MINUTES

September 23, 2026

SECOND MONTHLY MEETING OF THE CITY COUNCIL

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

Present: 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, Communications Director Allison Justus, and others.

Absent: Mayor Barbara G. Volk, Budget & Evaluation Director Adam Murr & Communications Coordinator II Brandy Heatherly

1. CALL TO ORDER

Mayor Pro Tem Jennifer Hensley 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 Lyndsey Simpson moved that City Council approve the agenda as presented. A unanimous vote of the Council followed. Motion carried.

3. 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. Amendment to Chapter 52 – Utilities of the City of Hendersonville Code of Ordinances to Align with the Revised customer Service Policy & Procedures – *Krystal Powell, Finance Director*

B. Revisions to the City of Hendersonville Billing Policy & Procedures and Temporary Waiver of Late Fees & Delinquent Fees for October & November Bills – *Krystal Powell, Finance Director*

4. PUBLIC HEARINGS

A. Public Hearing to Consider Plan to Apply for the Department of Commerce ReNew NC Grant Program for Patton Park, Wastewater Treatment Plant Facility Mitigation Project, and Whitmire Activity Center Project – *Blake Fulgham, Environmental Services Manager*

Environmental Services Manager Blake Fulgham explained that the purpose of this public hearing is to consider the potential to apply for CDBG-DR funds for three projects: the Patton Park project, the Wastewater Treatment Plan Facility Mitigation Project, and the Whitmire Activity Center Project.

The United States Department of Housing and Urban Development announced that North Carolina will receive $1.4 billion dollars in funding to support long-term recovery efforts following Hurricane Helene. The Community Development Block Grant Disaster Recover (CDBG-DR) funding program is designed to address needs that remain after all other assistance has been exhausted. We plan to submit a grant application for

(1) The Wastewater Treatment Facility Mitigation Project to complete necessary repairs and reconstruction activities to restore the damaged Wastewater Treatment Facility infrastructure back pre-disaster standards;

(2) Patton Park & Pool Restoration Project to complete necessary repairs and reconstruction activities to restore the damaged Patton Park & Pool infrastructure back to the necessary codes and standards to be reopened to the public; and

(3) Whitmire Activity Center Project to complete necessary repairs and reconstruction activities to restore the damaged Whitmire Activity Center infrastructure back to the necessary codes

and standards to be reopened to the public.

He then gave the following PowerPoint presentation.



WHAT HELENE DID

Floodwaters rose about 9.5 feet above the 100-year floodplain, submerging the electrical system, emergency generator, and influent pump station. The plant was completely inoperable for 10 days, with over $3.25M in documented economic losses to local employers.

WHAT THE PROJECT DOES

- New 3.59-million-gallon flow equalization basin to store peak storm flows
- Backup blowers, clarifier isolation, and a second tertiary filter for redundancy
- Upgraded controls and SCADA to respond automatically to changing flows

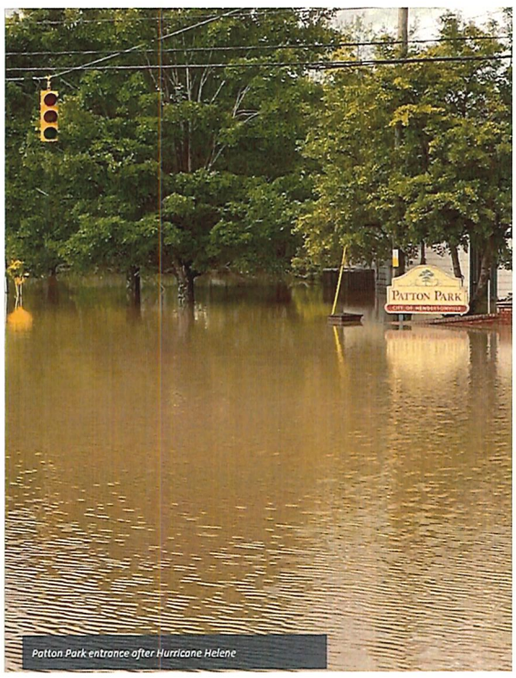
10 days plant fully offline after the storm

21,000+ people served by the facility

$39.9M total project cost ($22.1M already committed)

$15M CDBG-DR funds requested

Public Hearing | CDBG-DR RenewNC Community Infrastructure Program | September 23, 2026



Patton Park & Pool

Restoration Project · 114 Clairmont Drive

2 seasons pool closed since the storm

$40.6M total estimated project cost

$15M CDBG-DR funds requested

WHAT HELENE DID

Floodwaters inundated the park, knocking out electrical and pool treatment systems and damaging the dressing rooms, concession stand, and building foundations. Henderson County's only public pool has been closed ever since.

WHAT THE PROJECT DOES

- Rebuilds the pool facility with the site grade raised out of the floodplain
- Outdoor aquatics
- Permeable parking lot and stream restoration to reduce runoff and flooding
- 125 kW backup generator to keep critical systems running during outages

Public Hearing | CDBG-DR RenewNC Community Infrastructure Program | September 23, 2026

Whitmire Activity Center

& Toms Park Restoration · 310 Lily Pond Road

WHAT HELENE DID

Wash Creek overtopped its banks and about 7 feet of floodwater inundated the facility, destroying flooring and leaving mold, roof leaks, a cracked slab, and a detached entrance stair. Electrical and HVAC systems were damaged, the shuffleboard court cover rotted, and park trails washed out.

WHAT THE PROJECT DOES

- Rebuilds the center above the 100-year floodplain
- Stabilizes Wash Creek banks and adds a bioretention area to manage stormwater
- Shuffleboard courts, a walking loop, and a creek-side play area

7 feet of floodwater in the building

14 courts shuffleboard courts used by local clubs

$8.1M CDBG-DR funds requested

Public Hearing | CDBG-DR RenewNC Community Infrastructure Program | September 23, 2026



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

The public hearing was opened at 4:10 p.m.

There were no public comments.

The public hearing was closed at 4:10 p.m.

No motion was required but the public hearing was one of the necessary steps to move forward.

5. PRESENTATIONS

A. Farmland Preservation Bond Referendum – *Henderson County Staff*

Executive Director of Agra Business of Henderson County Jeff Chandler introduced himself and wanted to discuss the Farmland Preservation Bond. He introduced Angela Price of the Farmland Preservation Program. He explained that there is a difference between the preservation program in Henderson County that Angela leads on behalf of the county residents, farmers and landowners in the county and the bond referendum that will be on the ballot in November. He came to share some basic information about the bond. The bond is a $25 million dollar general obligation bond to fund farmland preservation, open space, protecting forests, water quality, and farmland in the county. This bond provides resources that we have not had before to make the types of impacts that we feel like are necessary for Henderson County to preserve our county culture, our county agricultural productivity, the scenic landscapes and quality of life that our citizens enjoy in the county. If the bond passes, it would feed into the existing farmland preservation program that we already have in the county and it's working with what we've already got and we've had two successful applications already with the grant funds received through the county for preserving tracts of farmland in the county. The first two of those were approved for funding this year. The bond simply injects an additional $25 million dollars of resources into that for satisfying the development rights. They are compensating landowners for their development rights on those parcels of land if they choose to do that. It is a strictly voluntary plan and if a landowner or a farmer wants to participate in this, they have a voluntary opportunity to participate in this program assuming it is passed in November. It is a great opportunity for Henderson County to stem the tide of farmland loss in the county. We lost 20% of our farmland in this county between 2017 and 2022. This puts us in the forefront of counties in North Carolina, particularly in western North Carolina, with loss of useful farmland and productive lands in the county over that five-year period. I do not know how much has been lost since then, but you can make an educated presumption that we have lost additional acreage since that 20% figure closed in 2022 so we feel like the time is now. One of the things I have heard from farmers and landowners in the county is that we should have done this twenty years ago. That might be true but the best opportunity we have is starting today and starting with the bond on the ballot in November to approve this $25 million dollars that would be levied at the rate of roughly one cent per hundred on the property tax in the county for the median household in Henderson County. That equates to about $38 for each household. It is a 20-year bond so that's how long that bond would go. Once funds are received to be used for these projects, the funds have to be expended within seven years once that project is put into place. The county would have the option of only withdrawing the amount of funds that they need on an as-needed basis as applications are made for this funding, so they don't have to take the whole $25 million dollars at once, they can take it in small tranches if they choose to do that. That would shave off some interest expense to the taxpayers here in the county to fund this. Again, this is going to further enhance the farmland preservation program that we already have in the county but this $25 million dollars will provide the resources that we have not had before to make the significant impact on preserving our county culture, farmland, productivity, scenic landscapes and water quality that we have had pursuing other grant funds and county funding up to this point. We are having a kickoff event for the bond tonight for a bond campaign so we are organizing very rapidly a promotional campaign for the bond before elections come around to make sure that voters are educated and they're informed about what this means so that landowners understand the implications of what this bond would mean for farmland preservation in the county.

Council Member Gina Baxter asked how landowner compensation works. He explained the money is largely used for compensating the landowner for their development rights. So, you are effectively extinguishing the development rights on that piece of property compensating the landowner for that

financially and so then the land is not able to be developed for perpetuity. As far as the appraised value is concerned, there is a specialized calculation for appraising easement values, so we look at the appraised value of the property considering not farmland use or present use. So fair market value for that particular piece of property and then the appraised value for it to continue in its present use and the difference between those values is what the landowner will be compensated for.

Council Member Jennifer Hensley asked about the PUV program. Mr. Chandler explained that if they are enrolled in the Present Use Value Program with the county, their property tax rate is assessed at a rate for farming, agricultural or for forest use which is different than if its privately held for commercial, industrial or residential development. Being in the Present Use Value Program would be one of the criteria for this and that's consistent with what we're already doing in the farmland preservation program already in operation in the county.

Council Member Jennifer Hensley also asked if the development easement is zero development or a specific type of development that can never happen on that property. Mr. Chandler explained that residential, commercial, and industrial would not be allowed but agricultural development if you need to build a new packing house or need to build a new retail shed for your agricultural business, so agricultural facilities would still be allowed under the easement. The landowner can hold out a portion of their property if they choose to build a residential home on the property for family members or somebody else. They do not have to enroll all of their property, this is totally voluntary and they do not have to do it all at one time.

Angela Price added that she wanted to clarify on the PUV question that in order to still be enrolled in PUV after getting an easement, 25% of your easement value has to be donated, so if their easement value was $400,000, they would have to donate that $100,000 which essentially, they would just be compensated for the $300,000.

Mr. Chandler finished by asking everyone to please support the bond in November.

B. Update on Patton Pool and Whitmire Center Improvement Projects – *Richard Shook, Assistant City Engineer*

Assistant City Engineer Richard Shook gave an update on the Patton Pool and Whitmire Improvement Projects and gave the following PowerPoint presentation.



THE CITY OF HENDERSONVILLE · N.C. · 1847

PATTON PARK & POOL
WHITMIRE CENTER

CITY OF HENDERSONVILLE · ENGINEERING DEPARTMENT

Design Check-In · September 23, 2026

CPL ARCHITECTURE ENGINEERING PLANNING CPLteam.com

WithersRavenel

WTI

CUMMING GROUP

PRESENTATION AGENDA

CITY OF HENDERSONVILLE · ENGINEERING DEPARTMENT

- PROJECT REVIEW
- PATTON PARK
- PATTON POOL
- WHITMIRE COMMUNITY CENTER & TOM'S PARK
- CONSTRUCTION COST
- NEXT STEPS
- QUESTIONS & FINAL THOUGHTS

01

PROJECT REVIEW

CITY OF HENDERSONVILLE · ENGINEERING DEPARTMENT

PROJECT REVIEW

CITY OF HENDERSONVILLE · ENGINEERING DEPARTMENT

- Community Engagement Meetings – May 2025 & July 2025 (179 total participants)
- Community Survey Input – May 2025 (1175 total participants)
- **1A Whitmire – 12,600 sf community center and park**
  - **Reduced building size to 8,000 sf**
- 1B Whitmire – trail restroom without community center
- 2A: Indoor 50-meter natatorium and Patton Park
- 2B: Indoor 25-yard natatorium and Patton Park
- **Outdoor 50-meter pool with recreation pool and Patton Park**
  - **Optional competition pool covering**

02

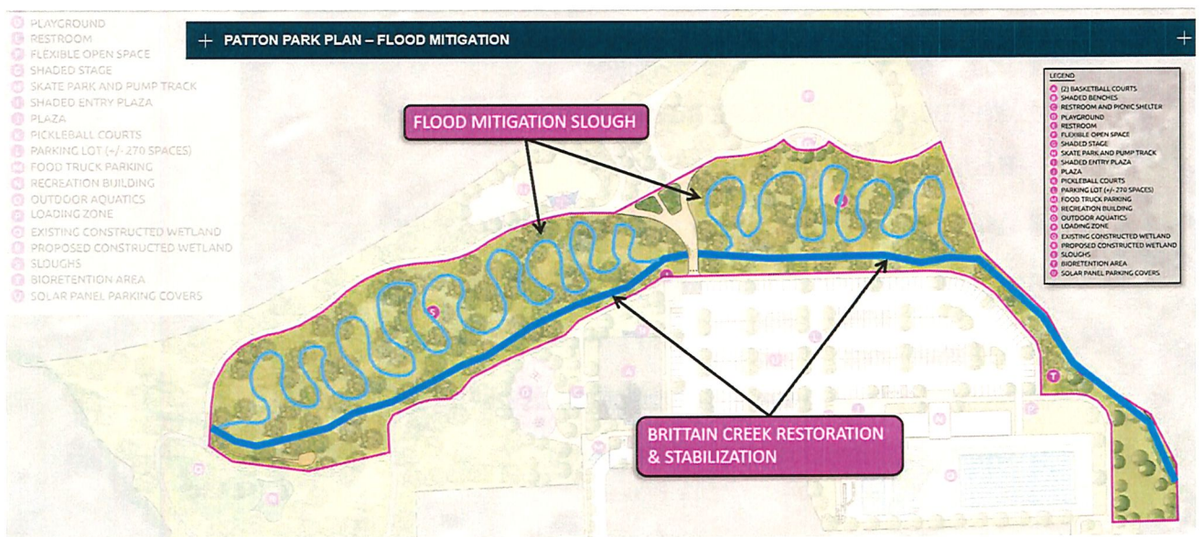
PATTON PARK

CITY OF HENDERSONVILLE - ENGINEERING DEPARTMENT

PATTON PARK PLAN



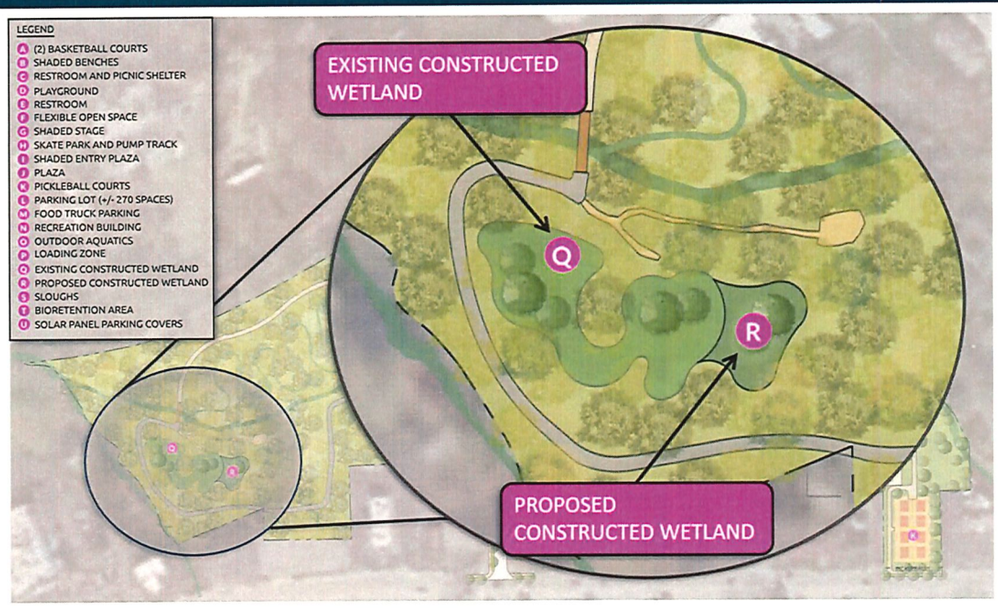
PATTON PARK PLAN – FLOOD MITIGATION



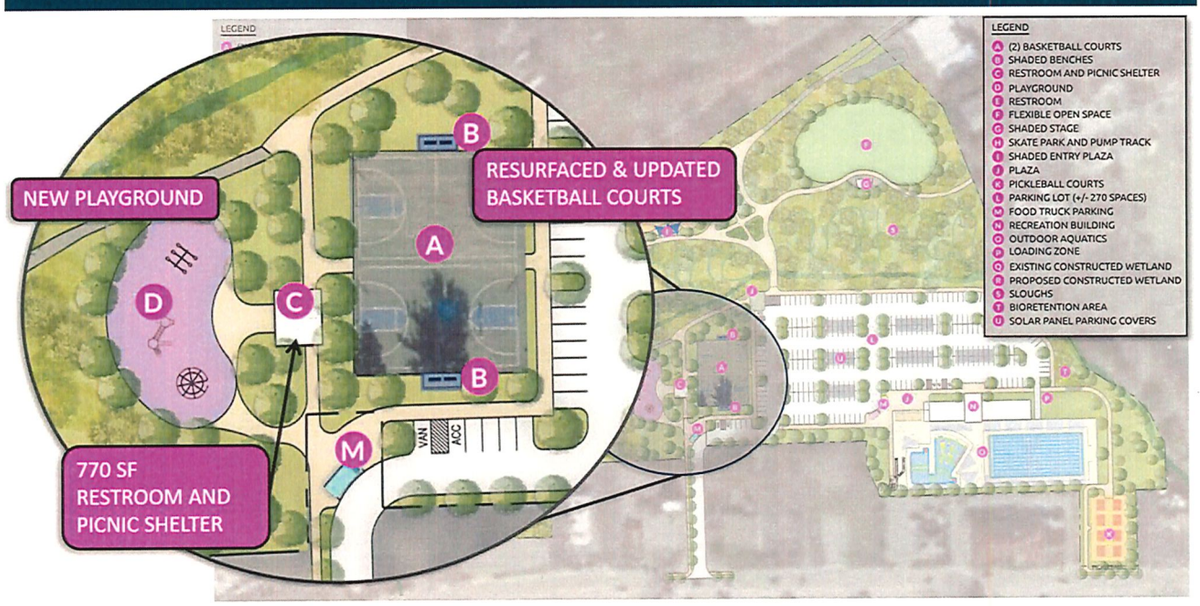
PATTON PARK PLAN – FEATURE AREAS



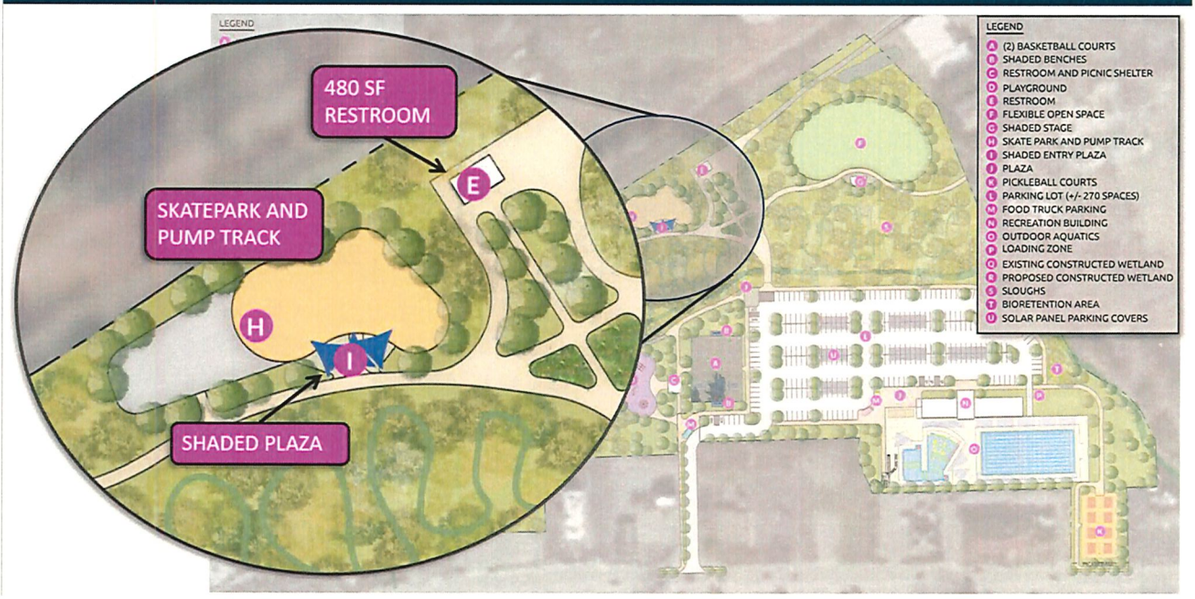
PATTON PARK PLAN – CONSTRUCTED WETLANDS



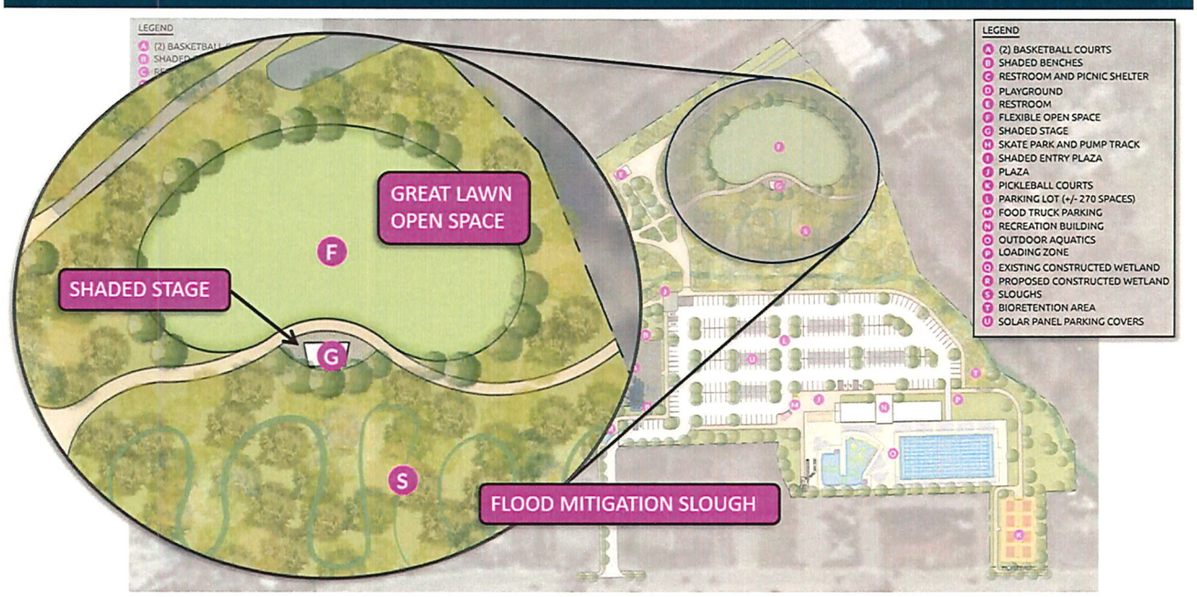
PATTON PARK PLAN – PLAYGROUND, SHELTER, AND BASKETBALL



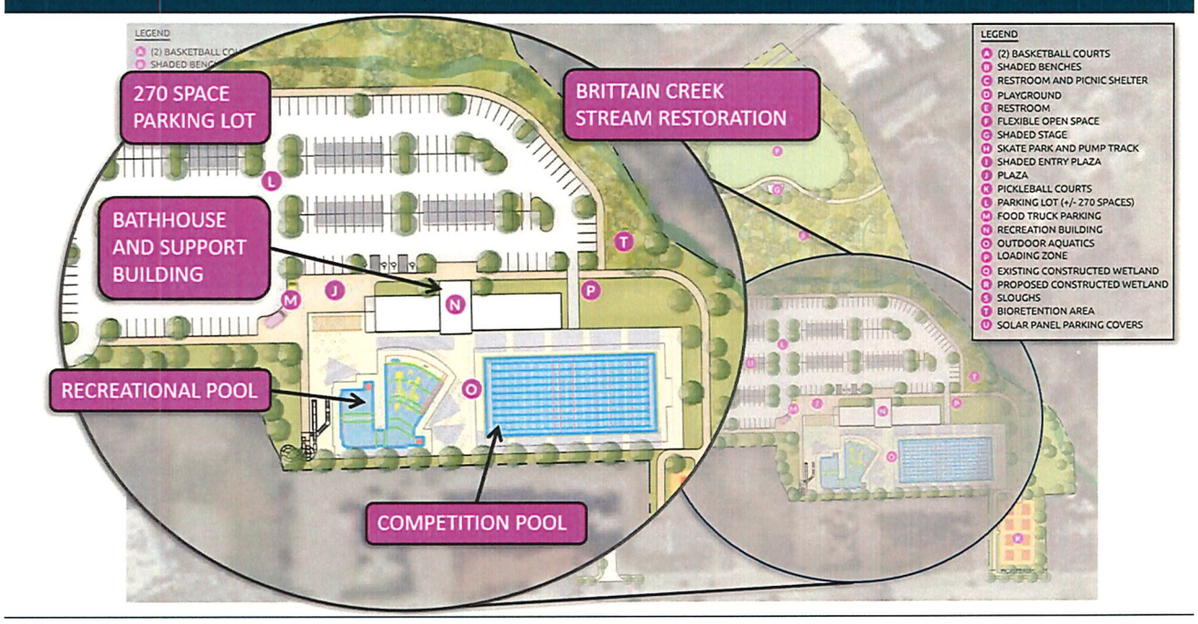
PATTON PARK PLAN – SKATEPARK/PUMP-TRACK AND RESTROOM



PATTON PARK PLAN – GREAT LAWN, SHADED STAGE, FLOOD MITIGATION



PATTON PARK PLAN – AQUATICS, BATHHOUSE, STREAM RESTORATION



PATTON PARK – ADDITIONAL FEATURES

CITY OF HENDERSONVILLE · ENGINEERING DEPARTMENT

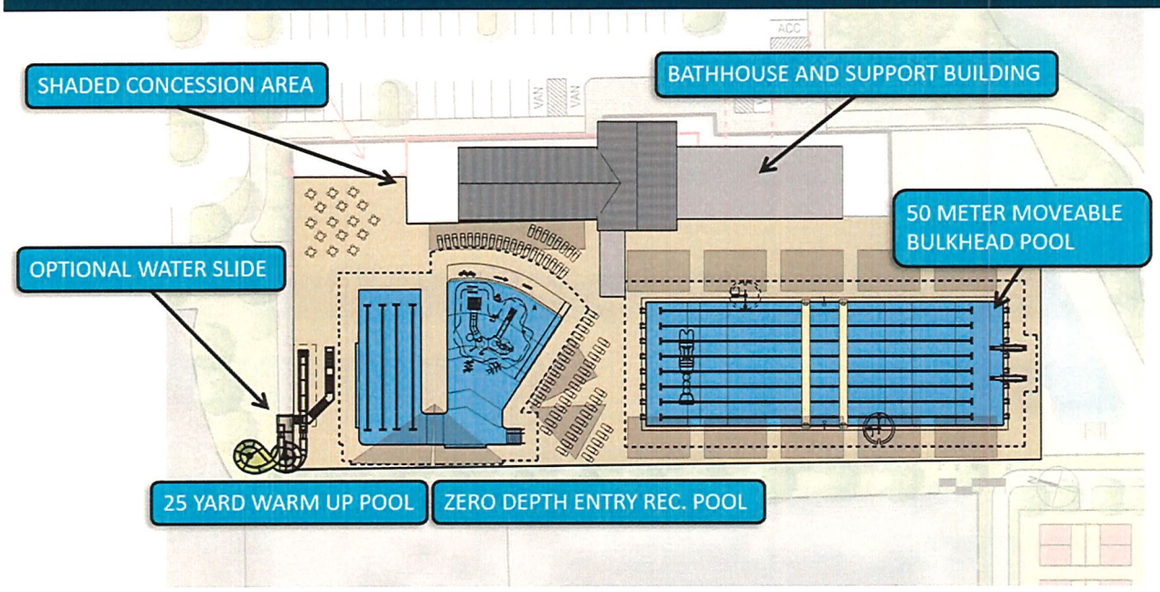
- Brittain Creek stream crossings including a northern pedestrian bridge and a southern vehicle rated bridge
- Pickleball court relocation
- Native plantings targeting wildlife habitat and flood tolerant native trees
- Park furniture, bike repair stations, bottle filling stations, signage and wayfinding
- Low Impact Development & Green Infrastructure options for parking lot including permeable pavers, solar canopies, and EV charging

03

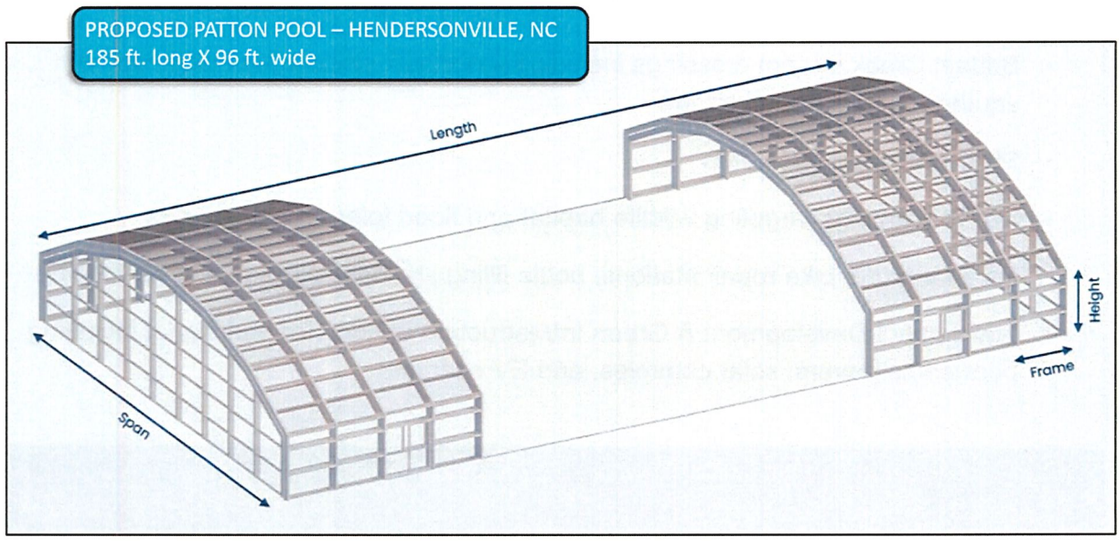
PATTON POOL

CITY OF HENDERSONVILLE · ENGINEERING DEPARTMENT

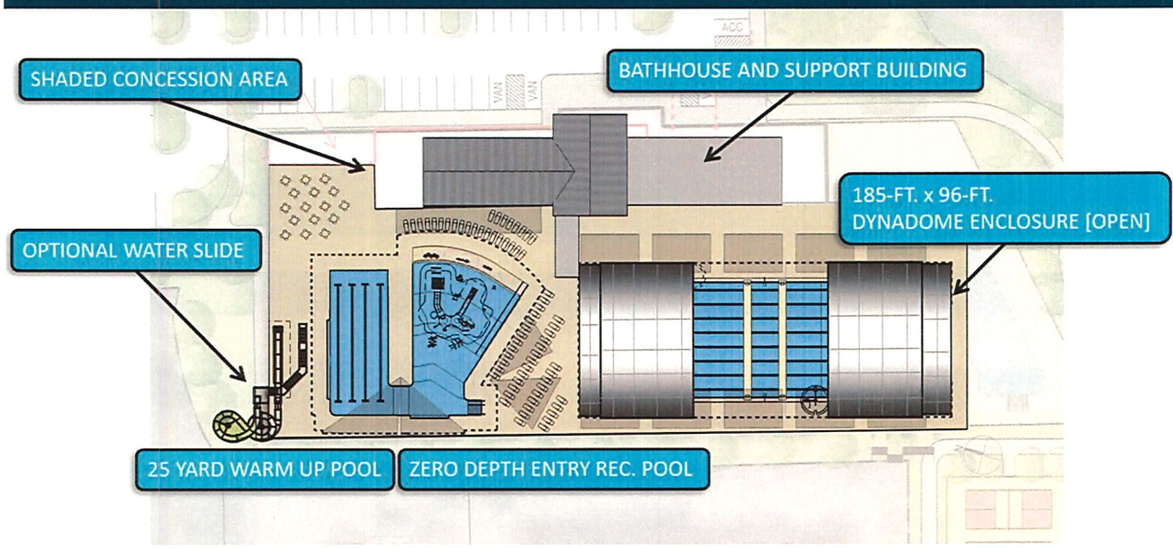
PATTON POOL – AQUATICS PLAN



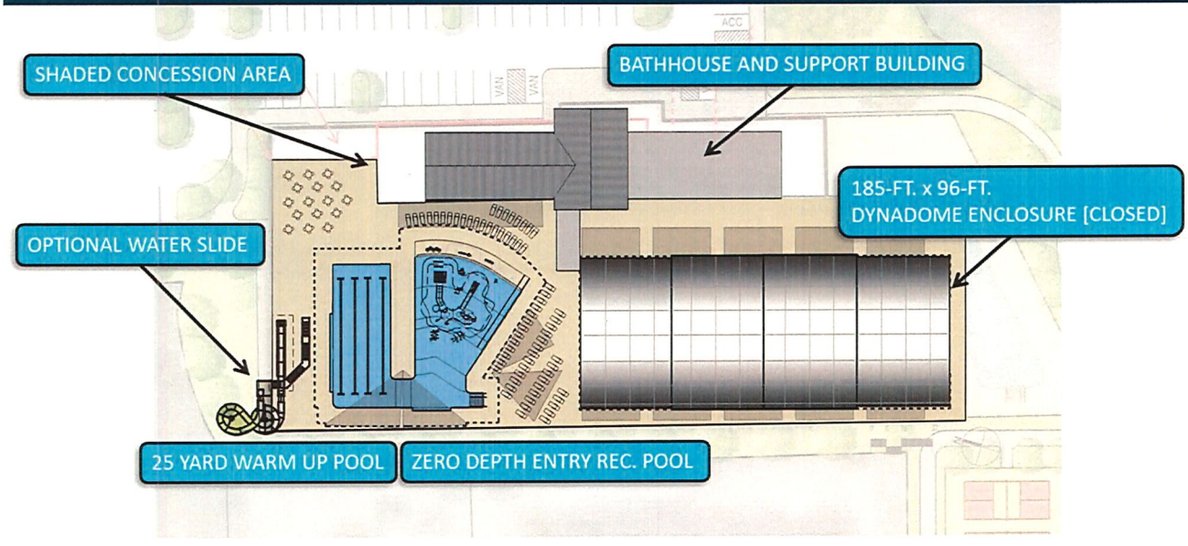
PATTON POOL – DYNADOME COVERING



PATTON POOL – AQUATICS PLAN



PATTON POOL – AQUATICS PLAN



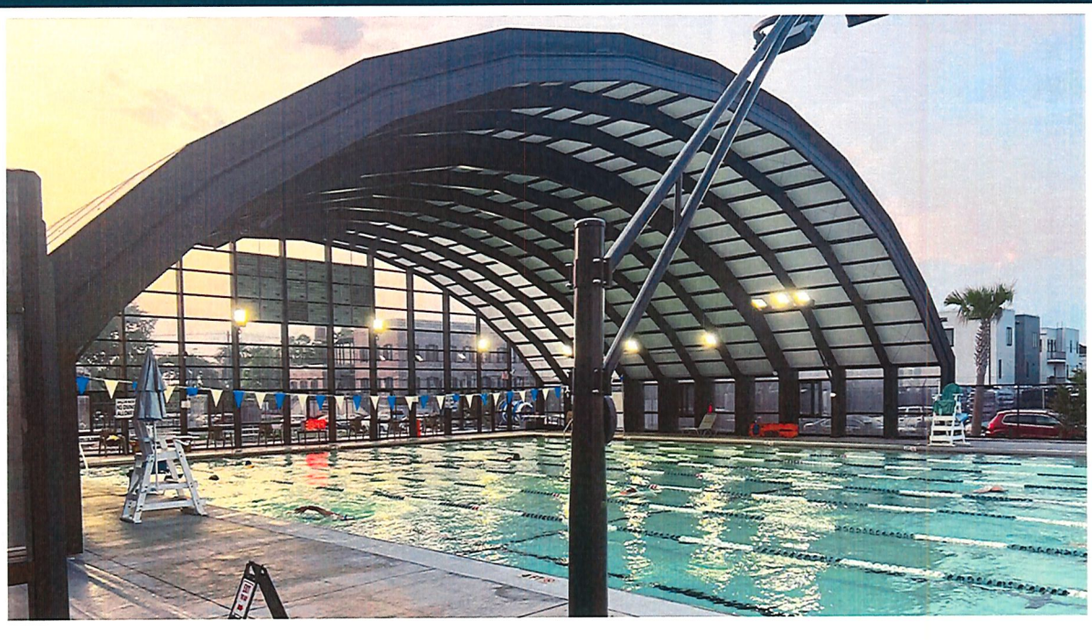
MLK JR POOL – CHARLESTON, SC - DYNADOME COVERING



MLK JR POOL – CHARLESTON, SC - DYNADOME COVERING



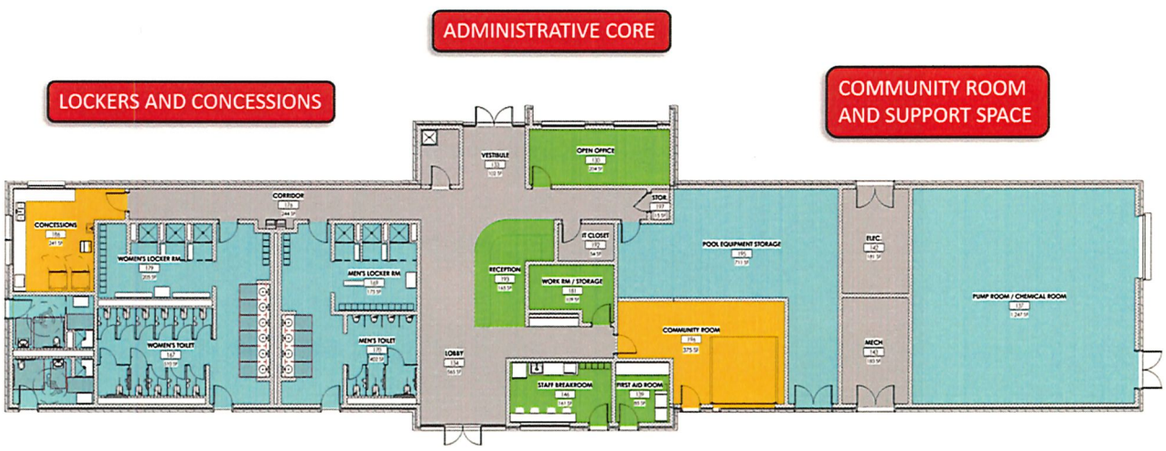
MLK JR POOL – CHARLESTON, SC - DYNADOME COVERING



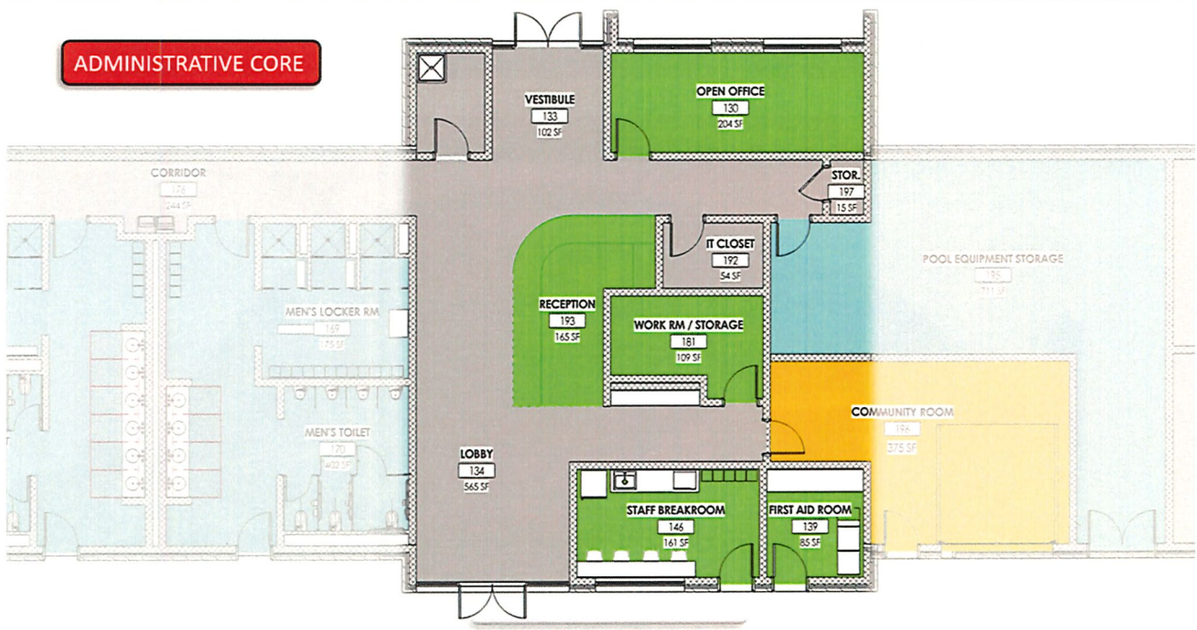
MLK JR POOL – CHARLESTON, SC - DYNADOME COVERING



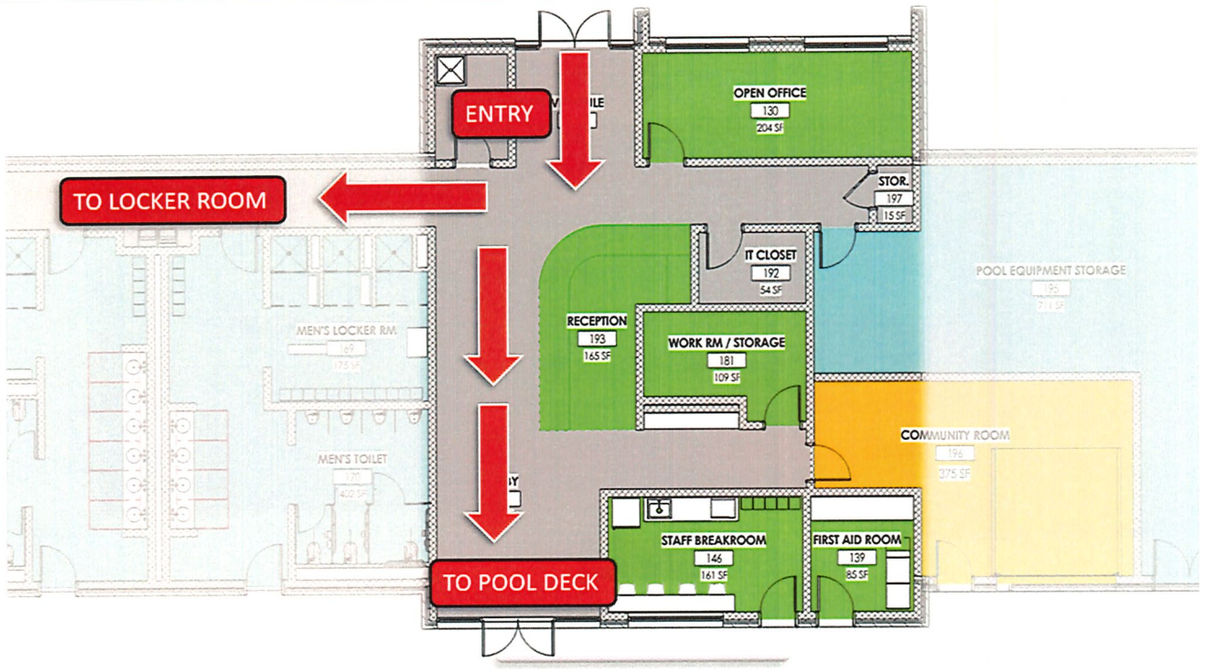
PATTON POOL – BATHHOUSE AND SUPPORT BUILDING



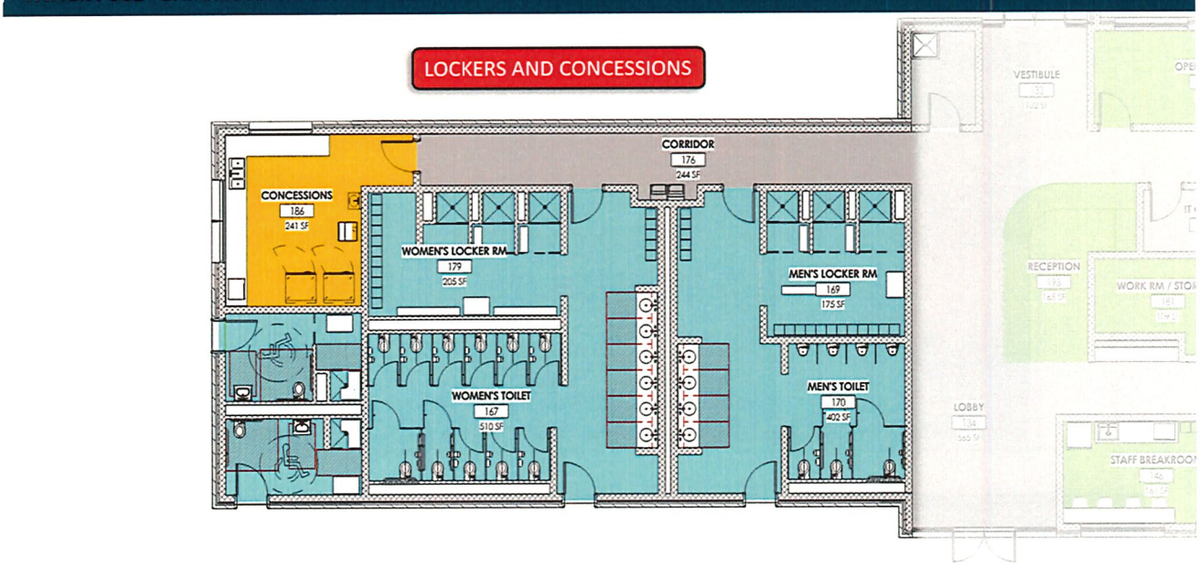
PATTON POOL – BATHHOUSE AND SUPPORT BUILDING – ADMIN CORE



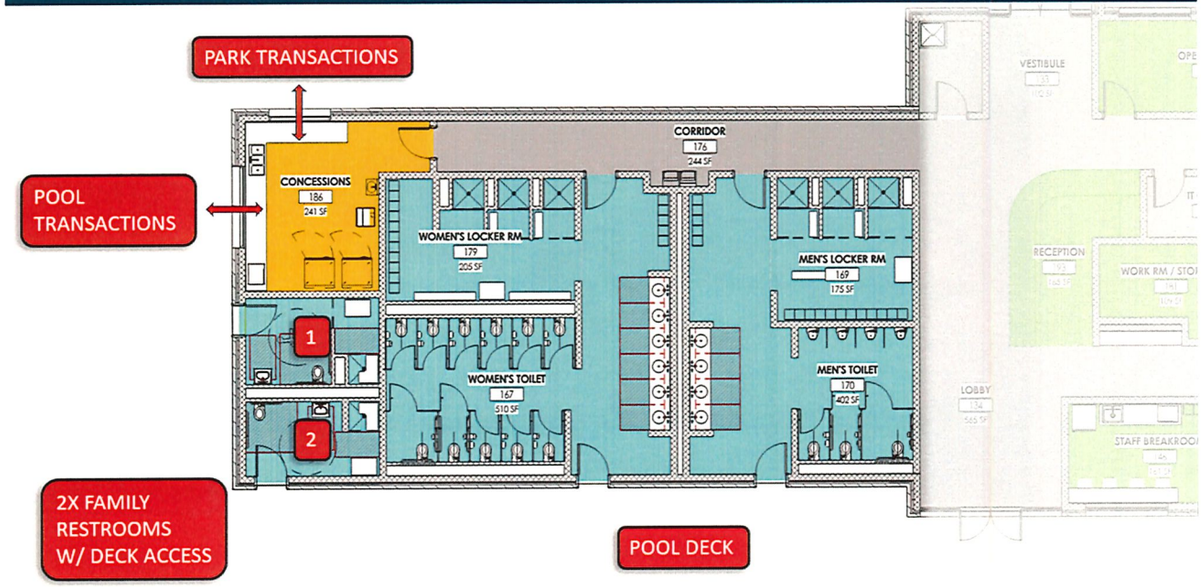
PATTON POOL – BATHHOUSE AND SUPPORT BUILDING – USER PATHS



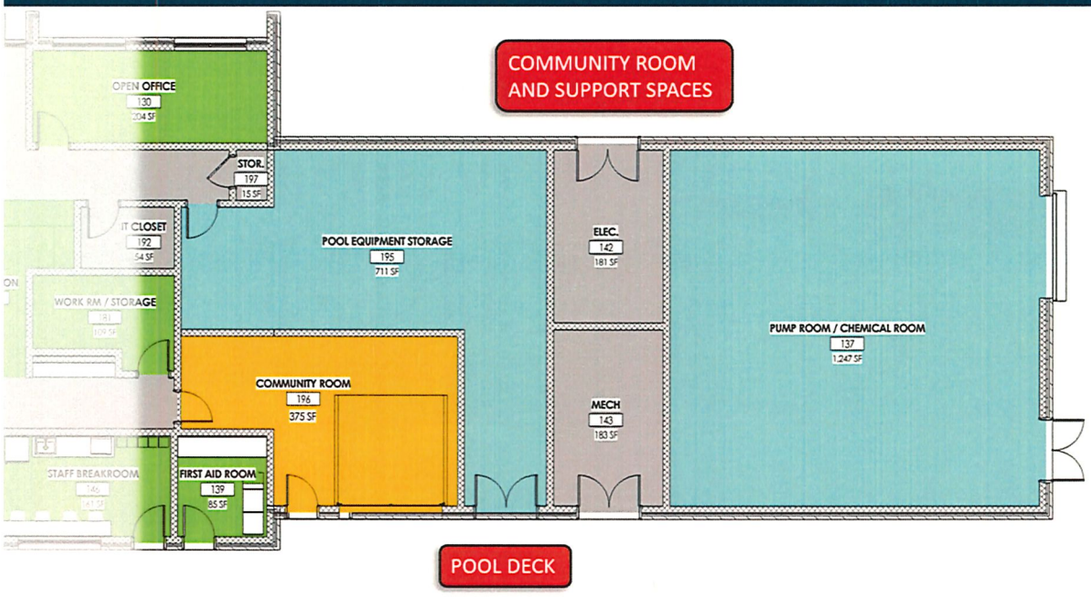
PATTON POOL – BATHHOUSE AND SUPPORT BUILDING – LOCKERS AND CONCESSIONS



PATTON POOL – BATHHOUSE AND SUPPORT BUILDING – LOCKERS AND CONCESSIONS



PATTON POOL – BATHHOUSE AND SUPPORT BUILDING – COMMUNITY ROOM AND SUPPORT SPACES



PATTON POOL – BATHHOUSE AND SUPPORT BUILDING – EXTERIOR MATERIALS

EXTERIOR 1



PATTON POOL – BATHHOUSE AND SUPPORT BUILDING - EXTERIOR MATERIALS

EXTERIOR 2



PATTON POOL – BATHHOUSE AND SUPPORT BUILDING - EXTERIOR MATERIALS

EXTERIOR 3



PATTON POOL – BATHHOUSE AND SUPPORT BUILDING - EXTERIOR MATERIALS

EXTERIOR 4

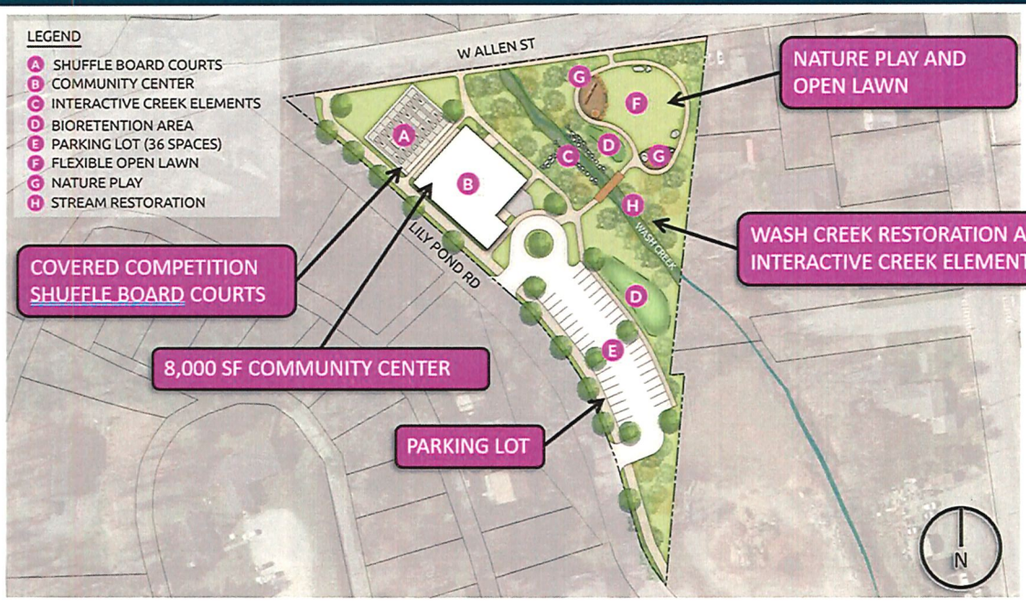


04

WHITMIRE COMMUNITY CENTER TOM'S PARK

CITY OF HENDERSONVILLE · ENGINEERING DEPARTMENT

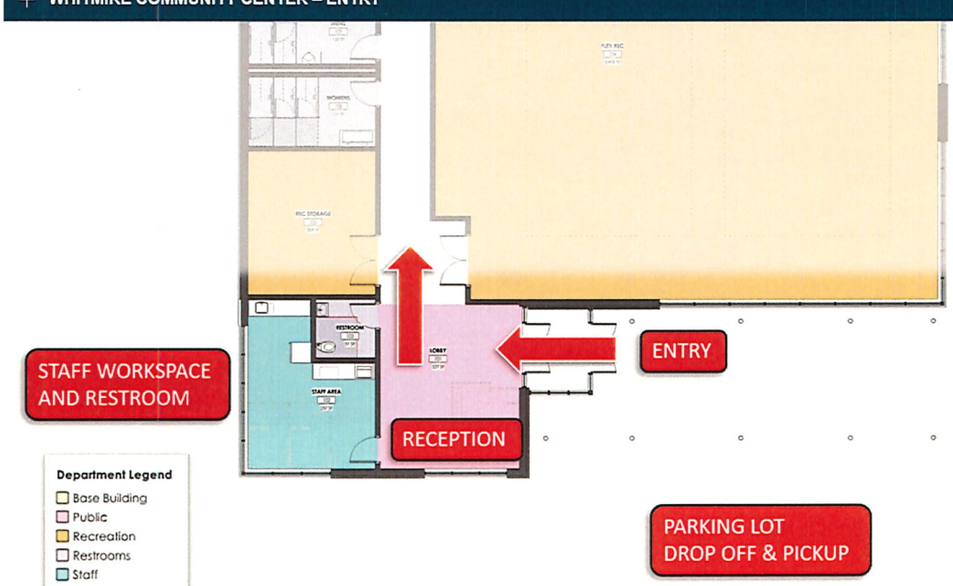
TOMS PARK PLAN



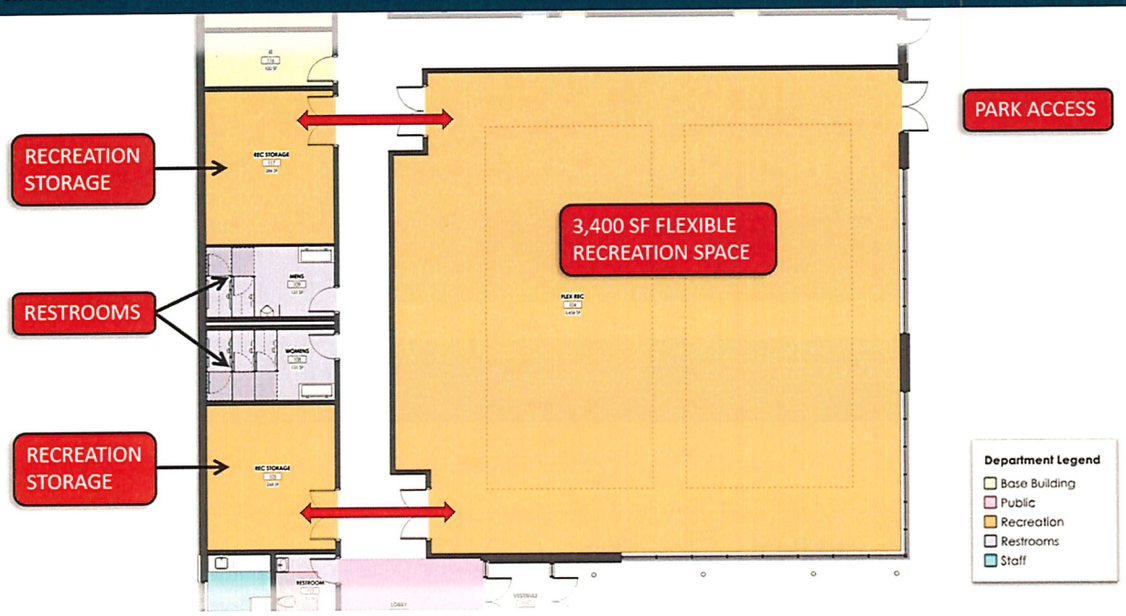
WHITMIRE COMMUNITY CENTER PLAN



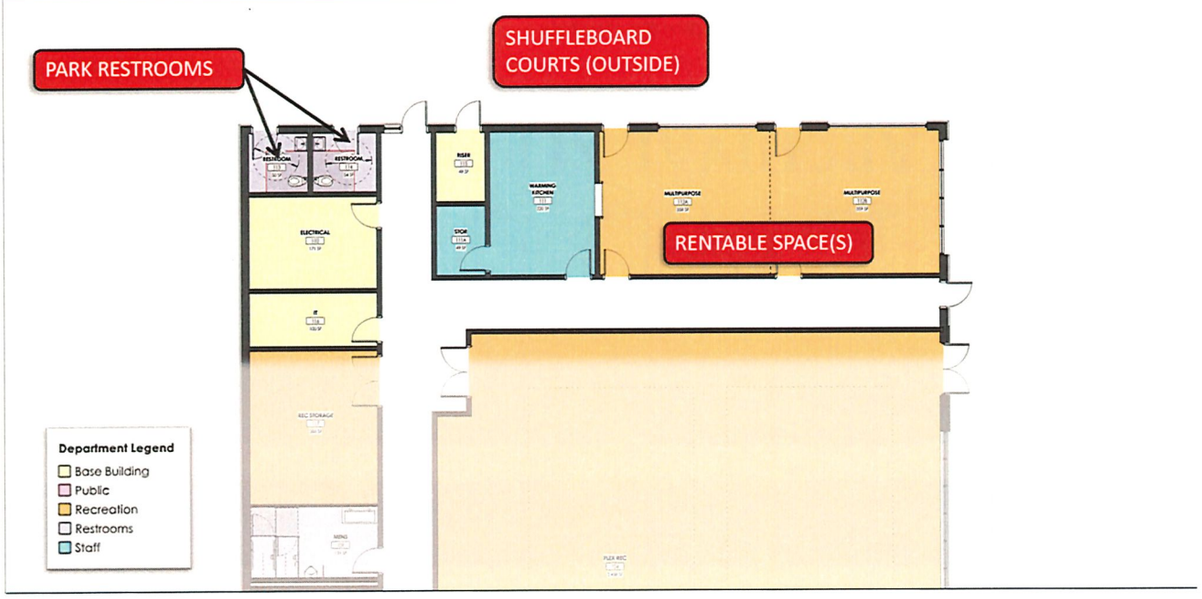
WHITMIRE COMMUNITY CENTER – ENTRY



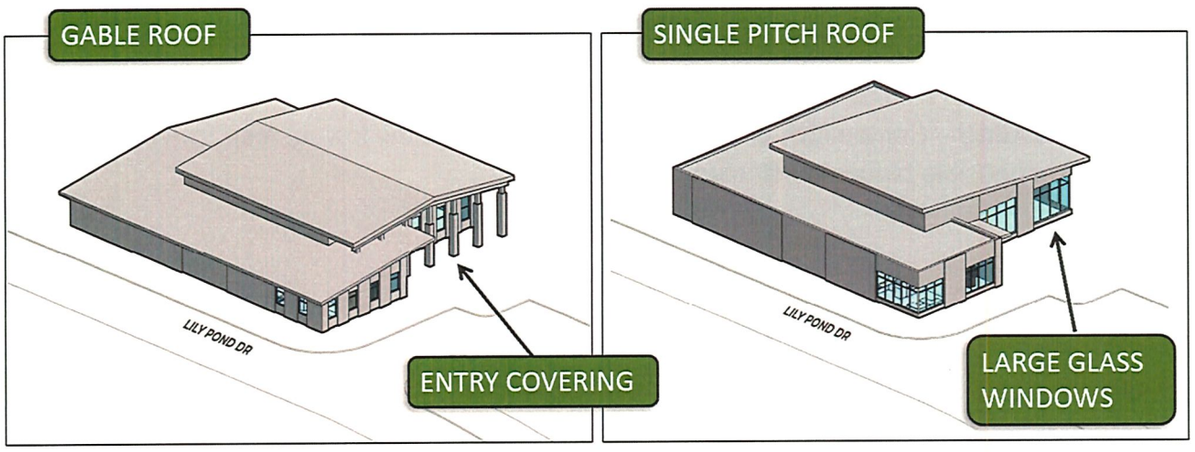
WHITMIRE COMMUNITY CENTER – FLEX SPACE



WHITMIRE COMMUNITY CENTER – RENTABLE SPACE



WHITMIRE COMMUNITY CENTER – EXTERIOR SHAPE



05

CONSTRUCTION COST

CITY OF HENDERSONVILLE · ENGINEERING DEPARTMENT

CONSTRUCTION COST

CITY OF HENDERSONVILLE · ENGINEERING DEPARTMENT

- **Patton Park and Pool** – $33 million
  - Competition Pool Covering (DynaDome) – additional $7 million

- **Whitmire Community Center** - $8 million

06

NEXT STEPS

CITY OF HENDERSONVILLE · ENGINEERING DEPARTMENT

NEXT DESIGN STEPS

CITY OF HENDERSONVILLE · ENGINEERING DEPARTMENT

- **Design Development (DD)** – Design is refined and formalized. Mechanical, electrical, plumbing, and structural systems are integrated.
- **Construction Documents(CD)** – Detailed plans and specifications are developed for permitting and bidding.
- **Bidding** – Competitive procurement process where the lowest responsive, responsible bidder is selected.

NEXT COUNCIL MEETINGS

CITY OF HENDERSONVILLE · ENGINEERING DEPARTMENT

DECEMBER 2026 MEETING:

- Funding Overview – A deep dive into FEMA, CDBG, and local funding and how they affect the Patton and Whitmire projects.
- Cost Review – A closer look at construction and project cost estimates after the Schematic Design (SD) phases.

COUNCIL RETREAT 2027:

- Design and schedule update.
- Holistic review of the project.

THANK YOU

Questions & Final Thoughts

Richard Shook, PE
Assistant City Engineer

City of Hendersonville · Engineering Department
engineering@hendersonvillenc.gov · (828) 697-3000

Consensus or Council was that they all preferred the gabled roof one below.

PATTON POOL – BATHHOUSE AND SUPPORT BUILDING - EXTERIOR MATERIALS

EXTERIOR 4



Mr. Connet thanked city council for authorizing us to use city dollars to keep this process moving forward while we wait on FEMA. Also, when these two parks come about, you will have two signature parks that you can be very proud of that will be utilized by our city, our citizens and our community for generations.

5. **ADJOURN**

There being no further business, the meeting adjourned at 5:02p.m. upon unanimous assent of the Council. No further action was taken.

Barbara G. Volk, Mayor

ATTEST:

Jill Murray, City Clerk