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

TOWN COUNCIL AGENDA

Monday, June 23, 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.	**PUBLIC HEARING – Zoning Map Amendment – 21 College Crescent Street**	2	Mayor Fitzsimmons Planning Director Eller
3.	**Approval/Adjustments to the Agenda**		Mayor Fitzsimmons
4.	**Conflict of Interests Statement**		Mayor Fitzsimmons
5.	**Employee Recognition**		Police Chief Oberlin
6.	**Consent Agenda**		Town Manager Harris
	A. May 13, 2025, Town Council Regular Workshop Meeting Minutes	16	
	B. May 19, 2025, Town Council Regular Meeting Minutes	19	
	C. Monthly Tax Report, Refunds/Releases	24	
	D. Budget Amendment – Fire, Police, Public Works	30	
	E. Authorization for Grant Applications	32	
	F. Pride Month Proclamation	35	
	G. Juneteenth Proclamation	36	
7.	**Town Manager's Report**	38	Town Manager Harris
8.	**General Public Comments** (see below for additional information)		Mayor Fitzsimmons
9.	**Discussion & Action Items**		
	A. Givens Communities Presentation	41	Andrew Crosson, Givens Rep.
	B. WEDAC Committee – Waterwheel Celebration Presentation	42	Craig Weeks, WEDAC Rep.
	C. FY2025-2026 Budget – General Fund and Fire Fund	43	Mayor Fitzsimmons
	D. Zoning Map Amendment – 21 College Crescent	54	Planning Director Eller
	E. Maple Trace – Streets/Stormwater Update and Plan	57	Assistant Manager Jackson
	F. Project Bids – Waterline Replacement Project	67	Public Works Dir. Pennell
	G. Project Bids – Paving Project	70	Public Works Dir. Pennell
	H. Quarterly Report – Public Works and Water	71	Public Works Dir. Pennell
	I. Citizens Academy Final Session and Graduation	77	Town Manager Harris
10.	**Closed Session**		Mayor Fitzsimmons
	N.C.G.S. 143-318.11(a)(3) – To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege		
11.	**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

PUBLIC HEARING

MEETING DATE:	Monday, June 23, 2025
SUBJECT:	Public Hearing on Proposed Zoning Map Amendment for 21 College Crescent
PRESENTER:	Planning Director
ATTACHMENTS:	Public Notice, Planning Board Recommendation, Zoning Map Amendment Application, Staff Report

DESCRIPTION/SUMMARY OF REQUEST:

Staff is in possession of a zoning map amendment application for the property commonly known as 21 College Crescent. The proposal is to rezone the property from R-1 to R-2.

The Planning Board has deliberated the matter and offered a negative recommendation on R-2 zoning but offered a favorable recommendation on a conditional district which allows a new lot to be created with R-2 dimensional standards but the prohibition of any multifamily housing.

This public hearing has been advertised in accordance with municipal ordinance and affidavits may be furnished upon request.

TOWN COUNCIL ACTION REQUESTED:

Town Council is asked to hold the requisite public hearing.

Staff will be available to discuss the evolution of the application and rezoning request during the action portion related to this item should town council wish to proceed with a conditional district rather than R-2 which has been advertised.

TOWN OF WEAVERVILLE
NOTICE OF PUBLIC HEARING

PUBLIC NOTICE is hereby given that the Weaverville Town Council will hold a public hearing during its regularly scheduled meeting on Monday, June 23, 2025, beginning at 6:00 p.m., or as soon thereafter as Town Council can reach the matter, for the purpose of holding a public hearing on a zoning map amendment to rezone the property commonly known as 21 College Crescent (bearing Buncombe County parcel identification number: 9742-17-7785, from R-1 to R-2.

This public hearing will occur as an in-person meeting in Council Chambers/Community Room at Town Hall, 30 South Main Street, Weaverville, NC.

WRITTEN PUBLIC COMMENTS can also be submitted in advance of the public hearing and will be read into the record of the public hearing. Written public comments can be submitted as follows: (1) by EMAILING to public-comment@weavervillenc.org at least 6 hours prior to the meeting, (2) 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, or (3) BY MAILING your written comment (must be received not later than the day of the meeting) to: Town of Weaverville, PO Box 338, Weaverville, NC, 28787, Attn: Public Comments.

If you would like ADDITIONAL INFORMATION or to review the content related to the Public Hearing, or have questions regarding how to submit a comment, you may contact Planning Director James Eller at 828-484-7002 or jeller@weavervillenc.org.

The Town of
Weaverville
NORTH CAROLINA

June 6, 2025

Mayor Patrick Fitzsimmons and
Weaverville Town Council

Re: *21 College Crescent*
Proposed Zoning Map Amendment - R-2 Zoning
Statement of Consistency/Reasonableness and Recommendation

Dear Mayor and Council –

At the direction of Town Council, the Planning Board reviewed the application for a zoning map amendment that was submitted for the property at 21 College Crescent, and submits this letter as its statement on plan consistency and reasonableness.

Town development regulations concerning zoning map amendments require the Planning Board to review the application for plan consistency and reasonableness. **At the meeting on June 4, 2025, the Planning Board reviewed the request for compliance with the Comprehensive Land Use Plan and the reasonableness factors contained in Town Code Section 20-1505(d).**

One single family residence is currently located on the property. The property owner proposes to subdivide the property so that one additional lot is created for one additional single family residence. The dimensional requirements of R-1 would not allow this subdivision, but the smaller lots sizes allowed within the R-2 would. For that reason, the zoning map amendment to rezone the property to R-2 was submitted.

The Planning Board was united in believing that two single family residences should be accommodated on the property since there are many small lots within the area that have single family residences on them. The Board is required to consider all permissible uses within a zoning district when looking at map amendments. The Board struggled with implementing R-2 zoning on this property given that the permissible uses within R-2 include multifamily projects and duplexes. While there are a few duplexes and multifamily uses within the area, the neighborhood is predominantly single family, and the Board did not want to jeopardize that neighborhood character.

In a unanimous the Planning Board found that R-2 zoning for this property is consistent with the Town's Comprehensive Land Use Plan (CLUP), but <u>unreasonable</u> due to the risk of duplexes and multifamily development within a part of Town that is traditionally single family.

In that same action, however, the Planning Board voted to offer a favorable recommendation for a conditional district on the property that allows the property to be subdivided into two lots for two

single family residences, if they both conform to the dimensional standards of R-2, but prohibits duplexes or multifamily development on the new lots created. To support this recommendation, the Board found that residential uses in this area are consistent with the Comprehensive Land Use Plan and reasonable in that single family residences are the prevalent use within the area and, therefore, compatible with the neighborhood. It was also noted that smaller lot sizes will result in smaller houses which may increase access to housing that is affordable to a wider range of buyers.

A conditional district was a creative solution that both honored the reasonableness of what the property owner wants to do with her property and addressed the Planning Board's concern about opening up this property and others to multifamily residential and duplex projects. The Board had to consider using a conditional district in this situation since the Town's zoning districts do not include a good option that allows for residential projects on small lots that are limited to single family residences.

While it provided a solution to this particular property, this is not what conditional districts should be used for. Conditional districts are meant to be for large and complex projects, and not for common residential uses within residential neighborhoods.

A new residential zoning district should be explored, especially for implementation within the downtown area where there are already numerous single family residences on smaller lots. **This is believed to be an urgent need and the Planning Board plans to undertake a high priority project to work on the creation of a new residential zoning district that would allow single family residential development on smaller lots but prohibit any other use.**

Please let me know if you need anything further from the Board on this matter.

Sincerely,

Jane Kelley

Jane Kelley
Planning Board Chairman

cc: James Eller, Town Planner
Scottie Harris, Town Manager
Michael Frue, Town Attorney

TOWN OF WEAVERVILLE APPLICATION FOR A ZONING MAP OR TEXT AMENDMENT

Planning and Zoning Department, 30 South Main Street, P.O. Box 338, Weaverville, NC 28787
(828) 484-7002--- fax (828) 645-4776 --- jeller@weavervillenc.org

Application Fee Based Upon Size of Property

OWNER/APPLICANT NAME: Jerri West Davis APPLICATION DATE: 5.2.25

PHONE NUMBER: 828-777-7238 645-6395 MAILING ADDRESS: 21 College Crescent St. Weaverville, NC.

Application is made to the Town Council of Weaverville to amend:

- [x] The Zoning Map
- [ ] The text of the Zoning Ordinance (Chapter 20 Planning and Development)

APPLICATION TO AMEND ZONING MAP

PROPERTY ADDRESS: 21 College Crescent St.

PIN: 9742177785 LOT AREA (acres): .037

CURRENT ZONING DISTRICT: R1 PROPOSED ZONING DISTRICT: R1

APPLICATION IS NOT COMPLETE WITHOUT A BOUNDARY SURVEY DEPICITING:

- [ ] Total acreage
- [ ] Current owner(s) and date of survey
- [ ] Property location relative to streets
- [ ] North arrow
- [ ] Existing easements, rights of way, or other restrictions on the property
- [ ] Areas located within the floodplain
- [ ] Adjoining property owners, addresses, and Buncombe County PINs

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APPLICATION TO AMEND TEXT

SECTION(S) OF CHAPTER 20 TO AMEND:

PROPOSED CHANGE TO TEXT (attach additional documentation if necessary):

JUSTIFICATION OF PROPOSED AMENDMENT(S):

TOWN OF WEAVERVILLE APPLICATION FOR A ZONING MAP OR TEXT AMENDMENT

Planning and Zoning Department, 30 South Main Street, P.O. Box 338, Weaverville, NC 28787
(828) 484-7002--- fax (828) 645-4776 --- jeller@weavervillenc.org

Application Fee Based Upon Size of Property

I certify that the above information is accurate and true and that I am the owner or a duly appointed agent of the owner.

Jeri West Davis — 5.2.25

SIGNATURE OF APPLICANT — DATE

It is the applicant's responsibility to obtain a copy of the Town of Weaverville Zoning Ordinance and to be fully aware of the regulations detailed therein.

Application fees are due at the time of submittal. Withdrawal of an application after the public hearing has been advertised will result in the forfeiture of the application fee.

REZONING FEE SCHEDULE:

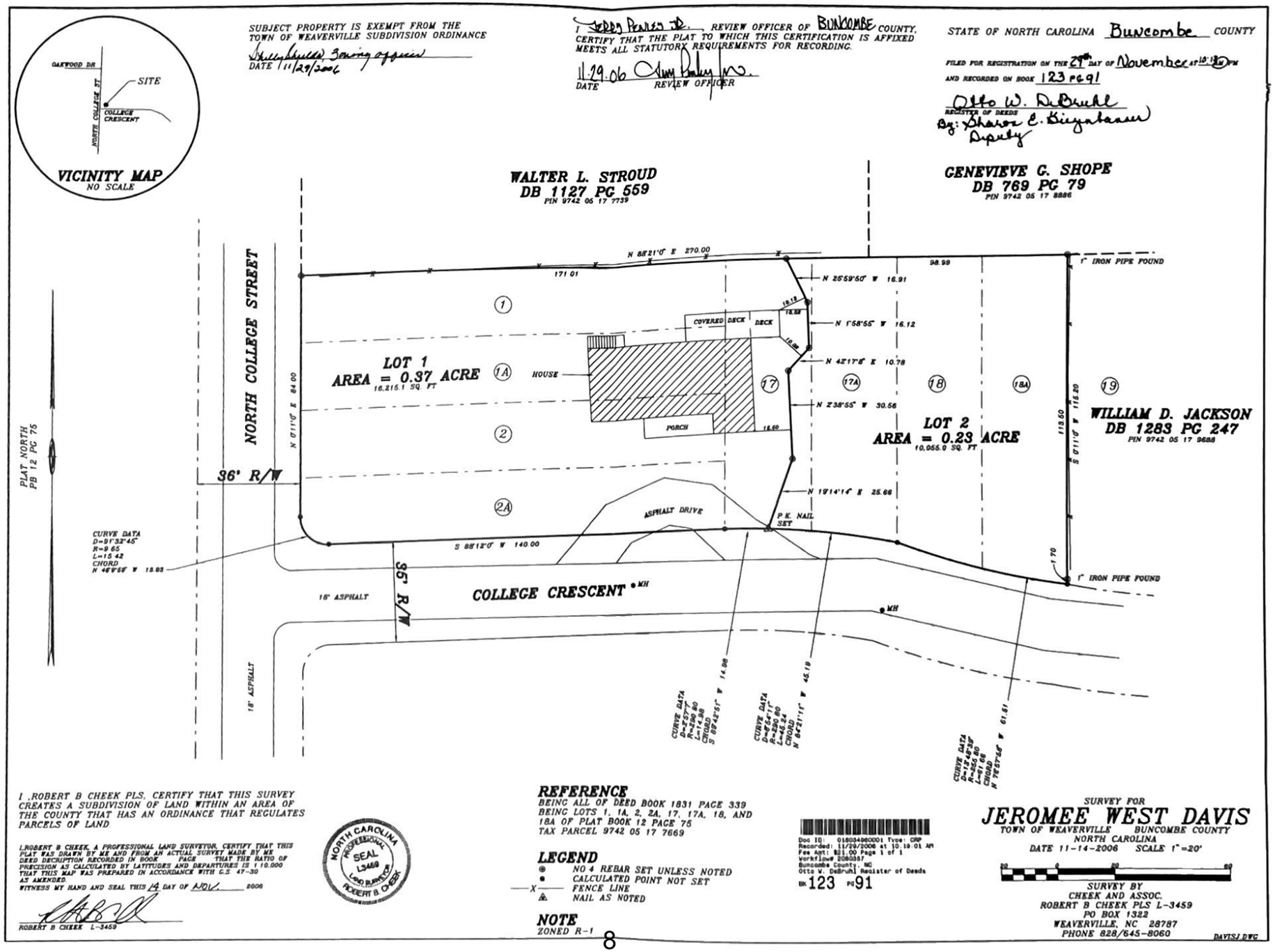
< 1 acre	$250.00
1-3 acres	$500.00
4-9 acres	$750.00
10 + acres	$1,000.00

Text Amendment
Fees..... $500.00

OFFICE USE ONLY			
FEE: $ 250 DATE PAID: 5.2.25		CHECK ✓	CASH
DATE OF INTIAL ~~COUNCIL~~ MEETING:	ACTION TAKEN: N/A		
DATE OF PLANNING BOARD MEETING: 6.3.25	ACTION TAKEN:		
DATE OF PUBLIC HEARING & COUNCIL DECISION:	FINAL ACTION:		

The Town of Weaverville NORTH CAROLINA

PB 123 PG 91



I ,ROBERT B CHEEK PLS, CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN AN AREA OF THE COUNTY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND

I,ROBERT B CHEEK, A PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN BY ME AND FROM AN ACTUAL SURVEY MADE BY ME DEED DESCRIPTION RECORDED IN BOOK PAGE THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000 THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.
WITNESS MY HAND AND SEAL THIS 14 DAY OF NOV. 2006

ROBERT B CHEEK L-3459

NORTH CAROLINA PROFESSIONAL SEAL L3459 LAND SURVEYOR ROBERT B CHEEK

REFERENCE
BEING ALL OF DEED BOOK 1831 PAGE 339
BEING LOTS 1, 1A, 2, 2A, 17, 17A, 18, AND 18A OF PLAT BOOK 12 PAGE 75
TAX PARCEL 9742 05 17 7669

LEGEND
- NO 4 REBAR SET UNLESS NOTED
- CALCULATED POINT NOT SET
- —X— FENCE LINE
- NAIL AS NOTED

NOTE
ZONED R-1

Doc ID: 018034960001 Type: CRP
Recorded: 11/29/2006 at 10:10:01 AM
Fee Amt: $21.00 Page 1 of 1
Workflow# 0286387
Buncombe County, NC
Otto W. DeBruhl Register of Deeds
BK 123 PG 91

SURVEY FOR
JEROMEE WEST DAVIS
TOWN OF WEAVERVILLE BUNCOMBE COUNTY
NORTH CAROLINA
DATE 11-14-2006 SCALE 1"=20'

SURVEY BY
CHEEK AND ASSOC.
ROBERT B CHEEK PLS L-3459
PO BOX 1322
WEAVERVILLE, NC 28787
PHONE 828/645-8060

DAVIS1.DWG

Buncombe County Assessment Property Record Search

974217778500000 21 COLLEGE CRES	DAVIS JEROMEE PO BOX 894, WEAVERVILLE, NC, 28787	Total Appraised Value $320,200

KEY INFORMATION

Zoning	**R-1**	Neighborhood	**TWEE**
Land Use Code	**RES 0-3 ACRES**	Municipality	**CWV**
Fire District	-	Special District	-
Present Use	-	Improvement	-
Appraisal Area	**Michael Harmon 828-250-4988 Michael.Harmon@buncombecounty.org**		
Exemption	-		
Legal Description	**Deed Date: 01/05/1995 Deed: 1831-0339 Subdiv: JEROMEE WEST DAVIS Block: Lot: 1 Section: Plat: 0123-0091**		
Plat Reference	123-91		

ASSESSMENT DETAILS

Land Value	**$129,000**
Building Value	**$191,200**
Features	**$0**
Total Appraised Value	**$320,200**
Deferred Value	**$0**
Exempt Value	**$0**
Total Taxable Value	**$320,200**
Income Approach	**No**

LAND INFORMATION

ZONING	LAND USE CODE	SIZE	NEIGHBORHOOD	ASSESSED VALUE	FLOODPLAIN
RESIDENTIAL	RES 0-3 ACRES	0.37 acres	WE-TWEE	$129,000	NO

BUILDING INFORMATION

IS THE BUILDING INFORMATION ON YOUR PROPERTY RECORD CARD CORRECT?

Please confirm that the information below is correct for all buildings, via the **'Confirm property record card data is correct'** button. If any of the information is **incorrect on any building** please report the changes via the **'I want to update my property record'** button for the building that needs to be updated.

Confirm Property Record Card Data is correct

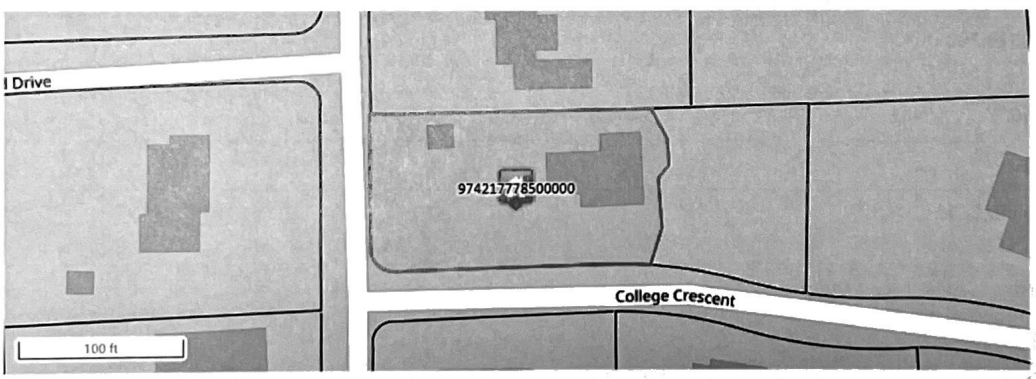
BUILDING(S)

BUILDING (1)

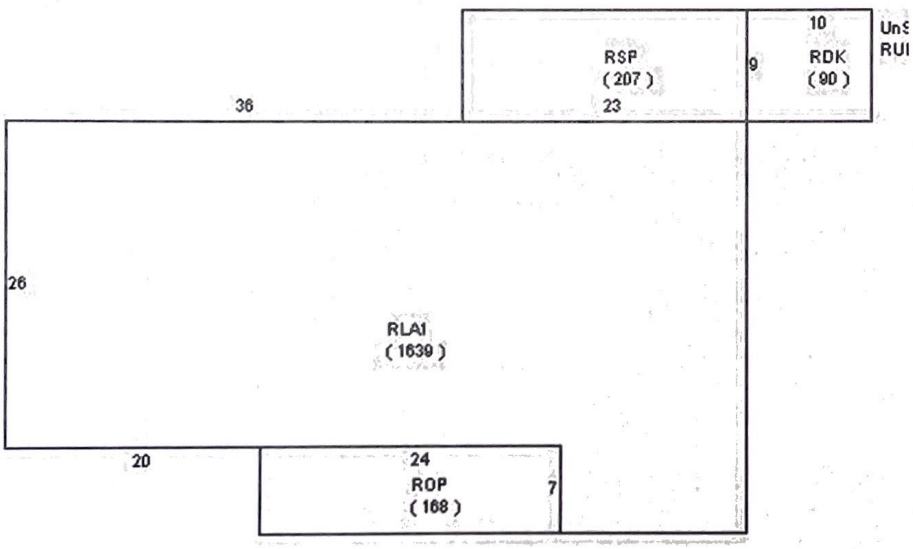
Quality	**AVG**	Condition	**NORMAL**
Building Type	**1 STORY CONVENTIONAL**	Year Built	**1972**
Full Baths	**1**	Half Baths	**1**
Fireplaces	**2**	Story	**1.00**
Heat Type	**HEAT WITH A/C**	Green Certification	**-**
Style	**1 STORY CONVENTIONAL**	Total Finished Area	**1639**
Bedrooms	**3**	Deck	**90**
Patio	**0**	Carport	**0**
Garage	**0**	Utility	**0**
Unfinished Basement	**820**	Finished Basement	**0**
Porch	**168**	Building Value	**$191,200**

APPEALS

No recent appeal information







Data last updated: 05/02/2025

Town of Weaverville, North Carolina

Staff Report: 21 College Cresent Zoning Map Amendment

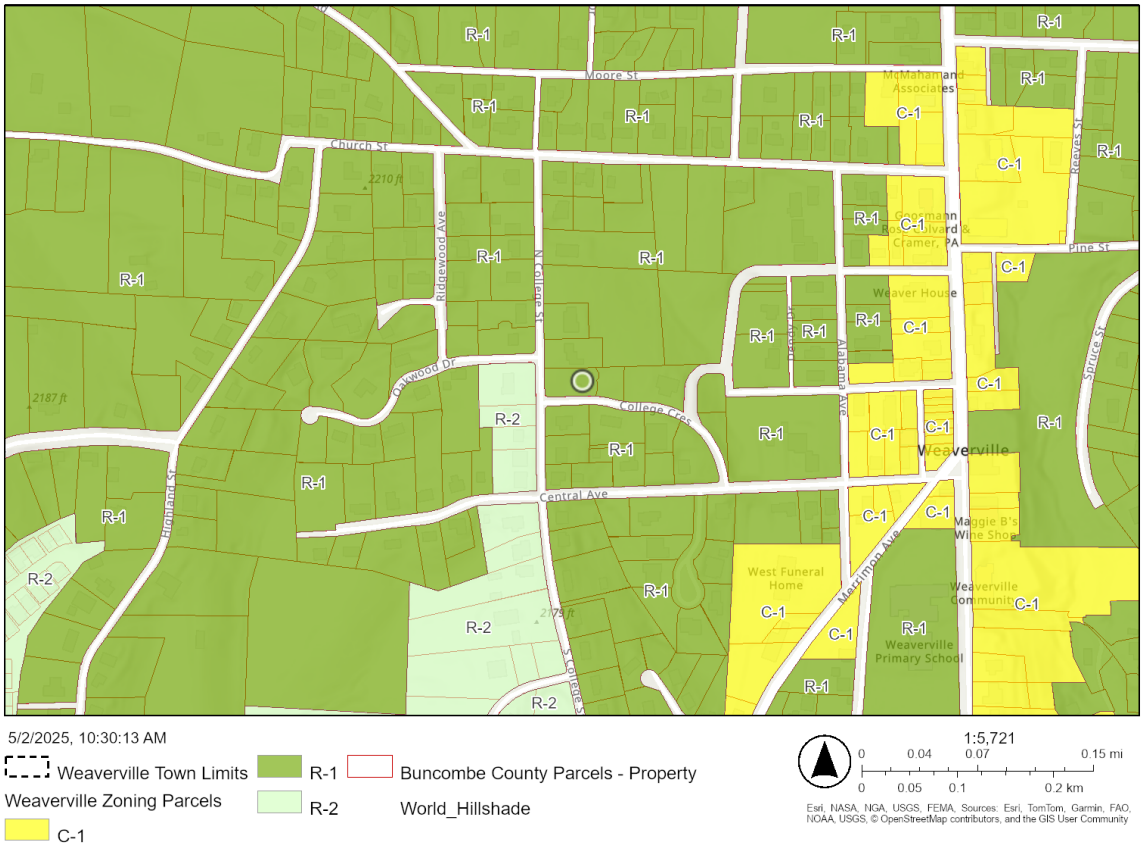
Prepared May 2025

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

Introduction to the Property

The subject parcel, commonly know as 21 College Cresent, consists of .37 acres as shown on Buncombe County tax records. The property may be found at the intersection of College Crescent and College Street, with Church Street to the north and Central Avenue to the South.

Town of Weaverville Zoning



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

Desired Zoning Map Amendment

Currently the property is zoned R-1 which carries a 10,000 square foot minimum lot area and a 100-foot minimum lot width. A zoning change to the R-2 zoning is desired which would reduce the minimum lot area to 7,500 square feet and the minimum lot width to 75 feet. Under existing conditions, the property may not be subdivided.

Should the zoning map amendment be adopted it would allow the property to be subdivided once for a total of two lots. While the R-2 zoning district does allow for multifamily residential there would not exist enough minimum lot area on either lot to support a duplex. Though there exists the possibility to remove the existing home and begin again with a bare lot, the total unit count would not increase and is therefore unlikely to occur.

	Minimum Lot Area	Minimum Lot Width
R-1	10,000 square feet	100 feet
R-2	7,500 square feet	75 feet

Acreage Preset: .37, equaling 16,117 square feet	Minimum square footage for multifamily in R-2
	12,500 for two units
	17,500 for three units

Given the totality of the circumstances, it is the understanding of staff that the proposed zoning map amendment is likely to yield one additional lot and one additional single family home.

Here it should also be noted that secondary dwellings are allowed in both the R-1 and R-2 zoning districts.

Plan Consistency and Reasonableness Statement for Rezonings

Sec. 20-1505. Planning board review and comment.

(a) *New development regulations.* The planning board shall review and comment upon a proposed development regulation, including the full text of such regulations and any proposed zoning maps associated with the regulations. The planning board may hold public meetings and legislative hearings in the course of preparing the regulation. Upon completion, the planning board shall make a written recommendation regarding adoption of the regulation to the governing board. The governing board shall not hold its required hearing or

take action until it has received a recommendation regarding the regulation from the planning board. Following its required hearing, the governing board may refer the regulation back to the planning board for any further recommendations that the board may wish to make prior to final action by the governing board in adopting, modifying and adopting, or rejecting the regulation. The governing board is not bound by the recommendations, if any, of the planning board.

(b) *Development regulation and zoning map amendments.* Subsequent to initial adoption of a any development regulation, all proposed amendments to the development regulation or zoning map shall be submitted to the planning board for review and comment. Upon completion, the planning board shall make a written recommendation regarding adoption of the regulation to the governing board. The governing board shall not hold its required hearing or take action until it has received a recommendation regarding the regulation from the planning board. Following its required hearing, the governing board may refer the regulation back to the planning board for any further recommendations that the board may wish to make prior to final action by the governing board in adopting, modifying and adopting, or rejecting the regulation. If no written report is received from the planning board within 90 days of referral of the amendment to the board, the governing board may act on the amendment without the planning board report. The governing board is not bound by the recommendations, if any, of the planning board.

(c) *Plan consistency.* When conducting a review of proposed zoning text or map amendments pursuant to G.S. 160D-604 and this section, the planning board shall advise and comment on whether the proposed action is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable. The planning board shall provide a written recommendation to the governing board that addresses plan consistency and other matters as deemed appropriate by the planning board, but a comment by the planning board that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the governing board. If a zoning map amendment qualifies as a "large-scale rezoning" under G.S. 160D-602(b), the planning board statement describing plan consistency may address the overall rezoning and describe how the analysis and policies in the relevant adopted plans were considered in the recommendation made.

(d) *Reasonableness statement for rezonings.* When conducting its review of proposed zoning map amendments, the planning board shall, as part of its plan consistency statement or separately, provide a statement analyzing the reasonableness of the proposed rezoning. Such analysis should consider, among other factors: (i) the size, physical conditions, and other attributes of the area proposed to be rezoned; (ii) the benefits and detriments to the landowners, the neighbors, and the surrounding community; (iii) the relationship between the current actual and permissible development on the tract and adjoining areas and the development that would be permissible under the proposed amendment; (iv) why the action taken is in the public interest; and (v) any changed conditions warranting the amendment. If the zoning map amendment qualifies as a large scale rezoning the analysis of reasonableness may address the overall rezoning.

(e) *Separate board required.* Notwithstanding the authority to assign duties of the planning board to the governing board as provided in G.S. Chapter 160D, the review and comment required by this section shall not be assigned to the governing board and must be performed by the planning board.

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

The following information is presented to aid in the Board's consideration rather than advocating for or against the proposed zoning map amendment. As it relates to the attributes of the area in the immediate vicinity, a buffer of 500 feet was placed around the subject property which produced 63 parcels zoned both R-1 and R-2. Of these properties zoned R-1, 11 have dimensional nonconformities.

Spot Zoning Analysis

Through several cases in North Carolina spot zoning has come to be defined as:

A zoning ordinance, or amendment, which single out and reclassifies a relatively small tract owned by a single person and surrounded by a much larger area uniformly zoned, so as to impose upon the smaller tract greater restrictions than those imposed upon the larger area, or as to relieve the small tract from restrictions to which the rest of the area is subjected.

Given that the property in question, and any resultant lots following the zoning change, are common in size to those in the larger area, the larger area is not uniformly zoned, and properties directly across the street are zoned R-2, it is the position of staff that the rezoning, should it be adopted, would not represent a spot zoning subject to stricter scrutiny.

Down-zoning Analysis

Courtesy of the recently enacted SB 382, it is the position of staff that the proposed map 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 Council Regular Workshop - Minutes

Tuesday, May 13, 2025 at 6:00 PM

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

The Town Council regularly scheduled workshop held on Tuesday, May 13, 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

Councilmembers present: Mayor Patrick Fitzsimmons, Vice Mayor John Chase, Councilmembers Doug Jackson, Catherine Cordell, Michele Wood, Peter McGuire and Dee Lawrence.

Staff members present: Town Manager Scottie Harris, Assistant Town Manager Jennifer Jackson, Finance Director Tonya Dozier, Planning Director James Eller, Town Clerk Tamara Mercer, Police Chief Somer Oberlin, Fire Chief Michael Hunter, Public Works Director Dale Pennell, Water Plant Supervisor Randall Wilson, and Zoom Room Coordinator Lauren Ward.

2. Public Hearing- Proposed Fiscal Year 2025-2026 Budget

Mayor Fitzsimmons opened the Public Hearing on the Fiscal Year 2025-2026 proposed budget in order to receive public comments.

Mr. Bo Platt a resident of Reems Creek in Weaverville said he was in favor of an increase in property taxes in order to maintain standard of living and services. Mr. Platt added that he was also in favor of an employee COLA. He reviewed his history of moving here and was impressed with the Town's efficiency during the disaster response.

No written comments were received and no one else elected to speak.

Mayor Fitzsimmons closed the public hearing.

3. Updates to FY: 2025-26 Budget

3.0 **Summary of proposed FY: 2025-2026 Budget**

Town Manager Harris provided a recap of the budget proposal including:

- Property Tax Rate at $0.37 which includes a .02 cent proposed increase
- Use of General Fund Balance

- Water Rate Increase of 5%
- No Fire Rate Increase
- Full-time positions added for one detective and two water treatment plant positions
- Proposed COLA of 3%
- Proposed Merit of 2%
- Health Insurance Increase of 3%
- Vehicles and Equipment recap and additions
- Capital Project Funding updates including Fire Apparatus, Cellular Read Water Meters, and Waterline Replacement

3.1 **Updated Revenue Projections**

Finance Director Dozier reviewed the updated revenue projections regarding the tax rate and pointed out that the tax assessors' property values had dropped again which reduced the tax levy. These recent reductions are likely due to damage to businesses and real property appeals

Possible revenue additions and projections included: additional tax increase for the current tax rate per $100 value, the proposed rate at $.37 per $100 value, the impacts annually on property owners tax bills, and fund balance information details. Other possible added expenditures for a Police Department garage floor, patrol car, pavement crack sealer, peak hour Police Department officers and vehicles needed, and the streets improvement program.

3.2 **Review of Possible Additions to General Fund Expenditures**

Manager Harris reviewed with Council expenditure items that could be added to the budget if additional revenue is added through increasing the tax rate beyond the 2 cents that was proposed or more use of fund balance.

3.2 **Reassignment of Capital Improvements in Water Fund**

Town Manager Harris proposed the reassignment of some water funds by shifting some of the waterline replacement monies to fire and security alarms at the Water Treatment Plant and money to contract for a backflow prevention program. Harris did mention that the cellular read meter project is still largely underfunded and staff will continue to study and provide recommendations for the FY2026-2027 budget.

4. Review of Grant Funding

Assistant Town Manager Jackson provided an overview of awarded grants, pending and possible grants. Staff is assessing gaps and seeking to fund projects such as the engineering and design costs for the water expansion project through other sources.

5. Re-Opened Public Hearing- Proposed Fiscal Year 2025-2026 Budget

Mayor Fitzsimmons re-opened the Public Hearing after the Fiscal Year 2025-2026 budget summary and updates. No one elected to speak, and Mayor Fitzsimons closed the public hearing.

6. Town Council Questions, Discussion, and Direction

Councilmember Jackson stated that with the economic uncertainty at the federal level this year, to be prudent for those on fixed income he is in favor of a conservative 2-cent tax increase.

Councilmember Cordell disagreed and said that a 2-cent increase is not enough. She discussed providing an employee COLA with the increase in health insurance, the loss in home values, and the

population is expected to double, she recommends a full 4-cent tax increase. Taxes have not been raised in 10 years. Council member Cordell was not in favor of using Fund Balance for the needed fire truck apparatus or for funding other future plans.

Councilmember Wood was not in favor of a 4-cent tax increase as Buncombe County is expected to increase taxes. Council member McGuire said next year is the property re-evaluation, so he cautioned increasing taxes this year. Mayor Fitzsimmons said the Town is in good shape with the fund balance "savings account".

Mayor Fitzsimmons asked for a straw poll with four members in favor of a 2-cent increase, and three members in favor of a higher increase (members Cordell, Chase, and Lawrence).

Vice Mayor Chase reviewed the costs and future expenditures such as the street improvement and paving program and future long-term planning for emergency services. Council member Cordell suggested a compromise at 3-cents although she was in favor of 4-cent increase.

In response to questions, Town Manager Harris clarified the status of a new rescue truck, which included the ordering process, the vendor, the manufacturer timeline, funding, and locking in the price at the current rate.

Mayor Fitzsimmons recapped Council's consensus was to keep the tax increase at 2-cents, and to authorize order the rescue truck.

7. Adjournment

There being no further business and without objection, Mayor Fitzsimmons adjourned the meeting at 6:41 p.m.

Patrick Fitzsimmons, Mayor

Tamara Mercer, Town Clerk

Draft

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.

Draft

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

Draft

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

Draft

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.

Draft

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

Draft

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

MEETING DATE: June 23, 2025

SUBJECT: Monthly Tax Report

PRESENTER: Tax Collector

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

DESCRIPTION/SUMMARY OF REQUEST:

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

A summary of the monthly tax report is provided and shows that **99.79% of the Town's property taxes have been collected as of the end of May**. This totals $4,292,812.44 out of the $4,301,680.25 total tax levy (real property, personal property, and business personal property). At the end of May 2025 **there is $8,867.81 left to collect of the 2024 property taxes**.

The Motor Vehicle Levy Releases/Refunds report for April was received late last month and was $0.00 so there is no report to attach for that month. The Motor Vehicle Levy Releases/Refunds report for May Report is attached.

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

Apr 2025	Motor Vehicle Levy Release/Refund	$0.00
May 2025	Property Tax Levy Release/Refund	$4.23
May 2025	Motor Vehicle Levy Release/Refund	$272.90

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 May 2025:

Original Billed Amts	$	4,297,291
Abs Adj (Adjustments by Assessor)	$	(3,866)
Bill Releases	$	(46)
Discovery Levy	$	5,305
Additional Levy	$	2,997
Net Levy	$	4,301,680
Total Current Year Collections	**$**	**4,292,812**
% Collected		**99.79%**
Total Left to be Collected:	**$**	**8,868**
Prior Years Tax Paid	$	3,241
Prior Years Interest Paid	$	1,097

Date run: 6/3/2025 2:22:27 PM

TR-401G Net Collections Report

NCPTS V4

Data as of: 6/2/2025 11:47:49 PM

Report Parameters:

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

Date Sent to Finance End: **Max - May 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 May 31, 2025								Activity from May 1, 2025 to May 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	4,612.15	0.00	$ 176.68	0.00	0.00	0.00
		0.00	4,612.15	0.00	0.00	NA	NA			0.00	0.00
2023	0.00	0.00	0.00	0.00	0.00	6,594.67	0.00	$ 1.19	0.00	0.00	0.00
		0.00	6,594.67	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	$ -	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	$ -	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	11,905.62	0.00	0.00	NA	NA			0.00	0.00
2019	0.00	0.00	0.00	0.00	0.00	5,871.81	0.00	$ 815.18	0.00	0.00	0.00
		0.00	5,871.81	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	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	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	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	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	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	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	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	12.59	0.00	0.00	NA	NA			0.00	0.00
Sub.	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**41,329.43**	**0.00**	**$ 993.05**	**0.00**	**0.00**	**0.00**
		0.00	**41,329.43**	**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	2,481.27	63.15	$ 1.94	0.00	0.00	0.00
		0.00	2,481.27	0.00	0.00	97.52 %	2.48 %			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	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	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	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	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**	**26,342.12**	**163.49**	**$ 1.94**	**0.00**	**0.00**	**0.00**
		0.00	**26,342.12**	**312.17**	**0.00**	**99.38 %**	**0.62 %**			**0.00**	**0.00**
TAX DISTRICT: WEAVERVILLE		**LEVY TYPE: TAX**									
2025	0.00	0.00	4.23	1,455.99	1,451.76	157.24	1,294.52	$ 157.24	0.00	4.23	1,455.99
		0.00	157.24	0.00	0.00	10.83 %	89.17 %			0.00	0.00
2024	4,297,291.04	3,866.28	46.29	5,304.73	4,301,680.25	4,292,812.44	8,867.81	$ 4,321.71	0.00	0.00	0.00
		437.67	4,293,250.11	2,997.05	0.00	99.79 %	0.21 %			0.00	0.00
2023	4,196,765.41	2,953.48	60.16	8,428.28	4,204,328.91	4,202,624.28	1,704.63	$ 12.19	0.00	0.00	0.00
		0.00	4,202,624.28	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	$ -	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	$ -	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
		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	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	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	82.56	0.00	0.00	100 %	0 %			0.00	0.00
Sub.	**19,693,540.18**	**21,115.31**	**3,383.50**	**57,912.25**	**19,737,761.13**	**19,720,777.57**	**16,983.56**	**$ 4,491.14**	**0.00**	**4.23**	**1,455.99**
		4,055.58	**19,724,833.15**	**10,807.51**	**0.00**	**99.91 %**	**0.09 %**			**0.00**	**0.00**
TAX DISTRICT: WEAVERVILLE		**LEVY TYPE: WEAVERVILLE TAX**									
2019	49,954.82	0.00	193.07	0.00	49,761.75	45,089.80	4,671.95	$ 664.82	0.00	0.00	0.00
		0.00	45,089.80	0.00	0.00	90.61 %	9.39 %			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	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	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	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	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	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	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	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**	**46,756.33**	**8,087.05**	**$ 664.82**	**0.00**	**0.00**	**0.00**
		0.00	**46,756.33**	**0.00**	**0.00**	**85.25 %**	**14.75 %**			**0.00**	**0.00**
Total	**19,765,849.27**	**21,721.18**	**4,278.28**	**68,140.63**	**19,819,110.12**	**19,835,205.45**	**25,234.10**	**$ 6,150.95**	**0.00**	**4.23**	**1,455.99**
		4,055.58	**19,839,261.03**	**11,119.68**	**0.00**	**99.87 %**	**0.13 %**			**0.00**	**0.00**

Signature (Tax Collector) _____

District Refunds FY2024
July 2024 through June 2025

NCVTS Pending refund report Fiscal Year 2025

May-25

Tax Jurisdiction	District Type	Net Change
BUN	COUNTY	($7,840.39)
CAS	CITY	($2,787.54)
CBM	CITY	($81.01)
CWV	CITY	($272.90)
CWO	CITY	($76.09)
FBA	FIRE	($12.61)
FEB	FIRE	($19.43)
FEC	FIRE	($118.23)
FFA	FIRE	($88.87)
FFB	FIRE	($10.55)
FGC	FIRE	($2.53)
FJU	FIRE	($128.00)
FLE	FIRE	($61.66)
FNB	FIRE	($51.37)
FRC	FIRE	($19.28)
FRE	FIRE	($69.30)
FRI	FIRE	($11.25)
FSK	FIRE	($93.60)
FSW	FIRE	($59.97)
FUH	FIRE	($57.49)
FWB	FIRE	($131.11)
FWO	FIRE	($24.42)
IAD	SPECIAL	($29.34)
SAS	SPECIAL	($428.26)
Total		**($12,475.20)**

TOWN OF WEAVERVILLE

TOWN COUNCIL AGENDA ITEM

Date of Meeting:	June 23, 2025
Subject:	Budget Amendment – Fire, Police, PW
Presenter:	Town Finance Director
Attachments:	Budget Amendment Form

Description/Summary of Request:

The Town received a grant from Firehouse Subs in the amount of **$35,145.18** for the purchase of a Zodiac Rescue Boat with motor, trailer, and accessories.

The Town collected an additional **$1,000.00** in Cops for Kids donations May 2025, bringing the fiscal year-to-date total to $9,326.00.

The town received insurance proceeds totaling **$148,335.54** for property claims related to Hurricane Helene storm damage, as well as a UTV in our Public Works department that caught fire last month.

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
040-430-434-50500	Fire – Capital Equipment	$35,145.18
010-430-431-26608	Cops for Kids (Expenditure)	$1,000.00
010-450-451-50300	Streets – Capital Improvements	$84,938.04
010-430-431-35300	Police – Vehicle Maintenance	$5,518.23
040-430-434-35300	Fire – Vehicle Maintenance	$2,319.00
040-430-434-50500	Fire – Capital Equipment	$9,981.43
010-600-612-50300	Grounds Maint – Capital Improvement	$13,003.78
030-700-713-50500	Water Maint – Capital Equipment	$32,575.06

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

Account	Account Description	Transfer Amount
040-004-300-07060	Fire Department Grants	$35,145.18
010-004-300-09028	Cops for Kids (Revenue)	$1,000.00
010-004-300-09043	Property Insur Claims (Revenue)	$148,335.54

Justification: Please provide a brief justification for this budget amendment. *To record Firehouse Subs Grant money for rescue boat; Cops for Kids donation received May 2025; Insurance proceeds received for damages related to Hurricane Helene, as well as a Public Works UTV that caught fire.*

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: June 23, 2025

SUBJECT: Authorization for Grant Applications

PRESENTER: Assistant Town Manager Jackson

ATTACHMENTS: Proposed Resolution

DESCRIPTION/SUMMARY OF REQUEST:

Staff is continuing to pursue grant funding opportunities where they are available to support Town operations and projects. Town Council is asked to authorize the following grant applications:

1. Grant application to the Truist Charitable Fund for $23,000. Truist Charitable Fund is working with the Arbor Day Foundation to help Western North Carolina communities respond to unmet tree-related needs resulting from Hurricane Helene. This grant program has no match funding or cost-sharing requirement. The available funding, if awarded, would allow the Town to: (1) plant trees for tree renourishment in public spaces, (2) conduct hazardous tree inspection, pruning or removal, and (3) conduct a tree inventory and canopy survey assessment by an ISA certified arborist or similarly qualified forestry or tree care professional.
2. Grant application under the State Revolving Fund Supplemental Appropriation for Hurricane Helene. Eligibility is focused on projects that improve flood and disaster resiliency (building back better). If awarded, these grants are issued as 20-year loans with 0% interest, but the Town is eligible for 100% principal forgiveness up to $5M. The application portal opens in mid-July and staff would like to get authority to apply for the following projects: (1) co-funding for the Town's $180,000 match for the Main Street Nature Park Stormwater Project and grant already received; (2) a group of projects related to water system resiliency including but not limited to the following: Hillside pump station generator, SCADA upgrades, actuator valves at two pump stations, districted telemetry at various positions in the water system, security and fire alarms at the Water Treatment Plant; and (3) water system interconnection with Woodfin Water District and City of Asheville. The water system interconnection is in the early stages of discussion so that item is likely not to be included in the first batch of grant application in order to more fully develop the project.
3. Grant application under the Department of Commerce Small Business Infrastructure Grant in an amount to be determined. These grants are also related to recovery from Hurricane Helene and are designed to rebuild the damaged infrastructure that small businesses rely on to operate and thrive. Staff is considering whether there is time to identify and submit a project under this funding source by the end of the month.

Staff recommends approval of the attached resolution to indicate Town Council's authorization for these grant applications. Town Council will always have the authority to accept or decline any grant funding award.

COUNCIL ACTION REQUESTED:

Town Council adoption of the attached resolution.

TOWN OF WEAVERVILLE
RESOLUTION AUTHORIZING GRANT APPLICATIONS

WHEREAS, Town Council of the Town of Weaverville desires to authorize applications for grant funding for a variety of projects that are all related to impacts of Hurricane Helene or disaster and flood resiliency in the aftermath of Hurricane Helene;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Weaverville that:

1. Town Council requests that the Truist Charitable Fund provide funding in the amount of $23,000 through its program with the Arbor Day Foundation to help the Town respond to unmet tree-related needs resulting from Hurricane Helene with funding to be used to: (1) plant trees for tree renourishment in public spaces, (2) conduct hazardous tree inspection, pruning or removal, and (3) conduct a tree inventory and canopy survey assessment by an ISA certified arborist or similarly qualified forestry or tree care professional.
2. Town Council requests that the State of North Carolina through the CWSRF SA-HMW provide financial assistance to the Town of Weaverville for the Main Street Nature Park Stormwater Project in a co-funding amount up to $180,000 or 50% of the project construction cost, whichever is the lesser amount;
3. Town Council requests that the State of North Carolina through the DWSRF SA-HMW provide financial assistance to the Town of Weaverville for water system resiliency projects that include but are not limited to the following: Hillside pump station generator, SCADA upgrades, actuator valves at two pump stations, districted telemetry at various positions in the water system, security and fire alarms at the Water Treatment Plant;
4. Town Council requests that the State of North Carolina through the DWSRF SA-HMW provide financial assistance to the Town of Weaverville for the planning, design, and or construction of a water system interconnection with Woodfin Water District and City of Asheville at such time as the project is more fully developed;
5. Town Council requests that the State of North Carolina through the Department of Commerce SmBIZ grant program provide financial assistance to the Town of Weaverville for project related to recovery from Hurricane Helene and designed to rebuild damaged infrastructure that small businesses rely on to operate and thrive at such time as projects are identified;
6. If grant funds are awarded and accepted by Town Council, the Town:
   (a) will assume full obligation for payment of the balance of the project costs, as appropriate;
   (b) will obtain all necessary federal and state permits for the projects,
   (c) will comply with all applicable laws governing the award of contracts and the expenditure of public funds by local governments;

(d) will supervise construction of the projects to assure compliance with permit conditions and to assure safe and proper construction according to approved plans and specifications;

(e) will obtain appropriate easements, rights-of-way or suitable work areas that may be necessary for the construction and operation of the project without cost or obligation to the State;

(f) will ensure that the project is open for use by the public on an equal basis with limited restrictions, as appropriate;

(g) will hold the State harmless from any damages that may result from the construction, operation, and maintenance of the project

(h) will accept responsibility for the operation and maintenance of the completed project.

THIS the ____ day of June, 2025

_____

PATRICK FITZSIMMONS, Mayor

ATTESTED BY:

_____

TAMARA MERCER, Town Clerk

PROCLAMATION
JUNE IS PRIDE MONTH 2025
TOWN OF WEAVERVILLE

WHEREAS, June 2025 marks the 56th annual anniversary throughout the United States of Pride Month; and

WHEREAS, the month of June was chosen to commemorate the dedication and bravery of those who led the 1969 uprising for gay equality and rights at the Stonewall Tavern in Greenwich Village, which sparked the modern LGTBQIA+ liberation movement; and

WHEREAS, the Town of Weaverville believes in working together with all members of our community to facilitate open relationships, providing safety, dignity and a welcoming environment for our residents and visitors; and

WHEREAS, LGBTQIA+ people in the United States, the State of North Carolina, and the Town of Weaverville have made, and continue to make, vital contributions to the world in every aspect; and

WHEREAS, despite the extraordinary progress, LGBTQIA+ Americans still face discrimination simply for being who they are; and

WHEREAS, we know that policies to protect and strengthen LGBTQ+ rights in North Carolina are needed to ensure the safety of all and to encourage every North Carolinian to live their lives fully, regardless of their sexual orientation or gender identity; and

WHEREAS, the State of North Carolina and the Town of Weaverville stand with the LGBTQIA+ community in the struggle to ensure equal treatment for all, and to advocate for human rights; and

WHEREAS, the Town of Weaverville will continue to advocate for protections individuals to make our Town a place where all people, regardless of their sexual orientation, gender identity, or gender expression, are treated with dignity and respect.

NOW, THEREFORE, I, Patrick Fitzsimmons, Mayor of the Town of Weaverville, North Carolina, do hereby proclaim June 2025 as Pride Month.

IN WITNESS THEREOF, I have hereunto set my hand and caused the Seal of the Town of Weaverville, North Carolina to be affixed this the 23th day of June 2025.

P Fitzsimmons
_____
Mayor, Patrick Fitzsimmons

Juneteenth Proclamation 2025
Town of Weaverville, North Carolina

Whereas, Juneteenth is recognized as National Independence Day and has been celebrated annually since June 19, 1866, to mark the abolition of sanctioned slavery in the United States; and

Whereas, Juneteenth is about freedom, liberation, and celebration; it is a day for North Carolinians to acknowledge our history and the sacrifices that were made for freedom; and

Whereas, on September 22, 1862, President Abraham Lincoln issued the Emancipation Proclamation, declaring that as of January 1, 1863, all enslaved people in the rebellious areas would be thenceforward and forever free, changing the nature of the Civil War; and

Whereas, in addition to freeing enslaved people held in Confederate States, the Emancipation Proclamation enabled the enlistment of African Americans in the Union Army as U.S. Colored Troops; and

Whereas, it took almost three more years of conflict and loss to win the Civil War and the ratification of the Thirteenth Amendment to the United States Constitution in December 1865 to officially end slavery in the United States; and

Whereas, the news of freedom disseminated gradually throughout the nation; on June 19, 1865, two months after the official surrender of the Confederacy at Appomattox, Union Soldiers arrived in Galveston, Texas, and issued General Order No. 3 announcing freedom to some of the last enslaved people in the United States; and

Whereas, in 2026, America will celebrate the 250th anniversary of the signing of the Declaration of Independence marking the freedom of the United States, though not all Americans were truly free; and

Whereas, despite more than 150 years passing since the abolition of slavery, there remain economic, institutional, and social barriers for Black people in America; and

Whereas, on this anniversary each year, organizations and individuals throughout North Carolina and our nation celebrate African American history,

heritage, culture, and freedom, with events and ceremonies that reflect the power of community, family, art, and tradition; and

Whereas, the State of North Carolina encourages people to observe Juneteenth as an opportunity to reflect, rejoice, and work together toward a brighter future as we continue to address racial injustices in our society today;

Now, Therefore, I, Patrick Fitzsimmons, Mayor of the Town of Weaverville, North Carolina, do hereby proclaim June 19, 2025, as **"Juneteenth"** in North Carolina, and commend its observance to all citizens.

I hereby set my hand and have caused the Seal of the Town of Weaverville, North Carolina, to be affixed this the 23rd day of June, 2025.

P Fitzsimmons

PATRICK FITZSIMMONS, Mayor

TOWN MANAGER'S REPORT
June 2025

Mayor/Council,

Comprehensive Land Use Plan Update – Public Input Sessions
The Town is currently seeking public input as part of an update to the Town's Comprehensive Land Use Plan. Two sessions were held on June 16 with about 45 members of the community participating. A survey is now out that asks some questions and gauges community priorities. That survey can be accessed through the following link: https://lp.constantcontactpages.com/sv/lmsn4AY

Water Treatment Plant Resiliency Project
The bid opening on the raw water intake generator installation and chlorine gas conversion projects at the Water Treatment Plant was held on June 4. T.P. Howard's Plumbing Co. submitted the only bid with a price of $1,818,568. This bid is over budget by more than $500,000. Staff is exploring options to move this important project forward and plans to provide a recommendation at Town Council's July meeting.

Weaver House Noise Complaints
There has been an uptick in noise complaints related to celebrations at the Weaver House and I wanted to remind Council that the Weaver House, and anyone else, is allowed to play amplified sound until 10pm. The Police Department reports that the Weaver House knows that regulation and has been compliant with the restrictions that Town Council put into place.

PPDR (Private Property Debris Removal) Round 2 packets
I have met with DebrisTech on the second round of PPDR for approval on our end and there were 20 packets submitted for review. They will in turn submit to FEMA to ensure it meets the guidelines to be reimbursable.

Free Family Fridays
The Community Center is hosting free programming for kids on the following dates during the summer: June 13, June 27 [movie night – SING, 5pm], July 11, July 25 [movie night – Storks, 5pm], and August 1. There are programs for toddlers and older children and two movie nights planned.

Public Works Director Dale Pennell's Retirement
The Town will celebrate Dale Pennell's well-deserved retirement at the Community Center on June 26th from 4-6pm. The public is invited and encouraged to attend to wish Dale all the best during his upcoming retirement.

Asheville Butterfly Trail

On September 12, 2024, I attended the ribbon cutting of the butterfly installation at Reems Creek Nursery that is part of the Asheville Butterfly Trail. Ruth Gonzalez has reached out to the Town on behalf of the Asheville Butterfly Trail and has asked whether the Town is willing to be a host for a butterfly station, ideally in the downtown area. The project aims to bring educational and photo opportunities to the community to support pollinator conservation. This is something that I am interested in pursuing unless there is an objection from Town Council.



Weaverville Schools Meeting

On June 17, I and several members of my staff met with Weaverville Primary Principal, Stephanie Stroupe, and Clark Wyatt, the Director of Facilities and Maintenance with the County School System. We talked about growth and how we can help each other and it is my hope that this meeting will be the start of a closer relationship with our community schools and support of the children living in and around the Town.

Music on Main

The WBA's Music on Main was held on June 14 and seemed to be a successful event. There were only a couple of ABC violations that were noted, so the social district seemed to work well.

Fourth of July Celebration Event

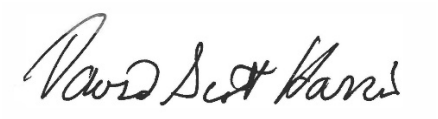
Plans are well underway for a fun celebration on the Fourth of July. The band "Breakfast for Dinner" will provide the musical entertainment beginning at 7pm, followed by fireworks. Please remember to leave your dogs and sparkers at home and abide by road closures and parking regulations.

July Workshop

It is not unusual for Town Council to cancel its July workshop since so much time has been spent on the budget over the last few months. I am looking for direction on whether or not Town Council would like to have the workshop meeting that is currently scheduled for July 15 and, if so, what topic you like to discuss.

Upcoming Town Meetings/Events

July 1 – Planning Board Meeting at 6pm
July 4 – Offices closed; Town Event begins at 7pm
July 12 – Music in the Main Street Nature Park at 6pm
July 15 – Town Council Workshop [TBD]
July 28 – Town Council Regular Meeting at 6pm



Respectfully submitted,
Scottie Harris, Town Manager

TOWN OF WEAVERVILLE TOWN
COUNCIL AGENDA ITEM

MEETING DATE: June 23, 2025

SUBJECT: Givens Communities Presentation

PRESENTER: Andrew Crosson, Givens Communities Representative

ATTACHMENT: None

DESCRIPTION:

Andrew Crosson is a Project Development Coordinator with Givens Communities. He will be at tonight's meeting to give Town Council a presentation.

TOWN OF WEAVERVILLE TOWN
COUNCIL AGENDA ITEM

MEETING DATE: June 23, 2025

SUBJECT: WEDAC – Waterwheel Celebration Presentation

PRESENTER: Craig Weeks, WEDAC Representative

ATTACHMENT: None

DESCRIPTION:

A subcommittee of the Weaverville Economic Development Advisory Committee (WEDAC) has been working on a Town event to mark the one year anniversary of Hurricane Helene on Saturday, September 27. A re-dedication of the waterwheel is expected to be part of this celebration.

Craig Weeks will be at tonight's meeting to review the proposed plans with Town Council and to seek authorization to proceed as Town Council deems appropriate.

COUNCIL ACTION REQUESTED:

Town Council discussion, direction, and possible action.

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

MEETING DATE:	June 23, 2025
SUBJECT:	FY2025-2026 Budget – General Fund and Fire Fund
PRESENTER:	Mayor Fitzsimmons
ATTACHMENTS:	Proposed Budget Ordinance – General Fund and Fire Fund (3-cent) Proposed Budget Ordinance – General Fund and Fire Fund (4-cent)

DESCRIPTION/SUMMARY OF REQUEST:

To allow continued Town Council discussion on the budget two versions of the FY2025-2026 budget for the general fund and fire fund are attached. One has a 3-cent tax rate increase with one cent being dedicated to the street improvement program and the other has a 4-cent increase with two cents allocated for streets.

Staff will be available to answer any questions that Town Council may have regarding these budgets.

COUNCIL ACTION REQUESTED:

Town Council adoption of one of the attached budget ordinances either as presented or with amendments deemed appropriate by Town Council.

TOWN OF WEAVERVILLE
FISCAL YEAR 2025-2026 BUDGET ORDINANCE FOR
THE GENERAL FUND AND SPECIAL REVENUE FIRE FUND

WHEREAS, N.C.G.S §159-8 requires that the Town of Weaverville appoint a Budget Officer to serve at the will of the governing body and Town Council has and hereby appoints the Town Manager to serve in such capacity; and

WHEREAS, in accordance with N.C.G.S. §159-10, departmental budget requests were submitted to the Budget Officer by March 7, 2025, and in accordance with N.C.G.S. §159-11, the Budget Officer submitted the budget message to the Mayor and Town Council on April 15, 2025, which included the tax rate calculated as 38 cents ($0.38) per $100 in valuation per the Buncombe County Tax Department's assessments; and

WHEREAS, in accordance with N.C.G.S. §159-12(a), the Budget Officer filed the proposed budget with the Town Clerk on April 15, 2025, and posted the same on the Town's website, and the Town Clerk caused a statement indicating that the proposed budget had been submitted to the governing body and was available for public inspection and that a public hearing on the budget was scheduled for May 13, 2025; and

WHEREAS, Town Council, in accordance with N.C.G.S. §159-12(b) and after proper notice under N.C.G.S. §159-12(a), held a public hearing on the proposed budget on May 13, 2025, providing the public with an opportunity to attend and provide comment; and

WHEREAS, Town Council has carefully considered the anticipated revenues and expenditures necessary to provide for the provision of municipal services within the Town of Weaverville during the 2025-2026 fiscal year and wishes to adopt this Budget Ordinance which reflects a balanced budget in accordance with N.C.G.S. §159-8, with the sum of estimated net revenues and appropriated fund balances equal to appropriations;

BE IT, THEREFORE, ORDAINED by the Town Council for the Town of Weaverville, North Carolina:

Section 1. General Fund Revenues

It is estimated that the following revenues will be available in the General Fund for the fiscal year beginning July 1, 2025, and ending June 30, 2026:

GENERAL FUND REVENUES	
Prior Year Tax Revenue	$3,000
Ad Valorem Tax Revenue	$4,771,838
DMV Tax Revenue	$288,513
Tax Penalties & Interest	$2,000
Utilities Franchise Tax	$522,594
Beer & Wine Tax	$19,000
Powell Bill Distributions	$164,000
Local Government Sales Tax	$2,167,561
ABC Store Distribution to Town	$170,000

Cell Tower Revenue	$22,300
Miscellaneous Revenue	$12,000
Interest Earned	$276,061
Interest Earned-Powell Bill	$16,302
Zoning Inspections Fees	$20,000
Facility Use Rental Fees	$45,000
Parking Enforcement Fees	$3,400
Sale of Property	$16,000
Appropriated Fund Balance	$1,383,466
TOTAL ESTIMATED GENERAL FUND REVENUES	**$9,903,035**

Section 2. General Fund Appropriations

The following amounts are hereby appropriated in the General Fund for the operation of the Town government and its activities for the fiscal year beginning July 1, 2025, and ending June 30, 2026, in accordance with the departmental units heretofore established for the Town:

GENERAL FUND APPROPRIATIONS	
Governance	$343,480
Administration	$1,150,550
Planning & Code Enforcement	$260,775
Police Department	$3,508,229
Public Works:	
Streets Division	$656,879
Powell Bill Division	$20,058
Sanitation Division	$806,221
Stormwater Management Division	$313,511
Grounds Maintenance Division	$418,146
Recreation / Community Center	$365,734
Contingency	$10,000
Transfer to Fire District Fund	$2,049,452
TOTAL GENERAL FUND APPROPRIATIONS	**$9,903,035**

Section 3. Special Revenue Fund – Weaverville Fire Department Revenue

A Special Revenue Fund was established in fiscal year 2021-2022 to account for North Buncombe Fire Tax revenue as well as all expenditures associated with the Town's fire department, as required by Buncombe County to remain eligible for fire tax revenue. It is estimated that the following revenues will be available in the Special Revenue Fund for the fiscal year beginning July 1, 2025, and ending June 30, 2026:

FIRE DISTRICT FUND REVENUES	
Buncombe County Fire Protection	$2,289,779
Fire Fees	$1,000
Transfer from General Fund	$2,049,452
TOTAL FIRE DISTRICT FUND REVENUES	**$4,340,231**

Section 4. Special Revenue Fund – Weaverville Fire Department Appropriations

The following amounts are hereby appropriated in the Special Revenue Fund for the operation of the Town's fire department and its activities for the fiscal year beginning July 1, 2025, and ending June 30, 2026:

FIRE DISTRICT FUND APPROPRIATIONS	
Fire Department	$4,340,231
TOTAL FIRE DISTRICT FUND APPROPRIATIONS	**$4,340,231**

Section 5. Grant Project Funds

A Grant Project Fund was established for the FEMA funds related to Tropical Storm/Hurricane Helene to account for the funds received and spent by the Town on debris removal and other storm-related expenditures.

Section 6. Ad Valorem Property Taxes

An *ad valorem* property tax rate of 38 cents ($0.38) per one hundred dollars ($100.00) valuation of taxable property, as listed for taxes as of January 1, 2025, is hereby levied and established as the official tax rate for the Town of Weaverville for fiscal year beginning July 1, 2025, and ending June 30, 2026. This tax rate is based upon a total projected valuation of $1,257,003,835 and an estimated collection rate of 99.9%.

Section 7. Fee and Rate Schedule

A fee schedule is adopted by separate ordinance to establish monies receivable by the Town of Weaverville for July 1, 2025, through June 30, 2026.

Section 8. Pay Plan and Position Classification Plan

Any Pay Plan or Position Classification Plan adopted by Town Council, and amendments, that are effective for fiscal year beginning July 1, 2025, and ending June 30, 2026, are hereby incorporated into this Budget Ordinance by reference.

Section 9. Contingency Concerning Fire Tax Rate

The North Buncombe Fire Tax Rate used in this Budget Ordinance is 12.27 cents ($0.1227) per $100.00 in valuation. Should Buncombe County set the fire tax rate applicable within the

Town's jurisdiction lower than $0.1227 per $100.00 in valuation, then the Town's Budget for FY2025-2026 shall be and is hereby automatically amended to appropriate the resulting difference in fire tax revenue from the fund balance within the Town's General Fund.

Section 10. Authorizations & Conditions

The Town Manager, serving as the Budget Officer for the Town of Weaverville, is hereby authorized to transfer appropriations as contained herein under the following conditions:

A. This Budget Ordinance defines departments and divisions as follows:

General Fund and Fire Fund Departments:		**Divisions:**
Governance		
Administration		
Planning Department		
Recreation/Community Center		
Police Department		
Fire Department		
Public Works:		• Streets • Powell Bill • Sanitation • Stormwater Management • Grounds Maintenance

B. The Budget Officer or their 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 their 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 their 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 their designee may not transfer any amounts between funds, except as a budget amendment approved by the Weaverville Town Council.

F. The Town Manager is hereby designated as the Deputy Finance Officer.

Section 11. Utilization of Budget Ordinance

The Budget Ordinance shall be the basis for the financial plan of the Town of Weaverville during the fiscal year beginning July 1, 2025, and ending June 30, 2026. The Budget Officer or their designee shall administer the budget. The accounting system shall establish records

which are in consonance with this budget and this ordinance and the appropriate statutes of the State of North Carolina.

Section 12. Distribution and Documentation

Copies of this Budget Ordinance shall be furnished to the Town Clerk, the Budget Officer and the Finance Officer to be kept on file by them for direction in the collection of revenues and disbursement of Town funds.

DULY ADOPTED this the _____ day of June 2025.

Patrick Fitzsimmons, Mayor
Town of Weaverville

ATTEST:

Tamara Mercer, Town Clerk

TOWN OF WEAVERVILLE
FISCAL YEAR 2025-2026 BUDGET ORDINANCE FOR
THE GENERAL FUND AND SPECIAL REVENUE FIRE FUND

WHEREAS, N.C.G.S §159-8 requires that the Town of Weaverville appoint a Budget Officer to serve at the will of the governing body and Town Council has and hereby appoints the Town Manager to serve in such capacity; and

WHEREAS, in accordance with N.C.G.S. §159-10, departmental budget requests were submitted to the Budget Officer by March 7, 2025, and in accordance with N.C.G.S. §159-11, the Budget Officer submitted the budget message to the Mayor and Town Council on April 15, 2025, which included the tax rate calculated as 39 cents ($0.39) per $100 in valuation per the Buncombe County Tax Department's assessments; and

WHEREAS, in accordance with N.C.G.S. §159-12(a), the Budget Officer filed the proposed budget with the Town Clerk on April 15, 2025, and posted the same on the Town's website, and the Town Clerk caused a statement indicating that the proposed budget had been submitted to the governing body and was available for public inspection and that a public hearing on the budget was scheduled for May 13, 2025; and

WHEREAS, Town Council, in accordance with N.C.G.S. §159-12(b) and after proper notice under N.C.G.S. §159-12(a), held a public hearing on the proposed budget on May 13, 2025, providing the public with an opportunity to attend and provide comment; and

WHEREAS, Town Council has carefully considered the anticipated revenues and expenditures necessary to provide for the provision of municipal services within the Town of Weaverville during the 2025-2026 fiscal year and wishes to adopt this Budget Ordinance which reflects a balanced budget in accordance with N.C.G.S. §159-8, with the sum of estimated net revenues and appropriated fund balances equal to appropriations;

BE IT, THEREFORE, ORDAINED by the Town Council for the Town of Weaverville, North Carolina:

Section 1. General Fund Revenues

It is estimated that the following revenues will be available in the General Fund for the fiscal year beginning July 1, 2025, and ending June 30, 2026:

GENERAL FUND REVENUES	
Prior Year Tax Revenue	$3,000
Ad Valorem Tax Revenue	$4,897,413
DMV Tax Revenue	$296,106
Tax Penalties & Interest	$2,000
Utilities Franchise Tax	$522,594
Beer & Wine Tax	$19,000
Powell Bill Distributions	$164,000
Local Government Sales Tax	$2,167,561
ABC Store Distribution to Town	$170,000

Cell Tower Revenue	$22,300
Miscellaneous Revenue	$12,000
Interest Earned	$276,061
Interest Earned-Powell Bill	$16,302
Zoning Inspections Fees	$20,000
Facility Use Rental Fees	$45,000
Parking Enforcement Fees	$3,400
Sale of Property	$16,000
Appropriated Fund Balance	$1,383,466
TOTAL ESTIMATED GENERAL FUND REVENUES	$10,036,202

Section 2. General Fund Appropriations

The following amounts are hereby appropriated in the General Fund for the operation of the Town government and its activities for the fiscal year beginning July 1, 2025, and ending June 30, 2026, in accordance with the departmental units heretofore established for the Town:

GENERAL FUND APPROPRIATIONS	
Governance	$343,480
Administration	$1,153,062
Planning & Code Enforcement	$260,775
Police Department	$3,508,229
Public Works:	
Streets Division	$787,535
Powell Bill Division	$20,058
Sanitation Division	$806,221
Stormwater Management Division	$313,511
Grounds Maintenance Division	$418,146
Recreation / Community Center	$365,734
Contingency	$10,000
Transfer to Fire District Fund	$2,049,452
TOTAL GENERAL FUND APPROPRIATIONS	$10,036,202

Section 3. Special Revenue Fund – Weaverville Fire Department Revenue

A Special Revenue Fund was established in fiscal year 2021-2022 to account for North Buncombe Fire Tax revenue as well as all expenditures associated with the Town's fire department, as required by Buncombe County to remain eligible for fire tax revenue. It is estimated that the following revenues will be available in the Special Revenue Fund for the fiscal year beginning July 1, 2025, and ending June 30, 2026:

FIRE DISTRICT FUND REVENUES	
Buncombe County Fire Protection	$2,289,779
Fire Fees	$1,000
Transfer from General Fund	$2,049,452
TOTAL FIRE DISTRICT FUND REVENUES	$4,340,231

Section 4. Special Revenue Fund – Weaverville Fire Department Appropriations

The following amounts are hereby appropriated in the Special Revenue Fund for the operation of the Town's fire department and its activities for the fiscal year beginning July 1, 2025, and ending June 30, 2026:

FIRE DISTRICT FUND APPROPRIATIONS	
Fire Department	$4,340,231
TOTAL FIRE DISTRICT FUND APPROPRIATIONS	$4,340,231

Section 5. Grant Project Funds

A Grant Project Fund was established for the FEMA funds related to Tropical Storm/Hurricane Helene to account for the funds received and spent by the Town on debris removal and other storm-related expenditures.

Section 6. Ad Valorem Property Taxes

An *ad valorem* property tax rate of 39 cents ($0.39) per one hundred dollars ($100.00) valuation of taxable property, as listed for taxes as of January 1, 2025, is hereby levied and established as the official tax rate for the Town of Weaverville for fiscal year beginning July 1, 2025, and ending June 30, 2026. This tax rate is based upon a total projected valuation of $1,257,003,835 and an estimated collection rate of 99.9%.

Section 7. Fee and Rate Schedule

A fee schedule is adopted by separate ordinance to establish monies receivable by the Town of Weaverville for July 1, 2025, through June 30, 2026.

Section 8. Pay Plan and Position Classification Plan

Any Pay Plan or Position Classification Plan adopted by Town Council, and amendments, that are effective for fiscal year beginning July 1, 2025, and ending June 30, 2026, are hereby incorporated into this Budget Ordinance by reference.

Section 9. Contingency Concerning Fire Tax Rate

The North Buncombe Fire Tax Rate used in this Budget Ordinance is 12.27 cents ($0.1227) per $100.00 in valuation. Should Buncombe County set the fire tax rate applicable within the

Town's jurisdiction lower than $0.1227 per $100.00 in valuation, then the Town's Budget for FY2025-2026 shall be and is hereby automatically amended to appropriate the resulting difference in fire tax revenue from the fund balance within the Town's General Fund.

Section 10. Authorizations & Conditions

The Town Manager, serving as the Budget Officer for the Town of Weaverville, is hereby authorized to transfer appropriations as contained herein under the following conditions:

A. This Budget Ordinance defines departments and divisions as follows:

General Fund and Fire Fund Departments:		**Divisions:**
Governance		
Administration		
Planning Department		
Recreation/Community Center		
Police Department		
Fire Department		
Public Works:		• Streets • Powell Bill • Sanitation • Stormwater Management • Grounds Maintenance

B. The Budget Officer or their 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 their 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 their 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 their designee may not transfer any amounts between funds, except as a budget amendment approved by the Weaverville Town Council.

F. The Town Manager is hereby designated as the Deputy Finance Officer.

Section 11. Utilization of Budget Ordinance

The Budget Ordinance shall be the basis for the financial plan of the Town of Weaverville during the fiscal year beginning July 1, 2025, and ending June 30, 2026. The Budget Officer or their designee shall administer the budget. The accounting system shall establish records

which are in consonance with this budget and this ordinance and the appropriate statutes of the State of North Carolina.

Section 12. Distribution and Documentation

Copies of this Budget Ordinance shall be furnished to the Town Clerk, the Budget Officer and the Finance Officer to be kept on file by them for direction in the collection of revenues and disbursement of Town funds.

DULY ADOPTED this the _____ day of June 2025.

Patrick Fitzsimmons, Mayor
Town of Weaverville

ATTEST:

Tamara Mercer, Town Clerk

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

MEETING DATE: June 23, 2025

SUBJECT: Zoning Map Amendment – 21 College Crescent

PRESENTER: Planning Director Eller

ATTACHMENTS: Proposed Ordinance and Site Plan

DESCRIPTION/SUMMARY OF REQUEST:

Jerry West Davis has requested a zoning map amendment that would change the zoning of her property at 21 College Crescent Street from R-1 to R-2.

The public hearing was held earlier in the meeting on R-2 zoning so this matter is now eligible for action should Town Council wish to rezone the property to R-2 and an ordinance that would accomplish that is attached for your consideration.

If Town Council would prefer to follow the Planning Board recommendation to zone the property with a conditional district in order to allow a reduced lot size but limit the property to single family residential development then the following steps are recommended to comply with Town Code 20-3203:

1. Acknowledge that tonight's meeting is Town Council's initial consideration of the conditional district;
2. Direct the property owner to complete a conditional district application and to hold a community meeting as soon as possible, but before a public hearing on the matter;
3. Set a public hearing on the proposed conditional district (July 28 at 6 pm is suggested)

ACTION REQUESTED:

Town Council discussion and action as deemed appropriate and possible based on the following options:

- If R-2 zoning is deemed appropriate by Town Council the following motion could be considered:

  I move that we adopt the Ordinance Amending the Zoning Map to Designate 21 College Crescent Street as R-2

- If conditional district zoning consistent with the Planning Board's recommendation is deemed appropriate, the following motion is suggested:

  I move that we (1) acknowledge this meeting as the initial consideration for a conditional district in which the existing lot is split into two lots with a minimum lot area consistent with R-2 dimensions and with the use limited to single family residential, (2) direct the property owner to submit an application for the conditional district and conduct a community meeting as required by Town Code 20-3203, and(3) set a public hearing on the proposed conditional district for the July 28, 2025 meeting of Town Council at 6pm or as soon as Council can reach the matter.

AN ORDINANCE AMENDING THE
TOWN OF WEAVERVILLE ZONING MAP TO DESIGNATE THE PROPERTY AT
21 COLLEGE CRESCENT STREET (PIN 9742-17-7785) AS R-2 ZONING

WHEREAS, the Town of Weaverville has the authority pursuant to Part 3 of Article 19 of Chapter 160A 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 property owner at 21 College Crescent, which bears Parcel Identification Number 9742-17-7785 ("the Property"), has requested to be rezoned from R-1 to R-2 to allow for a minor subdivision resulting in two lots;

WHEREAS, by letter dated 6 June 2025 the Planning Board found R-2 zoning to be consistent with the Town's Comprehensive Land Use, but unreasonable due to the risk of duplexes and multifamily development within a part of Town that is traditionally single family;

WHEREAS, a public hearing on the question of R-2 was held during a meeting of Town Council on 23 June 2025 at 6:00 p.m., after due notice by mailing and posting the property, and a written comment period beginning on June 2, 2025;

WHEREAS, at the public hearing the residents of Weaverville and the surrounding area were given an opportunity to be heard on any questions regarding R-2 zoning for this property as requested;

WHEREAS, Town Council finds that R-2 zoning for this property is consistent with the Comprehensive Land Use Plan and reasonable in that residential use is compatible with the current uses and zoning of properties within the area, smaller residential lots that are consistent with the minimum lot area within the R-2 zoning district are common within the area, several duplexes and small multifamily dwellings are located within the area, and R-2 zoning is already present within the immediate vicinity of the Property;

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Weaverville, North Carolina, that the Zoning Map of the Town of Weaverville is hereby amended to designate the property at 21 College Crescent Street (PIN 9742-17-7785) as R-2.

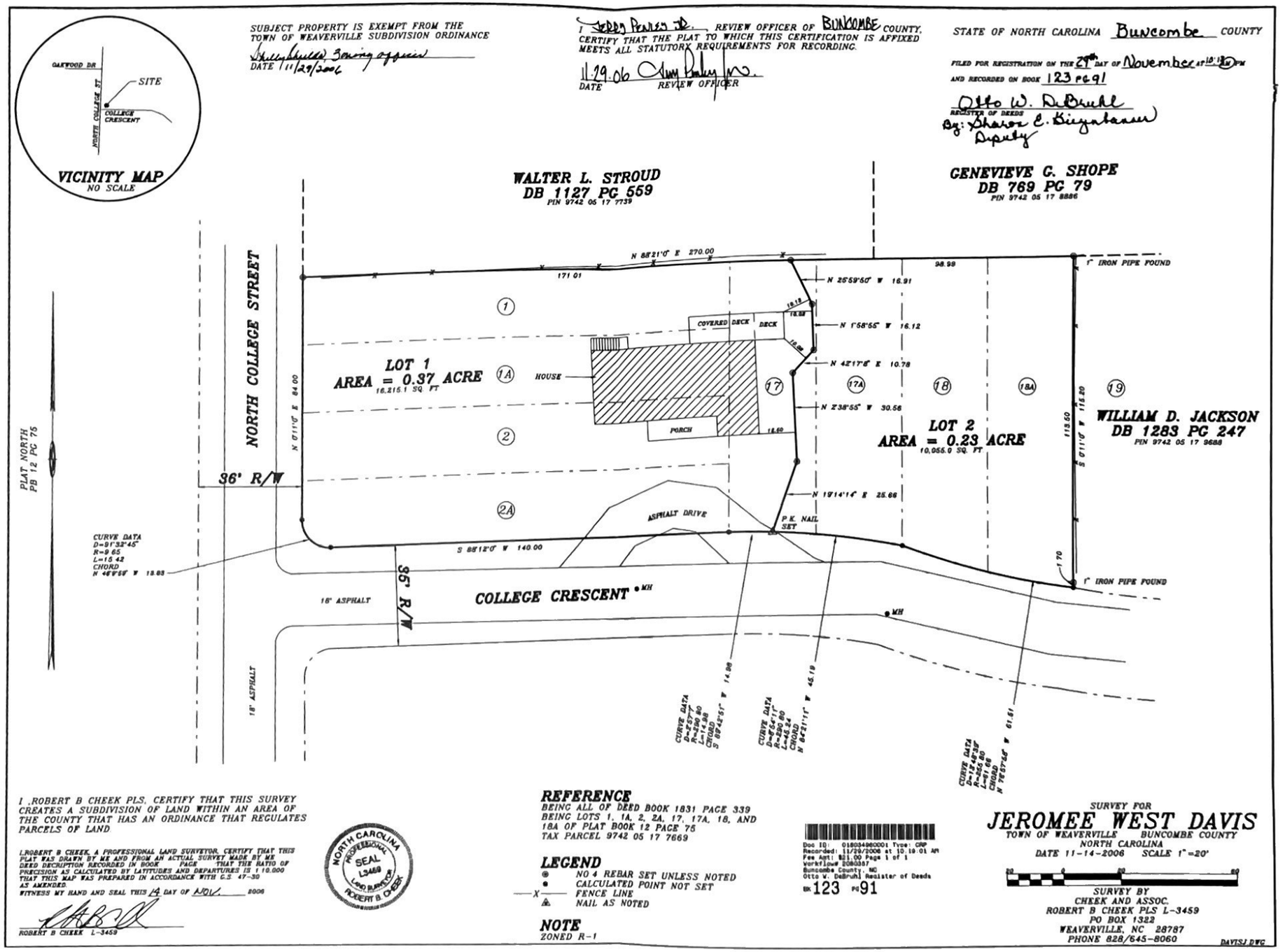
ADOPTED THIS the _____ day of June, 2024, with ___ voting in favor and ___ against.

_____
PATRICK FITZSIMMONS, Mayor

ATTESTED BY:

_____
TAMARA MERCER, Town Clerk

PB 123 PG 91



I ,ROBERT B CHEEK PLS, CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN AN AREA OF THE COUNTY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND

I,ROBERT B CHEEK, A PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN BY ME AND FROM AN ACTUAL SURVEY MADE BY ME DEED DESCRIPTION RECORDED IN BOOK PAGE THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000 THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.
WITNESS MY HAND AND SEAL THIS 14 DAY OF NOV. 2006

ROBERT B CHEEK L-3459

NORTH CAROLINA PROFESSIONAL SEAL L3459 LAND SURVEYOR ROBERT B CHEEK

REFERENCE
BEING ALL OF DEED BOOK 1831 PAGE 339
BEING LOTS 1, 1A, 2, 2A, 17, 17A, 18, AND 18A OF PLAT BOOK 12 PAGE 75
TAX PARCEL 9742 05 17 7669

LEGEND
- NO 4 REBAR SET UNLESS NOTED
- CALCULATED POINT NOT SET
- —X— FENCE LINE
- NAIL AS NOTED

NOTE
ZONED R-1

Doc ID: 018034960001 Type: CRP
Recorded: 11/29/2006 at 10:10:01 AM
Fee Amt: $21.00 Page 1 of 1
Workflow# 0000387
Buncombe County, NC
Otto W. DeBruhl Register of Deeds
BK 123 PG 91

SURVEY FOR
JEROMEE WEST DAVIS
TOWN OF WEAVERVILLE BUNCOMBE COUNTY
NORTH CAROLINA
DATE 11-14-2006 SCALE 1"=20'

SURVEY BY
CHEEK AND ASSOC.
ROBERT B CHEEK PLS L-3459
PO BOX 1322
WEAVERVILLE, NC 28787
PHONE 828/645-8060
DAVISJ.DWG

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TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

MEETING DATE:	June 23, 2025
SUBJECT:	Maple Trace – Streets/Stormwater Update and Plan
PRESENTER:	Assistant Town Manager Jackson
ATTACHMENTS:	Amended and Restated Resolution dated May 19, 2025 Email and Photos Right-of-Way Deed

DESCRIPTION/SUMMARY OF REQUEST:

This matter is in follow-up to last month's discussion and action concerning the stormwater system in Maple Trace. The attached resolution sets out Town Council's direction to Town staff and to Maple Trace.

Maple Trace paid the first $6,000 towards the stormwater drainpipe flushing that T.P. Howard has been contracted to perform. They also have plans to pay the remaining $6,000, plus the 5% carrying charge, in the early months of 2026 with a deadline of April 1, 2026.

T.P. Howard and Town staff flushed the 37 sections of storm pipes on May 27 through May 29. That work uncovered three defects that will require attention, one very minor in nature. The attached email and photos describe and show the areas of concern.

The attached resolution adopted by Town Council requires Maple Trace to "repair, at its own expense, any damage or defect discovered or caused by that process." This language is consistent with the original resolution that was adopted in December 2024. To aid Maple Trace with this work Town staff has been working to get a quote on the two defects that will need to be performed by a contractor and hopes to be able to present that information at tonight's meeting, if not before.

Maple Trace HOA has signed a right-of-way deed and that is attached. This deed has been reviewed and approved by the Town Attorney. Town Council will need to take action to accept this deed in order to formally bring these streets into the Town's public street system.

Town staff recommends that the street acceptance come after an agreement concerning the storm pipe repair work is reached and not earlier than July 1, 2025, so that the Powell Bill maps don't have to be amended this late in the fiscal year.

ACTION REQUESTED:

Town Council discussion and possible action.

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 to pay for the flushing of the 37 sections of pipe previously identified based on a quote of $12,000 that the Town received from TP Howard, and to repair any defect or 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 subject to the following:

1. The Public Works Department is authorized and directed to contract with TP Howard for the flushing of the 37 sections of pipe previously identified, schedule that service

to be performed by TP Howard prior to June 15, 2025, if at all possible, and to provide assistance to TP Howard during the line flushing, 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).

2. Maple Trace is directed to pay $6,000 as partial payment for the line flushing by June 15, 2025, and to pay the remaining $6,000 as a fee in lieu of stormwater maintenance by April 1, 2026, with 5% per annum carrying cost added, and to repair, at its own expense, any damage or defect discovered or caused by that process. If Maple Trace fails to make all payments or to repair any damage discovered or caused by that process, then the Town will consider taking steps to convert the Maple Trace streets back to private streets.

3. The Public Works Department 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 signed and delivered to the Town by the HOA.

4. Town staff is directed to draft a proposed right-of-way deed and to present it to the Maple Trace HOA by June 1 for review and execution and to bring the executed right-of-way deed back to Town Council at its June 23, 2025, regular meeting for formal acceptance, or to report back on the status of these remaining items.

THIS the 19th day of May, 2025.

TOWN OF WEAVERVILLE

By: P. Fitzsimmons
Patrick Fitzsimmons, Mayor

ATTESTED BY:

Tamara Mercer
Tamara Mercer, Town Clerk

APPROVED AS TO FORM:

Michael C. Frue, Town Attorney

CONSENTED TO:

MAPLE TRACE HOMEOWNERS' ASSOCIATION, INC.

Jeffrey Kniffin
Jeffrey Kniffin, President

Outlook

Maple Trace stormwater flushing results

From Dale Pennell <dale.pennell@weavervillenc.org>
Date Tue 6/10/2025 3:47 PM
To Jennifer Jackson <jjackson@weavervillenc.org>
Cc Eric Cutshall <ecutshall@weavervillepublicworks.org>; Dale Pennell <dale.pennell@weavervillenc.org>

Jennifer,

T.P. Howard Plumbing Company (TPH) completed flushing of 37 sections of the stormwater pipe within the road right-of-ways on May 27, 28, and 29. Using our street sweeper to remove debris flushed out by TPH resulted in 4 loads of water and debris, which totaled an estimated 15 large wheelbarrow loads of debris. This debris consisted of rocks, gravel, silt, trash, and concrete/mortar pieces. Upon completion of the flushing and vac work, several pipe sections need additional inspection and possible remediation to resolve issues that were found. We have described these 3 sections below:

1. OCS #34 to Outlet #4 – the pipe crossing Water Leaf Drive from the pond to the outlet is standing in pipe, pipe joints are not properly connected, and mortar material that was used to connect pipe sections appears to be failing and falling into the pipe. It appears that short pipe pieces may have been used to build this section of pipe, and the resulting mortar joints may be separating from each other and causing misalignments and open joints.

2. Below Outlet #5 on Water Leaf Drive at the mailboxes, the stormwater pond needs to be cleaned out to allow free flowing water to enter the pond from the outlet.

3. On Water Leaf Drive, the pipe section from CI #9 in front of 227 Water Leaf Drive to CI #8 in front of and in between 226 and 230 Water Leaf Drive has several deficiencies. A small sinkhole in the pavement has developed near CI #9; the pipe has separated between CI#8 and CI #9; water is standing in the pipe; and the pipe joints appear to be separating. Further inspection and repair work are needed to resolve these issues.

I hope this information is helpful in finalizing the Maple Trace stormwater issues. If you have any questions, please let us know.

Thanks,
Dale

Dale Pennell, PE, PLS
Public Works Director
Town of Weaverville
15 Quarry Road
Weaverville, NC 28787
828-645-0606 Office
828-231-7050 Cell

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: $0.00

Prepared by and Return to:
Jennifer O. Jackson, 30 South Main Street, Weaverville, NC, 28787

THIS DEED made this _____ day of _____, 2025, by and between

GRANTOR	GRANTEE
MAPLE TRACE HOMEOWNERS' ASSOCIATION, INC. a North Carolina non-profit corporation	**TOWN OF WEAVERVILLE,** a North Carolina municipal corporation
110 Water Leaf Drive **Weaverville, NC 28787**	**30 South Main Street** **Weaverville, NC 28787**

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in **Buncombe County**, North Carolina and more particularly described as follows:

> ALL of the 50-foot wide road rights-of-way shown and described on the plats of Maple Trace Subdivision which are recorded in Plat Book 168 at Page 152, Plat Book 194 at Pages 174-175, Plat Book 185 at Page 30, and Plat Book 204 at Pages 166-167, Buncombe County Registry, and the 45-foot wide road right-of-way shown and described on the plat recorded in Plat Book 239 at Page 86, Buncombe County Registry; references to which are hereby made for more particular descriptions by metes and bounds; said road rights-of-way include all of

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Checkerberry Court, Rosebud Orchid Way, Wild Ginger Court, Bell Lily Drive, and all of Water Leaf Drive not maintained by NCDOT.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6256 at Page 237, Book 6331 at Page 1584, and Book 6405 at Page 957.

All or a portion of the property herein conveyed ☐includes or ☒does not include the primary residence of a Grantor.

A map showing the above described property is recorded in: see description

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions: restrictions, easements and rights-of-way of record prior to the execution and recording of this instrument.

THIS DEED WAS PREPARED WITHOUT A REVIEW OR EXAMINATION OF THE TITLE TO THE ABOVE-DESCRIBED PROPERTY AND NO OPINION OR REPRESENTATIONS ARE BEING MADE EITHER EXPRESSLY OR IMPLIEDLY BY JENNIFER O. JACKSON.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

MAPLE TRACE HOMEOWNERS' ASSOCIATION, INC.	Print/Type Name:
By: _____	_____ (SEAL)
Print/Type Name & Title: **Jeffrey Kniffin, President**	Print/Type Name:
By: _____	_____ (SEAL)
Print/Type Name & Title:	Print/Type Name:
By: _____	_____ (SEAL)
Print/Type Name & Title:	Print/Type Name:

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State of North Carolina - County Buncombe

I, the undersigned Notary Public of the County Buncombe and State aforesaid, certify that Jeffrey Kniffin personally came before me this day and acknowledged that he is the President of MAPLE TRACE HOMEOWNERS' ASSOCIAITON, INC., a North Carolina non-profit corporation, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 3rd day of June, 2025.

My Commission Expires: 5/29/2026

Jennifer O Jackson Notary Public

(Affix Seal)

Notary's Printed or Typed Name

JENNIFER O JACKSON Notary Public Buncombe County My Comm. Exp. NORTH CAROLINA

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TOWN OF WEAVERVILLE

TOWN COUNCIL AGENDA ITEM

DATE OF MEETING: June 23, 2025

SUBJECT: Project Bids – Waterline Replacement Project

PRESENTER: Public Works Director Pennell

ATTACHMENTS: Engineer's Bid Summary

DESCRIPTION /SUMMARY OF REQUEST:

A waterline replacement project has been included in the Water Maintenance budget over the last couple of years to replace several aging and dilapidated waterlines in the Town's water system.

The Town's consulting engineer, Mattern & Craig, prepared plans for the project and received state approval. Two bids were received and opened on June 12. The low bidder was Appalachian Sitework, Inc,. from Waynesville, NC, in the amount of $1,094.500.

Although this low bid amount exceeds the budget for this project, our engineers and the Public Works staff recommend that the Town accept the low bid and award the project to Appalachian Sitework. Town staff recommends that the bid be awarded but that the Teaberry Lane portion of the work be eliminated in order to bring the project within budget. If this is done the overall project price would be $901,500 and the budgeted funds are $903,067, so no budget amendment will be necessary.

ACTION REQUESTED:

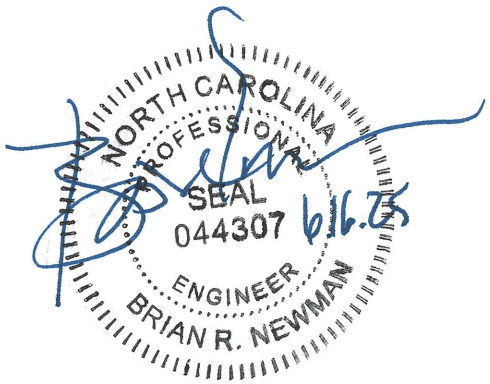
Council discussion and possible action to award the bid and authorize the Mayor and Town staff to execute a contract for this work, excluding the Teaberry Lane work, when it is appropriate to do so.

WEAVERVILLLE WATERLINE REPLACEMENT
BID SUMMARY for PROJECT # 25-00433
Town of Weaverville
Pre-Bid Date: May 22, 2025 // Bid Due: June 12, 2025
Pre-Bid Time: 3:00 PM // Bid Due Time: 3:00 PM

PLANHOLDERS	PHASE 1	PHASE 2A	PHASE 2B	TEABERRY LANE	TOTAL BID PRICE
ENGINEER'S ESTIMATE	$ 420,487.98	$ 465,579.51	$ 227,191.47	$ 77,655.60	$ 1,190,914.56
TP Howard	$ 445,000.00	$ 485,500.00	$ 224,500.00	$ 300,000.00	$ 1,455,000.00
Appalachian Sitework Inc.	$ 356,000.00	$ 329,600.00	$ 215,900.00	$ 193,000.00	$ 1,094,500.00
Hyatt Pipeline					No Bid
HNH Construction Co.					No Bid
T&K Utilities Inc.					No Bid
KRG Utility Inc.					No Bid
Iron Mountain Construction					No Bid

Apparent Low Bidder: Appalachian Sitework Inc.

I certify that this tabulation is a correct and true representation of the bids received at the above date and time.

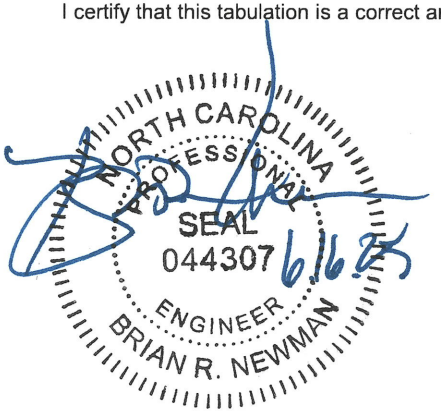


Weaverville Waterline Replacement
BID SUMMARY for PROJECT # 25-00433
Town of Weaverville
Bid Date: May 22, 2025 // Bid Due: June 12, 2025
Bid Time: 3:00 PM // Bid Due Time: 3:00 PM

ITEM NO.	DESCRIPTION	Unit	Total Qty	Engineers Estimate		TP Howard		Appalachian Sitework Inc.	
				Unit Bid Prices	Total Bid Price (calculated)	Unit Bid Prices	Total Bid Price (calculated)	Unit Bid Prices	Total Bid Price (calculated)
1	Mobilization	LS	1		$ 53,644.80		$ 48,380.00		$ 18,000.00
2	Traffic Control	LS	1		$ 37,551.36		$ 248,750.00		$ 30,000.00
3	Erosion Control	LS	1		$ 26,822.40		$ 248,750.00		$ 36,500.00
4	6" DIP Waterline	LF	3160	$ 157.30	$ 497,068.00	$ 106.00	$ 334,960.00	$ 100.00	$ 325,900.00
5	8" DIP Waterline	LF	1410	$ 184.80	$ 260,568.00	$ 126.00	$ 177,660.00	$ 115.00	$ 162,150.00
6	Fire Hydrants	EA	7	$ 8,250.00	$ 57,750.00	$ 11,000.00	$ 77,000.00	$ 6,250.00	$ 43,750.00
7	Gate Valves	EA	14	$ 5,390.00	$ 75,460.00	$ 3,250.00	$ 45,500.00	$ 2,300.00	$ 32,200.00
8	Tapping Sleeves	EA	3	$ 8,030.00	$ 24,090.00	$ 9,500.00	$ 28,500.00	$ 9,500.00	$ 28,500.00
9	Connecting to Existing	EA	4	$ 4,400.00	$ 17,600.00	$ 5,000.00	$ 20,000.00	$ 1,250.00	$ 5,000.00
10	¾" Service w/ Corp Stop	EA	32	$ 880.00	$ 29,040.00	$ 1,600.00	$ 52,800.00	$ 5,250.00	$ 173,250.00
11	Services & Meter Set	EA	32	$ 1,320.00	$ 43,560.00	$ 1,900.00	$ 62,700.00	$ 2,250.00	$ 74,250.00
12	3/4" IPS SDR11 200 PSI HDPE pipe	LF	1100	$ 61.60	$ 67,760.00	$ 100.00	$ 110,000.00	$ 150.00	$ 165,000.00
	Total Construction Cost				**$ 1,190,914.56**		**$ 1,455,000.00**		**$ 1,094,500.00**

Apparent Low Bidder: Appalachian Sitework Inc.

I certify that this tabulation is a correct and true representation of the bids received at the above date and time.



TOWN OF WEAVERVILLE TOWN
COUNCIL AGENDA ITEM

MEETING DATE: June 23, 2025

SUBJECT: Project Bids - Paving Project

PRESENTER: Public Works Director Pennell

ATTACHMENT: None

DESCRIPTION:

The Public Works Director was able to get the upcoming paving project out to bid with a bid opening scheduled for June 23 at 11 am. This project includes the milling of existing pavement, repairing, and repaving of up to eight Town streets.

North Carolina law requires at least three bids to open at the first bid opening date. Town staff will be at tonight's meeting to either present the bids or to indicate that the re-advertisement of those bids is necessary.

COUNCIL ACTION REQUESTED:

Town Council discussion and possible action to award a bid and authorize Town staff to enter into a contract for this work.

Town of Weaverville

Town Council Agenda Item

Date of Meeting: June 23, 2025

Subject: Public Works & Water Department Quarterly Report

Presenter: Dale Pennell, Public Works Director

Attachments: Quarterly Report (March 2025 – May 2025)

Description:

Attached please find the quarterly report from the Public Works Department.

Action Requested: None.

TOWN OF WEAVERVILLE PUBLIC WORKS ACTIVITY SHEET

MARCH 2025 - MAY 2025

WATER MAINTENANCE DIVISION:		Mar-25	Apr-25	May-25	3 month average
Water Leaks Repaired		4	1	1	2
New Water Taps		0	1	2	1
Total Active Water Meters	3,286	3,293	3,297	3,299	3296
Water Quality Complaints		0	0	0	0
Meter Re-Read Service Calls		32	78	74	61
General Service Calls		88	137	131	119
Water Door Tags Delivered		22	17	46	28
Water Line Locate Utility Service Calls (811)		368	266	292	309
Reservoir-Pump Station Site Checks		25	28	21	25
Water Line Construction Inspections:		Encore	Encore	Encore	

WATER PRODUCTION DIVISION: (Gallons per month)	Mar-25	Apr-25	May-25	3 month average
1A. Raw water pumped from river to Water Treatment Plant	16,657,000	16,022,000	20,726,000	17,801,667
(daily average vs. 1.5 MGD plant capacity)	37%	34%	46%	40%
1B. Raw water used at the WTP	1,069,000	1,267,000	1,513,000	1,283,000

1C. Finished water Produced at WTP	15,588,000	14,755,000	19,213,000	16,518,667
2. Water Purchased from Mars Hill	0	0	0	0
A1. TOTAL WATER PRODUCTION (1.C. + 2)	15,588,000	14,755,000	19,213,000	16,518,667
3. Finish Water used at WTP	561,168	531,180	691,668	594,672
A2. TOTAL WATER AVAILABLE FOR SALES	15,026,832	14,223,820	18,521,332	15,923,995
B. TOTAL METERED FOR BILLING	12,422,200	13,525,100	15,377,500	13,774,933
C. Metered, Non-Metered & Non-Billed Use by Town	1,000,000	29,900	1,032,800	687,567
D. Total Accounted For Water (3 + B + C)	13,983,368	14,086,180	17,101,968	15,057,172
E. TOTAL UNACCOUNTED (A1-D)	1,604,632	668,820	2,111,032	1,461,495
F. MONTHLY UNACCOUNTED WATER (E/A1x100)	10.3%	4.5%	11.0%	8.8%

WATER CAPACITY VS PRODUCTION:

(Gallons per day)

	Mar-25	Apr-25	May-25	3 month average
Water Plant Design Capacity	1,500,000	1,500,000	1,500,000	1,500,000
Average Daily Production Total Water Production (**A1** above) / 30 days in month	519,600	491,833	640,433	550,622
AVERAGE USE RELATIVE TO DESIGN CAPACITY	34.6%	32.8%	42.7%	36.7%
Current Water Commitments for future development	707,574	707,574	707,574	707,574
MONTHLY USAGE & FUTURE USAGE VS 1,500,00 GPD	81.8%	80.0%	89.9%	83.9%

STREETS DIVISION:		Mar-25	Apr-25	May-25	3 month average
Street/Sidewalk/Drainage /Sign Repairs Completed		4	4	5	4
Roads paved		0	0	0	0

GROUNDS MAINTENANCE DIVISION:		Mar-25	Apr-25	May-25	3 month average
Special Projects/Repairs Completed		3	4	3	3

STORMWATER MANAGEMENT DIVISION:		Mar-25	Apr-25	May-25	3 month average
Storm drain pipes/structures cleaned or replaced		2	0	0	1
Miles of curbs and streets sweeping		0	0	0	0

SANITATION DIVISION:		Mar-25	Apr-25	May-25	3 month average
Residential Collection Points	2265	2265	2265	2265	2265
Monthly Residential Collections (4/month)		9060	9060	9060	9060
Business Pick Ups	80	80	80	80	80
Business Pick Ups (4/month)		320	320	320	320
Residential Set-Outs	110	111	112	116	113
Residential Set-Outs (4/month)		444	448	464	452
TOTAL points picked up per month		9824	9828	9844	9832

Total Tons to Landfill	106.46	141.71	127.78	125.32
Average Pounds Per Collection Point (per week)	21.7	28.8	26.0	25.5
Cubic Yards - Yard Debris	1380	1536	1104	1340.0
Cubic Yards - Leaf Collection	84	70	42	65

MISC

1. All staff members from PW attended two 1-hour training courses in Equipment Safety and Employee Harassment.
2. All staff members have been re-certified in CPR and defibrillator usage.
3. All staff members have completed their annual 6-hr water-related safety training.
4. Some Hurricane Helene damage remains to be repaired including original fountain and water wheel in Lake Louise Park.

TOWN OF WEAVERVILLE - PUBLIC WORKS DEPARTMENT - WATER COMMITMENTS

Prepared by: Dale Pennell, Public Works Director **REVISED 06-16-2025**

Water Line Status (commitment expiration date)	Project Name	Address	Description	Number of Units	Gallons per Connection (GPD)	Projected Demand per NCDEQ standards (GPD)	Estimated Demand at 100 GPD/apt and 100 GPD/home
1) Construction	Greenwood Park	Union Chapel Road	73 homes	73	400	29,200	7,300
2) Construction	16-18-20 Garrison	Garrison Branch Road	3 commercial buildings	1	14824	14,824	3,706
3) Construction	Monticello Family Apts (Meribel)	171 Monticello Road	7 buildings + clubhouse	156	108@300 + 60@400	56,600	14,150
4) Construction	Encore at 480 Reems Creek	480 Reems Creek Road	139 townhouses + clubhouse	139	400	55,600	13,900
5) Permitting (01/09/2026)	Windsor Build	300 Hamburg Mtn Road	35 homes	35	400	14,000	3,500
6) Permitting (01/23/2025)	6 Pleasant Grove	6 Pleasant Grove Road	50 townhouses	50	400	20,000	5,000
7) Pending (01/09/2026)	Northridge Farms	Northridge Commons Parkway	568 homes, condos, apts	568	400	227,200	56,800
8) Pending (01/09/2026)	Cole Road Apartments	75 Cole Road	220 apartments	220	400	67,000	16,750
9) Pending (1/9/2026)	4 Doan Road Subdivision	4 Doan Road	10 homes	10	400	4,000	1,000
10) Pending (12/10/2025)	Advent Hospital	US 25/70 and Ollie Weaver Road	Hospital + 2 MOB + ASC	4	varies	63,500	63,500
11) Not Approved yet	Parker Cove Subdivision	21 Parker Cove Road	27 homes + detached garages	27	400	10,800	2,700
			Subtotal Current Projects			562,724	188,306
on-going	Existing meter sets w/o meters			149	250	37,250	9,313
on-going	Projected inside-town vacant land development per zoning (rev 8/27/2020)			246	400	98,400	24,600
on-going	Projected Outside-town-limit individual residential units			23	400	9,200	2,300
		12)	Subtotal On-going Projections			144,850	36,213
			Total Outstanding Commitments			**707,574**	**224,519**

SUMMARY OF PROJECTED WATER DEMANDS (GPD)							
Average metered and unmetered town usage per day	Average Unaccounted-for daily water	Outstanding Commitments	Mars Hill agreement for emergency water (see note 3 below)	Current usage and commitment	WTP Capacity and permitted withdrawal	**Current % of WTP used or commited**	Notes
March 2025 - May 2025	March 2025 - May 2025	(as of 6-16-2025)	(approved Nov. 15, 2022)				
501,905	48,716	707,574	0	1,258,195	1,500,000	**83.88%**	see note 1 below
501,905	48,716	224,519	0	775,140	1,500,000	**51.68%**	see note 2 below
Outstanding Wtr Commitments 06-16-2025							

Note 1. Chart uses only Sep - Nov usage data and **NCDEQ projected flow** for future commitments.
Note 2. Chart uses only Sep - Nov usage data with **estimated actual demand** for future commitments.
Note 3. Projections do not include any future domestic flow to the Town of Mars Hill (estimated 200,000 GPD).

TOWN OF WEAVERVILLE TOWN
COUNCIL AGENDA ITEM

MEETING DATE: June 23, 2025

SUBJECT: Citizens Academy Final Session and Graduation

PRESENTER: Town Manager Harris
Mayor Fitzsimmons

ATTACHMENT: None

DESCRIPTION:

We have had about 20 participants that have made it through the Citizens' Academy program this year and this group has been very actively engaged with the information presented at each of the six sessions. They are all commended for their interest in learning more about Weaverville, its government, and the operations of its various departments.

In order to give them an opportunity to learn more about Town Council, this final session and graduation will be at tonight's meeting.

COUNCIL ACTION REQUESTED:

Discussion with Citizen Academy participants as time allows and presentation of certificates.