Town Council Regular Meeting Minutes

The Town Council held its regularly scheduled meeting on Monday, September 22, 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 Fitzsimmons called the meeting to order at 6:00 p.m.

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

Attorney and Staff Present: Town Attorney Michael Frue, Town Manager Scottie Harris, Assistant Town Manager Jennifer Jackson, Planning Director James Eller, Assistant Public Works Director Eric Cutshall, Water Treatment Plant Superintendent Randall Wilson, Finance Director Tonya Dozier, Town Clerk Tamara Mercer, Planner Graham Crawford, Community Center Manager Mike DeSerio, and Police Chief Somer Oberlin.

Mayor Fitzsimmons acknowledged a donation received from our sister-city Weaverville, California toward Hurricane Helene recovery for $846.00. *Consensus to use this money to support children within Weaverville.*

2. Approval/Adjustments to the Agenda

Motion to adopt the agenda as presented.

Moved by: Dee Lawrence

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

Carried 6-0

3. Conflict of Interests Statement

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

4. Recognition of Hurricane Helene Anniversary

Mayor Fitzsimmons reflected on the Hurricane Helene Anniversary with a moment of silence and announced the upcoming remembrance event on September 27th to be held at 11:00 am at the Community Center.

5. Consent Agenda

Town Manager Harris reviewed the consent agenda items.

Motion to approve the consent agenda as presented.

Moved by: John Chase

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

Carried 6-0

A. Town Council Meeting Minutes Aug. 25, 2025- approved as presented

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

C. Budget Amendments- approved as presented

D. ADA Transition Plan Update- information only

E. Stormwater Program Update- information only

F. Minor Modifications - Northridge Farms Conditional District- information only

6. Town Manager's Report

Town Manager Harris provided information on the following projects, updates and events

- FEMA Reimbursements
- Reems Creek Waterwheel Reinstallation
- Sept. 27th Helene Remembrance Ceremony at Lake Louise
- HR Consultant and course training
- Manager Ride Along and Department Engagement
- Tree Inventory and Assessment
- Community Engagement Strategic Planning Session
- Music on the Knoll series
- Community Engagement
- County Fire Tax Districts
- Vaccination Clinic October 14th
- Engineering Services
- Weaverville Economic Development Foundation (WEDF)
- Meetings and Event Calendar

Councilmember Jackson thanked Manager Harris for his remarks at the Town's 9/11 Observance.

7. Public Comment

Mr. Jeff Kniffen, Weaverville resident, discussed Maple Trace subdivision events and positive community support for Town services received, including a community services meeting.

8. Discussion & Action Items

A. **Update from MSD Board Representative**

Metropolitan Sewerage District of Buncombe County report was submitted by representative Doug Dearth and included project improvements and maintenance updates, budgetary updates, and rates.

B. **Update from Weaverville Economic Development Advisory Committee**

Mr. Phil Barnett reviewed recent activity of the Weaverville Economic Development Advisory Committee (WEDAC).

C. **Update from FBRMPO Board Representative**

Representative to the FBRMPO, Council member Cordell, provided the French Broad River Metropolitan Planning Organization's report that was read by Mayor Fitzsimmons. Highlights included:

- Reems Creek Road US 19/23 update
- New Bike/Ped Greenway Quarry Road to Karpen Soccer Field
- Long-range Comprehensive Transportation Plan and Transportation Improvement Plan
- Project funding and Statewide NCDOT Transportation Improvement Programs and plans

D. **Maple Trace- Streets and Stormwater Plan**

Attorney Frue reviewed the engineering reports, pipe flushing project, stormwater and street issues. He noted the amended resolution addressed the WGLA Engineering letter and Mattern & Craig report and inspections, as well as a review of the payments from Maple Trace HOA.

An amended resolution was presented and reviewed that would finalize all outstanding matters and accept the Maple Trace streets into the Town's public street system.

Motion to adopt the amended resolution dated concerning Maple Trace Subdivision as presented.

Moved by: Dee Lawrence

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

Carried 6-0

E. **Annexation/Zoning Request 10 Silverwood Farm Rd.**

Assistant Manager Jackson reviewed the petition for a voluntary non-contiguous or satellite annexation following projects, updates and events of approximately +/- 107 acres located at 10 Silverwood Farm Road for the purposes to obtain Town services. The zoning request includes three separate zoning designations consisting of multifamily residential, single-family residential, and commercial development, as R-3, R-12, and C-2.

Council discussion included how this annexation would impact our satellite annexation percentage cap, and sewer line location. Council member Jackson requested to amend the resolution to add allow for additional time for the next steps.

Motion to approve the resolution concerning a voluntary annexation petition submitted by Weavervegas LLC for 10 Silverwood Farm Road annexation No. 2025-1 to come before the Town Council not later than the November meeting.

Moved by: Dee Lawrence

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

Carried 6-0

F. **Helene Recovery Plan & Public Input**

Town Council reviewed the draft comprehensive plan, Buncombe County recovery planning, and surrounding municipal jurisdictions on the Helene Recovery Comprehensive Plan addressing:

- Economic Resilience
- Emergency Preparedness
- Infrastructure Resilience
- Environmental Resilience
- Community Resilience

Once the final round of public input is received by the County the draft will be finalized and released for approval in November.

G. **Strategic Plan Draft & Public Input**

The Town held a public input session on September 16 and conducted an online survey on the proposed goals, objectives, and initiatives for the draft Strategic Plan. There were 162 participants and a summary of public input on the following eight goals were provided:

- Sustainable Growth & Development
- Downtown Vibrancy, Economic Growth, & Community Character
- Emergency Preparedness & Community Resilience
- Public Safety & Neighborhood Resilience
- Infrastructure & Environmental Resilience
- Parks, Recreation, Special Events & Community Vitality
- Organizational Culture
- Community Engagement and Communication

Town Manager Harris will present the completed draft to Town Council at the October 27 meeting.

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

Assistant Public Works Director Cutshall reviewed the water usage report, sanitation collections, paving project updates, and personnel training. He provided an update on the Reems Creek waterwheel concrete platform and added that OSHA problems had been resolved with fines reduced.

9. Closed Session

Attorney Frue requested that Town Council hold a closed session as allowed by 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; and NC G.S. 143-318.11 (a) (6) To consider the qualifications, competence, performance, character, fitness, and conditions of appointment of an individual public officer or employee.

Motion to enter closed session at 6:49 p.m.

Moved by: John Chase

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

Carried 6-0

[CLOSED SESSION]

Motion to exit closed session and reconvene in open session at 7:05 p.m.

Moved by: Catherine Cordell

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

Carried 6-0

10. Adjournment

There being no further action nor business and without objection, Mayor Fitzsimmons adjourned the meeting at 7:05 p.m.

Town Clerk, Tamara Mercer

Mayor, Patrick Fitzsimmons