CITY OF ASHEVILLE
CITY COUNCIL
REGULAR MEETING AGENDA

Esther E. Manheimer, Mayor
S. Antanette Mosley, Vice-Mayor
Bo Hess, Council Member

Kim Roney, Council Member
Sheneika Smith, Council Member
Sage Turner, Council Member
Maggie Ullman, Council Member

CITY COUNCIL WORKSESSION ON POLICY, FINANCE & INFRASTRUCTURE
(Public comment is not accepted at worksessions)
Tuesday, December 9, 2025 - 3:00 p.m.
Council Chamber - City Hall - 70 Court Plaza

Pursuant to North Carolina General Statute § 143-318.10 this will be an in-person worksession which the public can access by any of the following means found at https://publicinput.com/g1267

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FORMAL MEETING
Tuesday, December 9, 2025 - 5:00 p.m.
Council Chamber - City Hall - 70 Court Plaza

Pursuant to North Carolina General Statute § 143-318.10 this will be an in-person meeting which the public can access by any of the following means found at https://publicinput.com/g1267

Pledge of Allegiance

I. PROCLAMATIONS:

- December 21, 2025 as “Evergreen Arbor Day”

II. CONSENT AGENDA:

A. Approval of the minutes of the (1) special meeting held on November 13, 2025; (2) special meeting held on November 14, 2025; (3) special meeting held on November 16, 2025; and (4) combined minutes of the agenda briefing worksession held on November 13, 2025, and the formal meeting held on November 18, 2025.

B. Resolution authorizing the City Manager to execute a contract with JR Merrimon & Co., LLC to perform service line inventory in the Shiloh Community for the Water Resources Department.

C. Resolution to ratify the execution of a lease with TANGER ASHEVILLE LLC at Suite 822, Tanger Outlet “Shopping Center”, Asheville, NC, to provide a new resource centre location for the Asheville Police Department West.

D. Resolution authorizing the City Manager to execute an Easement Agreement with Emerson Ridge Subdivision Homeowners’ Association, Inc., for property located on Spivey Mountain Road.

E. Resolution authorizing the City Manager to amend a general services contract with Benevate LLC, dba Neighborly Software to include funding and modules for Community Development Block Grant - Disaster | Recovery grant management.

F. Budget amendment in each of the City's annual operating funds to: 1) Appropriate from restricted and assigned fund balance the required budget authorization for prior year contracts, purchase orders, and other carry-over appropriations that rolled from Fiscal Year 2024-25 to Fiscal Year 2025-26; and 2) Adjust the budget to reflect a change in the accounting treatment of cost allocation charges in the General Fund.

G. Motion adopting the 2026-27 Budget Calendar.

H. Resolution authorizing the City Manager to accept donation of a pickup truck, a trailer, and an all-terraine vehicle from the Asheville Police Foundation to the Asheville Police Department.

I. Resolution authorizing the City Manager to extend the contract with Loomis Armored US, LLC, for safepoint, cash pickup and delivery services for an additional 5 years through December 2030.

J. Resolution supporting the French Broad River Metropolitan Planning Organization's Safe Streets for Western North Carolina Safety Plan.

K. Resolution authorizing the City Manager to accept, expend, and disburse Federal Transit Administration Grants apportioned to the Asheville Urbanized Area for Fiscal Year 2017 and Fiscal Year 2018 from the Section 5307 Urban Transit Funding, Section 5307 Job Access Reverse Commute, and Section 5310 Enhanced Mobility of Seniors and Individuals with Disabilities Programs; and to execute all necessary agreements between the City of Asheville and applicable transit subrecipients for the disbursement of approved funds.

L. Resolution authorizing the City Manager to execute an agreement with Vertosoft under The Interlocal Purchasing System Cooperative Purchasing Agreement for the purchase of Swiftly Real-Time Transit Planning Software under a three-year contract plus two one-year options.

M. Resolution authorizing the City Manager to apply for a Fiscal Year 2027 Unified Planning Work Program grant from the French Broad River Metropolitan Planning Organization for a planning study for the Hilliard Avenue corridor, and if awarded, accept the funds and sign all necessary agreements.

N. Resolution authorizing the City Manager to apply to the French Broad River Metropolitan Planning Organization for the annual Fiscal Year 2025 Section 5307 Job Access Reverse Commute Grant Program to fund existing transit operations for Routes 170, S3, and S6.

O. Resolution authorizing the City Manager to apply for the N.C. Dept. of Transportation (NCDOT) Public Transit Apprenticeship Grant Program and if awarded, authorize the City Manager to enter into an agreement with NCDOT to fund the Apprenticeship for Fiscal Year 2027.

P. Resolution authorizing the City Manager to execute a contract with CDR Maguire, Inc., for the purpose of Tropical Storm Helene-related debris removal monitoring recovery efforts; and the associated budget amendment in the amount of $4,000,000 to be reimbursed with FEMA-PA and State of NC funds.

Q. Resolution authorizing the City Manager to amend the not-to-exceed contract with Southern Disaster Recovery, LLC, to include all prior spending and future spending under said contract for the purpose of Tropical Storm Helene-related debris removal recovery efforts; and the associated budget amendment in the amount of $26,000,000 to be reimbursed with FEMA-PA and State of NC funds.

R. Resolution authorizing the City Manager to enter into a contract with Bolton Construction and Services of WNC, Inc. for the City Hall Chiller Replacement Design Build Contract; and further authorizing the City Manager to execute any change orders that may arise during the project up to the contingency amount.

S. Resolution adopting the 2026 City Council Meeting Schedule.

T. Resolution of the Housing Authority of the City of Asheville to adopt a resolution approving the issuance of up to $24,000,000 Multifamily Housing Revenue Bonds to provide financing for Rocky River Apartments to satisfy Section 147(f) of the Internal Revenue Code, with no City financial obligation associated with the bonds or any debt taken on by the developer.

U. Resolution appointing Christopher Serzan (utility representative) to the Board of Electrical Examiners.

V. Monthly municipal property tax refunds or releases per N.C. Gen. Stat. sec. 105-381.

III. PRESENTATIONS AND REPORTS:

IV. PUBLIC HEARINGS: None

CITY COUNCIL HAS ESTABLISHED THE FOLLOWING TIME LIMITS FOR PUBLIC HEARINGS:

- **APPLICANTS HAVE UP TO TEN MINUTES TO COMPLETE A PRESENTATION.**
- **INDIVIDUALS HAVE UP TO THREE MINUTES TO SPEAK TO CITY COUNCIL.**
- **A PERSON REPRESENTING A GROUP (SPEAKER PLUS THREE OTHERS - TOTAL OF FOUR) PRESENT IN THE COUNCIL CHAMBER HAS UP TO 10 MINUTES TO ADDRESS CITY COUNCIL.**
- **PUBLIC COMMENT PERIOD FOR ANY ITEM MAY NOT EXCEED ONE HOUR.**

V. UNFINISHED BUSINESS:

VI. NEW BUSINESS:

A. Consideration of a resolution appointing a member to the Planning & Zoning Commission.

VII. INFORMAL DISCUSSION AND PUBLIC COMMENT:

VIII. ADJOURNMENT.