slack Adjusters Meritor	1
O	3214-002	**REAR BRAKE SLACK ADJUSTERS**	Rr Brake Slack Adjusters Haldex	1
S	3202-001	**AIR DRYER**	Air Dryer Wabco System Saver 1200 Bhd RH Step	1
O	3215-001	**FRONT BRAKE CHAMBERS**	Frt Brake Chambers MGM Type 30	1
S	3210-015	**REAR BRAKE CHAMBERS**	Rr Brake Chambers TSE 30/36 Long Stroke	1

AIR SUPPLY SYSTEMS

S	3320-001	**AIR COMPRESSOR**	Air Compressor Wabco SS318 18.7 CFM	1
S	3339-004	**AIR GOVERNOR**	Air Governor Mnt on Air Dryer Bracket	1
S	3303-001	**MOISTURE EJECTORS**	Moisture Ejectors Manual	1
S	3307-101	**AIR SUPPLY LINES**	Air Sply Lines Nylon w/PTC Fittings	1
S	3338-002	**REAR AIR TANK MOUNTING**	Rear Air Tank Mnt Any Bhd Rear Axle Perpendicular w/Frame	1

FRAME

O	2103-2240	**WHEELBASE**	Wheelbase 224.0"	1
S	2106-0470	**REAR OVERHANG**	Rear Overhang 47.0"	1
S	2101-002	**FRAME**	Frame Double Channel 35.00" Width	1
O	2111-144	**MISC FRAME OPTIONS**	Misc Frame Options Smeal 75/55 RM Aerial Pattern	1
O	2117-004	**FRAME CLEAR AREA**	Frame Clear Area Inside/Outside Rail 30" Rwd Back of Cab	1
S	2110-201	**FRAME PAINT**	Frame Paint Hot Dipped Galvanized - Frame Only Addl Comp Blk Powder Coat	1
S	8007-035	**FRAME ASSEMBLY STRUCTURAL WARRANTY**	Frame Assembly Structural Warranty (20) Year RFW0304	1
S	8019-003	**FRAME RAIL CORROSION WARRANTY**	Frame Rail Corrosion Warranty (25) Year RFW0316	1
S	8022-004	**FRAME COMPONENTS CORROSION WARRANTY**	Frame Components Corrosion Warranty (3) Year RFW0315	1

BUMPER

S	2201-001	**FRONT BUMPER**	Frt Bumper Stainless Steel Flat	1
O	2202-001	**FRONT BUMPER EXTENSION LENGTH**	Frt Bumper Extension Length 6"	1
O	2208-002	**FRONT BUMPER APRON**	Frt Bumper Apron For 6" Extension	1
S	5501-020	**AIR HORN**	Air Horn (2) 21" Round Hadley E-Tone	1
S	2216-010	**AIR HORN LOCATION**	Air Horn Location (2) Frt Bmpr Face R/L IB	1
S	2232-002	**AIR HORN RESERVOIR**	Air Horn Reservoir (1) 1200 Cu In	1
O	2203-017	**FRONT BUMPER TOW HOOKS**	Frt Bumper Tow Hooks Painted Side Fwd	1

CAB TILT

S	2301-001	**CAB TILT SYSTEM**	Cab Tilt System	1
S	2305-001	**CAB TILT CONTROL RECEPTACLE**	Cab Tilt Ctrl Receptacle Temp	1
S	2306-002	**CAB TILT LOCK DOWN INDICATOR**	Cab Tilt Lock Down Indicator	1

CAB GLASS

S	1401-009	**CAB WINDSHIELD**	Cab Windshield	1
S	1402-005	**GLASS FRONT DOOR**	Glass Frt Dr Roll Down/XDuty Regulator	1
S	1407-001	**GLASS TINT FRONT DOOR**	Glass Tint Frt Dr Automotive Green	1
S	1419-012	**GLASS REAR DOOR RIGHT HAND**	Glass Rr Dr RH Roll Down/XDuty Regulator	1
S	1430-001	**GLASS TINT REAR DOOR RIGHT HAND**	Glass Tint Rr Door RH Automotive Green	1
S	1412-013	**GLASS REAR DOOR LEFT HAND**	Glass Rr Dr LH Roll Down/XDuty Regulator	1
S	1431-001	**GLASS TINT REAR DOOR LEFT HAND**	Glass Tint Rr Door LH Automotive Green	1
S	1410-003	**GLASS SIDE MID RIGHT HAND**	Glass Side Mid RH Fxd 16"W x 26"H	1
S	1432-001	**GLASS TINT SIDE MID RIGHT HAND**	Glass Tint Side Mid RH Automotive Green	1
S	1409-003	**GLASS SIDE MID LEFT HAND**	Glass Side Mid LH Fxd 16"W x 26"H	1
S	1433-001	**GLASS TINT SIDE MID LEFT HAND**	Glass Tint Side Mid LH Automotive Green	1

CLIMATE CONTROL

S	1614-202	**CLIMATE CONTROL**	Climate Ctrl Htr Defroster A/C SGM Ovrhd Alum	1
S	1632-002	**CLIMATE CONTROL DRAIN**	Climate Control Drain Gravity	1
S	1617-201	**CLIMATE CONTROL ACTIVATION**	Climate Ctrl Actv Rotary Dash Mnt Ctr	1
S	1620-022	**HVAC OVERHEAD COVER PAINT**	HVAC Overhead Cover Paint Easy-to-Clean Gray	1
O	1603-002	**A/C CONDENSER LOCATION**	A/C Condenser Location Roof Mnt Mid LH	1
S	1601-013	**A/C COMPRESSOR**	A/C Compressor TM-31/QP-31	1
S	1530-100	**UNDER CAB INSULATION**	Under Cab Insulation Engine Tunnel	1

CAB INTERIOR

S	1327-001	**INTERIOR TRIM FLOOR**	Interior Trim Floor	1
S	1302-001	**INTERIOR TRIM**	Interior Trim Vinyl	1
S	1368-002	**REAR WALL INTERIOR TRIM**	Rear Wall Interior Trim Vinyl	1
S	1306-006	**HEADER TRIM**	Header Trim XDuty	1
S	1305-015	**TRIM CENTER DASH**	Trim Center Dash XDuty w/Gas Cylinder Stays	1

S	1339-102	**TRIM LEFT HAND DASH**	Trim LH Dash XDuty	1
S	1321-004	**TRIM RIGHT HAND DASH**	Trim RH Dash XDuty Glove Cmpt/MDT Prov	1
S	1307-002	**ENGINE TUNNEL TRIM**	Eng Tnl Trim Flr Mat	1
S	1303-038	**STEP TRIM**	Step Trim Embossed & Diamond Cut Lwr FlexTred Mid	1
S	1379-003	**UNDER CAB ACCESS DOOR**	Under Cab Access Door Rear Step LH Painted	1
S	1102-013	**INTERIOR DOOR TRIM**	Interior Door Trim Painted	1
S	1323-001	**DOOR TRIM CUSTOMER NAMEPLATE**	Door Trim Customer Nameplate	1
S	1105-001	**CAB DOOR TRIM REFLECTIVE**	Cab Dr Trim Reflective Vert Stripe/6" Chevron w/Logo	1
S	1308-001	**INTERIOR GRAB HANDLE "A" PILLAR**	Interior Grab Handle 'A' Pillar 11" Molded	1
S	1332-008	**INTERIOR GRAB HANDLE FRONT DOOR**	Interior Grab Handle Frt Door Horiz 9"	1
S	1345-002	**INTERIOR GRAB HANDLE REAR DOOR**	Int Grab Handle Rr Dr Alum Window Span 30" Black Powder Coat	1
S	1301-003	**INTERIOR SOFT TRIM COLOR**	Interior Soft Trim Color Gray	1
S	1337-001	**INTERIOR TRIM SUNVISOR**	Interior Trim Sunvisor Vinyl	1
S	1304-001	**INTERIOR FLOOR MAT COLOR**	Interior Floor Mat Color Gray	1
S	1335-023	**CAB PAINT INTERIOR DOOR TRIM**	Cab Paint Int Dr Trim Easy-to-Clean Gray	1
S	1371-024	**HEADER TRIM INTERIOR PAINT**	Header Trim Interior Paint Easy-to-Clean Gray	1
S	1370-027	**TRIM CENTER DASH INTERIOR PAINT**	Trim Center Dash Interior Paint Easy-to-Clean Matte Gray	1
S	1378-026	**TRIM LEFT HAND DASH INTERIOR PAINT**	Trim LH Dash Interior Paint Easy-to-Clean Matte Gray	1
S	1373-026	**TRIM RIGHT HAND DASH INTERIOR PAINT**	Trim RH Dash Interior Paint Easy-to-Clean Matte Gray	1
S	1344-002	**DASH PANEL GROUP**	Dash Pnl Group 3-Pnl	1
S	1312-002	**SWITCHES CENTER PANEL**	Switches Ctr Pnl 6 Upr LH	1
O	1313-036	**SWITCHES LEFT PANEL**	Switches Left Pnl 3 w/Wiper	1
S	1314-001	**SWITCHES RIGHT PANEL**	Switches Right Pnl 0	1

CAB SEATS

S	1225-007	**SEAT BELT WARNING**	Seat Belt Warn Vista Display w/VDR	1
S	1237-005	**SEAT MATERIAL**	Seat Material Bostrom Durawear Plus	1
S	1243-001	**SEAT COLOR**	Seat Color Gray/Red Seat Belts	1
S	1249-001	**SEAT BACK LOGO**	Seat Back Logo Spartan	6
S	1201-033	**SEAT DRIVER**	Seat Driver Bostrom Firefighter 8-Way Elect 500 Series ABTS	1
S	1213-025	**SEAT BACK DRIVER**	Seat Back Driver Non-SCBA ABTS	1
S	1219-001	**SEAT MOUNTING DRIVER**	Seat Mounting Driver	1
S	1202-037	**SEAT OFFICER**	Seat Officer Bostrom Firefighter Fixed 500 Series ABTS	1
S	1214-028	**SEAT BACK OFFICER**	Seat Back Officer Non-SCBA ABTS	1
S	1220-002	**SEAT MOUNTING OFFICER**	Seat Mounting Officer	1
S	1297-002	**POWER SEAT WIRING**	Power Seats Wiring Battery Direct	1
S	1273-001	**SEAT BELT ORIENTATION CREW**	Seat Belt Orientation Crew Outboard Shoulder To Inboard Hip	1
S	1263-001	**SEAT REAR FACING OUTER LOCATION**	Seat RFO Location (2) R/L	1
S	1203-020	**SEAT CREW REAR FACING OUTER**	Seat Crew RFO Bostrom Firefighter Fixed 500 Series	2

S	1215-027	**SEAT BACK REAR FACING OUTER**	Seat Back RFO SCBA Bostrom SecureAll w/Quick-Adjust	2
S	1221-009	**SEAT MOUNTING REAR FACING OUTER**	Seat Mounting RFO Rwd 2"	1
S	1266-001	**SEAT FORWARD FACING CENTER LOCATION**	Seat FFC Location (2) Ctr	1
S	1206-031	**SEAT CREW FORWARD FACING CENTER**	Seat Crew FFC Bostrom Firefighter Fold & Hold Flip-Up 500 Series	2
S	1218-031	**SEAT BACK FORWARD FACING CENTER**	Seat Back FFC SCBA Bostrom SecureAll w/Quick-Adjust	2
S	1269-101	**SEAT FRAME FORWARD FACING**	Seat Frm Fwd Fcg Dual	1
S	1281-101	**SEAT FRAME FORWARD FACING STORAGE ACCESS**	Seat Frm Fwd Fcg Strg Acc Dr (2) R/L Sd	1
S	1224-002	**SEAT MOUNTING FORWARD FACING CENTER**	Seat Mounting Forward Facing Center	1
S	1311-101	**CAB FRONT UNDERSEAT STORAGE ACCESS DOOR**	Cab Frt Undrst Strg Acc Dr	1
S	1355-025	**SEAT COMPARTMENT DOOR FINISH**	Seat Compartment Door Finish Easy-to-Clean Gray	1

CAB EXTERIOR

S	1511-200	**WINDSHIELD WIPER SYSTEM**	Windshield Wiper System	1
S	1534-002	**ELECTRONIC WINDSHIELD FLUID LEVEL INDICATOR**	Electronic Windshield Fluid Level Indicator	1
S	1103-002	**CAB DOOR HARDWARE**	Cab Door Hardware Black Composite	1
S	1111-001	**DOOR LOCKS**	Door Locks Manual	1
S	1503-200	**GRAB HANDLES**	Grab Handles SS 18"	1
S	1504-014	**REARVIEW MIRRORS**	Mirror Aerodynamic Retrac 613305 Rmt Htd	1
S	1529-003	**REARVIEW MIRROR HEAT SWITCH**	Rearview Mirror Heat Sw MUX	1
O	1513-009	**CAB FENDER**	Cab Fender SS Wide	1
S	1514-002	**MUD FLAPS FRONT**	Mud Flaps Frt	1
S	1526-026	**CAB EXTERIOR FRONT & SIDE EMBLEMS**	Cab Ext Frt & Side Emblems Spartan	1

START / CHARGING SYSTEMS

S	5109-001	**IGNITION**	Ign Mstr Sw w/Keyless Start	1
S	5101-021	**BATTERY**	Batt (6) Group 31 Harris	1
S	5106-003	**BATTERY TRAY**	Batt Tray (2) R/L Steel	1
S	5107-007	**BATTERY BOX COVER**	Batt Box Cover (2) Steel w/Black Handles	1
S	5102-001	**BATTERY CABLE**	Batt Cables	1
S	5108-010	**BATTERY JUMPER STUD**	Batt Jumper Stud Frt LH Lwr Step 8" Apart	1
S	5104-002	**ALTERNATOR**	Alternator Leece-Neville 320A	1
S	5105-001	**STARTER MOTOR**	Starter Motor Delco	1

LINE VOLTAGE ELECTRICAL POWER DISTRIBUTION

O	5208-006	**CAB/CHASSIS ELECTRICAL OUTLET**	Cab/Chassis Elec Outlet 120V 20A J-Box Bhd Drv Prewire 15' Coil Bhd Cab	1
S	5209-002	**ELECTRICAL INLET LOCATION**	Elec Inlet Location LH Cab Side Mid	1
S	5204-055	**ELECTRICAL INLET**	Elec Inlet 120V 20A Auto Eject	1

S	5210-002	**ELECTRICAL INLET CONNECTION**	Elec Inlet Conn Prewire 120/240V Cable LH Frame	1
S	5206-002	**ELECTRICAL INLET COLOR**	Elec Inlet Color Yellow	1

LIGHTING

S	5301-102	**HEADLIGHTS**	Headlights 4 Headlamps LED	1
S	5337-001	**HEADLIGHT LOCATION**	Headlights Below Frt Warn Lts	1
S	5303-004	**FRONT TURN SIGNALS**	Frt Turn Signals Whelen 600 LED	1
S	5336-015	**SIDE TURN/MARKER LIGHTS**	Side Turn/Marker Lts LED Tecniq S170	1
S	5302-022	**MARKER & ICC LIGHTS**	Marker & ICC Lts Face Mnt LED Tecniq S170	1
S	5350-060	**HEADLIGHT AND MARKER LIGHT ACTIVATION**	Hdlt & Mrkr Lt Actv MUX/DRL	1
O	5426-003	**LIGHTBAR SWITCH**	Lightbar Sw Vista	1
S	5305-350	**INTERIOR OVERHEAD LIGHTS**	Interior Overhead Lts LED	1
S	5388-003	**INTERIOR OVERHEAD LIGHTING ACTIVATION**	Int Ovrhd Lt Actv Resp Dr & MUX	1
O	5403-051	**LIGHTBAR PROVISION**	Lightbar Prov Wire & Mnt (2) Chassis Supply	1
O	5450N-006	**CAB FRONT LIGHTBAR MODEL**	Cab Front Lightbar Model Whelen F4NMINI (2)	1
S	5450-999	**CAB FRONT LIGHTBAR**	Cab Front Lightbar - Configured in 5450M Subcategory	1
S	5450M-002	**FRONT LIGHTBAR LAYOUT**	Cab Front Lightbar Layout	1
O	5450X-003	**FRONT LIGHTBAR ORIENTATION**	Front Lightbar Orientation - Outboard/Aerial Mnt	1
O	5450L2-002	**FRONT LIGHTBAR LIGHT POSITION 2**	Cab Front Lightbar Position 2 - Red LH Side	1
O	5450L4-003	**FRONT LIGHTBAR LIGHT POSITION 4**	Cab Front Lightbar Position 4 - White	1
O	5450L5-003	**FRONT LIGHTBAR LIGHT POSITION 5**	Cab Front Lightbar Position 5 - White	1
O	5450L12-003	**FRONT LIGHTBAR LIGHT POSITION 12**	Cab Front Lightbar Position 12 - White	1
O	5450L13-003	**FRONT LIGHTBAR LIGHT POSITION 13**	Cab Front Lightbar Position 13 - White	1
O	5450L15-032	**FRONT LIGHTBAR LIGHT POSITION 15**	Cab Front Lightbar Position 15 - Red RH Side	1
S	5308-300	**GROUND LIGHTS**	Ground Lts Tecniq T44 LED	1
S	5386-004	**GROUND LIGHTING ACTIVATION**	Ground Lt Actv Prk Brk, Resp Sd Dr & Vista	1
S	5309-003	**LOWER CAB STEP LIGHTS**	Lwr Cab Step Lts Tecniq T44 LED	1
S	5382-008	**INTERMEDIATE STEP LIGHTS**	Intermediate Step Lts Tecniq D06 LED Frt Drs	1
S	5312-003	**ENGINE COMPARTMENT LIGHT**	Engine Cmpt Work Lt LED (1)	1

OPTICAL WARNING DEVICES

S	5406-119	**DO NOT MOVE APPARATUS LIGHT**	Do Not Move App Lt Flashing Red Tecniq K50 LED w/Alarm	1
S	5422-002	**MASTER WARNING SWITCH**	Mstr Warn Sw MUX	1
S	5409-002	**HEADLIGHT FLASHER**	Headlight Flasher Alternating	1
S	5425-003	**HEADLIGHT FLASHER SWITCH**	Headlight Flasher Sw MUX	1
S	5401-001	**INBOARD FRONT WARNING LIGHTS**	Inboard Frt Warn Lts Provision	1

O	5404-002	**INTERSECTION WARNING LIGHTS**	Intersection Warn Lts Whelen 600 Super LED	1
O	5419-002	**INTERSECTION WARNING LIGHTS COLOR**	Int Warn Lts Color Red	1
O	5420-002	**INTERSECTION WARNING LIGHTS LOCATION**	Intersection Warn Lts Location Bumper Tail Rwd	1
O	5424-003	**SIDE AND INTERSECTION WARNING SWITCH**	Side & Intersection Warn Sw Vista	1

AUDIBLE WARNING DEVICES

S	5514-005	**STEERING WHEEL HORN BUTTON SELECTOR SWITCH**	Horn Btn Sel Sw Elec Horn/Air Horn MUX	1
S	5512-042	**AIR HORN AUXILIARY ACTIVATION**	Air Horn Actv PB Sw Pnl	1
S	5505-002	**BACK-UP ALARM**	Back-Up Alarm Ecco 575	1

INSTRUMENTATION

S	5601-041	**INSTRUMENTATION**	Instrumentation Standard	1
S	5624-001	**BACKLIGHTING COLOR**	Backlighting Color Red	1

COMMUNICATIONS SYSTEMS

O	5702-023	**TWO-WAY RADIOS**	Two-Way Radio Exterior Conduit to Under RH Seat	1
X	5020-002	**PANEL LAYOUT**	Panel Layout	1

ADDITIONAL EQUIPMENT

S	8814-002	**CAB EXTERIOR PROTECTION**	Cab Exterior Protection Front	1
S	8806-001	**FIRE EXTINGUISHER**	Fire Extinguisher Shiploose	1
O	8807-002	**ROAD SAFETY KIT**	Road Safety Kit Shiploose	1
S	8810-001	**DOOR KEYS**	Door Keys for Manual Locks (4)	1

SALES ADMIN

S	8003-197	**WARRANTY**	Warranty Cab and Chassis (2) Year RFW0102	1
S	8030-006	**CHASSIS OPERATION MANUAL**	Chassis Operation Manual Digital Copy (2)	1
S	8031-024	**ENGINE & TRANSMISSION OPERATION MANUAL**	Eng & Trans Operation Man Eng Hard Copy/Trans Digital/Eng Owner Digital	1
S	8805-007	**CAB/CHASSIS AS BUILT WIRING DIAGRAMS**	Cab/Chassis As Built Wiring Diagrams Digital Copy (2)	1
S	8039-001	**SALES TERMS**	Sales Terms	1

ENGINEERING

O	9005-002	**DRIVELINE LAYOUT CONFIRMATION**	Driveline Layout Confirmation Required	1
O	2124-009	**EFCM/REAR CROSSMEMBERS**	End of Frame Cross Member 2.25" From EOF	1

atlantic coast FIRETRUCKS

5867 Balsom Ridge Road, Denver, NC 28037

SALES CONTRACT **Sourcewell #082020-RVG-4**

THIS CONTRACT ("Contract") is made by and between Atlantic Coast Fire Trucks, LLC ("ACFT"), and **City of Hendersonville, NC (FD) ,** ("Customer") for the purchase of **2027 Spartan/Smeal 77' RM Ladder .** This Contract will not become binding by ACFT until it is executed by an authorized person(s) on behalf of ACFT and the Customer, and the effective date of the Contract ("Effective Date") will be the date that the ACFT authorized person executes the Contract. The parties hereby agree as follows:

(1) Subject to the terms of this Contract, the manufacturer shall furnish, and Customer shall purchase, the apparatus and equipment ("Apparatus and Equipment") described and in accordance in all material respects with the specifications ("Original Specifications") submitted with the bid proposal (the "Bid Proposal"). In the event there is any conflict between Original Specification and the Bid Proposal, the Bid Proposal will prevail.

(2) This Contract for Apparatus and Equipment conforms to all Federal Department of Transportation (DOT) and Environmental Protection Agency (EPA) rules and regulations and to all National Fire Protection Association (NFPA) Guidelines for Automotive Fire Apparatus in effect as of the Effective Date. Any increased cost incurred by the manufacturer because of future changes in or additions to such DOT, EPA or NFPA standards will be passed along to Customer as an addition to the Purchase Price set forth below.

(3) The Apparatus and Equipment shall be ready for delivery from the factory, within **600** days of preconstruction meeting and customer approved preconstruction change orders. This delivery timeframe is subject to modification if there are customer driven delays to holding the pre-construction meeting and/or if there are customer driven delays to returning the corresponding signed change order to the factory. All days exceeding 10 days after the pre-construction conclusion with priced change order ready for approval will be added to the above-mentioned delivery timeframe. Any further delays after the pre-construction has been completed in providing additional desired specifications, change approvals, inspection timelines, or other required information for the Apparatus and Equipment may result in an extension of the above referenced delivery timeline by the amount of time the manufacturer requires, in its sole but reasonable discretion, to furnish the Apparatus and Equipment following Customer's delay, but in any event by at least the duration of Customer's delay. It is understood by the Customer that change orders can affect contract price and delivery time.

(4) A competent ACFT service representative shall, upon request, be provided to demonstrate and provide instructions in the handling and operation of Apparatus or Equipment described herein.

(5) In exchange for the Apparatus and Equipment, Customer agrees to pay ACFT the sum of One Million Six hundred thirty nine thousand and two hundred sixty six Dollars **($1,639,266.00)** ("Purchase Price")' or (b) Customer reserves the right to receive a $_____discount if a $ _____ prepayment is made within 15 days of contract signing. *Discount is an estimate based on amount prepaid and total number of days between receipt of prepayment and manufacturer completion date.* ***Pricing valid until2/19/26 .*** Net payment is due upon receipt of invoice or delivery to Customer, unless otherwise specified herein. Dealer-supplied or dealer-installed items that delay payment will be invoiced separately. Interest at 18 percent per annum, payable monthly, shall be charged on all past due payments. If more than one item of Apparatus and Equipment is covered by this Contract, the above terms of payment shall apply to each item, and an invoice covering each item shall be rendered in the proper amount and paid upon delivery of the item. In the event the Apparatus and Equipment is placed in service prior to payment in full, ACFT reserves the right to charge a rental fee of Three Hundred Fifty Dollars ($350.00) per day. Any applicable taxes not specified noted above will be paid by Customer directly or will be added to the Purchase Price. If Customer claims exemption from any tax, Customer shall furnish applicable exemption certificate to ACFT and hold ACFT harmless from any such tax, interest or penalty which may at any time be assessed against ACFT.

All payments must be made to Atlantic Coast Fire Trucks, LLC. Any representation that payment is to be party is unauthorized.

(6) Acceptance of Apparatus and Equipment shall occur immediately after completion of a final inspection by a representative of the Customer, completion of any discrepancy list, and shipment of Apparatus and Equipment from the factory location. Upon completion of the final inspection and related discrepancy list, the Apparatus and Equipment shall be conclusively determined to be in full compliance with the terms of this Contract, including without limitation the Original Specifications. Smeal will not surrender to Customer the title to or the statement of origin for any Apparatus or Equipment or provide Customer with any other documentation regarding ownership of any Apparatus or Equipment until Smeal has received full payment of the Purchase Price and taxes.

(7) ACFT shall not be liable to Customer or to anyone else for consequential, incidental, special, exemplary, indirect or punitive damages arising from any defect, delay, nondelivery, recall or other breach by ACFT, including but not limited to personal injury, death, property damage, lost

profits, or other economic injury. ACFT shall not be liable to Customer or anyone else in tort for any negligent design or manufacture of any body or other part of Apparatus or Equipment, or for the omission of any warning with respect thereto.

(8) Customer shall indemnify ACFT against, and hold ACFT, its agents, employees, officers and directors harmless from, any and all claims, action, suits and proceedings, costs, expenses, damages and liabilities, whether based in negligence, tort, strict liability or otherwise, including

attorney's fees and costs, arising out of, connected with, or resulting from this Contract or the Apparatus or Equipment, except to the extent such claims, action, suits and proceedings, costs, expenses, damages or liabilities arise from ACFT's breach of its obligations under this Contract.

(9) ACFT warrants that, at the time of delivery, the Apparatus and Equipment shall comply in all material respects with the Original Specifications. OTHER MANUFACTUER WARRANTIES APPLICABLE TO THE APPARATUS AND EQUIPMENT ARE THOSE EXPRESSLY SET FORTH IN THE BID PROPOSAL AND IDENTIFIED AS APPLYING TO THE APPARATUS AND EQUIPMENT. SUCH WARRANTIES ARE IN LIEU OF ALL OTHER WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR ANY PARTICULAR PURPOSE.

(10) ACFT shall not be liable if performance failure arises out of causes beyond its reasonable control, which causes shall include without limitation acts of God, war, fires, floods, public health emergencies, difficulty in procuring materials, equipment or tooling failure, freight embargoes, order of any court, strike, lockout, shortage of labor, failure or delays by suppliers or contractors, or legislative or governmental, or other, prohibitions or restrictions.

(11) The Apparatus and Equipment shall remain the property of ACFT until the entire Purchase Price for each and every item of Apparatus and Equipment has been paid. In case of a default in payment, ACFT may take full possession of the Apparatus and Equipment, or of the item or items upon which default has been made, and any payments that have been made shall be applied as payment for the use of the Apparatus and Equipment up to the date ACFT takes possession.

(12) This Contract will only be binding on ACFT after it is signed and approved by an authorized person of ACFT. This Contract (which includes the other documents referenced in this Contract) embody the entire agreement and understanding between the parties with respect to the subject matter of this Contract and supersede all prior oral or written agreements and understandings relating to the subject matter of this Contract. No statement, representation, warranty, covenant or agreement of any kind not expressly set forth in this Contract shall affect, or be used to interpret, change or restrict, the express terms and provisions of this Contract. This Contract cannot be altered or modified except by mutual written agreement signed by the parties. The Customer representative signing this Contract on Customer's behalf represents and warrants that he or she has the authority to sign this Contract and that all necessary action has been taken by Customer to authorize Customer's execution of and performance under this Contract.

(13) In the event that any court of competent jurisdiction shall determine that any provision, or any portion contained in this Contract shall be unenforceable in any respect, then the provision shall be deemed limited to the extent that the court deems it enforceable, and as so limited shall remain in full force and effect. In the event the court shall deem any provision, or portion thereof, wholly unenforceable, the remaining provisions of this Contract shall nevertheless remain in full force and effect.

Submitted to Customer By: Rob Smith on 02/06/2026.
ACFT *Sales Representative – Print Name* *Date*

Rob Smith
ACFT *Sales Representative Signature*

Atlantic Coast Fire Trucks, LLC

By: _____
Atlantic Coast Fire Trucks, LLC Authorized Signature

_____
Print Name

_____
Date

Customer: **City of Hendersonville, NC(FD)**

By: _____
Customer Signature

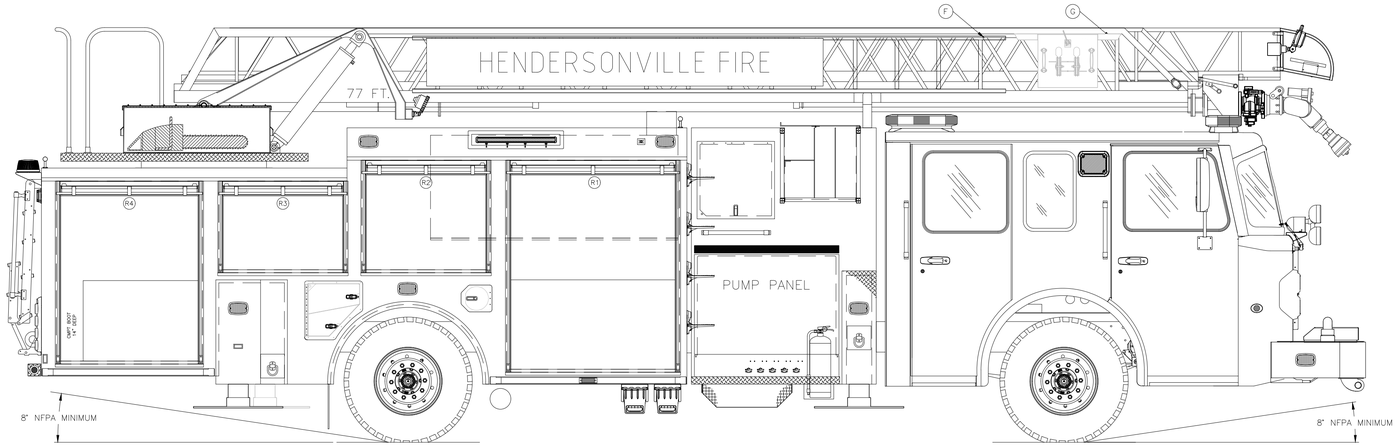
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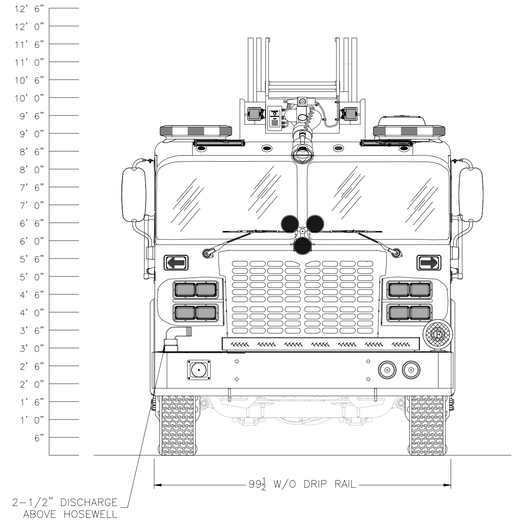
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Customer Signature

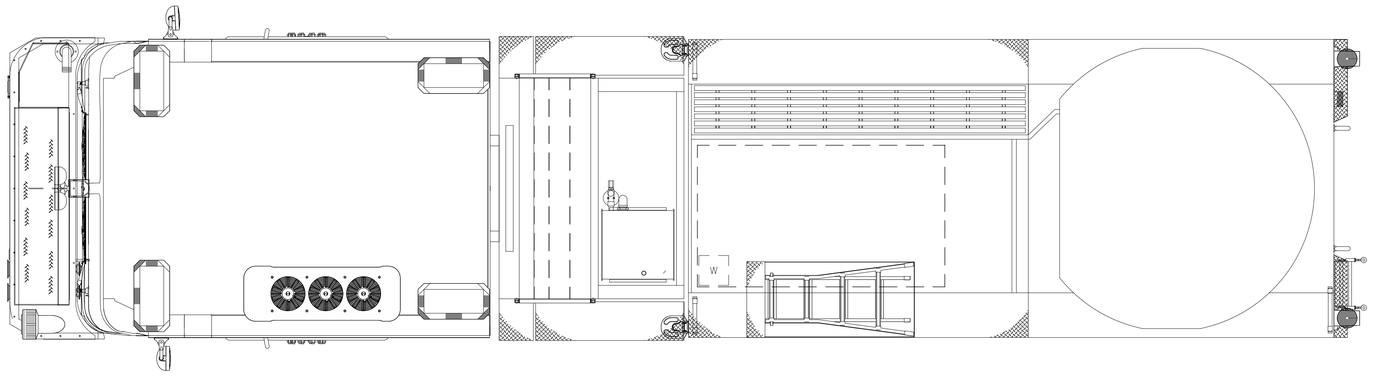
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Includes:
Trips (4) Personnel (Precon, Final)
Pump Acceptance Test Upon Delivery
Delivery
Sourcewell Fee

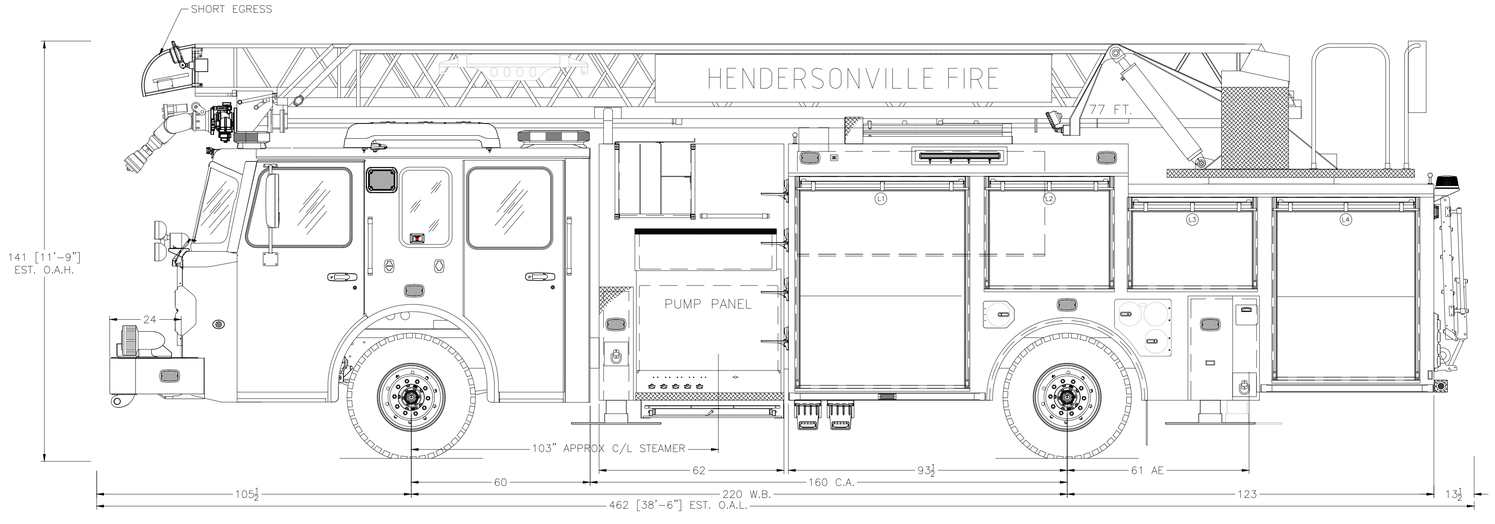


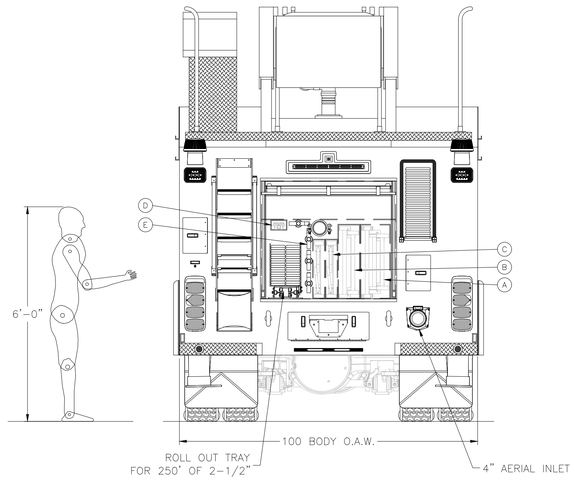




COMPARTMENT DIMENSIONS					
COMPT.	DOOR OPENING	INTERIOR	DIVIDE HEIGHT	DEPTH UPPER	DEPTH LOWER
L1	55"W x 65"H	60.5"W x 81"H	30"	14"	23"
L2	40"W x 31"H	53.5"W x 47.5"H	–	14"	14"
L3	40"W x 24"H	43"W x 34"H	–	14"	14"
L4	46"W x 55"H	54.5"W x 64.5"H	27"	14"	23"
R1	55"W x 65"H	60.5"W x 81"H	30"	14"	TBD
R2	40"W x 31"H	53.5"W x 47.5"H	–	14"	14"
R3	40"W x 24"H	43"W x 34"H	–	14"	14"
R4	46"W x 55"H	54.5"W x 64.5"H	27"	14"	23"

GROUND LADDERS & PIKE POLES				
	ITEM	DESCRIPTION	MODEL #	QTY
	A	35' 3 SEC EXTENSION	1225-A	1
	B	28' 2 SEC EXTENSION	1200-A	1
	C	16' ROOF	875-DR	2
	D	10' FOLDING ATTIC	585-A	1
	E	NY ROOF HOOKS	–	4
BASE	F	16' ROOF	875-A	1
FLY	G	6' NY ROOF HOOK	RH-6	1





NOTE:

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THIS DRAWING IS FOR REFERENCE PURPOSES ONLY. SOME ITEMS MAY OR MAY NOT APPEAR ON THE DRAWING THAT MAY OR MAY NOT BE INCLUDED IN THE SPECIFICATIONS. THE SPECIFICATIONS SHALL BE THE FINAL AUTHORITY TO DETERMINE WHAT IS SUPPLIED ON THE APPARATUS.

REVISION HISTORY			
REV.	INT.	DATE	DESCRIPTION
01	CL	1/13/26	ORIGINAL LAYOUT BASED ON S5602

PROPOSAL

CHASSIS:	SPARTAN GLADIATOR EMFD FLAT ROOF
ENGINE:	CUMMINS X15 565HP WITH ALLISON 4000 EVS
PUMP:	HALE QMAX 2000 GPM
WATER TANK:	500 U.S. GAL
FOAM CELL:	N/A
BODY MATERIAL:	1/8" ALUMINUM
HOSE BED:	1000' OF 5" / 38 CUBIC FEET
GENERATOR:	HARRISON 6kW
COMPARTMENTS:	190 CUBIC FEET

SMEAL
REV GROUP

HENDERSONVILLE FIRE DEPARTMENT
HENDERSONVILLE, NC

MODEL:	77' REAR MOUNT AERIAL (S33RL-77)		
DEALERSHIP:	ATLANTIC COAST FIRE TRUCKS		
SCALE:	1/2" = 1'	DRAWN BY: CL	DATE: 1/13/26
SIZE:	24" X 36"	DRAWING NO: 25353	REV: 01
SHEET:	1 OF 1		

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: Tammy Heide **MEETING DATE:** 03/05/2026

AGENDA SECTION: CONSENT **DEPARTMENT:** Finance

TITLE OF ITEM, Presenter Name, Title: Monthly Property Tax Collector's Report -*Tammy Heide, Deputy Tax Collector*

SUGGESTED MOTION(S): I move that City Council approve the Monthly Tax Collector Report

SUMMARY:

Monthly Property Tax Collector Report

Pursuant to N.C.G.S. § 105-350(7), it is the duty of the tax collector to submit to the governing body at each of its regular meetings a report of the amount collected on each year's taxes with which is charged, the amount remaining uncollected, and the steps taken to encourage or enforce payment of uncollected taxes.

Attached is the month-end report for collections, refunds, and releases (current and prior years), provided by the Henderson County Tax Collector. The tax department is using all collection remedies as provided by general statute to collect delinquent taxes

BUDGET IMPACT: $ 0.00

Is this expenditure approved in the current fiscal year budget? N/A

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:

i. Monthly Tax Collector's Report

CITY OF HENDERSONVILLE TAX COLLECTOR'S REPORT

TO: City of Hendersonville Board of Commissioners

FROM: Tammy Heide, Deputy Tax Collector

DATE: Thursday, March 5, 2026

SUBJECT: January 2026 Tax Collector Report

According to NCGS 105-350(7) it is the duty of the tax collector to submit to the governing body at each of its regular meetings a report of the amount collected on each year's taxes with which is charged, the amount remaining uncollected, and the steps taken to encourage or enforce payment of uncollected taxes.

Below is the month end report for collections (current and prior years), amounts are provided by the Henderson County Tax Collector. The tax department is using all collection remedies as provided by general statute to collect delinquent taxes including but not limited to garnishments, attachments, and NC Debt Setoff.

This summary does not include Late List Penalties and Interest. Late List Penalties collected are transferred to the Henderson County School System per NCGS 115C-437.

REAL AND PERSONAL PROPERTY TAXES MONTHLY COLLECTIONS

CURRENT YEAR

	CITY	DOWNTOWN	7TH AVENUE
BILLED	$16,706,936.03	$301,549.89	$49,620.16
COLLECTED YEAR TO DATE	$16,138,249.00	$284,693.30	$45,951.55
ADJUSTMENTS AND RELEASES YEAR TO DATE	$39,168.20	$1,488.80	$1,288.82
OUTSTANDING REAL AND PERSONAL PROPERTY TAX	**$607,855.23**	**$18,345.39**	**$4,957.43**
CURRENT YEAR TAX COLLECTION PERCENTAGE	96.37%	93.95%	90.26%

PRIOR YEARS

BEGINNING OUTSTANDING BALANCE	$120,006.53	$9,194.77	$2,323.10
MONTHLY COLLECTION	$3,597.35	$576.50	$0.00
MONTHLY ADJUSTMENTS AND RELEASES	$0.00		$0.00
OUTSTANDING REAL AND PERSONAL PROPERTY TAX	**$116,409.18**	**$8,618.27**	**$2,323.10**

Per NCGS 105-381(b) the Tax Collector is reporting tax releases/refunds within the current period of:

Total Property Tax Released due to taxable value Adjustments	$465.84
Total Refunds Processed for the Month	$60.59
Total Motor Vehicle Releases and Refunds for the Month	$1,440.21

*** Taxes releases/refunds are only allowed when taxes (1)were illegal or (2)were imposed due to a clerical error.*

Detailed information for releases and refunds is available from the Henderson County Tax Collector.

Date run: 2/1/2026 2:00:29 AM

TR-401G Net Collections Report

NCPTS V4

Data as of: 1/31/2026 6:26:05 PM

Report Parameters:

Date Sent to Finance Start: **Min - January 1, 2026**

Date Sent to Finance End: **Max - January 31, 2026**

Abstract Type: **BUS,IND,PUB,REI**

Tax District: **DOWNTOWN-MAIN ST, HENDERSONVILLE, SEVENTH AVENUE**

Levy Type: **Administration Cost, Advertisement Fee, Attorney Cost, Certified Mail Cost, Clerk Fees, Cost, FEE INTEREST, Foreclosure Commi., Foreclosure Fee, Garnishment Fee, Interest, LATE LIST PENALTY, Mail/Publ, Migrated Cost, NSF Penalty, Refund in Error, Rollback, Sheriff Comm, Sheriff Serv Fee, TAX, Typing Fee, Unknown Fees, Walking Fee**

Tax Year: **2025, 2024, 2023, 2022, 2021, 2020, 2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006, 2005, 2004, 2003, 2002, 2001, 2000, 1999, 1998, 1997, 1996, 1995, 1994, 1993**

Year For: **2025, 2024, 2023, 2022, 2021, 2020, 2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006, 2005, 2004, 2003, 2002, 2001, 2000, 1999, 1998, 1997, 1996, 1995, 1994, 1993, 1992, 1991, 1990.**

Collapse Districts: **N**

Default Sort-By: **Tax Year**

Grouping: **Tax District,Levy Type**

Fiscal Year Activity from July 1, 20XX to January 31, 2026								Activity from January 1, 2026 to January 31, 2026			
Tax Year	**Orig. Billed Amt ($)**	**Abs. Adj ($)**	**Bill Releases ($)**	**Disc. Levy ($)**	**Net Levy ($)**	**Amt Collect. ($)**	**Unpaid Balance ($)**	**Amt Collect. ($)**	**Abs. Adj ($)**	**Bill Releases ($)**	**Disc. Levy ($)**
		Assessor Refunds ($)	**Net Collections ($)**	**Additional Levy ($)**	**Collection Fee Amt ($)**	**% Coll.**	**% Uncoll.**			**Assessor Refunds ($)**	**Additional Levy ($)**
TAX DISTRICT: DOWNTOWN-MAIN ST LEVY TYPE: TAX											
2025	301,549.89	0.00	6.68	1,495.68	303,038.89	284,693.30	18,345.59	38,397.13	0.00	0.16	0.00
		0.00	284,693.30	0.00	0.00	93.95 %	6.05 %			0.00	0.00
2024	319,139.09	18,496.05	7.92	0.00	300,645.66	296,800.52	3,845.14	576.50	0.00	0.00	0.00
		18,472.40	315,272.92	10.54	0.00	98.72 %	1.28 %			0.00	0.00
2023	306,817.86	5,382.55	8.07	714.18	302,141.42	300,555.81	1,585.61	0.00	0.00	0.00	0.00
		1,931.28	302,487.09	0.00	0.00	99.48 %	0.52 %			0.00	0.00
2022	282,613.76	527.62	4.71	1,149.32	283,230.75	282,072.29	1,158.46	0.00	0.00	0.00	0.00
		259.42	282,331.71	0.00	0.00	99.59 %	0.41 %			0.00	0.00
2021	279,707.75	120.21	7.80	649.23	280,228.97	279,560.20	668.77	0.00	0.00	0.00	0.00
		6.55	279,566.75	0.00	0.00	99.76 %	0.24 %			0.00	0.00
2020	303,748.51	4,144.30	5.50	0.00	299,598.71	299,308.06	290.65	0.00	0.00	0.00	0.00
		0.00	299,308.06	0.00	0.00	99.90 %	0.10 %			0.00	0.00
2019	301,458.76	3,159.01	6.21	2,333.01	300,686.15	299,616.51	1,069.64	0.00	0.00	0.00	0.00
		418.28	300,034.79	59.60	0.00	99.64 %	0.36 %			0.00	0.00
Sub.	**2,095,035.62**	**31,829.74**	**46.89**	**6,341.42**	**2,069,570.55**	**2,042,606.69**	**26,963.86**	**38,973.63**	**0.00**	**0.16**	**0.00**
		21,087.93	**2,063,694.62**	**70.14**	**0.00**	**98.70 %**	**1.30 %**			**0.00**	**0.00**
TAX DISTRICT: HENDERSONVILLE LEVY TYPE: TAX											
2025	16,706,936.03	26,553.42	2,560.68	23,127.09	16,746,104.23	16,138,249.50	607,854.73	2,119,130.96	330.16	1.86	0.00
		1,294.70	16,139,544.20	45,155.21	0.00	96.37 %	3.63 %			0.00	0.00
2024	16,053,485.41	12,085.14	199.47	0.00	16,046,619.04	15,999,613.81	47,005.23	3,185.44	0.00	0.00	0.00
		1,610.03	16,001,223.84	5,418.24	0.00	99.71 %	0.29 %			0.00	0.00
2023	13,941,515.71	63,224.03	1,440.39	7,407.24	13,899,227.11	13,874,396.65	24,830.46	313.90	0.00	0.00	0.00
		8,420.72	13,882,817.37	14,968.58	0.00	99.82 %	0.18 %			0.00	0.00

2022	11,026,379.84	28,277.86	123.85	42,582.44	11,049,502.03	11,034,478.77	15,023.26	98.01	0.00	0.00	0.00
		1,687.83	11,036,166.60	8,941.46	0.00	99.86 %	0.14 %			0.00	0.00
2021	10,768,355.48	128,822.08	5,678.08	15,069.08	10,663,536.89	10,654,447.31	9,089.58	0.00	0.00	0.00	0.00
		21,332.16	10,675,779.47	14,612.49	0.00	99.91 %	0.09 %			0.00	0.00
2020	9,991,000.95	75,671.96	5,397.09	3,391.98	9,942,338.25	9,936,025.10	6,313.15	0.00	0.00	0.00	0.00
		21,611.14	9,957,636.24	29,014.37	0.00	99.94 %	0.06 %			0.00	0.00
2019	9,872,500.92	113,803.96	179.49	34,770.99	9,796,357.37	9,782,209.87	14,147.50	0.00	0.00	0.00	0.00
		26,495.88	9,808,705.75	3,068.91	0.00	99.86 %	0.14 %			0.00	0.00
2011	0.00	0.00	31.95	31.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		0.00	0.00	0.00	0.00	100 %	0 %			0.00	0.00
2004	0.00	449.61	0.00	449.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		0.00	0.00	0.00	0.00	100 %	0 %			0.00	0.00
2001	8.06	0.00	0.00	0.00	8.06	8.06	0.00	0.00	0.00	0.00	0.00
		0.00	8.06	0.00	0.00	100 %	0 %			0.00	0.00
Sub.	**88,360,182.40**	**448,888.06**	**15,611.00**	**126,830.38**	**88,143,692.98**	**87,419,429.07**	**724,263.91**	**2,122,728.31**	**330.16**	**1.86**	**0.00**
		82,452.46	**87,501,881.53**	**121,179.26**	**0.00**	**99.18 %**	**0.82 %**			**0.00**	**0.00**
TAX DISTRICT: SEVENTH AVENUE		**LEVY TYPE: TAX**									
2025	49,620.16	133.34	3.07	1,425.23	50,908.98	45,951.55	4,957.43	7,105.18	133.34	0.48	0.00
		0.00	45,951.55	0.00	0.00	90.26 %	9.74 %			0.00	0.00
2024	51,101.29	0.00	2.03	0.00	51,099.26	50,204.92	894.34	0.00	0.00	0.00	0.00
		0.00	50,204.92	0.00	0.00	98.25 %	1.75 %			0.00	0.00
2023	50,148.13	37.20	2.17	0.00	50,108.76	49,127.10	981.66	0.00	0.00	0.00	0.00
		0.00	49,127.10	0.00	0.00	98.04 %	1.96 %			0.00	0.00
2022	41,590.02	160.37	1.96	325.57	41,753.26	41,644.45	108.81	0.00	0.00	0.00	0.00
		0.00	41,644.45	0.00	0.00	99.74 %	0.26 %			0.00	0.00
2021	33,865.75	77.89	3.19	113.57	33,898.24	33,774.93	123.31	0.00	0.00	0.00	0.00
		79.45	33,854.38	0.00	0.00	99.64 %	0.36 %			0.00	0.00
2020	33,080.31	77.86	1.67	0.00	33,000.78	32,838.68	162.10	0.00	0.00	0.00	0.00
		77.86	32,916.54	0.00	0.00	99.51 %	0.49 %			0.00	0.00
2019	32,879.97	589.72	1.39	884.89	33,173.75	33,120.87	52.88	0.00	0.00	0.00	0.00
		0.00	33,120.87	0.00	0.00	99.84 %	0.16 %			0.00	0.00
Sub.	**292,285.63**	**1,076.38**	**15.48**	**2,749.26**	**293,943.03**	**286,662.50**	**7,280.53**	**7,105.18**	**133.34**	**0.48**	**0.00**
		157.31	**286,819.81**	**0.00**	**0.00**	**97.52 %**	**2.48 %**			**0.00**	**0.00**
Total	**90,870,026.78**	**505,157.81**	**16,723.00**	**178,603.72**	**90,653,629.40**	**90,067,393.76**	**773,923.49**	**2,181,460.71**	**463.50**	**2.50**	**0.00**
		104,257.31	**90,171,651.07**	**126,879.71**	**0.00**	**99.15 %**	**0.85 %**			**0.00**	**0.00**

Signature (Tax Collector) _____

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: Caitlyn Gendusa **MEETING DATE:** 3/5/2026

AGENDA SECTION: Consent **DEPARTMENT:** Public Works

TITLE OF ITEM: Approval of donating 75 giftcards for use at Laura E. Corn Mini Golf Course to Children & Family Resource Center - *Caitlyn Gendusa, Public Works Superintendent, Sustainability Manager*

SUGGESTED MOTION(S):

I move City Council to approve the donation of 75 giftcards for use at the Laura E. Corn Mini Golf Course to the Children & Family Resource Center.

SUMMARY:

Each year, the Children & Family Resource Center prepares Summer Fun Bags for families enrolled in their Community Response Program. These families are working hard to overcome challenging circumstances, and the Center aims to provide experiences that encourage connection, fun, and positive memories. The Children & Family Resource Center are requesting 75 giftcards to include in their Summer Fun Bags.

BUDGET IMPACT: No impacts

Is this expenditure approved in the current fiscal year budget? N/A

If no, describe how it will be funded. N/A

ATTACHMENTS:

N/A

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: Caitlyn Gendusa, Sustainability Manager

MEETING DATE: 03/05/2026

AGENDA SECTION: PRESENTATIONS

DEPARTMENT: Public Works

TITLE OF ITEM: Environmental Sustainability Board's Hendo Green Partnership Program

SUGGESTED MOTION(S):

N/A

SUMMARY:

The Environmental Sustainability Board has started a new program called the Hendo Green Partnership which is an opportunity for small, local businesses/organizations to showcase their commitment to a greener future through sustainable business practices.

BUDGET IMPACT: **None, there is no match required.**

Is this expenditure approved in the current fiscal year budget? N/A

If no, describe how it will be funded. N/A

ATTACHMENTS:

N/A

HENDO GREEN PARTNERSHIP

What is the Hendo Green Partnership?

An opportunity for small, local businesses/organizations to showcase their commitment to a greener future through sustainable business practices.

The Goal: Establish a green partnership with local businesses and organizations “of all sizes” to promote sustainability practices in our area.

The Selection Process

- Businesses submit an Application Form
- Team reviews the application
  - Eligibility check
  - Points check
- Site visit to validate
- Present Recommendation to ESB
  - ESB vote
- Added to website, “welcome kit”, showcased at HEF, social media
- Annual Check-In

Eligibility

"Any business or organization *primarily operating in Hendersonville* city limits that demonstrates sustainable practices is welcome to apply."

Points Threshold

Application

- 14 Questions around types of environmental activities
- Companies must answer “yes” to at least 7 of these questions to meet the threshold
  - Note: all of the current applicants would meet this threshold
- Next - Tiered System of Partners, where the more “points”, the higher tier.
  - Gold, Silver, Bronze

Next Steps

- Present applicants at ESB meeting
- Promote approved organizations on website and through welcome packets
- Showcase Hendo Green Partners at HEF
- Ongoing - Promote the Hendo Green Partnership to businesses and organizations in the community

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: Blair Myhand, Police Department **MEETING DATE:** March 5, 2026

AGENDA SECTION: Presentation **DEPARTMENT:** Police

TITLE OF ITEM: Resolution awarding retiring Police Officer Jennifer Drake with her badge and service side arm

SUGGESTED MOTION(S):

I move that City Council approve the resolution to award retiring Police Officer Jennifer Drake with her badge and service side arm for a cost of $1.00.

SUMMARY:

The City of Hendersonville recognizes and appreciates the service provided to the citizens of our community by the commitment of sworn law enforcement officers of the Hendersonville Police Department.

North Carolina General Statute 20-187.2 and City of Hendersonville Policy Granting of Badges and Service Side Arms for Sworn Law Enforcement Officers enables the City Council to award a retiring member or surviving relatives, the badge and service side arm of law enforcement officers.

The attached resolution will allow the Hendersonville Police Department to award retiring Police Officer Jennifer Drake with her badge and service side arm for a cost of $1.00.

BUDGET IMPACT: N/A

Is this expenditure approved in the current fiscal year budget? N/A

If no, describe how it will be funded. N/A

ATTACHMENTS:

Resolution #

Resolution #

RESOLUTION TO RECOGNIZE DISTINGUISHED SERVICE TO THE CITY OF HENDERSONVILLE AND AWARDING OF SERVICE SIDE ARM

WHEREAS, North Carolina General Statutes 20-187.2 provides that retiring members of law enforcement agencies may receive, at the time of their retirement, the badge worn or carried by them during their service; and

WHEREAS, NCGS 20-187.2 further provides that the governing body of the governing law enforcement agency may, at its discretion, award to a retiring member their service side arm, at a price determined by such governing body, upon determining that the person receiving the weapon is not ineligible to own, possess, or receive a firearm under the provisions of State or federal law; and

WHEREAS, the City of Hendersonville hereby recognizes **21 years & 5 months** of distinguished service by **Police Officer Jennifer Lynn Drake** for the City of Hendersonville and its residents; and

WHEREAS, the City of Hendersonville wishes to recognize **Officer Jennifer Drake's** service in a manner that is customary for persons retiring from distinguished law enforcement service; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hendersonville that the City of Hendersonville hereby awards to **Officer Jennifer Lynn Drake her service side arm, Glock model 45, 9 mm, serial number BLPU695,** for a cost of$1.00 as determined in the Policy for the Granting of Badges and Service Side Arms for Sworn Law Enforcement Officers, as a token of appreciation for her many years of service and dedication to the City of Hendersonville and its residents.

Adopted by the City Council of the City of Hendersonville, North Carolina on this 5th day of March 2026.

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: Meredith Troughton **MEETING DATE:** March 5, 2026

AGENDA SECTION: Presentation Only **DEPARTMENT:** Human Resources

TITLE OF ITEM, Presenter Name, Title: Quarterly and Annual MVP Recipients – *John Connet, City Manager*

SUGGESTED MOTION(S): None

SUMMARY:

The Service Excellence Design Team voted for these employees as the MVPs for April through December quarters of 2025. In addition, they voted for the 2025 Annual MVP

BUDGET IMPACT: $

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

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:

PowerPoint Presentation

PETITION NUMBER: N/A

Quarterly MVPs

April-June 2025

The Service Excellence Team voted on the 8 MVPs submitted and the following Employee received the highest votes.

Quarterly MVPs

April-June 2025

- **Deborah Sholl- Hendersonville Engineering Department**

- When the City's usual interpretation service provider was unavailable for the Patton Pool/Whitmire Center input meeting, Deborah Sholl volunteered to attend and interpret for any attendees who preferred to provide their input in Spanish. Her willingness to share her skills to lower participation barriers embodies the City's focus on providing great customer service to all community members.



Quarterly MVPs

July - September 2025

The Service Excellence Team voted on the 14 MVPs submitted and the following Employee received the highest votes.

Quarterly MVPs

- July - September 2025

- **Kyle Nix- Hendersonville Police Department**

- On the night of July 14th, 2025, Officers were dispatched to a health and welfare check regarding a female and two small juveniles sleeping in front of a business. Officer Nix contacted multiple shelters and exhausted all available resources attempting to help this family who found themselves in a crisis. Officer Nix made the decision to pay for a hotel room for the family out of his own pocket and made sure they had food, diapers and hygiene essentials.



Quarterly MVPs

October - December 2025

The Service Excellence Team voted on the 5 MVPs submitted and the following Employee received the highest votes.

Quarterly MVPs

- October- December 2025

- **Tracy Fletcher – Water Department**
- **Chad Kinman- Water Department**

The water department received a citizen call to compliment Tracy Fletcher and Chad Kinman for assisting him resolve a water quality concern at his residence. Tracy and Chad were both very professional and prompt in their assessment and response to his issue. Now the water customer states his water is "back to perfect".







Congratulations Kyle Nix Annual MVP 2025

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: Sam Hayes

MEETING DATE: March 5th, 2026

AGENDA SECTION: Public Hearing

DEPARTMENT: Community Development

TITLE OF ITEM: Annexation: Public Hearing-Signal Hill Townhomes (26-97-ANX) – *Sam Hayes – Planner II*

SUGGESTED MOTION(S):

For Approval:	**For Denial:**
I move City Council adopt an ordinance of the City of Hendersonville to annex the contiguous property owned by the Herta G Suess Trust, identified as PINs 9579-07-6259, 9579-06-7975, 9579-06-5791, 9579-06-8507, 9579-06-8507, 9579-06-8308, and 9579-06-8117, finding that the standards established by North Carolina General Statute 160A-58.1 have been satisfied and that the annexation is in the best interest of the City.	I move that City Council deny the petition received from the Herta G Suess Trust, requesting the annexation of that property having PINs 9579-07-6259, 9579-06-7975, 9579-06-5791, 9579-06-8507, 9579-06-8507, 9579-06-8308, and 9579-06-8117.

SUMMARY: *File # 26-97-ANX*

The City of Hendersonville has received a petition from John Kinnaird and Herta G Suess Trust for contiguous annexation of PINs 9579-07-6259, 9579-06-7975, 9579-06-5791, 9579-06-8507, 9579-06-8507, 9579-06-8308, and 9579-06-8117 located on Signal Hill Road that is approximately 13.73 acres. Please refer to the attached maps for additional information.

On February 5th, 2026, City Council accepted the City Clerk's Certificate of Sufficiency for the petition and set March 5th, 2026, as the date for the public hearing.

PROJECT/PETITIONER NUMBER:	• 26-97-ANX
PETITIONER NAME:	• John Kinnaird [applicant] • Herta G Suess Trust [property owner]

ATTACHMENTS:	1. Ordinance 2. Signed Certificate of Sufficiency 3. Signed Resolution setting public hearing 4. Annexation Plat 5. Typed legal description 6. GIS map 7. Deed 8. Annexation Application

CERTIFICATE OF SUFFICIENCY

Re: Petition for Contiguous Annexation
Petitioners: Herta G Suess Trust
File No. 25-97-ANX

To the Honorable Mayor and members of the City Council of Hendersonville, North Carolina:
I, Daniel Heyman, Deputy City Clerk, being first duly sworn, hereby certify that:

1. A petition has been received for contiguous annexation of property consisting of +/- 13.73 acres located on Signal Hill Road in Hendersonville, NC, being tax parcel PINs 9579-07-6259, 9579-06-7975, 9579-06-5791, 9579-06-8507, 9579-06-8308, and 9579-06-8117, and being more particularly described on Exhibit A, attached hereto and incorporated by reference, hereinafter "Petition."

2. An investigation has been completed as required by N.C.G.S. § 160A-31 of the Petition for compliance with the requirements of N.C.G.S. § 160A-31.

Based upon this investigation, I find that

1. The Petition includes the names and addresses and signatures of all owners of real property lying in the area described therein.
2. The Petition was prepared in substantially the form prescribed by 160A-31(b).
3. The area described in the petition is contiguous to the City of Hendersonville's primary corporate limits, as defined by N.C.G.S. 160A-31(f).
4. The area for annexation meets all other requirements defined in NC 160A-31 regarding the character of the area to be annexed.

Having made the findings stated above, I hereby certify the Petition appears to be valid.

In witness hereof, I have set my hand and the City Seal on this the 5 day of February, 2026.

(City Seal)

Daniel Heyman, Deputy City Clerk

EXHIBIT A
LEGAL DESCRIPTION

Being all of that real property consisting of PINs 9567-07-6259, 9579-06-7975, 9579-06-5791, 9579-06-8507, -579-06-8507, 9579-06-8308, and 9579-06-8117 described in the plat recorded in Book 2026- _____ [to be inserted at recording of the plat] of the Henderson County Registry, said PINs 9567-07-6259, 9579-06-7975, 9579-06-5791, 9579-06-8507, -579-06-8507, 9579-06-8308, and 9579-06-8117 being described by metes and bounds as follows:

LYING AND BEING IN HENDERSONVILLE TOWNSHIP, HENDERSON COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1-A

BEGINNING AT A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP, BEING THE SOUTHWEST CORNER OF LOT 89, PLAT BOOK 2 PAGE 156; THENCE WITH THE EASTERN LINES OF PLAT BOOK 2021 PAGE 13157 THE FOLLOWING 4 CALLS & WITH THE WESTERN LINES OF LOTS 89 TO 124, PLAT BOOK 2 PAGE 156, N 00°02'11" E, A DISTANCE OF 7.99' TO AN EXISTING ANGLE IRON; THENCE N 00°02'11" E, A DISTANCE OF 78.25' TO AN EXISTING #5 IRON REBAR; THENCE N 00°18'23" E, A DISTANCE OF 590.02' TO AN EXISTING ½" IRON PIPE (PINCHED-TOP); THENCE N 00°11'58" E, A DISTANCE OF 223.37' TO AN EXISTING PLANTED STONE (9"x6"); THENCE WITH THE LINE OF ANGELA M. LAMB & BARBED WIRE FENCE LINE, S 85°39'59" E, A DISTANCE OF 148.11' TO AN EXISTING #6 IRON REBAR (BENT);
THENCE S 86°44'47" E, A DISTANCE OF 38.61' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP, BEING THE NORTHEAST CORNER OF LOT 124, PLAT BOOK 2 PAGE 156 AND IN THE WESTERN MARGIN OF THE 30' RIGHT OF WAY FOR THE PLATTED LAFOLETTE STREET (NORTHERN SECTION OF RIGHT OF WAY NOT CURRENTLY IN USE AS A ROADWAY);
THENCE WITH THE WESTERN MARGIN OF SAID 30' RIGHT OF WAY & THE EASTERN LINES OF SAID LOTS 124 TO 89, S 00°45'42" E, A DISTANCE OF 911.98' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP BEING THE SOUTHEAST CORNER OF LOT 89; THENCE WITH SEAN GIVENS LINE AND NORTHERN LINE OF LOT 88, N 82°45'42" W, A DISTANCE OF 203.86' TO THE POINT OF BEGINNING, HAVING AN AREA OF 4.04 ACRES, BEING LOTS 89-124, PB 2 PG 156, DB 4053 PG 669, TRACT 1 AS SHOWN ON SURVEY FOR TECHO FUNDING, LLC BY RONALD J. CUTSHALL, PLS 4563.

TRACT 1-B

BEGINNING AT A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP, BEING THE NORTHWEST CORNER OF LOT 48 OF PLAT BOOK 2 PAGE 156 & BEING IN THE EASTERN MARGIN OF THE 30' RIGHT OF WAY FOR THE PLATTED LAFOLETTE STREET OF PLAT BOOK 2 PAGE 156, SAID POINT BEARS S 74°38'35" E 31.23' FROM THE NORTHEAST CORNER OF TRACT 1-A BEING THE NORTHEAST CORNER OF LOT 124 OF PLAT BOOK 2 PAGE 156; THENCE WITH THE SOUTH MARGIN OF THE SOUTHERN MARGIN OF THE VARIABLE WIDTH RIGHT OF WAY FOR THE PLATTED ALLEN STREET OF PLAT BOOK 2 PAGE 156, S 84°45'42" E, A DISTANCE OF 170.12' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP, BEING THE NORTHEAST CORNER OF LOT 43 OF PLAT BOOK 2 PAGE 156 & BEING IN THE WESTERN MARGIN OF THE 20' RIGHT OF WAY FOR THE PLATTED AMAZING GRACE LANE OF PLAT BOOK 2 PAGE 156; THENCE WITH SAID MARGIN OF RIGHT OF WAY, S 00°45'27" E, A DISTANCE OF 544.22' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP; THENCE WITH THE LINE OF KRISTIE GILLIAM, S 89°14'18" W, A

DISTANCE OF 169.15' TO A CALCULATED POINT FALLING INSIDE A DWELLING MOSTLY ON THE PROPERTY OF KRISTIE GILLIAM; THENCE WITH EASTERN MARGIN OF SAID LAFOLETTE STREET THE FOLLOWING 2 CALLS, N 00°21'58" W, A DISTANCE OF 38.18' TO NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP; THENCE N 00°47'26" W, A DISTANCE OF 523.82' TO THE POINT OF BEGINNING, HAVING AN AREA OF 2.15 ACRES, BEING LOTS 43-66 PB 2 PG 156, DB 4053 PG 669 TRACT 1 AS SHOWN ON SURVEY FOR TECHO FUNDING, LLC BY RONALD J. CUTSHALL, PLS 4563.

TRACT 1-C
BEGINNING AT A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP, BEING THE NORTHWEST CORNER OF LOT 31 & BEING IN THE EASTERN MARGIN OF THE 20' RIGHT OF WAY FOR THE PLATTED AMAZING GRACE LANE OF PLAT BOOK 2 PAGE 156; THENCE WITH SAID LOT 31, N 89°14'18" E, A DISTANCE OF 164.57' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP; THENCE WITH THE LINE OF HOME DEPOT USA, INC, S 00°45'42" E, A DISTANCE OF 146.14' TO AN EXISTING #5 IRON REBAR, CORNER TO SIGNAL RIDGE, LP; THENCE WITH LINE OF SIGNAL RIDGE, LP, S 00°45'42" E, A DISTANCE OF 78.86' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP, BEING THE SOUTHEAST CORNER OF LOT 23; THENCE S 89°14'18" W, A DISTANCE OF 164.58' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP, BEING THE SOUTHWEST CORNER OF LOT 23; THENCE N 00°45'27" W, A DISTANCE OF 225.00' TO THE POINT OF BEGINNING, HAVING AN AREA OF 0.85 ACRES, BEING LOTS 23-31 PB 2 PG 156, DB 4053 PG 669 TRACT 1, AS SHOWN ON SURVEY FOR TECHO FUNDING, LLC BY RONALD J. CUTSHALL, PLS 4563.

TRACT 2
BEGINNING AT A CALCULATED POINT, BEING THE NORTHWEST CORNER OF LOT 18 & BEING IN THE EASTERN MARGIN OF THE 20' RIGHT OF WAY FOR THE PLATTED AMAZING GRACE LANE OF PLAT BOOK 2 PAGE 156; THENCE WITH SAID LOT 18, N 89°14'18" E, A DISTANCE OF 164.59' TO A CALCULATED POINT, THENCE WITH LINE OF SIGNAL RIDGE, LP, S 00°45'42" E, A DISTANCE OF 250.00' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP, BEING THE SOUTHEAST CORNER OF LOT 9 PLAT BOOK 2 PAGE 156; THENCE WITH SAID LOT 9, S 89°14'18" W, A DISTANCE OF 164.61' TO A CALCULATED POINT; THENCE N 00°45'27" W, PASSING A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP AT 2.98' FOR A TOTAL DISTANCE OF 250.00' TO THE POINT OF BEGINNING, HAVING AN AREA OF 0.94 ACRES, HAVING AN AREA OF 0.85 ACRES, BEING LOTS 9-18 PB 2 PG 156, DB 4053 PG 669 TRACT 1, AS SHOWN ON SURVEY FOR TECHO FUNDING, LLC BY RONALD J. CUTSHALL, PLS 4563.

TRACT 3
BEGINNING AT A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP, BEING THE NORTHWEST CORNER OF LOT 42 & BEING IN THE EASTERN MARGIN OF THE 20' RIGHT OF WAY FOR THE PLATTED AMAZING GRACE LANE & SOUTHERN MARGIN OF THE VARIABLE WIDTH RIGHT OF WAY FOR THE PLATTED ALLEN STREET OF PLAT BOOK 2 PAGE 156; THENCE WITH SAID SOUTHERN MARGIN, S 84°45'42" E, A DISTANCE OF 165.45' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP, BEING THE NORTHEAST CORNER OF LOT 37 OF PLAT BOOK 2 PAGE 156; THENCE WITH THE LINE OF HOME DEPOT USA, INC, S 00°45'42" E, A DISTANCE OF 242.97' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP, BEING THE SOUTHEAST CORNER OF LOT 32; THENCE WITH LOT 32, S 89°14'18" W, A DISTANCE OF 164.57' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP; THENCE N 00°45'27" W, A DISTANCE OF 260.26' TO THE POINT OF BEGINNING,

HAVING AN AREA OF 0.95 ACRES, BEING LOTS 32-36 PB 2 PG 156, DB 4053 PG 669 TRACT 1, AS SHOWN ON SURVEY FOR TECHO FUNDING, LLC BY RONALD J. CUTSHALL, PLS 4563.

TRACT 4
BEGINNING AT A CALCULATED POINT, BEING THE NORTHWEST CORNER OF LOT 8 & BEING IN THE EASTERN MARGIN OF THE 20' RIGHT OF WAY FOR AMAZING GRACE LANE OF PLAT BOOK 2 PAGE 156; THENCE WITH SAID LOT 8, N 89°14'18" E, A DISTANCE OF 164.61' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP; THENCE WITH THE LINE OF SIGNAL HILL, LP THE FOLLOWING 2 CALLS, S 00°45'42" E, A DISTANCE OF 175.35' TO AN EXISTING ½" IRON PIPE; THENCE S 00°45'47" E, A DISTANCE OF 33.99' TO A CALCULATED POINT, BEING IN THE PAVING OF SIGNAL HILL ROAD (SR 1508) & BEING THE SOUTHEAST CORNER OF LOT 1; THENCE N 83°22'29" W, A DISTANCE OF 166.00' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP BEING IN THE SAID EASTERN RIGHT OF WAY FOR AMAZING GRACE LANE; THENCE WITH SAID RIGHT OF WAY, N 00°45'27" W, A DISTANCE OF 187.99' TO THE POINT OF BEGINNING, HAVING AN AREA OF 0.75 ACRES, BEING LOTS 1-8 PB 2 PG 156, DB 4053 PG 669 TRACT 1, AS SHOWN ON SURVEY FOR TECHO FUNDING, LLC BY RONALD J. CUTSHALL, PLS 4563.

TRACT 5
BEGINNING AT AN EXISTING #6 IRON REBAR (BENT) IN THE NORTHERN LINE OF LOT 124, PLAT BOOK 2 PAGE 156, THENCE WITH THE LINE OF ANGELA M. LAMB FOR THE FOLLOWING 2 CALLS, N 01°46'19" E, A DISTANCE OF 398.52' TO AN EXISTING #5 IRON REBAR, MARKING A STREAMBANK MAINTENANCE EASEMENT (PLAT BOOK 2018 SLIDE 11488); THENCE N 01°44'57" E, A DISTANCE OF 146.69' TO A CALCULATED POINT IN OR NEAR CHERRY BRANCH, IN THE SOUTHERN LINE OF PLAT CABINET C SLIDE 285A; THENCE WITH THE SOUTHERN LINES OF LOTS 12, 13, & 14 OF PLAT CABINET C SLIDE 285A & GENERALLY WITH CHERRY BRANCH THE FOLLOWING 8 CALLS, N 89°38'11" E, A DISTANCE OF 24.20' TO A CALCULATED POINT; THENCE S 08°11'47" W, A DISTANCE OF 79.56' TO A CALCULATED POINT; THENCE S 65°51'16" E, A DISTANCE OF 29.66' TO A CALCULATED POINT; THENCE S 65°45'06" E, A DISTANCE OF 279.64' TO A CALCULATED POINT; THENCE S 14°11'04" W, A DISTANCE OF 34.36' TO A CALCULATED POINT; THENCE S 58°59'08" E, A DISTANCE OF 69.64' TO A CALCULATED POINT MARKING A CORNER OF A STREAMBANK MAINTENANCE EASEMENT (PLAT BOOK 2018 SLIDE 11488); THENCE WITH SAID EASEMENT THE FOLLOWING 2 CALLS, S 58°59'08" E, A DISTANCE OF 28.65' TO A CALCULATED POINT; THENCE S 58°59'08" E, A DISTANCE OF 36.57' TO A CALCULATED POINT; THENCE WITH THE LINE OF CAROLINA VILLAGE, LLC , S 00°57'33" E, A DISTANCE OF 45.91' , CROSSING A PUBLIC SEWER LINE AND 30' SEWER EASEMENT, TO AN EXISTING #5 IRON REBAR; THENCE S 00°57'33" E, A DISTANCE OF 56.45' TO AN EXISTING 2" ANGLE IRON, CORNER OF HIGHLAND INVESTORS LIMITED PARTNERSHIP; THENCE WITH THE LINE OF HOME DEPOT USA, INC., S 00°44'07" E, A DISTANCE OF 57.23' TO A CALCULATED POINT, MARKING THE SOUTHERN POINT OF SAID DRAINAGE EASEMENT; THENCE S 00°44'07" E, A DISTANCE OF 101.07' TO AN EXISTING 1" IRON PIPE, IN THE NORTHERN MARGIN OF A PLATTED RIGHT OF WAY FOR ALLEN STREET, PLAT BOOK 2 PAGE 156, THENCE WITH SAID MARGIN OF RIGHT OF WAY, N 86°44'47" W, A DISTANCE OF 384.68' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP, BEING THE NORTHEAST CORNER OF LOT 124, PLAT BOOK 2 PAGE 156; THENCE N 86°42'21" W, A DISTANCE OF 38.60' TO THE POINT OF BEGINNING, HAVING AN AREA OF 3.67 ACRES, BEING DEED BOOK 4053 PAGE 669 TRACT 5, AS SHOWN ON SURVEY FOR TECHO FUNDING, LLC BY RONALD J. CUTSHALL, PLS 4563.
SEE PLAT BOOK 2018 SLIDE 11488 FOR STREAMBANK MAINTENANCE EASEMENTS & PLAT BOOK 1999 SLIDE 3086 FOR PERMANENT DRAINAGE EASEMENT ENCUMBERING THIS TRACT.

TRACT 6
BEGINNING AT A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP, BEING THE NORTHWEST CORNER OF LOT 22 & BEING IN THE EASTERN MARGIN OF THE 20' RIGHT OF WAY FOR AMAZING GRACE LANE OF PLAT BOOK 2 PAGE 156; THENCE WITH LINE OF LOT 22, N 89°14'18" E, A DISTANCE OF 164.58' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP; THENCE WITH LINE OF SIGNAL RIDGE, LP, S 00°45'42" E, A DISTANCE OF 100.00' TO A CALCULATED POINT, BEING THE SOUTHEAST CORNER OF LOT 19; THENCE S 89°14'18" W, A DISTANCE OF 164.59' TO A CALCULATED POINT, BEING THE SOUTHWEST CORNER OF LOT 19; THENCE WITH SAID RIGHT OF WAY LINE, N 00°49'20" W, A DISTANCE OF 7.02' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP; THENCE N 00°45'09" W, A DISTANCE OF 92.98' TO THE POINT OF BEGINNING, HAVING AN AREA OF 0.38 ACRES, BEING LOTS 19-22 PB 2 PG 156, DB 4053 PG 669 TRACT 1, AS SHOWN ON SURVEY FOR TECHO FUNDING, LLC BY RONALD J. CUTSHALL, PLS 4563.

Resolution #R-26-10

RESOLUTION BY THE CITY OF HENDERSONVILLE CITY COUNCIL FIXING DATE OF PUBLIC HEARING ON QUESTION OF ANNEXATION PURSUANT TO G.S. 160A-31

WHEREAS, a petition requesting annexation of the contiguous 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 contiguous area described herein will be held at the City Operations Center located at 305 William St. Hendersonville NC, 28792 at 5:45 p.m. March 5th, 2026, 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 PINs 9567-07-6259, 9579-06-7975, 9579-06-5791, 9579-06-8507, -579-06-8507, 9579-06-8308, and 9579-06-8117 described in the plat recorded in Book 2026- _____ [to be inserted at recording of the plat] of the Henderson County Registry, said PINs 9567-07-6259, 9579-06-7975, 9579-06-5791, 9579-06-8507, -579-06-8507, 9579-06-8308, and 9579-06-8117 being described by metes and bounds as follows:

LYING AND BEING IN HENDERSONVILLE TOWNSHIP, HENDERSON COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1-A
BEGINNING AT A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP, BEING THE SOUTHWEST CORNER OF LOT 89, PLAT BOOK 2 PAGE 156; THENCE WITH THE EASTERN LINES OF PLAT BOOK 2021 PAGE 13157 THE FOLLOWING 4 CALLS & WITH THE WESTERN LINES OF LOTS 89 TO 124, PLAT BOOK 2 PAGE 156, N 00°02'11" E, A DISTANCE OF 7.99' TO AN EXISTING ANGLE IRON; THENCE N 00°02'11" E, A DISTANCE OF 78.25' TO AN EXISTING #5 IRON REBAR; THENCE N 00°18'23" E, A DISTANCE OF 590.02' TO AN EXISTING ½" IRON PIPE (PINCHED-TOP); THENCE N 00°11'58" E, A DISTANCE OF 223.37' TO AN EXISTING PLANTED STONE (9"x6"); THENCE WITH THE LINE OF ANGELA M. LAMB & BARBED WIRE FENCE LINE, S 85°39'59" E, A DISTANCE OF 148.11' TO AN EXISTING #6 IRON REBAR (BENT); THENCE S 86°44'47" E, A DISTANCE OF 38.61' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP, BEING THE NORTHEAST CORNER OF LOT 124, PLAT BOOK 2 PAGE 156 AND IN THE WESTERN MARGIN OF THE 30' RIGHT OF WAY FOR THE PLATTED LAFOLETTE STREET (NORTHERN SECTION OF RIGHT OF WAY NOT CURRENTLY IN USE AS A ROADWAY);

THENCE WITH THE WESTERN MARGIN OF SAID 30' RIGHT OF WAY & THE EASTERN LINES OF SAID LOTS 124 TO 89, S 00°45'42" E, A DISTANCE OF 911.98' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP BEING THE SOUTHEAST CORNER OF LOT 89; THENCE WITH SEAN GIVENS LINE AND NORTHERN LINE OF LOT 88, N 82°45'42" W, A DISTANCE OF 203.86' TO THE POINT OF BEGINNING, HAVING AN AREA OF 4.04 ACRES, BEING LOTS 89-124, PB 2 PG 156, DB 4053 PG 669, TRACT 1 AS SHOWN ON SURVEY FOR TECHO FUNDING, LLC BY RONALD J. CUTSHALL, PLS 4563.

TRACT 1-B
BEGINNING AT A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP, BEING THE NORTHWEST CORNER OF LOT 48 OF PLAT BOOK 2 PAGE 156 & BEING IN THE EASTERN MARGIN OF THE 30' RIGHT OF WAY FOR THE PLATTED LAFOLETTE STREET OF PLAT BOOK 2 PAGE 156, SAID POINT BEARS S 74°38'35" E 31.23' FROM THE NORTHEAST CORNER OF TRACT 1-A BEING THE NORTHEAST CORNER OF LOT 124 OF PLAT BOOK 2 PAGE 156; THENCE WITH THE SOUTH MARGIN OF THE SOUTHERN MARGIN OF THE VARIABLE WIDTH RIGHT OF WAY FOR THE PLATTED ALLEN STREET OF PLAT BOOK 2 PAGE 156, S 84°45'42" E, A DISTANCE OF 170.12' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP, BEING THE NORTHEAST CORNER OF LOT 43 OF PLAT BOOK 2 PAGE 156 & BEING IN THE WESTERN MARGIN OF THE 20' RIGHT OF WAY FOR THE PLATTED AMAZING GRACE LANE OF PLAT BOOK 2 PAGE 156; THENCE WITH SAID MARGIN OF RIGHT OF WAY, S 00°45'27" E, A DISTANCE OF 544.22' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP; THENCE WITH THE LINE OF KRISTIE GILLIAM, S 89°14'18" W, A DISTANCE OF 169.15' TO A CALCULATED POINT FALLING INSIDE A DWELLING MOSTLY ON THE PROPERTY OF KRISTIE GILLIAM; THENCE WITH EASTERN MARGIN OF SAID LAFOLETTE STREET THE FOLLOWING 2 CALLS, N 00°21'58" W, A DISTANCE OF 38.18' TO NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP; THENCE N 00°47'26" W, A DISTANCE OF 523.82' TO THE POINT OF BEGINNING, HAVING AN AREA OF 2.15 ACRES, BEING LOTS 43-66 PB 2 PG 156, DB 4053 PG 669 TRACT 1 AS SHOWN ON SURVEY FOR TECHO FUNDING, LLC BY RONALD J. CUTSHALL, PLS 4563.

TRACT 1-C
BEGINNING AT A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP, BEING THE NORTHWEST CORNER OF LOT 31 & BEING IN THE EASTERN MARGIN OF THE 20' RIGHT OF WAY FOR THE PLATTED AMAZING GRACE LANE OF PLAT BOOK 2 PAGE 156; THENCE WITH SAID LOT 31, N 89°14'18" E, A DISTANCE OF 164.57' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP; THENCE WITH THE LINE OF HOME DEPOT USA, INC, S 00°45'42" E, A DISTANCE OF 146.14' TO AN EXISTING #5 IRON REBAR, CORNER TO SIGNAL RIDGE, LP; THENCE WITH LINE OF SIGNAL RIDGE, LP, S 00°45'42" E, A DISTANCE OF 78.86' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP, BEING THE SOUTHEAST CORNER OF LOT 23; THENCE

S 89°14'18" W, A DISTANCE OF 164.58' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP, BEING THE SOUTHWEST CORNER OF LOT 23; THENCE N 00°45'27" W, A DISTANCE OF 225.00' TO THE POINT OF BEGINNING, HAVING AN AREA OF 0.85 ACRES, BEING LOTS 23-31 PB 2 PG 156, DB 4053 PG 669 TRACT 1, AS SHOWN ON SURVEY FOR TECHO FUNDING, LLC BY RONALD J. CUTSHALL, PLS 4563.

TRACT 2
BEGINNING AT A CALCULATED POINT, BEING THE NORTHWEST CORNER OF LOT 18 & BEING IN THE EASTERN MARGIN OF THE 20' RIGHT OF WAY FOR THE PLATTED AMAZING GRACE LANE OF PLAT BOOK 2 PAGE 156; THENCE WITH SAID LOT 18, N 89°14'18" E, A DISTANCE OF 164.59' TO A CALCULATED POINT, THENCE WITH LINE OF SIGNAL RIDGE, LP, S 00°45'42" E, A DISTANCE OF 250.00' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP, BEING THE SOUTHEAST CORNER OF LOT 9 PLAT BOOK 2 PAGE 156; THENCE WITH SAID LOT 9, S 89°14'18" W, A DISTANCE OF 164.61' TO A CALCULATED POINT; THENCE N 00°45'27" W, PASSING A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP AT 2.98' FOR A TOTAL DISTANCE OF 250.00' TO THE POINT OF BEGINNING, HAVING AN AREA OF 0.94 ACRES, HAVING AN AREA OF 0.85 ACRES, BEING LOTS 9-18 PB 2 PG 156, DB 4053 PG 669 TRACT 1, AS SHOWN ON SURVEY FOR TECHO FUNDING, LLC BY RONALD J. CUTSHALL, PLS 4563.

TRACT 3
BEGINNING AT A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP, BEING THE NORTHWEST CORNER OF LOT 42 & BEING IN THE EASTERN MARGIN OF THE 20' RIGHT OF WAY FOR THE PLATTED AMAZING GRACE LANE & SOUTHERN MARGIN OF THE VARIABLE WIDTH RIGHT OF WAY FOR THE PLATTED ALLEN STREET OF PLAT BOOK 2 PAGE 156; THENCE WITH SAID SOUTHERN MARGIN, S 84°45'42" E, A DISTANCE OF 165.45' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP, BEING THE NORTHEAST CORNER OF LOT 37 OF PLAT BOOK 2 PAGE 156; THENCE WITH THE LINE OF HOME DEPOT USA, INC, S 00°45'42" E, A DISTANCE OF 242.97' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP, BEING THE SOUTHEAST CORNER OF LOT 32; THENCE WITH LOT 32, S 89°14'18" W, A DISTANCE OF 164.57' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP; THENCE N 00°45'27" W, A DISTANCE OF 260.26' TO THE POINT OF BEGINNING, HAVING AN AREA OF 0.95 ACRES, BEING LOTS 32-36 PB 2 PG 156, DB 4053 PG 669 TRACT 1, AS SHOWN ON SURVEY FOR TECHO FUNDING, LLC BY RONALD J. CUTSHALL, PLS 4563.

TRACT 4
BEGINNING AT A CALCULATED POINT, BEING THE NORTHWEST CORNER OF LOT 8 & BEING IN THE EASTERN MARGIN OF THE 20' RIGHT OF WAY FOR AMAZING GRACE LANE OF PLAT BOOK 2 PAGE 156; THENCE WITH SAID LOT 8, N 89°14'18" E,

A DISTANCE OF 164.61' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP; THENCE WITH THE LINE OF SIGNAL HILL, LP THE FOLLWING 2 CALLS, S 00°45'42" E, A DISTANCE OF 175.35' TO AN EXISTING ½" IRON PIPE; THENCE S 00°45'47" E, A DISTANCE OF 33.99' TO A CALCULATED POINT, BEING IN THE PAVING OF SIGNAL HILL ROAD (SR 1508) & BEING THE SOUTHEAST CORNER OF LOT 1; THENCE N 83°22'29" W, A DISTANCE OF 166.00' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP BEING IN THE SAID EASTERN RIGHT OF WAY FOR AMAZING GRACE LANE; THENCE WITH SAID RIGHT OF WAY, N 00°45'27" W, A DISTANCE OF 187.99' TO THE POINT OF BEGINNING, HAVING AN AREA OF 0.75 ACRES, BEING LOTS 1-8 PB 2 PG 156, DB 4053 PG 669 TRACT 1, AS SHOWN ON SURVEY FOR TECHO FUNDING, LLC BY RONALD J. CUTSHALL, PLS 4563.

TRACT 5
BEGINNING AT AN EXISTING #6 IRON REBAR (BENT) IN THE NORTHERN LINE OF LOT 124, PLAT BOOK 2 PAGE 156, THENCE WITH THE LINE OF ANGELA M. LAMB FOR THE FOLLOWING 2 CALLS, N 01°46'19" E, A DISTANCE OF 398.52' TO AN EXISTING #5 IRON REBAR, MARKING A STREAMBANK MAINTENACE EASEMENT (PLAT BOOK 2018 SLIDE 11488); THENCE N 01°44'57" E, A DISTANCE OF 146.69' TO A CALCULATED POINT IN OR NEAR CHERRY BRANCH, IN THE SOUTHERN LINE OF PLAT CABINET C SLIDE 285A; THENCE WITH THE SOUTHERN LINES OF LOTS 12, 13, & 14 OF PLAT CABINET C SLIDE 285A & GENERALLY WITH CHERRY BRANCH THE FOLLLOWING 8 CALLS, N 89°38'11" E, A DISTANCE OF 24.20' TO A CALCULATED POINT; THENCE S 08°11'47" W, A DISTANCE OF 79.56' TO A CALCULATED POINT; THENCE S 65°51'16" E, A DISTANCE OF 29.66' TO A CALCULATED POINT; THENCE S 65°45'06" E, A DISTANCE OF 279.64' TO A CALCULATED POINT; THENCE S 14°11'04" W, A DISTANCE OF 34.36' TO A CALCULATED POINT; THENCE S 58°59'08" E, A DISTANCE OF 69.64' TO A CALCULATED POINT MARKING A CORNER OF A STREAMBANK MAINTENACE EASEMENT (PLAT BOOK 2018 SLIDE 11488); THENCE WITH SAID EASEMENT THE FOLLOWING 2 CALLS, S 58°59'08" E, A DISTANCE OF 28.65' TO A CALCULATED POINT; THENCE S 58°59'08" E, A DISTANCE OF 36.57' TO A CALCULATED POINT; THENCE WITH THE LINE OF CAROLINA VILLAGE, LLC , S 00°57'33" E, A DISTANCE OF 45.91' , CROSSING A PUBLIC SEWER LINE AND 30' SEWER EASEMENT, TO AN EXISTING #5 IRON REBAR; THENCE S 00°57'33" E, A DISTANCE OF 56.45' TO AN EXISTING 2" ANGLE IRON, CORNER OF HIGHLAND INVESTORS LIMITED PARTNERSHIP; THENCE WITH THE LINE OF HOME DEPOT USA, INC., S 00°44'07" E, A DISTANCE OF 57.23' TO A CALCULATED POINT, MARKING THE SOUTHERN POINT OF SAID DRAINAGE EASEMENT; THENCE S 00°44'07" E, A DISTANCE OF 101.07' TO AN EXISTING 1" IRON PIPE, IN THE NORTHERN MARGIN OF A PLATTED RIGHT OF WAY FOR ALLEN STREET, PLAT BOOK 2 PAGE 156, THENCE WITH SAID MARGIN OF RIGHT OF WAY, N 86°44'47" W, A DISTANCE OF 384.68' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP, BEING THE NORTHEAST CORNER OF LOT 124, PLAT BOOK 2 PAGE 156; THENCE N 86°42'21" W, A DISTANCE OF 38.60'

TO THE POINT OF BEGINNING, HAVING AN AREA OF 3.67 ACRES, BEING DEED BOOK 4053 PAGE 669 TRACT 5, AS SHOWN ON SURVEY FOR TECHO FUNDING, LLC BY RONALD J. CUTSHALL, PLS 4563. SEE PLAT BOOK 2018 SLIDE 11488 FOR STREAMBANK MAINTENACE EASEMENTS & PLAT BOOK 1999 SLIDE 3086 FOR PERMANENT DRAINAGE EASEMENT ENCUMBERING THIS TRACT.

TRACT 6
BEGINNING AT A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP, BEING THE NORTHWEST CORNER OF LOT 22 & BEING IN THE EASTERN MARGIN OF THE 20' RIGHT OF WAY FOR AMAZING GRACE LANE OF PLAT BOOK 2 PAGE 156; THENCE WITH LINE OF LOT 22, N 89°14'18" E, A DISTANCE OF 164.58' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP; THENCE WITH LINE OF SIGNAL RIDGE, LP, S 00°45'42" E, A DISTANCE OF 100.00' TO A CALCULATED POINT, BEING THE SOUTHEAST CORNER OF LOT 19; THENCE S 89°14'18" W, A DISTANCE OF 164.59' TO A CALCULATED POINT, BEING THE SOUTHWEST CORNER OF LOT 19; THENCE WITH SAID RIGHT OF WAY LINE, N 00°49'20" W, A DISTANCE OF 7.02' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP; THENCE N 00°45'09" W, A DISTANCE OF 92.98' TO THE POINT OF BEGINNING, HAVING AN AREA OF 0.38 ACRES, BEING LOTS 19-22 PB 2 PG 156, DB 4053 PG 669 TRACT 1, AS SHOWN ON SURVEY FOR TECHO FUNDING, LLC BY RONALD J. CUTSHALL, PLS 4563.

Re: Petition for Contiguous Annexation
Petitioners: Herta G Suess Trust
File No. 25-97-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 5th day of February 2026.

Barbara G. Volk, Mayor, City of Hendersonville

Attest:

Daniel Heyman, Deputy City Clerk

Approved as to form:

Angela S. Beeker, City Attorney

SURVEY NOTES

1. THIS SURVEY SHALL NOT BE CONSIDERED A CERTIFICATION OF OWNERSHIP, ZONING, TITLE, OR GUARANTEE THAT THE SUBJECT IS FREE FROM ENCUMBRANCES.
2. ADJOINING PROPERTY OWNER INFORMATION TAKEN FROM THE HENDERSON COUNTY GIS WEBSITE AND DEEDS AND PLATS OF RECORD AS NOTED.
3. AREA SHOWN HEREON WAS COMPUTED BY THE COORDINATE METHOD.
4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN US FEET UNLESS OTHERWISE NOTED.
5. THIS PROPERTY IS LOCATED IN THE EXTRA TERRITORIAL JURISDICTION (ETJ) OF THE CITY OF HENDERSONVILLE AND IS ZONED R-15 & R-20 BY THE CITY OF HENDERSONVILLE (NOTED ON PLAT) *YARD REQUIREMENTS: R-20: FRONT = 35', SIDE = 15, REAR =20' R-15: FRONT = 30', SIDE = 15, REAR =15' (SETBACKS NOT PLOTTED)* NO ZONING LETTER OR REPORT PROVIDED TO SURVEYOR. **PLEASE REFER TO THE ZONING ORDINANCE FOR ALL REGULATIONS APPLICABLE TO THE SUBJECT PROPERTY.*
6. BY GRAPHICAL LOCATION, PROPERTY IS SHOWN AS LYING OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN PER FEMA FIRM MAP NO. 3700957900J, EFFECTIVE DATE 10/2/2008.
7. THIS SURVEY IS SUBJECT TO ANY AND ALL UNDERGROUND UTILITIES THAT MAY EXIST. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED SOLELY ON ABOVE GROUND STRUCTURES AND APPURTENANCES. THIS SURVEYOR MAKES NO CERTIFICATION TO THE EXISTENCE/NON-EXISTENCE OF UNDERGROUND UTILITIES, STORAGE FACILITIES, OR OTHER UNDERGROUND STRUCTURES AND LINES. DIAL 811 BEFORE DIGGING.
8. ANY STREAMS, CREEKS, PONDS, LAKES, WETLANDS, ETC. LOCATED ON THIS PROPERTY, SHOWN OR NOT SHOWN HEREON, MAY BE SUBJECT TO BUFFER AREAS. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO HAVE THE AREAS DESIGNATED BY PROFESSIONALS AUTHORIZED BY THE PROPER AUTHORITIES TO MAKE THESE DETERMINATIONS.
9. THE PROVISIONS OF N.C.G.S. 47-30 SHALL NOT APPLY TO BOUNDARY PLATS OF AREAS ANNEXED BY MUNICIPALITIES, WHETHER OR NOT REQUIRED BY LAW TO BE RECORDED.
10. BOUNDARY LINES TAKEN FROM PREVIOUS PRELIMINARY SURVEYS FOR FIRST VICTORY, LLC. THE LATEST FIELD WORK PERFORMED 12/21/23. NO FIELD INSPECTIONS MADE AT THIS DATE.

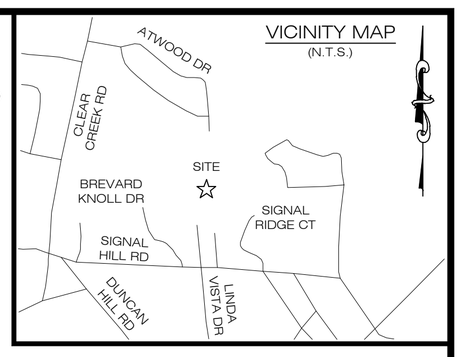
SYMBOL LEGEND:

- CALCULATED POINT
- EXISTING IRON REBAR (EIR)
- EXISTING IRON PIPE (EIP)
- EXISTING SPINDLE (ES)
- EXISTING PLANTED STONE (EPS)
- EXISTING ANGLE IRON (EAI)
- #5 NEW IRON REBAR W/ ID CAP (NIR)
- C.S.D. CONTROL POINT
- SANITARY SEWER MANHOLE (SMH)
- SANITARY SEWER CLEAN-OUT (CO)
- WATER METER (WM)
- WATER VALVE
- UTILITY POLE
- TELEPHONE PEDESTAL (TPED)
- HISTORIC LOT NUMBER

LINE LEGEND:

- SURVEYED BOUNDARY LINE
- ADJOINER'S DEED LINE (NOT SURVEYED)
- RIGHT-OF-WAY LINE
- SANITARY SEWER LINE
- SEWER EASEMENT LINE (APPROXIMATE)
- TIE LINE ONLY
- BRANCH
- OVERHEAD UTILITY LINE
- CHAIN LINK FENCELINE
- BOARD FENCELINE
- BARBED-WIRE FENCELINE
- MARKED WATER LINE (APPROX.)

VICINITY MAP
(N.T.S.)



ABBREVIATIONS:

NTS...NOT TO SCALE
(T)...TOTAL
DB...DEED BOOK
PG...PAGE
PC...PLAT CABINET
PB...PLAT BOOK
SL...SLIDE
PIN...PARCEL IDENTIFICATION NUMBER
NAD...NORTH AMERICAN DATUM
NAVD...NORTH AMERICAN VERTICAL DATUM
NSRS...NATIONAL SPATIAL REFERENCE SYSTEM
AG...ABOVE GRADE
BG...BELOW GRADE
R/W...RIGHT OF WAY
ID...SURVEYOR'S IDENTIFICATION CAP
POL...POINT ON LINE
ENCR...APPARENT ENCROACHMENT
PT...PINCHED TOP
STA...STATION
S/W..SIDEWALK
CONC...CONCRETE
POL...POINT ON LINE
POB...POINT OF BEGINNING
P.A.I...DRAWN PER AERIAL IMAGERY
O.T...OIL TANK

NC GRID NORTH
NAD 83 (NSRS 2011)

BOUNDARY SURVEY NOTES:

PLAT CABINET B SLIDE 180A IS THE BASIS OF THIS SURVEY. SAID PLAT DISTANCES SHOW A FRONTAGE ALONG SIGNAL HILL ROAD OF 611', EXCLUDING THE TWO 25' & 30' PLATTED RIGHTS OF WAY ON THE EAST AND WEST PERIMETER, AS SHOWN ON SAID PLAT. THE MEASURED FRONTAGE PER THIS SURVEY IS 591.98'. THE TOTAL GEOMETRY OF SAID PLAT DOES NOT FIT THE FOUND MONUMENTATION OF OUTSIDE PERIMETER. THIS SURVEY HOLDS THE LOCATION OF PERIMETER MONUMENTS FOUND. THIS SURVEY ATTEMPTS TO RECREATE THE TWO INTERIOR RIGHTS OF WAY (LAYFOLETTE ST & AMAZING GRACE LN. (AKA ALLEN) USING INTERIOR MONUMENTS FOUND. THE TWO 25' & 30' PLATTED RIGHTS OF WAY ON THE EAST AND WEST PERIMETER (AKA BREVARD AVE. & COLLEGE ST) ARE NOT INCLUDED ON THIS SURVEY AND ARE NOT USED AS ROADWAYS. SEEK LEGAL COUNSEL FOR RIGHTS OF OTHERS.

TOTAL AREA OF SURVEY
13.73 ACRES
(EXCLUDING RIGHTS OF WAY)

CALLS WITH BOUNDARIES

LINE	BEARING	DISTANCE
L1	N 89°38'11" E	24.20'
L2	S 08°11'47" W	79.56'
L3	S 65°51'16" E	79.38'
L3	S 65°51'16" E	29.66'
L4	S 14°11'04" W	34.36'
L5	S 58°59'08" E	69.64'
L6	S 58°59'08" E	65.02'
L6	S 58°59'08" E	28.65'
L7	S 58°59'08" E	36.37'
L8	S 00°57'33" E	45.91'
L9	S 00°57'33" E	56.45'
L10	S 00°44'07" E	57.23'
L11	S 86°44'47" E	38.61'
L12	S 00°45'42" E	23.74'
L13	S 00°45'47" E	33.99'
L14	N 00°45'27" W	250.00'
L15	S 89°14'18" W	169.15'

CALLS WITH EASEMENTS

LINE	BEARING	DISTANCE
E1	S 13°22'27" W	39.61'
E2	S 63°47'09" W	39.28'
E3	N 45°04'22" W	42.83'
E4	N 01°20'28" W	97.45'
E5	N 54°48'08" W	58.59'
E6	N 34°54'10" E	38.69'
E7	N 01°20'28" W	50.76'
E8	N 76°14'29" W	17.48'
E9	N 54°48'08" W	17.06'

TIE LINES ONLY

T1	S 74°38'35" E	31.23'
T2	S 71°39'08" E	21.17'
T3	S 89°49'34" W	58.35'

THIS PLAT REPRESENTS AREA(S) BEING ANNEXED TO THE CITY OF HENDERSONVILLE, NORTH CAROLINA PURSUANT TO NCGS 160A-31, BY ORDINANCE DULY ADOPTED (ANNEXATION ORDINANCE # _____) AND IS NOT SUBJECT TO REVIEW OR APPROVAL BY THE CITY OF HENDERSONVILLE PLANNING BOARD, ON THIS DATE _____.

_____
MAYOR CITY OF HENDERSONVILLE

ATTEST: _____
CITY CLERK

THE FOLLOWING INFORMATION WAS USED FOR THE SURVEY CONTROL:

1. CLASS OF SURVEY: CLASS A (HORIZONTAL)
2. POSITIONAL ACCURACY: 0.02' (H) & 0.02' (V) @ 95% CONFIDENCE
3. TYPE OF GPS FIELD PROCEDURE: RTK (VRS)
4. DATES OF SURVEY: 05/16/23
5. DATUM/EPOCH: NAD 83 (NSRS 2011) EPOCH 2010.00 (H) & NAVD 88 (V)
6. PUBLISHED/FIXED-CONTROL USED: VRS NETWORK
7. GEOID MODEL: GEOID 18
8. COMBINED GRID FACTOR(S): 0.999775 (@ LOCALIZED POINT)
9. UNITS: US SURVEY FOOT

PRELIMINARY: NOT FOR RECORDATION, SALES OR CONVEYANCE

NORTH CAROLINA PROFESSIONAL SEAL L-4563 LAND SURVEYOR RONALD JAMES CUTSHALL

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED BOOK 4053 PAGE 669); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN DEED BOOK N/A, PAGE N/A; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS THAT THE POSITIONAL ACCURACY AS CALCULATED IS 0.07' + 50 PARTS PER MILLION AT 95% CONFIDENCE LEVEL; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (22 NCAC 56.1600). MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL ON THIS DATE _____

PRELIMINARY - FOR REVIEW
RONALD JAMES CUTSHALL, P.L.S. L-4563

REFERENCES:

DB 4053 PG 669
PC B SL 180A
DB 838 PG 434
PB 2018 SL 11488
PB 2017 SL 10971
PB 2017 SL 11014
PC A SL 214A
DB 3284 PG 387
DB 3273 PG 78

ANNEXATION PLAT FOR:

SIGNAL HILL HENDERSONVILLE, LLC

(OWNER OF RECORD: HERTA G. SUESS, TRUSTEE)
HENDERSONVILLE TOWNSHIP, HENDERSON COUNTY, NC

0' 60' 120' 180'

DATE OF PLAT: 11/20/2025	REVISIONS			
DATE OF SURVEY: 05/16/23 THRU 12/21/23	NO.	DATE	DESC.	BY
PROJECT NO.: 23-037_ALTA				
FIELD WORK: CM/EL				
DRAWN BY: RJC				
SCALE: 1" = 60'				
PIN: 9579-07-6259, 9579-06-5791, 9579-06-8308, 9579-06-7975, 9579-06-8117, 9579-06-8507				

COLE SURVEYING & DESIGN, PA
549 ELK PARK DRIVE, SUITE 707
ASHEVILLE, NC 28804
PHONE: 828-251-7025
NC FIRM #C-3106 | SC COA #4052

LYING AND BEING IN HENDERSONVILLE TOWNSHIP, HENDERSON COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1-A

New legal description:

BEGINNING AT A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP, BEING THE SOUTHWEST CORNER OF LOT 89, PLAT BOOK 2 PAGE 156;

THENCE WITH THE EASTERN LINES OF PLAT BOOK 2021 PAGE 13157 THE FOLLOWING 4 CALLS & WITH THE WESTERN LINES OF LOTS 89 TO 124, PLAT BOOK 2 PAGE 156, N 00°02'11" E, A DISTANCE OF 7.99' TO AN EXISTING ANGLE IRON;

THENCE N 00°02'11" E, A DISTANCE OF 78.25' TO AN EXISTING #5 IRON REBAR;

THENCE N 00°18'23" E, A DISTANCE OF 590.02' TO AN EXISTING ½" IRON PIPE (PINCHED-TOP);

THENCE N 00°11'58" E, A DISTANCE OF 223.37' TO AN EXISTING PLANTED STONE (9"x6");

THENCE WITH THE LINE OF ANGELA M. LAMB & BARBED WIRE FENCE LINE, S 85°39'59" E, A DISTANCE OF 148.11' TO AN EXISTING #6 IRON REBAR (BENT);

THENCE S 86°44'47" E, A DISTANCE OF 38.61' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP, BEING THE NORTHEAST CORNER OF LOT 124, PLAT BOOK 2 PAGE 156 AND IN THE WESTERN MARGIN OF THE 30' RIGHT OF WAY FOR THE PLATTED LAFOLETTE STREET (NORTHERN SECTION OF RIGHT OF WAY NOT CURRENTLY IN USE AS A ROADWAY);

THENCE WITH THE WESTERN MARGIN OF SAID 30' RIGHT OF WAY & THE EASTERN LINES OF SAID LOTS 124 TO 89, S 00°45'42" E, A DISTANCE OF 911.98' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP BEING THE SOUTHEAST CORNER OF LOT 89;

THENCE WITH SEAN GIVENS LINE AND NORTHERN LINE OF LOT 88, N 82°45'42" W, A DISTANCE OF 203.86' TO THE POINT OF BEGINNING, HAVING AN AREA OF 4.04 ACRES, BEING LOTS 89-124, PB 2 PG 156, DB 4053 PG 669, TRACT 1 AS SHOWN ON SURVEY FOR TECHO FUNDING, LLC BY RONALD J. CUTSHALL, PLS 4563.

TRACT 1-B

New legal description:

BEGINNING AT A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP, BEING THE NORTHWEST CORNER OF LOT 48 OF PLAT BOOK 2 PAGE 156 & BEING IN THE EASTERN MARGIN OF THE 30' RIGHT OF WAY FOR THE PLATTED LAFOLETTE STREET OF PLAT BOOK 2 PAGE 156, SAID POINT BEARS S 74°38'35" E 31.23' FROM THE NORTHEAST CORNER OF TRACT 1-A BEING THE NORTHEAST CORNER OF LOT 124 OF PLAT BOOK 2 PAGE 156;

THENCE WITH THE SOUTH MARGIN OF THE SOUTHERN MARGIN OF THE VARIABLE WIDTH RIGHT OF WAY FOR THE PLATTED ALLEN STREET OF PLAT BOOK 2 PAGE 156, S 84°45'42" E, A DISTANCE OF 170.12' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP, BEING THE NORTHEAST CORNER OF LOT 43 OF PLAT BOOK 2 PAGE 156 & BEING IN THE WESTERN MARGIN OF THE 20' RIGHT OF WAY FOR THE PLATTED AMAZING GRACE LANE OF PLAT BOOK 2 PAGE 156;

THENCE WITH SAID MARGIN OF RIGHT OF WAY, S 00°45'27" E, A DISTANCE OF 544.22' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP;

THENCE WITH THE LINE OF KRISTIE GILLIAM, S 89°14'18" W, A DISTANCE OF 169.15' TO A CALCULATED POINT FALLING INSIDE A DWELLING MOSTLY ON THE PROPERTY OF KRISTIE GILLIAM;

THENCE WITH EASTERN MARGIN OF SAID LAFOLETTE STREET THE FOLLOWING 2 CALLS, N 00°21'58" W, A DISTANCE OF 38.18' TO NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP;

THENCE N 00°47'26" W, A DISTANCE OF 523.82' TO THE POINT OF BEGINNING,

HAVING AN AREA OF 2.15 ACRES, BEING LOTS 43-66 PB 2 PG 156, DB 4053 PG 669 TRACT 1 AS SHOWN ON SURVEY FOR TECHO FUNDING, LLC BY RONALD J. CUTSHALL, PLS 4563.

TRACT 1-C

New legal description:

BEGINNING AT A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP, BEING THE NORTHWEST CORNER OF LOT 31 & BEING IN THE EASTERN MARGIN OF THE 20' RIGHT OF WAY FOR THE PLATTED AMAZING GRACE LANE OF PLAT BOOK 2 PAGE 156;

THENCE WITH SAID LOT 31, N 89°14'18" E, A DISTANCE OF 164.57' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP;

THENCE WITH THE LINE OF HOME DEPOT USA, INC, S 00°45'42" E, A DISTANCE OF 146.14' TO AN EXISTING #5 IRON REBAR, CORNER TO SIGNAL RIDGE, LP;

THENCE WITH LINE OF SIGNAL RIDGE, LP, S 00°45'42" E, A DISTANCE OF 78.86' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP, BEING THE SOUTHEAST CORNER OF LOT 23;

THENCE S 89°14'18" W, A DISTANCE OF 164.58' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP, BEING THE SOUTHWEST CORNER OF LOT 23;

THENCE N 00°45'27" W, A DISTANCE OF 225.00' TO THE POINT OF BEGINNING,

HAVING AN AREA OF 0.85 ACRES, BEING LOTS 23-31 PB 2 PG 156, DB 4053 PG 669 TRACT 1, AS SHOWN ON SURVEY FOR TECHO FUNDING, LLC BY RONALD J. CUTSHALL, PLS 4563.

TRACT 2

New legal description:

BEGINNING AT A CALCULATED POINT, BEING THE NORTHWEST CORNER OF LOT 18 & BEING IN THE EASTERN MARGIN OF THE 20’ RIGHT OF WAY FOR THE PLATTED AMAZING GRACE LANE OF PLAT BOOK 2 PAGE 156;

THENCE WITH SAID LOT 18, N 89°14'18" E, A DISTANCE OF 164.59' TO A CALCULATED POINT,

THENCE WITH LINE OF SIGNAL RIDGE, LP, S 00°45'42" E, A DISTANCE OF 250.00' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP, BEING THE SOUTHEAST CORNER OF LOT 9 PLAT BOOK 2 PAGE 156;

THENCE WITH SAID LOT 9, S 89°14'18" W, A DISTANCE OF 164.61' TO A CALCULATED POINT;

THENCE N 00°45'27" W, PASSING A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP AT 2.98’ FOR A TOTAL DISTANCE OF 250.00' TO THE POINT OF BEGINNING,

HAVING AN AREA OF 0.94 ACRES, HAVING AN AREA OF 0.85 ACRES, BEING LOTS 9-18 PB 2 PG 156, DB 4053 PG 669 TRACT 1, AS SHOWN ON SURVEY FOR TECHO FUNDING, LLC BY RONALD J. CUTSHALL, PLS 4563.

TRACT 3

New legal description:

BEGINNING AT A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP, BEING THE NORTHWEST CORNER OF LOT 42 & BEING IN THE EASTERN MARGIN OF THE 20’ RIGHT OF WAY FOR THE PLATTED AMAZING GRACE LANE & SOUTHERN MARGIN OF THE VARIABLE WIDTH RIGHT OF WAY FOR THE PLATTED ALLEN STREET OF PLAT BOOK 2 PAGE 156;

THENCE WITH SAID SOUTHERN MARGIN, S 84°45'42" E, A DISTANCE OF 165.45' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP, BEING THE NORTHEAST CORNER OF LOT 37 OF PLAT BOOK 2 PAGE 156;

THENCE WITH THE LINE OF HOME DEPOT USA, INC, S 00°45'42" E, A DISTANCE OF 242.97' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP, BEING THE SOUTHEAST CORNER OF LOT 32;

THENCE WITH LOT 32, S 89°14'18" W, A DISTANCE OF 164.57' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP;

THENCE N 00°45'27" W, A DISTANCE OF 260.26' TO THE POINT OF BEGINNING,

HAVING AN AREA OF 0.95 ACRES, BEING LOTS 32-36 PB 2 PG 156, DB 4053 PG 669 TRACT 1, AS SHOWN ON SURVEY FOR TECHO FUNDING, LLC BY RONALD J. CUTSHALL, PLS 4563.

TRACT 4

New legal description:

BEGINNING AT A CALCULATED POINT, BEING THE NORTHWEST CORNER OF LOT 8 & BEING IN THE EASTERN MARGIN OF THE 20’ RIGHT OF WAY FOR AMAZING GRACE LANE OF PLAT BOOK 2 PAGE 156;

THENCE WITH SAID LOT 8, N 89°14'18" E, A DISTANCE OF 164.61' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP;

THENCE WITH THE LINE OF SIGNAL HILL, LP THE FOLLWING 2 CALLS, S 00°45'42" E, A DISTANCE OF 175.35' TO AN EXISTING ½” IRON PIPE;

THENCE S 00°45'47" E, A DISTANCE OF 33.99' TO A CALCULATED POINT, BEING IN THE PAVING OF SIGNAL HILL ROAD (SR 1508) & BEING THE SOUTHEAST CORNER OF LOT 1;

THENCE N 83°22'29" W, A DISTANCE OF 166.00' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP BEING IN THE SAID EASTERN RIGHT OF WAY FOR AMAZING GRACE LANE;

THENCE WITH SAID RIGHT OF WAY, N 00°45'27" W, A DISTANCE OF 187.99' TO THE POINT OF BEGINNING,

HAVING AN AREA OF 0.75 ACRES, BEING LOTS 1-8 PB 2 PG 156, DB 4053 PG 669 TRACT 1, AS SHOWN ON SURVEY FOR TECHO FUNDING, LLC BY RONALD J. CUTSHALL, PLS 4563.

TRACT 5

New legal description:

BEGINNING AT AN EXISTING #6 IRON REBAR (BENT) IN THE NORTHERN LINE OF LOT 124, PLAT BOOK 2 PAGE 156,

THENCE WITH THE LINE OF ANGELA M. LAMB FOR THE FOLLOWING 2 CALLS, N 01°46'19" E, A DISTANCE OF 398.52' TO AN EXISTING #5 IRON REBAR, MARKING A STREAMBANK MAINTENACE EASEMENT (PLAT BOOK 2018 SLIDE 11488);

THENCE N 01°44'57" E, A DISTANCE OF 146.69' TO A CALCULATED POINT IN OR NEAR CHERRY BRANCH, IN THE SOUTHERN LINE OF PLAT CABINET C SLIDE 285A;

THENCE WITH THE SOUTHERN LINES OF LOTS 12, 13, & 14 OF PLAT CABINET C SLIDE 285A & GENERALLY WITH CHERRY BRANCH THE FOLLLOWING 8 CALLS, N 89°38'11" E, A DISTANCE OF 24.20' TO A CALCULATED POINT;

THENCE S 08°11'47" W, A DISTANCE OF 79.56' TO A CALCULATED POINT;

THENCE S 65°51'16" E, A DISTANCE OF 29.66' TO A CALCULATED POINT;

THENCE S 65°45'06" E, A DISTANCE OF 279.64' TO A CALCULATED POINT;

THENCE S 14°11'04" W, A DISTANCE OF 34.36' TO A CALCULATED POINT;

THENCE S 58°59'08" E, A DISTANCE OF 69.64' TO A CALCULATED POINT MARKING A CORNER OF A STREAMBANK MAINTENACE EASEMENT (PLAT BOOK 2018 SLIDE 11488);

THENCE WITH SAID EASEMENT THE FOLLOWING 2 CALLS, S 58°59'08" E, A DISTANCE OF 28.65' TO A CALCULATED POINT;

THENCE S 58°59'08" E, A DISTANCE OF 36.57' TO A CALCULATED POINT;

THENCE WITH THE LINE OF CAROLINA VILLAGE, LLC , S 00°57'33" E, A DISTANCE OF 45.91' , CROSSING A PUBLIC SEWER LINE AND 30’ SEWER EASEMENT, TO AN EXISTING #5 IRON REBAR;

THENCE S 00°57'33" E, A DISTANCE OF 56.45' TO AN EXISTING 2” ANGLE IRON, CORNER OF HIGHLAND INVESTORS LIMTED PARTERNSHIP;

THENCE WITH THE LINE OF HOME DEPOT USA, INC., S 00°44'07" E, A DISTANCE OF 57.23' TO A CALCULATED POINT, MARKING THE SOUTHERN POINT OF SAID DRAINAGE EASEMENT;

THENCE S 00°44'07" E, A DISTANCE OF 101.07' TO AN EXISTING 1” IRON PIPE, IN THE NORTHERN MARGIN OF A PLATTED RIGHT OF WAY FOR ALLEN STREET, PLAT BOOK 2 PAGE 156,

THENCE WITH SAID MARGIN OF RIGHT OF WAY, N 86°44'47" W, A DISTANCE OF 384.68' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP, BEING THE NORTHEAST CORNER OF LOT 124, PLAT BOOK 2 PAGE 156;

THENCE N 86°42'21" W, A DISTANCE OF 38.60' TO THE POINT OF BEGINNING,

HAVING AN AREA OF 3.67 ACRES, BEING DEED BOOK 4053 PAGE 669 TRACT 5, AS SHOWN ON SURVEY FOR TECHO FUNDING, LLC BY RONALD J. CUTSHALL, PLS 4563. SEE PLAT BOOK 2018 SLIDE 11488 FOR STREAMBANK MAINTENACE EASEMENTS & PLAT BOOK 1999 SLIDE 3086 FOR PERMANENT DRAINAGE EASEMENT ENCUMBERING THIS TRACT.

TRACT 6

New legal description:

BEGINNING AT A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP, BEING THE NORTHWEST CORNER OF LOT 22 & BEING IN THE EASTERN MARGIN OF THE 20’ RIGHT OF WAY FOR AMAZING GRACE LANE OF PLAT BOOK 2 PAGE 156;

THENCE WITH LINE OF LOT 22, N 89°14'18" E, A DISTANCE OF 164.58' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP;

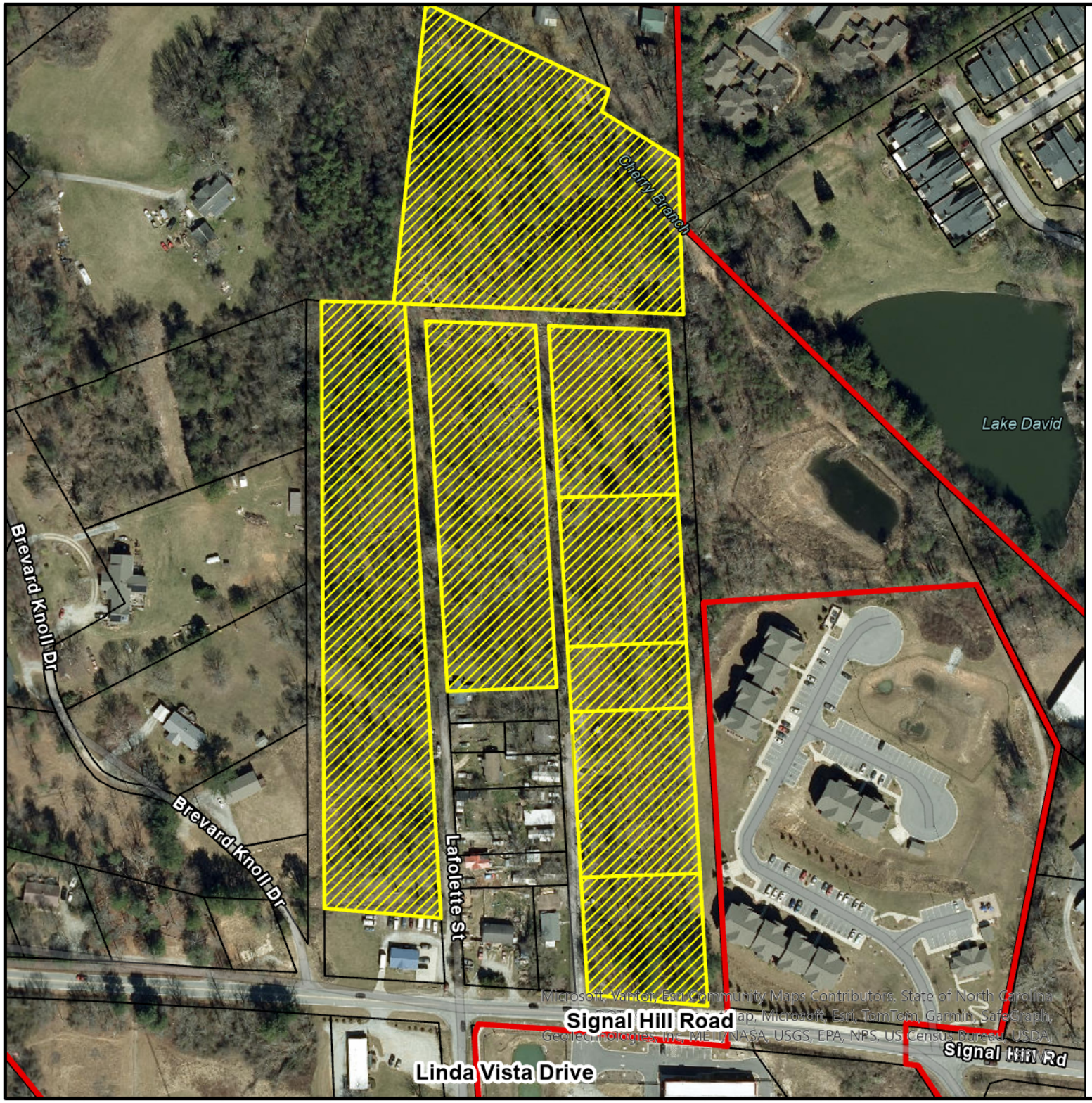
THENCE WITH LINE OF SIGNAL RIDGE, LP, S 00°45'42" E, A DISTANCE OF 100.00' TO A CALCULATED POINT, BEING THE SOUTHEAST CORNER OF LOT 19;

THENCE S 89°14'18" W, A DISTANCE OF 164.59' TO A CALCULATED POINT, BEING THE SOUTHWEST CORNER OF LOT 19;

THENCE WITH SAID RIGHT OF WAY LINE, N 00°49'20" W, A DISTANCE OF 7.02' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP;

THENCE N 00°45'09" W, A DISTANCE OF 92.98' TO THE POINT OF BEGINNING,

HAVING AN AREA OF 0.38 ACRES, BEING LOTS 19-22 PB 2 PG 156, DB 4053 PG 669 TRACT 1, AS SHOWN ON SURVEY FOR TECHO FUNDING, LLC BY RONALD J. CUTSHALL, PLS 4563.



Signal Hill Annexation

25-97-ANX

PINs: 9579-07-6259, 9579-06-7975, 9579-06-7975, 9579-06-5791, 9579-06-8507, 9579-06-8308, and 9579-06-8117

Acreage: 13.73 acres

Contiguous Annexation

Community Development Department

Hendersonville City Limits

Subect Property

BK 4053 PG 669 - 674 (6) DOC# 1000999127
This Document eRecorded: 06/09/2023 01:22:35 PM
Fee: $26.00
Henderson County, North Carolina Tax: $1,850.00
William Lee King, Register of Deeds

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: $1,850.00 Return after recording to: Donald E. Jordan
Brief description for the Index: 6 Tracts, Signal Hill Road
This Deed was prepared by: Donald E. Jordan, Attorney at Law
This property does not include the primary residence of Grantor

---

This DEED is made this 7th day of June, 2023, by and between:

GRANTOR:	**BARBARA L. WHITE, individually and as Trustee of the Barbara L. White Living Trust dated May 2, 2019 (see Exhibit B for Trust Certification), joined by her Husband, JOHN DANIEL WHITE**
Grantor's Address:	3215 Colonial Drive, Aiken, SC 29801
GRANTEE:	**HERTA G. SUESS, Trustee of the Herta G. Suess Trust**
Grantee's Address:	17187 Gulf Pine Circle, Wellington, FL 33414

The designation Grantor and Grantee in this Deed shall include the parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

The Grantor, for a valuable consideration paid by the Grantee (the receipt of which is acknowledged) grants, bargains, sells and conveys to the Grantee in fee simple, all of the lot or parcel of land located in Hendersonville Township, Henderson County, North Carolina, and as is described in the attached Exhibit A. This is all of the same property acquired by Grantor by Deed recorded in Book 3163, Page 577 and a portion of the same property acquired by Grantor by Deed recorded in Book 3347, Page 406, Henderson County Registry. This conveyance is made subject to easements and rights of way of record, to any covenants of record, and to real property taxes for the current year.

Submitted electronically by "Donald E. Jordan"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Henderson County Register of Deeds.

THIS CONVEYANCE IS MADE FOR THE GRANTEE TO HAVE AND TO HOLD the Property and all privileges and appurtenances belonging to the Property in fee simple.

The Grantor covenants with the Grantee that Grantor is seized of the Property in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons, subject only to the stated exceptions.

Grantor is signing this Deed as of the date specified above.

Barbara L White
Barbara L. White, Trustee of the
Barbara L. White Living Trust
dated May 2, 2019

Barbara L White
Barbara L. White

John Daniel White

STATE OF SOUTH CAROLINA
COUNTY OF Aiken

I, Lacey Jordan, a Notary Public of the specified County and State, certify that Barbara L. White, individually and as Trustee of the Barbara L. White Living Trust dated May 2, 2019, and John Daniel White personally appeared before me this day and acknowledged the voluntary execution of this Deed.

Witness my hand and official stamp or seal, this 8th day of June, 2023.

My commission expires: 2/11/2029

Notary Public

[Notary Stamp/Seal Here]

LACEY JORDAN NOTARY PUBLIC EXP. 2/11/2029 SOUTH CAROLINA

EXHIBIT A - LEGAL DESCRIPTION
(Page 1 of 3)

TRACT ONE:
HENDERSON COUNTY, NC TAX PARCEL #993369
PIN: 9579-06-5791

BEING a part of TRACT ONE as shown and described in deed from Boyd Leon Hyder, Janice Laverne Hyder, Marie C. Hyder, and Gregory Allen "Doc" Hyder to Lucille H. Terry by recorded in Deed Book 777 at Page 676 of the Registry for Henderson County, North Carolina.

Also being part of the Fifth Tract in that deed to Clay Hyder recorded in Deed Book 236 at Page 216, Henderson County Registry.

Further being all of LOTS 23-31, 43-66 and 89-124 of the Property of H.D. Hyder as shown on plat recorded at Plat Book 2 at Page 156 (now Plat Cabinet B at Page 180A), of the Registry for Henderson County, North Carolina.

TRACT TWO:
HENDERSON COUNTY, NC TAX PARCEL #9945018
PIN: 9579-06-8308

BEING all remaining property of TRACT ONE as shown and described in deed from Boyd Leon Hyder, Janice Laverne Hyder, Marie C. Hyder, and Gregory Allen "Doc" Hyder to Lucille H. Terry by recorded in Deed Book 777 at Page 676 of the Registry for Henderson County, North Carolina.

Also being the remaining part of Fifth Tract in that deed to Clay Hyder recorded in Deed Book 236 at Page 216, Henderson County Registry.

Further being all of LOTS 9-18 of the Property of H.D. Hyder as shown on plat recorded at Plat Book 2 at Page 156 (now Plat Cabinet Bat Page 180A), of the Registry for Henderson County, North Carolina.

EXHIBIT A - LEGAL DESCRIPTION
(Page 2 of 3)

TRACT THREE:
HENDERSON COUNTY, NC TAX PARCEL #106364
PIN: 9579-06-7975

Parcel No. 1:
BEGINNING at a stake on Hyder Street and running with said Hyder Street, North 4 deg. West 125 feet to a stake; thence North 86 deg. West 180 feet to a stake; thence South 10 deg. East 125 feet to a stake; thence South 86 deg. East 180 feet to the BEGINNING. BEING Lot Nos. 32, 33, 34, 35 and 36 of the H. D. Hyder Subdivision of the W. H. Hawkins land as per plat recorded in Plat Book 2 at Page 156 (now Plat Cabinet Bat Page 180A), of the Record of Plats of Henderson County, North Carolina.

Parcel No. 2:
BEING Lot Nos. 37, 38, 39, 40, 41 and 42 of the H. D. Hyder Subdivision of the W. H. Hawkins land as shown by plat of same recorded in Book 2, Page 156 of the Record of Plats for Henderson County, North Carolina.

Parcel No. 1 and Parcel No. 2 being that same property conveyed to Clay Hyder and wife, Grace Allen Hyder, by deed recorded in Deed Book 367 at Page 501 of the Registry for Henderson County, North Carolina.

TRACT FOUR:
HENDERSON COUNTY, NC TAX PARCEL #9945019
PIN: 9579-06-8117

BEING all of Lots 1, 2, 3, 4, 5, 6, 7 and 8 of the H. D. Hyder Subdivision as more fully described at Plat Book 2, Page 156 (now Plat Cabinet Bat Slide 180A) and Deed Book 777, Page 99, Henderson County Registry.

BEING Tract Seven of that deed from Boyd Leon Hyder, Janice Laverne Hyder, Marie C. Hyder, and Gregory Allen "Doc" Hyder to Lucille H. Terry by recorded in Deed Book 777 at Page 676 of the Registry for Henderson County, North Carolina, and being all that property described in deed to Clay Hyder recorded in Deed Book 777 at Page 99 of the Registry for Henderson County, North Carolina.

EXHIBIT A - LEGAL DESCRIPTION
(Page 3 of 3)

TRACT FIVE:
HENDERSON COUNTY, NC TAX PARCEL #107483
PIN: 9579-07-6259

BEING all that property shown and described in deed from Ola Grace Hyder, widow, to Lucille Hyder Logan, by deed recorded in Deed Book 572 at Page 705, Henderson County Registry, and being that same property described in deed from Henderson County to Clay Hyder and wife, Ola Grace Hyder, dated August 21, 1956, and recorded in Deed Book 354 at Page 82, Henderson County Registry.

TRACT SIX:
HENDERSON COUNTY, NC TAX PARCEL #109226
PIN: 9579-06-8507

Lots 19, 20, 21 and 22 of the Hyder Subdivision as shown on plat recorded in Plat Book 2, Page 156 (now Plat cabinet B at Slide 180-A) in the office of the Register of Deeds for Henderson County, North Carolina, reference to which is hereby made for full description.

BEING that same property conveyed by Thomas E. Lee, Jr. And wife, Ruth P. Lee to Thomas E. Lee, III and wife, Mischa H. Lee by deed recorded February 11, 1987 in Deed Book 693 at Page 225, Henderson County Registry, and that same property conveyed by Mischa Hill Davis (formerly married to Thomas E. Lee III) and husband, James Thomas Davis, to Thomas E. Lee, III by deed recorded April 2, 2002 in Deed Book 1095 at Page 141 of the Registry for Henderson County, North Carolina.

EXHIBIT B - TRUST CERTIFICATION

Pursuant to NCGS §36C-10-1013 and related Trust laws, Grantor makes the following certifications with respect to the Barbara L. White Living Trust dated May 2, 2019:

1. The Trust has not been revoked or modified in any way which would make these certifications incorrect, and it remains in full force and effect.

2. Barbara L. White is the Settlor of the Trust and is acting as the sole Trustee. The Trust can be amended or revoked at any time by the Settlor.

3. The Trust provides the Trustee with the power to sell and convey the real property conveyed by this Deed.

4. The taxpayer identification number for the Trust will be made available to appropriate parties upon request.

Barbara L White

Barbara L. White, Trustee of the
Barbara L. White Living Trust
dated May 2, 2019

STATE OF SOUTH CAROLINA
COUNTY OF Aiken

I, Lacey Jordan, a Notary Public of the specified County and State, certify that Barbara L. White, as Trustee of the Barbara L. White Living Trust dated May 2, 2019, personally appeared before me this day and, after being duly sworn, swore or affirmed that the contents of the foregoing are true and correct.

Witness my hand and official stamp or seal, this 8 day of June, 2023.

My commission expires: 2/11/2029

Notary Public

[Notary Stamp/Seal Here]

LACEY JORDAN NOTARY PUBLIC EXP. 2/11/2029 SOUTH CAROLINA

CITY OF HENDERSONVILLE
COMMUNITY DEVELOPMENT DEPARTMENT
160 6th Ave. East, Hendersonville, NC 28792
Phone (828) 697-3010|Fax (828) 698-6185
www.hendersonvillenc.gov

Petition Requesting Annexation

The following are the **required** submittals for a complete application for a Voluntary Annexation. Staff will not review applications until each item has been submitted and determined complete. By placing a check mark by each of the following items, you are certifying that you have performed that task.

[✓] 1. Completed Application Form

[✓] 2. A copy of the deed indicating ownership of the property.

[✓] 3. A Survey Plat of the property prepared by a registered surveyor licensed to practice in the state of North Carolina.

[✓] 4. A typed boundary description of the property.

A. Property Information

PIN(s): 9579065791, 9579068507, 9579068308, 9579068117, 9579067975, 9579076259

Address(es) / Location of Property: 6 PARCELS - SIGNAL HILL RD - HENDERSONVILLE

Does this property adjoin the present City Limits? [✓] Yes [ ] No

Is the property within the ETJ? [✓] Yes [ ] No

Are you declaring any vested rights with respect to the properties subject to this petition have been established under G.S. 160D-108 or G.S. 160D-108.1?

[ ] Yes [✓] No

If yes, please provide proof of such rights including relevant documents

Reason for Annexation:

SITE SUCCESSFULLY REZONED TO R-15, ANNEXING FOR PUBLIC SEWER ACCESS

B. Property Owner Contact Information

Herta G. Suess Trust
* Printed Applicant Name

02/04/2026
Date

Printed Company Name (if applicable)

☐ Corporation ☐ Limited Liability Company ☒ Trust ☐ Partnership

☐ Other:

Property Owner Signature

Herta G. Suess Trustee
Property Owner Title (if applicable)

17187 Gulf Pine Circle
Address of Property Owner

Wellington, Fl. 33414
City, State, and Zip Code

561-312-5782
Telephone

hgsuess@gmail.com
Email

STATE OF Florida
COUNTY OF Palm Beach

I, Donna Jimenez a Notary Public of the State and County aforesaid, certify that Herta Suess personally appeared before me this day and acknowledged that they are Owner of Property / Trustee, and that by authority duly given and as the act of said entity, they signed the foregoing instrument in its name on its behalf as its act and deed.

WITNESS my hand and official stamp or seal, this 4th day of February 2026

Donna Jimenez
Notary Public

My commission Expires: 03/15/27

DONNA JIMENEZ
MY COMMISSION # HH 374647
EXPIRES: March 15, 2027

Ordinance #___-____

AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO EXTEND THE CORPORATE LIMITS OF THE CITY AS A CONTIGUOUS ANNEXATION

IN RE: Petition for Contiguous Annexation
Petitioner: Herta G Suess Trust
Parcel Numbers: 9579-07-6259, 9579-06-7975, 9579-06-5791, 9579-06-8507, 9579-06-8507, 9579-06-8308, and 9579-06-8117
Signal Hill Townhomes (File# 26-97-ANX)

WHEREAS, The City of Hendersonville has been petitioned by the Herta G Suess Trust, pursuant to North Carolina General Statutes (NCGS) 160A-31, as amended, to annex the area described herein below; and

WHEREAS, the City Clerk has investigated and certified the sufficiency of said petition; and,

WHEREAS, a public hearing on the question of this annexation was held at 305 Williams Street (City Operations Center), Hendersonville, NC at 5:45 pm, on the 5th day of March 2026, after due notice by publication as provided by law on February 20th, 2026; and

WHEREAS, the City Council further finds the areas described therein meets the standards of N.C. G.S. 160A-31.

WHEREAS, the City further finds that the petition has been signed by all the owners of real property in the area who are required by law to sign; and

WHEREAS, the City further finds that the petition is otherwise valid, and that the public health, safety and welfare of the City and of the area proposed for annexation will be best served by annexing the area described;

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

1: By virtue of the authority granted by N.C.G.S. 160A-31, as amended, the following described contiguous area is hereby annexed and made part of the City of Hendersonville as of the 5th day of March 2026.

Being all of that real property consisting of PINs 9567-07-6259, 9579-06-7975, 9579-06-5791, 9579-06-8507, -579-06-8507, 9579-06-8308, and 9579-06-8117 described in the plat recorded in Book 2023- _____ [to be inserted at recording of the plat] of the Henderson County Registry, said PINs 9567-07-6259, 9579-06-7975, 9579-06-5791, 9579-06-8507, -579-06-8507, 9579-06-8308, and 9579-06-8117 being described by metes and bounds as follows:

LYING AND BEING IN HENDERSONVILLE TOWNSHIP, HENDERSON COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1-A
New legal description:
BEGINNING AT A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP, BEING THE SOUTHWEST CORNER OF LOT 89, PLAT BOOK 2 PAGE 156;
THENCE WITH THE EASTERN LINES OF PLAT BOOK 2021 PAGE 13157 THE FOLLOWING 4 CALLS & WITH THE WESTERN LINES OF LOTS 89 TO 124, PLAT BOOK 2 PAGE 156, N 00°02'11" E, A DISTANCE OF 7.99' TO AN EXISTING ANGLE IRON;
THENCE N 00°02'11" E, A DISTANCE OF 78.25' TO AN EXISTING #5 IRON REBAR;
THENCE N 00°18'23" E, A DISTANCE OF 590.02' TO AN EXISTING ½" IRON PIPE (PINCHED-TOP);
THENCE N 00°11'58" E, A DISTANCE OF 223.37' TO AN EXISTING PLANTED STONE (9"x6");
THENCE WITH THE LINE OF ANGELA M. LAMB & BARBED WIRE FENCE LINE, S 85°39'59" E, A DISTANCE OF 148.11' TO AN EXISTING #6 IRON REBAR (BENT);
THENCE S 86°44'47" E, A DISTANCE OF 38.61' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP, BEING THE NORTHEAST CORNER OF LOT 124, PLAT BOOK 2 PAGE 156 AND IN THE WESTERN MARGIN OF THE 30' RIGHT OF WAY FOR THE PLATTED LAFOLETTE STREET (NORTHERN SECTION OF RIGHT OF WAY NOT CURRENTLY IN USE AS A ROADWAY);
THENCE WITH THE WESTERN MARGIN OF SAID 30' RIGHT OF WAY & THE EASTERN LINES OF SAID LOTS 124 TO 89, S 00°45'42" E, A DISTANCE OF 911.98' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP BEING THE SOUTHEAST CORNER OF LOT 89;
THENCE WITH SEAN GIVENS LINE AND NORTHERN LINE OF LOT 88, N 82°45'42" W, A DISTANCE OF 203.86' TO THE POINT OF BEGINNING, HAVING AN AREA OF 4.04 ACRES, BEING LOTS 89-124, PB 2 PG 156, DB 4053 PG 669, TRACT 1 AS SHOWN ON SURVEY FOR TECHO FUNDING, LLC BY RONALD J. CUTSHALL, PLS 4563.

TRACT 1-B

New legal description:
BEGINNING AT A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP, BEING THE NORTHWEST CORNER OF LOT 48 OF PLAT BOOK 2 PAGE 156 & BEING IN THE EASTERN MARGIN OF THE 30’ RIGHT OF WAY FOR THE PLATTED LAFOLETTE STREET OF PLAT BOOK 2 PAGE 156, SAID POINT BEARS S 74°38'35" E 31.23’ FROM THE NORTHEAST CORNER OF TRACT 1-A BEING THE NORTHEAST CORNER OF LOT 124 OF PLAT BOOK 2 PAGE 156;
THENCE WITH THE SOUTH MARGIN OF THE SOUTHERN MARGIN OF THE VARIABLE WIDTH RIGHT OF WAY FOR THE PLATTED ALLEN STREET OF PLAT BOOK 2 PAGE 156, S 84°45'42" E, A DISTANCE OF 170.12' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP, BEING THE NORTHEAST CORNER OF LOT 43 OF PLAT BOOK 2 PAGE 156 & BEING IN THE WESTERN MARGIN OF THE 20’ RIGHT OF WAY FOR THE PLATTED AMAZING GRACE LANE OF PLAT BOOK 2 PAGE 156;
THENCE WITH SAID MARGIN OF RIGHT OF WAY, S 00°45'27" E, A DISTANCE OF 544.22' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP;
THENCE WITH THE LINE OF KRISTIE GILLIAM, S 89°14'18" W, A DISTANCE OF 169.15' TO A CALCULATED POINT FALLING INSIDE A DWELLING MOSTLY ON THE PROPERTY OF KRISTIE GILLIAM;
THENCE WITH EASTERN MARGIN OF SAID LAFOLETTE STREET THE FOLLOWING 2 CALLS, N 00°21'58" W, A DISTANCE OF 38.18' TO NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP;
THENCE N 00°47'26" W, A DISTANCE OF 523.82' TO THE POINT OF BEGINNING, HAVING AN AREA OF 2.15 ACRES, BEING LOTS 43-66 PB 2 PG 156, DB 4053 PG 669 TRACT 1 AS SHOWN ON SURVEY FOR TECHO FUNDING, LLC BY RONALD J. CUTSHALL, PLS 4563.

TRACT 1-C
New legal description:
BEGINNING AT A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP, BEING THE NORTHWEST CORNER OF LOT 31 & BEING IN THE EASTERN MARGIN OF THE 20’ RIGHT OF WAY FOR THE PLATTED AMAZING GRACE LANE OF PLAT BOOK 2 PAGE 156;
THENCE WITH SAID LOT 31, N 89°14'18" E, A DISTANCE OF 164.57' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP;
THENCE WITH THE LINE OF HOME DEPOT USA, INC, S 00°45'42" E, A DISTANCE OF 146.14' TO AN EXISTING #5 IRON REBAR, CORNER TO SIGNAL RIDGE, LP;
THENCE WITH LINE OF SIGNAL RIDGE, LP, S 00°45'42" E, A DISTANCE OF 78.86' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP, BEING THE SOUTHEAST CORNER OF LOT 23;
THENCE S 89°14'18" W, A DISTANCE OF 164.58' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP, BEING THE SOUTHWEST CORNER OF LOT 23;
THENCE N 00°45'27" W, A DISTANCE OF 225.00' TO THE POINT OF BEGINNING, HAVING AN AREA OF 0.85 ACRES, BEING LOTS 23-31 PB 2 PG 156, DB 4053 PG 669 TRACT 1, AS SHOWN ON SURVEY FOR TECHO FUNDING, LLC BY RONALD J. CUTSHALL, PLS 4563.

TRACT 2
New legal description:
BEGINNING AT A CALCULATED POINT, BEING THE NORTHWEST CORNER OF LOT 18 & BEING IN THE EASTERN MARGIN OF THE 20’ RIGHT OF WAY FOR THE PLATTED AMAZING GRACE LANE OF PLAT BOOK 2 PAGE 156;
THENCE WITH SAID LOT 18, N 89°14'18" E, A DISTANCE OF 164.59' TO A CALCULATED POINT,
THENCE WITH LINE OF SIGNAL RIDGE, LP, S 00°45'42" E, A DISTANCE OF 250.00' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP, BEING THE SOUTHEAST CORNER OF LOT 9 PLAT BOOK 2 PAGE 156;
THENCE WITH SAID LOT 9, S 89°14'18" W, A DISTANCE OF 164.61' TO A CALCULATED POINT;
THENCE N 00°45'27" W, PASSING A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP AT 2.98’ FOR A TOTAL DISTANCE OF 250.00' TO THE POINT OF BEGINNING,
HAVING AN AREA OF 0.94 ACRES, HAVING AN AREA OF 0.85 ACRES, BEING LOTS 9-18 PB 2 PG 156, DB 4053 PG 669 TRACT 1, AS SHOWN ON SURVEY FOR TECHO FUNDING, LLC BY RONALD J. CUTSHALL, PLS 4563.

TRACT 3
New legal description:
BEGINNING AT A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP, BEING THE NORTHWEST CORNER OF LOT 42 & BEING IN THE EASTERN MARGIN OF THE 20’ RIGHT OF WAY FOR THE PLATTED AMAZING GRACE LANE & SOUTHERN MARGIN OF THE VARIABLE WIDTH RIGHT OF WAY FOR THE PLATTED ALLEN STREET OF PLAT BOOK 2 PAGE 156;
THENCE WITH SAID SOUTHERN MARGIN, S 84°45'42" E, A DISTANCE OF 165.45' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP, BEING THE NORTHEAST CORNER OF LOT 37 OF PLAT BOOK 2 PAGE 156;
THENCE WITH THE LINE OF HOME DEPOT USA, INC, S 00°45'42" E, A DISTANCE OF 242.97' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP, BEING THE SOUTHEAST CORNER OF LOT 32;
THENCE WITH LOT 32, S 89°14'18" W, A DISTANCE OF 164.57' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP;
THENCE N 00°45'27" W, A DISTANCE OF 260.26' TO THE POINT OF BEGINNING,
HAVING AN AREA OF 0.95 ACRES, BEING LOTS 32-36 PB 2 PG 156, DB 4053 PG 669 TRACT 1, AS SHOWN ON SURVEY FOR TECHO FUNDING, LLC BY RONALD J. CUTSHALL, PLS 4563.

TRACT 4
New legal description:
BEGINNING AT A CALCULATED POINT, BEING THE NORTHWEST CORNER OF LOT 8 & BEING IN THE EASTERN MARGIN OF THE 20’ RIGHT OF WAY FOR AMAZING GRACE LANE OF PLAT BOOK 2 PAGE 156;
THENCE WITH SAID LOT 8, N 89°14'18" E, A DISTANCE OF 164.61' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP;

THENCE WITH THE LINE OF SIGNAL HILL, LP THE FOLLWING 2 CALLS, S 00°45'42" E, A DISTANCE OF 175.35' TO AN EXISTING ½" IRON PIPE;
THENCE S 00°45'47" E, A DISTANCE OF 33.99' TO A CALCULATED POINT, BEING IN THE PAVING OF SIGNAL HILL ROAD (SR 1508) & BEING THE SOUTHEAST CORNER OF LOT 1;
THENCE N 83°22'29" W, A DISTANCE OF 166.00' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP BEING IN THE SAID EASTERN RIGHT OF WAY FOR AMAZING GRACE LANE;
THENCE WITH SAID RIGHT OF WAY, N 00°45'27" W, A DISTANCE OF 187.99' TO THE POINT OF BEGINNING,
HAVING AN AREA OF 0.75 ACRES, BEING LOTS 1-8 PB 2 PG 156, DB 4053 PG 669 TRACT 1, AS SHOWN ON SURVEY FOR TECHO FUNDING, LLC BY RONALD J. CUTSHALL, PLS 4563.

TRACT 5
New legal description:
BEGINNING AT AN EXISTING #6 IRON REBAR (BENT) IN THE NORTHERN LINE OF LOT 124, PLAT BOOK 2 PAGE 156,
THENCE WITH THE LINE OF ANGELA M. LAMB FOR THE FOLLOWING 2 CALLS, N 01°46'19" E, A DISTANCE OF 398.52' TO AN EXISTING #5 IRON REBAR, MARKING A STREAMBANK MAINTENACE EASEMENT (PLAT BOOK 2018 SLIDE 11488);
THENCE N 01°44'57" E, A DISTANCE OF 146.69' TO A CALCULATED POINT IN OR NEAR CHERRY BRANCH, IN THE SOUTHERN LINE OF PLAT CABINET C SLIDE 285A;
THENCE WITH THE SOUTHERN LINES OF LOTS 12, 13, & 14 OF PLAT CABINET C SLIDE 285A & GENERALLY WITH CHERRY BRANCH THE FOLLLOWING 8 CALLS, N 89°38'11" E, A DISTANCE OF 24.20' TO A CALCULATED POINT;
THENCE S 08°11'47" W, A DISTANCE OF 79.56' TO A CALCULATED POINT;
THENCE S 65°51'16" E, A DISTANCE OF 29.66' TO A CALCULATED POINT;
THENCE S 65°45'06" E, A DISTANCE OF 279.64' TO A CALCULATED POINT;
THENCE S 14°11'04" W, A DISTANCE OF 34.36' TO A CALCULATED POINT;
THENCE S 58°59'08" E, A DISTANCE OF 69.64' TO A CALCULATED POINT MARKING A CORNER OF A STREAMBANK MAINTENACE EASEMENT (PLAT BOOK 2018 SLIDE 11488);
THENCE WITH SAID EASEMENT THE FOLLOWING 2 CALLS, S 58°59'08" E, A DISTANCE OF 28.65' TO A CALCULATED POINT;
THENCE S 58°59'08" E, A DISTANCE OF 36.57' TO A CALCULATED POINT;
THENCE WITH THE LINE OF CAROLINA VILLAGE, LLC , S 00°57'33" E, A DISTANCE OF 45.91' , CROSSING A PUBLIC SEWER LINE AND 30' SEWER EASEMENT, TO AN EXISTING #5 IRON REBAR;
THENCE S 00°57'33" E, A DISTANCE OF 56.45' TO AN EXISTING 2" ANGLE IRON, CORNER OF HIGHLAND INVESTORS LIMTED PARTERNSHIP;
THENCE WITH THE LINE OF HOME DEPOT USA, INC., S 00°44'07" E, A DISTANCE OF 57.23' TO A CALCULATED POINT, MARKING THE SOUTHERN POINT OF SAID DRAINAGE EASEMENT;

THENCE S 00°44'07" E, A DISTANCE OF 101.07' TO AN EXISTING 1” IRON PIPE, IN THE NORTHERN MARGIN OF A PLATTED RIGHT OF WAY FOR ALLEN STREET, PLAT BOOK 2 PAGE 156,
THENCE WITH SAID MARGIN OF RIGHT OF WAY, N 86°44'47" W, A DISTANCE OF 384.68' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP, BEING THE NORTHEAST CORNER OF LOT 124, PLAT BOOK 2 PAGE 156;
THENCE N 86°42'21" W, A DISTANCE OF 38.60' TO THE POINT OF BEGINNING, HAVING AN AREA OF 3.67 ACRES, BEING DEED BOOK 4053 PAGE 669 TRACT 5, AS SHOWN ON SURVEY FOR TECHO FUNDING, LLC BY RONALD J. CUTSHALL, PLS 4563. SEE PLAT BOOK 2018 SLIDE 11488 FOR STREAMBANK MAINTENACE EASEMENTS & PLAT BOOK 1999 SLIDE 3086 FOR PERMANENT DRAINAGE EASEMENT ENCUMBERING THIS TRACT.

TRACT 6
New legal description:
BEGINNING AT A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP, BEING THE NORTHWEST CORNER OF LOT 22 & BEING IN THE EASTERN MARGIN OF THE 20’ RIGHT OF WAY FOR AMAZING GRACE LANE OF PLAT BOOK 2 PAGE 156;
THENCE WITH LINE OF LOT 22, N 89°14'18" E, A DISTANCE OF 164.58' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP;
THENCE WITH LINE OF SIGNAL RIDGE, LP, S 00°45'42" E, A DISTANCE OF 100.00' TO A CALCULATED POINT, BEING THE SOUTHEAST CORNER OF LOT 19;
THENCE S 89°14'18" W, A DISTANCE OF 164.59' TO A CALCULATED POINT, BEING THE SOUTHWEST CORNER OF LOT 19;
THENCE WITH SAID RIGHT OF WAY LINE, N 00°49'20" W, A DISTANCE OF 7.02' TO A NEW #5 IRON REBAR WITH COLE IDENTIFICATION CAP;
THENCE N 00°45'09" W, A DISTANCE OF 92.98' TO THE POINT OF BEGINNING, HAVING AN AREA OF 0.38 ACRES, BEING LOTS 19-22 PB 2 PG 156, DB 4053 PG 669 TRACT 1, AS SHOWN ON SURVEY FOR TECHO FUNDING, LLC BY RONALD J. CUTSHALL, PLS 4563.

2: Upon and after the fifth day of March 2026, the above-described territory, and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the City of Hendersonville and shall be entitled to the same privileges and benefits as other parts of the City of Hendersonville. Said territory shall be subject to municipal taxes according to NCGS 160A-58.10, as amended.

3. The Mayor of the City of Hendersonville shall cause to be recorded in the office of the Register of Deeds of Henderson County and at the Office of the Secretary of State in Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1, above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Henderson County Board of Elections, as required by G. S. 163-288.1.

[*The remainder of this page is intentionally blank*]

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

STATE OF NORTH CAROLINA, COUNTY OF HENDERSON

I, _____, a Notary Public in Henderson County, State of North Carolina, do hereby certify that Barbara G. Volk in her capacity of Mayor of the City of Hendersonville, and Jill Murray in her capacity of City Clerk personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this _____ day of _____, 2026.

My commission expires: _____

_____

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: John Connet, City Manager **MEETING DATE:** 3/5/2026

AGENDA SECTION: NEW BUSINESS **DEPARTMENT:** Administration

TITLE OF ITEM: USA 250th Birthday /July 4th Parade – *John Connet, City Manager*

SUGGESTED MOTION(S):

NA

SUMMARY:

Staff will provide an update about the July 4th Parade!

BUDGET IMPACT: $ TBD

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

If no, describe how it will be funded. NA

ATTACHMENTS:

None

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: John Connet, City Manager **MEETING DATE:** 3/5/2026

AGENDA SECTION: NEW BUSINESS **DEPARTMENT:** Administration

TITLE OF ITEM: GO Bond Update – *John Connet, City Manager*

SUGGESTED MOTION(S):

NA

SUMMARY:

Staff will provide an update about general obligation bond referendum.

BUDGET IMPACT: $ TBD

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

If no, describe how it will be funded. NA

ATTACHMENTS:

None

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: Jill Murray, City Clerk **MEETING DATE:** 03/05/2026

AGENDA SECTION: BOARDS/COMMITTEES **DEPARTMENT:** Administration

TITLE OF ITEM: Consideration of a Vacancy Appointment to the Environmental Sustainability Board

SUGGESTED MOTION(S):

I move that City Council appoint _____ as a member of the Environmental Sustainability Board as an At-Large Member. His/her term will expire in June, 2026 at which point he/she can apply for his/her first three-year term.

SUMMARY:

Council will need to make an at-large appointment to the Environmental Sustainability Board.

BUDGET IMPACT: N/A

Is this expenditure approved in the current fiscal year budget? N/A

If no, describe how it will be funded. N/A

ATTACHMENTS:

Applications

CITY COUNCIL:
BARBARA G. VOLK
Mayor
DR. JENNIFER HENSLEY
Mayor Pro Tem
LYNDSEY SIMPSON
MELINDA LOWRANCE
MARGINA M. BAXTER

CITY OF HENDERSONVILLE

The City of Four Seasons

JOHN F. CONNET
City Manager
ANGELA S. BEEKER
City Attorney
JILL MURRAY
City Clerk

To: Honorable Mayor and Members of the City Council
From: Jill Murray, City Clerk
Subject: Board and Committee Vacancy for Consideration
Environmental Sustainability Board
Meeting Date: March 5, 2026

Honorable Mayor and Members of City Council:

Attached are information and applications regarding a vacancy on the Environmental Sustainability Board.

A. Environmental Sustainability Board
TERMS: 10 Members
5 City Residents; 4 At-Large; 1 Student Member
Staggered 3-year terms

There are 4 vacancies on this board for various reasons, three city resident positions and one at-large position. We currently have 4 applications for the at-large position and none for the city resident positions.

- Omar Zafra
- Richard Harris
- Vacant previously from Judith Moolten
- Vacant previously from Fiona McColley

The following are all eligible for the **At-Large** position and if chosen would fill the unexpired term of Fiona McColley and his/her term would expire in 06/2026. After that, he/she can apply for their first full three-year term.

- Matthew Berens - ETJ
- Russell Hall – Valley Hill
- Charles Andre – Mountain Home
- Nicole Sommerdorf – Fletcher
- Joey Burnett – Valley Hill
- Bryce Kinsey – Mountain Home

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: Jennifer Floyd **MEETING DATE:** 03/05/2025

AGENDA SECTION: City Manager Report **DEPARTMENT:** Administration

TITLE OF ITEM: February 2026 Contingency and Adjustment Report – *John Connet, City Manager*

SUGGESTED MOTION(S):

N/A – Presentation Only.

SUMMARY:
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.

BUDGET IMPACT: Detailed Above

Is this expenditure approved in the current fiscal year budget? N/A

If no, describe how it will be funded. N/A

ATTACHMENTS:
Contingency and Adjustment Report

FISCAL YEAR 2025 - 2026 (FY26)
BUDGET AMENDMENTS AND ADJUSTMENTS

Completed	Corrected
Proposed	Denied

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	EXISTING BUDGET	INCREASE	DECREASE	REVISED BUDGET

DESCRIPTION	APPROVED	TYPE	AMENDMENT NUMBER

CITY OF HENDERSONVILLE

AGENDA ITEM SUMMARY

SUBMITTER: John Connet **MEETING DATE:** 3/5/2026

AGENDA SECTION: CLOSED SESSION **DEPARTMENT:** Administration

TITLE OF ITEM: Closed Session – *John Connet, City Manager*

SUGGESTED MOTION(S):

I move that City Council enter closed session pursuant to NCGS § 143-318.11 (a) (1), (3), 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, to consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, to discuss matters relating to the location or expansion of industries and businesses in the area served by the public body.

SUMMARY:

City staff is requesting a closed session 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, to consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, to discuss matters relating to the location or expansion of industries and businesses in the area served by the public body.

BUDGET IMPACT: $ TBD

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

If no, describe how it will be funded. NA

ATTACHMENTS:

None