Town Council Regular Meeting Minutes

The Town Council held a regularly scheduled meeting on Monday, October 27, 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: Patrick Fitzsimmons, John Chase, Michelle Wood, Doug Jackson, Catherine Cordell, Peter McGuire, and Dee Lawrence.

Staff Present- Town Attorney Michael Frue, Town Manager Scottie Harris, Assistant Town Manager Jennifer Jackson, Planning Director James Eller, Public Works Director Angela Reece, 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, Police Chief Somer Oberlin, and A/V Coordinator Lauren Ward.

2. Approval/Adjustments to the Agenda

Council member Jackson requested to place the annexation request on the Nov. 17th meeting as a discussion item and remove it from the Consent Agenda.

Mayor Fitzsimmons noted the WEDAC is looking for grant opportunities, and council's authority to apply would be addressed during the meeting.

Motion to approve the agenda as adjusted.

Moved by: Doug Jackson

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

Carried unanimously. 7-0

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. Community Recognition - Garden Club of Weaverville

The Garden Club of Weaverville was presented with a certificate of appreciation for their hard work in maintaining several garden areas within the Town, including the pollinator garden in the Main Street Nature Park.

5. Consent Agenda

Town Manager Harris reviewed the consent agenda items.

Motion to approve consent agenda as presented with the removal of item H concerning the annexation/zoning request for 10 Silverwood Farm Road.

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 Meeting Minutes for 9/22/25 - *approved as presented*

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

C. Budget Amendment- Admin, Police, and Community Center - *approved as presented*

D. Budget Amendment- FY25 Transfers - *approved as presented*

E. Road Closure Ordinance – Holiday Parade - *approved as presented*

F. Waterline Acceptance Greenwood Park (Phase 4) - *approved as presented*

G. Code Amendments Ch. 20 Set Public Hearing for 12/9/25 at 6pm - *approved as presented*

I. Street Paving Contract change order - *approved as presented*

J. Meeting Schedule Changes & Designation of Organizational Meeting - *approved as presented*

6. Town Manager's Report

Town Manager Harris reviewed the following project Update, Status and Communications, Calendar and Upcoming Events

- New Public Works Director, Angela Reece introduction
- Community Conversations session October 21st
- Engagement Meetings with local officials
- Population Estimates
- Duke Energy Improvements update
- Holiday Season Events
- Waterwheel Reinstallation
- Tree Assessment Report
- Public Facilities and restroom
- Zoning Update and Pavement Standards
- Fire Truck Repair and New Equipment Status
- County Fire Tax Districts
- Capital Improvement Projects Updates
- School of Government Class for Town Manager
- Town Meetings and Upcoming Events

Mayor Fitzsimmons requested a separate motion to allow the stormwater culvert repair at Lake Louise Drive to proceed.

Motion to authorize staff to contract for the stormwater culvert repair at Lake Louise Drive based on informal bids and to bring back any needed budget amendment.

Moved by: Catherine Cordell

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

Carried unanimously. 7-0

7. Public Comment

Mayor Fitzsimmons opened the Public Comment period.

Mr. Jeff McKenna, a Weaverville resident, addressed support for the WEDAC committee and supported a proactive approach seeking economic grants.

Mr. Andrew Nagle, a Weaverville resident, addressed the Buncombe County tax assessor's re-evaluation scheduled for 2026, the law requiring that it be conducted every eight years, questioned the schedule for four years instead of eight. He requested clarification regarding the cost approach versus the sales market approach and disagreed with conducting property re-evaluation in 2026.

Ms. Darla Letourneau, a Weaverville resident, addressed support for citizens' engagement during the Strategic Plan process. She noted the upcoming candidates' forum, town growth, and support for posting the Town Manager's monthly report.

Mr. Phil Barnett, WEDAC chair, reported a new grant committee is applying for grants, Reems Creek greenway application 20% local match from French Broad MPO [*There was Town Council consensus to pursue this grant opportunity*.] The grant for $500,000 was not awarded. NCDEQ is close to concluding chemical testing on the Balcrank property and Explore Asheville will be conducting a site visit of the property.

Ms. Pamela McCury, a Buncombe County resident, was concerned with the hospital and the proposed apartment complex density for the 10 Silverwood Farm Rd property which she resides adjacent to, and noted the anticipated impacts to traffic volume.

Mr. Keith McCury Ray, a Buncombe County resident at Holler Road, was concerned with the annexation request and size of the apartment complex. He requested site development plans, environmental, flood, and geological impacts. Mr. McCory added his property is on well water at 50-foot depth, so was concerned with disrupting the water table and future access to water.

No on-line or written public comments were submitted.

8. Discussion & Action Items

A. Presentation on Reappraisal 2026

Eric Cregger, Buncombe County Tax Assessor, presented information on the property reappraisal project. He said Buncombe County reappraises all real property on a four-year schedule. The previous reappraisal occurred January 1, 2021, with the next reappraisal scheduled for January 1, 2025. Following the impacts of Tropical Storm Helene in our community, the Buncombe County Board of Commissioners voted to delay Reappraisal until January 1, 2026.

Properties are appraised at 100% of market value based on the most recent qualified sales that occurred leading up to the reappraisal date. North Carolina law requires counties to use this information to create the value included in the schedule of values. After review, public hearing, and

adoption, the schedule of values will go into effect January 1, 2026, and will be the basis for assessed values until the next reappraisal.

Mr. Cregger reviewed the 'mass appraisal' method, sales market approach or sales transactions in and around neighborhoods to help determine the new property value, and comparable market approach. Buncombe County Tax Assessors' Office receives questions regarding any increased assessments in the County, Helene damage, and appeals to the taxable value and schedule of values. Questions can be directed to the Property Assessor's Office at (828) 250-4920.

B. Strategic Plan Draft and Adoption

Town Manager Harris provided an overview of the Strategic Plan drafting process, public engagement, Town Council member review, and resulting goals and priorities for 2026-29 Strategic Plan objectives, which included the Town of Weaverville Vision Statement, and Mission Statement.

Motion to adopt the Strategic Plan for 2026-2029 as presented.

Moved by: Dee Lawrence

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

Carried 7-0

C. Quarterly Report – Planning

Planning Director Eller presented the Planning Department's report including review of the text amendments and Planning Board recommendations, newly adopted Session Law specifically to development and street standards, and Board of Adjustment case updates and granted variance. Mr. Eller reviewed the Comprehensive Plan timeline schedule and upcoming updates.

There was general Town Council consensus to delay the next steps on the Comprehensive Land Use Plan update project by 90 days, or to February 2026 to allow full participation of the new council members resulting from the upcoming municipal elections.

D. Quarterly Report - Finance

Finance Director Dozier provided an update on the financial audit process, auditors schedule, deadlines, and FEMA funding updates. Due to scheduling, the Town Council audit presentation will be at the December meeting.

Ms. Dozier reviewed our expected revenues, sales tax, and fire protection tax, expenditures, capital projects, engineering fees, and water treatment plant expansion project. She highlighted FEMA funds received, statuses on emergency protective measures, overtime, equipment usage hours, possible reimbursements and insurance claims.

9. Closed Session

Attorney Frue suggested a closed session under N.C.G.S. 143-318.11(a)(3) to consult with an attorney and preserve attorney-client privilege; N.C.G.S. 143-318(a)(6) to review or discuss confidential personnel matters; and N.C.G.S. 143-318.11(a)(5) to review or discuss terms of an employment agreement.

Motion to go into closed session under the authority stated by Town Attorney Frue at 7:18 p.m.

Moved by: John Chase

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

Carried 7-0

[CLOSED SESSION]

Motion to reenter open session at 8:10 p.m.

Moved by: John Chase

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

Carried 7-0

Councilmember Wood noted Council should conduct a full review of a request by citizens requesting to close the pickleball courts.

Motion for the Town to close the pickleball courts effective immediately pending further review and a final decision from Council.

Moved by: Michele Wood

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

Failed 1-6

10. Adjournment at 8:12 pm.

There being no further business and without objection, Mayor Fitzsimmons adjourned the meeting at 8:12 p.m.

Town Clerk, Tamara Mercer

Mayor, Patrick Fitzsimmons