Town Council Regular Meeting - Minutes

The Town Council regularly scheduled meeting on Monday, June 23, 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- Zoning Map Amendment for 21 College Crescent Street

Mayor Fitzsimmons opened the Public Hearing.

Director Eller reviewed the application for a zoning map amendment to 21 College Crescent which is a request to rezone the property from R-1 to R-2. He noted that the Planning Board recommendation has been submitted and that the public hearing has been advertised in accordance with municipal ordinance and general statutes.

Jerri Davis is the owner and applicant and expressed reasons for her rezoning request and her intention that the new lot be used for a single-family residence.

Attorney Frue pointed out a citizens online submission opposed to R-2, and a letter submitted in the letter box is an anonymous submitter opposed to the R-2 zoning.

No one else in attendance wished to provide comment and Mayor Fitzsimmons closed the public hearing.

3. Approval/Adjustments to the Agenda

Mayor Fitzsimmons asked that the Maple Trace Item (9E) be removed from the agenda and placed on an upcoming agenda when more information is received.

Motion to approve the agenda with Discussion Item 9E removed.

Moved by: Doug Jackson

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

Carried unanimously. 7-0

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. Employee Recognition

Chief Oberlin recognized Police Officer Chris Anderson who just received his CICP certification for criminal investigation.

6. Consent Agenda

Manager Harris briefly reviewed the consent agenda items.

Motion to approve the consent agenda as presented.

Moved by: Dee Lawrence

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

Carried unanimously. 7-0

A. Town Council Workshop Minutes of May 13, 2025- approved as presented.

B. Town Council Meeting Minutes of May 19, 2025- approved as presented.

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

D. Budget Amendment Fire, Police, and Public Works departments- approved as presented.

E. Authorization for Grant Applications - approved as presented.

F. Pride Month Proclamation- approved as presented.

G. Juneteenth Proclamation- approved as presented.

7. Town Manager's Report

Town Manager Harris reviewed updates for projects status, events calendar and general communications as follows:

- Public Input Sessions for Comprehensive Land Use Plan Update
- Water Treatment Plant Resiliency Project
- Weaver House - noise complaints inspected
- Private Property Debris Removal DebrisTech and FEMA
- Free Family Fridays at the Community Center
- Asheville Butterfly Trial & Weaverville butterfly station
- Weaverville Schools Meeting
- Weaverville Business Association's event Music on Main
- Weaverville Fourth of July Celebration
- July meetings
- Dale Pennell's Retirement event on June 26th

8. General Public Comment

Mayor Fitzsimmons opened the public comments.

Mr. Andrew Shelton, a Weaverville resident and Citizens Academy graduate, discussed his concerns that there is less greenspace, improvements and service conditions, and affordable housing for teachers, firefighters, and service providers. He wants good managedgrowth.

9. Discussion & Action Items

A. **Givens Communities Presentation**

Andrew Clausen with Givens Communities, spoke about this non-profit which provides housing for seniors. There are four facilities in the area and would like to expand into Weaverville and the North Buncombe area. He addressed their support services, assisted living, nursing and senior care life planned communities, and affordable living community projects.

B. **WEDAC Committee Waterwheel Celebration**

Craig Weeks is a member of Weaverville Economic Development Committee and provided information about the Helene anniversary event that is planned for Saturday, September 27th at 11 am. He hopes that it will be able to include the rededication of old historic mill waterwheel that is being refurbished and reinstalled. The program begins at 11:00 a.m.

C. **FY2025-2026 Annual Budget- General Fund and Fire Fund**

Mayor Fitzsimmons suggested adoption of the Fiscal Year 2025-2026 annual budget with the 3-cent tax increase.

Motion to adopt FY:2025-2026 General Fund and Fire Fund Budget Ordinance as presented.

Moved by: Patrick Fitzsimmons

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

Carried unanimously. 7-0

D. **Zoning Map Amendment- 21 College Crescent Street**

Director Eller noted that the public hearing was held and the zoning map amendment request at 21 College Crescent is eligible for Town Council's consideration and action.

In response to Councilmember Jackson's inquiry regarding a possible conflict of interest, Attorney Frue responded that there would not be a conflict of interest if there was no financial gain or if he didn't have a fixed opinion regarding a matter, and that being a neighbor is not a reason to withhold a vote on the matter.

Mr. Eller clarified the setbacks, lot width, total square acreage, R-1 and R-2 zoning for single-family dwellings, and history of the lots and non-conforming uses in the area, and reviewed conditional district zoning, high density projects, and accessory or secondary dwelling units.

Moved to adopt the 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.

Moved by: Patrick Fitzsimmons

Aye	Michele Wood, Dee Lawrence, Patrick Fitzsimmons, John Chase, and Catherine Cordell

Nay Peter McGuire and Doug Jackson

Carried. 5-2

E. **Maple Trace- Streets/ Stormwater Update and Plan** [Removed]

F. **Projects Bids- Waterline Replacement Project**

Public Works Director Pennell reviewed the project bids for the waterline replacement project.

Motion to award the bid and authorize the execution of the contract with Appalachian Sitework, and to eliminate the Teaberry Lane portion of the project at a cost of $901,500.

Moved by: John Chase

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

Carried unanimously. 7-0

G. **Project Bids- Paving Project**

Mr. Pennell updated Town Council on the repaving project and said that there were not enough bids to open today so the project will re-advertised with a bid opening on July 8 to comply with the general statutes. Bids will be brought to Town Council at the July 28 meeting for award

H. **Quarterly Report- Public Works and Water**

Public Works Director Pennell introduced Eric Cutshall, the Assistant Public Works Director. Pennell and Cutshall reviewed the data from the quarterly report and highlighted recent staff training, equipment safety, CPR certifications, and employee harassment training. Pennell, who is retiring on June 26, thanked Council and Weaverville citizens for the opportunity to serve in the community that he grew up in.

I. **Citizens Academy Final Session & Graduation**

Mayor Fitzsimmons presented the Citizens Academy certificates to the Town's 20 participants for the class of 2025.

10. Closed Session

Attorney Frue cited NC 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.

Motion to enter into closed session per N.C. G.S. 143-318.11(a)(3) in order to consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege at approximately 7:07 p.m.

Moved by: Catherine Cordell

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

Carried unanimously. 7-0

[CLOSED SESSION]

Motion to exit closed session and reenter open session at approximately 7:25 p.m.

Moved by: John Chase

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

Carried unanimously. 7-0

At 7:26 p.m. Mayor Fitzsimmons reconvened the open session.

11. Adjournment

Mayor Fitzsimmons noted that there was no further business and, without objection, the meeting was adjourned at 7:27 p.m.

Tamara Mercer, Town Clerk

Patrick Fitzsimmons, Mayor