

January 15, 2025

MINUTES

**STATE OF NORTH CAROLINA
COUNTY OF HENDERSON**

**BOARD OF COMMISSIONERS
WEDNESDAY, JANUARY 15, 2025**

The Henderson County Board of Commissioners met for a regularly scheduled meeting at 9:30 a.m. in the Commissioners' Meeting Room of the Historic Courthouse on Main Street, Hendersonville.

Present were: Chairman William Lapsley, Vice-Chair J. Michael Edney, Commissioners Rebecca McCall, Sheila Franklin, Jay Egolf, County Manager John Mitchell, Assistant County Manager Chris Todd, Public Safety Director Jimmy Brissie, and Financial Services Director Samantha Reynolds.

Also present were: Budget Manager/Internal Auditor Sonya Flynn, Engineer Marcus Jones, Register of Deeds Lee King, Human Resources Director Karen Ensley, Tax Administrator Harry Rising, Environmental Health Supervisor Seth Swift, Building Services Director Crystal Lyda, Chief Communications Officer Mike Morgan, Director of Facility Services Andrew Griffin, Strategic Behavioral Health Director Jodi Grabowski, Wellness Director Dr. Jamie Gibbs, Finance Director Randal Cox, Cooperative Extension Director Dr. Terry Kelley, Library Director Trina Rushing, Capital Projects Manager Bryan Rhodes, Project Superintendent Brian Cotton, DSS Director Lorie Horne, DSS Deputy Director Debbie Dunn, Local Public Health Administrator Camden Stewart, Administrative Officer III Melissa Novak, Public Health Director David Jenkins, Recreation Director Bruce Gilliam, Park Maintenance Supervisor Jason Kilgore, IT Director Mark Seelenbacher, Director of Site Development Deb Johnston, Soil and Water Conservation District Director/Conservationist Director Jonathan Wallin, and PIO Kathy Finotti, and A/V Technician Oscar Guerrero. Deputy Travis Pearce provided security.

CALL TO ORDER/WELCOME

Commissioner Lapsley called the meeting to order and welcomed all in attendance.

INVOCATION

County Manager John Mitchell provided the invocation.

PLEDGE OF ALLEGIANCE

Commissioner Egolf led the Pledge of Allegiance to the American Flag.

RESOLUTIONS AND RECOGNITIONS

2025.13 Resolution – Declaring the First Wednesday in February as Apple Grower’s Day

The Henderson County Board of Commissioners was requested to adopt the Resolution declaring the first Wednesday of February as Apple Growers Day in Henderson County.

RESOLUTION - DECLARING THE FIRST WEDNESDAY IN FEBRUARY AS APPLE GROWERS DAY IN HENDERSON COUNTY

WHEREAS, Henderson County has produced apples since the 1700s and leads North Carolina in the production of apples; and

WHEREAS, apples are worth more than \$35 million per year to the county economy; and

Approved:

January 15, 2025

WHEREAS, over 2.25 million bushels of apples are produced on around four thousand acres of orchard per year in Henderson County; and

WHEREAS, apple farmers, their families, their farm employees, and other associated workers put in countless hours, risk untold dollars, and labor all year long to produce the county’s famous apple crop; and

WHEREAS, historically, apples have been the signature crop for Henderson County and continue to be the reason many people flock here to purchase our delicious fruit and enjoy our beautiful apple farms; and

WHEREAS, Henderson County is home to the North Carolina Apple Festival; and

WHEREAS, Henderson County’s warm days, cool nights, and ample rainfall provide for ideal conditions for apples with good color, finish, and a sweet natural flavor;

NOW, THEREFORE, BE IT RESOLVED that the Henderson County Board of Commissioners do hereby proclaim the first Wednesday of February as Apple Growers Day in Henderson County and urge the citizens of the County to honor, pay tribute and support our apple industry.

In witness whereof, I have hereunto set my hand and caused the seal of the County of Henderson to be affixed.

Adopted this the 15th day of January 2025

Motion: Commissioner McCall made the motion to adopt the Resolution, declaring the first Wednesday in February as Apple Growers Day in Henderson County.

DISCUSSION/ADJUSTMENT OF AGENDA

Vice-Chair Edney added a Closed Session for Attorney/Client privilege to the agenda.

Tax Collector’s Report

The following report from the office of the Tax Collector was provided for the Board’s information.

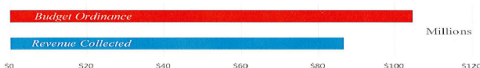
Please find outlined below collections information through January 1, 2025 for 2024 real and personal property bills mailed on July 31, 2024. Vehicles taxes are billed monthly by NC DMV.

Henderson County Annual Bills (Real and Personal Property):	
2024 Beginning Charge:	\$101,664,846.29
Discoveries & Imm.	\$103,778.02
Releases & Refunds:	(\$67,487.05)
Net Charge:	\$101,701,137.26
Unpaid Taxes:	\$19,361,588.88
Amount Collected:	\$82,339,578.38
	Paid 80.96%
	Unpaid 19.04%



Henderson County Registered Motor Vehicles (As Collected by NC DMV):	
Net Charge:	\$3,809,297.40
Unpaid Taxes:	\$8,181.22
Amount Collected:	\$3,801,116.18
	99.79%

Henderson County FY25 Budget Analysis:	
Budget Ordinance	Revenue Collected
Ad Valorem: \$103,559,409.00	Ad Valorem: \$86,140,694.56
Prior Years: \$1,041,250.00	Prior Years: \$59,916.46
Budget Total: \$104,600,659.00	YTD Revenue: \$86,650,611.02



Approved:

January 15, 2025

2025.014 Grant Project Ordinance – Helene Disaster Recovery

Staff requested the Board adopt a grant project ordinance in accordance with Section 13.2 of Chapter 159 of the General Statutes of North Carolina to establish a budget for projects related to the Helene Hurricane Disaster Response that will be reimbursed by the Federal Emergency Management Agency (FEMA) and North Carolina Emergency Management (NCEM) Public Assistance Programs. Through its Public Assistance Program (PA), FEMA provides federal grant assistance for debris removal, emergency protective measures, and the restoration of publicly owned facilities that have been damaged by disasters. The amounts reflected in the ordinance and budget amendment are estimates to be modified as expenditures are recorded and funds are received.

Motion: I move the Board adopt the grant project ordinance and approve the associated budget amendment to establish a budget for projects related to the Helene Hurricane Disaster Response as presented.

United Way – Long Term Recovery Group

Hurricane Helene's impacts on Henderson County's citizens have necessitated the establishment of a Long-Term Recovery Group. The United Way of Henderson County agreed to facilitate the Group, which will include case management for citizens to ensure their needs are being met.

Staff recommended an appropriation of \$77,000 in support of the United Way of Henderson County.

**HENDERSON COUNTY
NORTH CAROLINA
Before the Board of Commissioners**

**Project Ordinance for
Tropical Storm Helene Disaster Response and Recover**

BOARD OF COMMISSIONERS ENACTMENT 2025-014

BE IT ORDAINED by the Board of Commissioners for Henderson County, North Carolina, that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following grant project ordinance is hereby adopted:

Section 1: This ordinance is to establish a budget for projects related to the Helene Hurricane Disaster Response ([FEMA Disaster 4827](#)) that will be reimbursed by the Federal Emergency Management Agency (FEMA) Public Assistance Program and North Carolina Emergency Management (NCEM) Public Assistance Program. Through its [Public Assistance Program](#) (PA), FEMA provides Federal grant assistance for debris removal, emergency protective measures, and the restoration of disaster-damaged, publicly owned facilities. *[Although FEMA typically covers 75% of the eligible costs, the federal government [increased the cost share in North Carolina for the Helene disaster](#) to 100% for the first 180 days of the incident period.]* Expenses may be eligible for FEMA and NCEM reimbursement in the following categories:

Approved:

January 15, 2025

Emergency Work

Category A: Debris Removal -- Expenses related to clearing debris from public property, including roads, parks, and other infrastructure.

Category B: Emergency Protective Measures -- Costs for actions taken to protect public health and safety, such as: search and rescue operations; sheltering and evacuation; and medical care and emergency response.

Permanent Work

Category C: Roads and Bridges -- Repairs and restoration of transportation infrastructure, including highways, streets, and bridges.

Category D: Water Control Facilities -- Restoration and repair of drainage systems, levees, and other flood control measures.

Category E: Public Utilities -- Restoration of water, wastewater, electrical systems, and other essential public utilities.

Category F: Parks, Recreational Facilities, and Other -- Repair or replacement of parks, recreational areas, and public spaces.

Category G: Buildings and Equipment -- Repairs or replacements of public buildings, such as schools, community centers, and related equipment.

Administrative Work

Category Z: Management Costs -- Administrative costs related to the overall management of disaster response and recovery efforts, which are capped at a certain percentage of eligible project costs.

Section 2: The following amounts are appropriated for the eligible projects and authorized for expenditure:

Project Description	FEMA Category	Appropriation from FEMA & NCEM Public Assistance Grants
Debris Removal	A	\$46,040,000
Emergency Protective Measures	B	\$1,810,000
Road & Bridges	C	\$0
Water Control Facilities	D	\$0
Park & Recreation Facilities	F	\$0
Buildings & Equipment	G	\$0
Management Costs	Z	\$2,392,500
TOTAL		\$50,242,500

Section 3: The following revenues are anticipated to be available to complete the projects:

FEMA Public Assistance Program Grant Funds (90%): \$45,218,250

NCEM Public Assistance Funds (10%): \$5,024,250

TOTAL: \$50,242,500

Approved:

Section 4: As initially adopted, all appropriations and funds herein are estimates only, to be modified as expenditures (retroactive to the date of the first declaration of emergency by the County) are recorded and funds are received.

Section 5: The Finance Officer is hereby directed to maintain sufficient specific detailed accounting records to satisfy the requirements of the grantor agency and the grant terms and conditions.

Section 6: The Finance Officer is hereby directed to report the financial status of the projects to the governing board on a quarterly basis.

Section 7: Copies of this grant project ordinance shall be furnished to the Budget Officer, the Finance Officer and to the Clerk to Board of Commissioners.

Section 8: This grant project ordinance expires when final FEMA reimbursements are received related to FEMA Disaster 4827 and all FEMA audits are completed.

Motion: I move the Board approve the appropriation of \$77,000 and the necessary budget amendment to the United Way of Henderson County for the Long Term Recovery Group.

Motion: Vice-Chair Edney made the motion to adopt the consent agenda as amended. All voted in favor, and the motion carried.

NOMINATIONS AND APPOINTMENTS

1. Henderson County Board of Equalization and Review – 1 vac.

Chairman Lapsley made a motion to nominate James Boyd for appointment to position #2. All voted in favor, and the motion carried.

2. Henderson County Transportation Advisory Committee – 2 vacs.

Commissioner Lapsley made a motion to nominate Sam Henderson for reappointment to position #1 and Warren Ladbrook for reappointment to position #2. All voted in favor, and the motion carried.

3. Industrial Facilities and Pollution Control Financing Authority – 1 vac.

There were no nominations, and this item was carried to the next meeting.

4. Laurel Park Zoning Board of Adjustment – 1 vac.

There were no nominations, and this item was carried to the next meeting.

5. Nursing/Adult Care Home Community Advisory Committee – 11 vacs.

There were no nominations, and this item was carried to the next meeting.

FY25-26 BUDGET WORKSHOP

John Mitchell provided the following details for the Fiscal Year 2025-2026 during this Budget Planning Workshop.

Approved:

FY2025-2026 Financial Report – County Manager John Mitchell

**FY 2025-2026
BOARD OF COMMISSIONERS'
BUDGET PLANNING WORKSHOP**

JANUARY 15, 2025

**COMMISSIONERS' MEETING ROOM
HISTORIC COURTHOUSE**

- 9:45 am - **FY2024-2025 Financial Update**
- 10:00 am - **Capital Financing Debt Schedules**
- 10:15 am - **Financial Forecast**
- 10:30 am - **Capital Project Update**
- 11:00 am - **Henderson County Public Schools**
- 11:30 am - **Blue Ridge Community College**
- 12:00 pm - **Lunch**
- 1:00 pm - **Updates and Emerging Issues**
- 2:00 pm - **Board Discussion**
- 3:30 pm - **Adjourn**

FY24-25 EXPENDITURES (as of 12.31.24)

County Department	Adopted Budget	Revisions	Total Revised Budget	\$ Expended	% Expended
Governing Body	\$ 671,803	\$ -	\$ 671,803	\$ 314,545	46.8%
Dues & Non-Profits	\$ 1,055,544	\$ -	\$ 1,055,544	\$ 724,918	68.7%
County Administration	\$ 1,295,747	\$ -	\$ 1,295,747	\$ 529,703	40.9%
Human Resources	\$ 1,527,684	\$ -	\$ 1,527,684	\$ 768,679	50.3%
Elections	\$ 1,241,838	\$ -	\$ 1,241,838	\$ 808,369	65.1%
Finance	\$ 1,421,108	\$ -	\$ 1,421,108	\$ 709,490	49.9%
Assessor	\$ 2,194,714	\$ (9,846)	\$ 2,184,868	\$ 1,002,450	45.9%
Tax Collections	\$ 597,890	\$ (3,951)	\$ 593,939	\$ 301,071	50.7%
Legal	\$ 1,107,787	\$ -	\$ 1,107,787	\$ 572,114	51.6%
Register of Deeds	\$ 779,052	\$ 9,428	\$ 788,480	\$ 377,759	47.9%
Facility Services & Garage	\$ 6,683,753	\$ 102,814	\$ 6,786,567	\$ 2,860,850	42.2%
Court Facilities	\$ 153,000	\$ -	\$ 153,000	\$ 57,760	37.8%
Information Technology	\$ 6,197,709	\$ 94,763	\$ 6,292,472	\$ 3,597,254	57.2%

FY 2024-2025 FINANCIAL UPDATE

FY 2024-2025 Expenditures

FY 2024-2025 Revenues

FY 2024-2025 Sales Tax Collections

Capital Reserve Fund



County Department	Adopted Budget	Revisions	Total Revised Budget	\$ Expended	% Expended
Sheriff	\$ 25,299,273	\$ 672,186	\$ 25,971,459	\$ 12,593,820	48.5%
Detention Facility	\$ 7,251,349	\$ -	\$ 7,251,349	\$ 3,631,181	50.1%
Emergency Management	\$ 948,725	\$ 21,400	\$ 970,125	\$ 493,602	50.9%
Fire Services	\$ 1,097,642	\$ -	\$ 1,097,642	\$ 472,472	43.0%
Building Services	\$ 1,863,208	\$ -	\$ 1,863,208	\$ 922,514	49.5%
Wellness Clinic	\$ 1,533,962	\$ -	\$ 1,533,962	\$ 838,888	54.7%
Emergency Medical Services	\$ 13,662,702	\$ 4,476	\$ 13,667,178	\$ 6,363,526	46.6%
Animal Services	\$ 984,647	\$ -	\$ 984,647	\$ 473,217	48.1%
Rescue Squad	\$ 782,750	\$ -	\$ 782,750	\$ 393,569	50.3%
Forestry Services	\$ 133,168	\$ -	\$ 133,168	\$ 22,426	16.8%
Soil & Water Conservation	\$ 460,169	\$ 384,269	\$ 844,438	\$ 367,768	43.6%
Planning	\$ 1,123,598	\$ -	\$ 1,123,598	\$ 629,053	56.0%
Code Enforcement	\$ 353,444	\$ -	\$ 353,444	\$ 183,153	51.8%

Approved:

Site Development	\$ 234,739	\$ -	\$ 234,739	\$ 112,941	48.1%
Heritage Museum	\$ 100,000	\$ -	\$ 100,000	\$ 50,000	50.0%
Cooperative Extension	\$ 843,323	\$ -	\$ 843,323	\$ 344,712	40.9%
Project Management	\$ 267,161	\$ 56,012	\$ 323,173	\$ 138,638	42.9%
Economic Development	\$ 2,097,190	\$ -	\$ 2,097,190	\$ 217,000	10.3%
Public Health	\$ 11,539,783	\$ 384,618	\$ 11,924,401	\$ 5,815,770	48.8%
Environmental Health	\$ 1,889,599	\$ -	\$ 1,889,599	\$ 932,601	49.4%
Home & Community Care Grant	\$ 863,502	\$ -	\$ 863,502	\$ 350,989	40.6%
Medical Services	\$ 95,000	\$ -	\$ 95,000	\$ 19,050	20.1%
Strategic Behavioral Health	\$ 473,611	\$ -	\$ 473,611	\$ 136,843	28.9%
Mental Health (VAYA)	\$ 528,612	\$ -	\$ 528,612	\$ 264,306	50.0%
ROAP (Rural Operating Assistance)	\$ 201,384	\$ -	\$ 201,384	\$ 75,169	37.3%
Social Services	\$ 19,855,443	\$ -	\$ 19,855,443	\$ 9,836,588	49.5%
DSS – Federal & State	\$ 3,582,729	\$ 60,260	\$ 3,642,989	\$ 1,276,395	35.0%
DSS – General Assistance	\$ 100,000	\$ -	\$ 100,000	\$ 17,649	17.6%
Juvenile Justice Grant	\$ 306,020	\$ -	\$ 306,020	\$ 197,679	64.6%
Veteran’s Services	\$ 241,124	\$ -	\$ 241,124	\$ 117,788	48.8%
Public Library	\$ 4,108,159	\$ 220,343	\$ 4,328,502	\$ 2,406,090	55.6%
Recreation	\$ 3,185,808	\$ (460)	\$ 3,185,348	\$ 1,700,965	53.4%
County Debt Service	\$ 7,986,592	\$ -	\$ 7,986,592	\$ 2,357,233	29.5%
Non-Departmental	\$ 955,510	\$ 3,700,000	\$ 4,655,510	\$ 1,728,247	37.1%
Transfers to Other Funds	\$ 1,840,601	\$ -	\$ 1,840,601	\$ 920,301	50.0%
TOTAL	\$141,718,156	\$ 5,696,312	\$147,414,468	\$ 69,027,106	46.8%

FY24-25 EXPENDITURES (as of 12.31.24)

Schools	Adopted Budget	Revisions	Total Revised Budget	\$ Expended	% Expended
Henderson County Public Schools					
Current Expense	\$ 35,378,000	\$ -	\$ 35,378,000	\$ 21,226,800	60.0%
Transfer to Other Agency - SRO	\$ 250,000	\$ -	\$ 250,000	\$ 125,000	50.0%
Capital Expense	\$ 1,000,000	\$ -	\$ 1,000,000	\$ 600,000	60.0%
Debt Service	\$ 11,321,925	\$ 185,008	\$ 11,506,933	\$ 4,317,137	37.5%
MRTS	\$ 3,603,500	\$ -	\$ 3,603,500	\$ 1,801,750	50.0%
TOTAL	\$ 51,553,425	\$ 185,008	\$ 51,738,433	\$ 28,070,687	54.3%
Blue Ridge Community College					
Current Expense	\$ 5,750,000	\$ -	\$ 5,750,000	\$ 2,875,000	50.0%
Debt Service	\$ 3,218,681	\$ -	\$ 3,218,681	\$ 1,692,140	52.6%
MRTS	\$ 2,301,750	\$ -	\$ 2,301,750	\$ 1,150,875	50.0%
TOTAL	\$ 11,270,431	\$ -	\$ 11,270,431	\$ 5,718,015	50.7%
GENERAL FUND TOTAL	\$204,542,012	\$ 5,881,320	\$210,423,332	\$102,815,807	48.9%

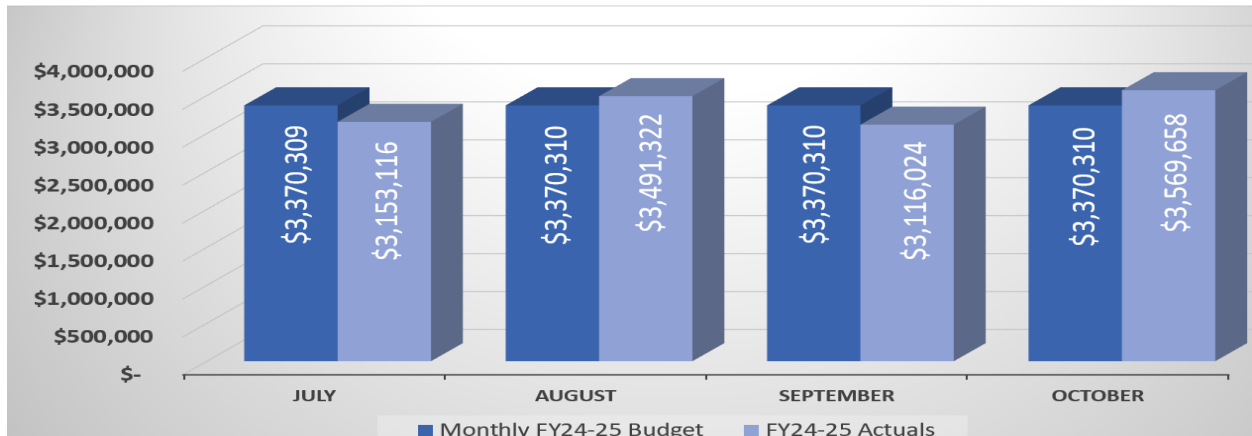
Approved:

	BOC Adopted	Revisions	Total Revised Budget	\$ Received (4 Months)	% Received
Ad Valorem Taxes - Current Year	\$ 103,559,409	\$ -	\$ 103,559,409	\$ 85,074,660	82.2%
Ad Valorem Taxes - Prior Years	\$ 1,041,250	\$ -	\$ 1,041,250	\$ 180,879	17.4%
Local Option Sales Taxes	\$ 40,443,719	\$ -	\$ 40,443,719	\$ 9,760,465	24.1%
Medicaid Hold Harmless	\$ 3,295,891	\$ -	\$ 3,295,891	\$ -	0.0%
Other Taxes and Licenses	\$ 1,616,000	\$ 3,700,000	\$ 5,316,000	\$ 2,460,360	46.3%
Unrestricted Intergovernmental (PILT)	\$ 61,000	\$ -	\$ 61,000	\$ 3,446	5.6%
Restricted Intergovernmental	\$ 16,996,532	\$ 1,065,823	\$ 18,062,355	\$ 8,862,479	49.1%
Permits and Fees	\$ 2,278,750	\$ -	\$ 2,278,750	\$ 1,184,523	52.0%
Sales and Services	\$ 8,404,357	\$ -	\$ 8,404,357	\$ 5,183,868	61.7%
Investment Earnings	\$ 2,010,000	\$ -	\$ 2,010,000	\$ 1,801,660	89.6%
Other Revenues	\$ 1,435,557	\$ 21,425	\$ 1,456,982	\$ 950,646	65.2%
Transfers from Other Funds	\$ 473,611	\$ 355,395	\$ 829,006	\$ 481,852	58.1%
General Fund Revenues	\$181,616,076	\$ 5,142,643	\$186,758,719	\$115,944,838	62.1%
Fund Balance Appropriated	\$ 22,925,936	\$ 591,596	\$ 23,517,532	\$ -	0.0%
Restricted Fund Balance Appropriated	\$ -	\$ 147,081	\$ 147,081	\$ -	0.0%
TOTAL General Fund Revenues	\$204,542,012	\$ 5,881,320	\$210,423,332	\$115,944,838	55.1%

FY24-25 SALES TAX REVENUES – BUDGET TO ACTUAL

Local Option Sales Tax Budget = \$40,443,719

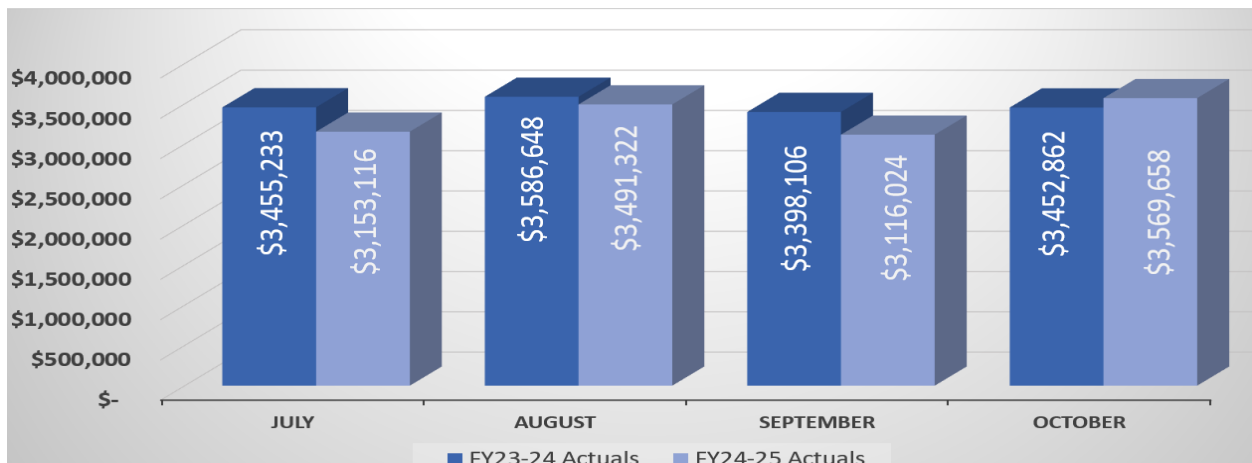
Year to Date Variance = **(\$151,119)**



SALES TAX REVENUES – YEAR OVER YEAR COMPARISON

Local Option Sales Tax Budget = \$3,370,310 / month = \$40,443,719

Year to Date Variance = **(\$562,728)**



Approved:

CAPITAL RESERVE FUND

Capital Reserve Fund established in FY 2007		Deposit/ Appropriation	Running Balance
FY 2007	Deposit - Sale of Land Development Building	\$1,337,195	\$1,337,195
FY 2008	Deposit - Transfer from General Fund	\$1,400,000	\$2,737,195
FY 2009	Appropriation - Detention Center Generator	(\$300,000)	\$2,437,195
FY 2010	Deposit - Transfer from General Fund	\$772,677	\$3,209,872
	Appropriation - Compressed Natural Gas Project	(\$35,000)	\$3,174,872
FY 2011	Appropriation - Parks and Recreation Projects	(\$156,249)	\$3,018,623
	Appropriation - Tuxedo Mill Demolition	(\$143,324)	\$2,875,299
	Appropriation - Law Enforcement Center	(\$1,058,347)	\$1,816,952
	Deposit - Progress Energy (Bent Creek Easement)	\$8,500	\$1,825,452
FY 2012	Appropriation - Boyd Property	(\$750,000)	\$1,075,452
	Deposit - Sale of Nuckolls Building	\$700,000	\$1,775,452
FY 2013	Appropriation - Parks and Recreation Projects	(\$535,039)	\$1,240,413
	Deposit - Transfer from General Fund (Recreation)	\$200,000	\$1,440,413
	Appropriation - Parks and Recreation Projects	(\$26,848)	\$1,413,565
FY 2015	Appropriation - 1995 Courthouse Congressional Office	(\$26,899)	\$1,386,666
	Deposit - Transfer from General Fund (Recreation)	\$400,000	\$786,666
	Deposit - Transfer from General Fund (Debt Service)	\$923,463	\$1,710,129
	Deposit - P&I Software	\$75,000	\$1,785,129
	Deposit - Transfer from General Fund (Conditional School Funding)	\$166,183	\$1,951,312
	Appropriation - Tuxedo Park	(\$177,269)	\$1,774,043
FY 2016	Appropriation - Dana Park	(\$195,978)	\$1,578,065
	Deposit - P&I Software	\$75,000	\$1,653,065
FY 2017	Deposit - P&I Software	\$75,000	\$1,728,065
	Appropriation - Transfer P&I Software Reserve to Project Fund	(\$75,000)	\$1,653,065
	Appropriation - Transfer to Debt Service Fund (FY15 Debt Roll-Off)	(\$923,463)	\$729,602
FY 2018	Deposit - P&I Software	\$75,000	\$804,602
	Appropriation - Transfer P&I Software Reserve to Project Fund	(\$225,000)	\$579,602
	Deposit - Sale of 6th Avenue Clubhouse & Fairground Property	\$407,573	\$987,175
	Appropriation - CNG Compressor	(\$252,243)	\$734,932
	Deposit - Transfer from General Fund (FY18 LETC Debt Service)	\$749,593	\$1,484,525
	Deposit - Transfer from General Fund (DSS Software)	\$621,452	\$2,105,977

Approved:

CAPITAL RESERVE FUND

Capital Reserve Fund established in FY 2007		Deposit/ Appropriation	Running Balance
FY 2019	Deposit - Transfer from General Fund (School Capital)	\$946,669	\$3,052,646
	Deposit - Transfer from General Fund (County Capital)	\$1,283,332	\$4,335,978
	Deposit - P&I Software	\$75,000	\$4,410,978
	Appropriation - Partnership for Economic Development Roof	(\$24,865)	\$4,386,113
	Appropriation - Replacement of Detention Fire Alarm System	(\$115,950)	\$4,270,163
	Appropriation - Recreation Portable Restroom Units	(\$102,880)	\$4,167,283
	Appropriation - HCPS Flat Rock and Rugby HVAC Project	(\$250,850)	\$3,916,433
	Appropriation - Transfer P&I Software Reserve to Project Fund	(\$75,000)	\$3,841,433
	Deposit - Transfer from General Fund (Sheriff Vehicles)	\$327,218	\$4,168,651
FY 2020	Deposit - Transfer from General Fund (1¢ County Capital)	\$1,556,920	\$5,725,571
	Deposit - Transfer from General Fund (HCPS SROs - HCPS did not accept)	\$200,000	\$5,925,571
	Appropriation - Electrical Upfit at Garage (\$35,000 Original Budget)	(\$3,396)	\$5,922,175
	Appropriation - CNG Generator (\$130,000 Original Budget)	(\$103,735)	\$5,818,440
	Appropriation - Finance Window - Bullet Resistant (\$10,000 Original Budget)	(\$7,869)	\$5,810,571
	Appropriation - Voting Equipment (1.6.20)	(\$323,490)	\$5,487,081
	Appropriation - DSS Future Space Renovation (2.3.20)	(\$525,217)	\$4,961,864
	Appropriation - 95 Courthouse Skylights (3.18.20)	(\$118,550)	\$4,843,314
FY 2021	Appropriation - DSS Document Management System (10.21.20)	(\$105,631)	\$4,737,683
	Appropriation - 1995 Courthouse Congressional Office (12.7.20)	(\$30,000)	\$4,707,683
	Appropriation - Garrison Property Purchase (1.20.21)	(\$1,175,226)	\$3,532,457
	Appropriation - Etowah Walking Trail (1.20.21)	(\$80,000)	\$3,452,457
	Deposit - Garrison Property Purchase Differential	\$1,892	\$3,454,349
	Appropriation - Oklawaha Greenway Flooding Study (2.17.21)	(\$15,000)	\$3,439,349
	Appropriation - VFW Purchase (4.5.21)	(\$52,715)	\$3,386,634
	Deposit - Garrison Property Downpayment	\$5,000	\$3,391,634
FY 2022	Deposit - Transfer from General Fund (County Capital)	\$1,644,808	\$5,036,442
	Appropriation - VFW Project Costs (1.3.22)	(\$20,000)	\$5,016,442
FY 2023	Deposit - Volunteer Fire Departments (Work Comp) (6.15.22)	\$250,000	\$5,266,442
	Deposit - Transfer from General Fund (County Capital)	\$1,710,808	\$6,977,250
	Appropriation - AAC Generator (3.6.23)	(\$17,388)	\$6,959,862
	Appropriation - QRV Purchase (3.6.23)	(\$35,000)	\$6,924,862
	Appropriation - State Budget Allocation - Project Variance (4.3.23)	(\$95,000)	\$6,829,862
FY 2024	Deposit - Transfer from General Fund (JCAR)	\$4,603,500	\$11,433,362
	Appropriation - VFW Renovation (7.19.23)	(\$1,258,765)	\$10,174,597
	Appropriation - Jackson Park Lower Tennis Courts (10.2.23)	(\$300,000)	\$9,874,597
	Appropriation - East Flat Rock Park - Disc Golf (2.5.24)	(\$40,000)	\$9,834,597
	Appropriation - Sheriff's Vehicles for FY25 (2.5.24)	(\$372,350)	\$9,462,247
	Deposit - Fire Districts Funding	\$250,000	\$9,712,247
	Deposit - Unspent Capital Projects Funding	\$35,383	\$9,747,630
	Deposit - Return of Jackson Park Lower Tennis Courts	\$300,000	\$10,047,630
FY 2025	ANTICIPATED Deposit - Transfer from General Fund (JCAR)	\$1,254,919	\$11,302,549
	Deposit - Sheriff's Vehicles for FY25 - return	\$372,350	\$11,674,899
	Appropriation - Etowah Sewer Company Acquisition (08.05.2024)	(\$400,000)	\$11,274,899
CURRENT BALANCE		\$	11,274,899

Approved:

CAPITAL RESERVE FUND DESIGNATIONS

DESIGNATION	AMOUNT
FUTURE SCHOOL CAPITAL RESERVE	\$1,112,852
DSS DOCUMENT MANAGEMENT SYSTEM	\$515,821
JCAR – DETENTION AND COURTHOUSE DEBT SERVICE	\$8,396,226
FIRE DISTRICTS	\$250,000
HUMAN SERVICES TRAINING ROOM	\$1,000,000
TOTAL	\$11,274,899

CAPITAL FINANCING: DEBT SCHEDULES

- Outstanding Debt Principal – Education
- Outstanding Debt Principal – County
- Retiring Debt Service – Education
- Retiring Debt Service – County
- Debt Service Fund

CAPITAL FINANCING

OUTSTANDING DEBT PRINCIPAL

OUTSTANDING DEBT PRINCIPAL - EDUCATION

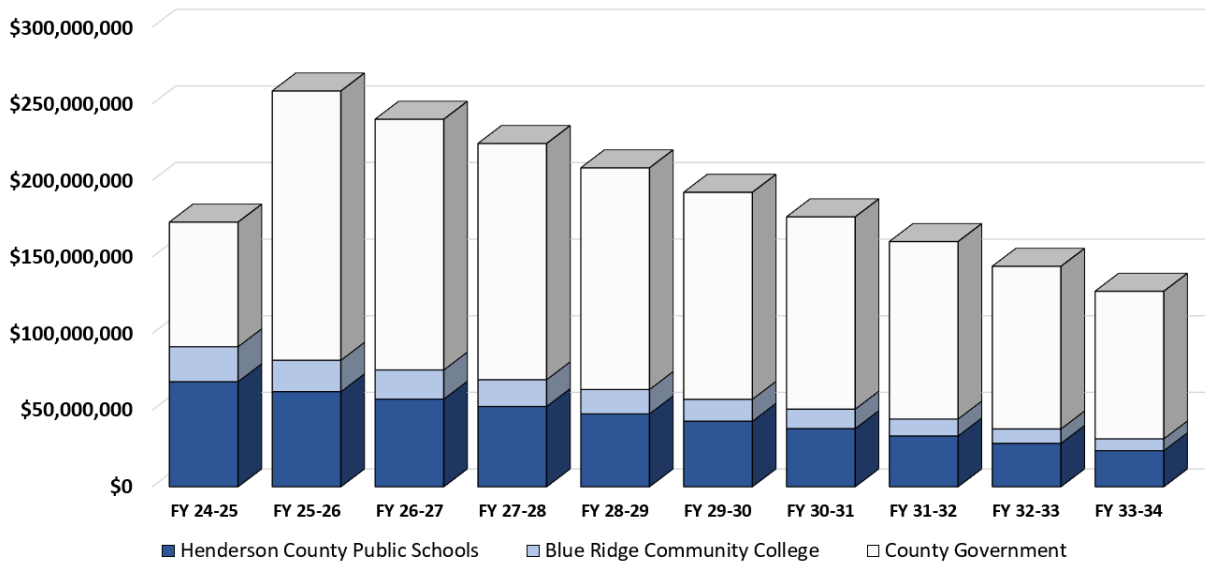
Henderson County Public Schools	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034
Hendersonville High School	\$ 39,375,000	\$ 36,750,000	\$ 34,125,000	\$ 31,500,000	\$ 28,875,000	\$ 26,250,000	\$ 23,625,000	\$ 21,000,000	\$ 18,375,000	\$ 15,750,000
Edneyville Elementary	\$ 15,815,000	\$ 14,595,000	\$ 13,375,000	\$ 12,155,000	\$ 10,935,000	\$ 9,720,000	\$ 8,505,000	\$ 7,290,000	\$ 6,075,000	\$ 4,860,000
2016 Innovative High School	\$ 11,675,000	\$ 10,700,000	\$ 9,725,000	\$ 8,750,000	\$ 7,775,000	\$ 6,800,000	\$ 5,825,000	\$ 4,850,000	\$ 3,880,000	\$ 2,910,000
2013 Refinancing Bonds	\$ 785,140	-	-	-	-	-	-	-	-	-
2008 Hillandale / Mills River	\$ 914,286	-	-	-	-	-	-	-	-	-
TOTAL HC PUBLIC SCHOOLS	\$ 68,564,426	\$ 62,045,000	\$ 57,225,000	\$ 52,405,000	\$ 47,585,000	42,770,000	\$ 37,955,000	\$ 33,140,000	\$ 28,330,000	\$ 23,520,000
Blue Ridge Community College	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034
Health Sciences Ed. Center	\$ 5,901,667	\$ 5,480,000	\$ 5,036,667	\$ 4,571,667	\$ 4,081,667	\$ 3,570,000	\$ 3,035,000	\$ 2,471,667	\$ 1,885,000	\$ 1,278,333
2013 Refinancing Bonds	\$ 806,360	-	-	-	-	-	-	-	-	-
Patton Renovation / New Bldgs.	\$ 16,125,000	\$ 15,050,000	\$ 13,975,000	\$ 12,900,000	\$ 11,825,000	\$ 10,750,000	\$ 9,675,000	\$ 8,600,000	\$ 7,525,000	\$ 6,450,000
TOTAL BRCC	\$ 22,833,027	\$ 20,530,000	\$ 19,011,667	\$ 17,471,667	\$ 15,906,667	14,320,000	\$ 12,710,000	\$ 11,071,667	\$ 9,410,000	\$ 7,728,333
TOTAL EDUCATION DEBT PRINCIPAL	\$ 91,397,453	\$ 82,575,000	\$ 76,236,667	\$ 69,876,667	\$ 63,491,667	\$ 57,090,000	\$ 50,665,000	\$ 44,211,667	\$ 37,740,000	\$ 31,248,333

Approved:

OUTSTANDING DEBT PRINCIPAL - COUNTY

Henderson County	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034
95 Courthouse Expansion	-	\$ 97,300,000	\$ 92,435,000	\$ 87,570,000	\$ 82,705,000	\$ 77,840,000	\$ 72,975,000	\$ 68,110,000	\$ 63,245,000	\$ 58,380,000
Detention Center Expansion	\$ 61,000,000	\$ 57,950,000	\$ 54,900,000	\$ 51,850,000	\$ 48,800,000	\$ 45,750,000	\$ 42,700,000	\$ 39,650,000	\$ 36,600,000	\$ 33,550,000
Emergency Services HQ	\$ 7,505,000	\$ 6,875,000	\$ 6,250,000	\$ 5,625,000	\$ 5,000,000	\$ 4,375,000	\$ 3,750,000	\$ 3,125,000	\$ 2,500,000	\$ 1,875,000
Health Sciences Ed. Center	\$ 11,803,333	\$ 10,960,000	\$ 10,073,333	\$ 9,143,333	\$ 8,163,333	\$ 7,140,000	\$ 6,070,000	\$ 4,943,333	\$ 3,770,000	\$ 2,556,667
2013 Refinancing Bonds	\$ 520,500	-	-	-	-	-	-	-	-	-
2010 LEC / Court Services	\$ 500,000	-	-	-	-	-	-	-	-	-
TOTAL COUNTY GOVERNMENT	\$ 81,328,833	\$173,085,000	\$163,658,333	\$154,188,333	\$144,668,333	\$135,105,000	\$125,495,000	\$115,828,333	\$106,115,000	\$ 96,361,667
TOTAL DEBT PRINCIPAL	\$172,726,286	\$255,660,000	\$239,895,000	\$224,065,000	\$208,160,000	\$192,195,000	\$176,160,000	\$160,040,000	\$143,855,000	\$127,610,000
FY DEBT PRINCIPAL CHANGE	\$ 47,388,428	\$ 82,933,714	\$(15,765,000)	\$(15,830,000)	\$(15,905,000)	\$(15,965,000)	\$(16,035,000)	\$(16,120,000)	\$(16,185,000)	\$(16,245,000)

OUTSTANDING DEBT PRINCIPAL



CAPITAL FINANCING

DEBT SERVICE AMOUNTS

Approved:

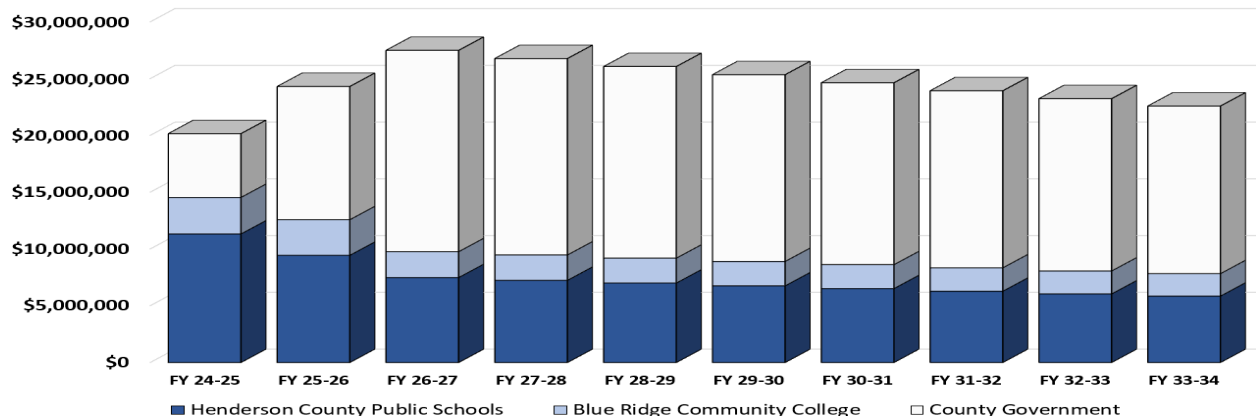
RETIRING DEBT SERVICE - EDUCATION

Henderson County Public Schools	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034
Hendersonville High School	\$ 4,434,888	\$ 4,324,688	\$ 4,193,438	\$ 4,062,188	\$ 3,930,938	\$ 3,799,688	\$ 3,668,438	\$ 3,537,188	\$ 3,405,938	\$ 3,300,938
Edneyville Elementary	\$ 1,976,069	\$ 1,915,069	\$ 1,854,069	\$ 1,793,069	\$ 1,732,069	\$ 1,666,069	\$ 1,605,319	\$ 1,544,569	\$ 1,483,819	\$ 1,435,219
2016 Innovative High School	\$ 1,512,750	\$ 1,464,000	\$ 1,415,250	\$ 1,366,500	\$ 1,317,750	\$ 1,269,000	\$ 1,220,250	\$ 1,176,375	\$ 1,132,475	\$ 1,093,675
2013 Refinancing Bonds	\$ 829,740	\$ 793,031	-	-	-	-	-	-	-	-
2012 Refinancing Bonds	\$ 663,278	-	-	-	-	-	-	-	-	-
2008 Hillandale / Mills River	\$ 1,887,200	\$ 926,012	-	-	-	-	-	-	-	-
Professional Services	\$ 18,000	\$ 18,000	\$ 18,000	\$ 18,000	\$ 18,000	\$ 18,000	\$ 18,000	\$ 18,000	\$ 18,000	\$ 18,000
TOTAL HC PUBLIC SCHOOLS	\$ 11,321,925	\$ 9,440,800	\$ 7,480,757	\$ 7,239,757	\$ 6,998,757	\$ 6,752,757	\$ 6,512,007	\$ 6,276,132	\$ 6,040,232	\$ 5,847,832
Blue Ridge Community College	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034
Health Sciences Ed. Center	\$ 662,015	\$ 661,740	\$ 661,782	\$ 660,740	\$ 661,865	\$ 661,048	\$ 660,773	\$ 661,648	\$ 660,998	\$ 660,861
2013 Refinancing Bonds	\$ 852,166	\$ 814,464	-	-	-	-	-	-	-	-
Patton Renovation / New Bldgs.	\$ 1,698,500	\$ 1,655,500	\$ 1,612,500	\$ 1,569,500	\$ 1,526,500	\$ 1,483,500	\$ 1,440,500	\$ 1,397,500	\$ 1,354,500	\$ 1,311,500
Professional Services	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000
TOTAL BRCC	\$ 3,218,681	\$ 3,137,704	\$ 2,280,282	\$ 2,236,240	\$ 2,194,365	\$ 2,150,548	\$ 2,107,273	\$ 2,065,148	\$ 2,021,498	\$ 1,978,361
TOTAL EDUCATION DEBT SERVICE	\$ 14,540,606	\$ 12,578,504	\$ 9,761,039	\$ 9,475,997	\$ 9,193,122	\$ 8,903,305	\$ 8,619,280	\$ 8,341,280	\$ 8,061,730	\$ 7,826,193

RETIRING DEBT SERVICE - COUNTY

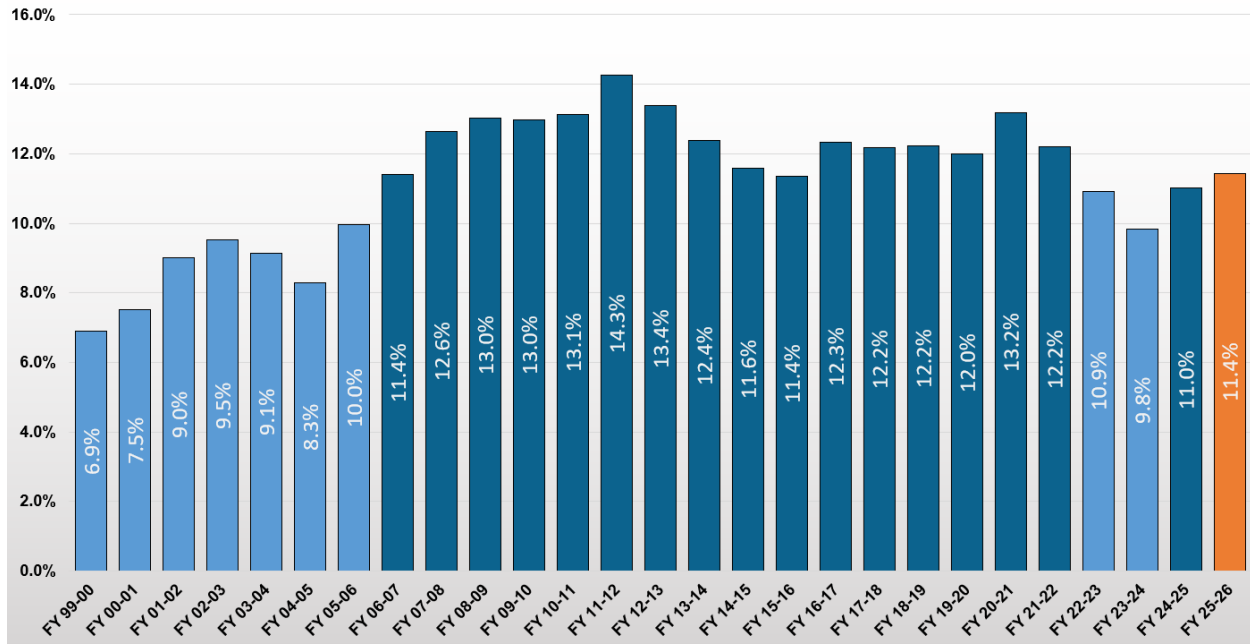
Henderson County	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034
95 Courthouse Expansion	-	\$ 2,371,688	\$ 9,608,375	\$ 9,365,125	\$ 9,121,875	\$ 8,878,625	\$ 8,635,375	\$ 8,392,125	\$ 8,148,875	\$ 7,905,625
Detention Center Expansion	\$ 3,858,563	\$ 6,023,750	\$ 5,871,250	\$ 5,718,750	\$ 5,566,250	\$ 5,413,750	\$ 5,261,250	\$ 5,108,750	\$ 4,956,250	\$ 4,803,750
Emergency Services HQ	\$ 963,313	\$ 931,813	\$ 895,313	\$ 864,063	\$ 832,813	\$ 801,563	\$ 770,313	\$ 739,063	\$ 720,313	\$ 701,563
Health Sciences Ed. Center	\$ 1,324,030	\$ 1,323,480	\$ 1,323,563	\$ 1,321,480	\$ 1,323,730	\$ 1,322,096	\$ 1,321,546	\$ 1,323,296	\$ 1,321,996	\$ 1,321,721
2013 Refinancing Bonds	\$ 560,635	\$ 535,831	-	-	-	-	-	-	-	-
2012 Refinancing Bonds	\$ 718,551	-	-	-	-	-	-	-	-	-
2010 LEC / Court Services	\$ 548,000	\$ 524,000	-	-	-	-	-	-	-	-
Professional Services	\$ 13,500	\$ 18,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
TOTAL COUNTY GOVERNMENT	\$ 7,986,592	\$ 11,728,562	\$ 17,723,501	\$ 17,294,418	\$ 16,869,668	\$ 16,441,034	\$ 16,013,484	\$ 15,588,234	\$ 15,172,434	\$ 14,757,659
TOTAL DEBT SERVICE	\$ 22,527,198	\$ 24,307,066	\$ 27,484,540	\$ 26,770,415	\$ 26,062,790	\$ 25,344,339	\$ 24,632,764	\$ 23,929,514	\$ 23,234,164	\$ 22,583,852
TOTAL ANNUAL DEBT SERVICE CHANGE	\$ 3,348,581	\$ 1,779,868	\$ 3,177,474	\$ (714,125)	\$ (1,421,750)	\$ (1,426,076)	\$ (1,430,026)	\$ (1,414,825)	\$ (695,350)	\$ (650,312)
TOTAL CUMULATIVE CHANGE (FROM FY23)	\$ 5,148,619	\$ 6,928,487	\$ 10,105,961	\$ 9,391,836	\$ 7,970,086	\$ 6,544,010	\$ 5,113,984	\$ 3,699,159	\$ 3,003,809	\$ 2,353,497

RETIRING DEBT SERVICE



Approved:

Debt Service as % of Total Adopted Budget



DEBT SERVICE FUND

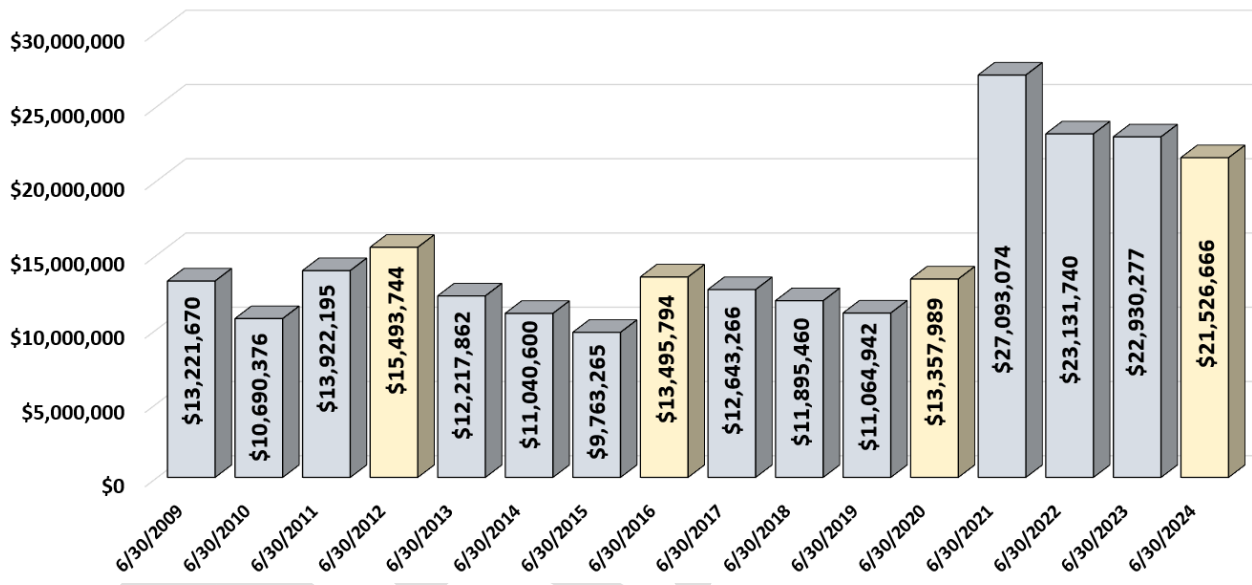
Debt Service Fund established in FY 2015		Deposit/ Appropriation	Running Balance
FY 2015	Deposit - Debt Service Roll-Off	\$923,463	\$923,463
FY 2016	Deposit - Debt Service Roll-Off	\$590,997	\$1,514,460
FY 2017	Deposit - Debt Service Roll-Off	\$1,927,650	\$3,442,110
	Deposit - Transfer from General Fund Debt Service Variance	\$1,490,131	\$4,932,241
FY 2018	Deposit - Debt Service Roll-Off	\$509,649	\$5,441,890
	Deposit - Transfer from General Fund Debt Service Variance	\$2,000,000	\$7,441,890
	Appropriation - Transfer to School Capital Project Fund	(\$800,000)	\$6,641,890
FY 2019	Deposit - Transfer from School Capital Project Fund	\$800,000	\$7,441,890
FY 2020	Appropriation - Transfer to General Fund for Debt Service	(\$1,153,960)	\$6,287,930
	Deposit - Transfer from General Fund Debt Service (FY20 H'ville High)	\$1,794,589	\$8,082,519
FY 2021	Appropriation - Transfer to General Fund for Debt Service	(\$2,635,051)	\$5,447,468
FY 2022	Appropriation - Transfer to General Fund for Debt Service	(\$2,740,152)	\$2,707,316
	Deposit - BRCC Debt Service from MRTS	\$1,811,300	\$4,518,616
FY 2023	Appropriation - Transfer to General Fund for Debt Service	(\$2,290,327)	\$2,228,289
	Deposit - BRCC Debt Service from MRTS	\$1,778,900	\$4,007,189
FY 2024	Deposit - Edneyville Elementary (2018 LOBs) Transfer (4.1.2024)	\$1,628,535	\$5,635,724
FY 2025	ANTICIPATED - Deposit 2018 LOBs Transfer	\$951,894	\$6,587,618
CURRENT BALANCE *			\$ 6,587,618

Approved:

FINANCIAL FORECAST

- Fund Balance History
- Comparable County Tax Rates
- FY 2025-2026 Financial Forecast

FUND BALANCE HISTORY - OVER 12% POLICY



FY 2025-2026 FINANCIAL FORECAST

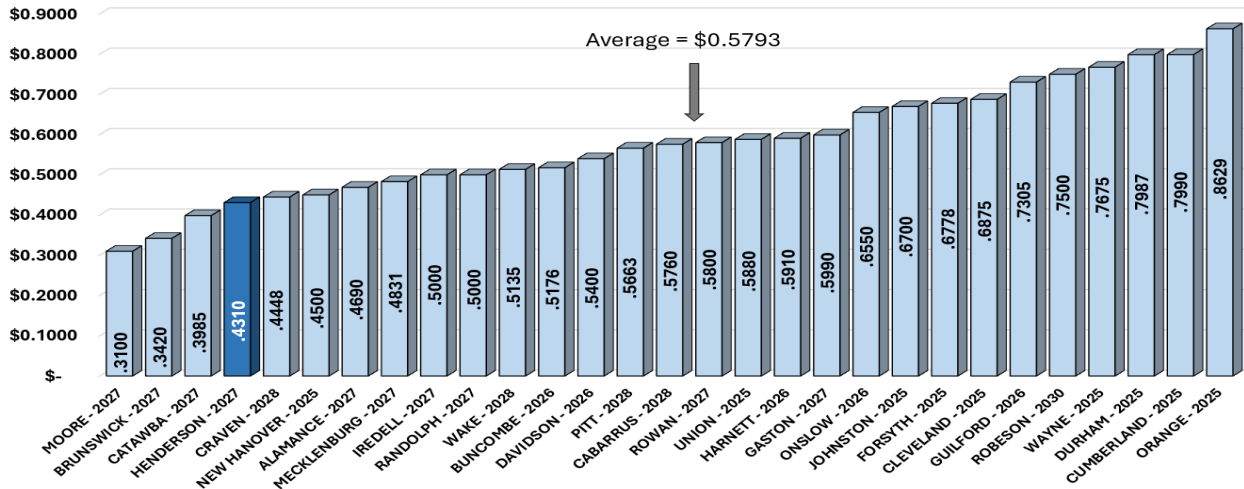
Total available fund balance over the Board's 12% Policy as of July 1, 2024

\$21,526,666

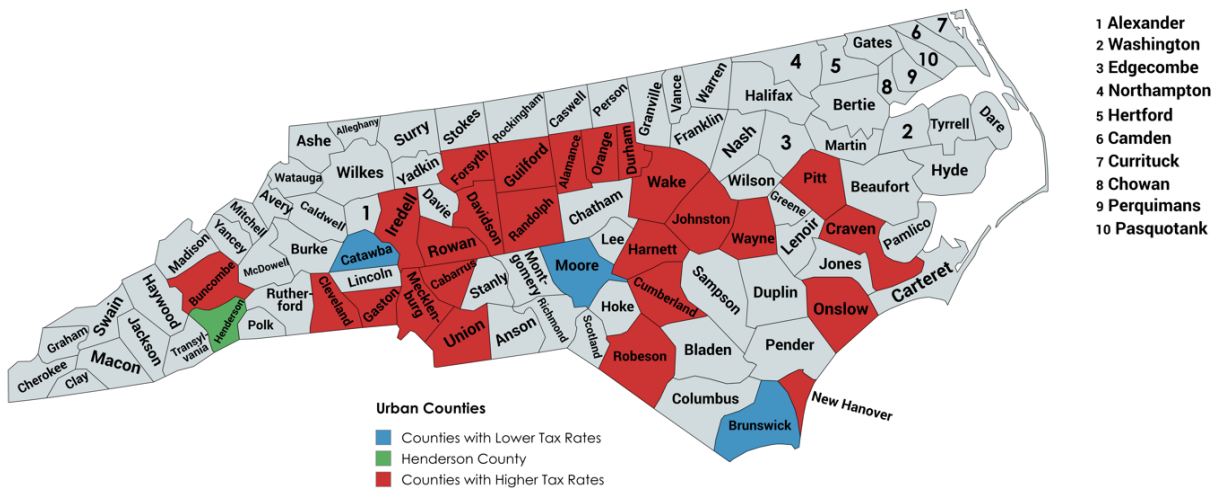
Approved:

FY 2024-2025 TAX RATES & NEXT REAPPRAISAL

29 Urban Counties shown (with a population of at least 100,000 residents)



MAP OF COMPARISON COUNTIES' TAX RATES



**FY 2024-2025
TAX RATE
COMPARISON**

The **Henderson County** tax rate of **\$0.4310** per \$100 of valuation:

- Is the **4th lowest** tax rate of the **29** urban counties in North Carolina (urban = population > 100,000)
- Is the **13th lowest** tax rate of all **100** counties in North Carolina

Among the **29** Urban counties in North Carolina:

- The highest tax rate is **\$0.8629** (*Orange County*)
- The lowest tax rate is **\$0.3100** (*Moore County*)
- The average tax rate is **\$0.5793**

Among all **100** counties in North Carolina:

- The highest tax rate is **\$0.9900** (*Scotland County*)
- The lowest tax rate is **\$0.2700** (*Macon County*)
- The average tax rate is **\$0.6247**

Approved:

FY 2025-2026 FINANCIAL FORECAST

Expenditures

FY 24-25 Revised Budget = \$ 210,423,332

FY 25-26 Base Budget = \$ 212,500,000









Revenues

FY 24-25 Revised Budget = \$ 210,423,332

FY 25-26 Base Budget = \$ 188,600,000

FY 25-26 Fund Balance Appropriation = \$ 21,500,000

UPDATES AND EMERGING ISSUES

-  Hurricane Helene Update
-  Henderson County Public Schools
-  Blue Ridge Community College
-  JCAR Capital Project
-  Berkeley Park Sports Complex
-  Pardee Medical Office Buildings Project
-  Community Paramedics Program
-  Ecusta Trail project

Hurricane Helene Update

Financial Impacts

FY2025 Impacts Thus Far	
<u>Revenues</u>	<u>Expenses</u>
<ul style="list-style-type: none"> • Waived fees total - \$856,129.45 • Sales Tax Deficit - \$151,119 • Property Tax Collection Rate - 94.255% 	<ul style="list-style-type: none"> • Personnel Costs - \$2,828,687.55 • Debris Management/Monitoring - \$4,955,789.07 • Other Disaster Response - \$1,226,262.59

Approved:

Anticipated Exposure		FEMA Applications for Reimbursement	
• Anticipated Revenue Losses	\$ 3,184,014	<u>Submitted:</u>	
• Anticipated Expenditures	\$36,225,880	• Expedited Funding Application -	\$10,400,000
• Total Anticipated Exposure	\$39,409,894	• Debris Removal Application -	\$1,139,018.50
		<u>In process with iParameters:</u>	
		• Personnel Costs	
		• Leases and Rentals	
		• Various Disaster Response Expenses	

Henderson County Public Schools – Superintendent Mark Garrett



**Henderson County
Public Schools**

Budget Request
2025 - 2026

*Henderson County Board of Commissioners
Budget Workshop
January 15, 2025*

Calendar for 2025-2026 Budget Development:

- January 15: Board of Commissioners Budget Workshop Presentation
- February 10: Board of Education Budget Workshop
- April 14: Board of Education Budget Workshop
- May 12: Board of Education final approval of proposed budget
- May 15: Deadline for budget submission to the Board of Commissioners (NC G.S. 115c-429)

2025 - 2026 Budget Priorities

**Henderson County Board of Commissioners
2024 - 2025 Total Budget Allocation**

HCPS Allocations for 2024-25

Current Expense Appropriation	\$35,378,000
Capital Outlay Appropriation [Annual Maintenance/Safety Enhancements]	\$1,000,000
MRTS [Maintenance, Repairs, Technology, Safety]	\$3,603,500
Total Allocations for 2024-25	\$39,981,500

- New Bus Garage
- East Henderson High School Safety Enhancements
- Local Supplement Increase
- Local Payroll Uncontrollables
(Legislated Salary & Benefit Rate Increases)
- Local Operational Increases
(Property Insurance/Utility Rate Increases)

Mr. Garrett mentioned that the current bus garage was about 10,000 square feet and was built in 1955. Since then, bus sizes and technology have evolved significantly, and the current busses now barely fit in the existing space. He noted that addressing this issue is top priority for the school board in their capital planning. He said some capital debt service would be coming off this year and next to help offset the costs for the garage. Chairman Lapsley asked if the board had chosen a site for the garage. Garrett responded that the board is still considering two locations: Upward Elementary and the location of the current maintenance facility off Stoney Mtn Rd. Both properties already owned by the board, would eliminate the need to purchase additional land.

Mr. Garrett stated that the district incurred approximately \$2M in damages from Hurricane Helene, with the largest portion affecting Atkinson Elementary. However, he noted that the facility is now in much better condition than it was before the storm.

Commissioner Franklin asked if any other schools sustained damage. Mr. Garrett replied that there were minor issues at other campuses, East Henderson High School had quite a bit of damage to

Approved:

the stadium area, including the visitor’s bleachers and a couple of outbuildings.

Commissioner McCall noted that detailed discussions are held yearly about increasing the local supplement. She requested that the school board provide information on the supplements offered by neighboring counties.

Funding Category	FY26
Current Expense Continuation	\$36,878,000
<i>Continuation Cost Increase *</i>	???
Capital Outlay Appropriation	\$1,500,000
Total Appropriation Request	???
Capital Outlay [MRTS]	\$4,600,500

Vice-Chair Edney requested the fund balances in all accounts held by the school board. He also asked if the students at Blue Ridge would be receiving actual hardback yearbooks this year. Garrett confirmed that they would. Garrett said HCPS’ fund balance was currently at approximately \$4.9M.

Blue Ridge Community College – Dr. Laura Leatherwood, President

Dr. Leatherwood shared the following regarding the impact on the college as a result of Hurricane Helene.

- The maintenance building was submerged during the storm. The forklifts and some other items were moved from the building before the flooding and were saved.
- A total of nine buildings were damaged
- All structures suffered some water damage
- All roads were impassable
- The internet was out, and the three redundancy lines were severed
- The college’s infrastructure was gone and had to be rebuilt
- The General Assembly provided \$1.7M for student emergency grants
- Received the Build Your Future Grant that provided \$1M for tuition relief

Assistance Provided by:

- Alamance Community College
- Bladen Community College
- Brunswick Community College
- Cleveland Community College
- Fayetteville Technical Community College
- Richmond Community College
- Robeson Community College
- Rowan-Cabarrus Community College
- Sampson Community College
- Sandhills Community College
- Southeastern Community College
- Spartanburg Community College
- Wayne Community College

Approved:

HELENE | Campus Impacts

10



HELENE | How We Helped: FEMA

13



HELENE | How We Helped: Cleanup

17



Approved:




2025-2026
Henderson County Capital Projects

Our Mission

Blue Ridge Community College empowers individuals with knowledge and skills to enrich our communities and build a competitive workforce.

Our Vision

Transforming lives through the power of learning.

We are currently in Year 3 (2025-2026) of our Four-Year Plan.

BUDGET REQUESTS | Year Three

	2023-2024	2024-2025	2025-2026	2026-2027	TOTAL
Operating	\$5,894,613	\$6,544,546	\$7,581,779	\$8,263,990	\$28,284,928
Capital Improvements (MRTS)	\$2,113,665	\$0*	\$1,974,262	\$2,377,936	\$6,465,863
New Construction: Water & Sewer Lines			\$3,100,000		\$3,100,000
New Construction: Facilities Building			\$7,652,469**		\$7,652,469
New Construction: Student Center				\$48,171,700	\$48,171,700
Post-Helene Updates - NEW			\$1,000,000		\$1,000,000
TOTAL	\$8,008,278	\$6,544,546	\$21,308,510	\$58,813,626	\$94,674,960

The total operating and capital request for four years is \$94,674,960, and the total operating and capital request for 2025-2026 is \$21,308,510.

* No MRTS (Maintenance, Repairs, Technology and Security) funds were awarded for 2024-2025, which was originally requested at \$2,397,873.

** Moved to 2025 - 2026 from the previous year.

Dr. Leatherwood clarified that the \$3.1M for water and sewer lines was a preliminary estimate. When the greenhouse was added after the Innovative High School, Engineer Will Buie informed the college that it would be the final connection to the water system until improvements were made. Buie emphasized that no further expansion could occur until the water and sewer lines were upgraded. Leatherwood said there had been preliminary discussions with the city about improving and expanding the water and sewer infrastructure to accommodate the growing campus.

Leatherwood highlighted the \$7.6M for the facilities building project and informed the Board that the college would contribute \$2.9M toward its funding. John Mitchell said that it had been the Board’s intention to fund the project in cash flow through MRTS. Commissioner Lapsley pointed out that the current building is located in the floodplain and suggested that since the new building will be relocated outside the floodplain, there may be an opportunity to recover some of the costs through the hazard mitigation program and encouraged staff to explore the possibility.

Dr. Leatherwood mentioned that there could be funding available through the state and possibly the rural center to help with infrastructure costs. Commissioner McCall agreed, stating this should definitely be added to the list of state budget requests.

Approved:

2025-2026 Capital Projects List

Building	Project	Cost
Fire Training	Class, kitchen, office renovation	\$35,000
Fire Training Total		\$35,000

Flat Rock	Replace interior doors	\$124,300
Flat Rock Total		\$124,300

Health Sciences	Replace insulation on rooftop condensators	\$2,200
Health Sciences	Reseal #3036 window & repair sheetrock	\$7,500
Health Sciences Total		\$9,700

Parkhill	IT room condensate drain issue	\$3,300
Parkhill	Window shades for East lobby	\$24,500
Parkhill Total		\$27,800

Pottery/Motorcycle	Install fire alarm	\$20,900
Pottery/Motorcycle Total		\$20,900

Sink	Replace boiler	\$200,000
Sink Total		\$200,000

Spearman	Autobody wall terminal	\$12,432
Spearman	Auto roof exhaust motors & controls	\$13,320
Spearman	Motorize gates with keypad	\$33,500
Spearman	Epoxy floor for Mechatronics	\$101,010
Spearman	Remodel restrooms ADA & Cosmetic	\$54,450
Spearman	Blacksmith shed conversion	\$138,750
Spearman Total		\$353,462

TEDC	Roof liner	\$888,000
TEDC	Conference Hall AHU motors & bearings	\$65,490
TEDC	IT rooftop condensing unit	\$92,130
TEDC	Hallway carpet 2nd and 3rd floors	\$19,980
TEDC Total		\$1,065,600

Campus-Wide	Additional site lighting phase 3	\$93,500
Campus-Wide	Lighting between Spearman & Greenhouse	\$44,000
Campus-Wide Total		\$137,500

Subtotal		\$1,974,262
-----------------	--	--------------------

Post-Helene Updates

Building	Project	Cost	Notes / Updates
Flat Rock	Building Generator	\$150,000	Supply power to Police Department for emergency management
Patton	Building Generator	\$150,000	Supply power to main administration building
Sink	Building Generator	\$150,000	Supply power to the One Stop Center, Student Services, NCWorks, Continuing Education
TEDC	Building Generator	\$150,000	Supply Power to Blue Ridge Conference Hall to be used for shelter
TEDC	Kitchen	\$200,000	Kitchen for emergency shelter, infrastructure & appliances
TEDC	Restroom Renovation	\$200,000	Provide Restroom and shower facilities to be used for shelter
Updates Total		\$1,000,000	

Total 2025-26 Projects Grand Total		\$2,974,262
---	--	--------------------

2025-2026 Operating Expenses

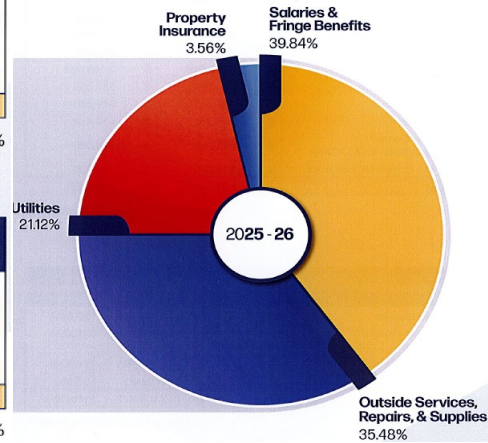
Department Cost Centers	Fiscal Year 2024-25 Approved Budget	Fiscal Year 2025-26 Proposed Budget
Financial Services	\$ 80,527	\$ 84,553
College Supplemental Salaries	\$ 715,000	\$ 750,750
Property Insurance	\$ 231,428	\$ 270,000
General Institutional	\$ 298,735	\$ 322,634
Campus Security	\$ 555,780	\$ 638,569
Information Technology	\$ 73,000	\$ 76,650
Plant Operations & Maintenance	\$ 2,133,048	\$ 3,195,304
Construction Management	\$ 167,199	\$ 557,365
Grounds Maintenance	\$ 459,905	\$ 512,500
Custodial Services	\$ 345,378	\$ 414,454
Health Sciences Center* (*Housekeeping, Security, & Utilities)	\$ 380,000	\$ 418,000
Innovative High School Maintenance	\$ 310,000	\$ 341,000
Total Budget	\$ 5,750,000	\$ 7,581,779

% increase from 2024-25: 31.86%

Expenditure Object Cost	Fiscal Year 2024-25 Approved Budget	Fiscal Year 2025-26 Proposed Budget	% of Proposed Budget
Salaries/Fringe Benefits	\$ 2,742,030	\$ 3,020,346	39.84%
Outside Services, Repairs, & Supplies	\$ 1,434,051	\$ 2,690,512	35.48%
Utilities	\$ 1,342,491	\$ 1,600,921	21.12%
Property Insurance	\$ 231,428	\$ 270,000	3.56%
Total Budget	\$ 5,750,000	\$ 7,581,779	100.00%

% increase from 2024-25: 31.86%

Fiscal year 2025-26 Operating Expenses by Object Cost Center



Approved:

Operating Budget Notes of Explanation

31.86% increase in 2025-26, when compared to approved budget for 2024-25

5% increase in salaries

8% yearly increase in retirement rate based on the average percent increase for the three (3) previous years as determined by the State of North Carolina

5% yearly increase in medical insurance based on the average percent increase for the three (3) previous years as determined by the State of North Carolina

Salary and fringe benefits match for one (1) Career Coach

Salary and fringe benefits for one (1) Career Coach for which the State will not fund

Increase in utilities based on comparing 2023-24 expenditures to 2024-25 expenditures to date this fiscal year:

19% increase in electrical

16% increase in heat

15% increase in water

20% increase in telephone services and internet services

20% increase in waste removal services

20% increase in pest control services

5% increase in supplies

20% increase in service contracts and contracted labor based on shortage of labor and increasing costs

Included in 2025-26 Contracted Services, Repairs, and Supplies:

\$120,000 for anticipated repairs and small FCAP items

\$45,000 for HSC signage update and new facility building wayfinding signage

\$150,000 for computers, network equipment, security camera and door access for new maintenance and facilities building

\$60,000 for one (1) new Police Department vehicle

\$30,000 for one (1) ATV

In closing, Dr. Leatherwood stated that the college keeps \$500,000 in their fund balance for any unexpected expenses.

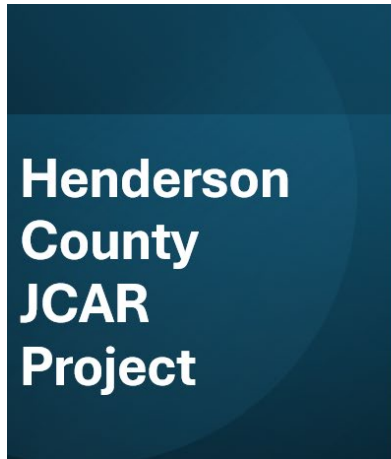
Approved:

Vice-Chair Edney made the motion to go into closed session pursuant to N.C. Gen. Stat. § 143-318.11(a)(3) 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. All voted in favor, and the motion carried.

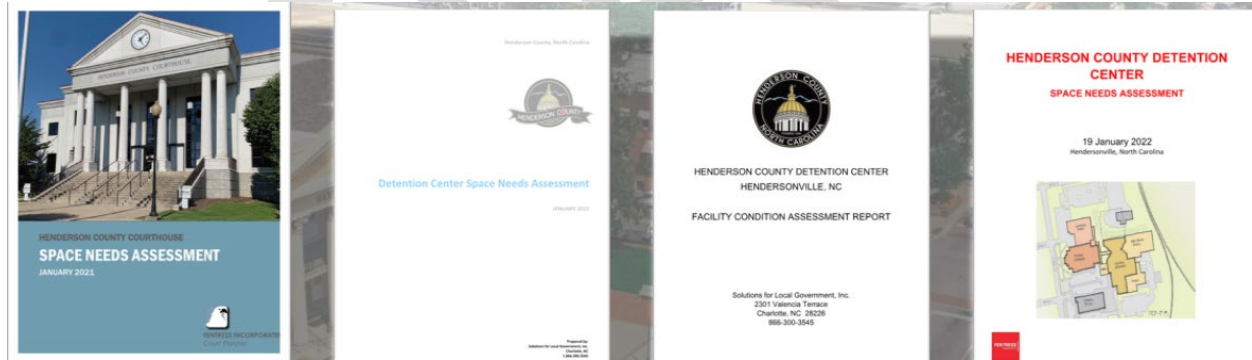
The meeting was recessed at 12:03 p.m.

The meeting was reconvened at 1:05 p.m.

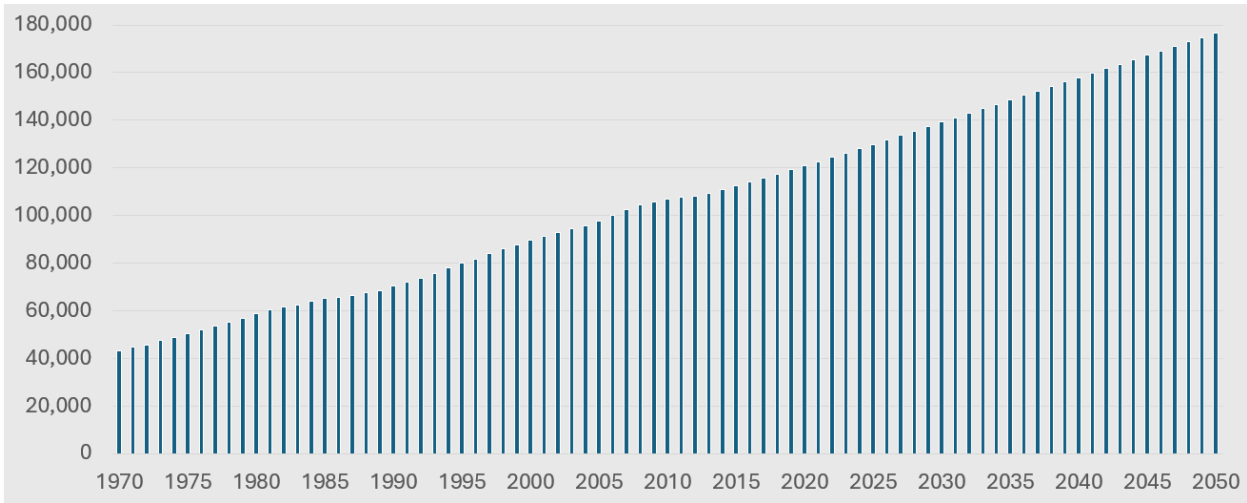
Assistant County Manager Chris Todd provided an update on the JCAR project.



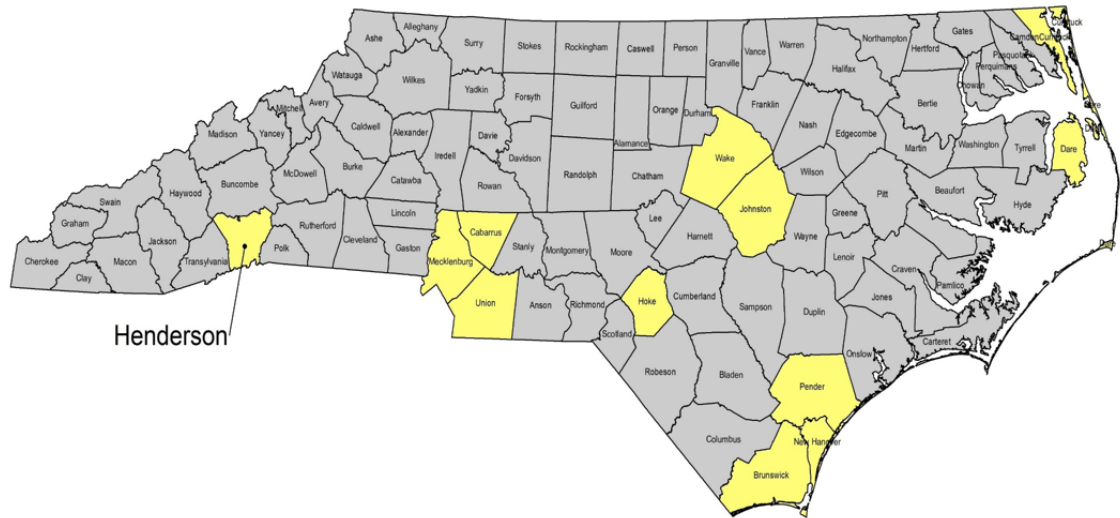
Summary of Previous Work



Approved:

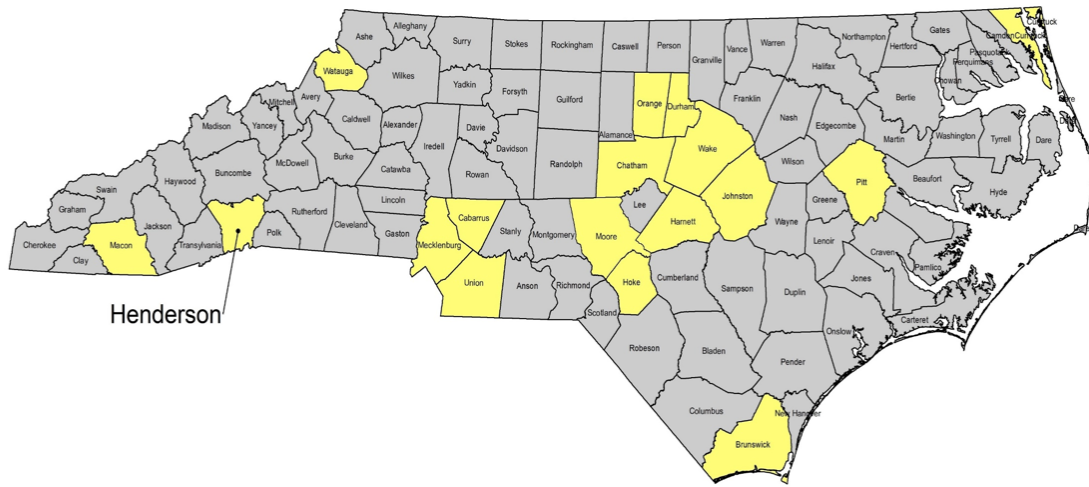


Henderson County Population



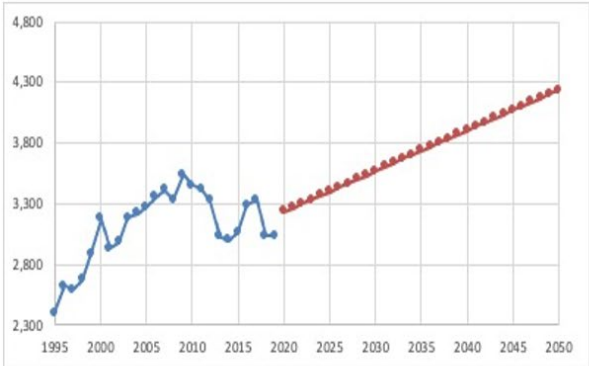
Population Growth, 1969-2019 Top 12 Counties (% Growth)

Approved:

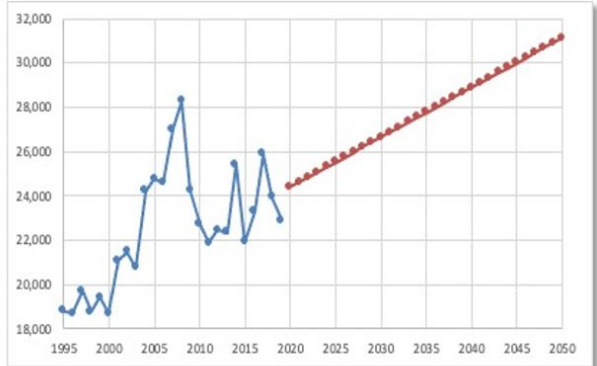


Population Growth, 2019-2050 Top 17 Counties (% Growth)

Caseload Growth – Civil and Criminal Cases

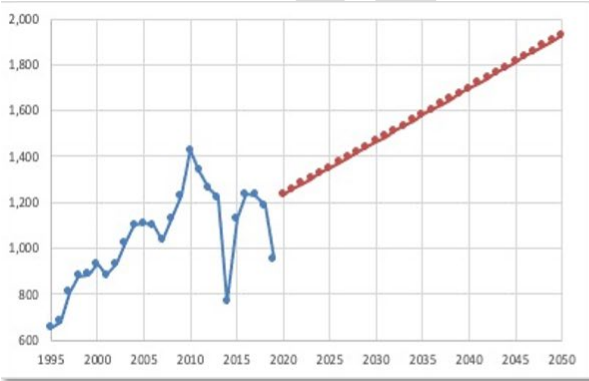


Civil Cases – Historical and Projected

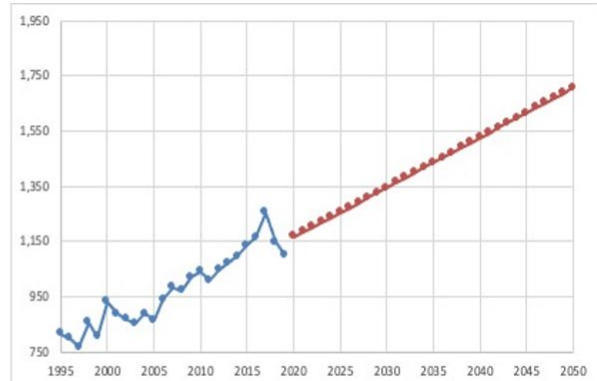


Criminal Cases – Historical and Projected

Caseload Growth – Estates and Special Proceedings



Special Proceedings – Historical and Projected



Estate Cases – Historical and Projected

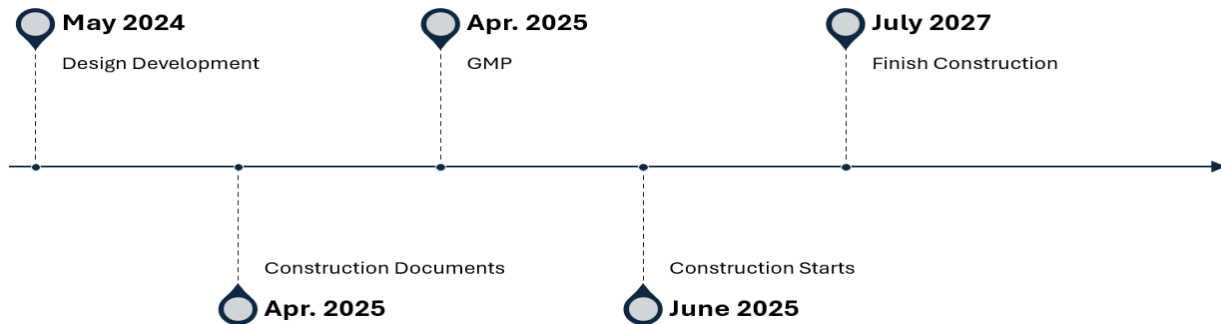
Approved:



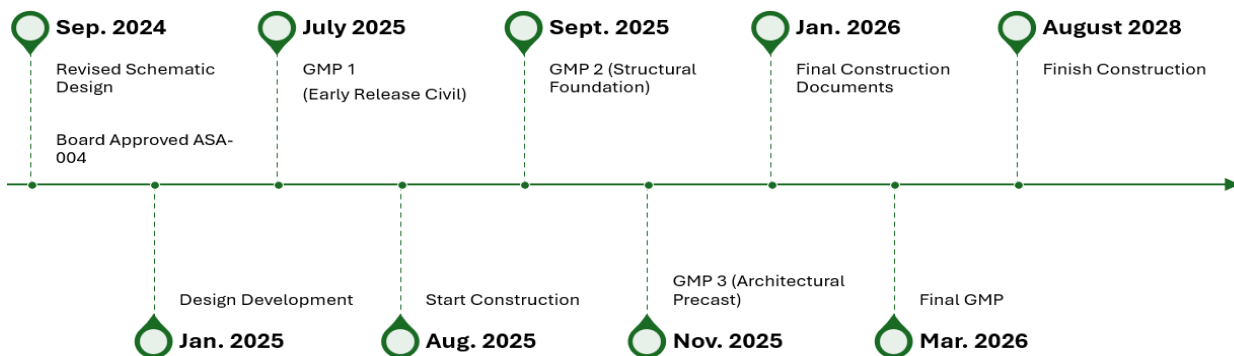
Current Design and Budget

- Budget – \$158.3m
- New Courthouse Building – 4 Stories
- No renovation to the 1995 Courthouse
- Additional Male and female housing units for detention center
- Renovation to existing administration space to allow for improved flow and safety
- Addition of new Sally-port for inmate transport

Timeline Detention Center



Timeline Courthouse



Approved:

Berkeley Park Sports Complex

Base Bid

- Includes-
 - Grading for entire site
 - Parking
 - Completed Soccer Facilities
- Not Included –
 - Completed Softball Facility
 - Completed Tennis Facilities
 - Lighting
 - Restroom, Maintenance, and Shade Structures



Lighting and Structures

Base Bid Cost

- Construction - \$10,068,000
- Construction Administration - \$525,000
- Softs Costs (Design, Testing, Amenities)- \$1,127,250
- **Total - \$11,720,250**
- Lighting Current Cost as of December 2024 –
 - \$1,400,000
 - Would add lighting for all sports facilities including baseball
- Associated Structures-
 - \$1,500,000
 - Staff is working to reduce this cost option and finalize

Chairman Lapsley asked how much of the \$11,720,250 was coming from ARP Funds. Samantha Reynolds replied that \$11,878,870.09 was earmarked for Berkeley Park.

Add Alternates

Mr. Todd informed the Board that they would need to make a decision during this meeting if they wanted to add any of the add/alternates listed below, as the contractor has agreed to hold these prices for 60 days from response.

Approved:

Bid Alternatives - All Alternatives are Mandatory to Bid				
Item No.	Item Description	Unit	Qty	
A1	REPLACE - Vegetative Retaining Systems with Segmental Block Wall Systems	LS	1	\$ 9,300.00
A2	REPLACE - In lieu of Bulk Excavation Removal to the Transfer Station Road, the Contractor Shall Provide Their Own Removal Location	LS	1	\$0.00
A3	ADD - Tennis Courts (Including All Fencing, Netting, Stone, Base, Asphalt Placement, Final Surfacing and Striping)	LS	1	\$ 585,500.00
A4	ADD - Softball Fields (Including All Fencing, Netting, Sodding, Infield Soil Mixture and Bases)	LS	1	\$ 375,200.00
A5	REMOVE - Parking Area Located at Balfour Road. (Stone and Asphalt Removal Only) Leave at Sub-Grade, Smoothed, Seeded and Mulched.	LS	1	\$ (72,700.00)
A6	REPLACE - Base Artificial Turf with a minimum 50% Nylon Yarn System (All other Specifications Remain the Same) Provide Proposed Product Data with Bid Documents	LS	1	\$ 247,000.00
A7	REPLACE - Base Artificial Turf with a Non-Infill System. (All Specifications Other than Backing Remain the Same) Provide Proposed Product Data with Bid Documents	LS	1	\$ 975,000.00
Project Unit Costs for Unforeseen Site Conditions				
U1	UNIT COST - Excavation and removable of Non-rippable Rock beyond 3,000 cy. (The first 3,000 cy is incidental to the Base Bid Amount) Provide Price per CY	CY	N/A	\$ 50.00
U2	UNIT COST - Excavation and remove and replace unsuitable soils. (The first 2,000 cy is incidental to the Base Bid Amount) Provide Price per CY	CY	N/A	\$ 30.00



Vegetative Retaining Systems with Segmental Block Walls

- \$9,300

Approved:



Tennis

- 6 Tennis Courts
- \$585,500



Softball

- Designed to meet North Carolina High School standard for Softball Fields
- \$375,200

Approved:



Additional Parking

- Additional 40 Parking Spaces
- This is included in base bid currently.
- Stone and asphalt removal only
- Potential deduction of \$72,700



Field Turf

- Enhanced non-infill style turf
- Meets FIFA design criteria and standards for safety
- \$975,000

Mr. Todd explained that the base bid included the same type of turf used in all county high school stadiums, which meet safety standards. However, the enhanced non-infill style turf option meets FIFA standards, which are higher safety standards than at any other field in the region. Todd said the county was under no obligation to install a turf that meets FIFA standards.

The maintenance required for each type of turf and its importance were discussed.

Commissioner Franklin noted that the enhanced turf offered sustained durability of twelve years as opposed to eight years with the turf included in the base bid. Mr. Todd clarified that the infill turf has an eight-year warranty, while the non-infill turf includes a non-prorated twelve-year warranty, meaning any repairs needed during the warranty period would be at the company's expense.

Vice-Chair Edney said it was his understanding that the Recreation Advisory Board had recommended the enhanced non-infill turf. Mr. Todd replied that the Recreation Advisory Board did vote to recommend the enhanced infill turf due to the cooler temperatures, improved safety, and warranty.

Approved:

Summary

- Construction - \$10,068,000
- Construction Administration - \$525,000
- Softs Costs (Design, Testing, Amenities)- \$1,127,250
- **Sub Total - \$11,720,250**

- Add/Deduction Alternates
 - Vegetative Retaining System – \$9,700
 - Tennis Courts - \$585,500
 - Softball Field - \$375,200
 - Additional Parking - **\$72,200**
 - Enhanced Soccer Turf - \$975,000

- Lighting - \$1,400,000
- Structures - \$1,500,000



Chairman Lapsley asked Henderson County School Board member Blair Craven to update the Board of Commissioners on the discussions within the school board and what contributions they may be able to offer. Mr. Craven said this project has invigorated many people from different corners of the sporting community. He has had conversations with community members who want to help out with the project. A fund called “Bearcat Gives Back” has been established with the Education Foundation and Park National Bank. So far, two individuals have committed to contribute a total of \$600,000 to the fund. These funds were earmarked to be used at the commissioner’s discretion for uses that the Bearcats would use, such as tennis, softball, and baseball. The intent was that the Bearcats could use these as their home facilities. Except for football, all facilities for Hendersonville High School would be located at Berkeley Park. Commissioner Egolf stated that he anticipates private and corporate sponsors to rally behind the Berkeley Complex. Commissioner McCall asked if the school board's priority was tennis or softball. Craven replied the priority was tennis AND softball. Craven said the intent was that these add/alternates could be added to this project today so the Bearcats would have a place to play. Other “Bearcat centric” enhancements may include a red dugout or some other enhancement to make this a bearcat home facility. Commissioner McCall said, “This is still a county park, and it needs to be available for other schools to use as needed.” Craven replied, “Absolutely, and it would be used as other facilities we use in conjunction with the recreation department. Weekends, any other time. We use, all of our facilities are used for every single kid in this community, all of them.”

After discussion, *Commissioner McCall made a motion to proceed with the enhanced infill turf and the additional parking in the base bid and to include the tennis courts and softball field as add/alternates. All voted in favor, and the motion carried.*

Approved:



Medical Office Buildings

Pardee Hospital’s Vice-President of Operation and Support Services, Dr. John Bryant, provided the executive summary of the SD level for the Spartanburg Highway location of the Henderson County MOB project.

Henderson County MOB's
Henderson County
Hendersonville, North Carolina

Executive Overview

December 18, 2024

Owner:
Henderson County
Hendersonville, North Carolina

Architect
LS3P
110 West North Street
Greenville, South Carolina 29601
(864) 233-4027

Contractor
Vannoy Construction
551 Brevard Road, Suite 111
Asheville, North Carolina 28806
(828) 575-1300



Building Type Breakdown

Enclosed Square Footage
Location #1 - Spartanburg Highway Location
Location #2 - Mills River Location
Location #3 - Mills River Sister

42,951 sqft
TBD sqft
TBD sqft

Budget

Construction Costs		Cost/SF
Site Development	\$ 4,588,238.00	
Site Value Engineering	\$ (1,454,512.00)	
Adjusted Site Total	\$ 3,133,726.00	
Building:		
SD Base Estimate (Bldg)	\$ 21,436,843.00	\$ 499.10
Building Value Engineering	\$ (1,899,190.00)	
Accepted Alternates	\$ 43,470.00	
Adjusted SD Base Estimate (Bldg)	\$ 19,581,123.00	\$ 455.89
Subtotal Construction Cost	\$ 22,714,849.00	
Soft Costs		
Design Contingency (5%)	\$ 1,135,742.45	
Escalation (5%)	\$ 1,135,742.45	
Subtotal	\$ 24,986,333.90	
Owner Costs (15% of Construction)	\$ 3,407,227.35	
Adjusted SD Estimate Total	\$ 28,393,561.25	
Site Specific Overages (Included in amo unts above)		
Programmed Additional SF (2951 SF)	\$ 1,950,813.70	
Sitework Overage	\$ 1,417,157.50	
Site Specific Overage Total	\$ 3,367,971.20	

Approved:

Henderson County Community Paramedic Program

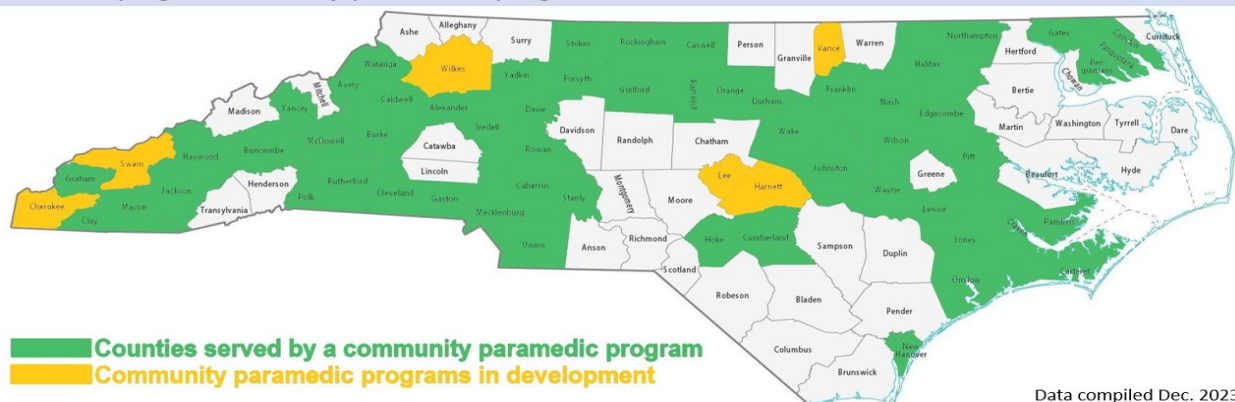
Emergency Services Director Jimmy Brissie provided an overview of the proposed Community Paramedic Program.

Current Challenges

- 350 overdose responses in 2024
- 251 patients utilized EMS 5+ times in 2024.
 - One individual utilized EMS 45 times.
 - There is a behavioral health aspect with 45% of highest utilizers.
 - *During FY23-24 Medicare reported costs to provide an ambulance transport as \$1,054 per call.*
- Fire departments responded to 1,873 assist an invalid calls in 2024.
- We are seeing increasing emergency services responses to homeless population.

Community Paramedicine in NC

59 out of 100 counties are served by a community paramedic program or are currently developing a community paramedic program



Community Benefits

- Improve health and wellness of program participants
 - Address needs not currently met by EMS response
 - Focus on long-term solutions instead of acute stabilization
- Decrease impact of substance abuse in Henderson County
 - Assist individuals in moving away from substance use, and toward recovery resources
- Decrease frequency of emergency services responses

Approved:

Community Paramedic Program

- Team:
 - 1 Community Paramedic Coordinator
 - 1 Community Paramedic
 - 1 Peer Support Specialist for substance related calls
A multi-discipline “Community Risk Reduction Team”
- Duties:
 - Overdose follow-ups & care management
 - Engage with frequent utilizers of EMS
 - High-frequency/high risk “assist an invalid” calls
 - Facilitating connections with community resources

Program Development

- Henderson County is working with community partners to identify funding as well as opportunities for operational collaboration.
 - Local hospitals and Four Season’s Hospice
 - HC - Opioid Settlement Programs
 - VAYA - Behavioral Health Strategies
 - NC DHHS – Program guidance and development

Program Funding (EMS & SBH)

Program Costs	First Year	Annually
EMS Salaries, Equipment & Training	\$ 436,000.00	\$ 232,000.00
SBH Co-Responder Salary, Equipment & Training	\$ 124,000.00	\$ 90,000.00
Total \$	560,000.00	\$ 322,000.00
Program Revenue	First Year	Annually
Opioid Settlement Funds	\$ 124,000.00	\$ 90,000.00
MOE Funds	\$ 223,610.00	\$ 107,392.00
NCDHHS Innovation Grant	\$ 212,390.00	
Local Grants / EMS Revenues / General Fund		\$ 124,608.00
Total \$	560,000.00	\$ 322,000.00

Approved:

Ecusta Trail Update

Ecusta Trail Update

- Ecusta East: Impacts to construction contract
 - New Completion Date: June 2025
 - \$406,000 increase (within contingency)
 - HNM is currently addressing impacts with challenges from weather and competition for subcontractors
- Ecusta West:
 - Impacts to existing conditions may result in impact to design agreement, pending.
 - 30% design submitted with review pending investigation into Helene impacts to existing conditions.

Office of the County Engineer



Hunter Glen Drive intersection: looking east and west.



Approved:

COMMISSIONER PRIORITIES

CHAIRMAN LAPSLEY *(AS STATED DURING THE MEETING ON 01.15.25)*

- Clear Creek Sewer System
- Broadband Services
- Etowah Sewer System
- Comprehensive Plan & Update of Land Development Plan
 - Downsize Zoning Legislation
- Farmland Preservation
- Public Safety
 - Specifically Volunteer Fire Depts. – Provide more support to the FRAC & fire department budgets

VICE-CHAIR EDNEY *(AS STATED DURING THE MEETING ON 01.15.25)*

- Focus on Core Responsibilities (Health, Safety, & Welfare)
 - Employee Retention
- Digitization of Old Deeds
- Wellness Center (In-House Pharmacy)
- Implementation of the Comprehensive Plan
- Baker Barber Collection
- Clear Creek Sewer System
- Hurricane Recovery

COMMISSIONER MCCALL *(AS STATED DURING THE MEETING ON 01.15.25)*

- Farmland Preservation
- PUV Funds – Consider moving into a special fund to help fund additional Soil & Water position
- Economic Development
- Support for Public Schools and BRCC
- Pathfinder Program
- Workforce Housing (vs. Affordable Housing)
- Recreation
- School Safety
- New Ag Building (to house Cooperative Extension, Soil & Water, Ag Offices, etc. in one location)

Approved:

COMMISSIONER FRANKLIN

(AS STATED DURING THE MEETING ON 01.15.25)

-
- Funding for Berkley Complex
 - Further Review of Courthouse Renovation Project
 - No Increase to Tax Rate
 - Look into utilizing a Special Purpose Local Option Sales Tax

COMMISSIONER EGOLF

(AS STATED DURING THE MEETING ON 01.15.25)

-
- Farmland Preservation
 - BRCC
 - Berkley Park
 - Bus Garage for County Schools

Chairman Lapsley made the motion to adjourn the meeting at 3:30 pm. All voted in favor, and the motion carried.

ADJOURN

Denisa A. Lauffer, Clerk to the Board

William G. Lapsley, Chairman

Approved: