Town Council Regular Meeting Minutes

Monday, May 19, 2025 - 6:00 PM

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

The Town Council regularly scheduled meeting on Monday, May 19, 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 p.m.

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. Public Hearing- Code Amendment - Ch. 2- Conditional Districts

Mayor Fitzsimmons announced the Public Hearing on proposed Code Amendment to Chapter 20 Conditional Districts. No one present wished to speak and there were no written comments submitted. Mayor Fitzsimmons closed the Public Hearing.

3. Approval/Adjustments to the Agenda

Mayor Fitzsimmons asked that the agenda be adjusted to include an item for further discussion on the annual budget as 8. A. under Discussion and Action Items.

Motion to approve the agenda including added budget item.

Moved by: John Chase

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

Carried unanimously, 7-0.

Mayor Fitzsimmons stated that the Town is currently working on its strategic plan, an update to the Comprehensive Land Use Plan (CLUP), and on a Helene Recovery Plan in conjunction with the County and all of its municipal jurisdictions. Public input opportunities will be coming.

4. 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.

5. Consent Agenda

Town Manager Harris reviewed the consent agenda items.

Motion to approve and adopt the consent agenda as presented.

Moved by: Catherine Cordell

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

Carried unanimously. 7-0

A. Town Council March 24, 2025 Regular Meeting Minutes- approved as presented

B. Town Council April 15, 2025 Workshop Minutes-approved as presented

C. Town Council April 28, 2025 Regular Meeting Minutes-approved as presented

D. Monthly Tax Report, Refunds/Releases-approved as presented

E. Approval of Curbside Recycling Contract- approved as presented

F. WBA Music on Main Event- Social District Ordinance- approved as presented

G. Board Appointments - Tree Board- approved as presented

H. Waterline Acceptance- Encore at Reems Creek (Ph 1)- approved as presented

I. Approval of FY 2024-2025 Audit Contract- approved as presented

J. Zoning Map Amendment- 21 College Crescent to set Public Hearing- approved as presented

6. Town Manager's Report

Town Manager Harris reviewed the report containing the following announcements and projects updates.

- Weaverville Departmental Recognition Days/Weeks
- Patriot Committee Memorial Day Observance May 26
- Water Treatment Plant Resiliency Project
- Waterline Replacement Project
- Fairway View Estates streets/annexation update
- Meeting Schedule

7. General Public Comment

Guidelines for Public Comment

Ms. Gail Solomon, a Weaverville resident, explained that an artist group was raising money for conservation of the Waterwheel. She presented the Town with a painting of Lake Louise donated by herself and Mr. Solomon. She requested the Lake Louise painting be displayed at the Community Center with a plaque.

Mr. Tom Belt, a Weaverville resident, requested at least a 3-cent or 4-cent property tax increase to maintain quality of life, infrastructure, and services supporting the growth and the hospital. This is due to the challenge of infrastructure recovery from Hurricane Helene. Mr. Belt is in favor of preparedness and strong fund balance.

Mr. John Philips, a Weaverville resident for 6 years, agreed with not using reserved funds. The Town excels in services and has good financial condition. Mr. Philips is in favor of wages and benefits for the outstanding staff, and he is in favor of property tax increase.

Mr. Bo Platt, a Weaverville resident, addressed Weaverville's reputation for our community services. Mr. Platt requested a tax increase of minimum 3-cents due to growth, adding more parks, activities for high school and middle school students, infrastructure, and to maintain town services, equipment and facilities.

Ms. Darla Letourneau, a Weaverville resident, stated she was in support of increased property tax to maintain staffing, services, capital and equipment needs, and for rising costs in the challenges and aftermath of Helene. Ms. Letourneau discussed population growth, resources, and the Council approved housing projects, including annexations, and expanding growth due to the hospital. Ms. Letourneau added that the County's property tax re-appraisal process is delayed due to the disaster, and she was concerned that we should meet the Town Manager's budget needs.

8. Discussion & Action Items

A. Fiscal Year 2025-2026 Budget

Mayor Fitzsimmons pointed out that to address the street repaving program costs, Council could increase the ad valorem tax in the upcoming budget to 3-cents per $100 valuation.

Motion to include a 3-cent ad valorem property tax increase to the Fiscal Year 2025-2026 Budget proposal with the third cent being used for the street improvement program.

Moved by: Patrick Fitzsimmons

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

Carried unanimously. 7-0

B. AdventHealth Update, Letter of Support, and Minor Modifications

Mr. Graham Fields, representative for Adventhealth and its 93-bed hospital project, provided an update on the project. He indicated that they are now seeking State approval to increase the capacity for an additional 129 beds. Hospital completion on the first phase is anticipated for 2027.

He said there is a Community Meeting scheduled at the Community Center on May 22nd at 3:30 p.m. for a public engagement and information session.

Motion to approve the letter of support for AdventHealth's application for the Certificate of Need to develop an additional 129 acute care beds at the new hospital in Weaverville.

Moved by: Doug Jackson

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

Carried unanimously. 7-0

C. **Code Amendment- Ch. 20 Conditional Districts**

Planning Director Eller stated that the public hearing held at the beginning of the meeting was duly advertised in accordance to State General Statute and Planning Board recommendation and staff report submitted.

The code amendment would delete a single line of text in Sec. 20-3203 (o). Staff recommends elimination of the text line to better align the permitting process for large projects, due to project timeline and construction phases and the Town of Weaverville's issued zoning permit process and the Buncombe County permitting process.

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 noted Director Eller.

Motion to approve and adopt the Ordinance amending the Weaverville Town Code Chapter 20 concerning Conditional District Zoning as presented.

Moved by: Dee Lawrence

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

Carried unanimously. 7-0

D. **Maple Trace- Streets/Stormwater Update & Plan**

Assistant Manager Jackson provided updates on the Maple Trace Subdivision streets and stormwater project. She reviewed the estimated costs, HOA payments and balances, and the Public Works timeline and the completion of the system line flushing project and street paving project.

Motion to approve the amended resolution as presented.

Moved by: Dee Lawrence

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

Carried unanimously. 7-0

E. **Police Dept. Quarterly Report**

Chief Oberlin provided the Police Department quarterly report and highlighted the incidents, service calls, activities, SROs, graffiti removal, training, evidence technician process, and parking issues. Chief noted that there were no problems with the St. Paddy's Day event, so the department anticipates no issues with Music on Main social districting event.

F. **Fire Dept. Quarterly Report**

Fire Chief Hunter provided Fire Department quarterly report and reviewed the department details for rescue, emergency, and medical services, fires, and severe weather-related calls and mutual aid, as well as education and prevention measures.

9. Closed Session

Attorney Frue cited General Statute N.C.G.S. 143-318.11(a)(6) - To consider the qualifications, competence, performance, character,fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee.

Motion to enter closed session under N.C.G.S. 143-318.11(a)(6) at approximately 6:55 p.m.

Moved by: John Chase

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

Carried unanimously. 7-0

[CLOSED SESSION]

Motion to exit closed session and re-enter open session at approximately 7:17 p.m.

Moved by: Catherine Cordell

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

Carried unanimously. 7-0

10. Adjournment

Mayor Fitzsimmons stated there was no further action taken and no further business, and without objection he adjourned the meeting at approximately 7:21 p.m.

Tamara Mercer, Town Clerk

Patrick Fitzsimmons, Mayor