Town Council Regular Meeting Minutes

Monday, April 28, 2025 at 6:00 PM

Town Council Chambers, Town Hall, 30 S. Main St. Weaverville, N.C.

The Town Council regularly scheduled meeting on Monday, April 28, 2025, at 6:00 p.m. in the Town Council Chambers at Town Hall, 30 S. Main Street, Weaverville, N.C.

1. Call to Order

Mayor Patrick Fitzsimmons called the meeting to order at 6:00 pm

Town Council Present: Mayor Patrick Fitzsimmons and Vice Mayor John Chase, Council members Michelle Wood, Doug Jackson, Catherine Cordell, Peter McGuire, and Dee Lawrence.

Staff Present- Town Manager Scottie Harris, Assistant Manager Jennifer Jackson, Planning Director James Eller, Public Works Director Dale Pennell, Water Plant Superintendent Randall Wilson, Finance Director Tonya Dozier, Town Attorney Michael Frue, Town Clerk Tamara Mercer, Planner Graham Crawford, Deputy Fire Michael Hunter, Community Center Manager Mike DeSerio, Police Chief Somer Oberlin, and A/V Coordinator Lauren Ward.

2. Approval/Adjustments to the Agenda

Motion to approve the agenda as presented.

Moved by: Dee Lawrence

Aye	Peter McGuire, Doug Jackson, Dee Lawrence, Patrick Fitzsimmons, John Chase, Catherine Cordell, and Michele Wood

Carried unanimously. 7-0

3. Conflict of Interests Statement

Mayor Fitzsimmons stated that it is the duty of the Mayor and every Town Councilmember to avoid both conflicts of interest and appearances of conflicts. No member had any known conflict of interest or appearance of conflict with respect to any matters on the agenda for tonight's Town Council meeting.

4. Consent Agenda

Town Manager Harris reviewed the consent agenda items.

Motion to approve the consent agenda as presented.

Moved by: John Chase

Aye Peter McGuire, Doug Jackson, Dee Lawrence, Patrick Fitzsimmons, John Chase, Catherine Cordell, and Michele Wood

Carried unanimously. 7-0

A. Monthly Tax Report, Refunds/Releases – *approved as presented*

B. Budget Amendments – Miscellaneous – *approved as presented*

C. Extension of Tax Collections Agreement with Buncombe County – *approved as presented*

D. Annual Presentation of Town Manager Delegated Policies – *no action necessary*

E. Water Commitment Renewal – 6 Pleasant Grove Road – *approved as presented*

F. AdventHealth - Minor Modification – *no action necessary*

G. Code Amendment–Conditional District Procedures – *Public Hearing set as requested*

5. Town Manager's Report

Town Manager Harris provided his report which included updates and project information on the following:

- Firehouse Subs Public Safety Grant of $35,154 for the Fire Department rescue boat.
- Police Department Training and Standards Audit
- Reems Creek Fire Department partnership update
- Water Wheel repair possible June completion
- Private Property Debris Removal program update
- Arbor Day Celebration program
- I-26 Bridge Demolition
- Pickleball courts sound barrier installation
- Water Treatment Plant Resiliency Project
- Fire Chief update and Oath of Office Fire Chief Hunter
- Upcoming Town Council Budget workshops, meetings and FY: 2026-26 Public Hearing schedule and Memorial Day holiday

6. Public Comment

Mayor Fitzsimmons announced the public comment portion of the meeting. No one present wished to speak and there were no written comments provided.

7. Discussion & Action Items

A. County Helene Recovery Update and Community Input Presentation

Rachael Sawyer, Buncombe County's Director of Strategic Partnerships, presented information on the Helene recovery program, including an overview of the response and recovery planning. Buncombe County is requesting community engagement and has launched 'Envision Buncombe' survey. Residents may participate and share their future priorities on how our community recovers stronger, better, and more resilient. The Town will get the survey results

for the responses provided by those identifying themselves as Weaverville residents so that it can inform Weaverville's recovery projects.

B. **Northridge Farms – Public Street Acceptance/Commitment Request**

Assistant Manager Jackson provided a review of the Northridge Farms development project and said 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. Forestar has submitted a request for the Town to take Northridge Commons Parkway and Northcrest Road 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.

There was a general consensus among Town Council that they did not want to accept these streets into the Town's public street system at this time and under the current circumstances, but would be willing to consider it if additional information is provided.

C. **Maple Trace Streets/Stormwater Update**

Assistant Manager Jackson provided a review of the Maple Trace subdivision annexation timeline and an update to the project conditions in order for the Town to accept the private streets. Details on the projects included: the HOA payment for repairs to Water Leaf Drive, the stormwater defect repairs, grouting of catch basins, certain other drainage system defects which have been completed.

The Maple Trace HOA has paid $195,732 related to the annexation, streets, and stormwater already to do, and the quote for the line flushing is $24,500. Due to financial constraints, the 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.

Council member McGuire suggested that the Town proceed to do the flushing work and charge Maple Trace for those costs after satisfactory completion of the project.

There was general consensus by Council members for the Public Works Department to complete the flushing of the pipes and then to charge the cost to the HOA.

Jackson stated that staff will continue to work on this matter and bring a revised resolution back before Town Council next month.

D. **Non-Discrimination Ordinance and Administrative Procedures**

Attorney Frue presented Town Council with a Non-Discrimination Ordinance and reviewed the administrative procedures which are proposed to be implemented. The ordinance is proposed to be effective beginning May 1, 2025.

Motion to approve the Ordinance amending Town Code to prohibit discrimination in places of public accommodations and in employment as presented.

Moved by: Dee Lawrence

Aye Peter McGuire, Doug Jackson, Dee Lawrence, Patrick Fitzsimmons, John Chase, Catherine Cordell, and Michele Wood

Carried unanimously. 7-0

E. **FY2026 Budget Discussion and Direction**

Mayor Fitzsimmon noted that Council has had some budget discussions and pointed out there is a budget workshop and public hearing on the proposed budget scheduled for May 13, 2025, at 6pm. No other Town Council discussion on budget matters was desired at this meeting.

F. **Quarterly Report – Planning**

Planning Director Eller provided the Planning Department quarterly report and reviewed Senate Bill 382 which prohibits local governments from 'downzoning' a property without the property owner's consent. Mr. Eller stated that he would continue to update Council on the law as our representative in Raliegh introduced legislation to exempt Buncombe County.

G. **Quarterly Report – Finance**

Finance Director Dozier provided her quarterly financial report. Discussion included: water treatment plant expansion, generators, FEMA grant funds and disaster recovery response and relief funds, and reimbursements for the emergency repairs, replacement lines, debris management and removal, and water system repairs.

H. **Quarterly Report – Community Center**

Community Center Manager Mike DeSerio provided the quarterly report for private rentals at the Community Center, community programs data, events highlights, and breakdown of the program and rental fees.

9. Adjournment

There being no further business and without objection Mayor Fitzsimmons adjourned the meeting at 7:51 p.m.

Tamara Mercer, Town Clerk

Patrick Fitzsimmons, Mayor