TOWN OF WEAVERVILLE
Weaverville Community Room at Town Hall
30 South Main Street, Weaverville, NC 28787

TOWN COUNCIL AGENDA

Monday, April 28, 2025
Regular Meeting at 6:00 pm

Livestreaming of meeting via the "Live" Tab on the Town's YouTube Channel – Click this link: Youtube.com Weaverville NC government Live streams ; and Meeting recordings viewable under the "Videos" Tab
(unless technical difficulties are experienced)

		Pg #	Presenter
1.	**Call to Order**		Mayor Fitzsimmons
2.	**Approval/Adjustments to the Agenda**		Mayor Fitzsimmons
3.	**Conflict of Interests Statement**		Mayor Fitzsimmons
4.	**Consent Agenda**		Town Manager Harris
	A. Monthly Tax Report, Refunds/Releases	2	
	B. Budget Amendments – Miscellaneous	8	
	C. Extension of Tax Collections Agreement with Buncombe County	11	
	D. Annual Presentation of Town Manager Delegated Policies	14	
	E. Water Commitment Renewal – 6 Pleasant Grove Road	16	
	F. AdventHealth - Minor Modification	21	
	G. Code Amendment–Conditional District Procedures – Set Public Hearing	38	
5.	**Town Manager's Report**	44	Town Manager Harris
6.	**General Public Comments** (see below for additional information)		Mayor Fitzsimmons
7.	**Discussion & Action Items**		
	A. County Helene Recovery Update and Community Input Presentation	46	Rachael Sawyer, County Rep
	B. Northridge Farms – Public Street Acceptance/Commitment Request	54	Assistant Manager Jackson
	C. Maple Trace Streets/Stormwater Update	59	Assistant Manager Jackson
	D. Non-Discrimination Ordinance and Administrative Procedures	69	Town Attorney Frue
	E. FY2026 Budget Discussion and Direction	80	Town Manager Harris
	F. Quarterly Report – Planning	81	Planning Director Eller
	G. Quarterly Report – Finance	88	Finance Director Dozier
	H. Quarterly Report – Community Center	105	Community Ctr Dir DeSerio
8.	**Adjournment**		Mayor Fitzsimmons

General public comments may be submitted during the meeting or in writing in advance on any meeting topic or any other item of interest related to the Town of Weaverville. Normal rules of decorum apply to all comments and duplicate comments are discouraged. The general public comments section of the meeting will be limited to 20 minutes. Comments during the meeting are generally limited to 3 minutes. You must be recognized before giving your comment. Written comments timely received will be provided to Town Council and read during the 20-minute general public comment period as time allows. Written comments are limited to no more than 450 words and can be submitted as follows: (1) by putting your written comment in a drop box at Town Hall (located at front entrance and back parking lot) at least 6 hours prior to the meeting, (2) by emailing to public-comment@weavervillenc.org at least 6 hours prior to the meeting, (3) by mailing your written comment (received not later than Monday's mail delivery) to: Town of Weaverville, PO Box 338, Weaverville, NC, 28787, Attn: Public Comments. For more information please call (828)645-7116.

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

MEETING DATE: April 28, 2025

SUBJECT: Monthly Tax Report

PRESENTER: Tax Collector

ATTACHMENTS: Monthly Tax Report Summary
TR-401G Net Collections Report for March 2025
RMV Refund/Release Report for March 2025

DESCRIPTION/SUMMARY OF REQUEST:

Buncombe County has provided the monthly net collections report with data through the end of March 2025 and a request for tax releases/refunds.

A summary of the monthly tax report is provided and shows that 99.01**% of the Town's property taxes have been collected as of the end of March**. This totals $4,258,978.99 out of the $4,301,681.64 total tax levy (real property, personal property, and business personal property). At the end of March 2025 there was $42,702.65 left to collect of the 2024 property taxes.

The Motor Vehicle Levy Releases/Refunds report for March is attached.

Buncombe County Assessor's Office has requested approval of the following releases/refunds:

Mar 2025	Property Tax Levy Release/Refund	$69.26
Mar 2025	Motor Vehicle Levy Release/Refund	$135.13

COUNCIL ACTION REQUESTED:

The monthly report is provided for information only.

Town Council action to approval of the tax releases/refunds is requested. The following motion is suggested:

I move that Town Council approve the releases and refunds as requested.

Town of Weaverville
MONTHLY TAX REPORT
FY 2024-2025

Tax Year 2024
Summary for YTD Mar 2025:

Original Billed Amts	$	4,297,291
Abs Adj (Adjustments by Assessor)	$	(3,866)
Bill Releases	$	(45)
Discovery Levy	$	5,305
Additional Levy	$	2,997
Net Levy	$	4,301,682
Total Current Year Collections	**$**	**4,258,979**
% Collected		**99.01%**
Total Left to be Collected:	**$**	**42,703**
Prior Years Tax Paid	$	2,564
Prior Years Interest Paid	$	281

Date run: 4/7/2025 1:52:17 PM

TR-401G Net Collections Report

NCPTS V4

Data as of: 4/6/2025 11:46:46 PM

Report Parameters:

Date Sent to Finance Start: **Min - March 1, 2025**

Date Sent to Finance End: **Max - March 31, 2025**

Abstract Type: **BUS,IND,PUB,REI,RMV**

Tax District: **WEAVERVILLE**

Levy Type: **Admin Expense, Advertisement Fee, Attorney Fee, Collection Fee 5, Collection Fee 9, Cost, Docketing Expense, EXPENSE, FEE INTEREST, Garnishment Fee, Interest, LATE LIST PENALTY, Legal Ad Expense, NSF Penalty, Postage Expense, Sheriff Service Fee, SPECIAL ASSESSMENT, STORMWATER, TAX, VEHICLE FEE, WEAVERVILLE TAX**

Tax Year: **2025, 2024, 2023, 2022, 2021, 2020, 2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006, 2005, 2004**

Year For: **2024, 2023, 2022, 2021, 2020, 2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006, 2005, 2004, 2003**

Collapse Districts: **N**

Default Sort-By: **Tax Year**

Grouping: **Tax District,Levy Type**

Fiscal Year Activity from July 1, 20XX to March 31, 2025								Activity from March 1, 2025 to March 31, 2025			
Tax Year	Orig. Billed Amt ($)	Abs. Adj ($)	Bill Releases ($)	Disc. Levy ($)	Net Levy ($)	Amt Collect. ($)	Unpaid Balance ($)	Amt Collect. ($)	Abs. Adj ($)	Bill Releases ($)	Disc. Levy ($)
		Assessor Refunds ($)	Net Collections ($)	Additional Levy ($)	Collection Fee Amt ($)	% Coll.	% Uncoll.			Assessor Refunds ($)	Additional Levy ($)
TAX DISTRICT: WEAVERVILLE LEVY TYPE: Interest											
2024	0.00	0.00	0.00	0.00	0.00	3,214.99	0.00	968.20	0.00	0.00	0.00
		0.00	3,214.99	0.00	0.00	NA	NA			0.00	0.00
2023	0.00	0.00	0.00	0.00	0.00	6,593.48	0.00	11.03	0.00	0.00	0.00
		0.00	6,593.48	0.00	0.00	NA	NA			0.00	0.00
2022	0.00	0.00	0.00	0.00	0.00	4,927.24	0.00	18.96	0.00	0.00	0.00
		0.00	4,927.24	0.00	0.00	NA	NA			0.00	0.00
2021	0.00	0.00	0.00	0.00	0.00	5,085.95	0.00	26.90	0.00	0.00	0.00
		0.00	5,085.95	0.00	0.00	NA	NA			0.00	0.00
2020	0.00	0.00	0.00	0.00	0.00	11,905.62	0.00	0.00	0.00	0.00	0.00
		0.00	11,905.62	0.00	0.00	NA	NA			0.00	0.00
2019	0.00	0.00	0.00	0.00	0.00	5,056.63	0.00	0.00	0.00	0.00	0.00
		0.00	5,056.63	0.00	0.00	NA	NA			0.00	0.00
2018	0.00	0.00	0.00	0.00	0.00	316.01	0.00	0.00	0.00	0.00	0.00
		0.00	316.01	0.00	0.00	NA	NA			0.00	0.00
2017	0.00	0.00	0.00	0.00	0.00	39.57	0.00	0.00	0.00	0.00	0.00
		0.00	39.57	0.00	0.00	NA	NA			0.00	0.00
2016	0.00	0.00	0.00	0.00	0.00	64.92	0.00	0.00	0.00	0.00	0.00
		0.00	64.92	0.00	0.00	NA	NA			0.00	0.00
2015	0.00	0.00	0.00	0.00	0.00	100.08	0.00	0.00	0.00	0.00	0.00

Fiscal Year Activity from July 1, 20XX to March 31, 2025								Activity from March 1, 2025 to March 31, 2025			
Tax Year	Orig. Billed Amt ($)	Abs. Adj ($)	Bill Releases ($)	Disc. Levy ($)	Net Levy ($)	Amt Collect. ($)	Unpaid Balance ($)	Amt Collect. ($)	Abs. Adj ($)	Bill Releases ($)	Disc. Levy ($)
		Assessor Refunds ($)	Net Collections ($)	Additional Levy ($)	Collection Fee Amt ($)	% Coll.	% Uncoll.			Assessor Refunds ($)	Additional Levy ($)
		0.00	100.08	0.00	0.00	NA	NA			0.00	0.00
2014	0.00	0.00	0.00	0.00	0.00	47.72	0.00	0.00	0.00	0.00	0.00
		0.00	47.72	0.00	0.00	NA	NA			0.00	0.00
2013	0.00	0.00	0.00	0.00	0.00	1,020.36	0.00	0.00	0.00	0.00	0.00
		0.00	1,020.36	0.00	0.00	NA	NA			0.00	0.00
2012	0.00	0.00	0.00	0.00	0.00	730.74	0.00	0.00	0.00	0.00	0.00
		0.00	730.74	0.00	0.00	NA	NA			0.00	0.00
2011	0.00	0.00	0.00	0.00	0.00	12.59	0.00	0.00	0.00	0.00	0.00
		0.00	12.59	0.00	0.00	NA	NA			0.00	0.00
Sub.	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**39,115.90**	**0.00**	**1,025.09**	**0.00**	**0.00**	**0.00**
		0.00	**39,115.90**	**0.00**	**0.00**	**NA**	**NA**			**0.00**	**0.00**
TAX DISTRICT: WEAVERVILLE		**LEVY TYPE: LATE LIST PENALTY**									
2024	2,330.93	1.55	0.36	215.40	2,544.42	2,433.30	111.12	133.91	0.00	0.00	0.00
		0.00	2,433.30	0.00	0.00	95.63 %	4.37 %			0.00	0.00
2023	9,154.90	55.47	0.36	36.73	9,216.15	9,169.10	47.05	0.00	0.00	0.00	0.00
		0.00	9,169.10	80.35	0.00	99.49 %	0.51 %			0.00	0.00
2022	2,555.97	4.77	0.80	733.13	3,283.53	3,267.17	16.36	0.00	0.00	0.00	0.00
		0.00	3,267.17	0.00	0.00	99.50 %	0.50 %			0.00	0.00
2021	1,320.31	65.20	0.54	3,159.35	4,413.92	4,392.09	21.83	0.00	0.00	0.00	0.00
		0.00	4,392.09	0.00	0.00	99.51 %	0.49 %			0.00	0.00
2020	1,211.84	478.88	0.96	6,083.77	7,047.59	7,032.49	15.10	0.00	0.00	0.00	0.00
		0.00	7,032.49	231.82	0.00	99.79 %	0.21 %			0.00	0.00
Sub.	**16,573.95**	**605.87**	**3.02**	**10,228.38**	**26,505.61**	**26,294.15**	**211.46**	**133.91**	**0.00**	**0.00**	**0.00**
		0.00	**26,294.15**	**312.17**	**0.00**	**99.20 %**	**0.80 %**			**0.00**	**0.00**
TAX DISTRICT: WEAVERVILLE		**LEVY TYPE: TAX**									
2024	4,297,291.04	3,866.28	44.90	5,304.73	4,301,681.64	4,258,978.99	42,702.65	28,243.67	68.74	0.52	0.00
		437.67	4,259,416.66	2,997.05	0.00	99.01 %	0.99 %			0.00	0.00
2023	4,196,765.41	2,953.48	60.16	8,428.28	4,204,328.91	4,202,612.09	1,716.82	88.20	0.00	0.00	0.00
		0.00	4,202,612.09	2,148.86	0.00	99.96 %	0.04 %			0.00	0.00
2022	3,986,151.82	1,317.96	43.41	5,719.53	3,990,509.98	3,989,349.10	1,160.88	88.20	0.00	0.00	0.00
		735.06	3,990,084.16	0.00	0.00	99.97 %	0.03 %			0.00	0.00
2021	3,717,652.88	6,296.91	36.26	14,153.16	3,728,407.71	3,725,475.49	2,932.22	88.20	0.00	0.00	0.00
		726.57	3,726,202.06	2,934.84	0.00	99.92 %	0.08 %			0.00	0.00
2020	3,354,216.35	6,680.68	71.80	22,850.56	3,373,041.19	3,372,017.69	1,023.50	0.00	0.00	0.00	0.00
		2,156.28	3,374,173.97	2,726.76	0.00	99.97 %	0.03 %			0.00	0.00
2013	73,342.49	0.00	1,623.13	0.00	71,719.36	71,719.36	0.00	0.00	0.00	0.00	0.00

Fiscal Year Activity from July 1, 20XX to March 31, 2025								Activity from March 1, 2025 to March 31, 2025			
Tax Year	Orig. Billed Amt ($)	Abs. Adj ($)	Bill Releases ($)	Disc. Levy ($)	Net Levy ($)	Amt Collect. ($)	Unpaid Balance ($)	Amt Collect. ($)	Abs. Adj ($)	Bill Releases ($)	Disc. Levy ($)
		Assessor Refunds ($)	Net Collections ($)	Additional Levy ($)	Collection Fee Amt ($)	% Coll.	% Uncoll.			Assessor Refunds ($)	Additional Levy ($)
		0.00	71,719.36	0.00	0.00	100 %	0 %			0.00	0.00
2012	68,037.63	0.00	1,498.22	0.00	66,539.41	66,539.41	0.00	0.00	0.00	0.00	0.00
		0.00	66,539.41	0.00	0.00	100 %	0 %			0.00	0.00
2011	82.56	0.00	0.00	0.00	82.56	82.56	0.00	0.00	0.00	0.00	0.00
		0.00	82.56	0.00	0.00	100 %	0 %			0.00	0.00
Sub.	**19,693,540.18**	**21,115.31**	**3,377.88**	**56,456.26**	**19,736,310.76**	**19,686,774.69**	**49,536.07**	**28,508.27**	**68.74**	**0.52**	**0.00**
		4,055.58	**19,690,830.27**	**10,807.51**	**0.00**	**99.75 %**	**0.25 %**			**0.00**	**0.00**
TAX DISTRICT: WEAVERVILLE		**LEVY TYPE: WEAVERVILLE TAX**									
2019	49,954.82	0.00	193.07	0.00	49,761.75	44,424.98	5,336.77	0.00	0.00	0.00	0.00
		0.00	44,424.98	0.00	0.00	89.28 %	10.72 %			0.00	0.00
2018	1,576.57	0.00	3.29	0.00	1,573.28	914.17	659.11	0.00	0.00	0.00	0.00
		0.00	914.17	0.00	0.00	58.11 %	41.89 %			0.00	0.00
2017	771.97	0.00	566.38	0.00	205.59	145.15	60.44	0.00	0.00	0.00	0.00
		0.00	145.15	0.00	0.00	70.60 %	29.40 %			0.00	0.00
2016	217.62	0.00	2.56	0.00	215.06	168.06	47.00	0.00	0.00	0.00	0.00
		0.00	168.06	0.00	0.00	78.15 %	21.85 %			0.00	0.00
2015	201.36	0.00	8.59	0.00	192.77	160.43	32.34	0.00	0.00	0.00	0.00
		0.00	160.43	0.00	0.00	83.22 %	16.78 %			0.00	0.00
2014	2,126.15	0.00	6.29	0.00	2,119.86	72.85	2,047.01	0.00	0.00	0.00	0.00
		0.00	72.85	0.00	0.00	3.44 %	96.56 %			0.00	0.00
2013	570.35	0.00	0.00	0.00	570.35	1.15	569.20	0.00	0.00	0.00	0.00
		0.00	1.15	0.00	0.00	0.20 %	99.80 %			0.00	0.00
2012	316.30	0.00	111.58	0.00	204.72	204.72	0.00	0.00	0.00	0.00	0.00
		0.00	204.72	0.00	0.00	100 %	0 %			0.00	0.00
Sub.	**55,735.14**	**0.00**	**891.76**	**0.00**	**54,843.38**	**46,091.51**	**8,751.87**	**0.00**	**0.00**	**0.00**	**0.00**
		0.00	**46,091.51**	**0.00**	**0.00**	**84.04 %**	**15.96 %**			**0.00**	**0.00**
Total	**19,765,849.27**	**21,721.18**	**4,272.66**	**66,684.64**	**19,817,659.75**	**19,798,276.25**	**58,499.40**	**29,667.27**	**68.74**	**0.52**	**0.00**
		4,055.58	**19,802,331.83**	**11,119.68**	**0.00**	**99.70 %**	**0.30 %**			**0.00**	**0.00**

Signature (Tax Collector) _____

District Refunds FY2024
July 2024 through June 2025

NCVTS Pending refund report Fiscal Year 2025

Mar-25

Tax Jurisdiction	District Type	Net Change
BUN	COUNTY	($9,592.11)
CAS	CITY	($2,659.99)
CBF	CITY	($152.83)
CBM	CITY	($113.92)
CMT	CITY	($16.87)
CWV	CITY	($135.13)
CWO	CITY	($166.48)
FEB	FIRE	($55.07)
FEC	FIRE	($226.26)
FFA	FIRE	($492.95)
FFB	FIRE	($32.44)
FJU	FIRE	($13.98)
FLE	FIRE	($22.57)
FNB	FIRE	($82.86)
FRC	FIRE	($11.21)
FRE	FIRE	($120.65)
FRI	FIRE	($73.93)
FSK	FIRE	($136.27)
FSW	FIRE	($18.34)
FUH	FIRE	($6.31)
FWB	FIRE	($92.66)
FWO	FIRE	($53.43)
SAS	SPECIAL	($358.10)
Total		**($14,634.36)**

TOWN OF WEAVERVILLE

TOWN COUNCIL AGENDA ITEM

Date of Meeting:	April 28, 2025
Subject:	Budget Amendment – PW, Admin, Police, Water Maintenance
Presenter:	Town Finance Director
Attachments:	Budget Amendment Form

Description/Summary of Request:

The Town received **$262,560** for Fees in Lieu of Sidewalks from LDG Development. These funds will be transferred to a Capital Reserve Fund and held until the sidewalks are constructed.

Budget amendments totaling **$75,711** are needed in Governing Body and Administration to cover expenses related to personnel changes, filling the position of a new town manager, and contracted legal services. These funds will come from Appropriated Fund Balance.

The police department received a donation of **$30** from a member of the public.

A water maintenance vehicle was involved in an accident with the other driver deemed at fault. The vehicle was declared a total loss and the Town received **$18,503** in insurance proceeds.

The attached budget amendment is necessary in order to include these funds in the Fiscal Year 2024-2025 budget.

Action Requested:

Town Manager recommends approval of the attached Budget Amendment.

Budget Amendment FY 2024-2025

Town of Weaverville

What expense accounts are to be increased?

Account	Account Description	Transfer Amount
010-004-320-09962	Transfer to Capital Reserve Fund (Financing Use)	$262,560.00
011-000-320-60100	Transfer to General Fund (Financing Use)	$262,560.00
010-410-411-19000	Gov Body – Professional Svcs	$63,711.00
010-410-412-12100	Admin – Salaries & Wages	$12,000.00
010-430-431-26000	Police – Supplies	$30.00
010-004-300-09043	Property Insurance Claims (Revenue)	$18,503.00

What expense account(s) are to be decreased or additional revenue expected to offset expense?

Account	Account Description	Transfer Amount
010-004-300-09052	Fees in Lieu of Sidewalks (Revenue)	$262,560.00
011-000-300-60010	Transfer from General Fund (Financing Source)	$262,560.00
010-004-310-09900	Appropriated Fund Bal (General)	$75,711.00
010-004-300-09025	Contributions Police Dept	$30.00
030-700-713-50500	Water Maint – Capital Equipment	$18,503.00

Justification: Please provide a brief justification for this budget amendment. *To record Fees in Lieu of Sidewalks received from LDG Development; To cover expenses related to personnel changes, hiring the new Town Manager, and contracted legal services; To record cash donation to the Police Department; To record insurance claim proceeds received after water maintenance vehicle was deemed a total loss.*

Authorized by Finance Officer **Date**

Authorized by Town Manager **Date**

Authorized by Town Council (if applicable) **Date**

Budget Ordinance Section 12:

B. *The Budget Officer or his/her designee is hereby authorized to distribute departmental funds based upon the line item budgets and make expenditures therefrom, in accordance with the Local Government Budget and Fiscal Control Act.*

C. *The Budget Officer or his/her designee may authorize transfers between line items, expenditures and revenues, within a department or division without limitation and without a report being required.*

D. *The Budget Officer or his/her designee may transfer amounts up to 5%, but not to exceed $10,000 monthly, between departments, including contingency appropriations, but only within the same fund. The Budget Officer must make an official report on such transfers at a subsequent regular meeting of Town Council.*

E. *The Budget Officer or his/her designee may not transfer any amounts between funds, except as approved by Town Council, as a budget amendment.*

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

MEETING DATE: April 28, 2025

SUBJECT: Extension of Tax Collections Agreement

PRESENTER: Finance Director Dozier

ATTACHMENTS: Extension of Tax Collections Agreement

DESCRIPTION/SUMMARY OF REQUEST:

The Town first entered into an agreement with Buncombe County in June of 2020 for the collection of taxes for real property, business personal property, and personal property located within the Town of Weaverville. The most recent extension of this agreement was approved in May 2023 and extended the agreement through June 30, 2025.

The County has provided the attached Extension of Tax Collections Agreement for consideration. This agreement carries forward the existing terms for the upcoming three fiscal years with an end date of June 30, 2028. As in the current agreement, the agreement as extended provides that either party may terminate the arrangement by giving the other written notice by January 31 of any tax year.

COUNCIL ACTION REQUESTED:

Town Council is asked to approve the Extension of Tax Collections Agreement:

> *I move that we approve the Extension of Tax Collections Agreement as presented and authorize the Town Manager to execute and deliver a signed original to Buncombe County for its records.*

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

EXTENSION OF TAX COLLECTIONS AGREEMENT

This Extension of Tax Collections Agreement made and entered into effective as of July 1, 2025 by and between County of Buncombe, a political subdivision of the State of North Carolina (hereinafter sometimes "County") and the Town of Weaverville, a municipal corporation organized and existing under the laws of the State of North Carolina (hereinafter sometimes referred to herein as "Town") collectively herein sometimes referred to as the "Parties."

Witnesseth:

Whereas, on or about July 2020 the Parties entered into a tax collections agreement "(Agreement") pursuant to N.C. Gen. Stat. § 153A-445 and Article 20 of Chapter 160A of the North Carolina General Statutes in order to jointly exercise any function which they have been granted the power to exercise alone and to enter into contracts or agreements to specify the details of these joint undertakings;

Whereas, the Agreement provides that the County will bill and collect both the County and Town taxes upon the terms and conditions set forth therein for a Three (3) year period beginning July 1, 2020 and ending June 30, 2023; and

Whereas, the parties amended and/or extended the Agreement as follows:

a. May 2021 – Addendum replaced paragraph 8 related to transfers of amounts collected;
b. May 2023 – Extension 07/01/2023 through 06/30/2025;
c. September 2023 – Addendum to replace paragraph 9 and add sections 21 through 26; and

Whereas, as provided in the Agreement, the Parties desire to extend the Agreement and any prior Addendums for an additional term of three (3) years.

Now Therefore, in consideration of the mutual covenants of the parties hereto and for the purposes aforesaid, it is hereby agreed between the County and Town as follows:

A. That as provided in paragraph 2 of the Agreement, the Parties agree to extend the Agreement for a new term of three (3) years beginning July 1, 2025 and ending June 30, 2028.

B. The individual signatories below have the expressed and implied authority on behalf of their respective Boards to execute this Agreement. The Parties may execute this Agreement in separate counterparts and the execution of a copy shall have the same effect as the execution of an original. Such execution may be by facsimile or PDF attachment to an email.

C. That each and every other of the terms and conditions of the said original Agreement remain in full force and effect except as modified herein.

IN WITNESS WHEREOF, the parties have executed this Extension of Tax Collections Agreement a of the day and year set forth below.

BUNCOMBE COUNTY

By:_____

Avril M. Pinder, County Manager

ATTEST:

_____

Sarah Scarnecchia, Clerk to the Board

Town of Weaverville

By:_____

David Scott Harris, Town Manager

ATTEST:

_____

Tamara Mercer, Town Clerk

This instrument has been preaudited
in the manner required by The Local
Government Budget and Fiscal Control Act

_____

Tonya Dozier, Finance Officer

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

MEETING DATE: April 28, 2025

SUBJECT: Annual Presentation of Town Manager Delegated Policies

PRESENTER: Town Manager Harris

ATTACHMENTS: Index to Policy and Procedure Manual with Notationss

DESCRIPTION/SUMMARY OF REQUEST:

In accordance with Section 6 of Article I of the Town's Personnel Policy, the Town Manager presents to Town Council the policies that have been adopted by the Town Manager as allowed by the Personnel Policy. The attached Policy and Procedures Manual Index shows the Town Manager delegated policies highlighted in orange.

Town Manager Harris reports that some of these delegated policies are now under review for possible revisions. There are also several policies that he is considering for adoption in the upcoming year including an incentive pay policy as authorized by the Personnel Policy and an AI usage policy to provide guidelines for the use of AI appropriate for local government.

COUNCIL ACTION REQUESTED:

No Town Council action is requested or needed.

TOWN OF WEAVERVILLE
POLICY AND PROCEDURE MANUAL INDEX

TAB	POLICY	ADOPTED BY	DATE
1	**CODE OF ETHICS - EMPLOYEES**	Town Council	12/21/1998
2	**PERSONNEL POLICY**	Town Council	9/23/2024
3	**PAY PLAN**	Town Council	6/28/2024
4	**WORKPLACE VIOLENCE PREVENTION**	Town Council	6/17/2019
5	**HARASSMENT POLICY AND PROCEDURES**	Town Council	6/17/2019
6	**AMERICANS WITH DISABILITIES ACT COMPLIANCE POLICY AND PROCEDURES**	Town Council	6/17/2019 4/27/2020
7	**GRIEVANCE POLICY AND PROCEDURES**	Town Council	6/17/2019 4/27/2020
8	**FAMILY AND MEDICAL LEAVE POLICY**	Town Council	6/17/2019
9	**WORKERS' COMPENSATION POLICY**	Town Council	6/17/2019
10	**TRAVEL POLICY AND PROCEDURES**	Town Council	6/17/2019
11	**EMPLOYEE SUGGESTION PROGRAM**	Town Council	2/25/2019
12	**VOLUNTARY SHARED LEAVE PROGRAM**	Town Manager	10/31/2023
13	**ALCOHOL AND SUBSTANCE ABUSE AND DRUG-FREE WORKPLACE POLICY AND PROCEDURES**	Town Manager	5/21/2019
14	**EQUIPMENT AND VEHICLE USE POLICY**	Town Manager	10/31/2023
15	**INFORMATION TECHNOLOGY AND INTERNET USE POLICY**	Town Manager	4/15/2019
16	**SOCIAL MEDIA USE POLICY AND PROCEDURES**	Town Manager	10/31/2023
17	**RECYCLING AND RECYCLED PRODUCTS PURCHASING POLICY**	Town Manager	6/3/2019
18	**CUSTOMER SERVICE POLICY**	Town Council Town Manager	4/16/2012 5/20/2024
19	**FACILITY RENTAL - GENERAL USE AGREEMENT**	Town Manager	11/7/2023
20	**INTERNAL COMMUNICATIONS POLICY**	Town Manager	3/8/2018
21	**PROCUREMENT CARD PROGRAM**	Town Manager	7/30/2019
22	**ALTERNATIVE WORK SCHEDULES AND REMOTE WORK POLICY**	Town Manager	11/7/2023
23	**SAFETY PROGRAM**	Town Manager	4/14/2020
24	**TITLE VI CIVIL RIGHTS COMPLIANCE POLICY**	Town Council	4/27/2020
25	**PUBLIC ACCESS POLICY FOR TOWN BUILDINGS**	Town Manager	9/22/2022

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

MEETING DATE:	April 28, 2025
SUBJECT:	Water Commitment Renewal – 6 Pleasant Grove Road
PRESENTER:	Public Works Director Dale Pennell
ATTACHMENTS:	Water Commitment Letter Renewal Application dated 4/17/2025

DESCRIPTION/SUMMARY OF REQUEST:

The Town granted a water commitment for a 50-unit townhouse project to be located at 6 Pleasant Grove Road by letter dated 23 January 2024 (attached). The applicant/developer has indicated that the project is underway but that they have not yet started construction of the water system improvements. The applicant/developer is requesting a one-year extension of the water commitment for the above project.

Conditions have changed from the original development plans by a reduction to 43 units and the requested water usage amount has changed to 17,200 gallons per day (GPD), rounded to 20,000 GPD per the attached Application dated 17 April 2025. As with the original water request, the Public Works Director has found that, at this time, there is sufficient capacity within the Town's water system to provide this project with water without affecting existing customers.

The Town Manager and Public Works Director recommend approval of this request.

COUNCIL ACTION REQUESTED:

Town Council is asked to consider renewing the water commitment as requested through the adoption of the following motion:

> *I move that the water commitment request for the 43-unit townhouse project at 6 Pleasant Grove Road be extended for an additional year upon payment of the associated fees as set out in the Town's current fee schedule*

The Town of
Weaverville
NORTH CAROLINA

January 23, 2024

Warrren Sugg
Civil Design Concepts, PA
Via email to: wsugg@cdcgo.com

Re: Water Commitment for 6 Pleasant Grove Road - Fox/Brooks
PIN 9752-24-7058

Dear Mr. Sugg:

On January 22, 2024, the Town of Weaverville approved the water commitment request that was submitted by you for the development of the above-referenced property. Your request indicated that a proposed development on the property listed above would consist of 50 townhouse units. You requested domestic water service for those units totaling approximately 20,000 GPD. Based on our review it was determined that our water system has adequate capacity to serve this connection.

Your commitment request was approved at a Town Council meeting subject to certain conditions listed herein. The following represents the conditions that must be met in order for the Town to provide water to your project:

1. Approval of this water commitment is conditioned upon the property being annexed into the Town of Weaverville. It is acknowledged that a valid annexation petition for the property has been properly submitted to the Town and is pending.
2. Please coordinate with Weaverville Public Works Director Dale Pennell on the detailed plans, materials, and installation of this water service. He will also need to know the earliest date that you expect that domestic water will be needed on this project.
3. All water services must be installed in accordance with Town Code and Water Policies, Procedures, and Specifications. Component submittals must be provided to the Public Works Director for approvals. Work must be performed by a NC Licensed Utility Contractor and supervised by Town staff.
4. This water commitment is valid only for the project described in this letter.
5. Unless otherwise extended by a renewal approved by Town Council, this commitment shall automatically expire one year from the date of this letter if the installation of the water system improvements has not begun within that one-year time frame. I anticipate that you will need an extension of this commitment and your project will be eligible for such for another year (or two) but that must be approved by Town Council upon your request and payment of a renewal application fee and additional commitment fees as set out in the fee schedule that is effective at the time of the extension request.

6. This water commitment does not constitute the Town's approval and acceptance of the proposed project.
7. This water commitment cannot be used to secure a building permit. To be eligible for a building permit your water tap(s) for the project must be installed.
8. Tap fees are not required where taps, meters, and associated appurtenances are provided and installed by Owner/Developer, which we understand will be performed by your contractor.

You have paid the non-refundable application fee of $100.

A commitment fee of $1,750 has been calculated based on inside rates for 50 individual meters [⅝" or ¾"] at $35 per meter. This commitment fee is now due and payable (invoice attached) and must be paid within 30 days of the date of this letter to keep this commitment letter active. Failure to pay this fee by that date will result in a staff recommendation to Town Council requesting them to void the approval.

Additional fees will be required to activate each account based on the Town's Fee Schedule applicable at the time of activation. For information purposes only, below are fees from the FY2024 Fee Schedule, which are subject to change:

- $25.00 Account Establishment Service Charge
- $80.00 Water System Account Deposit ([⅝" or ¾"] connection; inside rates)
- $2,750.00 Water System Development Fee for ⅝" or ¾" connection

Sincerely,

Selena D. Coffey, MPA, ICMA-CM
Town Manager

cc: Dale Pennell, Public Works Director

TOWN OF WEAVERVILLE
WATER DEPARTMENT

APPLICATION FOR A COMMITMENT LETTER

APPLICANTS NAME: Michael Cain, PE

ADDRESS: 168 Patton Avenue
Asheville, NC 28801

PHONE NUMBER: 828-252-5388

PROJECT NAME: Fox Parcel Project

LOCATION: 6 Pleasant Grove Road
Weaverville, NC 28787

PIN NUMBER: 9752-24-7058

ELEVATION: 2105

TYPE OF SERVICE:

RESIDENTIAL	☐	SINGLE FAMILY HOME
	☐	TWO FAMILY_____NUMBER OF BUILDINGS
	☐	MULTI-FAMILY_____NO. OF BUILDINGS _____UNITS PER BUILDING
	☒	RESIDENTIAL SUBDIVISION 43 NO. OF LOTS
COMMERCIAL	☐	SINGLE COMMERICAL BUILDING
	☐	UNIFIED BUSINESS DEVELOPMENT_____NO. OF BUILDINGS
		_____NO. OF UNITS
INDUSTRIAL	☐	SANITARY FACILITES ONLY
	☐	SANITARY & INDUSTRIAL PROCESS WATER
OTHER	☐	FIRE SPRINKLER SYSTEM
	☐	IRRIGATION SYSTEM
	☐	_____

CAPACITY REQUESTED:

MAXIMUM GALLONS PER MINUTE 180
MAXIMUM GALLONS PER DAY 20000
ANTICIPATED DATE OF SERVICE June 2025

PROJECT DESCRIPTION:

By way of Attachment(s) provide as much information as possible about this project. At minimum, attach A copy of the County Tax Map showing the location of the property. If the project involves a subdivision or more than one building location, a topographic map of the property is required to show building or lot Elevation.

ACKNOWLEDGEMENT:

I Michael Cain, PE understand that the processing fee of $100, paid herewith is non-refundable and is to cover the costs of processing and investigating this request and that an additional Commitment Fee based on the size and number of connections is due upon approval. It is further understood that the Town has the exclusive right to deny the request for any reason whatsoever.

Signature _____ Date 4/17/25

WATER DEMAND CALCULATIONS

Project Scope: This project will consist of 43 - 3 bedroom/2 bath units.

AVERAGE DAILY DEMAND

Establishment Type	Daily Design Flow	No. of Units	Total Flow	Notes
3 Bed/2 Bath Units	400 gal / Unit	43	17,200 gpd	
			-	
Average Daily Demand			17,200 gpd	round to 20,000 gpd

Are fixture counts available: Yes

PEAK WATER DEMAND

Fixture Type	Demand Weight of Fixtures	No. of Fixtures	Fixture Units
Kitchen Sink	1.4 fixture units / fixture	43	60
Bathroom Group	3.6 fixture units / fixture	86	310
Dishwasher	1.4 fixture units / fixture	43	60
Washing Machine	1.4 fixture units / fixture	43	60
Total Fixture Units			490
Total Peak Water Demand			142 gpm
		Modelled Water Demand	180 gpm

FIRE PROTECTION

Unit demant = 1000 GPM

Notes:

1. Establishment types and daily design flows from Average Daily Water Demand Chart.
2. Fixture types, demand weight, and instantaneous water demand from NC Plumbing Code, Table E10
3. Calculated domestic water demand above is based upon anticipated fixture counts for the project. Final calculations shall be done by the Plumbing Engineer during construction document preparation.

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

MEETING DATE:	April 28, 2025
SUBJECT:	AdventHealth Project – Minor Modification
PRESENTER:	Planning Director Eller
ATTACHMENTS:	Sec. 20-1303 – Changes to Prior-Approved Development, Sec. 20-3203 – Conditional Districts AdventHealth Conditional District Ordinance

DESCRIPTION/SUMMARY OF REQUEST:

Ongoing site preparation for the AdventHealth hospital campus calls for the construction of several retaining walls. Because these walls are taller than ten feet, a building permit is required from the County and therefore a zoning permit is required from the Town.

The application and site plan for this zoning permit shows a minor modification specific to these retaining walls that staff has administratively approved as per Sec. 1303 – Changes to prior-approved developments. In short, the number of retaining walls has been reduced from 7, as shown on the original plans, to 4.

Because this represents a minor modification to a conditional district, staff is required to notify the governing board.

COUNCIL ACTION REQUESTED:

No action is requested.

Sec. 20-1303. Changes to prior-approved development.

After a development approval has been issued, no deviations from the terms of the application or the development approval shall be made until written approval of proposed changes or deviations has been obtained as set out herein.

(a) *Major amendments*. Except as allowed under Minor Modifications below, all changes to approved conditional districts, special use permits, subdivision plats, and/or other development approvals, are major amendments and shall follow the same process applicable for the original approval.

(b) *Changes to individual parcels within a conditional district or special use permit*. For a conditional district or special use permit applicable to multiple parcels, the owners of individual parcels may apply for minor modification or major amendment so long as the change would not result in other properties failing to meet the terms of the conditions. Any approved change shall only be applicable to those properties whose owners petitioned for the change.

(c) *Minor modifications*. The subdivision administrator is authorized to review and approve administratively a minor modification to an approved subdivision plat, and the zoning administrator is authorized to reviewed and approve administratively a minor modification to an approved conditional district, special use permit or any other development approval. All minor modifications are subject to the following limitations:

i. *General limitations*. The modification:

1. Does not involve a change in uses permitted or the density of overall development permitted;

2. Does not increase the impacts generated by the development on traffic, stormwater runoff, or similar impacts beyond what was projected for the original development approval; and

3. Meets all other ordinance requirements.

ii. *Site design*. Site design minor modifications are limited to adjustments to the terms or design of an approved development plan or plat, including a site plan attached as a condition to a conditional zoning district or special use permit. In addition to the general limitations for minor modifications, a site design minor modification must:

1. Comply with underlying zoning standards and other applicable conditions of approval;

2. Be limited to minor changes such as, without limitation, a minor adjustment to road configuration or internal circulation, a minor adjustment to building locations, or a minor adjustment to utility alignment.

(d) *Appeals and variances*. A decision on minor modifications is an administrative decision and may be appealed to the board of adjustment. An application for a minor modification does not preclude an applicant from seeking a variance from the board of adjustment.

(e) *Notice to governing board.* Staff is required to notify the governing board of any minor modifications to conditional districts that have been administratively approved or denied.

(Ord. of 5-24-2021(1), § 5)

Sec. 20-3203. Conditional districts.

(a) *Intent.* It is expected that, in most cases, a conventional district will appropriately regulate site-specific impacts of permitted uses and structures on surrounding areas, however conditional districts provide for those situations where a particular use, properly planned, may be appropriate for a particular site, but where the underlying conventional district has insufficient standards to mitigate the site-specific impact on surrounding area.

(b) *Consideration for any use.* Any use may be considered for a conditional district and shall be established on an individual basis, upon petition of the property owner.

(c) *Conditions.* Specific conditions may be proposed by the petitioner or by the town, but only those conditions approved by the town and consented to by the petitioner in writing may be incorporated into the zoning regulations. Unless consented to by the petitioner in writing, in the exercise of the authority granted by G.S. 160D-703(b) and this section, the town may not require, enforce, or incorporate into the zoning regulations any condition or requirement not authorized by otherwise applicable law, including, without limitation, taxes, impact fees, building design elements within the scope of G.S. 160D-702(b), driveway-related improvements in excess of those allowed in G.S. 136-18(29) and G.S. 160A-307, or other unauthorized limitations on the development or use of land. Conditions and site-specific standards imposed in a conditional district must be limited to those that address the conformance of the development and use of the site to town ordinances, plans adopted pursuant to G.S. 160D-501, or the impacts reasonably expected to be generated by the development or use of the site.

(d) *Petition.* Property may be placed in a conditional district only in response to a petition by all owners of the property to be included. The petition must be signed by all property owners, or agents of the owners, of all of the property to be included in the district and shall be accompanied by a statement analyzing the reasonableness of the proposed rezoning request by the petitioner, the established fee, and documentation as required by the following:

(1) A preliminary plan or site plan that is substantially in compliance with the mapping standards set out in Code section 20-2504 and supporting information that specifies the actual use or uses intended for the property and any rules, regulations, and conditions that, in addition to all predetermined ordinance requirements, will govern the development and use of the property;

(2) The number and general location of all proposed structures;

(3) The proposed use of all land and structures, including the number of residential units or the total square footage of any nonresidential development;

(4) All yards, buffers, screening, landscaping, and sidewalks required by ordinance, and notations of any deviation from requirements;

(5) Proposed number and location of the signs;

(6) Proposed phasing, if any, and the approximate completion time for the project;

(7) Traffic, parking, and circulation plans, showing the proposed location and arrangement of parking spaces and ingress and egress to adjacent streets, existing and proposed;

(8) Information on the height of all proposed structures;

(9) Exterior features of all of the proposed development including but not limited to construction and finishing materials.

(e) *Approval procedure.* Except as specifically modified by this section, the procedures to be followed by the planning board and town council in reviewing, granting, or denying any petition for a conditional district shall

be the same as those established for zoning map amendments (see Code section 20-1504). The following additional procedures shall also apply for the approval of conditional districts:

(1) *Initial consideration by town council.* Petitions for conditional districts shall be initially reviewed by town council. After its initial consideration of a petition for a conditional district, town council shall refer the request to the planning board for the full review process as required by G.S. Chapter 160D. Initial consideration of such petitions are intended to provide town council with the opportunity to express their preliminary thoughts related to the petition but shall not serve as a final determination on same.

(2) *Community meeting.* Before a public hearing may be held by the town council on a petition for a conditional district the petitioner must file in the office of the town clerk a written report of at least one community meeting held by the petitioner. The report shall include, among other things, a listing of those persons and organizations contacted about the meeting and the manner and date of contact, the date, time, and location of the meeting, a roster of the persons in attendance at the meeting, a summary of issues discussed at the meeting, and a description of any changes to the rezoning petition made by the petitioner as a result of the meeting. In the event the petitioner has not held at least one meeting pursuant to this subsection, the petitioner shall file a report documenting efforts that were made to arrange such a meeting and stating the reasons such a meeting was not held. The adequacy of a meeting held or report filed pursuant to this subsection shall be considered by the town council but shall not be subject to judicial review. Notice of the community meeting shall be posted on the property and mailed to all the property owners within 200 feet of the property boundaries not more than 25 days nor less than ten days prior to the meeting.

(f) *Approval and ordinance.* If a petition for a conditional district is approved, the development and use of the property shall be governed by the ordinance establishing the conditional district, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved conditional district. Each conditional district will be given a special number, distinguishing such conditional district from another zoning district. Each ordinance adopted by town council which establishes a conditional district within the town is hereby incorporated into this chapter as a separate and unique zoning district and shall be reflected on the town's zoning map. Copies of such ordinances shall be kept on file with the town clerk and may be reviewed upon request.

(g) *Time limits.* Time limits for the completion of the project's infrastructure and completion of construction may be established as conditions of the conditional district, subject to consent of the property owner. Extensions to established time frames shall be subject to the approval of town council.

(h) *Phasing of projects.* Project phasing must be reviewed and approved with the conditional district. Phases must be shown on the site plan that is adopted in conjunction with the ordinance approving the conditional district and the time periods related to the phasing must also be addressed in said ordinance.

(i) *Performance guarantees.* At the discretion of the town council, the property owner may be required to post performance guarantees to guarantee the successful completion of required improvements included in the approved conditional district. Such performance guarantees are subject to the provisions of G.S. 160D-804.1.

(j) *Judicial review.* Conditional district decisions under this section are legislative decisions that are presumed valid if there is a reasonable basis for the decision.

(k) *Future variance request.* Properties subject to a conditional district are not eligible for variances on the approved project.

(l) *Maintaining the conditional district.* A conditional district is a rezoning which represents both a text and map amendment and as such is must be maintained after the sale of the property district.

(m) *Modifications.* Minor modifications and major amendments to approved conditional districts shall be in accordance with Code section 20-1303.

(n) *Final plat approval process.* All water, sewer, stormwater infrastructure, and all street, sidewalk, and similar improvements must be installed and verified as complete by the appropriate authority prior to final plat review. Once the required infrastructure is complete, the final plat is to be reviewed by the zoning administrator and the technical review committee for compliance with the relevant portions of the ordinance approving the conditional district for the project. Upon finding that the required infrastructure is complete and the final plat is in compliance with the ordinance, the planning director, or their designee, shall approve the final plat and authorize the recordation of same. Final plats must contain all applicable information as set out in Code section 20-2504 and Code section 20-2505.

(o) *Issuance of zoning permits.* The zoning administrator shall not issue a zoning permit until a final plat has been approved and recorded.

(Ord. of 5-24-2021(1), § 5)

Doc ID: 036713190012 Type: CRP
Recorded: 02/10/2025 at 01:08:29 PM
Fee Amt: $51.00 Page 1 of 12
Workflow# 0000909845-0002
Buncombe County, NC
Drew Reisinger Register of Deeds
BK6467 PG1940-1951

PREPARED BY AND RETURN TO:
Michael C. Frue, Weaverville Town Attorney
30 South Main Street, Weaverville, NC, 28787

NON-STANDARD FILING

COUNTY OF BUNCOMBE
STATE OF NORTH CAROLINA

ORDINANCE ESTABLISHING THE CONDITIONAL DISTRICT DESIGNATED AS CD-9 FOR ADVENTHEALTH

WHEREAS, AdventHealth Asheville, Inc., is the owner of certain real property consisting of +/- 32.86 acres of property located along Ollie Weaver Road and US Highway 25/70 and which currently bears the following Buncombe County Parcel Identification Numbers (hereafter collectively referred to as the "Property"): 9733-72-8793, 9733-73-5347, 9733-83-1054, 9733-83-3019, 9733-72-6639, and 9733-82-0659;

WHEREAS, a petition requesting conditional district zoning on the Property was submitted to the Town of Weaverville on or about 23 September 2024; and

WHEREAS, by contemporaneous adoption of an annexation ordinance by the Weaverville Town Council of certain portions of the Property, all of the Property is now located within the municipal jurisdiction of the Town of Weaverville;

WHEREAS, the Town of Weaverville has the authority pursuant to Chapter 160D of the North Carolina General Statutes to adopt zoning regulations, to establish zoning districts and to classify property within its jurisdiction according to zoning district, and to amend said regulations and district classifications from time to time in the interest of the public health, safety and welfare; and

WHEREAS, the proposed development is for a healthcare facility complex consisting of a 67-bed hospital with an additional 26-bed hospital wing, emergency department, medical office buildings, and ambulatory surgery center, with development being done in phases;

WHEREAS, medical services facilities, such as what is proposed, are permitted by right in the Town's C-2 zoning district; however, the plan shows parking spaces that are below the minimum of what is permitted within the C-2 district and the proposed building height exceeds

what would be permitted under C-2, so for these two reasons a conditional district has been requested for this project;

WHEREAS, Section 20-3203 of the Code of Ordinances of the Town of Weaverville establishes the procedures and requirements for zoning property to Conditional Districts; and

WHEREAS, the Planning Board of the Town of Weaverville has reviewed the project and submitted a finding that the proposed development is consistent with the Comprehensive Landu Use Plan and reasonable and Town Council hereby adopts said findings; and

WHEREAS, the property owner held a community meeting on 20 November 2024 as required by Town Code Sec. 20-3203(e)(2) and after proper notice, and provided a report to Town Council; and

WHEREAS, after proper notice required by law, Town Council held a public hearing on this application on 21 January 2025, in accordance with North Carolina law, at which time public input on this proposed development was taken;

WHEREAS, as indicated by signatures below, the property owner has consented to all conditions set forth herein, which are hereby found to be reasonable and relevant;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WEAVERVILLE THAT:

1. The zoning classification of that certain real property which currently bears Buncombe County Parcel Identification Numbers 9733-72-8793, 9733-73-5347, 9733-83-1054, 9733-83-3019, 9733-72-6639, and 9733-82-0659, is designated as a conditional district known as CD-9 and is subject to compliance with the conditions set out herein. The official zoning map of the Town of Weaverville shall be amended to reflect this change upon the effective date of this ordinance.
2. The following conditions shall apply:
    a. The project is to be constructed consistent with the plans and specifications prepared by McGill for AdventHealth and submitted by the applicant, a copy of which is attached hereto and incorporated herein by reference, and itemized as follows:
        i. Sheet C-100 – Master Site Plan
        ii. Sheet C-200 – Master Grading Plan
        iii. Sheet C-300 – Master Stormwater Management Plan
        iv. Sheet C-400 – Master Utility Plan
        v. Elevation Renderings
    b. Pedestrian accessibility from the Ollie Weaver Road side and within the hospital campus is encouraged.
    c. All driveways/streets within the project shall be private.

d. The parking requirements and improvements shall be determined by the developer, but shall be adequate to accommodate the use of the property, with the understanding that parking on or along any Town- or NCDOT-maintained street or roadway is expressly prohibited.

e. A traffic impact analysis has been conducted for this project and all improvements as required by NCDOT must be installed.

f. Construction related vehicles must be parked on the property and not on any Town-maintained public streets or the shoulders of those public streets. All dirt, mud, construction materials, or other debris deposited on Town maintained public streets as a result of construction activities must be removed by the contractor or owner on a daily basis, pursuant to Town Code Section 22-48.

g. All outdoor lighting on the property shall comply with the outdoor lighting provisions of Article VI of Town Code Chapter 20. A plan shall be submitted and approved as required by Town Code Sec. 20-3603.

h. Signage is allowed pursuant to Town Code Section 20-4105. Notwithstanding anything herein to the contrary, signage required by federal or state laws or regulations is allowed.

i. Compliance with Buncombe County sedimentation and erosion control standards and with all applicable floodplain and stormwater regulations is required. All permitting and inspections on these issues will be conducted through Buncombe County.

j. The phasing of this project as outlined by the developer is approved.

k. Town Code Section 20-3203 shall govern the project including, but not limited, those provisions regarding issuance of zoning permits, modifications (in accordance with Town Code Section 20-1303), appeals, and final plat approval.

3. This ordinance shall be recorded in the Buncombe County Register of Deeds, and shall be binding on the property owner, its successors and assigns.

4. The conditional district zoning established herein shall be valid until amended or repealed.

5. This ordinance, including the conditions contained herein, shall be enforced as provided in Article III of Part 1 of Chapter 20 of the Weaverville Town Code, and Chapter 160D of the N.C. General Statutes.

6. The Town Zoning Administrator is hereby authorized and directed to make the changes as herein enacted on the official zoning map with said Conditional District labeled as "CD-10" and to issue a zoning permit for the improvements that are to be made in compliance with this Conditional District.

7. If any section, subsection, sentence, clause, or phrase of this ordinance is, for any reason, held to be invalid, it will be up to Town Council to determine if the validity of the remaining portions of this ordinance is affected.

8. All ordinances and clauses of ordinances contained within the Town's Code of Ordinance which are in conflict herewith, are hereby repealed to the extent of such conflict.

9. This ordinance shall be effective immediately upon adoption.

ADOPTED THIS the 27th day of January, 2025, with a vote of 7 for and 0 against.

PATRICK FITZSIMMONS, Mayor

TAMARA MERCER, Town Clerk

STATE OF NORTH CAROLINA

COUNTY OF BUNCOMBE

I, Morgan S Wild, a Notary Public of Buncombe County, North Carolina, certify that **TAMARA MERCER** personally came before me this day and acknowledged that she is the Town Clerk of the Town of Weaverville, a municipal corporation, and that by authority duly given, the foregoing instrument was signed in its name by the Mayor of the Town of Weaverville, and attested by herself as the Town Clerk..

Witness my hand and official seal, this the 29 day of January, 2025.

Notary Public

My Commission Expires: 8/11/29

[Notary Seal]

MORGAN S WILD NOTARY PUBLIC MADISON COUNTY, NC

OWNER/DEVELOPER CONSENT TO CONDITIONS: By signing below I acknowledge that I am the respective owner and developer of the property, and that I have read, agree, and accept the conditions set forth in this Ordinance.

OWNER/DEVELOPER:

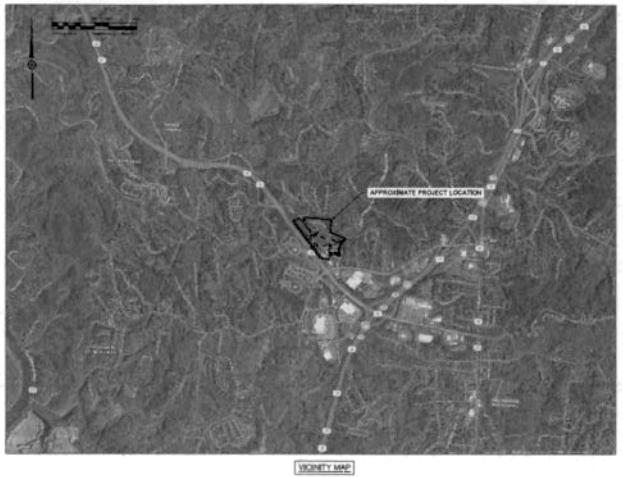
ADVENTHEALTH ASHEVILLE, INC.

ALAN GUYTON, SE REGION CFO

Book: 6467 Page: 1940 Page 5 of 12 30

This map may not be a certified survey and has not been reviewed by a local government agency for compliance with any applicable land development regulations and has not been reviewed for compliance with recording.

(ATTACHMENT)



VICINITY MAP

NAME AND LOCATION OF PROJECT:
ADVENTHEALTH BUNCOMBE
COUNTY CAMPUS
20 WOODRIDGE ROAD
WEAVERVILLE, NORTH CAROLINA 28787

PROPERTY OWNER:
ADVENTHEALTH ASHEVILLE, INC.
1035 RED BUD ROAD NE
CALHOUN, GEORGIA 30701

SETBACKS:

FRONT:	0'
REAR:	0'
SIDE:	50'
MAJOR THOROUGHFARE:	60'
MINOR THOROUGHFARE:	25.5'
STREAM BUFFER:	30'

BUILDING HEIGHT:

HOSPITAL:	120'
MOB PHASE I:	65'
MOB PHASE II:	55'
ASC:	55'

BUILDING DIMENSIONS:

HOSPITAL:	190' W X 395' L
MOB PHASE I:	130' W X 195' L
MOB PHASE II:	130' W X 195' L
ASC:	85' W X 205' L

BUILDING SIGNAGE:

HOSPITAL:	350 SF
MOB PHASE I:	75 SF
MOB PHASE II:	75 SF
ASC:	75 SF

PROPOSED PHASING:
PHASE 1: ANTICIPATED COMPLETION BY END OF 2027,
PHASE 2 & 3: ANTICIPATED COMPLETION TBD,

OWNERSHIP:
PROPOSED ROADS WITHIN THE DEVELOPMENT TO BE PRIVATE INTERNAL ROADS.

FLOOD MAP INFORMATION:
THE PROPERTY LIES WITHIN ZONE X, 'AREAS OF MINIMAL FLOOD HAZARD,' PER FEMA FIRM 3709973300J, EFFECTIVE JANUARY 6, 2010.

MAINTENANCE PLAN:
STREETS, STORMWATER, WATER/SEWER SERVICES, COMMON AREAS, AND AMENITY AREAS WILL BE OWNED AND MAINTAINED BY THE DEVELOPER.

WATER:
PROPOSED WATER WILL BE A PRIVATE SYSTEM.

SEWER:
PROPOSED SEWER WILL BE PRIVATE GRAVITY COLLECTION SYSTEM ROUTED TO PRIVATE LIFT STATIONS.

DRY UTILITIES (NATURAL GAS, TELEPHONE/CABLE, ELECTRIC):
TBD, LAYOUT TO BE PROVIDED BY PROVIDERS AFTER FINAL UTILITY DESIGN IS COMPLETED.

STREET NAMES TBD.

ALL PROPOSED INFRASTRUCTURE AND PRELIMINARY PLAT WILL NOT BE COMPLETED UNTIL AFTER PHASE I HAS BEEN COMPLETED.

PARCEL NUMBERS:
9733-73-5347 9733-83-1954
9733-73-4836 9733-83-3019
9733-73-8783 9733-83-8659

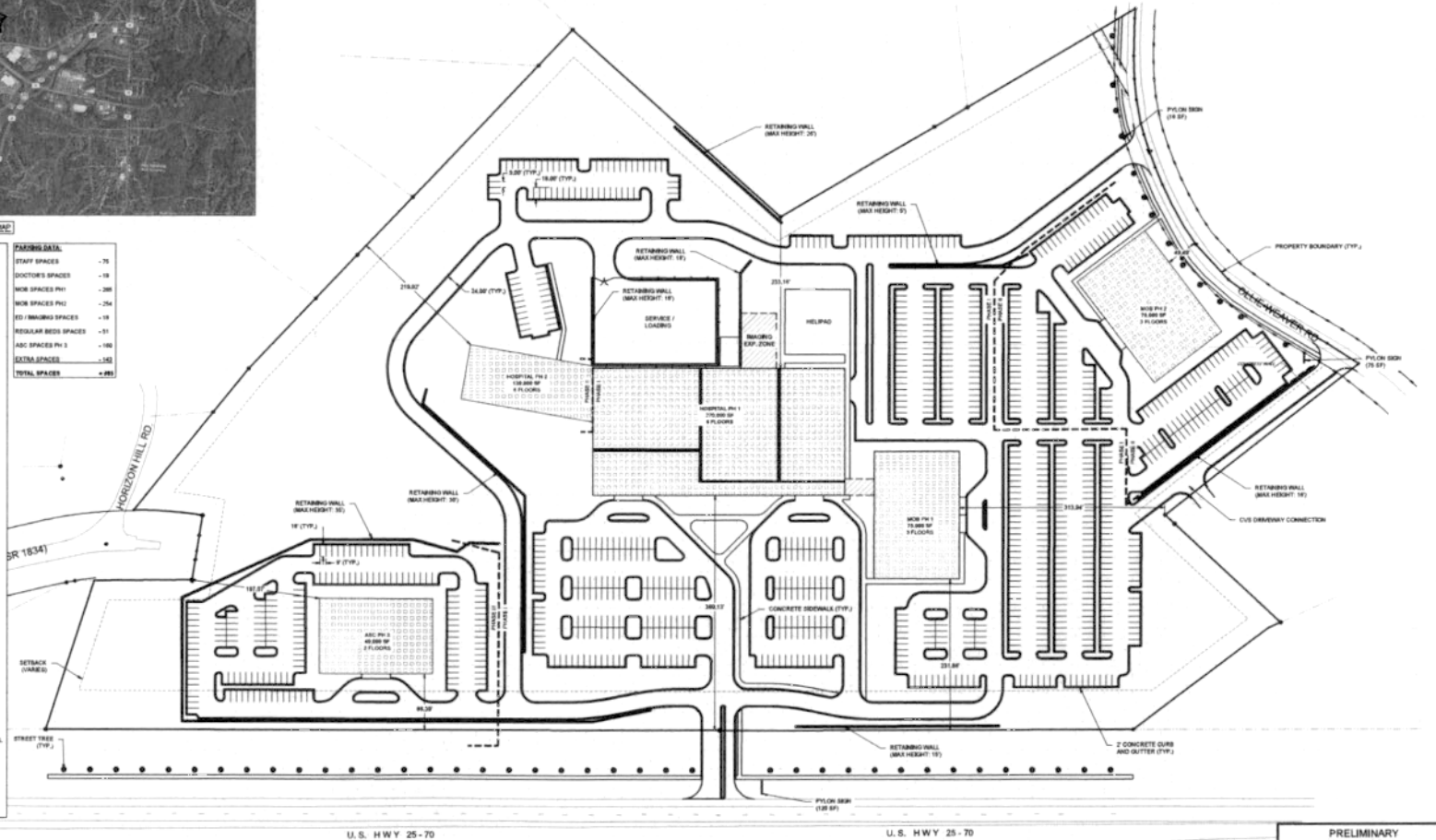
PROPERTY AREA:
32.84 ACRES (1,431,210 SQUARE FEET)

LENGTH OF ROAD SYSTEM:
3499'

OPEN SPACE:
7 ACRES

PARKING DATA:

STAFF SPACES	- 75
DOCTOR'S SPACES	- 19
MOB SPACES PH1	- 288
MOB SPACES PH2	- 254
ED / IMAGING SPACES	- 19
REGULAR BEDS SPACES	- 51
ASC SPACES PH 3	- 160
EXTRA SPACES	- 143
TOTAL SPACES	= 955



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811 Before You Dig

NO.	DATE	BY	DESCRIPTION

ADVENTHEALTH BUNCOMBE
COUNTY CAMPUS
ADVENTHEALTH
BUNCOMBE COUNTY, NORTH CAROLINA

GRAPHIC SCALE (ORIGINAL SIZE: 22x34) DIVISION VALUE = 60 FEET

MASTER SITE PLAN

OFFICE MANAGER	DESIGNER	DATE	PROJECT #	FUNDING #
M. CATHEY	G. ORR			
PROJECT MANAGER	REVIEWER	SEPTEMBER 2024	24.00118	N/A
R. WILL	S. BURWELL			

SHEET
C-100

P:\2024\24.00118\Land\SUP\ADVENTHEALTH BUNCOMBE - COUNTY\DRAWING\SHEET FILES\24.00118 - C2 SITE PLANS (2400) PLOT DATE: 9/26/2024 2:25 PM WESTON BERRY

Book: 6467 Page: 1940 Page 6 of 12 31

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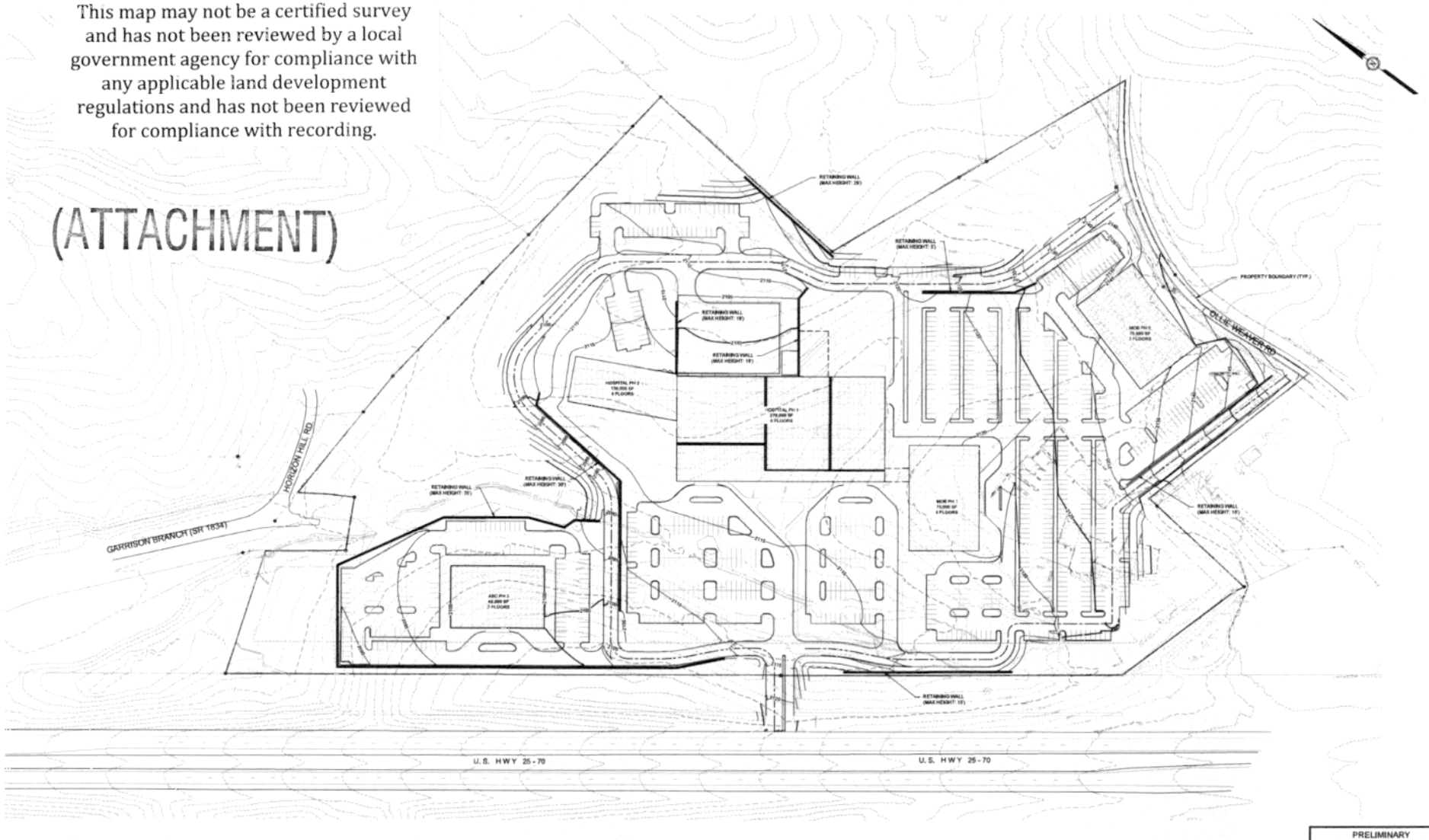

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811 Know what's below. Call before you dig.

NO.	DATE	BY	DESCRIPTION

ADVENTHEALTH BUNCOMBE COUNTY CAMPUS

ADVENTHEALTH

BUNCOMBE COUNTY, NORTH CAROLINA

GRAPHIC SCALE 30 0 30 60 90 180 — DIVISION VALUE = 30 FEET (ORIGINAL SIZE: 24"x36")

OFFICE MANAGER	DESIGNER
M. CATHEY	G. ORR
PROJECT MANAGER	REVIEWER
R. WILL	S. BURWELL

MASTER GRADING PLAN

DATE	PROJECT #	FUNDING #
SEPTEMBER 2024	24.00118	N/A

SHEET
C-200

6

Book: 6467 Page: 1940 Page 7 of 12 32

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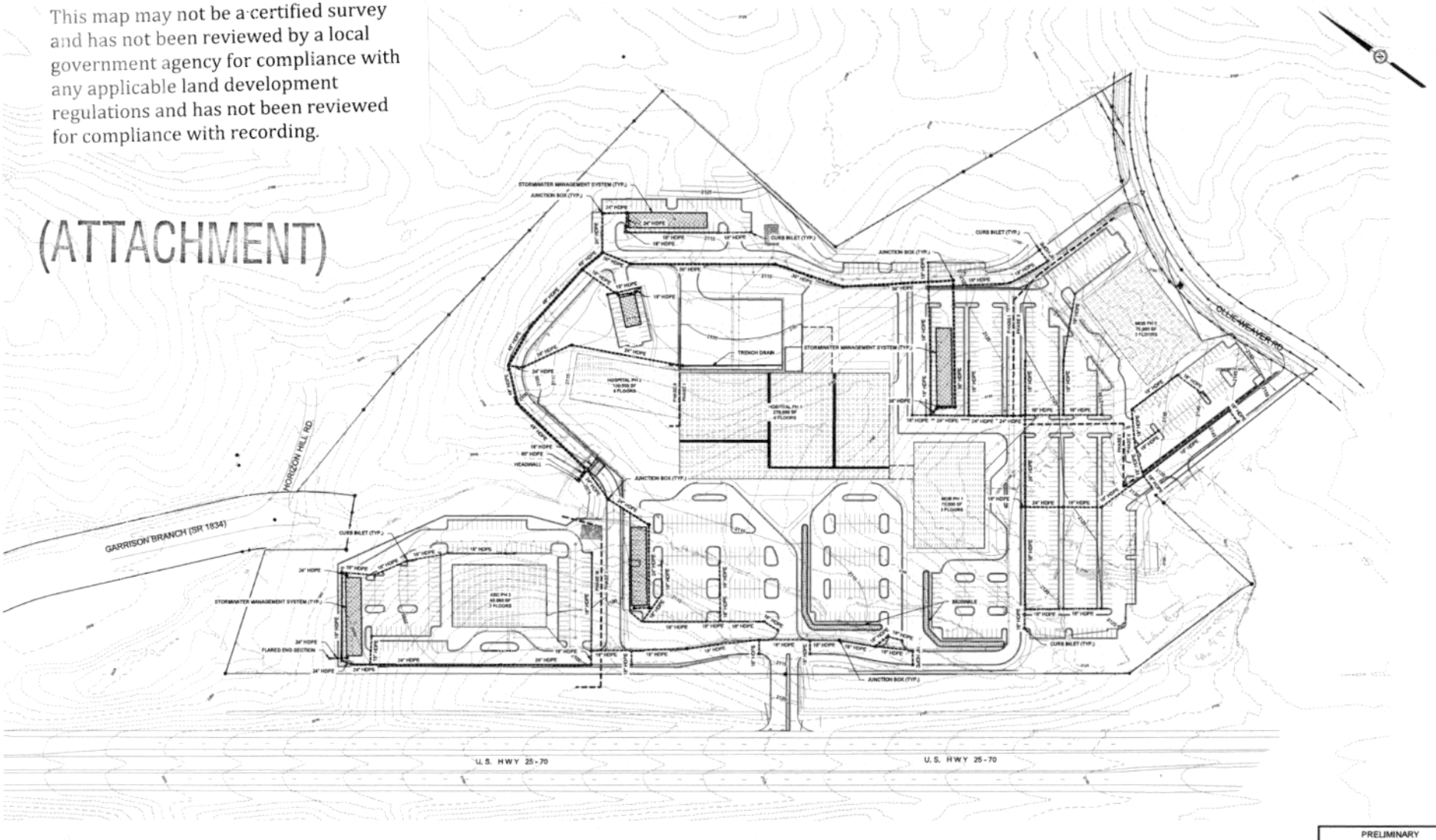

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811

NO.	DATE	BY	DESCRIPTION

ADVENTHEALTH BUNCOMBE COUNTY CAMPUS

ADVENTHEALTH

BUNCOMBE COUNTY, NORTH CAROLINA

GRAPHIC SCALE 0 40 80 160 — DIVISION VALUE = 80 FEET (ORIGINAL SIZE: 24"x36")

OFFICE MANAGER	DESIGNER
M. CATHEY	L. ROBERSON
PROJECT MANAGER	REVIEWER
R. WILL	S. BURWELL

MASTER STORMWATER MANAGEMENT PLAN

DATE	PROJECT #	FUNDING #
SEPTEMBER 2024	24.00118	N/A

SHEET
C-300

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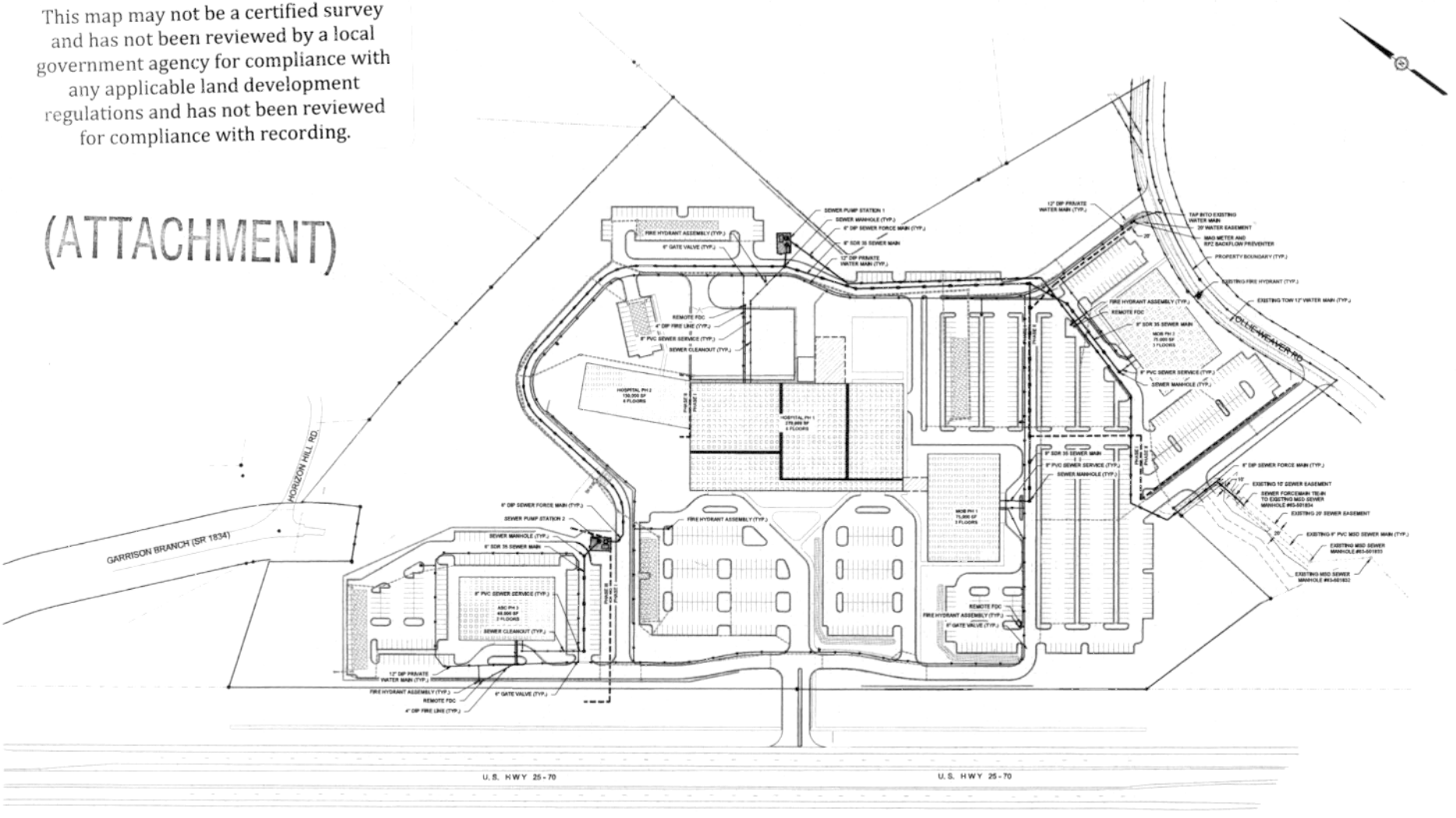

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811

NO.	DATE	BY	DESCRIPTION

ADVENTHEALTH BUNCOMBE COUNTY CAMPUS
ADVENTHEALTH
BUNCOMBE COUNTY, NORTH CAROLINA

GRAPHIC SCALE DIVISION VALUE = 60 FEET (ORIGINAL SIZE: 24"x36")

OFFICE MANAGER	DESIGNER
M. CATHEY	L. ROBERSON
PROJECT MANAGER	REVIEWER
R. WILL	S. BURWELL

MASTER UTILITY PLAN

DATE	PROJECT #	FUNDING #
SEPTEMBER 2024	24.00118	N/A

SHEET
C-400

(ATTACHMENT)

Book: 6467 Page: 1940 Page 10 of 12

(ATTACHMENT)

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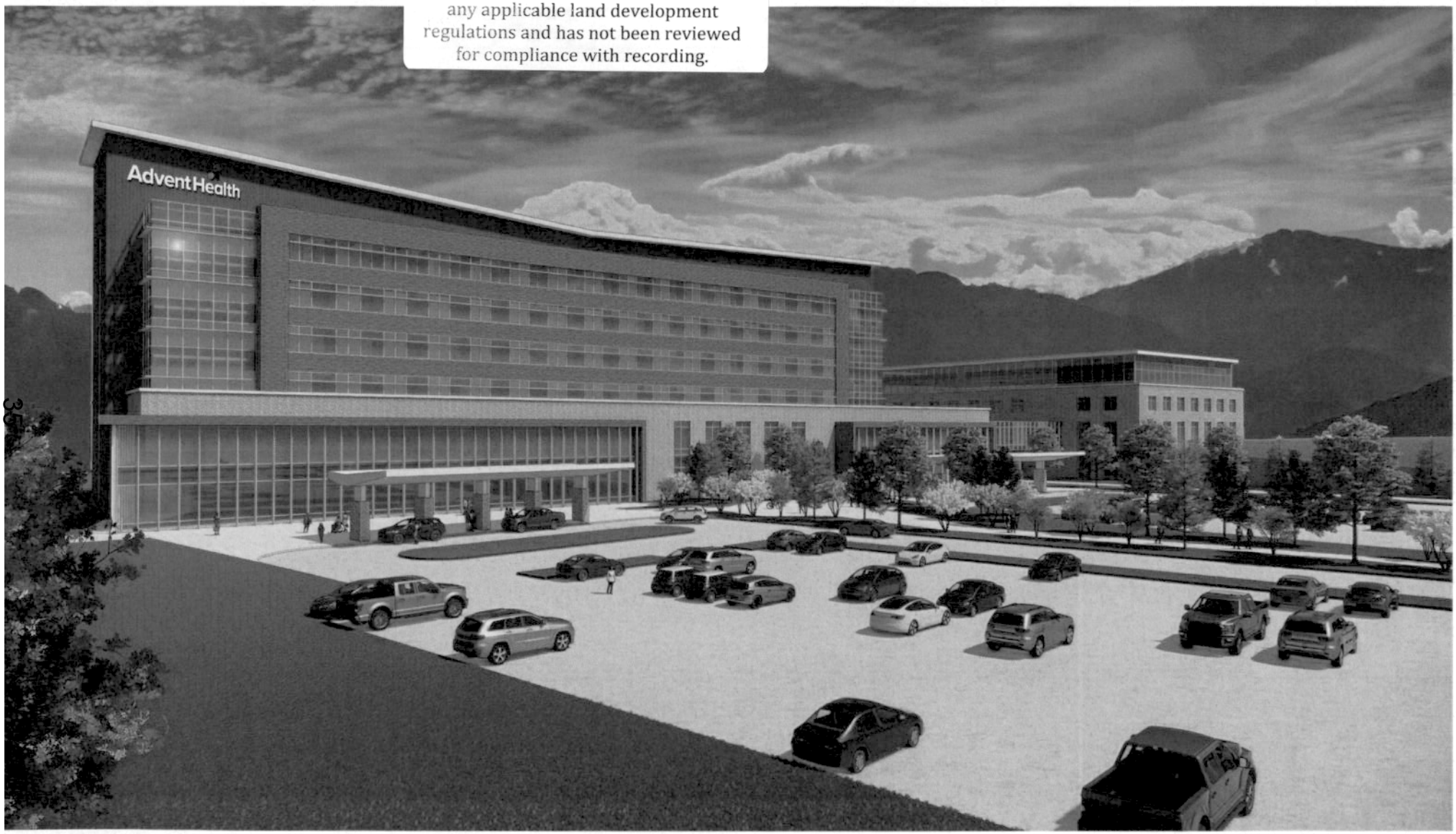

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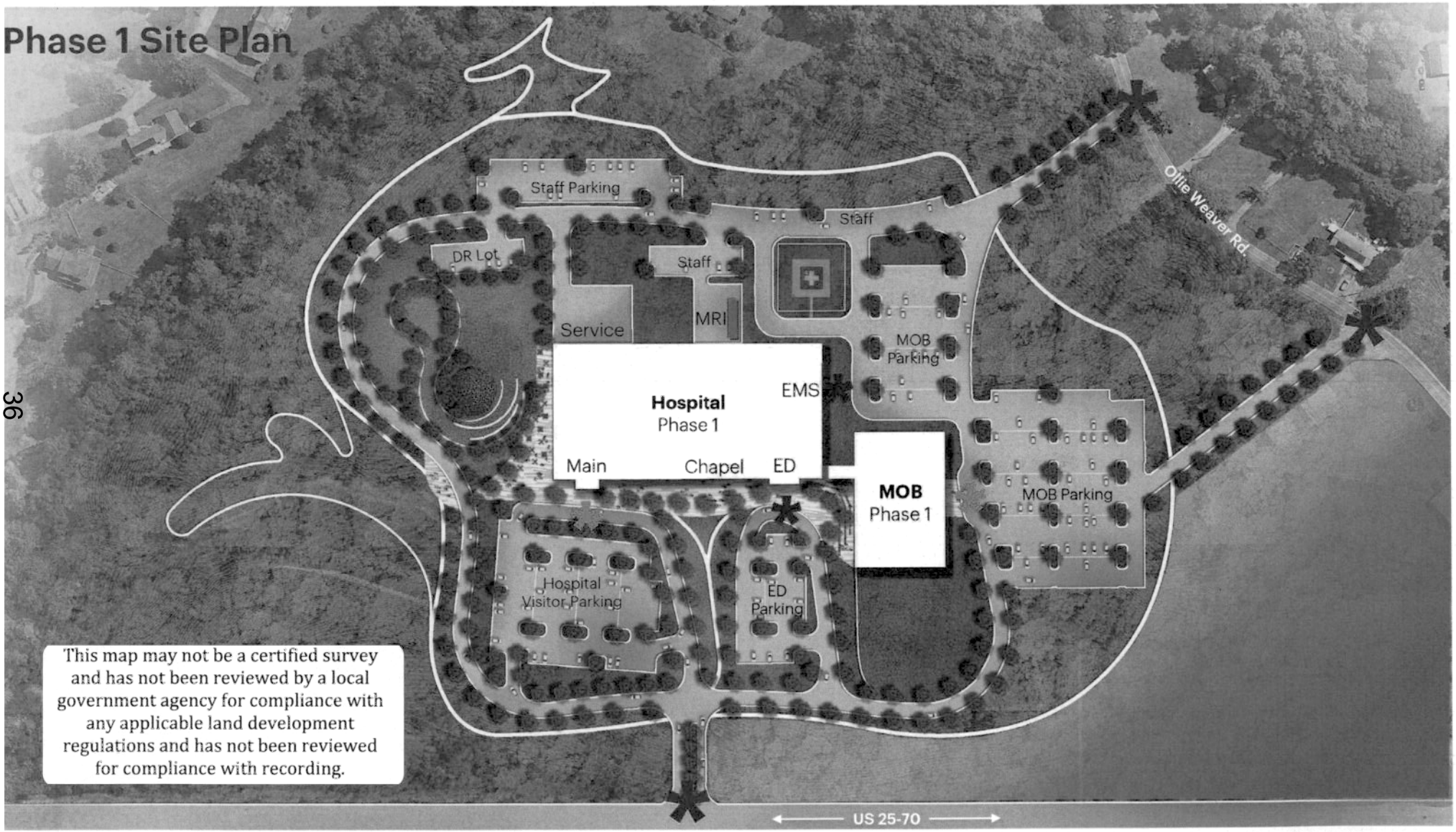

Book: 6467 Page: 1940 Page 12 of 12

(ATTACHMENT)

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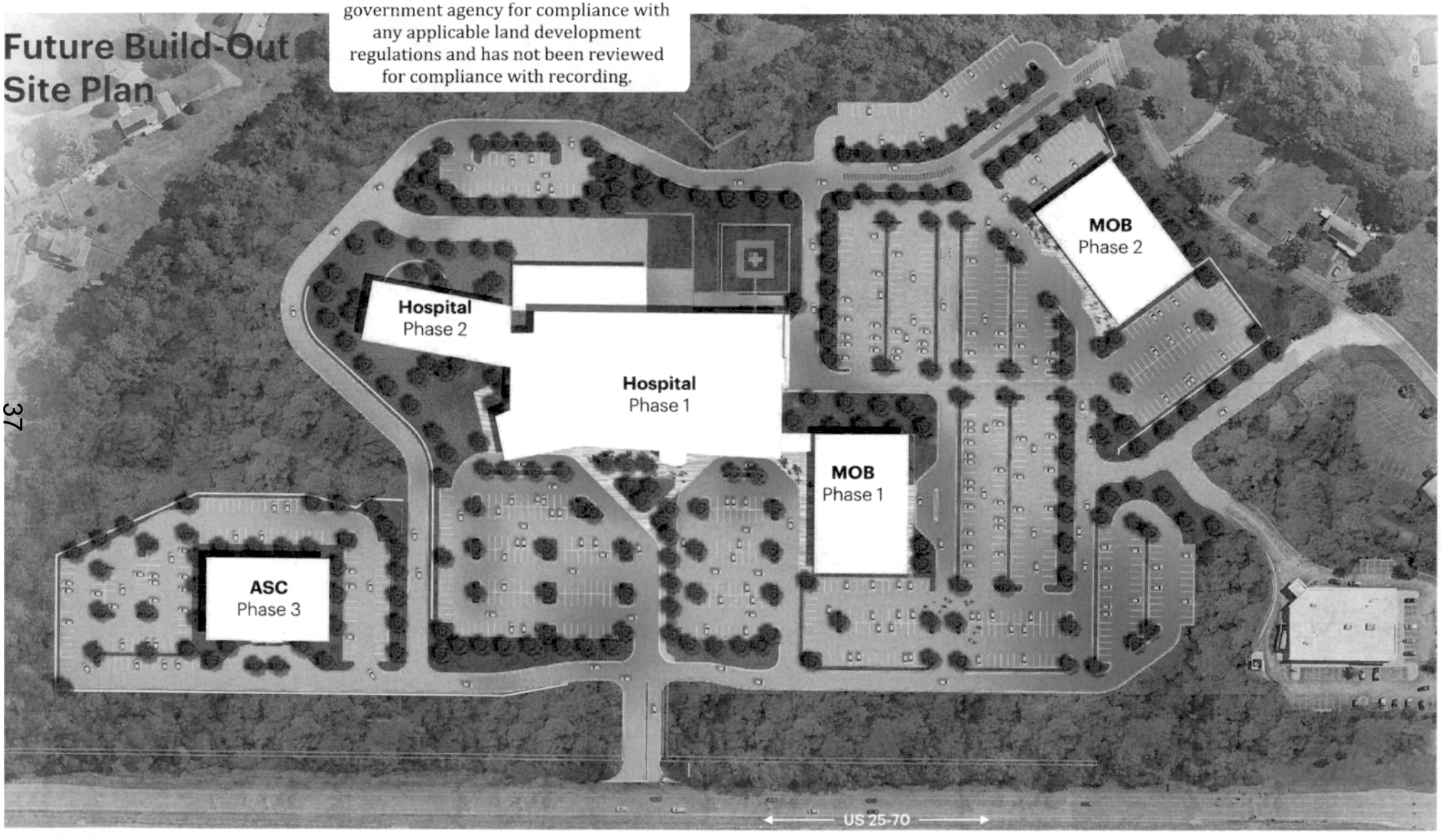


TOWN OF WEAVERVILLE

TOWN COUNCIL AGENDA ITEM

Date of Meeting: Monday, April 28, 2025

Subject: Code Amendment - Conditional District Text Amendment

Presenter: Planning Director

Attachments: Planning Board Recommendation, Staff Report

Description:

The current goals of the Comprehensive Land Use Plan (CLUP), last updated in January 2025, call for a continuous review of the zoning regulations. This goal was given a number 2 priority and it has been the practice of staff to bring forth text amendments when difficulties are encountered.

In the attached staff report, such difficulties are described related to conditional districts.

Action Requested:

Town Council is asked to set a public hearing on the matter for May 19, 2025 at 6pm.

Town of Weaverville
Planning Board

Recommendation and Plan Consistency Statement for
Proposed Text Amendments

On April 1, 2025, the Planning Board reviewed and, with a unanimous vote, recommend to Town Council the attached proposed text amendment which eliminates the approval of a final plat for conditional districts prior to the issuance of zoning permits. This favorable recommendation is based on the findings as stated herein.

The Planning Board has found that this proposed code amendment is consistent with the Town's comprehensive land use plan, reasonable, and in the best interest of the public in that the proposed amendment seeks to better align the permitting process for projects and prevent unnecessary text amendments for individual conditional districts. Also, the CLUP calls for an ongoing review of zoning regulations.

Jane Kelley
_____

Jane Kelley, Chairman of the Planning Board
April 1, 2025

RECOMMENDED AMENDMENTS TO CHAPTER 20
REGARDING CONDITIONAL DISTRICT TEXT AMENDMENT

Sec. 20-3203. Conditional districts.

(a) *Intent.* It is expected that, in most cases, a conventional district will appropriately regulate site-specific impacts of permitted uses and structures on surrounding areas, however conditional districts provide for those situations where a particular use, properly planned, may be appropriate for a particular site, but where the underlying conventional district has insufficient standards to mitigate the site-specific impact on surrounding area.

(b) *Consideration for any use.* Any use may be considered for a conditional district and shall be established on an individual basis, upon petition of the property owner.

(c) *Conditions.* Specific conditions may be proposed by the petitioner or by the town, but only those conditions approved by the town and consented to by the petitioner in writing may be incorporated into the zoning regulations. Unless consented to by the petitioner in writing, in the exercise of the authority granted by G.S. 160D-703(b) and this section, the town may not require, enforce, or incorporate into the zoning regulations any condition or requirement not authorized by otherwise applicable law, including, without limitation, taxes, impact fees, building design elements within the scope of G.S. 160D-702(b), driveway-related improvements in excess of those allowed in G.S. 136-18(29) and G.S. 160A-307, or other unauthorized limitations on the development or use of land. Conditions and site-specific standards imposed in a conditional district must be limited to those that address the conformance of the development and use of the site to town ordinances, plans adopted pursuant to G.S. 160D-501, or the impacts reasonably expected to be generated by the development or use of the site.

(d) *Petition.* Property may be placed in a conditional district only in response to a petition by all owners of the property to be included. The petition must be signed by all property owners, or agents of the owners, of all of the property to be included in the district and shall be accompanied by a statement analyzing the reasonableness of the proposed rezoning request by the petitioner, the established fee, and documentation as required by the following:

(1) A preliminary plan or site plan that is substantially in compliance with the mapping standards set out in Code section 20-2504 and supporting information that specifies the actual use or uses intended for the property and any rules, regulations, and conditions that, in addition to all predetermined ordinance requirements, will govern the development and use of the property;

(2) The number and general location of all proposed structures;

(3) The proposed use of all land and structures, including the number of residential units or the total square footage of any nonresidential development;

(4) All yards, buffers, screening, landscaping, and sidewalks required by ordinance, and notations of any deviation from requirements;

(5) Proposed number and location of the signs;

(6) Proposed phasing, if any, and the approximate completion time for the project;

(7) Traffic, parking, and circulation plans, showing the proposed location and arrangement of parking spaces and ingress and egress to adjacent streets, existing and proposed;

(8) Information on the height of all proposed structures;

(9) Exterior features of all of the proposed development including but not limited to construction and finishing materials.

(e) *Approval procedure.* Except as specifically modified by this section, the procedures to be followed by the planning board and town council in reviewing, granting, or denying any petition for a conditional district shall be the same as those established for zoning map amendments (see Code section 20-1504). The following additional procedures shall also apply for the approval of conditional districts:

(1) *Initial consideration by town council.* Petitions for conditional districts shall be initially reviewed by town council. After its initial consideration of a petition for a conditional district, town council shall refer the request to the planning board for the full review process as required by G.S. Chapter 160D. Initial consideration of such petitions are intended to provide town council with the opportunity to express their preliminary thoughts related to the petition but shall not serve as a final determination on same.

(2) *Community meeting.* Before a public hearing may be held by the town council on a petition for a conditional district the petitioner must file in the office of the town clerk a written report of at least one community meeting held by the petitioner. The report shall include, among other things, a listing of those persons and organizations contacted about the meeting and the manner and date of contact, the date, time, and location of the meeting, a roster of the persons in attendance at the meeting, a summary of issues discussed at the meeting, and a description of any changes to the rezoning petition made by the petitioner as a result of the meeting. In the event the petitioner has not held at least one meeting pursuant to this subsection, the petitioner shall file a report documenting efforts that were made to arrange such a meeting and stating the reasons such a meeting was not held. The adequacy of a meeting held or report filed pursuant to this subsection shall be considered by the town council but shall not be subject to judicial review. Notice of the community meeting shall be posted on the property and mailed to all the property owners within 200 feet of the property boundaries not more than 25 days nor less than ten days prior to the meeting.

(f) *Approval and ordinance.* If a petition for a conditional district is approved, the development and use of the property shall be governed by the ordinance establishing the conditional district, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved conditional district. Each conditional district will be given a special number, distinguishing such conditional district from another zoning district. Each ordinance adopted by town council which establishes a conditional district within the town is hereby incorporated into this chapter as a separate and unique zoning district and shall be reflected on the town's zoning map. Copies of such ordinances shall be kept on file with the town clerk and may be reviewed upon request.

(g) *Time limits.* Time limits for the completion of the project's infrastructure and completion of construction may be established as conditions of the conditional district, subject to consent of the property owner. Extensions to established time frames shall be subject to the approval of town council.

(h) *Phasing of projects.* Project phasing must be reviewed and approved with the conditional district. Phases must be shown on the site plan that is adopted in conjunction with the ordinance approving the conditional district and the time periods related to the phasing must also be addressed in said ordinance.

(i) *Performance guarantees.* At the discretion of the town council, the property owner may be required to post performance guarantees to guarantee the successful completion of required improvements included in the approved conditional district. Such performance guarantees are subject to the provisions of G.S. 160D-804.1.

(j) *Judicial review.* Conditional district decisions under this section are legislative decisions that are presumed valid if there is a reasonable basis for the decision.

(k) *Future variance request.* Properties subject to a conditional district are not eligible for variances on the approved project.

(l) *Maintaining the conditional district.* A conditional district is a rezoning which represents both a text and map amendment and as such is must be maintained after the sale of the property district.

(m) *Modifications.* Minor modifications and major amendments to approved conditional districts shall be in accordance with Code section 20-1303.

(n) *Final plat approval process.* All water, sewer, stormwater infrastructure, and all street, sidewalk, and similar improvements must be installed and verified as complete by the appropriate authority prior to final plat review. Once the required infrastructure is complete, the final plat is to be reviewed by the zoning administrator and the technical review committee for compliance with the relevant portions of the ordinance approving the conditional district for the project. Upon finding that the required infrastructure is complete and the final plat is in compliance with the ordinance, the planning director, or their designee, shall approve the final plat and authorize the recordation of same. Final plats must contain all applicable information as set out in Code section 20-2504 and Code section 20-2505.

~~(o) *Issuance of zoning permits.* The zoning administrator shall not issue a zoning permit until a final plat has been approved and recorded.~~

Town of Weaverville, North Carolina

Staff Report: Conditional Districts Text Amendment

Prepared March '25

Sources: Town of Weaverville Code of Ordinances; Comprehensive Land Use Plan, SB 382

Comprehensive Land Use Plan Stated Goal and Background Information

The current goals of the Comprehensive Land Use Plan (CLUP), last updated in January 2025, call for a continuous review of the zoning regulations. This goal was given a number 2 priority and it has been the practice of staff to bring forth text amendments when difficulties are encountered.

Existing Conditions

Under existing regulations found within Sec. 20-3203. Conditional Districts staff is prohibited from issuing zoning permits applicable to a property where a conditional district has been achieved until the final plat has been approved and recorded. However, within the specific conditions created for a conditional district, these timeframes or phasing are typically altered, and the text of the individual conditional district overrule those found in generally applicable regulations.

This is also not an accurate example of the evolution of nearly all projects. For example, the site work for the AdventHealth Campus requires retaining walls. These walls, once reaching a certain height, require a building permit from Buncombe County Permits and Inspections who will not advance their case file without zoning approval from the town. This event occurred approximately one month into the site and grading work, and nowhere near the point of final plat approval.

Also, in the event that the sequence of permitting is not altered by the text of an individual conditional district, these generally applicable regulations will apply, and projects will stagnate without certain requisite approvals.

In short:

1. Generally applicable ordinance language contained in Sec. 20-3203. Conditional Districts are being overridden by the text of individual conditional districts.
2. The sequence of events contained in Sec. 20-3203. Conditional Districts does not represent an accurate representation of the sequence of events for project construction.
3. In the event that an individual conditional district does not alter the sequence of permitting, a text amendment to the generally applicable regulations or the individual conditional district will be required.

Sources: Town of Weaverville Code of Ordinances; Comprehensive Land Use Plan, SB 382

Down-zoning Analysis

Courtesy of the recently enacted SB 382, it is the position of staff that the proposed text amendment does not represent a downzoning of a property initiated by the local government thereby requiring consent of the owner(s) affected.

The proposed text amendment does not affect an area of land in any of the following ways:

(1) by decreasing the development density of the land to be less dense than was allowed under its previous usage; (2) by reducing the permitted uses of the land that are specified in a zoning ordinance or land development regulation to fewer uses than were allowed under its previous usage; (3) by creating any type of nonconformity on land not in a residential zoning district, including a nonconforming use, nonconforming lot, nonconforming structure, nonconforming improvement, or nonconforming site element.



TOWN MANAGER'S REPORT
April 2025

Mayor/Council,

Firehouse Subs Public Safety Foundation Grant
The Fire Department has been awarded a non-matching grant in the amount of $35,154.18 for the purchase of a zodiac rescue boat with motor and trailer. This is for our swift water rescue team and will be similar to the one pictured below.



Police Department Training and Standards Audit
Police Chief Oberlin and her staff recently participated in the Department's first Training and Standards Audit. The audit revealed no deficiencies and the Department was commended on their recordkeeping.

Reems Creek Fire Department
As mentioned previously the Reems Creek Valley Fire Dept has had some changes in leadership. We have continued to meet with their Chief to discuss collaboration and partnerships in that area with providing staffing in their station. Their board voted at their April meeting against going that route, but I have reached back out to the Chief, asking if we can meet and discuss the topic further and answer any questions the Board may have.

Water Wheel Update
Under FEMA's guidance and direction the plans on the waterwheel restoration are proceeding. It is currently being built and will be reassembled onsite and set back in place at the end of June if all goes well. We were not able to make it operational as originally planned due to complicated permitting and construction within the waterway.

PPDR (Private Property Debris Removal)

I received approximately 20 PPDR applications from Debris Tech who handled our intake applications. I sent Debris Tech the information that they requested on the applications that were approved. These applications either have been or will be sent to FEMA for final approval to ensure that they meet the reimbursement requirement prior to the work starting.

Arbor Day Celebration

The Town's Arbor Day event was held on April 10th in the Main Street Nature Park. I extend my gratitude to the Tree Board, Councilmember Cordell, and Tamara Mercer for their efforts toward a successful event. I'd also like to recognize and thank Reems Creek Nursey for its generous donation of the red oak that was planted and to Russ Kantner, Chairman of the Tree Board, for his donation of tree seedlings to the primary school students that participated in the program.



I-26 Bridge Demolition

NCDOT reports that they will be shifting traffic to the newly constructed I-26 bridge over Quarry Road and demolishing the existing bridge sometime in the first few weeks of May. This will affect some of the Town's operations, but should not affect the public.

Pickleball

Public Works staff is in the process of ordering and installing some additional sound barrier panels at the Pickleball courts.

Water Treatment Plant Resiliency Project

The generator installation and chlorine gas conversion projects at the Water Treatment Plant are out to bid. Town staff was involved in a grant scoping meeting with the EPA on the use of the $1M EPA grant and we are hoping to be able to use those funds to reimburse the Town for the purchase of those generators and some of the engineering fees related to that project and the expansion project.

Fire Chief Update

I have been working on filling the Fire Chief vacancy and anticipate being able to update you on this at tonight's meeting.

Upcoming Town Meetings

- May 6 – Planning Board Meeting
- May 13 – Budget Workshop and Public Hearing on FY26 Budget
- May 19 – Regular Town Council Meeting
- May 26 – Memorial Day Program; Offices Closed

Respectfully submitted,
Scottie Harris, Town Manager

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

MEETING DATE:	April 28, 2025
SUBJECT:	County Helene Recovery Update and Community Input Presentation
PRESENTER:	Rachael Sawyer, Buncombe County Representative
ATTACHMENTS:	Presentation Slides

DESCRIPTION/SUMMARY OF REQUEST:

The County is doing a number of community presentations about storm recovery and next steps. A Buncombe County representative will be at tonight's meeting to talk about where we are in the recovery process along with what planning looks like for the long term.

It is anticipated that they will provide information on how they are gathering community input for the development of a Countywide long-term recovery plan.

COUNCIL ACTION REQUESTED:

No action requested

Long Term Recovery Planning

Municipal Managers

March 5, 2025

What is long term recovery planning, and why do it?

A long term recovery plan…

- Guides to help a community rebuild and recover after a major disaster
- Assesses impacts & needs
- Names what is important to accomplish for recovery
- Reflects community voice yet is tailored to organizational scope
- Aligns to existing plans where possible (*e.g. comprehensive land use, strategic, hazard mitigation, parks, transportation, health, economic development*)

A good plan helps…

- Secure funding/resources from state & federal agencies
- Coordinate efforts between different organizations & government agencies
- Prioritize needs so the most critical issues get addressed first
- Support businesses and residents in rebuilding their lives
- Build back stronger to reduce damage from future disasters

Buncombe County's Planning Approach



- Establishes a **recovery framework** naming priority areas for recovery (recovery support functions)
- Conveys specific **recovery projects** in line with priorities, objectives, goals & vision established in the strategic and comprehensive plans

- Sets priorities, objectives & goals spanning the entire scope of county government operations
- Draft 5-year plan through 2030 was set for adoption in November 2024; refreshing with plans for adoption in September 2025

- Vision & policy document to guide relationships between land uses, infrastructure, and key community services and amenities
- Fully adopted, 20-year plan through 2043

Example Potential Recovery Projects

- Creation of a Small Area Plan for unincorporated Swannanoa to guide land use, zoning, infrastructure, transportation, design, and community development
- Construction of a housing development on County-owned property to create rental housing units affordable to households at or below 80% of Area Median Income
- Redevelopment of a County park that was extensively damaged in by the storm
- Activating property acquired through the hazard mitigation buyout program for greenways or other passive recreation

Tentative Timeline

March	April-May	June-July	August	September
• Establish planning process, scope, partners & timeline	• Community engagement #1 (input) • Develop recovery project ideas • Collect information about possible funding sources	• Refine recovery project ideas into draft proposals • Prioritize projects • Community engagement #2 (feedback)	• Develop draft plan • Gather feedback	• Refine draft into final plan • Formal plan adoption

County-Municipal Collaboration

- Buncombe County Government convened municipalities throughout the disaster response for collaborative problem solving & approaches on topics such as:
  - Early response efforts such as search & rescue
  - Water distributions
  - Debris removal
  - Locations of Disaster Recovery Centers
  - Business response coordination
  - Hazard Mitigation Grant Program
  - Coordination with state and federal partners
  - Pubic information

Opportunities for Collaboration on Long Term Recovery Plan

1. Shared impact/needs assessment
2. Shared community engagement
3. Inclusion of municipally-led projects in a shared recovery plan

TOWN OF WEAVERVILLE

TOWN COUNCIL AGENDA ITEM

DATE OF MEETING:	April 28, 2025
SUBJECT:	Northridge Farms Project – Public Street Acceptance and Commitment Request
PRESENTER:	Assistant Town Manager Jackson
ATTACHMENTS:	Site Location Map, Roundabout Concept, Stream Crossing Plan, and Site Plan showing Road Layout

DESCRIPTION/SUMMARY OF REQUEST:

Forestar is the developer for the Northridge Farms Project. As part of their property acquisition they obtained ownership of the roads within Northridge Commons Shopping Center, all of which are currently private.

The main roads through the shopping center include Northridge Commons Parkway and Northcrest Road. Forestar has submitted a request for the Town to take those roads into its public street system. A roundabout concept design is proposed to more efficiently flow traffic through the 4-way stop that is currently in place. They have also altered the crossing over Gill Branch from a bridge to a box culvert system, and that is shown on an attachment.

Forestar is also requesting that the main roads to be built within Northridge Farms receive a public street commitment from the Town. A Site Plan showing the proposed road layout is attached and the roads highlighted in blue and yellow are requested to be Town streets.

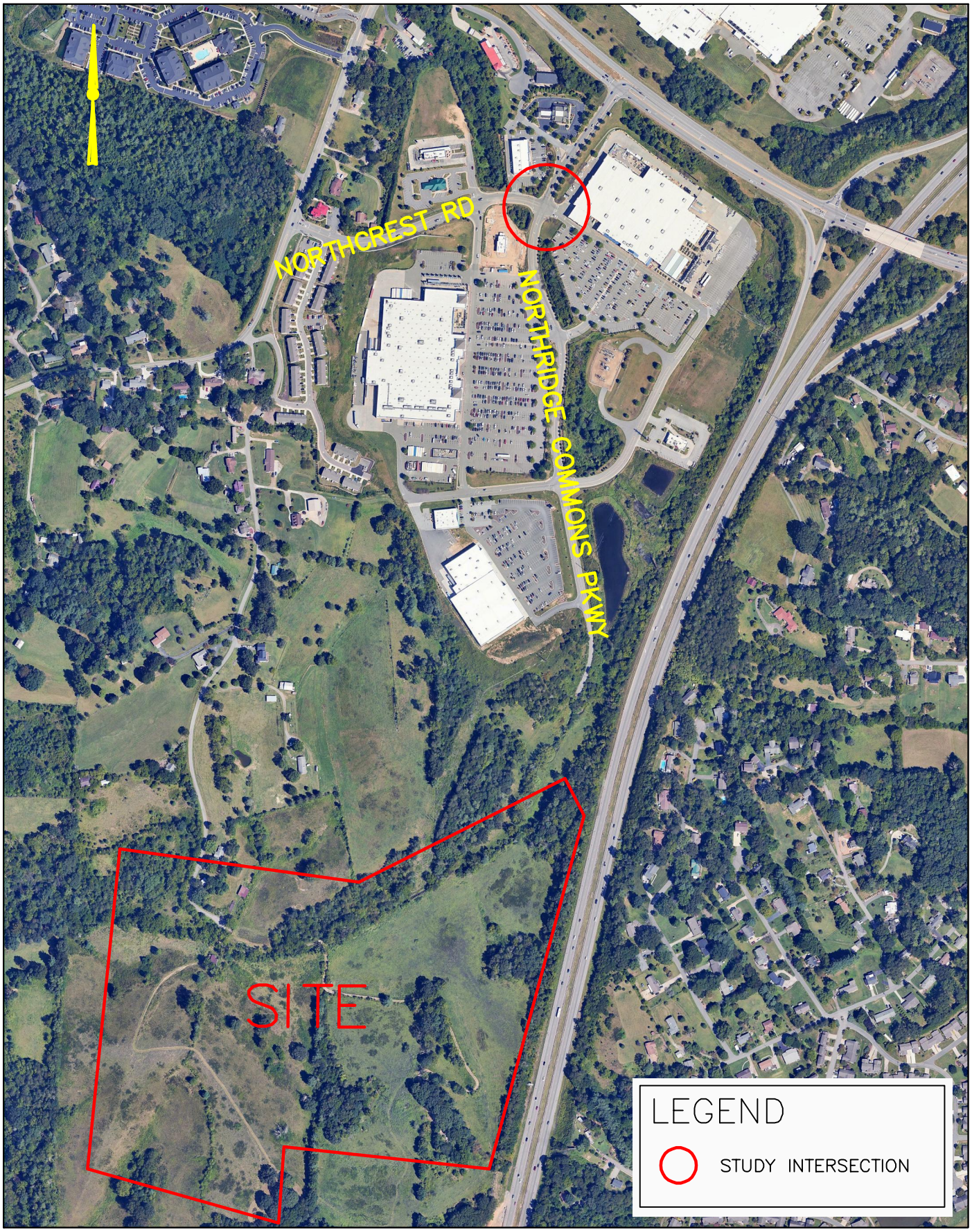
Town staff and representatives from Forestar will be at tonight's meeting to begin this discussion and to answer any initial questions on this topic.

It will be good to get some consensus on whether this is something that Town Council would like to consider or whether you would prefer to have all of these roads remain private.

If you would like to consider accepting the existing streets then the Public Works Director will work with the developer to establish a plan for assessing the condition of the streets and the related stormwater drainage system. A decision on the new streets is also needed so that the developer can determine what construction standard they must follow and whether Town inspections will be needed.

ACTION REQUESTED:

Town Council discussion and direction.



Kimley»Horn	NORTHRIDGE FARMS WEAVERVILLE, NC TRAFFIC IMPACT ANALYSIS	SITE LOCATION	FIGURE 1

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

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Kimley»Horn	NORTHRIDGE FARMS WEAVERVILLE, NC TRAFFIC IMPACT ANALYSIS	ROUNDABOUT CONCEPT	FIGURE 9

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY–HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY–HORN AND ASSOCIATES, INC.

SEMENT
703 PG 719)

GRADING AND STORMWATER LEGEND

- EXIST. BOUNDARY
- EXIST. ADJOINER
- EXIST. STREAM
- EXIST. STREAM BUFFER
- EXIST. WETLAND
- EXIST. FEMA NON-ENCROACHMENT
- FEMA FLOOD HAZARD AREA (1%)
- FEMA FLOOD HAZARD AREA (0.2%)
- EXIST. RIGHT OF WAY
- EXIST. EASEMENT
- EXIST. BUILDING SETBACK
- EXISTING BUILDING
- EXISTING SIDEWALK
- EXISTING PAVEMENT
- EXIST. CURB
- EXIST. MANHOLE
- EXIST. MANHOLE
- E–SS EXIST. SANITARY SEWER
- EXIST. SEWER CLEAN OUT
- E–W EXIST. WATER LINE
- EXIST. WATER METER
- EXIST. FIRE HYDRANT
- EXIST. WATER VALVE
- E–OU EXIST. OVERHEAD UTILITIES
- EXIST. POWER POLE
- E–U EXIST. UNDRGRND UTILITIES
- E–ST EXIST. STORM DRAIN
- EXIST. CURB INLET
- EXIST. JUNCTION BOX
- EXIST. DROP INLET
- EXIST. TELE MANHOLE
- EXIST. DROP INLET
- EXIST. TRANFORMER
- EXIST. LIGHT POLE
- EXIST. MINOR CONTOUR
- ELEV EXIST. MAJOR CONTOUR
- NEW BUILDING
- NEW PAVEMENT
- NEW HD PAVEMENT
- NEW CONCRETE SIDEWALK
- NEW GRAVEL
- NEW CURB & GUTTER
- NEW YARD INLET
- NEW DROP INLET
- NEW CURB INLET
- NEW JUNCTION BOX
- NEW HEADWALL
- NEW FLARED END SECTION
- ST NEW STORM PIPE
- STORM EASEMENT
- RIP RAP LINED DITCH
- NEW MINOR CONTOUR
- ELEV NEW MAJOR CONTOUR
- +17.0 NEW SPOT GRADE
- NEW PROPERTY LINES
- NEW RIGHT OF WAY
- 6inW NEW WATER DISTRIBUTION MAIN
- NEW WATER FIRE HYDRANT
- NEW MANHOLE
- 6inSS NEW SEWER LINE
- LIMITS OF DISTURBANCE
- NEW WALL (BY OTHERS)
- TEMP. TREE PROTECTION FENCE

DEVELOPMENT DATA

PROPERTY ADDRESS: 56 GILL BRANCH RD.
REEMS CREEK, NC
PIN NUMBER: 9732-78-9228, 9732-77-7382, 9732-76-5731
PIN NUMBER: 9732-76-5475, 9732-76-2936, 9732-66-5806
PROPERTY SIZE: 88.12 ACRES
ZONING REVIEW: TOWN OF WEAVERVILLE
EROSION CONTROL REVIEW: BUNCOMBE COUNTY
STORMWATER REVIEW: BUNCOMBE COUNTY
ZONING CLASSIFICATION: CONDITIONAL DISTRICT
PROPOSED NUMBER OF UNITS: 568
PROPOSED DENSITY: 6.55 UNITS / ACRE
PROPERTY OWNER: FIRST VICTORY, INC.
CONTACT: TRAVIS FOWLER
ADDRESS: 542 S. CALDWELL ST.
BREVARD, NC 28712
EMAIL: TRAVIS@FIRSTVICTORY.COM
PHONE: (828) 884-7934
DEVELOPER: FIRST VICTORY, INC.
CONTACT: TRAVIS FOWLER
ADDRESS: 542 S. CALDWELL ST.
BREVARD, NC 28712
EMAIL: TRAVIS@FIRSTVICTORY.COM
PHONE: (828) 884-7934
ENGINEER: CDG ENGINEERS & ASSOCIATES INC.
CONTACT: JOHN KINNAIRD, PE
ADDRESS: 15 ARLINGTON ST.
ASHEVILLE, NC 28801
EMAIL: JOHN.KINNAIRD@CDGE.COM
PHONE: 828-232-4700
LANDSCAPE ARCH.: FIND THE LINE STUDIOS, PLLC
CONTACT: ROB DULL
ADDRESS: 305 POLE CREASMAN RD.
ASHEVILLE, NC 28806
EMAIL: ROB@FINDTHELINESTUDIOS.COM
PHONE: (828) 674-5592

N
W E
S

0 20 40 60
SCALE: 1"= 20'

EXISTING WETLAND (TYP)
PER JUNE 7, 2022 DELINEATION
BY COLE SURVEYING AND DESIGN, PA
(JURISDICTIONAL DETERMINATION: SAW-2022-02594)

PROPOSED CURB INLET (TYP), SEE SHEET C-5.27 FOR DETAIL
PROPOSED 8FT X 8FT BOX CULVERTS
PROPOSED RETAINING WALL (TYP), DESIGN & SPECIFICATION BY OTHERS
EXISTING ADJACENT PROPERTY BOUNDARY (TYP)
EXISTING STREAM (TYP) PER JUNE 7, 2022 DELINEATION BY COLE SURVEYING AND DESIGN, PA (JURISDICTIONAL DETERMINATION: SAW-2022-02594)
EXISTING 30FT VEGETATIVE STREAM BUFFER (TYP)
EXISTING 20FT SANITARY SEWER EASEMENT (TYP)

POND 4e
SW-4E.1
JMH–2A
JB–3B
JMH–2
JHM–3C
LS–4E
CI–3A
CI–3
JMH–19B
JMH–19A
JMH–19
EW–1
JMH–1A
JMH–13B
CI–15A
CI–15
MH-A8
SW-4d.4
C.O.S.
T1 T2 T3 T4 T5 T6 T7
FFE: 49.5 FFE: 49.5 FFE: 50.5 FFE: 51.5 FFE: 52.5 FFE: 52.5 FFE: 52.5

No.	REVISIONS/SUBMISSIONS	Date
1	BUNCOMBE COUNTY SUBMITTAL	07-13-2023
2	PRICING SET	10-12-2023
3	MSD, DOT, FLOOD & DUKE SUBMITTAL	11-02-2023
4	STORM & ESC RESPONSE	12-21-2023
5	NCDEQ WATER SUBMITTAL	01-23-2024
6	PLANNING SUBMISSION	05-07-2024
7	RESPONSE TO COMMENTS	05-31-2024
8	RESPONSE TO WATER	08-28-2024

Revision/Submission number with a triangle indicates changes made on this sheet

NORTH CAROLINA PROFESSIONAL SEAL 035686 ENGINEER JOHN H. KINNAIRD III

CDG ENGINEERS & ASSOCIATES, INC. NORTH CAROLINA CERT # C-1497.5

FINAL REVIEW
FOR CONSTRUCTION

Designed: JHK
Drawn: WDL
Checked: BDS
Reviewed: JHK
Scale: AS NOTED
Date: 08-28-2024

15 Arlington Street
Asheville, N.C. 28801
Phone: 1-828-232-4700
Fax: 1-828-232-1331
www.cdge.com

CDG
Planning • Engineering • Surveying • Environmental Services •

NORTHRIDGE FARMS
RESIDENTIAL DEVELOPMENT
TOWN OF WEAVERVILLE NORTH CAROLINA

Project No: 591023
CULVET
Drawing Title: NORTH RIDGE COMMONS STREAM XING

57

MASTER PLAN LEGEND

EXIST. BOUNDARY
EXIST. ADJOINER
EXIST. WETLAND
EXIST. STREAM
EXIST. STREAM BUFFER
EXISTING BUILDING
EXISTING SIDEWALK
EXISTING PAVEMENT
EXIST. CURB
EXIST. MANHOLE
EXIST. SANITARY SEWER
EXIST. SEWER CLEAN OUT
EXIST. WATER LINE
EXIST. WATER METER
EXIST. FIRE HYDRANT
EXIST. WATER VALVE
EXIST. OVERHEAD UTILITIES
EXIST. POWER POLE
EXIST. UNDRGRND UTILITIES
EXIST. STORM DRAIN
EXIST. CURB INLET
EXIST. JUNCTION BOX
EXIST. DROP INLET
EXIST. TELE MANHOLE
EXIST. UTILITY
EXIST. MINOR CONTOUR
EXIST. MAJOR CONTOUR
NEW BUILDING
NEW PAVEMENT
NEW HD PAVEMENT
NEW CONCRETE SIDEWALK
NEW GRAVEL
NEW CURB & GUTTER
NEW DROP INLET
NEW CURB INLET
NEW JUNCTION BOX
NEW HEADWALL
NEW STORM PIPE
NEW MINOR CONTOUR
NEW MAJOR CONTOUR
NEW RIGHT OF WAY
NEW WATER DISTRIBUTION MAIN
NEW MANHOLE
NEW SEWER LINE
NEW WALL (BY OTHERS)

SITE AND ZONING NOTES

PROPERTY ZONING: CONDITIONAL DISTRICT
MINIMUM LOT SIZE: 10,000 SF (6,000 SF)
MAXIMUM BUILDING HEIGHT: 35'
SETBACKS
FRONT: 10'
REAR: 15'
SIDE: 7'
MAXIMUM DENSITY ALLOWED: 12 UNITS PER ACRE
MAXIMUM UNITS ALLOWED: 1032
PROPOSED NUMBER OF UNITS: 588
PROPOSED DENSITY: 6.55 UNITS / ACRE UNITS PER ACRE

COMMON OPEN SPACE PROVIDED: 452,338 SQ FT/10.61 ACRES

*ALL DIMENSIONS ARE FROM EDGE OF ASPHALT, FACE OF CURB, FACE OF WALL, OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
*ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF DETAILS, SPECIFICATIONS, AND OTHER DEVELOPMENT ORDINANCES OF TOWN OF WEAVERVILLE.

UNIT & PARKING SUMMARY

SINGLE FAMILY
TOWNHOMES: 65
SINGLE FAMILY HOMES: 107
SUBTOTAL: 172
MINIMUM PARKING (2 / UNIT): 344
PROVIDED PARKING: 361

MULTIFAMILY
GARDA HOMES: 324 UNITS
APARTMENTS: 284 UNITS
SUBTOTAL: 1358 UNITS
MINIMUM PARKING (1.75 / UNIT): 693
PROVIDED PARKING: 707

TOTAL UNITS: 556
TOTAL PARKING: 1068

DEVELOPMENT DATA

PROPERTY ADDRESS: 56 GILL BRANCH RD, REEMS CREEK, NC
PIN NUMBER: 9732-78-9728, 9732-77-7382, 9732-76-5731
PIN NUMBER: 9732-76-5475, 9732-76-3936, 9732-66-5606
PROPERTY SIZE: 88.12 ACRES
ZONING REVIEW: TOWN OF WEAVERVILLE
EROSION CONTROL REVIEW: BUNCOMBE COUNTY
STORMWATER REVIEW: BUNCOMBE COUNTY
ZONING ASSIGNED TO: CONDITIONAL DISTRICT
PROPOSED NUMBER OF UNITS: 588
PROPOSED DENSITY: 6.55 UNITS / ACRE
PROPERTY OWNER: FIRST VICTORY, INC.
CONTACT: TRAVIS FOWLER
ADDRESS: 542 S. CALDWELL ST, BREVARD, NC 28712
EMAIL: TRAVIS@FIRSTVICTORY.COM
PHONE: (828) 884-7334
DEVELOPER: FIRST VICTORY, INC.
CONTACT: TRAVIS FOWLER
ADDRESS: 542 S. CALDWELL ST, BREVARD, NC 28712
EMAIL: TRAVIS@FIRSTVICTORY.COM
PHONE: (828) 884-7334
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LANDSCAPE ARCH.: FIND THE LINE STUDIOS, PLLC
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EMAIL: ROB@FINDTHELINESTUDIOS.COM
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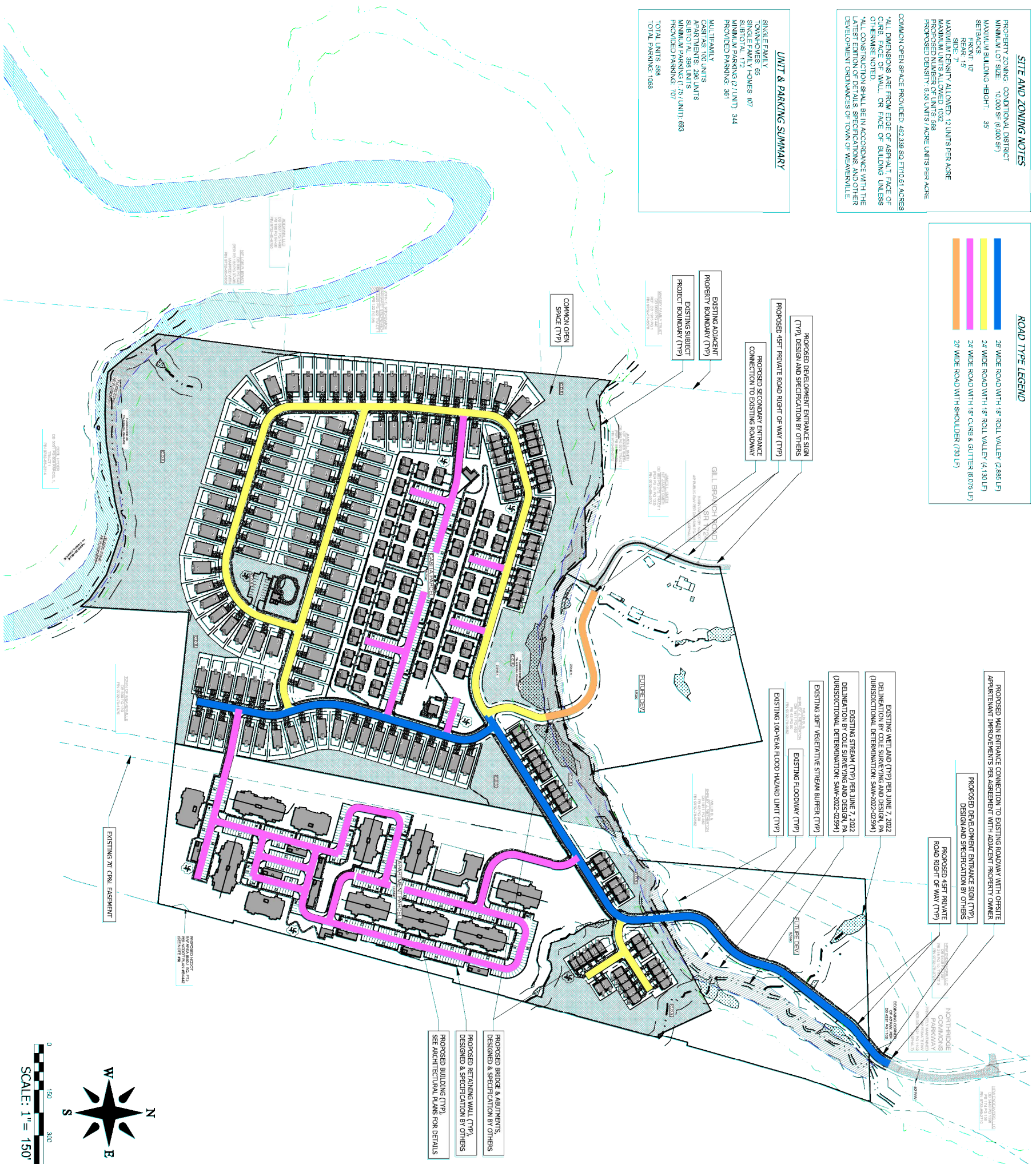

Project No: 591023	NORTHRIDGE FARMS RESIDENTIAL DEVELOPMENT TOWN OF WEAVERVILLE NORTH CAROLINA	CDG Planning • Engineering • Surveying • Environmental Services •	Designed: JHK / Reviewed: JHK Drawn: WDL / Scale: AS NOTED Checked: BDS / Date: 05-31-20241 15 Arlington Street Asheville, N.C. 28801 Phone: 1-828-232-4700 Fax: 1-828-232-1331 www.cdge.com	CDG ENGINEERS & ASSOCIATES, INC. NORTH CAROLINA JOHN KINNAIRD III SEAL 035656 NORTH CAROLINA PROFESSIONAL FINAL DRAWING - FOR REVIEW PURPOSES ONLY	
C-1.0					
Drawing Title: ZONING COMPLIANCE PLAN					

No.	REVISIONS/SUBMISSIONS	Date
1	BUNCOMBE COUNTY SUBMITTAL	07-13-2023
2	PRICING SET	10-12-2023
3	MSD, DOT, FLOOD & DUKE SUBMITTAL	11-02-2023
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5	NCDEQ WATER SUBMITTAL	01-23-2024
6	PLANNING SUBMISSION	05-07-2024
7	RESPONSE TO COMMENTS	05-31-2024

Revision/Submission number with a triangle indicates changes made on this sheet

Kimley»Horn

NORTHRIDGE FARMS
WEAVERVILLE, NC
TRAFFIC IMPACT ANALYSIS

CONCEPTUAL SITE PLAN

FIGURE
2

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

MEETING DATE:	April 28, 2025
SUBJECT:	Maple Trace Streets/Stormwater Update
PRESENTER:	Assistant Town Manager Jackson
ATTACHMENTS:	Resolution Email dated 4/1/2025 with Attachments Proposed Amended Resolution

DESCRIPTION/SUMMARY OF REQUEST:

In December 2024 Town Council annexed the Maple Trace subdivision into the Town's municipal limits effective January 1, 2025. At that same time Town Council adopted a resolution setting out conditions related to the Town's acceptance of the subdivision streets into the Town's public street system. Those conditions and a brief description of the status are as follows:

(1) Payment of $134,000 for the Water Leaf Drive improvements – *timely paid*;
(2) Repair of stormwater defect – *work to be completed by April 25* [$7,800];
(3) Grouting/regrouting of 35 catch basins – *completed* [$14,000];
(4) Flushing of 37 sections of pipes – *request to postpone work to 2026* [$24,500]; and
(5) Execution and delivery of the right-of-way deed to the Town – *pending*.

By email dated April 1, the Maple Trace HOA has requested that the flushing of the stormwater pipes be postponed until 2026, but the street acceptance be finalized in time for the paving work to proceed this year. The HOA reports that they have some current financial constraints that prevent them from doing the flushing this year. A financial spreadsheet is attached showing that the HOA has paid $195,732 related to the annexation, streets, and stormwater already, with the $24,500 remaining on the line flushing.

The Public Works Director remains a cautious and risk-adverse voice and would prefer that the streets not be taken over by the Town until all of that work, including the line flushing, is completed. While respecting that position, the Town Manager and Assistant Town Manager believe that the request is reasonable and should be considered by Town Council. An amended resolution is attached for consideration.

Should Town Council decide to grant the request then Town staff will work with the Maple Trace HOA on the right-of-way deed to the Town.

ACTION REQUESTED:

Town Council action discussion and possible action to adopt the Amended Resolution, either as written or with changes to reflect Town Council's wishes.

TOWN OF WEAVERVILLE
RESOLUTION CONCERNING MAPLE TRACE SUBDIVISION AND TOWN ACCEPTANCE OF ITS SUBDIVISION STREETS

WHEREAS, Maple Trace Subdivision has requested annexation into the Town's municipal limits and acceptance of its subdivision streets into the Town's public street system;

WHEREAS, on 22 July 2024 Town Council with a unanimous vote adopted the following motion:

> *That the Town will annex Maple Trace Subdivision and accept its subdivision streets into the Town's public street system upon the following conditions: (1) the HOA must pay the Town $134,000 which is to be applied to the Town's repair of approximately 1200' of Water Leaf Drive to bring it up to Town street standards; (2) once accepted the subdivision streets will be treated like all other Town streets for evaluation and street improvement purposes; (3) the HOA must undertake an assessment of the stormwater drainage system with the resulting video recording to be provided to Public Works for review and the results must either show no defects or identified defects must be repaired by the HOA;*

WHEREAS, the section of Water Leaf Drive that is in need of repair to bring it up to Town street standards is the section beginning at the end of NCDOT maintenance of Water Leaf Drive as shown on the map recorded in Plat Book 239 at Page 86, Buncombe County Registry, and extending to the T intersection of Water Leaf Drive as shown on the map of Maple Trace Phase 1 recorded in Plat Book 168 at Page 152, Buncombe County Registry;

WHEREAS, Maple Trace has agreed to pay $134,000 for the required street improvements in two installments of $67,000 with the first payment due on or before December 1, 2024, receipt of which is hereby acknowledged, and the second installment being due on or before April 1, 2025, and Maple Trace HOA and Town staff have executed and delivered an escrow agreement regarding the handling of those funds as it relates to the anticipated annexation;

WHEREAS, Maple Trace has undertaken the stormwater system assessment and provided the resulting videos, photos, and report to the Town's Public Works Director, and Maple Trace HOA has agreed to undertake the repair/maintenance of the agreed upon deficiencies in the stormwater drainage system as identified in this resolution;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Weaverville that the Maple Trace subdivision streets known as Water Leaf Drive, Wild Ginger Court, Rosebud Orchid Way, Checkerberry Court, and Bell Lily Lane, are accepted into the Town's public street system at such time as all of the following are completed by the Maple Trace HOA:

(1) payment to the Town of the remaining $67,000;

(2) delivery of a right-of-way deed for said streets to the Town; and

(3) concerning the stormwater drainage system:

(a) repair the defect between C1-2 and C1-4, pertaining to Lot 126, to remove the penetrating line (whether fiber optic line or waterline) that was drilled into the stormwater drainage pipe;

(b) flush the 37 noted pipe locations and repair/remediate any problems found; and

(c) regrout the 35 catch basins identified on the attached list.

The Public Works Department is authorized and directed to provide assistance to the Maple Trace HOA or its contractor during the line flushing if requested by the HOA, with such assistance to include providing water to the plumbing contractor for flushing and a Public Works staff member and the Town's street sweeper and its suction mechanism to remove the flushed material at the nearest downstream drainage structure (catch basin).

Upon the effective date of the street acceptance, the Public Works Director is directed to place the herein described portion of Water Leaf Drive on the Town's street improvements list for repair in calendar year 2025 or within 6 months of satisfaction of all conditions of acceptance, whichever last occurs.

THIS the 16th day of December, 2024.

TOWN OF WEAVERVILLE

By: _____
Patrick Fitzsimmons, Mayor

ATTESTED BY:

_____
Tamara Mercer, Town Clerk

CATCH BASIN LIST - REGROUTING

Phase 1	CI-4
	CI-6
	CI-7
	CI-8
	CI-10
	CI-11
	CI-13
	CI-15
	CI-28
	OTCB-27
	CI-20
	CI-22
	CI-24
	JMH-25
	OUT-3
	JMH-26
	OTCB-32
Phase 2	P2CI-3
	P2CI-5
	P2CI-6
	P2CI-8
	P2CI-10
	P2CI-11
	P2CI-13
	P2CI-22
	P2CI-24
	P2CI-27
	P2CI-29
	P2JMH-32
Phase 3	P3JMH-3A
	P3CI-1
	P3JMH-6
Phase 4	P4C1-12
	P4CI-16
	P4CI-11

Outlook

Maple Trace / Town of Weaverville Resolution Request

From JEFFREY KNIFFIN <rbejeff@gmail.com>
Date Tue 4/1/2025 11:35 AM
To Jennifer Jackson <jjackson@weavervillenc.org>
Cc David King <davidking.avl@gmail.com>; Penny Doughty <penny2882@gmail.com>; Austin Parker <austinsguitar@gmail.com>

3 attachments (381 KB)
Maple Trace Annexation Expenses .xlsx; Maple Terrace - TPH - Proposal.pdf; Maple Terrace - TPH - Contract.pdf;

Jennifer, per our conversation last week; attached are the following items for your review. Maple Trace will complete the repair work for C1-2 & C1-4 Defect in Drainage Pipe and Regrout 35 Catch Basins by May 01, 2025. At this time; we do not have the funds to flush the 37 pipe locations. Our proposal is to delay the flushing of pipelines till next year. I have also attached our expense sheet showing the cost we have spent for the annexation. Please review the attachments and present our recommendation to the Town of Weaverville. We would like the town to accept our new proposal along with owning our roads this year and complete the paving of the Maple Trace entry road.

If you have any questions; please let me know.
Jeff Kniffin
Maple Trace HOA President

Maple Trace / Town of Weaverville Resolution Expenses

Entry Road Pavement Paid	134,000
Road Purchase, Street Core Samples, Professional & Legal Fee's	30,932
Storm Drain Testing / Scope	9,000
Expenses Paid	$ 173,932.00
Repair C1-2 & C1-4 Defect in Drainage Pipe	7,800
Regrout 35 Catch Basins	14,000
Flush 37 Pipe Locations	24,500
Expenses to Complete Resolutions	$ 46,300.00
Estimated Expenses to Complete Resolutions	**$ 220,232.00**
Total Expenses Paid + Repair Defect & Regrout 35 Basins	**$ 195,732.00**

David King March 10, 2025

PROPOSAL

Job: Water Leaf Dr

We will furnish all labor, material, and equipment to complete the plumbing according to this proposal.

DESCRIPTION:

#1

- Cut, remove & patch back asphalt & curb.
- Replace the copper line from the curb stop to the meter.
- We will patch the affected storm drain.
- All affected areas will receive seed & straw.

#1 Total: $7,880.00

#2

- Re-grout 35 boxes.

#2 Total: $14,000.00

#3

- Budget only: Jet & vac line.

#3 Budget: $24,500.00

Full payment is due at completion of job.

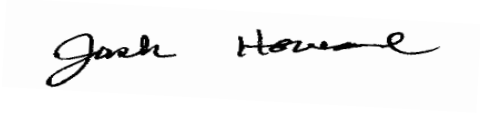
Any extra work not listed on this proposal will be billed as time and material but discussed with the owner before completed.

By signing this proposal, you are agreeing to pay the quoted amount, and the terms of this proposal.

In the event T.P. Howard's Plumbing Co., Inc. institutes an action to collect the amount billed for labor, material and equipment, T.P. Howard's Plumbing Co., Inc. shall be entitled to recover suit costs, including reasonable attorney's fees, from the other party.

Proposal Accepted: _____ Date: _____

Josh Howard



T. P. Howard's Plumbing Co., Inc.
NC License # 10470
joshh@tphowards.com

TOWN OF WEAVERVILLE
AMENDED RESOLUTION CONCERNING MAPLE TRACE SUBDIVISION AND TOWN ACCEPTANCE OF ITS SUBDIVISION STREETS

WHEREAS, Maple Trace Subdivision has requested annexation into the Town's municipal limits and acceptance of its subdivision streets into the Town's public street system;

WHEREAS, on 22 July 2024 Town Council with a unanimous vote adopted the following motion:

> *That the Town will annex Maple Trace Subdivision and accept its subdivision streets into the Town's public street system upon the following conditions: (1) the HOA must pay the Town $134,000 which is to be applied to the Town's repair of approximately 1200' of Water Leaf Drive to bring it up to Town street standards; (2) once accepted the subdivision streets will be treated like all other Town streets for evaluation and street improvement purposes; (3) the HOA must undertake an assessment of the stormwater drainage system with the resulting video recording to be provided to Public Works for review and the results must either show no defects or identified defects must be repaired by the HOA;*

WHEREAS, the section of Water Leaf Drive that is in need of repair to bring it up to Town street standards is the section beginning at the end of NCDOT maintenance of Water Leaf Drive as shown on the map recorded in Plat Book 239 at Page 86, Buncombe County Registry, and extending to the T intersection of Water Leaf Drive as shown on the map of Maple Trace Phase 1 recorded in Plat Book 168 at Page 152, Buncombe County Registry;

WHEREAS, Maple Trace has paid $134,000 for the required street improvements and Maple Trace HOA and Town staff have executed and delivered an escrow agreement regarding the handling of those funds as it relates to the anticipated annexation;

WHEREAS, Maple Trace has undertaken the stormwater system assessment and provided the resulting videos, photos, and report to the Town's Public Works Director;

WHEREAS, Maple Trace HOA has completed the repair of the defect between C1-2 and C1-4, pertaining to Lot 126, and completed the regrouting of the 35 catch basins identified in the resolution adopted on 16 December 2024;

WHEREAS, Maple Trace has agreed, at its own expense, to undertake the flushing of the 37 sections of pipe previously identified prior to July 1, 2026, and to repair any damage discovered or caused by that process;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Weaverville that the Maple Trace subdivision streets known as Water Leaf Drive, Wild Ginger Court, Rosebud Orchid Way, Checkerberry Court, and Bell Lily Lane, are accepted into the Town's public street system at such time as they have executed and delivered a right-of-way deed for said streets to the Town for recordation.

In addition, the Public Works Department is authorized and directed to provide assistance to the Maple Trace HOA or its contractor during the line flushing if requested by the HOA, with such assistance to include providing water to the plumbing contractor for flushing and a Public Works staff member and the Town's street sweeper and its suction mechanism to remove the flushed material at the nearest downstream drainage structure (catch basin).

The Public Works Director is directed to place the herein described portion of Water Leaf Drive on the Town's street improvements list for repair in calendar year 2025, and to undertake such improvements as long as the right-of-way deed has been delivered to the Town by the HOA.

THIS the _____ day of April, 2025.

TOWN OF WEAVERVILLE

By: _____
Patrick Fitzsimmons, Mayor

ATTESTED BY:

_____
Tamara Mercer, Town Clerk

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

MEETING DATE:	April 28, 2025
SUBJECT:	Non-Discrimination Ordinance and Procedures
PRESENTER:	Town Attorney Frue and Town Manager Harris
ATTACHMENTS:	Proposed Ordinance and Administrative Procedures

DESCRIPTION/SUMMARY OF REQUEST:

In follow up to Town Council's discussion and action on January 27, 2025, the Town Attorney has been working with Town staff to develop a non-discrimination ordinance for implementation beginning May 1. This proposed ordinance has been simplified from the draft reviewed in January, but does prohibit discrimination in employment and public accommodations based on the following: sexual orientation, gender identity, gender expression, race, ethnicity, creed, color, sex, national origin, national ancestry, marital status, familial status, pregnancy, veteran or military status, religion, religious beliefs or non-beliefs, age, disability, or income level.

Administrative procedures have also been developed to ensure that complaints are handled appropriately and with the Town's financial resources in mind.

The Town Attorney and Town Manager will be at tonight's meeting to discuss these proposed documents and answer questions that Town Council might have.

COUNCIL ACTION REQUESTED:

If Town Council wishes to consider adopting this non-discrimination ordinance, either as written or as Town Council may wish to amend, the following motion is suggested:

> *I move that the* **ORDINANCE AMENDING TOWN CODE TO PROHIBIT DISCRIMINATION IN PLACES OF PUBLIC ACCOMMODATIONS AND IN EMPLOYMENT** be adopted as written/as amended.

ORDINANCE AMENDING TOWN CODE TO PROHIBIT DISCRIMINATION IN PLACES OF PUBLIC ACCOMMODATIONS AND IN EMPLOYMENT

WHEREAS, the Mayor and Town Council believe that the Town of Weaverville should be a welcoming and diverse community that is free from discrimination of any kind;

WHEREAS, consistent with the values established by the Town in the Title VI Non-Discrimination Policy and Implementation Plan adopted on April 27, 2020, Town Council hereby determines that it is in the best interest of the citizens and residents of the Town of Weaverville to enact protections against discrimination in order to reflect the community's shared values of equality, inclusion, and fair access, and that preserve the health, safety, and welfare of people without regard to certain actual or perceived status or characteristics;

NOW, THEREFORE, BE IT ORDAINED by Town Council of the Town of Weaverville, North Carolina, as follows:

1. The following is hereby added as Article I of Chapter 6 of the Weaverville Town Code of Ordinances:

CHAPTER 6 – BUSINESSES

ARTICLE I. DISCRIMINATION PROHIBITED IN PLACES OF PUBLIC ACCOMMODATIONS AND IN EMPLOYMENT

Sec. 6-1. Definitions.

The following definitions apply to this article unless the context clearly indicates or requires a different meaning:

Conciliation – Attempted resolution of issues raised by a complainant through informal means not involving court process.

Discrimination – Any difference in treatment based on a protected class as defined herein.

Employer – Any person employing one or more persons within the Town of Weaverville and any person acting in the interest of an employer, directly or indirectly, including employment agencies.

Gender identity or *gender expression* – Having or being perceived as having gender-related identity, expression, appearance, or behavior, whether or not that identity, expression, appearance, or behavior is different from that traditionally associated with the sex assigned to that individual at birth.

Person – A natural person, a corporation, company, partnership, firm, association, or other entity with a separate legal existence.

Protected class – Includes any and all of the following: sexual orientation, gender identity, gender expression, race, ethnicity, creed, color, sex, national origin, national ancestry, marital status, familial status, pregnancy, veteran or military status, religion, religious beliefs or non-beliefs, age, disability, or income level.

Public accommodation or *place of public accommodation* – Any place, facility, store, or other establishment which supplies accommodations, goods, or services to the public or which solicits or accepts the patronage or trade of any person. A public accommodation shall not include a religious organization or the activities of the religious organization, or a non-profit fraternal or social organization which restricts the use of facilities and services to members and their guests.

Religious organization – Includes any church, mosque, synagogue, temple, non-denominational ministry, faith-based mission or faith-based entity that is primarily devoted to the study, practice, or advancement of religion.

Sec. 6-2. Applicability.

This article shall apply within the jurisdictional limits of the Town of Weaverville.

Sec. 6-3. Discrimination in places of public accommodations prohibited.

It shall be unlawful for any owner, proprietor, employer, employee, agent, keeper, or manager in a place of public accommodation to deny the full and equal enjoyment of the accommodations, advantages, facilities, or privileges thereof because of that person's inclusion within one or more protected classes.

Sec. 6-4. Discrimination in employment prohibited.

(a) It shall be unlawful for any employer, because of the protected class of any person, to fail or refuse to hire, discharge, or otherwise discriminate against that person with respect to tenure, promotion, transfer, compensation, terms, conditions or privileges of employment, or any other matter directly or indirectly related to employment.

(b) An unlawful employment practice is established when the complaining party demonstrates by clear, cogent, and convincing evidence that a personal characteristic or the status of the complaining party as a member of a protected class was a motivating factor for the employment practice. An employment practice shall not be considered unlawful if it is based upon a neutral, job-related aspect for the position in question and consistent with business necessity or an exception recognized by Title VII of the Civil Rights Act of 1964.

(c) The Town of Weaverville interprets all legal prohibitions on sex discrimination to include discrimination on the basis of sexual orientation, gender identity, and gender expression.

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Sec. 6-5. Administration.

This article shall be administered by the Town Manager, or their designee. The Town Manager is directed to develop and abide by a standard administrative procedure for the handling of complaints of discrimination relating to public accommodations and employment under this article. Such procedure should be in writing and shall include provisions on: (1) submission and review of complaints, (2) notice to the employer or place of public accommodation complained of and an opportunity to provide a response, (3) conciliation efforts, (4) staff review, findings and decisions, and (5) an opportunity to appeal any administrative finding or decision.

Sec. 6-6. Enforcement.

This article does not create, and is not intended to create, any individual right, privilege, or benefit, whether substantive or procedural, enforceable by law or in equity, by any party against the Town of Weaverville, its agencies, departments, or any officers, elected officials, or employees, or any other person or entity, including respondents.

The provisions of Code Sec. 1-6 are not applicable to this article and are not enforceable by criminal penalties.

This article is not intended to limit the remedies available to any person under federal or state law.

Sec. 6-7. Compliance with laws.

Nothing in this article shall be interpreted or applied so as to create any requirement, power, or duty in conflict with any existing federal, state, or local law or either the United States or North Carolina Constitutions, including, but not limited to the Free Exercise Clause of the First Amendment.

Sec. 6-8. Severability.

In the event any portion of this article, or the application thereof to any person, is declared or adjudged to be invalid or unconstitutional, then such declaration or adjudication shall not affect the remaining provisions of this article or its application to other persons; and this article shall remain in full force and effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of this article.

2. It is the intention of Town Council that the sections and paragraphs of this Ordinance are severable and if any section or paragraph of this Ordinance shall be declared unconstitutional or otherwise invalid by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining paragraphs or sections of this Ordinance, since they would have been enacted by Town Council without the incorporation in this Ordinance of any such unconstitutional or invalid section or paragraph.

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3. These amendments shall be effective on May 1, 2025, and codified immediately thereafter.

ADOPTED THIS the _____ day of April, 2025, by a vote of ___ in favor and __ against.

_____
PATRICK FITZSIMMONS, Mayor

ATTESTED BY:

_____
TAMARA MERCER, Town Clerk

APPROVED AS TO FORM:

_____
MICHAEL FRUE, Town Attorney

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The Town of
Weaverville
NORTH CAROLINA

MEMORANDUM

TO: Tamara Mercer, Town Clerk
Jennifer Jackson, Civil Rights Coordinator
Somer Oberlin, Police Chief
John Henning, Town Attorney
Michael Frue, Town Attorney

FROM: Scottie Harris, Town Manager

DATE: TBD

SUBJECT: Administration and Enforcement of NDO

On 28 April 2025, Town Council adopted a Non-Discrimination Ordinance (NDO) with an effective date of 1 May 2025. This ordinance prohibits discrimination in employment practices and in public accommodations (any place, facility, store, or other establishment which supplies accommodations, goods, or services to the public or which solicits or accepts the patronage or trade of the public) by anyone within the Town.

The following procedures shall apply to all complaints received under the Ordinance:

1. **Submission of Complaint.** Complaints should be submitted in writing to the Town Clerk within 60 days of the alleged discriminatory act by using the "Discrimination Complaint Form" which is attached and found on the Town's website [add link]. Complaints received more than 60 days after the alleged discrimination are not required to be considered by the Town. A complete form should include all requested information on the form and be signed by the complainant under penalty of perjury. Completed forms can be submitted to the Town Clerk as follows:
   a. Website – Online form submittal through [add link]
   b. Email – tmercer@weavervillenc.org
   c. Mail – Town of Weaverville, ATTN Town Clerk, PO Box 338, Weaverville, NC 28787
   d. Hand-Delivery – Town Clerk, via Weaverville Town Hall, 30 S. Main Street, Weaverville, NC
2. **Review of Complaint for Completeness and Jurisdiction**. Town Clerk will review all complaints within 10 calendar days of receipt. Review shall include (a) the completeness of the form, (b) presence of a signature, (c) meaningful description of the situation complained of, (d) timeliness of the submittal of the complaint, and (e) verification that the location complained of is within the Town's jurisdiction. Town Clerk should notify the complainant of any deficiencies in their complaint form that are preventing the complaint from being considered and offer an opportunity to correct or complete. Town Clerk shall forward all completed complaint forms to the Town's Civil Rights Coordinator.
3. **Response to Complaint**. The Civil Rights Coordinator shall provide a copy of the completed complaint form to the adverse party mentioned in the complaint ("respondent") with a cover letter that encourages the respondent to reach out to Town staff to discuss the matter informally and provides a minimum of 30 calendar days within which to provide a written response.
4. **Informal Conciliation Efforts**. The Town's Civil Rights Coordinator, and other Town Staff as designated by the Town Manager, will offer an opportunity for the respondent to discuss the

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complaint and resolve the matter informally. Any changes to policy, practice, or actions to be taken by the respondent as a result of informal conversations will be documented in writing and shared with the complainant in the hope of a successful resolution of the matter. If the respondent does not wish to engage in any discussions with Town staff, then the matter should proceed to formal conciliation efforts.

5. **Formal Conciliation Efforts**. If the matter is not resolved informally, then the Town will, at its expense, take steps to arrange for a formal but non-binding mediation of the matter between the complainant and the respondent through The Mediation Center. If the complainant refuses to participate in the mediation, then their complaint shall be deemed abandoned. If the respondent refuses to participate in the mediation, then the complainant can proceed with a request for a formal review. If a mediation is conducted, then The Mediation Center is asked to provide notice to the Town of whether an agreement was made between the parties or whether the parties reached an impasse. If an agreement was made between the parties then through mediation the matter will be considered resolved.

6. **Formal Review**. If the matter is not resolved informally or through mediation, then the complainant has the right to request a formal review. Such request must be made in writing and delivered to the Town Clerk within 30 calendar days of the conclusion of the mediation or a failure of the respondent to participate in a mediation. The review shall be held as soon as practical, but in all cases within 15 calendar days of the request for review. The review shall be held by the Civil Rights Coordinator. All findings, agreements, and/or decisions of the Civil Rights Coordinator must be reduced to writing and provided to both the complainant and the respondent.

7. **Administrative Appeal**. If the matter is not resolved to the satisfaction of the complainant, the respondent, or both, through the formal review process, then they each have the right to appeal any finding or administrative decision made by the Civil Rights Coordinator. The request for an appeal must be directed to the Town Clerk within 15 calendar days of the written decision of the Civil Rights Coordinator, must be in writing, and must set forth what the appealing party disagrees with and wishes to appeal. The appeal shall be held as soon as practical, but in all cases within 30 calendar days of the request for appeal. The appeal shall be held on the record submitted (written complaint, written response, findings and decision of the Civil Rights Coordinator, etc.). The appeal panel shall consist of the Town Manager, the Police Chief, and a Town Attorney. All decisions of the appeal panel are final and are not appealable.

8. **Private Right to Sue.** If the Town substantiates the complaint, then the complainant will be issued a private right to sue allowing the complainant a private cause of action under the Town's NDO against the respondent. If the Town does not substantiate the complaint, then the complainant will not be entitled to sue the respondent with reference to the Town's NDO, but may have other private causes of action directly against the respondent.

9. **Notices**. Any notice that is required to be made under this procedure can be made to the individuals named below, as appropriate, by email, mail, or hand-delivery based on the following contact information at the bottom of this page.

Any questions concerning the enforcement of the NDO should be directed first to the Civil Rights Coordinator (Jennifer Jackson). If she cannot answer the question, please feel free to reach out to the Town Manager's Office.

Scottie Harris, Town Manager
sharris@weavervillenc.org
30 S. Main St, Weaverville, NC, 28787
(828)645-7116

Tamara Mercer, Town Clerk
tmercer@weavervillenc.org
30 S. Main St, Weaverville, NC, 28787
(828)484-7003

Jennifer Jackson
coordinator@weavervillenc.org
30 S. Main St., Weaverville, NC 28787
(828)645-7116

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Town of Weaverville
Discrimination Complaint Form

Complete this form to file a complaint of discrimination at any place of public accommodation or employment within the municipal limits of the Town of Weaverville.

Your discrimination complaint will be reviewed by the Town of Weaverville Civil Rights Coordinator who manages the Town's Non-Discrimination Ordinance (NDO) to determine if the alleged acts might violate the NDO which prohibits discrimination in employment and public accommodations.

There is no cost to file a complaint. The Town's Civil Rights Coordinator will contact you for any additional information needed to complete the review.

Your Personal Information:

How can we reach you?

Name:_____
(First) (Middle) (Last)

Email Address:_____

Mailing Address: _____
(Street Address) (City) (State) (Zip Code)

Daytime Phone #: _____ Evening Phone #: _____

Best Time to Call: _____

Who else can we call if we cannot reach you?

Contact Number 1:

Name:_____
(First) (Middle) (Last)

Email Address:_____

Mailing Address: _____
(Street Address) (City) (State) (Zip Code)

Daytime Phone #: _____ Evening Phone #: _____

Best Time to Call: _____

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Contact Number 2:

Name:_____
(First) (Middle) (Last)

Email Address:_____

Mailing Address: _____
(Street Address) (City) (State) (Zip Code)

Daytime Phone #: _____ Evening Phone #: _____

Best Time to Call: _____

Your Complaint Information:

What happened to you?

Provide a specific and detailed description of the decision(s) or action (s) including the date (or date range) which is alleged to have constituted unlawful discrimination under the Town's NDO. Describe the harm alleged to have occurred, or which will occur, because of the alleged discrimination.

_____
_____
_____
_____

Why do you believe you are being discriminated against (check all that apply)?

☐Race
☐Ethnicity
☐Creed
☐Color
☐Sex
☐Sexual orientation
☐Gender identity or expression
☐National origin or ancestry
☐Marital or familial status
☐Pregnancy
☐Religious belief or non-belief
☐Age
☐Disability
☐Veteran status
☐Other_____

What is a brief explanation of why you think your rights were denied because of any factors listed above?

_____
_____
_____
_____

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Who do you believe discriminated against you?

Name:_____
(First) (Middle) (Last)

Email Address:_____

Mailing Address: _____
(Street Address) (City) (State) (Zip Code)

Entity Name: _____

Others: _____

Others: _____

Who do you believe was subjected to, or potentially impacted by the alleged discrimination (attach additional sheets if necessary)?

Impacted Party 1:

Name:_____
(First) (Middle) (Last)

Email Address:_____

Mailing Address: _____
(Street Address) (City) (State) (Zip Code)

Impacted Party 2:

Name:_____
(First) (Middle) (Last)

Email Address:_____

Mailing Address: _____
(Street Address) (City) (State) (Zip Code)

Where did the act of discrimination occur?

Address: _____
(Street Address) (City) (State) (Zip Code)

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When did the last act of discrimination occur?

Date: _____

Is the alleged discrimination continuous/on-going?

☐Yes

☐No

Your Verification:

I, the undersigned, hereby certify that the foregoing information is true and correct and based on my personal knowledge.

Executed on _____ _____, 20_____.
(month) (day) (year)

Printed Name: _____
(First) (Middle) (Last)

Signature: _____

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TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

MEETING DATE:	April 28, 2025
SUBJECT:	FY2026 Budget – Town Council Discussion and Direction
PRESENTER:	Town Manager Harris
ATTACHMENTS:	None

DESCRIPTION/SUMMARY OF REQUEST:

Town Manager Harris presented his proposed FY26 Budget and Budget Message at Town Council's meeting on April 15, 2025. Town Council was able to provide some initial feedback and direction following that presentation.

Tonight's meeting provides an opportunity for Town Council to continue its discussions and direction on the FY26 Budget.

COUNCIL ACTION REQUESTED:

Town Council discussion and direction to staff

TOWN OF WEAVERVILLE

TOWN COUNCIL AGENDA ITEM

Date of Meeting:	Monday, April 28, 2025
Subject:	Planning Department Report for the 1st Quarter of Calendar Year 2025
Presenter:	Planning Director
Attachments:	Planning Department Report – Q1, 2025, Staff Report on SB 382

Description:

Attached you will find a report reflective of permits issued in January, February, and March 2025 and Planning Board and Board of Adjustment activity during the same time.

Staff has also held discussions with the Planning Board related to SB382 which prohibits local governments from "down-zoning" a property without the consent of the property owner. The Board has offered a recommendation on a text amendment related to this issue, but in conjunction with staff, has elected not to forward this recommendation to Council as there have been multiple subsequent bills filed in response to SB382 which could cause additional text amendments.

Action Requested:

None

Planning Department Report – Q1, 2025

Total Zoning Permits Issued: 25

Residential:

Single family dwellings: 4 **Internal upfit or accessory structure: 17**

Commercial:

New Commercial: 1 **Internal upfit or accessory structure: 0**

Sign Permits: 3

Planning Board Activity

January: The Board continued conversations related to tree conservation regulations and parking regulations, offering to Town Council recommendations on each.

February: The Board discussed and offered a recommendation to Town Council a proposed text amendment related to minimum lot area and setbacks for multifamily residential projects.

Staff also discussed with the Board SB382 which prohibits local governments from "down-zoning" a property without the consent of the property owner. The Board also offered a recommendation on a text amendment related to this issue, but in conjunction with staff, has elected not to forward this recommendation to Council as there have been multiple subsequent bills filed in response to SB382 which could cause additional text amendments.

Board of Adjustment Activity

The Board of Adjustment did not meet during this time.

Town of Weaverville, North Carolina

Staff Report: Down Zoning

Prepared January '25

Sources: Town of Weaverville Code of Ordinances; Comprehensive Land Use Plan, SB 382, "Limits on Down-Zoning"

Comprehensive Land Use Plan Stated Goal and Background Information

The current goals of the Comprehensive Land Use Plan (CLUP), last updated in January 2025, call for a continuous review of the zoning regulations to ensure statutory compliance and consistency with stated goals. Rather than having a rank, as many other priorities do, this goal can be found within the portion of the table reserved for legal compliance and accountability.

State Statute

A portion of the Disaster Recovery Act of 2024 – Part III, Session Law 2024-57 (S.B. 382) significantly alters the authority for local governments to amend zoning ordinances. This newly enacted language provides that local governments can no longer down zone properties without the owner's consent.

An article furnished by the University of North Carolina School of Government titled "Limits on Down Zoning" goes into great detail on how down zoning is defined and how the law is likely to treat down zoning initiated by the local government moving forward. This article has been provided in the agenda packet and can also be found at the following link.

https://canons.sog.unc.edu/2024/12/limits-on-down-zoning/

Furthermore, Section 3K.1.(c) establishes that the limits on down zoning are not only applicable upon adoption, but also retroactively to any downzoning adopted after June 14, 2024. Staff has conducted a review of all map and text amendments conducted during this time and believe that no additional zoning map or text amendments adopted during this time should be retroactively voided.

Of most concern in this regard are the sign regulations which were changed for legal compliance on June 24, 2024. Given that the dimensional requirements (height, bulk, size) were not changed, it is believed that this amendment would hold if challenged. An arduous thought exercise would be to consider if the Town had enacted regulations related to short term rentals during this time frame as in all likelihood they would need to be rescinded.

Zoning map amendments during this time were conducted in conjunction with voluntary annexation petitions. By definition, voluntary annexation petitions, and supporting documentation such as a zoning map amendment application, require the consent of the own and should therefore, also be safe if challenged.

Sources: Town of Weaverville Code of Ordinances; Comprehensive Land Use Plan, SB 382, "Limits on Down-Zoning"

Proposed Modification of Existing Regulations for Local Government Initiated Down Zoning

Sec. 20-1507. Down-zoning.

No amendment to zoning regulations or a zoning map that down-zones property shall be ~~initiated nor is it enforceable~~ initiated, enacted, or enforced without the written consent of all property owners whose property is the subject of the down-zoning amendment~~, unless the down-zoning amendment is initiated by the town~~. For purposes of this section, "down-zoning" means a zoning ordinance that affects the area of land in order of the following ways: (1) by decreasing the development density of the land to be less dense than was allowed under its previous usage; (2) by reducing the permitted uses of the land that are specified in a zoning ordinance or land development regulation to fewer uses than were allowed under its previous usage; (3) by creating any type of nonconformity on land not in a residential zoning district, including a nonconforming use, nonconforming lot, nonconforming structure, nonconforming improvement, or nonconforming site element.



Summary of SB382-related legislation filed during 2025 Legislative Session

1. HB 24 Restore Down-Zoning Authority
2. HB 25 Restore Down-Zoning Authority Stanly & Catawba Counties
3. SB 11 (S27) Restore Down-Zoning Authority / Multiple Counties
4. HB 68 Restore Down-Zoning Authority Granville & Vance Counties
5. SB 65 Restore Down-Zoning Authority to Buncombe County
6. SB 116 Restore Down-Zoning Authority to Pitt County
7. HB 161 Restore Down-Zoning Authority to Randolph County
8. HB 170 Restore Down-Zoning Authority to Union County
9. SB136 Restore Down-zoning Authority to Rutherford County
10. SB 137 Restore Down-zoning Authority/Farmland Protection to Henderson County (and the Towns of Fletcher, Mills River, Flat Rock, and Laurel Park
11. SB 138 Restore Down-zoning Authority to Mecklenburg County
12. SB 165 Restore Down-Zoning Authority to Union and Iredell Counties
13. HB 195 Restore Down-Zoning Authority to Chatham County
14. HB 204 Restore Down-Zoning Authority to Cabarrus County
15. HB 225 Restore Down-Zoning Authority to Wake Forest and Rolesville
16. SB 185 Restore Down-Zoning Authority to Forsyth County
17. HB 253 Restore Down-Zoning /Farmland & Floodplain to Henderson County
18. SB 198 Restore Down-Zoning Authority / Multiple Counties
19. SB 212 Restore Down-Zoning Authority to Granville & Wake Counties
20. HB 263 Restore Downzoning Authority to Person and Durham Counties
21. HB 281 Restore Downzoning Authority / Multiple Municipalities (Morehead City, Beaufort, Bogue, Cape Carteret, Cedar Point, and Newport)
22. HB 317 Restore Downzoning Authority to the City of High Point
23. HB323 Restore Downzoning Authority to Cornelius, Davidson, Huntersville

1. HB 24 Restore Down-Zoning Authority

https://www.ncleg.gov/BillLookUp/2025/H24

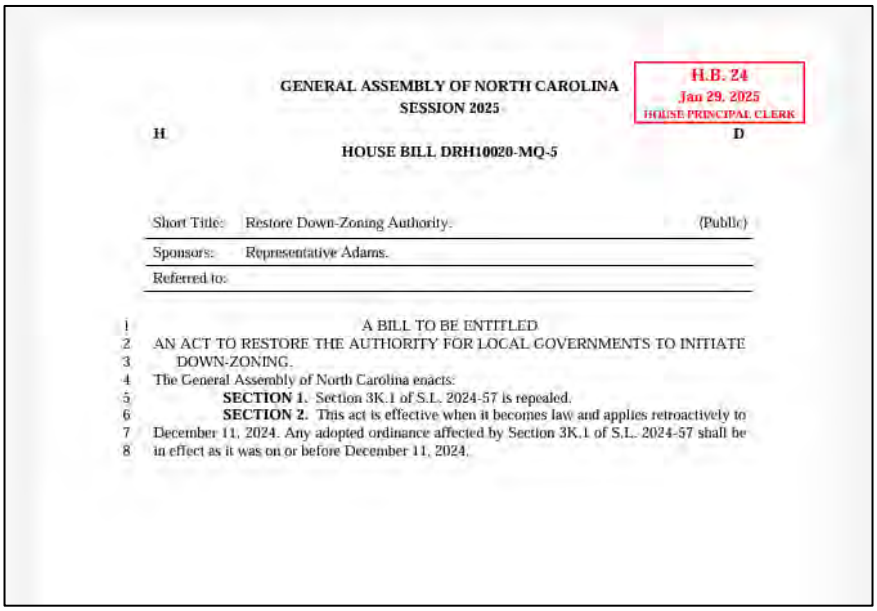
Sponsors: Adams; Penny; Warren; McNeely (Primary)

Almond; G. Brown; Buansi; Cairns; Carney; Carver; Cervania; Clampitt; Cohn; Echevarria; Harrison; Helfrich; Humphrey; Huneycutt; Liu; Loftis; Morey; Prather; Price; Ross; Schietzelt; Setzer; Turner; von Haefen; Wheatley

Repeals – 3K.1 of SL24-57 (the whole changes to 160D-601(d)) for all local governments in NC

1/29/25 Filed

2/3/25 House Committee on Judiciary



GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2025

H.B. 24
Jan 29, 2025
HOUSE PRINCIPAL CLERK

H D

HOUSE BILL DRH10020-MQ-5

Short Title: Restore Down-Zoning Authority. (Public)
Sponsors: Representative Adams.
Referred to:

A BILL TO BE ENTITLED

AN ACT TO RESTORE THE AUTHORITY FOR LOCAL GOVERNMENTS TO INITIATE DOWN-ZONING.

The General Assembly of North Carolina enacts:

SECTION 1. Section 3K.1 of S.L. 2024-57 is repealed.

SECTION 2. This act is effective when it becomes law and applies retroactively to December 11, 2024. Any adopted ordinance affected by Section 3K.1 of S.L. 2024-57 shall be in effect as it was on or before December 11, 2024.

5. SB 65 Restore Down-Zoning Authority Buncombe County

https://www.ncleg.gov/BillLookup/2025/S65

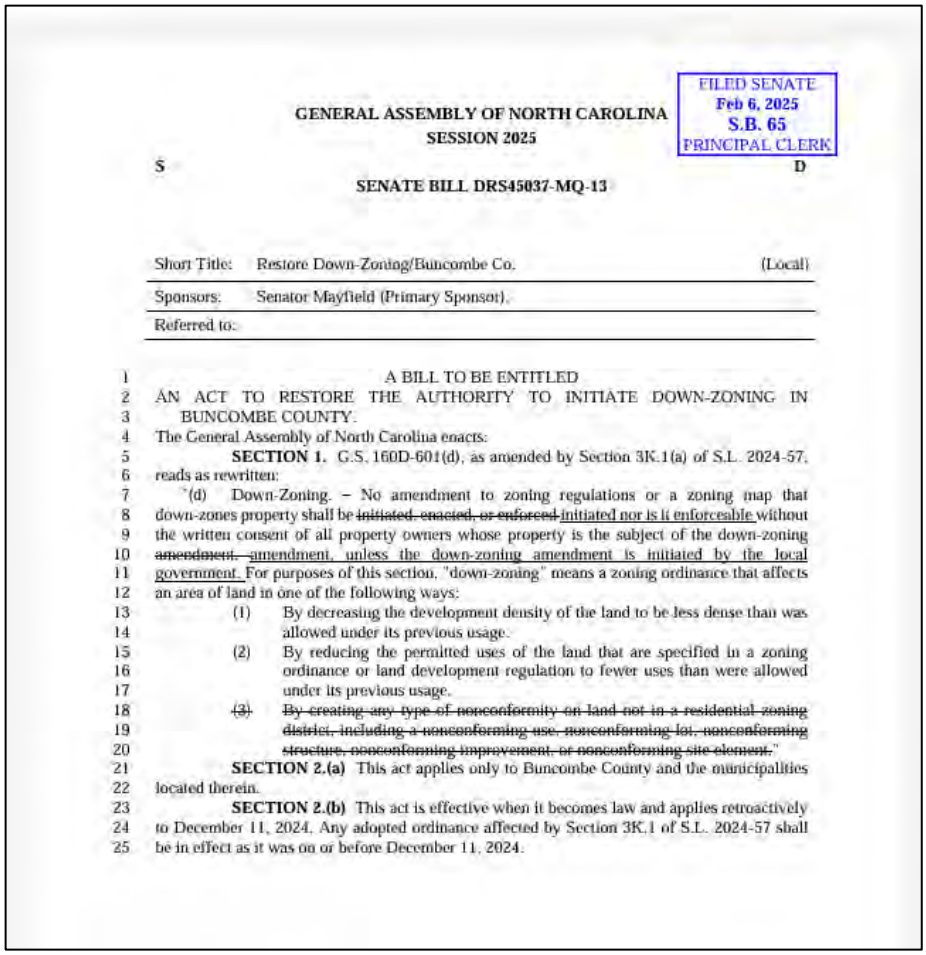
Sponsors: Mayfield (Primary)

Lowe

Repeals the prohibition on government-initiated downzoning and the creation of nonconformities for Buncombe County and all the municipalities within it

2/6/25 Filed

2/10/25 Senate Committee on Rules and Operations



FILED SENATE
Feb 6, 2025
S.B. 65
PRINCIPAL CLERK

GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2025

S D

SENATE BILL DRS45037-MQ-13

Short Title:	Restore Down-Zoning/Buncombe Co.	(Local)
Sponsors:	Senator Mayfield (Primary Sponsor).	
Referred to:		

A BILL TO BE ENTITLED

AN ACT TO RESTORE THE AUTHORITY TO INITIATE DOWN-ZONING IN BUNCOMBE COUNTY.

The General Assembly of North Carolina enacts:

SECTION 1. G.S. 160D-601(d), as amended by Section 3K.1(a) of S.L. 2024-57, reads as rewritten:

"(d) Down-Zoning. – No amendment to zoning regulations or a zoning map that down-zones property shall be ~~initiated, enacted, or enforced~~ initiated nor is it enforceable without the written consent of all property owners whose property is the subject of the down-zoning ~~amendment.~~ amendment, unless the down-zoning amendment is initiated by the local government. For purposes of this section, "down-zoning" means a zoning ordinance that affects an area of land in one of the following ways:

(1) By decreasing the development density of the land to be less dense than was allowed under its previous usage.

(2) By reducing the permitted uses of the land that are specified in a zoning ordinance or land development regulation to fewer uses than were allowed under its previous usage.

~~(3) By creating any type of nonconformity on land not in a residential zoning district, including a nonconforming use, nonconforming lot, nonconforming structure, nonconforming improvement, or nonconforming site element.~~"

SECTION 2.(a) This act applies only to Buncombe County and the municipalities located therein.

SECTION 2.(b) This act is effective when it becomes law and applies retroactively to December 11, 2024. Any adopted ordinance affected by Section 3K.1 of S.L. 2024-57 shall be in effect as it was on or before December 11, 2024.

TOWN OF WEAVERVILLE

TOWN COUNCIL AGENDA ITEM

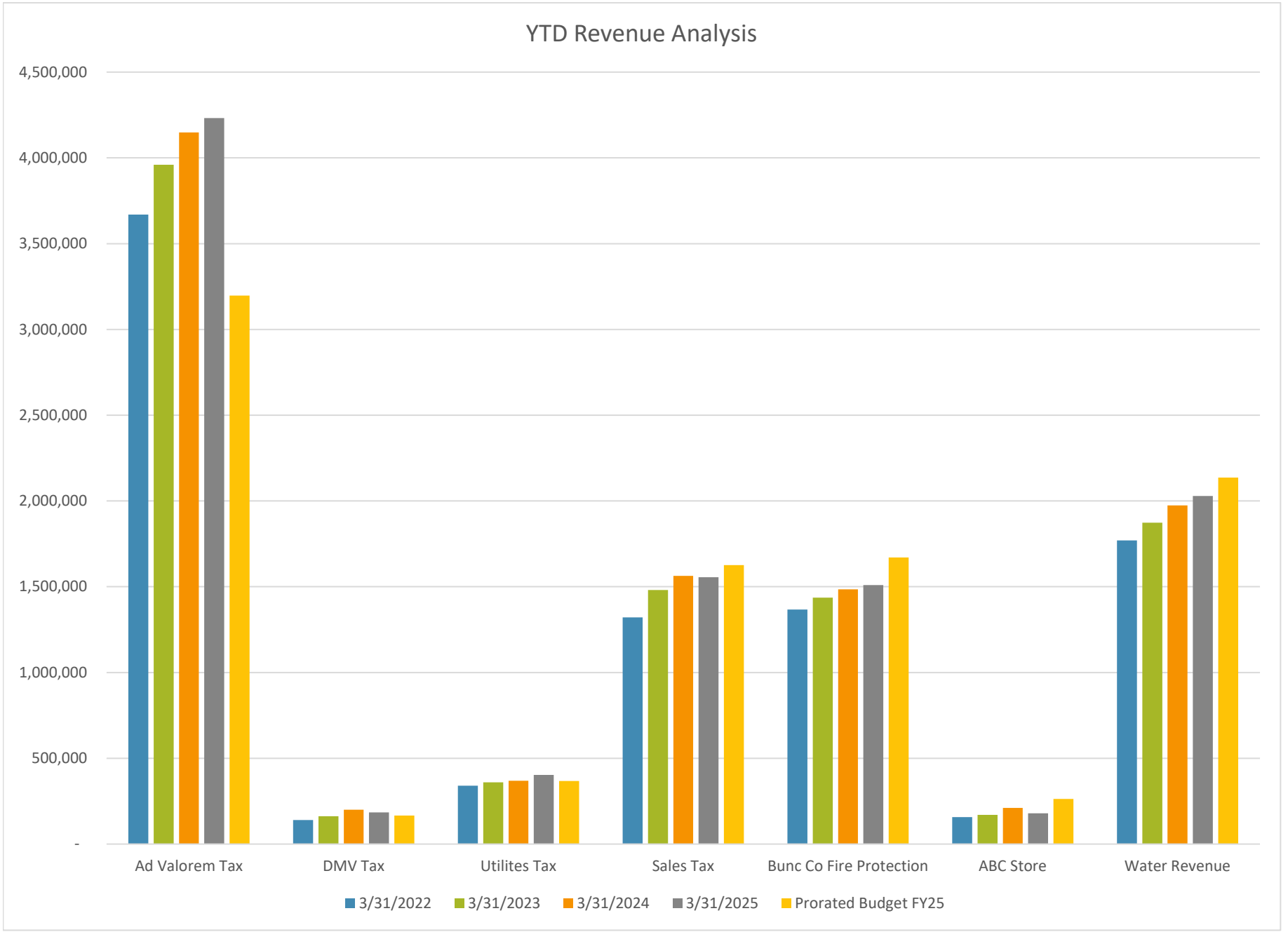
Date of Meeting:	April 28, 2025
Subject:	Departmental Quarterly Report: Finance
Presenter:	Town Finance Director
Attachments:	Quarterly Report – 3rd Quarter FY 2025

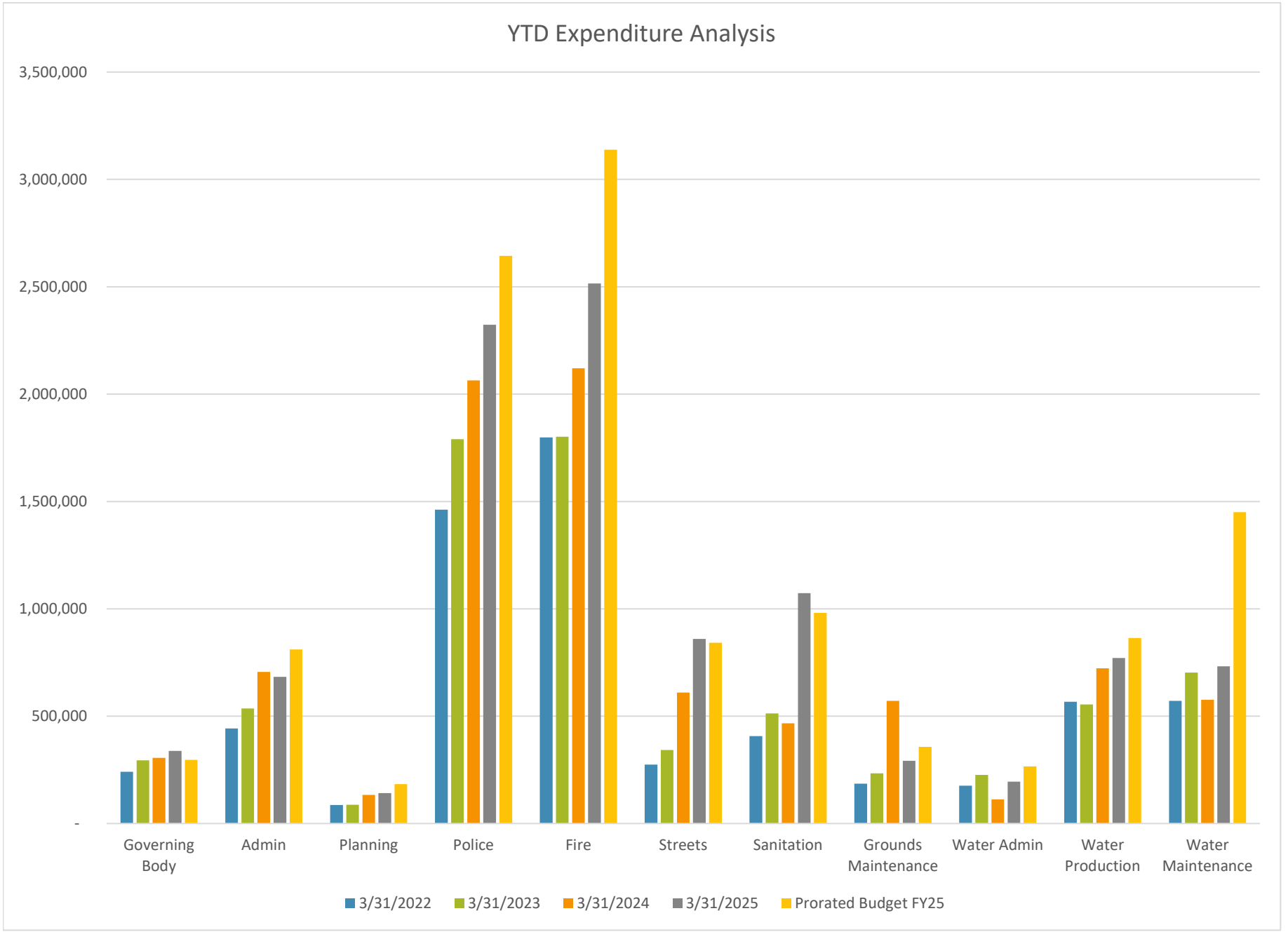
Description:

Attached please find the Finance Department's quarterly report, with charts summarizing revenues and expenditures as of 3/31/2025, as well as updated summaries of the Recreation Complex Project, the Water Treatment Plant Expansion Project, the Water System Resiliency Project, and the Helene Disaster Response & Recovery Project.

Council Action Requested:

No action requested.


YTD Revenue Analysis
4,500,000
4,000,000
3,500,000
3,000,000
2,500,000
2,000,000
1,500,000
1,000,000
500,000
-
Ad Valorem Tax
DMV Tax
Utilites Tax
Sales Tax
Bunc Co Fire Protection
ABC Store
Water Revenue
3/31/2022
3/31/2023
3/31/2024
3/31/2025
Prorated Budget FY25


YTD Expenditure Analysis
3,500,000
3,000,000
2,500,000
2,000,000
1,500,000
1,000,000
500,000
-
Governing Body
Admin
Planning
Police
Fire
Streets
Sanitation
Grounds Maintenance
Water Admin
Water Production
Water Maintenance
3/31/2022
3/31/2023
3/31/2024
3/31/2025
Prorated Budget FY25

TOWN OF WEAVERVILLE
REVENUE & EXPENDITURE STATEMENT BY DEPARTMENT
FY 2024-2025
01/01/2025 TO 03/31/2025

		CURRENT PERIOD	YEAR-TO-DATE	BUDGETED	% BUDGET REM
REVENUE:					
010-004-300-04010	PRIOR YEAR TAX REVE	240.13	2,299.78	3,000.00	23
010-004-300-04020	AD VALOREM TAX REV	2,088,456.47	4,232,594.61	4,262,256.00	1
010-004-300-04025	DMV TAX REVENUE	61,511.10	184,436.93	221,402.00	17
010-004-300-04030	TAX PENALTIES & INTE	4,049.16	4,924.91	8,000.00	38
010-004-300-05010	UTILITIES TAX	126,755.55	403,404.23	490,661.00	18
010-004-300-05040	BEER & WINE TAX	0.00	0.00	19,000.00	100
010-004-300-05050	POWELL BILL DISTRIBU	0.00	163,866.24	148,440.00	-10
010-004-300-05060	LOCAL GOVT SALES TA	529,193.34	1,555,914.15	2,167,560.00	28
010-004-300-06040	ABC STORE DISTRIBUTI	76,730.69	168,787.84	350,000.00	52
010-004-300-06045	ABC STORE - ALCOHOL	2,242.52	6,410.69	6,410.69	0
010-004-300-06050	ABC STORE - POLICE DE	1,601.80	4,579.06	4,579.06	0
010-004-300-09015	CELL TOWER REVENUE	5,562.84	16,688.52	22,300.00	25
010-004-300-09020	MISCELLANEOUS REVE	15,494.98	22,768.44	8,000.00	-185
010-004-300-09022	CONTRIBUTIONS COMM	0.00	913.00	913.00	0
010-004-300-09025	CONTRIBUTIONS POLIC	30.00	30.00	323.33	91
010-004-300-09026	CONTRIBUTIONS FIRE D	0.00	0.00	323.33	100
010-004-300-09028	COPS FOR KIDS	2,070.00	8,326.00	8,326.00	0
010-004-300-09030	INTEREST EARNED	116,015.95	369,830.06	287,647.00	-29
010-004-300-09031	INTEREST EARNED POW	7,804.14	22,802.20	34,710.00	34
010-004-300-09039	CONTRIBUTIONS PUBLI	1,281.00	1,281.00	1,604.34	20
010-004-300-09040	PLANNING & ZONING FI	6,544.30	12,626.05	18,000.00	30
010-004-300-09041	FACILITY USE RENTAL	19,496.81	46,529.37	75,770.00	39
010-004-300-09043	PROPERTY INSURANCE	19,305.58	24,318.32	0.00	0
010-004-300-09044	PARKING ENFORCEMEN	720.00	1,830.00	3,400.00	46
010-004-300-09050	SALE OF PROPERTY	9,240.00	12,275.00	10,000.00	-23
010-004-300-09052	FEES IN LIEU OF SIDEW	0.00	262,560.00	0.00	0
010-004-310-09900	APPROPRIATED FUND B	0.00	0.00	2,981,637.86	100
030-004-300-08010	WATER REVENUE	637,738.07	2,029,387.13	2,847,745.00	29
030-004-300-08020	MISCELLANEOUS REVE	24,606.25	96,888.55	20,000.00	-384
030-004-300-08030	WATER TAPS	3,000.00	6,000.00	22,680.00	74
030-004-300-08040	SYSTEM DEVELOPMENT	72,875.00	99,000.00	150,600.00	34
030-004-300-08060	FEES FOR MSD COLLECT	20,984.66	62,739.38	82,426.00	24
030-004-300-09030	INTEREST EARNED	0.00	0.00	130,153.00	100
030-004-310-09900	APPROPRIATED FUND B	0.00	0.00	492,179.17	100
040-004-300-09045	FIRE INSPECTION FEES	400.00	800.00	500.00	-60
040-004-310-09901	APPROPRIATED FUND B	0.00	0.00	127,684.00	100
040-004-610-09900	BUNC CO FIRE PROTECT	504,144.20	1,509,133.44	2,227,144.00	32
TOTAL REVENUE		4,358,094.54	11,333,944.90	17,235,374.78	34
OTHER FINANCING SOURCE:					
040-000-300-60010	TRANSFER FROM GENE	0.00	0.00	1,882,385.00	100
040-000-300-60011	TRANSFER FROM GEN C	0.00	0.00	525,000.00	100
TOTAL OTHER FINANCING SOURCE		0.00	0.00	2,407,385.00	100

		CURRENT PERIOD	YEAR-TO-DATE	BUDGETED	% BUDGET REM
AFTER TRANSFERS		4,358,094.54	11,333,944.90	19,642,759.78	
320 TRANSFERS					
OTHER FINANCING USE:					
010-004-320-60500	TRANSFER TO NBFD SPI	0.00	0.00	1,882,385.00	100
011-004-320-60500	TRANSFER TO NBFD SPI	0.00	0.00	525,000.00	100
031-004-320-60061	TRANSFER TO CAP PRO.	0.00	0.00	384,154.00	100
TOTAL OTHER FINANCING USE		0.00	0.00	2,791,539.00	100
AFTER TRANSFERS		0.00	0.00	-2,791,539.00	
411 GOVERNING BODY					
EXPENDITURE:					
010-410-411-12100	SALARIES & WAGES	9,150.00	27,450.00	36,600.00	25
010-410-411-12110	SALARIES & WAGES - LI	0.00	27,692.31	27,692.31	0
010-410-411-18100	FICA	699.99	4,223.94	10,376.00	59
010-410-411-18200	RETIREMENT	0.00	3,791.07	13,557.00	72
010-410-411-18210	401-K MATCH	0.00	1,661.53	5,941.00	72
010-410-411-18300	HEALTH INSURANCE	0.00	2,455.57	9,540.00	74
010-410-411-19000	PROFESSIONAL SERVIC	73,260.52	137,518.04	107,486.69	-28
010-410-411-19500	CONTRACT LABOR	15,950.00	38,750.00	48,750.00	21
010-410-411-26000	SUPPLIES / MATERIALS	241.74	241.74	500.00	52
010-410-411-31000	TRAVEL & TRAINING	930.60	1,024.40	2,000.00	49
010-410-411-32100	TELEPHONE/INTERNET	0.00	0.00	3,756.00	100
010-410-411-35100	BUILDING REPAIR / MAI	2,038.46	12,932.60	30,000.00	57
010-410-411-39100	ADVERTISING	440.67	795.44	4,500.00	82
010-410-411-39200	NEWS LETTERS	0.00	0.00	1,000.00	100
010-410-411-39300	PRINTING	0.00	400.00	600.00	33
010-410-411-39500	DUES & SUBSCRIPTIONS	0.00	0.00	500.00	100
010-410-411-39510	COMMUNITY PROMOTI(	9,584.41	65,787.02	74,000.00	11
010-410-411-39530	PUBLIC WI-FI	4,500.00	13,500.00	18,000.00	25
010-410-411-40450	INSURANCE	0.00	259.20	728.00	64
TOTAL EXPENDITURE		116,796.39	338,482.86	395,527.00	14
BEFORE TRANSFERS		-116,796.39	-338,482.86	-395,527.00	
AFTER TRANSFERS		-116,796.39	-338,482.86	-395,527.00	
412 ADMINISTRATION					
EXPENDITURE:					
010-410-412-12100	SALARIES & WAGES	70,524.29	330,968.89	453,341.00	27
010-410-412-18100	FICA	5,248.49	24,329.73	34,681.00	30
010-410-412-18200	RETIREMENT	9,654.76	35,527.37	62,062.00	43
010-410-412-18210	401-K MATCH	4,162.36	14,340.93	27,200.00	47
010-410-412-18300	HEALTH INSURANCE	11,518.32	37,702.74	72,309.00	48
010-410-412-18400	RETIREE HEALTH INSUI	2,508.24	7,647.85	11,796.00	35

		CURRENT PERIOD	YEAR-TO-DATE	BUDGETED	% BUDGET REM
010-410-412-19000	PROFESSIONAL SERVIC	12,202.65	41,262.88	124,600.00	67
010-410-412-19600	TAX COLLECTION FEES	41,854.92	84,796.39	85,245.00	1
010-410-412-25000	VEHICLE SUPPLIES	16.68	40.06	1,100.00	96
010-410-412-26000	SUPPLIES / MATERIALS	6,164.90	12,842.66	24,000.00	46
010-410-412-31000	TRAVEL & TRAINING	1,447.37	3,440.30	13,000.00	74
010-410-412-32100	TELEPHONE / INTERNET	4,879.23	13,425.32	18,417.00	27
010-410-412-32500	POSTAGE	551.64	1,198.11	3,000.00	60
010-410-412-33100	UTILITIES	1,595.49	5,027.47	6,380.00	21
010-410-412-35100	BUILDING REPAIR / MAI	4,290.97	17,168.19	35,000.00	51
010-410-412-35200	EQUIPMENT MAINTENA	1,159.85	2,703.52	5,000.00	46
010-410-412-35300	VEHICLE MAINTENANC	189.66	189.66	500.00	62
010-410-412-39100	ADVERTISING	0.00	0.00	500.00	100
010-410-412-39500	DUES & SUBSCRIPTIONS	410.38	2,063.87	4,600.00	55
010-410-412-39600	BANK SERVICE CHARGI	4,861.89	12,771.00	12,000.00	-6
010-410-412-39800	ESC REIMBURSEMENT	3,546.59	3,546.59	8,000.00	56
010-410-412-40450	INSURANCE	-3,370.14	2,745.66	10,429.00	74
010-410-412-50100	SMALL EQUIPMENT	1,274.45	29,492.65	67,500.00	56
TOTAL EXPENDITURE		184,692.99	683,231.84	1,080,660.00	37
BEFORE TRANSFERS		-184,692.99	-683,231.84	-1,080,660.00	
AFTER TRANSFERS		-184,692.99	-683,231.84	-1,080,660.00	

413 PLANNING

EXPENDITURE:

010-410-413-12100	SALARIES & WAGES	33,664.43	90,648.02	152,934.00	41
010-410-413-18100	FICA	2,572.92	6,926.61	11,700.00	41
010-410-413-18200	RETIREMENT	4,608.65	12,409.67	20,937.00	41
010-410-413-18210	401-K MATCH	2,019.87	5,438.89	9,176.00	41
010-410-413-18300	HEALTH INSURANCE	2,614.62	8,133.66	22,438.00	64
010-410-413-19000	PROFESSIONAL SERVIC	2,390.24	12,680.69	10,000.00	-27
010-410-413-25000	VEHICLE SUPPLIES	36.15	36.15	1,000.00	96
010-410-413-26000	SUPPLIES / MATERIALS	0.00	241.23	1,500.00	84
010-410-413-31000	TRAVEL & TRAINING	1,081.64	1,081.64	5,000.00	78
010-410-413-32100	TELEPHONE / INTERNET	547.50	1,463.63	2,583.00	43
010-410-413-32500	POSTAGE	0.00	0.00	1,000.00	100
010-410-413-35300	VEHICLE MAINTENANC	10.00	20.00	1,000.00	98
010-410-413-39100	ADVERTISING	324.28	324.28	1,500.00	78
010-410-413-40450	INSURANCE	0.00	566.28	662.00	14
010-410-413-50100	SMALL EQUIPMENT	0.00	1,786.76	3,000.00	40
TOTAL EXPENDITURE		49,870.30	141,757.51	244,430.00	42
BEFORE TRANSFERS		-49,870.30	-141,757.51	-244,430.00	
AFTER TRANSFERS		-49,870.30	-141,757.51	-244,430.00	

431 POLICE

		CURRENT PERIOD	YEAR-TO-DATE	BUDGETED	% BUDGET REM
EXPENDITURE:					
010-430-431-12100	SALARIES & WAGES	373,975.43	1,168,431.59	1,759,583.65	34
010-430-431-12500	SEPARATION ALLOWAN	13,626.60	43,150.90	59,566.00	28
010-430-431-18100	FICA	28,554.98	88,884.24	135,741.00	35
010-430-431-18200	RETIREMENT	55,502.50	173,210.38	257,909.00	33
010-430-431-18210	401-K MATCH	20,855.67	64,348.57	102,889.00	37
010-430-431-18300	HEALTH INSURANCE	61,933.74	176,783.98	236,519.00	25
010-430-431-18400	RETIREE HEALTH INSUI	7,399.35	24,252.49	34,106.00	29
010-430-431-19000	PROFESSIONAL SERVIC	100,511.78	114,817.61	174,669.00	34
010-430-431-25000	VEHICLE SUPPLIES	8,999.72	17,562.74	69,690.00	75
010-430-431-26000	SUPPLIES / MATERIALS	4,696.99	11,362.43	14,323.33	21
010-430-431-26400	ALCOHOL EDUCATION	900.00	4,238.32	31,733.27	87
010-430-431-26450	ABC LAW ENFORCEMEI	653.23	851.19	12,519.01	93
010-430-431-26608	COPS FOR KIDS	0.00	0.00	9,119.13	100
010-430-431-26900	UNIFORMS	3,988.54	14,394.41	14,500.00	1
010-430-431-31000	TRAVEL & TRAINING	4,577.83	10,335.68	15,000.00	31
010-430-431-32100	TELEPHONE / INTERNET	8,946.75	20,843.75	30,784.00	32
010-430-431-32500	POSTAGE	0.00	106.50	250.00	57
010-430-431-33100	UTILITIES	1,250.69	3,503.04	7,135.00	51
010-430-431-35100	BUILDING REPAIR / MAI	1,154.22	9,058.03	40,757.00	78
010-430-431-35200	EQUIPMENT MAINTENA	332.96	2,914.56	17,500.00	83
010-430-431-35300	VEHICLE MAINTENANC	6,307.91	27,051.80	25,000.00	-8
010-430-431-40450	INSURANCE	-2,118.29	63,488.90	74,065.00	14
010-430-431-50100	SMALL EQUIPMENT	44,379.67	66,398.93	108,233.00	39
010-430-431-50300	CAPITAL IMPROVEMEN	894.47	105,190.49	169,616.00	38
010-430-431-50500	CAPITAL EQUIPMENT	107,884.65	111,511.57	124,000.00	10
TOTAL EXPENDITURE		855,209.39	2,322,692.10	3,525,207.39	34
BEFORE TRANSFERS		-855,209.39	-2,322,692.10	-3,525,207.39	
AFTER TRANSFERS		-855,209.39	-2,322,692.10	-3,525,207.39	
434 FIRE					
EXPENDITURE:					
040-430-434-12100	SALARIES & WAGES	447,838.96	1,457,858.75	2,105,633.00	31
040-430-434-12800	RELIEF PAY	3,675.00	19,075.00	67,778.00	72
040-430-434-18100	FICA	33,037.24	108,171.22	166,266.00	35
040-430-434-18200	RETIREMENT	61,170.10	199,441.95	288,260.00	31
040-430-434-18210	401-K MATCH	21,334.26	67,405.12	108,638.00	38
040-430-434-18300	HEALTH INSURANCE	79,330.50	228,494.75	346,928.00	34
040-430-434-18400	RETIREE HEALTH INSUI	2,269.23	7,307.69	10,514.00	30
040-430-434-19000	PROFESSIONAL SERVIC	4,943.49	10,534.77	27,270.00	61
040-430-434-19900	CONTRACT WORK	0.00	45,000.00	45,000.00	0
040-430-434-25000	VEHICLE SUPPLIES	12,983.17	21,425.93	38,010.00	44
040-430-434-26000	SUPPLIES / MATERIALS	5,862.51	18,130.94	12,323.33	-47
040-430-434-26100	MEDICAL VACINATIONS	0.00	403.36	14,260.00	97
040-430-434-26150	PREVENTION SUPPLIES	906.81	3,767.26	6,000.00	37

		CURRENT PERIOD	YEAR-TO-DATE	BUDGETED	% BUDGET REM
040-430-434-26260	MEDICAL EQUIP & SUPF	2,748.31	6,026.73	13,500.00	55
040-430-434-26900	UNIFORMS	5,344.77	11,702.08	12,000.00	2
040-430-434-31000	TRAVEL & TRAINING	6,910.24	17,033.96	30,000.00	43
040-430-434-32100	TELEPHONE / INTERNET	7,948.70	18,934.46	29,427.00	36
040-430-434-33100	UTILITIES	4,152.21	12,894.95	15,800.00	18
040-430-434-35100	BUILDING REPAIR / MAI	6,655.48	17,576.16	51,880.00	66
040-430-434-35200	EQUIPMENT MAINTENA	4,074.62	6,205.42	20,000.00	69
040-430-434-35300	VEHICLE MAINTENANC	26,564.66	44,549.68	65,000.00	31
040-430-434-39500	DUES & SUBSCRIPTIONS	3,418.18	8,056.97	18,800.00	57
040-430-434-40450	INSURANCE	0.00	100,626.20	109,164.00	8
040-430-434-50100	SMALL EQUIPMENT	3,066.57	14,555.42	133,500.00	89
040-430-434-50300	CAPITAL IMPROVEMEN	7,054.00	70,544.00	70,544.00	0
040-430-434-50500	CAPITAL EQUIPMENT	0.00	0.00	378,000.00	100
TOTAL EXPENDITURE		751,289.01	2,515,722.77	4,184,495.33	40
BEFORE TRANSFERS		-751,289.01	-2,515,722.77	-4,184,495.33	
AFTER TRANSFERS		-751,289.01	-2,515,722.77	-4,184,495.33	

451 STREETS

EXPENDITURE:

010-450-451-12100	SALARIES & WAGES	42,525.67	154,763.36	225,900.00	31
010-450-451-18100	FICA	3,038.83	11,160.30	17,280.00	35
010-450-451-18200	RETIREMENT	5,821.76	21,187.07	30,926.00	31
010-450-451-18210	401-K MATCH	2,257.31	8,273.99	13,554.00	39
010-450-451-18300	HEALTH INSURANCE	8,019.63	26,421.96	36,925.00	28
010-450-451-19000	PROFESSIONAL SERVIC	755.92	1,608.23	7,500.00	79
010-450-451-19500	CONTRACT LABOR	0.00	0.00	24,480.00	100
010-450-451-19900	CONTRACT WORK	60.00	5,088.88	35,000.00	85
010-450-451-25000	VEHICLE SUPPLIES	712.50	7,136.86	11,500.00	38
010-450-451-26000	SUPPLIES / MATERIALS	2,873.63	8,252.08	35,000.00	76
010-450-451-26500	SAFETY MATERIALS	436.18	1,660.88	4,000.00	58
010-450-451-26900	UNIFORMS	0.00	0.00	4,000.00	100
010-450-451-31000	TRAVEL & TRAINING	63.36	933.36	5,000.00	81
010-450-451-32100	TELEPHONE / INTERNET	892.25	2,323.22	4,059.00	43
010-450-451-33100	UTILITIES	15,092.76	48,295.52	61,600.00	22
010-450-451-35100	BUILDING REPAIR / MAI	290.25	290.25	3,000.00	90
010-450-451-35200	EQUIPMENT MAINTENA	2,091.36	4,392.92	7,800.00	44
010-450-451-35300	VEHICLE MAINTENANC	11,191.56	11,243.56	12,000.00	6
010-450-451-39500	DUES & SUBSCRIPTIONS	0.00	0.00	1,000.00	100
010-450-451-40450	INSURANCE	0.00	12,336.90	13,836.00	11
010-450-451-50100	SMALL EQUIPMENT	1,274.45	1,274.45	3,000.00	58
010-450-451-50300	CAPITAL IMPROVEMEN	25,905.30	532,954.52	564,667.55	6
TOTAL EXPENDITURE		123,302.72	859,598.31	1,122,027.55	23
BEFORE TRANSFERS		-123,302.72	-859,598.31	-1,122,027.55	

		CURRENT PERIOD	YEAR-TO-DATE	BUDGETED	% BUDGET REM
AFTER TRANSFERS		-123,302.72	-859,598.31	-1,122,027.55	
459 POWELL BILL					
EXPENDITURE:					
010-450-459-12100	SALARIES & WAGES	2,413.94	7,955.55	12,686.00	37
010-450-459-18100	FICA	172.10	568.74	970.00	41
010-450-459-18200	RETIREMENT	330.47	1,089.10	1,737.00	37
010-450-459-18210	401-K MATCH	85.98	276.75	761.00	64
010-450-459-18300	HEALTH INSURANCE	283.67	992.62	1,600.00	38
010-450-459-50300	CAPITAL IMPROVEMEN	0.00	0.00	540,630.00	100
TOTAL EXPENDITURE		3,286.16	10,882.76	558,384.00	98
BEFORE TRANSFERS		-3,286.16	-10,882.76	-558,384.00	
AFTER TRANSFERS		-3,286.16	-10,882.76	-558,384.00	
471 SANITATION					
EXPENDITURE:					
010-470-471-12100	SALARIES & WAGES	61,086.52	222,389.72	308,288.00	28
010-470-471-18100	FICA	4,549.50	16,573.54	22,341.00	26
010-470-471-18200	RETIREMENT	8,000.49	27,571.95	39,980.00	31
010-470-471-18210	401-K MATCH	2,730.04	10,117.22	17,522.00	42
010-470-471-18300	HEALTH INSURANCE	12,732.36	40,652.70	59,271.00	31
010-470-471-19000	PROFESSIONAL SERVIC	1,134.62	1,670.64	2,000.00	16
010-470-471-19500	CONTRACT LABOR	0.00	0.00	11,320.00	100
010-470-471-19900	CONTRACT WORK	0.00	8.00	0.00	0
010-470-471-25000	VEHICLE SUPPLIES	3,259.84	23,826.66	26,000.00	8
010-470-471-26000	SUPPLIES / MATERIALS	12,629.31	12,210.21	14,000.00	13
010-470-471-26500	SAFETY MATERIALS	1,219.29	2,735.88	7,000.00	61
010-470-471-26900	UNIFORMS	0.00	269.94	8,500.00	97
010-470-471-31000	TRAVEL & TRAINING	0.00	0.00	1,500.00	100
010-470-471-32100	TELEPHONE / INTERNET	588.20	1,417.25	2,325.00	39
010-470-471-33100	UTILITIES	377.99	1,413.75	4,000.00	65
010-470-471-35100	BUILDING REPAIR / MAI	0.00	0.00	3,000.00	100
010-470-471-35200	EQUIPMENT MAINTENA	42.07	2,531.56	15,000.00	83
010-470-471-35300	VEHICLE MAINTENANC	12,132.12	18,756.49	35,000.00	46
010-470-471-40100	TIPPING FEES	16,186.50	43,658.94	76,000.00	43
010-470-471-40450	INSURANCE	1,313.91	42,916.29	46,246.00	7
010-470-471-50100	SMALL EQUIPMENT	0.00	6,832.73	7,500.00	9
010-470-471-50500	CAPITAL EQUIPMENT	0.00	597,914.47	601,884.00	1
TOTAL EXPENDITURE		137,982.76	1,073,467.94	1,308,677.00	18
BEFORE TRANSFERS		-137,982.76	-1,073,467.94	-1,308,677.00	
AFTER TRANSFERS		-137,982.76	-1,073,467.94	-1,308,677.00	

		CURRENT PERIOD	YEAR-TO-DATE	BUDGETED	% BUDGET REM
473 STORMWATER MANAGEMENT					
EXPENDITURE:					
010-470-473-12100	SALARIES & WAGES	11,024.10	38,824.68	57,622.00	33
010-470-473-18100	FICA	803.86	2,844.32	4,408.00	35
010-470-473-18200	RETIREMENT	1,509.19	5,315.09	7,888.00	33
010-470-473-18210	401-K MATCH	549.91	1,939.03	3,457.00	44
010-470-473-18300	HEALTH INSURANCE	1,810.32	6,167.47	6,560.00	6
010-470-473-19000	PROFESSIONAL SERVIC	5,112.00	5,112.00	13,000.00	61
010-470-473-19500	CONTRACT LABOR	0.00	0.00	24,480.00	100
010-470-473-26000	SUPPLIES / MATERIALS	0.00	571.09	3,000.00	81
010-470-473-31000	TRAVEL / TRAINING	0.00	0.00	2,000.00	100
010-470-473-35200	EQUIPMENT MAINTENA	0.00	0.00	1,000.00	100
010-470-473-39500	DUES AND SUBSCRIPTI	0.00	0.00	1,500.00	100
010-470-473-40450	INSURANCE	0.00	1,773.38	2,000.00	11
010-470-473-50300	CAPITAL IMPROVEMEN	0.00	0.00	136,000.00	100
TOTAL EXPENDITURE		20,809.38	62,547.06	262,915.00	76
BEFORE TRANSFERS		-20,809.38	-62,547.06	-262,915.00	
AFTER TRANSFERS		-20,809.38	-62,547.06	-262,915.00	
612 GROUNDS MAINTENANCE					
EXPENDITURE:					
010-600-612-12100	SALARIES & WAGES	43,384.26	148,956.59	175,523.00	15
010-600-612-18100	FICA	3,048.91	10,540.08	13,427.00	22
010-600-612-18200	RETIREMENT	5,471.72	18,509.50	24,029.00	23
010-600-612-18210	401-K MATCH	2,103.90	6,960.82	10,531.00	34
010-600-612-18300	HEALTH INSURANCE	6,962.51	24,012.71	38,407.00	37
010-600-612-19000	PROFESSIONAL SERVIC	1,373.12	3,475.32	3,000.00	-16
010-600-612-19500	CONTRACT LABOR	0.00	0.00	24,480.00	100
010-600-612-19900	CONTRACT WORK	0.00	187.98	15,000.00	99
010-600-612-25000	VEHICLE SUPPLIES	285.54	1,239.18	7,500.00	83
010-600-612-26000	SUPPLIES / MATERIALS	5,793.46	15,465.32	33,604.34	54
010-600-612-26500	SAFETY MATERIALS	436.17	792.07	2,500.00	68
010-600-612-26900	UNIFORMS	0.00	0.00	3,500.00	100
010-600-612-31000	TRAVEL & TRAINING	0.00	0.00	1,500.00	100
010-600-612-32100	TELEPHONE / INTERNET	446.13	1,161.62	1,782.00	35
010-600-612-33100	UTILITIES	2,809.48	11,830.01	18,500.00	36
010-600-612-35100	BUILDING REPAIR / MAI	0.00	26.12	1,500.00	98
010-600-612-35200	EQUIPMENT MAINTENA	27.99	1,311.74	5,000.00	74
010-600-612-35300	VEHICLE MAINTENANC	30.00	137.05	1,100.00	88
010-600-612-40450	INSURANCE	0.00	7,450.96	8,732.00	15
010-600-612-50100	SMALL EQUIPMENT	0.00	215.98	1,500.00	86
010-600-612-50300	CAPITAL IMPROVEMEN	19,442.50	40,307.52	85,000.00	53
TOTAL EXPENDITURE		91,615.69	292,580.57	476,115.34	39

		CURRENT PERIOD	YEAR-TO-DATE	BUDGETED	% BUDGET REM
	BEFORE TRANSFERS	-91,615.69	-292,580.57	-476,115.34	
	AFTER TRANSFERS	-91,615.69	-292,580.57	-476,115.34	
614 COMMUNITY CENTER					
EXPENDITURE:					
010-600-614-12100	SALARIES & WAGES	24,936.07	77,494.46	126,451.00	39
010-600-614-18100	FICA	1,874.67	5,769.42	7,047.00	18
010-600-614-18200	RETIREMENT	3,413.70	10,490.92	12,611.00	17
010-600-614-18210	401-K MATCH	413.87	1,148.07	5,527.00	79
010-600-614-18300	HEALTH INSURANCE	6,231.57	14,411.78	15,014.00	4
010-600-614-19000	PROFESSIONAL SERVIC	1,891.05	17,434.32	17,980.00	3
010-600-614-26000	SUPPLIES / MATERIALS	2,849.32	5,747.42	13,880.00	59
010-600-614-32100	TELEPHONE / INTERNET	3,105.69	8,727.09	16,141.00	46
010-600-614-33100	UTILITIES	2,556.37	6,389.98	11,858.00	46
010-600-614-35100	BUILDING REPAIR / MAI	4,419.83	2,607.33	10,600.00	75
010-600-614-35200	EQUIPMENT MAINTENA	400.57	400.57	2,000.00	80
010-600-614-39510	COMMUNITY PROGRAM	2,500.00	9,250.00	19,413.00	52
010-600-614-40450	INSURANCE	-61.73	4,362.95	5,590.00	22
010-600-614-50100	SMALL EQUIPMENT	3,535.23	3,588.29	3,500.00	-3
	TOTAL EXPENDITURE	58,066.21	167,822.60	267,612.00	37
	BEFORE TRANSFERS	-58,066.21	-167,822.60	-267,612.00	
	AFTER TRANSFERS	-58,066.21	-167,822.60	-267,612.00	
711 WATER ADMINISTRATION					
EXPENDITURE:					
030-700-711-12100	SALARIES & WAGES	27,421.01	99,619.78	175,581.00	43
030-700-711-18100	FICA	2,023.18	7,353.25	12,189.00	40
030-700-711-18200	RETIREMENT	3,753.91	13,637.94	21,813.00	37
030-700-711-18210	401-K MATCH	1,645.26	5,882.69	9,560.00	38
030-700-711-18300	HEALTH INSURANCE	5,191.35	16,521.63	31,594.00	48
030-700-711-19000	PROFESSIONAL SERVIC	14,155.04	18,507.48	45,000.00	59
030-700-711-25000	VEHICLE SUPPLIES	103.18	345.74	3,000.00	88
030-700-711-26000	SUPPLIES / MATERIALS	481.82	1,260.84	3,500.00	64
030-700-711-26500	SAFETY MATERIALS	0.00	108.95	1,200.00	91
030-700-711-26900	UNIFORMS	0.00	82.41	800.00	90
030-700-711-31000	TRAVEL & TRAINING	0.00	259.77	1,800.00	86
030-700-711-32100	TELEPHONE / INTERNET	1,541.07	4,088.81	6,138.00	33
030-700-711-32500	POSTAGE	4,312.83	12,080.46	14,000.00	14
030-700-711-35300	VEHICLE MAINTENANC	0.00	0.00	1,000.00	100
030-700-711-39500	DUES & SUBSCRIPTIONS	0.00	5,980.00	5,000.00	-20
030-700-711-40450	INSURANCE	-1,751.00	9,110.38	15,917.00	43
030-700-711-50100	SMALL EQUIPMENT	0.00	0.00	6,500.00	100
	TOTAL EXPENDITURE	58,877.65	194,840.13	354,592.00	45

		CURRENT PERIOD	YEAR-TO-DATE	BUDGETED	% BUDGET REM
	BEFORE TRANSFERS	-58,877.65	-194,840.13	-354,592.00	
	AFTER TRANSFERS	-58,877.65	-194,840.13	-354,592.00	
712 WATER PRODUCTION					
EXPENDITURE:					
030-700-712-12100	SALARIES & WAGES	80,099.01	267,922.65	373,240.00	28
030-700-712-18100	FICA	5,843.69	19,682.58	28,553.00	31
030-700-712-18200	RETIREMENT	10,965.58	36,678.61	51,096.00	28
030-700-712-18210	401-K MATCH	3,625.72	11,908.61	22,394.00	47
030-700-712-18300	HEALTH INSURANCE	17,807.88	47,191.01	68,149.00	31
030-700-712-19000	PROFESSIONAL SERVIC	5,611.29	11,258.68	18,000.00	37
030-700-712-19600	WATER TESTING / MAIN	2,951.60	8,882.20	17,000.00	48
030-700-712-19900	CONTRACT WORK	654.00	2,734.20	9,000.00	70
030-700-712-20000	CHEMICALS	24,738.45	79,762.92	112,000.00	29
030-700-712-25000	VEHICLE SUPPLIES	674.32	1,584.73	5,000.00	68
030-700-712-26000	SUPPLIES / MATERIALS	2,022.47	4,265.00	10,000.00	57
030-700-712-26500	SAFETY MATERIALS	454.85	669.06	1,500.00	55
030-700-712-26900	UNIFORMS	0.00	1,524.59	3,000.00	49
030-700-712-27001	LAB SUPPLIES	6,245.71	16,816.15	25,000.00	33
030-700-712-31000	TRAVEL & TRAINING	240.00	3,537.38	4,000.00	12
030-700-712-32100	TELEPHONE / INTERNET	1,183.80	2,752.66	6,765.00	59
030-700-712-33100	UTILITIES	26,061.26	67,762.28	141,000.00	52
030-700-712-34000	SLUDGE REMOVAL	0.00	67,444.56	67,444.56	0
030-700-712-35100	BUILDING REPAIR / MAI	1,186.74	13,603.56	26,000.00	48
030-700-712-35200	EQUIPMENT MAINTENA	1,818.78	2,719.38	8,000.00	66
030-700-712-35300	VEHICLE MAINTENANC	867.04	2,258.26	4,000.00	44
030-700-712-40450	INSURANCE	0.00	13,919.36	17,551.00	21
030-700-712-40900	WATER PURCHASES	0.00	0.00	6,000.00	100
030-700-712-50100	SMALL EQUIPMENT	0.00	3,431.37	5,000.00	31
030-700-712-50500	CAPITAL EQUIPMENT	2,358.80	82,333.53	122,245.44	33
	TOTAL EXPENDITURE	195,410.99	770,643.33	1,151,938.00	33
	BEFORE TRANSFERS	-195,410.99	-770,643.33	-1,151,938.00	
	AFTER TRANSFERS	-195,410.99	-770,643.33	-1,151,938.00	
713 WATER MAINTENANCE					
EXPENDITURE:					
030-700-713-12100	SALARIES & WAGES	80,789.92	278,285.22	336,476.00	17
030-700-713-18100	FICA	5,802.24	20,191.51	25,740.00	22
030-700-713-18200	RETIREMENT	11,060.20	38,097.43	46,063.00	17
030-700-713-18210	401-K MATCH	2,925.91	9,966.78	20,189.00	51
030-700-713-18300	HEALTH INSURANCE	16,380.20	51,392.30	78,511.00	35
030-700-713-18400	RETIREE HEALTH INSUI	4,911.24	14,545.27	22,365.00	35
030-700-713-19000	PROFESSIONAL SERVIC	6,065.08	8,731.44	35,000.00	75

		CURRENT PERIOD	YEAR-TO-DATE	BUDGETED	% BUDGET REM
030-700-713-19500	CONTRACT LABOR	0.00	0.00	24,880.00	100
030-700-713-19900	CONTRACT WORK	1,733.00	2,049.00	4,000.00	49
030-700-713-25000	VEHICLE SUPPLIES	1,476.39	6,342.57	22,900.00	72
030-700-713-26000	SUPPLIES / MATERIALS	57,873.59	112,561.86	155,463.71	28
030-700-713-26500	SAFETY MATERIALS	629.08	2,139.64	4,500.00	52
030-700-713-26900	UNIFORMS	0.00	2,781.98	10,760.00	74
030-700-713-31000	TRAVEL & TRAINING	750.00	1,390.00	4,400.00	68
030-700-713-32100	TELEPHONE / INTERNET	1,209.69	3,283.23	7,380.00	56
030-700-713-33100	UTILITIES	7,140.11	20,136.93	31,000.00	35
030-700-713-35100	BUILDING REPAIR / MAI	290.24	537.38	10,000.00	95
030-700-713-35200	EQUIPMENT MAINTENA	3,644.55	7,912.45	15,000.00	47
030-700-713-35300	VEHICLE MAINTENANC	1,010.64	4,256.03	6,900.00	38
030-700-713-39410	EQUIPMENTAL RENTAL	0.00	0.00	1,200.00	100
030-700-713-39500	DUES & SUBSCRIPTIONS	0.00	0.00	1,800.00	100
030-700-713-40450	INSURANCE	-1,375.51	9,775.58	16,142.00	39
030-700-713-50100	SMALL EQUIPMENT	3,991.43	3,991.43	8,500.00	53
030-700-713-50300	CAPITAL IMPROVEMEN	3,300.00	16,013.00	907,651.46	98
030-700-713-50500	CAPITAL EQUIPMENT	11,427.26	117,933.39	136,473.00	14
TOTAL EXPENDITURE		221,035.26	732,314.42	1,933,294.17	62
BEFORE TRANSFERS		-221,035.26	-732,314.42	-1,933,294.17	
AFTER TRANSFERS		-221,035.26	-732,314.42	-1,933,294.17	
910 DEBT SERVICE					
EXPENDITURE:					
030-910-910-60020	USDA LOAN PAYMENT-	0.00	0.00	93,640.00	100
030-910-910-60030	RESERVE FOR BOND PA	0.00	11,659.60	207,319.00	94
040-910-910-91061	LOAN PAYMENT - FIRE	0.00	53,540.84	53,541.00	0
TOTAL EXPENDITURE		0.00	65,200.44	354,500.00	82
BEFORE TRANSFERS		0.00	-65,200.44	-354,500.00	
AFTER TRANSFERS		0.00	-65,200.44	-354,500.00	
999 OTHER FUNDING USES					
EXPENDITURE:					
010-005-999-90000	CONTINGENCY	0.00	0.00	10,000.00	100
030-005-999-90000	CONTINGENCY	0.00	0.00	5,000.00	100
TOTAL EXPENDITURE		0.00	0.00	15,000.00	100
BEFORE TRANSFERS		0.00	0.00	-15,000.00	
AFTER TRANSFERS		0.00	0.00	-15,000.00	

TOWN OF WEAVERVILLE
CAPITAL PROJECT FUND
COMMUNITY CENTER PROJECT-RECREATION COMPLEX (PHASE 2) ESTABLISHED 1/27/2020

		BUDGETED	PAID IN FY 2022	PAID IN FY 2023	PAID IN FY 2024	3/31/2025 YEAR-TO-DATE	CUMULATIVE TOTAL	REMAINING BALANCE	% BUDGET REMAINING
EXPENDITURE:									
070-300-000-19900	CONSTRUCTION COST	369,630.00			326,049.45	44,460.24	370,509.69	(879.69)	0%
070-300-000-19002	ARCHITECTURAL FEES	14,500.00		12,872.22	1,894.80		14,767.02	(267.02)	-2%
070-300-000-19008	ENGINEERING FEES						-	-	0%
070-300-000-19003	FIXTURES & EQUIPMENT	85,000.00	16,295.00		64,745.42	479.00	81,519.42	3,480.58	4%
070-300-000-19007	LANDSCAPING/SITE-WORK	11,000.00			10,955.67		10,955.67	44.33	0%
070-300-000-90000	CONTINGENCY	-					-	-	0%
TOTAL EXPENDITURE		480,130.00	16,295.00	12,872.22	403,645.34	44,939.24	477,751.80	2,378.20	0%
FINANCING SOURCE:									
070-000-300-60010	TRANSFER FROM GENERAL FUND	449,633.07		1,429.37	403,645.34	42,180.16	447,254.87	2,378.20	1%
	APPROPRIATED FUND BAL (FROM PHASE 1)	18,997.55	16,295.00	2,702.55			18,997.55	-	0%
070-000-300-60020	FUNDRAISING CONTRIBUTIONS	11,499.38		8,740.30		2,759.08	11,499.38	-	0%
TOTAL FINANCING SOURCE		480,130.00	16,295.00	12,872.22	403,645.34	44,939.24	477,751.80	2,378.20	0%

TOWN OF WEAVERVILLE
CAPITAL PROJECT FUND
WATER TREATMENT PLANT EXPANSION PROJECT ESTABLISHED 6/28/2021

		BUDGETED	PAID IN FY 2021	PAID IN FY 2022	PAID IN FY 2023	PAID IN FY 2024	3/31/2025 YEAR-TO-DATE	CUMULATIVE TOTAL	REMAINING BALANCE	% BUDGET REMAINING
EXPENDITURE:										
061-300-000-19005	CONSTRUCTION ADMIN	-	-	-	-	-	-	-	-	0%
061-300-000-19007	LEGAL SERVICES	-	-	-	-	-	-	-	-	0%
061-300-000-19008	ENGINEERING FEES	1,068,740.00	23,850.00	316,029.98	9,375.00	242,463.75	57,382.00	649,100.73	419,639.27	39%
061-300-000-19009	INTEREST ON INTERIM	-	-	-	-	-	-	-	-	0%
061-300-000-19900	CONSTRUCTION COST	18,634,000.00	-	-	-	-	-	-	18,634,000.00	0%
061-300-000-90000	CONTINGENCY	497,035.00	-	-	-	-	-	-	497,035.00	0%
TOTAL EXPENDITURE		20,199,775.00	23,850.00	316,029.98	9,375.00	242,463.75	57,382.00	649,100.73	19,550,674.27	97%
FINANCING SOURCE:										
061-000-300-60031	TRANSFER FROM WATER CAPITAL RESERVE	724,038.00	23,850.00	316,029.98	9,375.00	-	-	349,254.98	374,783.02	52%
061-000-300-60030	TRANSFER FROM WATER FUND	917,342.00	-	-	-	242,463.75	57,382.00	299,845.75	617,496.25	67%
061-000-300-60030	TRANSFER FROM WATER FUND - ARP	1,283,395.00					-	-	1,283,395.00	
061-000-300-60034	LOAN FROM GENERAL FUND	1,500,000.00					-	-	1,500,000.00	
061-000-300-60035	PROCEEDS FROM GRANT FUNDING	15,775,000.00	-	-		-	-	-	15,775,000.00	0%
TOTAL FINANCING SOURCE		20,199,775.00	23,850.00	316,029.98	9,375.00	242,463.75	57,382.00	649,100.73	19,550,674.27	97%

TOWN OF WEAVERVILLE
CAPITAL PROJECT FUND
WATER SYSTEM RESILIENCY PROJECT ESTABLISHED 4/24/2023

		BUDGETED	PAID IN FY 2023	PAID IN FY 2024	3/31/2025 YEAR-TO-DATE	CUMULATIVE TOTAL	REMAINING BALANCE	% BUDGET REMAINING
EXPENDITURE:								
063-300-000-19003	FIXTURES AND EQUIPMENT	1,196,400.00	-	20,417.98	266,674.72	20,417.98	1,175,982.02	98%
063-300-000-19005	CONSTRUCTION ADMIN	-	-	-	-	-	-	0%
063-300-000-19007	LEGAL SERVICES	-	-	-	-	-	-	0%
063-300-000-19008	ENGINEERING FEES	98,500.00	16,750.00	25,500.00	12,000.00	42,250.00	56,250.00	57%
063-300-000-19009	INTEREST ON INTERIM	-	-	-	-	-	-	0%
063-300-000-19900	CONSTRUCTION COST	403,600.00	-	-	-	-	403,600.00	0%
063-300-000-90000	CONTINGENCY	-	-	-	-	-	-	0%
TOTAL EXPENDITURE		1,698,500.00	16,750.00	45,917.98	278,674.72	62,667.98	1,635,832.02	96%
FINANCING SOURCE:								
063-000-300-60030	TRANSFER FROM WATER FUND	1,698,500.00	16,750.00	45,917.98	278,674.72	62,667.98	1,635,832.02	96%
TOTAL FINANCING SOURCE		1,698,500.00	16,750.00	45,917.98	278,674.72	62,667.98	1,635,832.02	96%

TOWN OF WEAVERVILLE
GRANT PROJECT FUND
HELENE DISASTER RESPONSE & RECOVERY - EST 11/18/2024

		BUDGETED	3/31/2025 YEAR-TO-DATE	CUMULATIVE TOTAL	REMAINING BALANCE	% BUDGET REMAINING
EXPENDITURE:						
051-300-000-19002	DEBRIS REMOVAL	3,107,713.00	485,231.80	485,231.80	2,622,481.20	84%
051-300-000-19003	DEBRIS MANAGEMENT SITE	60,000.00	60,000.00	60,000.00	-	0%
051-300-000-19005	EMERGENCY REPAIRS	107,713.00	183,834.33	183,834.33	(76,121.33)	0%
051-300-000-19500	WATER LINE REPAIRS	250,000.00	243,703.80	243,703.80	6,296.20	0%
051-300-000-19510	WATER SYSTEM REPAIRS	167,714.00	121,441.04	121,441.04	46,272.96	0%
051-300-000-19600	GRANT ADMINISTRATIVE SERVICES	15,000.00	1,845.42	1,845.42	13,154.58	0%
TOTAL EXPENDITURE		3,708,140.00	1,096,056.39	1,096,056.39	2,612,083.61	70%
FINANCING SOURCE:						
051-000-000-07073	FEMA GRANT FUNDS	3,708,140.00	1,096,056.39	1,096,056.39	2,612,083.61	70%
TOTAL FINANCING SOURCE		3,708,140.00	1,096,056.39	1,096,056.39	2,612,083.61	70%

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

MEETING DATE: April 28, 2025

SUBJECT: Quarterly Report – Community Center

PRESENTER: Community Center Director DeSerio

ATTACHMENTS: None

DESCRIPTION/SUMMARY OF REQUEST:

The Town's Community Center Director will be at tonight's meeting to provide a brief presentation for his first quarterly report to Town Council. Copies of the PowerPoint slides will be available at the meeting.