TOWN OF WEAVERVILLE

Town Council Regular Meeting Minutes for May 18, 2026

The Town Council regularly scheduled meeting on Monday, May 18, 2026, 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 Gary D. Lawrence called the meeting to order at 6:00 p.m.

Town Council Present: Gary D. Lawrence, John Chase, Peter McGuire, Jennifer Young, Mark Endries, and Andrew Nagle. Absent: Phil Barnett

Staff Present- Town Manager Scottie Harris, Assistant Town Manager Jennifer Jackson, Finance Director Tonya Dozier, Planning Director James Eller, Public Works Director Angela Reece, Assistant Public Works Director Eric Cutshall, Water Treatment Plant Superintendent Randall Wilson, Town Clerk Tamara Mercer, Planner Graham Crawford, Community Center Manager Mike DeSerio, Police Chief Somer Oberlin, Fire Chief Ray Canafax, and A/V Coordinator Lauren Ward.

2. Approval/Adjustments to the Agenda

Councilmember Nagle requested to move items F & G off consent agenda onto 8. Discussion.

Motion to approve the adjusted agenda moving items F. Zoning Map Amendment- 5 Reagan Lane and G. Zoning Map Amendment- unaddressed Reagan Lane to the discussion section.

Moved by: John Chase

Aye: *Peter McGuire, Dee Lawrence, John Chase, Mark Endries, Jennifer Young, and Andrew Nagle*

Absent: Phil Barnett

Carried unanimously. 6-0

3. Conflict of Interests Statement

Mayor Lawrence 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. Consent Agenda

Town Manager Harris reviewed the consent agenda items as follows:

A. Meeting Minutes April 13, 2026 Town Council Workshop- approved as presented.

B. Meeting Minutes April 27, 2026 Town Council Meeting- approved as presented.

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

D. Police Budget Amendment- approved as presented.

E. Road Closure and Social District Ordinances- WBA Music on Main Event- approved as presented.

F. [REMOVED- Zoning Map Amendments- 5 Reagan Lane - R-1 to C-1 set Public Hearing]

G. [REMOVED- Zoning Map Amendments- Reagan Lane - R-1 to C-1 set Public Hearing]

H. Approval of Audit Contract for FY2026- Gould Killian CPA- approved as presented.

I. Audit Response Letter to LGC (Local Government Commission) Financial Performance Indicator- approved and signed as presented.

J. WTP Resiliency Project- Change Order #3 & #4- approved as presented.

Motion to approve the adjusted consent agenda as presented.

Moved by: Mark Endries

Aye: *Peter McGuire, Dee Lawrence, John Chase, Mark Endries, Jennifer Young, and Andrew Nagle*

Carried unanimously. 6-0

5. Town Manager's Report

Manager Harris provided the Manager's Report including the following projects, updates and events:

- Raleigh City Vision Conference with Councilmembers Young and Barnett
- Trash Trout Litter Trap in Reems Creek
- Relief from Satellite Annexation Cap
- AdventHealth Engagement Meeting May 18th
- USACE Grant update
- Northridge Farms & Northridge Commons traffic update
- Main Street Nature Park Stormwater/Streambank Restabilization Project
- Town Manager Speaking and Teaching events
- Memorial Day Observance May 25th at the Community Center
- Town Meetings Calendar and Events

6. Public Comment

Mayor Lawrence opened the public comment portion of the meeting for members of the public to address the Board.

Beth Magnum, a Weaverville resident and downtown business owner, Magnum Pottery reviewed her history as a founding member of the Weaverville Business Association noting that she supports the WBA events, programs and festivals such as Art in Autumn. She encouraged engagement between the Council and the Association and working together for the community in a continued partnership. The partnership is important for the community, restaurants, breweries, and businesses and attracts visitors to our vibrant economy stated Ms. Magnum.

Cindy Ward, a business owner but not a Weaverville resident, said she serves on the WBA and highlighted her work with the Music on Main event. Ms. Ward supports the ongoing partnership with the Town. Every year programs such as Music on Main, a family friendly event continues to grow and improve.

Jason Janow said he is a downtown business owner, Miya Gallery, and supports the WBA. Mr. Janow expressed his concerns about owning a brick-and-mortar business and said the WBA events bring customers supporting his artists and business.

Josh Gariss is not a Weaverville resident but is a downtown business owner, supports the WBA and relies on WBA events and programs that generate foot traffic and important exposure for Curtis Wright Outfitters and guided fishing.

Stan Reece, a Weaverville downtown resident stated he was concerned with Short Term Rentals downtown, traffic from STRs and believes there are too many on his dead-end street. Mr. Reece requested the Town regulate STRs.

Amy Spooner, a Weaverville resident and business owner who serves on the WBA committees, said she supports programs and free community events such as the Candlelight Stroll which supports Weaverville's economy and is best for businesses.

Town Council received the following submissions:

A noise complaint letter signed by Kyfields Townhome subdivision residents: Richard Jacobs, Hannah Buckner, Ellen Goodell, Jenifer Fisher, Peg Pieringer, Diane Pieringer, and Michele Sheppard; opposed to the Police Department's firing range hours of operations, decibel noise levels, and the proximity and location of the range to the 130-unit residential subdivision.

Beth Bertram stating she was opposed to using FLOCK surveillance system.

No one else elected to speak, and Mayor Lawrence closed the public comments portion of the meeting.

7. Public Hearing- FY2026-2027 Annual Budget

Mayor Lawrene opened FY2026-2027 Annual Budget Public Hearing.

Darla Letourneau, a Weaverville resident, stated she was in support of the draft FY: 2026-2027 Budget. She commended the budgetary process for improved public engagement, maintaining the high level of public services, and the budget addresses growth and strain on infrastructure, such as critical operational timelines, lag times from funding positions to training staff. Ms. Letourneau addressed fund balance, reserves, capital projects and expenditures, ongoing operations and emergencies, but encouraged preparing for long-term vision such as walkable infrastructure, planning and growth, the Police Department building and the Fire Department's needs for additional facilities.

Clerk Mercer entered into the record that Town Council received the on-line submitted public hearing comments which addressed the proposed Fiscal Year 2027 Annual Budget as follows:

Maggie Schroder, a Weaverville resident who expressed her support for the employee COLA, parental leave, health insurance, playground resurfacing, more sidewalks and a greenway, and to maintain services an increase in taxes.

Brent Koenig, a Weaverville resident addressed existing sidewalk repairs and proposed sidewalk networks pertaining to connectivity in the Active Weaverville Plan, additional recreational amenities, and questions regarding tax funds spent on unnecessary Town services.

No one else elected to speak, and Mayor Lawrence closed the Public Hearing for the FY: 2026-27 Annual Budget.

8. Discussion & Action Items

A. FY2026-2027 Annual Budget- Town Council Discussion & Direction

Town Manager Harris highlighted the comparisons between the original proposed budget process and the current recommended budget.

There was Council discussion on the tax rate and property values and the revaluations, revenue neutral, and town services and the level of services expected, General Fund and Fire Fund, and the fire tax rate. There was general consensus from Council that no one was in favor of using savings for operational expenses. Additional Town Council feedback was general agreement around the current Town Manager recommended budget that totals around $20 Million for fiscal year 2026-2027.

B. Weaverville Business Association Presentation

Fian Arroyo, President of the Weaverville Business Association, provided a report on WBA sponsored annual events: Art in Autumn, Music on Main, Candlelight Stroll, and Salute to Summer.

He noted that the Shamrock Festival is being discontinued. He clarified that the Holiday Parade is not sponsored by the WBA and is wholly provided by the Town. He noted estimated costs of the events to produce as well as economic impacts to the town. Mr. Arroyo requested that the Town provide the WBA with per department, detailed by line-item, an accounting expense breakdown of the Town services in supporting the WBA, specific to the WBA events and hourly labor costs. He added that the WBA requests financial assistance in support of WBA administration position.

Councilmembers further discussed costs for the Town events and Weaverville Business Association events distinguishing between the costs to sponsor an event and costs to support an event, troubleshooting safety concerns, departmental overtime labor costs, public restrooms and other logistics and the continued partnership working with the Weaverville Business Association.

C. Metropolitan Sewerage District (MSD) Board Appointment

Mayor Lawrence pointed out Councilmember Mark Endries expertise in GIS mapping, professional and practical skills, and interest in serving on the MSD Board.

Motion to appoint Mark Endries to serve as the Weaverville representative on the Metropolitan Sewerage District (MDS) Board for the unexpired term ending December 31, 2027.

Moved by: Dee Lawrence

Aye: *Peter McGuire, Dee Lawrence, John Chase, Mark Endries, and Jennifer Young*

Nay: *Andrew Nagle*

Carried. 5-1

D. Zoning Map Amendment Requests- 5 Reagan Lane & Unaddressed Reagan Lane

Councilmember Nagle asked for clarification on the applications received for 5 Reagan Lane and unaddressed Reagan Lane zoning map amendments.

Planning Director Eller reviewed the parcel map layout for the subject sites which requested to be rezoned from R-1 to C-1. The Planning Board reviewed the case and provided their recommendations from May 4, 2026.

Mr. Eller explained zoning regulations for C-1 and C-2 zoning, conditional district zoning alternatives, ingress/ egress access to the subject sites, drive-through allowances, traffic volumes, and residential and commercial concerns and indicated that the zoning map amendments both properties request that the zoning designation be changed from R-1 to C-1.

Manager Jackson reviewed the procedures related to zoning map amendment applications with the next step being to set a public hearing on the matter.

Motion to set the Public Hearing for 5 Reagan Lane on the proposed zoning map amendment for June 22, 2026, at 6:00 p.m.

Moved by: Andrew Nagle

Aye: *Peter McGuire, Dee Lawrence, John Chase, Mark Endries, Jennifer Young, and Andrew Nagle*

Carried unanimously. 6-0

Motion to set the Public Hearing for unaddressed Reagan Lane on the proposed zoning map amendment for June 22, 2026, at 6:00 p.m.

Moved by: Andrew Nagle

Aye: *Peter McGuire, Dee Lawrence, John Chase, Mark Endries, Jennifer Young, and Andrew Nagle*

Carried unanimously. 6-0

E. Active Weaverville Committee/ Recreation Advisory Committee

Assistant Manager Jackson provided some background pertaining to the Active Weaverville Committee and Recreation Advisory Committee. She recommended combining the two committees into the Active Weaverville Committee in order to broaden their scope and address the high priority items, updating the Parks and Recreation Master Plan, as well as refining the work on the Weaverville Pedestrian/ Bike Plan. There was general consensus from Town Council to support combining the Active Weaverville Committee with the Recreation Advisory Committee.

F. Fire Department Quarterly Report

Chief Canafax provided the Fire Department quarterly report for February, March and April for incident responses, fires, law enforcement support, public services and rescue, employee training, and prevention education as well as Fire Marshal updates. Chief Canafax included the fire apparatus production and delivery schedule and stock engine repairs timeline.

G. Police Department Quarterly Report

Chief Oberlin provided the Police Department quarterly report and noted the incident responses, including larcenies, service calls, speed accidents, vehicle checkpoints, community activities of interest such as speaking engagements and education. In response to Councilmember Nagle's inquiry, Chief Oberlin stated they can provide monthly and year-over-year comparisons in the reports.

9. Added Items

Councilmember Endries added an update from the MPO, which was that the Reems Creek Road corridor had been awarded an Express Design project. The modernization project would study Merrimon Avenue to the Reems Creek corridor out to Ballard Branch Road and the costs to modernize the corridor. Funding for these "express designs" is paid for by NCDOT as it is an NCDOT/MPO project with consultation with local government. Mr. Endries pointed out that Weaverville should start with a wish-list of things to be addressed in the design. Long-term plans for links with the Woodfin/Weaverville Greenway are in the Buncombe County plan.

10. Adjournment

There being no further business and without objection, Mayor Lawrence adjourned the meeting at 7:43 p.m.

Gary D. Lawrence
Mayor

Town Clerk