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

TOWN COUNCIL AGENDA

Monday, June 22, 2026
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 Lawrence
2.	**Approval/Adjustments to the Agenda**		Mayor Lawrence
3.	**Conflict of Interests Statement**		Mayor Lawrence
4.	**Citizens' Academy Graduation**	2	Mayor and Town Manager
5.	**Consent Agenda**		Town Manager Harris
	A. May 11, 2026, Town Council Workshop Meeting Minutes	3	
	B. May 18, 2026, Town Council Regular Meeting Minutes	6	
	C. Monthly Tax Report, Refunds/Releases	11	
	D. Budget Amendments – Cops for Kids	17	
	E. Strategic Plan Update	19	
	F. Road Closure Ordinance – Fourth of July Celebration	24	
	G. Waterline Acceptance – Windsor Built Homes – Reems Creek Village	27	
	H. Waterline Acceptance – Meribel Apartments	30	
	I. FY2026-2027 Pay Plans	32	
	J. Fire Protection and Medical and Rescue Services Agreement with County	37	
	K. Amendment to Automatic Aid Agreement with Reems Creek FD	50	
6.	**Town Manager's Report**	56	Town Manager Harris
7.	**Updates from Town Council on Committees and Projects**	59	Mayor Lawrence
8.	**General Public Comments** (see below for additional information)		Mayor Lawrence
9.	**Public Hearing – Zoning Map Amendment – Unaddressed Reagan Lane**	60	Mayor Lawrence
10.	**Public Hearing – Zoning Map Amendment – 5 Reagan Lane**	68	Mayor Lawrence
11.	**Discussion & Action Items** (*marked items include public input)		
	A. Zoning Map Amendment – Unaddressed Reagan Ln – R-1 to C-1	76	Planning Director Eller
	B. Zoning Map Amendment – 5 Reagan Ln – R-1 to C-1	78	Planning Director Eller
	C. Legislative Updates	80	Town Manager Harris
	D. WEDAC Update and Proposed Economic Development Policy	98	Councilmember Barnett
	E. Police Department Firearms Range Presentation	100	Police Chief Oberlin
	F. Quarterly Report – Public Works and Water	116	Public Works Director Reece
12.	**Closed Session**		Mayor Lawrence
	N.C.G.S. 143-318.11(a)(3) – To consult with an attorney and consider and give instructions on the handling of a claim; N.C.G.S. 143-318.11(a)(6) – To discuss confidential personnel matters		
13.	**Adjournment**		Mayor Lawrence

General public comments may be made during the meeting or submitted in writing beforehand on any topic related to the Town of Weaverville. All comments must follow normal rules of decorum, and duplicate comments are discouraged. The public comment period is limited to 20 minutes, and individual speakers are generally limited to 3 minutes. You must be recognized before speaking. Written comments received on time will be shared with Town Council. Written comments must be 450 words or fewer and may be submitted in one of these ways: (1) placed in the drop boxes at Town Hall (front entrance or back parking lot) at least 6 hours before the meeting, (2) emailed to public-comment@weavervillenc.org at least 6 hours before the meeting, or (3) mailed to: Town of Weaverville, Attn: Public Comments, PO Box 338, Weaverville, NC 28787 (Must arrive by Monday's mail delivery.) For more information call (828) 645-7116.

TOWN OF WEAVERVILLE
TOWN COUNCIL MEETING AGENDA ITEM

DATE OF MEETING: June 22, 2026

SUBJECT: Citizens' Academy Graduation

PRESENTER: Mayor Lawrence and Town Manager Harris

ATTACHMENTS: None

ACTION REQUESTED: The Mayor and Town Councilmembers are asked to congratulate the 23 members of our community that have successfully completed the 2026 Citizens' Academy.

Certificates will be distributed.

DESCRIPTION: The Town of Weaverville hosts an annual Citizens' Academy program. This program allows residents and area community members to learn about Weaverville's government and services through presentations and hands-on learning over 6 sessions that included the following:

- General Government and Finance
- Land Use – Planning and Zoning
- Community Center, Recreation, and Community Engagement
- Police
- Fire
- Public Works and Water

Tonight marks the end of the Academy and the graduates will be recognized for their commitment to learning about the Weaverville community, municipal government, and our various departments and services.

STRATEGIC PLAN ALIGNMENT: Goal 8: Community Engagement and Communication

FINANCIAL IMPACT: There is minimum financial impact to provide this program.

Town Council Workshop Minutes

The Town Council regularly scheduled workshop was held on Monday, May 11, 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, Jennifer Young, Phil Barnett, Mark Endries, and Andrew Nagle. Absent: Peter McGuire

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, Police Chief Somer Oberlin, Fire Chief Ray Canafax, Community Center Manager Mike DeSerio, and A/V Coordinator Lauren Ward.

2. FY:2026-2027 Proposed Budget Workshop #3

A. Sales Tax

Town Manager Harris provided a review and summary of Buncombe County's sales tax and distribution method, noting that the local option sales tax rate is 2.25% and distributed to municipalities on an ad valorem basis. He reviewed Weaverville's distribution rates from 2020 through 2025.

B. Property Tax and Local Government Limitations

Manager Harris stated there are challenging issues regarding Senate Bill 889 which passed the Senate. If adopted, the Town cannot use the 2026 reappraised values but must use previous values to establish property tax revenues. Since we do not know the outcome of this pending legislation, Mr. Harris noted we might have to propose an alternate budget that reverts to the property tax values from 2021 that were in place before the latest revaluation. Property tax rate prior to the 2026 reappraisal was $0.38. Tax rate options were reviewed, and staff will adjust the rate depending on the outcome of the legislation.

C. Professional Services Overview

An overview of departmental professional services and costs were listed for administration, governing body, police and fire departments as well as public works and water services. The various contracted services include: IT contracts and software licensing, drug screenings, employee assistance network, pay study, codification, audit, actuary, legal, NCLM (North Carolina League of Municipalities), CodeRed, Diligent, facility rental software, GIS system, security, copier services, and engineering services.

There was brief discussion on the cost share and budget requirements for PSIP and CDE for our police and fire departments.

D. Countywide Fire District and Fire Fund Budget

Harris noted that the County Manager's presentation included the countywide fire tax, although Buncombe County tax rate is still not set. The rate and budget could increase in order to address

recruitment and retention. The County has indicated a willingness to add an additional $100,000 to the fire budget and contribute their share towards recruitable wages. The adjusted Fire Fund budget is proposed at $5.1M There was further review of the timeline, re-valuations and adjustments, call volume costs, the cost sharing formula between towns, and the new funding model.

There was an in-depth discussion regarding recruitable Firefighter starting wages including overtime with comparisons of compensation levels at benchmark competitors. Manager Harris added that pay parity with the Police Department is important, as well as increasing the living wage across all departments. There was general consensus from Town Council to address recruitment and retention by increasing both the Fire and Police Department entry level salaries.

E. Recruitment and Retention

Manager Harris reviewed the following recommendations related to recruitment and retention:

- Competitive and Recruitable Salaries
- Cost of Living Adjustment (COLA) = proposed 3%
- Retention (Holiday) Bonuses: Increase to $300 for probationary employees and $1,000 for all other fulltime employees
- Proposed Policy Amendments: 2% automatic contribution to 401(k) and continue match of up to 6%; Increasing Parental Leave from 2 to 4 weeks paid; Increase minimum annual leave from 2 weeks to 3 weeks

Manager Harris also reviewed the listed employment policy suggestions to retain and recruit employees into the workforce. In response to Councilmember Nagle's question regarding the Town's matching 401K contributions, an employee is vested in the program from the beginning.

F. Overview of General Fund and Fire Fund Capital Request

On overview of the General Fund Capital Requests were reviewed:

- Police Capital Improvements: $66,627 security upgrades; roof on range building
- Police Capital Equipment: $49,505 drone bundle, barriers, speed alert trailer
- Fire Capital Equipment: $95,000 (3) rescue equipment items
- Streets Capital Equipment: $24,165 (2) message boards
- Stormwater Management Capital Improvement: $30,000 misc. projects
- Grounds Maintenance Capital Improvement: $83,000 playground equipment + waterwheel improvements
- New Debt Service: Police Dept. and Public Works Dept. $139,200 vehicles + swaploader
- Debt Service Fire Dept. Loan Payment for fire trucks $183,280

TOTAL: $670,777

G. Fund Balance Information

Finance Director Dozier provided fund balance details and history from 2018 to present. She reviewed the process of how fund balance is increased/decreased at the end of each fiscal year, as well as how re-appropriations are handled to carry funds forward to the next year. She noted that in 2021, $4M was used to build the Community Center, and explained additional use of fund balance during the year for unforeseen projects, such as the Fire Department sink hole repair.

Director Dozier said that the Fund Balance benchmark for Town's our size is between 20-25%. There was general consensus to keep the Town's target of 40% but it was pointed out that the FY26 audit could show an amount below 40% but still higher than the 20% minimum.

There was a brief discussion regarding FEMA funding, claims, staff time, and resources used during Hurricane Helene. Councilmember Nagle reiterated that savings account monies be used for emergency purposes only, not for operating expenses.

A recap of Town Manager recommended changes and alternate funding models for the general fund expenditures were provided. Manager Harris stated the Town is researching IT contract estimates and meeting with IT vendors and contractors.

3. Town Council Questions, Discussion and Direction

In response to Councilmember Endries' question, Harris said that for other towns in our region, their recommended tax rates appear to be 3 to 4-cent increases.

In response to Manager Harris' inquiry, Town Council reiterated that they agreed with the Police Department and Fire Department salary increases necessary for recruitment and retention.

4. FY:27 Annual Budget Public Input

Darla Letourneau, Weaverville resident, noted she was concerned with the long-term vision on big projects, and she cautioned to keep a broader perspective in mind to plan for years to come, for example new public safety buildings and investments.

5. Added Items

Councilmember Barnett added that he and Councilmember Young met with LOSRC regarding a regional historic museum site. There is a scheduled AdventHealth community update meeting on May 18th at 4:00 pm at the Weaverville Community Center.

6. ADJOURNMENT

There being no further business and without objection, Mayor Lawrence adjourned the meeting at 7:11 p.m.

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Mayor

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Town Clerk

Draft

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]

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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.

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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

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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.

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Mayor

_____

Town Clerk

Draft

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

MEETING DATE: June 22, 2026

SUBJECT: Monthly Tax Report

PRESENTER: Tax Collector

ATTACHMENTS: Monthly Tax Report Summary
TR-401G Net Collections Report for May 2026
RMV Refund/Release Report for May 2026

DESCRIPTION/SUMMARY OF REQUEST:

Buncombe County has provided the monthly net collections report with data through the end of May 2026 and a request for tax releases/refunds.

A summary of the monthly tax report is provided and shows that 99.87**% of the Town's property taxes have been collected as of the end of May**. This totals $4,845,835.81 out of the $4,852,214.52 total tax levy (real property, personal property, and business personal property). At the end of May 2026 there was $6,378.71 left to collect of the 2025 property taxes.

The Motor Vehicle Levy Releases/Refunds report for May is attached.

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

May 2026	Property Tax Levy Release/Refund	$15.58
May 2026	Motor Vehicle Levy Release/Refund	$283.62

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 2025-2026

Tax Year 2025
Summary for YTD May 2026:

Original Billed Amts	$	4,840,812
Abs Adj (Adjustments by Assessor)	$	(4,749)
Bill Releases	$	(32)
Discovery Levy	$	7,674
Additional Levy	$	8,510
Net Levy	$	4,852,215
Total Current Year Collections	**$**	**4,845,836**
% Collected		**99.87%**
Total Left to be Collected:	**$**	**6,379**
Prior Years Tax Paid	$	3,244
Prior Years Interest Paid	$	299

Date run: 6/4/2026 2:26:44 PM

TR-401G Net Collections Report

NCPTS V4

Data as of: 6/3/2026 11:52:04 PM

Report Parameters:

Date Sent to Finance Start: **Min - May 1, 2026** Date Sent to Finance End: **Max - May 31, 2026** 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, Refund Clawback, Sheriff Service Fee, SPECIAL ASSESSMENT, STORMWATER, TAX, VEHICLE FEE, WEAVERVILLE TAX**

Tax Year: **2026, 2025, 2024, 2023, 2022, 2021, 2020, 2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006, 2005, 2004**

Year For: **2025, 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, 2026								Activity from May 1, 2026 to May 31, 2026			
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											
2025	0.00	0.00	0.00	0.00	0.00	6,366.75	0.00	$ 216.75	0.00	0.00	0.00
		0.00	6,366.75	0.00	0.00	NA	NA				0.00
2024	0.00	0.00	0.00	0.00	0.00	4,968.90	0.00	$ -	0.00	0.00	0.00
		0.00	4,968.90	0.00	0.00	NA	NA				0.00
2023	0.00	0.00	0.00	0.00	0.00	6,632.39	0.00	$ -	0.00	0.00	0.00
		0.00	6,632.39	0.00	0.00	NA	NA				0.00
2022	0.00	0.00	0.00	0.00	0.00	4,939.48	0.00	$ -	0.00	0.00	0.00
		0.00	4,939.48	0.00	0.00	NA	NA				0.00
2021	0.00	0.00	0.00	0.00	0.00	5,087.99	0.00	$ -	0.00	0.00	0.00
		0.00	5,087.99	0.00	0.00	NA	NA				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
2019	0.00	0.00	0.00	0.00	0.00	6,000.40	0.00	$ -	0.00	0.00	0.00
		0.00	6,000.40	0.00	0.00	NA	NA				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
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
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
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
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

2013	0.00	0.00	0.00	0.00	0.00	1,036.01	0.00	$	-	0.00	0.00	0.00
		0.00	1,036.01	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**	**48,249.17**	**0.00**	**$**	**216.75**	**0.00**	**0.00**	**0.00**
		0.00	**48,249.17**	**0.00**	**0.00**	**NA**	**NA**				**0.00**	**0.00**
TAX DISTRICT: WEAVERVILLE		**LEVY TYPE: LATE LIST PENALTY**										
2025	2,480.49	36.66	0.15	359.78	2,808.23	2,737.60	70.63	$	2.43	0.00	0.00	0.00
		6.71	2,744.31	4.77	0.00	97.48 %	2.52 %				0.00	0.00
2024	2,330.93	1.55	0.36	215.40	2,544.42	2,499.94	44.48	$	-	0.00	0.00	0.00
		0.00	2,499.94	0.00	0.00	98.25 %	1.75 %				0.00	0.00
2023	9,154.90	55.47	0.36	36.73	9,216.15	9,180.87	35.28	$	-	0.00	0.00	0.00
		0.00	9,180.87	80.35	0.00	99.62 %	0.38 %				0.00	0.00
2022	2,555.97	4.77	0.80	733.13	3,283.53	3,270.73	12.80	$	-	0.00	0.00	0.00
		0.00	3,270.73	0.00	0.00	99.61 %	0.39 %				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.	**19,054.44**	**642.53**	**3.17**	**10,588.16**	**29,313.84**	**29,113.72**	**200.12**	**$**	**2.43**	**0.00**	**0.00**	**0.00**
		6.71	**29,120.43**	**316.94**	**0.00**	**99.32 %**	**0.68 %**				**0.00**	**0.00**
TAX DISTRICT: WEAVERVILLE		**LEVY TYPE: TAX**										
2026	0.00	15.39	11.80	2,773.32	2,746.13	156.20	2,589.93	$	156.20	15.39	0.00	0.00
		0.00	156.20	0.00	0.00	5.69 %	94.31 %				0.00	0.00
2025	4,840,811.56	4,748.78	31.80	7,673.58	4,852,214.52	4,845,835.81	6,378.71	$	8,586.88	0.00	0.19	0.00
		-4,833.67	4,841,002.14	8,509.96	0.00	99.87 %	0.13 %				0.00	0.00
2024	4,297,291.04	3,866.28	47.56	5,304.73	4,301,678.98	4,299,192.35	2,486.63	$	-	0.00	0.00	0.00
		437.67	4,299,630.02	2,997.05	0.00	99.94 %	0.06 %				0.00	0.00
2023	4,196,765.41	2,953.48	60.16	8,428.28	4,204,328.91	4,202,822.87	1,506.04	$	-	0.00	0.00	0.00
		0.00	4,202,822.87	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	3,989,384.71	1,125.27	$	-	0.00	0.00	0.00
		735.06	3,990,119.77	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	3,725,480.86	2,926.85	$	-	0.00	0.00	0.00
		726.57	3,726,207.43	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.	**24,534,351.74**	**25,879.48**	**3,424.14**	**66,903.16**	**24,591,268.75**	**24,573,231.82**	**18,036.93**	**$**	**8,743.08**	**15.39**	**0.19**	**0.00**
		-778.09	**24,572,453.73**	**19,317.47**	**0.00**	**99.93 %**	**0.07 %**				**0.00**	**0.00**
TAX DISTRICT: WEAVERVILLE		**LEVY TYPE: WEAVERVILLE TAX**										

2019	49,954.82	0.00	193.07	0.00	49,761.75	46,267.22	3,494.53	$ -	0.00	0.00	0.00
		0.00	46,267.22	0.00	0.00	92.98 %	7.02 %			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	15.57	554.78	$ -	0.00	0.00	0.00
		0.00	15.57	0.00	0.00	2.73 %	97.27 %			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**	**47,948.17**	**6,895.21**	**$ -**	**0.00**	**0.00**	**0.00**
		0.00	**47,948.17**	**0.00**	**0.00**	**87.43 %**	**12.57 %**			**0.00**	**0.00**
Total	**24,609,141.32**	**26,522.01**	**4,319.07**	**77,491.32**	**24,675,425.97**	**24,698,542.88**	**25,132.26**	**$ 8,962.26**	**15.39**	**0.19**	**0.00**
		-771.38	**24,697,771.50**	**19,634.41**	**0.00**	**99.90 %**	**0.10 %**			**0.00**	**0.00**

Signature (Tax Collector) _____

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District Refunds FY2026
July 2025 through June 2026

NCVTS Pending refund report Fiscal Year 2026

May-26

Tax Jurisdiction	District Type	Net Change
BUN	COUNTY	($13,725.85)
CAS	CITY	($4,191.86)
CBF	CITY	($273.70)
CBM	CITY	($514.78)
CWV	CITY	($283.62)
CWO	CITY	($148.40)
FBA	FIRE	($65.56)
FBR	FIRE	($5.66)
FEB	FIRE	($5.69)
FEC	FIRE	($304.16)
FFA	FIRE	($295.80)
FFB	FIRE	($103.93)
FGC	FIRE	($5.23)
FJU	FIRE	($1.08)
FLE	FIRE	($179.25)
FNB	FIRE	($109.33)
FRC	FIRE	($87.57)
FRE	FIRE	($1.06)
FRI	FIRE	($65.16)
FSK	FIRE	($159.13)
FSW	FIRE	($74.55)
FUH	FIRE	($104.40)
FWB	FIRE	($258.98)
FWO	FIRE	($10.70)
IAD	SPECIAL	($51.38)
SAS	SPECIAL	($491.21)
Total		**($21,518.04)**

TOWN OF WEAVERVILLE

TOWN COUNCIL AGENDA ITEM

Date of Meeting:	June 22, 2026
Subject:	Budget Amendment – Police
Presenter:	Town Finance Director
Attachments:	Budget Amendment Form

Description/Summary of Request:

The Town collected **$996.93** in parade entry fees for the 2025 Holiday Parade. Consistent with the adopted fee schedule, the Town has donated this amount to Cops for Kids in support of this local charitable program. This latest donation brings the fiscal year-to-date total donations to $13,234.83.

The attached budget amendment is necessary in order to include these funds in the Fiscal Year 2025-2026 budget.

Action Requested:

Town Manager recommends approval of the attached Budget Amendment.

Budget Amendment FY 2025-2026

Town of Weaverville

What expense accounts are to be increased?

Account	Account Description	Transfer Amount
010-430-431-26608	Cops for Kids (Expenditure)	$996.93

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

Account	Account Description	Transfer Amount
010-004-300-09028	Cops for Kids (Revenue)	$996.93

Justification: Please provide a brief justification for this budget amendment. *To transfer Parade Entry Fees collected for 2025 Holiday Parade to Cops for Kids program.*

Authorized by Finance Officer **Date**

Authorized by Town Manager **Date**

Authorized by Town Council (if applicable) **Date**

Budget Ordinance Section 10:

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 MEETING AGENDA ITEM

DATE OF MEETING:	June 22, 2026
SUBJECT:	Strategic Plan Update
PRESENTER:	Town Manager Harris
ATTACHMENTS:	Strategic Plan Tracking Document
ACTION REQUESTED:	Information Only
DESCRIPTION:	Town Council approved a Strategic Plan on October 27, 2025, covering 2026–2029. It includes eight goals, each with several objectives or initiatives. Staff has focused on the top three priorities for each goal. A summary of the progress is attached.
STRATEGIC PLAN ALIGNMENT:	Accountability
FINANCIAL IMPACT:	N/A

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STRATEGIC PLAN
TRACKING DOCUMENT FOR 2026

GOAL		OBJECTIVE/INITIATIVE	PROGRESS NOTES (*last updated 6/15/2026*)
Goal 1: Sustainable Growth and Development	☐	Identify existing and future growth areas and guide development in those areas to align with land use planning goals	• TC updated Growth Area Resolution 3/23/26 • TC adopted CLUP 4/27/26
	☒	Update and implement the Town's CLUP to ensure sustainable growth, responsible land use regulation, and preservation of open space	• Completed with TC adoption on 4/27/26
	☐	Review intergovernmental agreements and discuss with Buncombe Co their continued role in administering floodplain, stormwater, and sedimentation/erosion control regulation and building permits and inspections in the Town; develop transition plans as needed	• Town meeting with County 3/27/26 re stormwater and sedimentation/erosion control • Transition plan discussed with stormwater inspection responsibilities shifting 7/1/26 and permitting responsibilities shifting 7/1/27
Goal 2: Emergency Preparedness & Community Resilience	☐	Develop and implement a comprehensive emergency operations plan	• Held for onboarding of Fire Chief
	☐	Enhance emergency coordination and communication	• Interdepartmental radios purchased • StarLinks purchased for emergency internet • Countywide Helene Recovery mtg 3/5/26
	☐	Bolster resiliency of critical municipal services by installing backup power generators at key facilities	• Raw water intake generator installed • WTP generator to be installed with expansion • High Bluff pump station generator fully funded in FY27 with installation in 2026/2027

STRATEGIC PLAN
TRACKING DOCUMENT FOR 2026

Goal 3: Downtown Vibrancy, Economic Growth & Community Character	☐	Seek opportunities around downtown to encourage in-fill development, redevelopment of vacant, dilapidated, and under-utilized properties with focus on mixed use development, local businesses, art studios/galleries	• Zoning map amendment requests for 5 Reagan Lane and unaddressed Reagan Lane at intersection of North Main and Weaver Blvd; PB recommendations, now pending before TC
	☐	Identify areas for public restrooms & outdoor dining in the downtown area	• Restroom location at north end of Main Street Nature Park to be analyzed • Restroom project paused due to budget constraints • 3 tables installed at Clock Lot for outdoor dining • Florida Avenue to be analyzed
	☐	Support the WBA and their events/programs	• Continued staff support of WBA events including specifically Music on Main, Salute to Summer Kids Party, Art in Autumn, Candlelight Stroll • $6,000 payment budgeted for FY27
Goal 4: Public Safety & Neighborhood Resilience	☐	Identify and plan for the acquisition/implementation of neighborhood parks and open space in areas of Town that need additional access consistent with Parks & Rec Master Plan	• Active Weaverville Committee to work on updated Parks & Rec Master Plan; planning meeting scheduled for June 23, 2026
	☐	Evaluate options for a police sub-station to serve the new hospital and the north and west areas of Town	• WPD is evaluating possible locations along Monticello Road • Discussions with AdventHealth re housing PD as in-house security
	☐	Evaluate options for a new fire station to serve the south and east areas of Town	• Multiple properties looked at in December 2025 and March 2026 • Ongoing discussions with RCVFD

STRATEGIC PLAN
TRACKING DOCUMENT FOR 2026

Goal 5: Infrastructure & Environmental Resilience	☐	Study and implement sidewalk expansions and improvement for greater connectivity and equity of services through the Town including Safe Routes to Schools opportunities	• Planning project for FY27 • Active Weaverville Committee project
	☒	Conduct a tree inventory and health assessment for trees on Town property to encourage a healthy tree canopy in conjunction with a certified arborist and tree replacements	• Davey Group selected and completed inventory and assessment December 2025 • Comprehensive Report to Tree Board on 3/4/2026
	☐	Find additional funding and complete the stormwater rehabilitation and streambank restoration project in the Main Street Nature Park	• NCDWR - $180,000 awarded • Pigeon River Fund - $35,000 awarded • NCLWF - $135,700 pending (site visit on 4/30/26; awards to be announced 10/1/26)
Goal 6: Parks, Recreation, Special Events, & Community Vitality	☐	Update the Town's Parks and Recreation Master Plan to reflect a 10-year planning period	• Active Weaverville Committee project • Kickoff meeting planned for June 23, 2026
	☐	Develop or co-develop parks, trails, and greenways	• LOSRC grant for updated Reems Creek Greenway Feasibility Study – denied • Sections of Reems Creek Greenway west of Lake Louise in planning stage • Connection to Northridge Farms under discussion
	☐	Engage youth through school and community arts initiatives	• Christmas Tree ornament project with Wvl Primary and Wvl Elementary School • Student art at the Community Center • Arbor Day 2026 – poetry and art contests with NBMS and NBHS

STRATEGIC PLAN
TRACKING DOCUMENT FOR 2026

Goal 7: Organizational Culture	☐	Complete a facility needs analysis to plan for necessary property and structural needs to maintain services for a growing community	
	☐	Develop a plan to fund needed capital improvements and to grow organizational capacity to implement planned capital projects and programs	• 10-year capital improvement plans required of all department with FY27 budget requests • Future personnel needs analyzed with FY27 budget
	☐	Support employee professional development and continuing education opportunities to establish succession planning and meet ever increasing skills needed for public service delivery and to build a "training mindset" in the organization	• Townwide offering of quarterly trainings: DISC training in January 2026, EQI emotional intelligence training in April 26; conflict resolution planned for July 26 • All departments concentrating on training with emphasis on safety
Goal 8: Community Engagement and Communication	☐	Enhance organization communication to support clear and consistent messaging to the public for the municipal services provided and achievements obtained through the implementation or established communication plans	• Staff looking at different ways to convey important and interesting Town information
	☐	Improve community outreach and communication	• Quarterly TM Community Conversations held 10/21/25, 2/17/26, 4/22/26 • Monthly TM Report being distributed separately from the agenda packet
	☐	Standardize public comment submission methods	

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

MEETING DATE:	June 22, 2026
SUBJECT:	Road Closure Ordinance – July 4th Celebration
PRESENTER:	Town Manager Harris
ATTACHMENTS:	Proposed Road Closure Ordinance

COUNCIL ACTION REQUESTED:

Town Council is asked to adopt the road closure ordinance for the July 4th Celebration that is planned in the downtown area for Saturday, July 4.

> *I move the adoption of the road closure ordinance for the Weaverville July 4th Celebration as presented*

DESCRIPTION/SUMMARY OF REQUEST:

A road closure ordinance is needed for the July 4th Celebration that the Town is holding on Saturday July 4. Town Manager Harris recommends that this road closure ordinance be adopted so that the event can proceed as scheduled.

AN ORDINANCE DECLARING A ROAD CLOSURE FOR THE WEAVERVILLE JULY 4TH CELEBRATION

WHEREAS, the Town Council of Weaverville acknowledges a long tradition of hosting a July 4th celebration that benefits the Weaverville and North Buncombe community; and

WHEREAS, the Town Council of Weaverville acknowledges the July 4th downtown celebration will require approximately two (2) hours to install signage and road barriers and will also require approximately two (2) hours for removing signage, barriers, litter, etc., after the event; and

WHEREAS, The Town Council of Weaverville recognizes that the detour route will be appropriately marked with signage and personnel at various locations to ensure the motoring public travels safely and without unnecessary delay;

NOW THEREFORE, BE IT ORDAINED by the Town Council of Weaverville pursuant to the authority granted by G. S. 20-169, that we do hereby declare a temporary road closure on the day and times set forth below and the following described portion of a State Highway System route:

Weaverville Downtown July 4th Celebration

Date:	Saturday July 4, 2026
Begin time:	12:00 pm
End time:	11:59 pm

Description of closure: Portion of Main Street between Church Street and Brown Street will be closed and all traffic safely detoured around this area;

and, pursuant to Weaverville Code of Ordinances, it shall be (1) unlawful for any person to remove any barrier (traffic cone or barrel, barricade, caution tape, etc.) or sign stating that a street or roadway is closed to traffic, and (2) unlawful to drive on or over a street or roadway that is marked, signed or barricaded to indicate that it is closed to traffic. A person who violates any provision of this ordinance may be subject to criminal and/or civil penalties.

This ordinance is adopted this the 22nd day of June, 2026, and is to become effective when signs are erected giving notice of the road closures and detour routes and the implementation of adequate traffic control.

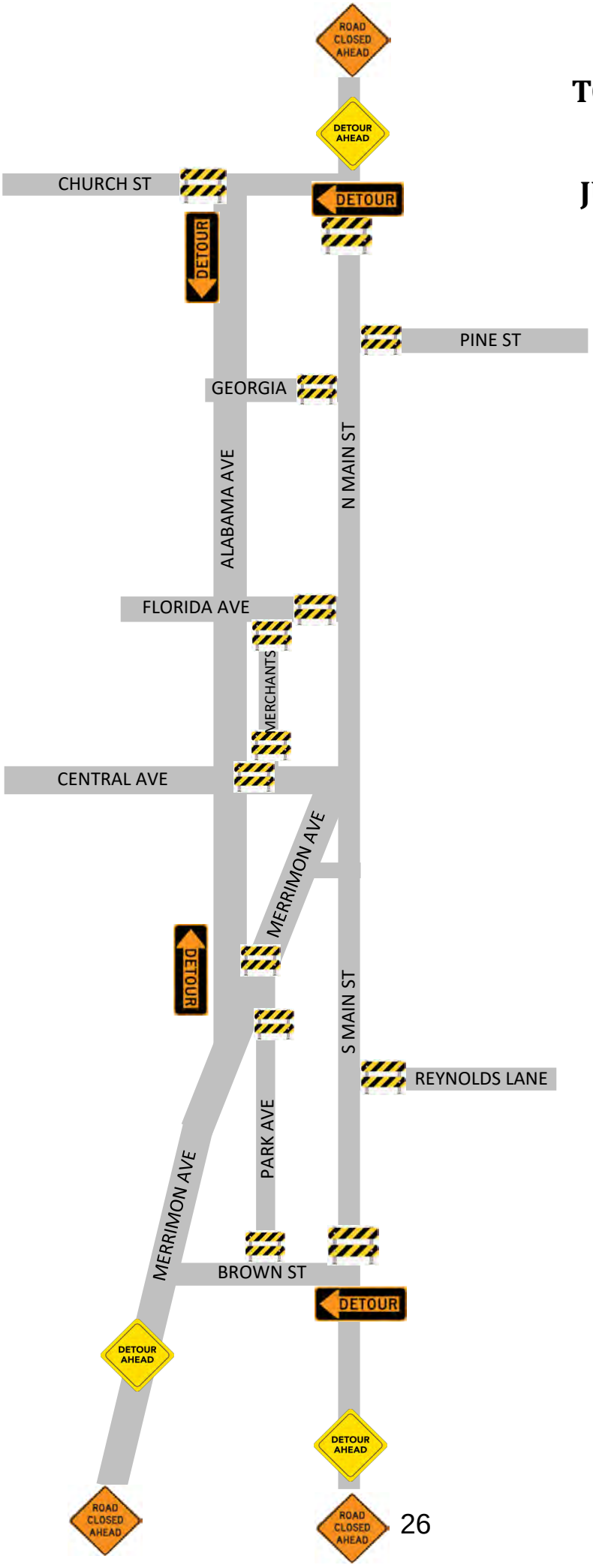
_____
Gary D. Lawrence, Mayor

Attest:

_____
Tamera Mercer, Town Clerk

TOWN OF WEAVERVILLE
NORTH CAROLINA

JULY 4 ROAD CLOSURES



TOWN OF WEAVERVILLE
TOWN COUNCIL MEETING AGENDA ITEM

DATE OF MEETING: June 22, 2026

SUBJECT: Waterline Acceptance – Windsor Built Homes – Reems Creek Village

PRESENTER: Public Works Director Reece

ATTACHMENTS: Easement Plat

ACTION REQUESTED: Town Council is asked to (1) accept the waterline extension and related improvements for the 35-lot subdivision known as Reem Creek Village into the Town's water system subject to staff level approval by the Town Manager, Attorney and Public Works Director, and (2) set the repair guaranty amount at $10,000.00. The following is suggested as a motion:

I move that we accept the waterline extension and related improvements for Reems Creek Village into the Town's water system subject to staff level approval by the Town Manager, Attorney and Public Works Director, and to set a $10,000 repair guaranty amount.

DESCRIPTION: Windsor Built Homes, Inc., is the owner/developer of the 35-lot single family subdivision at 378 Reems Creek Road known as Reems Creek Village. The water infrastructure is now complete, and the Town has been asked to accept the additions into the Town's public water system. The easement plat that is attached shows the required 20-foot easement area to allow operations and maintenance.

The Public Works Director is requesting that Town Council accept the waterline extension and related improvements into the Town's water system and urges Town Council to set a waterline repair guaranty at $10,000.00 to cover any defects that might be discovered within three years of our acceptance. Upon approval staff will be working with the owner to get the necessary easement documents in place.

STRATEGIC PLAN ALIGNMENT: Goal 1: Sustainable Growth & Development

Goal 5: Infrastructure & Environmental Resilience

FINANCIAL IMPACT: Financial impact is limited to long-term maintenance of this infrastructure

NOTES:

1) THIS PROPERTY IS ENTIRELY LOCATED WITHIN "ZONE X - MINIMAL FLOOD RISK" AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY PER F.I.R.M.#3700974200J DATED 1/06/2010.

2) PROPERTY SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD, INCLUDING, BUT NOT LIMITED TO, THOSE SHOWN HEREON.

3) SURVEYOR WAS NOT PROVIDED WITH A LEGAL TITLE SEARCH. THERE MAY EXIST EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS PERTINENT TO THIS PROPERTY THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE THAT ARE NOT SHOWN ON THIS PROPERTY.

4) BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND CONDITIONS, CONTAINERS, OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

5) AREA BY COORDINATE COMPUTATION.

6) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ARE US SURVEY FEET MEASUREMENTS. THE COMBINED GRID FACTOR FOR THIS SURVEY IS 0.9998056619.

7) SUBJECT PROPERTY IS ZONED "R-3" PER THE TOWN OF WEAVERVILLE ZONING ORDINANCE. REFER TO THIS ORDINANCE FOR REGULATIONS APPLICABLE TO THE SUBJECT PROPERTY.

BUILDING SETBACKS (PER R-3 CLASSIFICATION):
FRONT= 30'
SIDE= 10'
REAR= 10'

8) A RECORDED EASEMENT OVER THIS SANITARY SEWER LINE WAS NOT RECOVERED BY THE SURVEYOR. IT IS ADVISED THAT AN EASEMENT, PRESCRIPTIVE IN NATURE, MAY APPLY TO THIS LINE. THE DESIGN PLANS FOR REEMS CREEK VILLAGE ILLUSTRATE A 30' WIDE APPROXIMATE SANITARY SEWER EASEMENT OVER THIS LINE. THIS WIDTH HAS BEEN REFLECTED HEREON FOR REFERENCE. A PRESCRIPTIVE EASEMENT IS MORE SPECIFICALLY DEFINED AS THE WIDTH NECESSARY TO REPAIR AND MAINTAIN THE SAID SANITARY SEWER LINE.

9) ALL COORDINATES SHOWN HEREON ARE NC GRID COORDINATES AND ARE BASED ON NC GRID (NAD83-2011). THE VERTICAL DATUM FOR ALL ELEVATIONS SHOWN HEREON IS NAVD88.

10) THE LOTS SHOWN HEREON ARE SHOWN FOR REFERENCE, AS FUTURE LOTS. THIS PLAT DOES NOT REPRESENT A SUBDIVISION PLAT.

11) THE INTENT OF THIS PLAT IS TO CONVEY A TWENTY (20) FOOT WIDE WATERLINE EASEMENT, TEN (10) FEET EACH SIDE OF THE EXISTING LINES AND STRUCTURES (AS SHOWN), TO THE TOWN OF WEAVERVILLE FOR THE MAINTENANCE OF THE WATER SYSTEM. THE METES AND BOUNDS CALLINGS OF THIS WATERLINE EASEMENT ARE BASED UPON OVER THE APPROXIMATE LOCATIONS OF THE UNDERGROUND WATERLINES (AS SHOWN). THESE LOCATIONS ARE APPROXIMATE IN NATURE AND ARE BASED UPON DESIGN PLANS AND OBSERVED FIELD EVIDENCE.

REFERENCES:

- DB 6383 PG 951
- DB 6383 PG 954
- DB 3439 PG 866
- PB 239 PG 141

WATER APPURTENANCE DATA TABLE

APP. #	NORTHING	EASTING	ELEV.	SVY. PNT. #
FH #1	723920.80	949526.46	2077.17	513
FH #2	724225.19	949615.53	2095.14	623
FH #3	724664.60	949570.95	2120.77	668
FH #4	725002.03	949476.89	2146.04	717
FH #5	725381.51	949425.29	2162.43	2204
WV #1	723909.77	949536.96	2075.54	511
WV #2	723922.20	949533.11	2077.10	512
WV #3	724231.39	949609.01	2095.50	622
WV #4	724662.50	949563.46	2120.51	666
WV #5	724664.78	949561.78	2120.69	667
WV #6	724995.84	949471.47	2146.52	716
WV #7	725381.62	949422.25	2162.81	2205
WV #8	723909.74	949539.06	2075.45	2265

WATER METER DATA TABLE

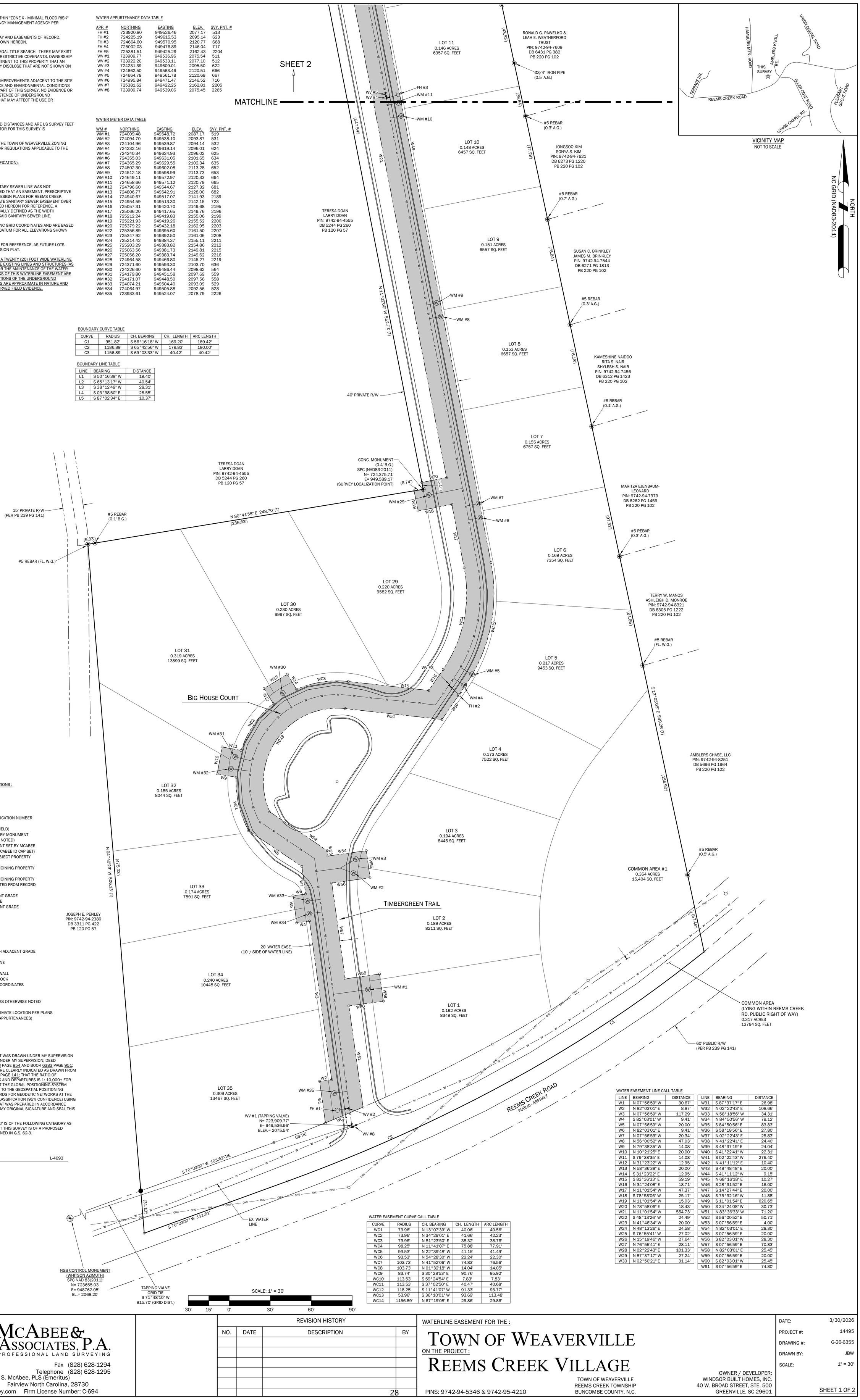
WM #	NORTHING	EASTING	ELEV.	SVY. PNT. #
WM #1	724009.48	949548.72	2087.17	519
WM #2	724094.70	949538.10	2093.87	531
WM #3	724104.96	949539.87	2094.14	532
WM #4	724232.16	949619.14	2096.01	624
WM #5	724240.34	949624.93	2096.02	625
WM #6	724355.03	949631.05	2101.65	634
WM #7	724365.29	949629.55	2102.34	635
WM #8	724502.30	949602.08	2113.28	652
WM #9	724512.18	949598.99	2113.73	653
WM #10	724649.11	949572.97	2120.33	664
WM #11	724658.66	949571.12	2120.79	665
WM #12	724796.60	949544.67	2127.32	681
WM #13	724806.77	949542.91	2128.00	682
WM #14	724940.67	949517.07	2141.93	2189
WM #15	724954.59	949513.30	2142.15	723
WM #16	725057.31	949420.70	2149.68	2195
WM #17	725066.20	949417.65	2149.76	2196
WM #18	725212.24	949419.83	2155.06	2199
WM #19	725221.93	949419.26	2155.52	2200
WM #20	725379.22	949432.18	2162.95	2203
WM #22	725356.89	949395.60	2161.50	2207
WM #23	725347.92	949392.50	2161.06	2208
WM #24	725214.42	949384.37	2155.11	2211
WM #25	725203.29	949383.82	2154.86	2212
WM #26	725063.56	949381.73	2149.81	2215
WM #27	725056.20	949383.74	2149.62	2216
WM #28	724964.58	949466.80	2145.27	2219
WM #29	724371.60	949593.30	2103.70	636
WM #30	724226.60	949486.44	2098.62	564
WM #31	724179.80	949451.58	2097.69	559
WM #32	724171.07	949448.50	2097.56	558
WM #33	724074.21	949504.40	2093.09	529
WM #34	724064.97	949505.88	2092.56	528
WM #35	723933.61	949524.07	2078.79	2226

BOUNDARY CURVE TABLE

CURVE	RADIUS	CH. BEARING	CH. LENGTH	ARC LENGTH
C1	951.82'	S 56°16'18" W	169.20'	169.42'
C2	1186.89'	S 65°42'56" W	179.83'	180.00'
C3	1156.89'	S 69°03'33" W	40.42'	40.42'

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S 50°16'39" W	19.40'
L2	S 65°13'17" W	40.54'
L3	S 38°12'49" W	28.31'
L4	S 03°38'50" E	28.55'
L5	S 87°02'34" E	10.37'



LEGEND & ABBREVIATIONS :

PB= PLAT BOOK
DB= DEED BOOK
PG= PAGE
R/W= RIGHT OF WAY
PIN= PARCEL IDENTIFICATION NUMBER
○ CALCULATED POINT (NOT MARKED IN FIELD)
◉ RECOVERED BOUNDARY MONUMENT (SIZE AND TYPE AS NOTED)
● BOUNDARY MONUMENT SET BY MCABEE (#4 REBAR WITH MCABEE ID CAP SET)
BOUNDARY LINE - SUBJECT PROPERTY (FIELD SURVEYED)
BOUNDARY LINE - ADJOINING PROPERTY (FIELD SURVEYED)
BOUNDARY LINE - ADJOINING PROPERTY (COMPOSITE, PLOTTED FROM RECORD DESCRIPTIONS)
A.G.= ABOVE ADJACENT GRADE
APP.= APPURTENANCE
B.G.= BELOW ADJACENT GRADE
CONC.= CONCRETE
DIST.= DISTANCE
E= EASTING
EASE.= EASEMENT
ELEV.= ELEVATION
EX.= EXISTING
FH= FIRE HYDRANT
FL. W.G.= FLUSH WITH ADJACENT GRADE
N= NORTHING
OHU OVERHEAD UTILITY LINE
PNT.= POINT
R.WALL= RETAINING WALL
S.B.= SEGMENTAL BLOCK
SPC= STATE PLANE COORDINATES
SVY.= SURVEY
(T)= TOTAL DISTANCE
TYP.= TYPICAL, UNLESS OTHERWISE NOTED
UTILITY POLE
W WATER LINE (APPROXIMATE LOCATION PER PLANS & ABOVE GROUND APPURTENANCES)
Ⓦ WM= WATER METER
WV= WATER VALVE

WATER EASEMENT LINE CALL TABLE

LINE	BEARING	DISTANCE
W1	N 07°56'59" W	30.67'
W2	N 82°03'01" E	8.87'
W3	N 07°56'59" W	117.29'
W4	S 82°03'01" W	9.41'
W5	N 07°56'59" W	20.00'
W6	N 82°03'01" E	9.41'
W7	N 07°56'59" W	20.34'
W8	N 56°00'52" W	47.03'
W9	N 79°38'35" W	14.08'
W10	N 10°21'25" E	20.00'
W11	S 79°38'35" E	14.08'
W12	N 31°23'22" W	12.95'
W13	N 58°36'38" E	20.00'
W14	S 31°23'22" E	12.95'
W15	S 83°36'33" E	59.19'
W16	N 34°24'08" E	18.71'
W17	N 11°01'54" W	47.37'
W18	S 78°58'06" W	25.17'
W19	N 11°01'54" W	15.03'
W20	N 78°58'06" E	18.43'
W21	N 11°01'54" W	554.73'
W22	S 48°13'26" W	24.49'
W23	N 41°46'34" W	20.00'
W24	N 48°13'26" E	24.58'
W25	S 76°55'41" W	27.02'
W26	N 15°19'46" W	27.64'
W27	N 76°55'41" E	28.11'
W28	N 02°22'43" E	101.33'
W29	N 87°37'17" W	27.24'
W30	N 02°50'21" E	31.14'

LINE	BEARING	DISTANCE
W31	S 87°37'17" E	26.98'
W32	N 02°22'43" E	108.66'
W33	N 58°18'56" W	34.31'
W34	N 84°50'56" W	79.12'
W35	S 84°50'56" E	83.83'
W36	S 58°18'56" E	27.80'
W37	N 02°22'43" E	25.83'
W38	N 41°22'41" E	24.40'
W39	S 48°37'19" E	24.04'
W40	S 41°22'41" W	22.31'
W41	S 02°22'43" W	276.40'
W42	N 41°11'12" E	10.40'
W43	S 48°48'48" E	20.00'
W44	S 41°11'12" W	9.15'
W45	N 68°16'18" E	10.27'
W46	S 28°31'52" E	16.00'
W47	S 14°27'44" E	20.00'
W48	S 75°32'16" W	11.88'
W49	S 11°01'54" E	620.65'
W50	S 34°24'08" W	30.73'
W51	N 83°36'33" W	71.20'
W52	S 56°00'52" E	50.71'
W53	S 07°56'59" E	4.00'
W54	N 82°03'01" E	28.30'
W55	S 07°56'59" E	20.00'
W56	S 82°03'01" W	28.30'
W57	S 07°56'59" E	70.83'
W58	N 82°03'01" E	25.45'
W59	S 07°56'59" E	20.00'
W60	S 82°03'01" W	25.45'
W61	S 07°56'59" E	74.80'

WATER EASEMENT CURVE CALL TABLE

CURVE	RADIUS	CH. BEARING	CH. LENGTH	ARC LENGTH
WC1	73.96'	N 13°07'39" W	40.06'	40.56'
WC2	73.96'	N 34°29'01" E	41.66'	42.23'
WC3	73.96'	N 81°23'50" E	38.32'	38.76'
WC4	98.25'	N 11°41'07" E	75.88'	77.91'
WC5	93.53'	N 22°39'48" W	41.15'	41.49'
WC6	93.53'	N 54°28'30" W	22.24'	22.30'
WC7	103.73'	N 41°52'06" W	74.83'	76.56'
WC8	103.73'	N 01°32'18" W	14.04'	14.05'
WC9	83.74'	S 30°28'53" E	90.76'	95.92'
WC10	113.53'	S 59°24'54" E	7.83'	7.83'
WC11	113.53'	S 37°02'50" E	40.47'	40.68'
WC12	118.25'	S 11°41'07" W	91.33'	93.77'
WC13	53.96'	S 36°10'01" W	93.69'	113.48'
WC14	1156.89'	N 67°19'08" E	29.86'	29.86'

I, J. BARRY WEST, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION; DEED DESCRIPTIONS RECORDED IN BOOK 6383 PAGE 954 AND BOOK 6383 PAGE 951; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN PLAT BOOK 239 PAGE 141; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1: 10,000+ FOR TRADITIONAL SURVEYING METHODS; THAT THE GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS WERE PERFORMED TO THE GEOSPATIAL POSITIONING ACCURACY STANDARDS, PART 2: STANDARDS FOR GEODETIC NETWORKS AT THE 0.011' HOR. & 0.029' VERT. ACCURACY CLASSIFICATION (95% CONFIDENCE) USING RTK NETWORK SOLUTIONS; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE 30th DAY OF MARCH, 2026.

I ALSO HEREBY CERTIFY THAT THIS SURVEY IS OF THE FOLLOWING CATEGORY AS DESCRIBED IN G.S. 47-30(F)(11)(C4): THAT THIS SURVEY IS OF A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS DEFINED IN G.S. 62-3.

DRAFT

L-4693

NORTH CAROLINA PROFESSIONAL SEAL L-4693 LAND SURVEYOR J. BARRY WEST

McABEE & ASSOCIATES, P.A.
PROFESSIONAL LAND SURVEYING
Eric S. McAbee, PLS
J. Barry West, PLS
Wallace S. McAbee, PLS (Emeritus)
3 McAbee Trail Fairview North Carolina, 28730
www. mcabeesurvey.com Firm License Number: C-694
Fax (828) 628-1294
Telephone (828) 628-1295

REVISION HISTORY

NO.	DATE	DESCRIPTION	BY

WATERLINE EASEMENT FOR THE :

TOWN OF WEAVERVILLE

ON THE PROJECT :

REEMS CREEK VILLAGE

PINS: 9742-94-5346 & 9742-95-4210

TOWN OF WEAVERVILLE
REEMS CREEK TOWNSHIP
BUNCOMBE COUNTY, N.C.

OWNER / DEVELOPER:
WINDSOR BUILT HOMES, INC.
40 W. BROAD STREET, STE. 500
GREENVILLE, SC 29601

DATE: 3/30/2026
PROJECT #: 14495
DRAWING #: G-26-6355
DRAWN BY: JBW
SCALE: 1" = 30'



GLOBAL POSITIONING SYSTEM CERTIFICATION

I, J. BARRY WEST, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

1) CLASS OF SURVEY: CLASS A SURVEY
2) POSITIONAL ACCURACY (95% CONFIDENCE): 0.011' HORIZONTAL
   0.029' VERTICAL
3) TYPE OF GPS FIELD PROCEDURE: RTK NETWORK SOLUTIONS
   USING A SPECTRA SP80
   DUAL FREQUENCY RECEIVER
4) DATE OF SURVEY: 4/23 THRU 4/25/2025
5) DATUM / EPOCH: NAD83 / EPOCH 2011
6) PUBLISHED / FIXED CONTROL USED: N/A - VRS RTN UTILIZED
7) GEOID MODEL: 2012B
8) COMBINED GRID FACTOR: 0.9998056619
9) UNITS: US SURVEY FEET

SCALE: 1" = 30'

30' 15' 0' 30' 60' 90'

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Telephone (828) 628-1295

NORTH CAROLINA PROFESSIONAL SEAL L-4693 LAND SURVEYOR J. BARRY WEST

DRAFT

REVISION HISTORY

NO.	DATE	DESCRIPTION	BY

WATERLINE EASEMENT FOR THE :

TOWN OF WEAVERVILLE

ON THE PROJECT :

REEMS CREEK VILLAGE

PINS: 9742-94-5346 & 9742-95-4210

TOWN OF WEAVERVILLE
REEMS CREEK TOWNSHIP
BUNCOMBE COUNTY, N.C.

OWNER / DEVELOPER:
WINDSOR BUILT HOMES, INC.
40 W. BROAD STREET, STE. 500
GREENVILLE, SC 29601

DATE: 3/30/2026
PROJECT #: 14495
DRAWING #: G-26-6355
DRAWN BY: JBW
SCALE: 1" = 30'

SHEET 2 OF 2

TOWN OF WEAVERVILLE
TOWN COUNCIL MEETING AGENDA ITEM

DATE OF MEETING:	June 22, 2026
SUBJECT:	Waterline Acceptance – Meribel Apartments
PRESENTER:	Public Works Director Reece
ATTACHMENTS:	Easement Plat

ACTION REQUESTED: Town Council is asked to (1) accept the waterline extension and related improvements for the Meribel Apartments into the Town's water system subject to staff level approval by the Town Manager, Attorney and Public Works Director, and (2) set the repair guaranty amount at $10,000.00. The following is suggested as a motion:

I move that we accept the waterline extension and related improvements for Meribel into the Town's water system subject to staff level approval by the Town Manager, Attorney and Public Works Director, and to set a $10,000 repair guaranty amount.

DESCRIPTION: Meribel, LP, is the owner of the affordable housing apartment project known as Meribel that is being constructed at 170 Monticello Rd. The water infrastructure is now completed and the Town has been asked to accept the vault with master meter, fire line connections, etc., into the Town's public water system. The easement plat that is attached shows the vault within a sufficient easement area to allow operations and maintenance.

The Public Works Director is requesting that Town Council accept the waterline extension and related improvements into the Town's water system and urges Town Council to set a waterline repair guaranty at $10,000.00 to cover any defects that might be discovered within three years of our acceptance. Upon approval staff will be working with the owner to get the necessary easement documents in place.

STRATEGIC PLAN ALIGNMENT:	Goal 1: Sustainable Growth & Development Goal 5: Infrastructure & Environmental Resilience
FINANCIAL IMPACT:	Financial impact is limited to long-term maintenance of this infrastructure

.

NOTES

* THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY–AT–LAW.

* THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS–OF–WAYS, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.

* THE CERTIFICATION SHOWN HEREON IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM FROM ENCUMBRANCES.

* ADJOINING PROPERTY OWNER INFORMATION TAKEN FROM THE BUNCOMBE COUNTY GIS WEBSITE.

* NO UNDERGROUND UTILITIES WERE LOCATED. CALL 1–800–632–4949 BEFORE DIGGING.

* BASED ON GEOGRAPHICAL INFORMATION, THIS PROPERTY LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP 3700973300J, EFFECTIVE DATE JANUARY 6, 2010.

* ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.

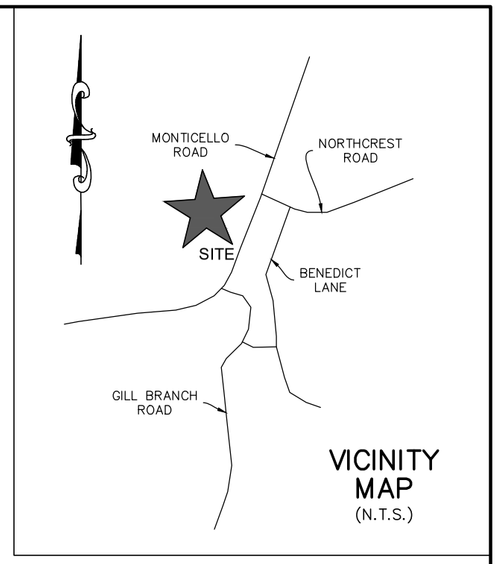
* VERTICAL DATUM ESTABLISHED BY GPS BASED ON NAD 83, NAVD 88.

* THIS PROPERTY IS ZONED 'CD–7'

* AREA OF EASEMENT 833 SQ FT.

LEGEND

- #5 REBAR FOUND
- UNMARKED POINT
- BOUNDARY
- WATER EASEMENT
- WATER LINE
- RIGHT OF WAY
- SEWER LINE
- ADJOINER
- SETBACK
- WATER VALVE
- HYDRANT
- SANITARY SEWER MANHOLE
- SEWER CLEAN OUT



VICINITY MAP
(N.T.S.)

9733–60–3503
MERIBEL LP
DEED BOOK 6455 PAGE 1837
PLAT BOOK 233 PAGE 197

9733–60–4909
DON L & ORVA L ROBERTS
DEED BOOK 894 PAGE 268

9733–70–0399
NORTHRIDGE COMMONS TOWNHOMES OWNERS ASSOCIATION, INC
DEED BOOK 6016 PAGE 460
PLAT BOOK 229 PAGE 45

WATER VAULT

FLUSH WITH GRADE

S 41°53'08" W 29.92'

N 48°47'44" W 28.19'

S 37°29'37" W 52.68'TIE

S 48°47'44" E 27.07'

N 41°01'45" E 29.95'
L=29.96' R=363.37'

WATER EASEMENT RUNS WITH RIGHT OF WAY LINE AS SHOWN ON PLAT BOOK 246 PAGE 50

N 78°06'21" E
611.98'TIE

FLUSH WITH GRADE

MONTICELLO ROAD
S.R. 1727 – PUBLIC – ASPHALT – VARIABLE RIGHT OF WAY

NC GRID NAD 83

I, JOSEPH KANE, N.C. P.L.S., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (PROPERTY DESCRIPTION RECORDED IN DEED BOOKS AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED BY DASHED LINES AS DRAWN FROM INFORMATION FOUND IN DEED BOOKS AS SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000 OR GREATER; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47–30 AS AMENDED.

FURTHERMORE, STATE PLANE COORDINATES FOR THIS SURVEY WERE OBTAINED BY GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) SURVEY, AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GNSS SURVEY:
HORIZONTAL POSITIONAL ACCURACY: 0.06'
TYPE OF GNSS FIELD PROCEDURE: STATIC (POST–PROCESSED USING TRIMBLE BUSINESS CENTER)
DATE OF SURVEY: 1–8–2025 (STATIC)
HORIZONTAL DATUM/EPOCH: NAD 83(2011) EPOCH 2010
VERTICAL DATUM: N/A (SEE NOTES)
FIXED CONTROL: NGS MONUMENT "RAMBLEHURST"
LOCALIZATION POINT: N: 730755.77' E: 936581.25'
GEOID MODEL: GEOID18
COMBINED GRID FACTOR: 0.9998060215
UNITS: U.S. SURVEY FEET

I ALSO HEREBY CERTIFY THAT THIS SURVEY IS OF THE FOLLOWING CATEGORY AS DESCRIBED IN G.S. 47–30(f)(11):
C) 4). THAT THE SURVEY IS OF A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS DEFINED IN G.S. 62–3.

WITNESS MY SIGNATURE, LICENSE NUMBER, AND SEAL THIS DAY_____.

_____ L–5106
N.C. PROFESSIONAL LAND SURVEYOR LICENSE #

PRELIMINARY FOR REVIEW ONLY

WATERLINE EASEMENT FOR
TOWN OF WEAVERVILE
ACROSS THE PROPERTY OF
MERIBEL, LP
AT
MERIBEL APARTMENTS

REFERENCES
PIN:9733-60-3503
DEED BOOK: 6455 PAGE: 1837
PLAT BOOK 233 PG 197
TOWN OF WEAVERVILLE, BUNCOMBE COUNTY, NC
DATE 6-16-26 JOB # 24224

JOSEPH KANE L-5106
jkane@holmesgeo.com

HOLMES GEOSPATIAL
200 Ridgefield Court, Suite 208 Asheville, NC 28806
Phone: (828) 225-6562 Company Licensure C-2806
www.holmesgeospatial.com

SCALE: 1"=20'

20' 10' 0' 20' 40' 60' 80'

TOWN OF WEAVERVILLE
TOWN COUNCIL MEETING AGENDA ITEM

DATE OF MEETING: June 22, 2026

SUBJECT: FY2026-2027 Pay Plans

PRESENTER: Town Manager Harris

ATTACHMENTS: Proposed Pay Plans

ACTION REQUESTED: Town Council is asked to review and consider adoption of the pay plans for the upcoming budget year. A suggested motion is:

I move that we adopt the FY2026-2027 pay plans as presented.

DESCRIPTION: Town staff have been working on updating the pay plans for FY2027 to include living wages for all and salary ranges that reflect recruitable wages within our area consistent with Town Manager's recommendation and Town Council's discussion during the budget process. This year we have separated the pay plan into three plans (General, Police, and Fire) to more easily monitor competitiveness.

STRATEGIC PLAN ALIGNMENT: Goal 7: Organizational Culture

FINANCIAL IMPACT: FY2026-2027 adopted budgets incorporate salaries based on the proposed pay plans

TOWN OF WEAVERVILLE
PAY PLAN & POSITION CLASSIFICATION PLAN - GENERAL
FY 2026-2027 - DRAFT

Grade	Classification Title	FLSA STATUS	MINIMUM	MID-POINT	MAXIMUM
25	Public Works Technician I	Non-Exempt	45,000	54,000	63,000
25	Water Distribution Operator Trainee	Non-Exempt	45,000	54,000	63,000
26	Administrative Assistant	Non-Exempt	47,250	56,700	66,150
26	Financial Administrative Assistant	Non-Exempt	47,250	56,700	66,150
26	Public Works Administrative Assistant	Non-Exempt	47,250	56,700	66,150
26	Community Center / Recreation Assistant	Non-Exempt	47,250	56,700	66,150
26	Police Administrative Assistant	Non-Exempt	47,250	56,700	66,150
26	Public Works Technician II	Non-Exempt	47,250	56,700	66,150
26	Water Treatment Plant Operator I	Non-Exempt	47,250	56,700	66,150
26	Water Distribution Operator I	Non-Exempt	47,250	56,700	66,150
27	Law Enforcement Administrative Coordinator	Non-Exempt	49,613	59,536	69,458
27	Police Records and Evidence Specialist	Non-Exempt	49,613	59,536	69,458
27	Water Treatment Plant Operator II	Non-Exempt	49,613	59,536	69,458
27	Water Distribution Operator II	Non-Exempt	49,613	59,536	69,458
28	Meter Technician	Non-Exempt	52,093	62,512	72,930
28	Community Center / Recreation Coordinator	Non-Exempt	52,093	62,512	72,930
28	Public Works Technician III	Non-Exempt	52,093	62,512	72,930
28	Facilities Maintenance Technician	Non-Exempt	52,093	62,512	72,930
29	Finance Specialist	Non-Exempt	54,698	65,638	76,577
29	Water Treatment Plant Operator III	Non-Exempt	54,698	65,638	76,577
29	Water Distribution Operator III	Non-Exempt	54,698	65,638	76,577
30	Planner/Code Enforcement Technician	Non-Exempt	57,433	68,920	80,406
30	Public Works Assistant Superintendent	Non-Exempt	57,433	68,920	80,406
30	Water Distribution Assistant Superintendent	Non-Exempt	57,433	68,920	80,406
31	Community Center / Recreation Manager	Exempt	60,304	72,365	84,426
32	Public Works Superintendent	Non-Exempt	63,320	75,984	88,648
32	Water Distribution Superintendent	Non-Exempt	63,320	75,984	88,648
32	Senior Financial Specialist	Non-Exempt	63,320	75,984	88,648
32	Town Clerk/Communications Coord	Non-Exempt	63,320	75,984	88,648
32	Water Treatment Plant Lead Operator	Non-Exempt	63,320	75,984	88,648

Town Council has adopted a living wage for all fulltime employees. All fulltime employees will be paid a minimum annual salary of $50,000 upon successful completion of the probationary period.

Grade	Classification Title	FLSA STATUS	MINIMUM	MID-POINT	MAXIMUM
33	Community Engagement Dir / Public Information Officer	Exempt	66,485	79,782	93,079
33	Water Treatment Plant Assistant Superintendent	Exempt	66,485	79,782	93,079
34			69,810	83,772	97,734
35	Water Treatment Plant Superintendent	Exempt	73,300	87,960	102,620
36	Deputy Finance Director	Exempt	76,965	92,358	107,751
36	Public Works Assistant Director	Exempt	76,965	92,358	107,751
37			80,814	96,977	113,140
38	Human Resources Director	Exempt	84,854	101,825	118,796
39	Planning Director	Exempt	89,097	106,916	124,736
40	Public Works Director	Exempt	93,552	112,262	130,973
41			98,229	117,875	137,521
42	Finance Director	Exempt	103,141	123,769	144,397
43			108,298	129,958	151,617
44			113,713	136,456	159,198
45	Assistant Town Manager	Exempt	119,398	143,278	167,157
46			125,368	150,442	175,515
47			131,637	157,964	184,292

Town Manager - Exempt; Pay established by employment agreement

Exempt = Classification eligible to be exempt from the Wage and Hour provisions of the Fair Labor Standards Act (FLSA)

Town Council has adopted a living wage for all fulltime employees. All fulltime employees will be paid a minimum annual salary of $50,000 upon successful completion of the probationary period.

TOWN OF WEAVERVILLE
PAY PLAN & POSITION CLASSIFICATION PLAN - POLICE
FY 2026-2027 - DRAFT

Grade	Classification Title	FLSA STATUS	Minimum	Midpoint	Maximum
199	Police Cadet	Non-Exempt	53,585	64,302	75,019
200			56,264	67,517	78,770
201	Police Officer	Non-Exempt	59,077	70,892	82,708
201	School Resource Officer	Non-Exempt	59,077	70,892	82,708
202			62,031	74,437	86,843
202			62,031	74,437	86,843
203	Senior Police Officer	Non-Exempt	65,133	78,160	91,186
203	Police Detective	Non-Exempt	65,133	78,160	91,186
204	Master Police Officer	Non-Exempt	68,389	82,067	95,745
204	Senior Police Detective	Non-Exempt	68,389	82,067	95,745
205			71,809	86,171	100,533
206	Police Detective Sergeant	Non-Exempt	75,399	90,479	105,559
206	Police Sergeant	Non-Exempt	75,399	90,479	105,559
	Community Resource Officer	Non-Exempt	75,399	90,479	105,559
207	Police Lieutenant	Non-Exempt	79,169	95,003	110,837
208	Police Captain	Non-Exempt	83,128	99,754	116,379
209			87,284	104,741	122,198
210			91,648	109,978	128,307
211	Assistant Police Chief	Exempt	96,230	115,476	134,722
212			101,042	121,250	141,459
213	Police Chief	Exempt	106,094	127,313	148,532
214			111,399	133,679	155,959

Town Council has adopted a minimum recruitable annual salary for all police officers. All police officers will be paid a minimum annual salary of $61,152 upon successful completion of the probationary period.

TOWN OF WEAVERVILLE
PAY PLAN & POSITION CLASSIFICATION PLAN - FIRE
FY 2026-2027 - DRAFT

Grade	Classification Title	FLSA STATUS	Minimum	Midpoint	Maximum
99	Firefighter Trainee	Non-Exempt	54,648	65,578	76,507
100			57,380	68,856	80,332
101	Firefighter	Non-Exempt	60,249	72,299	84,349
102	Senior Firefighter	Non-Exempt	63,261	75,913	88,565
103	Fire Engineer	Non-Exempt	66,425	79,710	92,995
104	Fire Lieutenant	Non-Exempt	69,746	83,696	97,645
105			73,233	87,880	102,526
106	Fire Captain	Non-Exempt	76,895	92,274	107,653
107			80,739	96,887	113,035
108	Fire Battalion Chief	Non-Exempt	84,776	101,731	118,686
109	Fire Marshal / Division Chief	Exempt	89,015	106,818	124,621
110			93,466	112,159	130,852
111	Deputy Fire Chief	Exempt	96,230	115,476	134,722
112			101,042	121,250	141,459
113	Fire Chief	Exempt	106,094	127,313	148,532
114			111,399	133,679	155,959

Salaries for all non-exempt postions reflect pay for all structured overtime.

Town Council adopted a minimum recruitable annual salary for all firefighers. All firefighters will be paid a minimum annual salary of $62,790, including structured overtime, upon successful completion of the probationary period.

TOWN OF WEAVERVILLE
TOWN COUNCIL MEETING AGENDA ITEM

DATE OF MEETING:	June 22, 2026
SUBJECT:	Fire Protection and Medical/Rescue Services Agreement with Buncombe County
PRESENTER:	Town Manager Harris
ATTACHMENTS:	Proposed Agreement
ACTION REQUESTED:	Town Council is asked to approve the agreement with Buncombe County concerning the North Buncombe Fire District. A suggested motion is: *I move that we approve the Fire Protection and Medical/Rescue Services Agreement with Buncombe County as presented.*
DESCRIPTION:	Town staff have been working with the County on a services agreement for the North Buncombe Fire District and the resulting agreement is attached for Town Council review and approval. This services agreement is necessary in order to be eligible to receive the $2,970,755 appropriation from the County for the Fire Department.
STRATEGIC PLAN ALIGNMENT:	Goal 2: Emergency Preparedness & Community Resilience
FINANCIAL IMPACT:	$2,970,755 revenue from the County has been budgeted for FY2026-2027 and is contingent upon the approval of this contract

STATE OF NORTH CAROLINA
AGREEMENT FOR
FIRE PROTECTION AND MEDICAL AND RESCUE SERVICES
COUNTY OF BUNCOMBE

THIS AGREEMENT ("**Agreement**") is dated as of the _____ day of _____, 2026, and is entered into by and between Buncombe County, a public body politic and corporate of the State of North Carolina ("**County**"), and the Town of Weaverville, a North Carolina municipal corporation organized and doing business in the State of North Carolina ("**Department**").

Whereas, pursuant to N.C. Gen. Stat. 153A-304.1, on April 21, 2026, County consolidated twenty (20) fire protection and ambulance rescue services districts into a single Fire Protection Service District (herein "Service District") for purposes of providing fire protection, ambulance and rescue, and emergency medical services (herein "Emergency Services") in Buncombe County.

Whereas, there are twenty (20) separate Insurance and Response Districts (herein "Insurance District") located within the Service District.

Whereas, County desires to contract for Emergency Services within the Service District.

Whereas, Department, agrees to contract with County to provide Emergency Services within the North Buncombe Insurance District.

Whereas, Chapter 159 of the North Carolina General Statutes provides that the county budget ordinance may be in any form that the board of county commissioners of any county deems most efficient in enabling it to make the fiscal policy decision embodied therein and provides for a fund for each service district whose taxes are collected by the county.

Whereas, Department is an independent, North Carolina municipal corporation organized and governed by North Carolina law and authorized to furnish Emergency Services to the residents residing within the Insurance District's boundaries.

Whereas, Department has secured equipment, land and buildings for the operation of fire station(s).

Whereas, County levies and collects a tax from the property owners within the Service District and is responsible for appropriating the funds derived therefrom for Emergency Services within the Service District.

Whereas, County and Department desire to enter into this agreement for the Department to furnish Emergency Services for and within the Insurance District.

NOW THEREFORE, in consideration of the mutual promises contained herein and other good and valuable consideration, the parties hereto contract and agree as follows:

1. **Term**. This Agreement shall be valid for a term of one (1) year, beginning July 1, 2026 through June 30, 2027, and may be extended for additional one (1) year terms based on written consent of both County and Department. Either party may cancel this Agreement for convenience by giving the

other party ninety (90) days advance written notice. The Department shall be paid for services rendered up to the date of termination.

2. **Appropriation of Funds to Department.** For each fiscal year, County agrees to pay the Department for providing Emergency Services within the boundaries of the Insurance District as outlined in Exhibit A from funds received from the Service District based on the County's adopted budget.

3. **Payment Schedule.** The County shall pay the Department an equal monthly installment of the fund**s** by the 15th day of each month. Additionally, any net revenue left in the Service District Fund in excess of the annual budget shall be dispersed to the Department on a pro rata basis with the other Departments. For purposes of this Agreement, "equal monthly installments" shall be defined as 1/12th of the approved Departmental budget.

4. **Department Will Provide Services to County Residents** Department will furnish Emergency Services as part of the Buncombe County Emergency Services System and shall provide the necessary equipment, personnel and those items necessary for furnishing such emergency services protection for the Insurance District and the Buncombe County Emergency Services System. The services shall be in accordance with minimum requirements from OEMS and State Fire Marshal.

5. **Books Open to County.** Upon request, County may inspect all books and accounts for Department at any time that it shall desire and said inspection shall be conducted by the Buncombe County Finance Office or other County Manager Designee regarding the expenditures of County funds and compliance with this Agreement. It is further agreed that Department will present the Buncombe County Finance Office with an annual audit by a CPA which shall be in conformity with generally accepted accounting principles, no later than 5:00 PM on the last working day of December of each current fiscal year through a method prescribed by County. If reasonably necessary, Department shall use Governmental Auditing Standards (GAS) to comply with Federal and State grant requirements. County agrees to make available an audit conducted at Department expense by an independent certified public accountant if the department is unable to procure an audit. The Department agrees to maintain an accounting methodology that meets the needs of the Department's financial statement reporting requirements.

6. **Department Will Address County Financial Concerns**. In the event that the audit or management letter reveals a reportable and/or material issue(s) with regard to compliance with generally accepted accounting principles, Department shall provide a written statement that contains an explanation of each such issue and an action plan (with implementation timetable) for resolving each such issue, and shall provide quarterly periodic reports to County on progress made in resolution of each issue. If resolution of such issues requires professional advice on the part of Department's (or County's) auditor, Department shall bear the cost of such advice. The County reserves the right to claw back funds that were spent in violation of the law.

7. **Department Will Follow Budget Procedures**. Department agrees to comply with County budgeting procedures and procedures provided by State law. County shall distribute budget procedures and request templates to Department within the first two weeks of November. Department agrees to submit budget estimates and budget request by the date established by the Budget Office, which shall be within the final two weeks of January.

8. **Open Meetings.** Department is a municipal corporation and is subject to and agrees to comply with all open meeting requirements under Chapter 143, Article 33C of the North Carolina General Statutes.

9. **Public Records**. The Department shall keep minutes of its meetings as required by Chapter 143 and make such minutes available to the public upon request. In addition, the Department will make a good faith effort to comply with Chapter 132 of the North Carolina General Statutes when documents are requested by the public.

10. **Procurement.** Department shall make reasonable efforts to comply with Chapter 143, Article 8 of the North Carolina General Statutes when procuring equipment and supplies with public funds.

11. **Default**. Violation of this Agreement shall constitute a default. Upon default, the defaulted party shall provide notice of default to the defaulting party that shall include a thirty (30) day opportunity to cure said default that may be extended by the consent of the defaulted party, which shall not be unreasonably withheld. If Department's default is not cured within the timeline as provided for herein and Department is not making reasonable efforts to cure said default, County may in their reasonable discretion suspend funding of Department. During said suspension, Department is not relieved of their responsibility to provide the required services under this Agreement.

12. **Adequate Warning if Department is Unable to Provide Services**. In the event that Department determines that it is unable to reliably deliver an Emergency Service for any reason or no reason, Department shall immediately notify County, at which time County and Department will discuss and develop a plan to maintain the delivery of the Emergency Services in the Insurance District area (to the extent Department exercises operational control and/or ownership interest over such facilities and equipment), so that an interruption of Department's ability to deliver such services will not interfere with the standards of fire protection and other emergency services provided for in this Agreement or a plan to transition the provision of services in the North Buncombe District from the Department to the County.

13. **Department Shall be Properly Insured**. Department shall obtain and keep in force and provide certificates of insurance through a method prescribed by County, during the term of this Agreement the following minimum insurance coverages for existing and any new insurable properties:

a. Worker's Compensation – at the statutory limits in compliance with applicable State and Federal laws. Department shall ensure that any subcontractors also have workers' compensation coverage at the statutory limits.

b. Employer's Liability - with minimum limits of $1,000,000 each accident/$1,000,000 and each employee/$1,000,000 disease policy limit.

c. Commercial General Liability - covering all operations performed by Department with a minimum limit of $1,000,000 per occurrence with a $3,000,000 aggregate.

d. Business Automobile Liability - covering all owned, non-owned, and hired vehicles used in performance of this Agreement. The minimum combined single limit per occurrence shall be $1,000,000 and shall include uninsured/underinsured motorist coverage per NCGS 20-279.21.

e. Crime policy covering acts of employee dishonesty, forgery or alteration and computer fraud with minimum limit of $200,000 per loss. The policy shall include coverage for all directors, officers, agents and employees of Department.

i. The bond or policy shall include coverage for extended theft and mysterious disappearance.

ii. The bond or policy shall not contain a condition requiring an arrest and conviction.

f. Cyber Liability - This policy shall carry a minimum limit of $200,000. If policy is of a claims made type, such coverage shall be for a minimum of two (2) years following expiration or termination of this Agreement and shall provide for a retroactive date no later than the inception date of this Agreement. The insurance shall provide coverage for the following risks:

i. Liability arising from theft, dissemination and/or use of confidential information (a defined term including, but not limited to bank account, credit card account, personal information such as name, address, social security numbers, etc.) stored or transmitted in electronic form;

ii. Network Security Liability arising from the unauthorized access to, use of or tampering with computer systems including hacker attacks, inability of an authorized third party to gain access to your services including denial of service, unless caused by a mechanical or electrical failure;

iii. Liability arising from the introduction of a computer virus into, or otherwise causing damage to, a customer's or third person's computer, computer system, network or similar computer related property and the data, software, and programs thereon.

iv. Coverage to include event management for all affected persons whose confidential information was compromised or was reasonably likely to have been compromised.

Department shall provide County with certificates of insurance through a method prescribed by County evidencing the above amounts. The liability certificates shall name Buncombe County as additional insured under the policies. The certificates shall provide that policies shall not be canceled or changed until thirty (30) days' written notice has been given to County. All insurance shall be procured from reputable insurers authorized to do business in North Carolina.

Providing and maintaining adequate insurance coverage is a material obligation of Department and is of the essence of this Agreement. Department may meet its requirements of maintaining specified coverage and limits by demonstrating to County that there is in force insurance with equivalent coverage and limits that will offer at least the same protection to County. Department shall at all times comply with the terms of such insurance policies, and all requirements of the insurer under any such insurance policies, except as they may conflict with existing North Carolina laws or this Agreement. The limits of coverage under each insurance policy maintained by Department shall not be interpreted as limiting Department's liability and obligations under this Agreement.

h. If the Department is self-insured, the County will accept evidence of self-insurance in lieu of the requirements in subsection a through g.

14. **Department Must Maintain 9S Rating**. Department shall take all actions as required to meet and maintain a 9S Rating for Initial Certification/Re-Inspection of Fire Departments in North Carolina, or better, with the North Carolina Department of Insurance. Department will provide documentation to County of any modification of their insurance rating.

15. **Department Must Comply with Standards**. Department shall initiate actions to comply with the Fire Department Service Standards and provide requirements to meet the standards and progress reports to County in a method and schedule prescribed by County as part of their annual budget submission.

a. Suburban Response and Insurance District will provide requirements and progress on providing 22 firefighters on the scene of a structure fire including automatic aid resources within 10 minutes from the time of enroute to arrival on the scene 80% of the time.
b. Rural Response and Insurance Districts will provide requirements and progress on providing 22 firefighters on the scene of a structure fire including automatic aid resources within 25 minutes from the time of enroute to arrival on the scene 80% of the time.
c. All Response and Insurance Districts will provide requirements and progress on providing 4 firefighters on the scene of a structure fire including automatic aid resources within 8 minutes from the time of enroute to the arrival on the scene 80% of the time.
d. All Response and Insurance Districts will conduct a risk assessment of the Response and Insurance District prior to FY 29 as prescribed by County in accordance with the Center for Public Safety Excellence model.
e. The annual progress report will include the response data from Department outlining the number of firefighters responding to structure fires with the response time for each incident to provide a cumulative percentage of standard achievement at the 4 and 22 firefighter response and Department's progress on completing the risk assessment.
f. The progress report will also include documentation of progress toward meeting requirements identified by Department as necessary to be in compliance with service standards. This documentation will include record of both personnel and non-human resources required to meet service standards.
g. The County shall not penalize the Department for failure to meet the performance standards in this section provided they comply with all the reporting requirements.

16. **Department Shall have a Fund Balance Policy**. Because of Department's reliance on public funds for its operations, the public has a continuing interest in Department's current fund balance. Department will establish a formal Fund Balance Policy that will establish a minimum and maximum threshold for cash equivalent reserves that shall be at least 8% of the operating budget and no more than 25%.

17. **Department Shall have a Capital Plan**. Because of Department's reliance on public funds for its operations, the public has a continuing interest in Department's planning and decision-making processes. To ensure public trust, Department agrees to develop and maintain a Five (5) Year Capital Plan. The Capital Plan will provide a documented inventory of all of Department's buildings, vehicles and equipment with a single unit cost greater than a specific threshold that is defined by Department.

Additionally, the plan will project future capital needs of Department for at least five future years. The Capital Plan should be updated annually.

18. **Department Shall Maintain Debt Schedule**. Because of Department's extensive reliance on public funds for its operations, the public has a continuing interest in Department's current debt. Department agrees to develop and maintain a Debt Schedule provided in Department's annual audit. The Debt Schedule will provide a documented inventory of Departmental capital debt. The Debt Schedule should be updated annually and reflect the following information:

a. Debt Type (e.g., loan, credit)
b. Source of funds used to pay for debt (eg. County funding, grants, donations, etc.)
c. Debt Purpose (e.g., building, vehicle)
d. Date of Debt Origination
e. Debt Balance
f. Loan Amortization Schedule

19. **Department Does and Shall Comply with All Applicable Laws**. Department shall continuously comply with all applicable laws, ordinances and regulations. In particular, all emergency medical and/or rescue services of Department shall comply with all such services requirements of the Department of Health and Human Services as well as pertinent provisions of the North Carolina Administrative Code, Title 10A, Department of Health and Human Services, Chapter 13, NC Medical Care Commission, Subchapter 13P, Emergency Medical Services and Trauma Rules, as same may be updated, amended or replaced from time to time. Also, Department must be continuously in compliance with all County local medical control and the North Carolina Office of EMS requirements and retain all necessary licenses and permits from the North Carolina Office of EMS according to the level of service provided by Department.

20. **Department Shall Indemnify County**. Department shall indemnify, defend and hold harmless County and its subsidiaries, divisions, officers, directors and employees from all liability, loss, costs, claims, damages, expenses, attorney fees, judgments and awards arising or claimed to have arisen, from any injury caused by, or allegedly caused by, either in whole or in part, the performance of this Agreement or the actions of Department, its officials, employees, or students under this Agreement up to the limits of its insurance, unless County is found liable through their own acts or omissions. Nothing herein shall be construed as a waiver on the part of County to any defense of any claim brought by third parties, including, but not limited to the defense of governmental immunity. County's obligations under this paragraph shall be limited to the extent and manner of recovery pursuant to County's self-insured claim policies and North Carolina law.

21. **Applicable Law; Dispute Resolution; Venue**. The parties agree that this Agreement shall be governed by the law of the State of North Carolina. Any dispute arising out of this agreement shall be subject to non-binding mediation as a condition precedent to the institution of legal or equitable proceedings by either party. If the parties are unable to agree upon a certified mediator to hear their dispute, the Buncombe County Resident Superior Court Judge shall name a mediator to hear the matter. The parties shall equally share the mediator's fee. The mediation shall be held in Asheville at a location designated by the mediator selected to hear the matter. Claims, disputes and/or other matters in question between the parties that are not resolved by mediation shall be heard in the North Carolina General Courts of Justice, Buncombe County, North Carolina, which said Court shall have jurisdiction to hear any dispute between the parties arising out of this agreement. The parties hereby

agree that this paragraph establishes exclusive and sole jurisdiction for any legal proceeding in Buncombe County, North Carolina.

22. **Miscellaneous**.

a. **Notice**. Except as otherwise provided in this Agreement, all notices and communications required to be sent pursuant to the terms of this Agreement shall be in writing and shall be delivered by hand delivery, email, certified mail, return receipt requested, or by Federal Express or similar overnight courier service, addressed as follows: County: County Manager, 200 College Street, Asheville NC 28801, Or email to: avril.pinder@buncombenc.gov.

Department: Town Manager, 30 South Main Street, Weaverville, NC, 28787, Or email to: sharris@weavervillenc.org. All such notices and other communications, which are addressed as provided in this Paragraph, shall be effective upon receipt. The parties hereto may from time to time change their respective addresses for the purpose of notice to that party by a similar notice specifying a new address, but no such change shall be deemed to have been given until it is actually received by the party sought to be charged with its contents.

b. **Whole Agreement**. This Agreement contains all of the agreements and representations between the parties with respect to the subject matter hereof. None of the terms of this Agreement shall be waived or modified to any extent, except by written instrument signed and delivered by both parties. This Agreement replaces any prior agreement with Department with respect to the subject matter contained herein.

c. **Severability/Survival**. If any provision of this Agreement shall be declared invalid or unenforceable, the remainder of this Agreement shall continue in full force and effect. The covenants contained in this Agreement, which by their terms require their performance after the expiration or termination of this Agreement, shall be enforceable notwithstanding the expiration or termination of this Agreement.

d. **Execution**. This Agreement shall only become binding when signed by both Department and County. The parties intend that emailed signatures constitute original signatures and that an email-transmitted Agreement containing signatures of the parties is binding on the parties having signed such email-transmitted Agreement. The parties agree that the Uniform Electronic Transactions Act shall be applicable and enforceable as to such execution and delivery.

e. **Duplicate Counterparts**. The individual signatories below have the expressed and implied authority on behalf of their respective Boards to execute this Agreement. The parties may execute this Agreement in separate counterparts and the execution of a copy shall have the same effect as the execution of an original. Such execution may be by facsimile or PDF attachment to an email.

f. **Authority**. The individuals signing this Agreement personally warrant that they have the right and power to enter into this Agreement on behalf of Department and County, to grant the rights granted under this Agreement, and to undertake the obligations undertaken in this Agreement.

g. **Headings**. The headings in this Agreement are inserted only as a matter of convenience and for reference and they in no way define, limit, or describe the scope of this Agreement or the intent of any provision hereof.

h. **Construction.** This Agreement shall be construed and interpreted fairly in accordance with the plain meaning of its terms, and there shall be no presumption or inference against the party drafting this Agreement in construing or interpreting the provisions hereof.

[Signature Pages Follow]

[SIGNATURE PAGE TO AGREEMENT FOR FIRE PROTECTION AND MEDICAL AND RESCUE SERVICES]

DEPARTMENT

TOWN OF WEAVERVILLE

By: _____
Name: David Scott Harris
Its: Town Manager

ATTEST:

_____
Tamara Mercer, Town Clerk

[SIGNATURE PAGE TO AGREEMENT FOR FIRE PROTECTION AND MEDICAL AND RESCUE SERVICES]

COUNTY OF BUNCOMBE

By: _____
Name: _____
Its: County Manager

ATTEST:

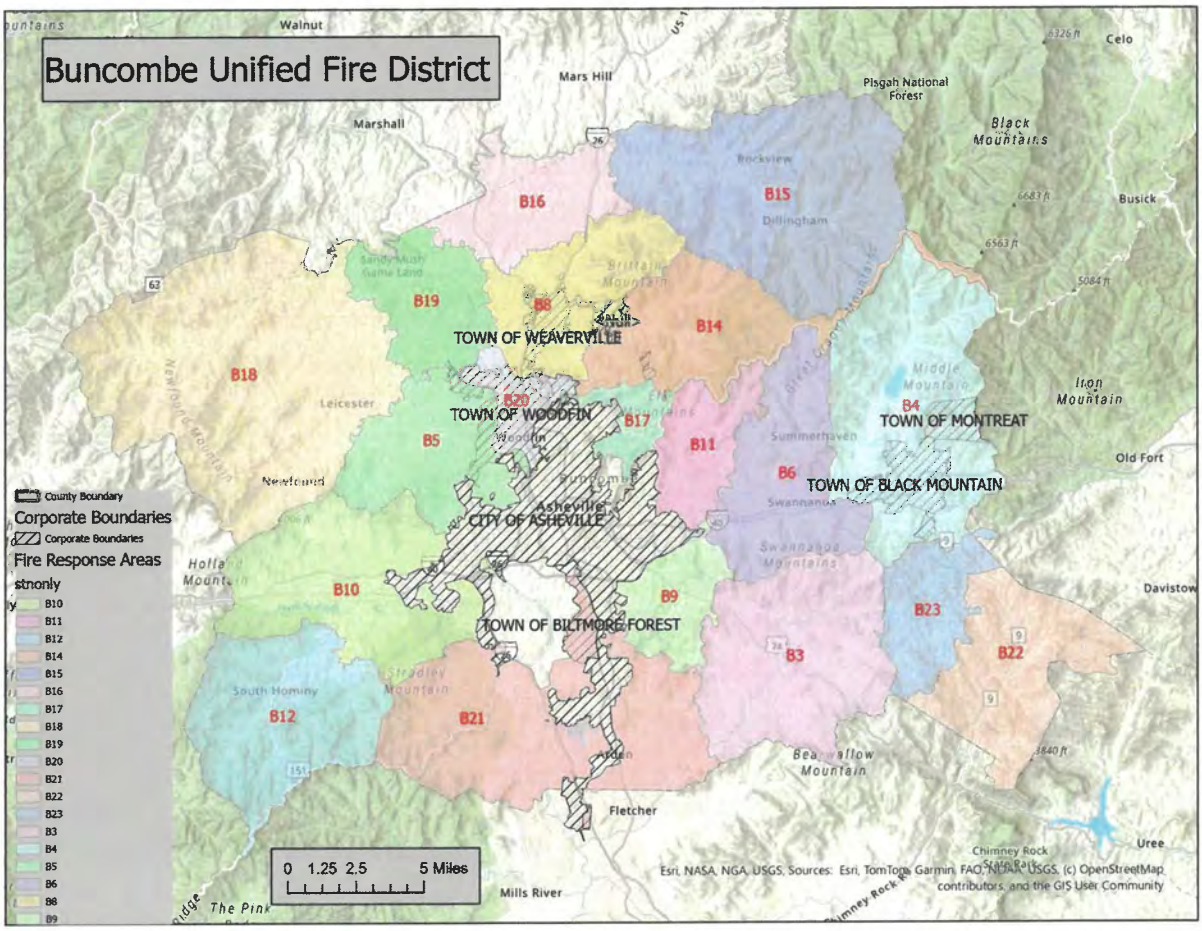
_____
_____, Clerk to the Board

AGREEMENT FOR
FIRE PROTECTION & AMBULANCE and RESCUE SERVICES
COUNTY OF BUNCOMBE
Exhibit A

District #	Station	Emergency Service Type
1	Asheville	Fire Rescue
B15	Barnardsville	Fire Rescue & Ambulance
B4	Black Mountain	Fire Rescue
B22	Broad River	Fire Rescue
B10	Enka-Candler	Fire Rescue
B3	Fairview	Fire Rescue & Ambulance
B19	French Broad	Fire Rescue
B23	Garren Creek	Fire Rescue
B16	Jupiter	Fire Rescue
B18	Leicester	Fire Rescue & Ambulance
B14	Reems Creek	Fire Rescue & Ambulance
B9	Reynolds	Fire Rescue
B11	Riceville	Fire Rescue & Ambulance
B21	Skyland	Fire Rescue
B6	Swannanoa	Fire Rescue
B12	Upper Hominy	Fire Rescue
B8	Weaverville	Fire Rescue
B5	West Buncombe	Fire Rescue
B20	Woodfin	Fire Rescue

AGREEMENT FOR
FIRE PROTECTION & AMBULANCE and RESCUE SERVICES
COUNTY OF BUNCOMBE

Exhibit A


Buncombe Unified Fire District
TOWN OF WEAVERVILLE
TOWN OF WOODFIN
TOWN OF MONTREAT
TOWN OF BLACK MOUNTAIN
CITY OF ASHEVILLE
TOWN OF BILTMORE FOREST
B16
B15
B19
B8
B14
B18
B20
B17
B4
B5
B11
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B10
B9
B23
B3
B22
B12
B21
County Boundary
Corporate Boundaries
Corporate Boundaries
Fire Response Areas
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Esri, NASA, NGA, USGS, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

2

TOWN OF WEAVERVILLE
TOWN COUNCIL MEETING AGENDA ITEM

DATE OF MEETING: June 22, 2026

SUBJECT: Amendment to Automatic Aid Agreement with Reems Creek Valley Fire Department

PRESENTER: Town Manager Harris

ATTACHMENTS: Proposed Amendment
Current Automatic Aid Agreement dated 4/1/2024

ACTION REQUESTED: Town Council is asked to approve an amendment to the automatic aid agreement with Reems Creek Valley Fire Department. A suggested motion is:

I move that we approve the amendment to the Automatic Aid Agreement for Fire Protection and Emergency Medical Response in the Reems Creek Valley Area as presented.

DESCRIPTION: A 3-year automatic aid agreement with Reems Creek Valley Fire Department (RCVFD) was put into place in 2024 and runs through June 30, 2027.

The Town Manager and Fire Chief recommend that the attached amendment be approved by Town Council. This amendment does the following:

- Resolves the outstanding issue with the annexation of Maple Trace with a current year payment to RCVFD of $15,000
- Increases the payment under the agreement for FY2026-2027 from $45,000 to $75,000.

A new agreement to begin on July 1, 2027, will be negotiated in the coming months so that we can continue a collaborative approach to providing public safety services in the Reems Creek Valley area.

STRATEGIC PLAN ALIGNMENT: Goal 2: Emergency Preparedness & Community Resilience

FINANCIAL IMPACT: Adequate funds have been budgeted for FY2025-2026 and FY2026-2027 to cover these expenses

STATE OF NORTH CAROLINA
BUNCOMBE COUNTY

FIRST AMENDMENT TO
AUTOMATIC AID AGREEMENT FOR FIRE PROTETION
AND EMERGENCY MEDICAL RESPONSE IN THE
REEMS CREEK VALLEY AREA

WHEREAS, the Town of Weaverville ("Town") and the Reems Creek Valley Fire Department ("RCVFD") entered into an automatic aid agreement dated April 1, 2024;

WHEREAS, all parties wish to amend the agreement;

NOW, THEREFORE, in consideration of the sums specified herein and other valuable consideration, the sufficiency of which is hereby acknowledged, it is hereby agreed as follows:

1. Paragraph 12 is amended to provide that the Town agrees to pay RCVFD a sum of $75,000 for FY2026-2027 which is the third and final year under the Agreement.
2. Paragraph 15 is amended to note that the Maple Trace annexation has been resolved with a payment of $15,000 in FY2025-2026 and that payments associated with all future annexations will be handled separately from the automatic aid agreement.
3. All other provisions of the Agreement remain in full force and effect.

REEMS CREEK VALLEY FIRE DEPARTMENT, INCORPORATED

By:_____ _____
_____, Chair/President Date

By:_____ _____
Justin Lucia, Fire Chief Date

TOWN OF WEAVERVILLE

By:_____ _____
David Scott Harris, Town Manager Date

By:_____ _____
Ray Canafax, Fire Chief Date

This instrument has been preaudited in the manner prescribed by the Local Government Budget and Fiscal Control Act.

_____
Tonya Dozier, Finance Officer

STATE OF NORTH CAROLINA
BUNCOMBE COUNTY

AUTOMATIC AID AGREEMENT FOR FIRE PROTETION AND EMERGENCY MEDICAL RESPONSE IN THE REEMS CREEK VALLEY AREA

THIS AGREEMENT, made and entered into this 1st day of April, 2024, by the **REEMS CREEK VALLEY FIRE DEPARTMENT, INCORPORATION**, a North Carolina nonprofit corporation having a mailing address of 730 Reems Creek Road, Weaverville, NC 28787 (hereinafter "RCVFD"), and the **TOWN OF WEAVERVILLE**, a North Carolina municipal corporation having a mailing address of P.O. Box 338, Weaverville, NC, 28787 (hereinafter "Town");

WHEREAS, N.C Gen. Stat. 58-83-1 authorizes mutual and automatic aid assistance between fire departments whereby full authority may be exercised by fire departments to send firemen and apparatus beyond the territorial limits which they normally serve;

WHEREAS, certain properties and residents within the Town's municipal limits in the Reems Creek Valley area are closer in proximity to the fire station operated by RCVFD than the fire station operated by the Weaverville Fire Department (hereinafter "WFD");

WHEREAS, both the WFD and RCVFD desire to provide the highest level of fire protection possible to their respective fire districts along with the lowest possible ISO public protection classification ratings, and

WHEREAS, the RCVFD may be able to provide a faster response time to emergencies within the Town's municipal limits in the Reems Creek Valley area than the WFD;

WHEREAS, the Town, WFD, and RCVFD desire to enter into an agreement whereby a pre-determined response plan and automatic aid assistance as described herein is provided;

NOW, THEREFORE, in consideration of the sums specified herein and other valuable consideration, the sufficiency of which is hereby acknowledged, it is hereby agreed as follows:

1. For the purposes of this agreement, the automatic aid area is defined as:
    a. All areas within the Weaverville Fire District and municipal limits lying east and southeast of the boundary line shown on the attached map, which is incorporated herein by reference, and which are generally described as being all of those properties within the Town's municipal limits lying east of Hamburg Mountain Road; and
    b. Any area added to the Weaverville Fire District in the Reems Creek Valley area by virtue of annexation into the Town during the term of the agreement, subject to the provisions herein (see paragraph 15 below).
2. Both parties agree to provide accurate information to Buncombe County for dispatch and communications purposes pertaining to the automatic aid area and this automatic aid agreement.

3. The parties agree that Buncombe County Emergency Operations Center and/or 911 Communications Call Center will dispatch both the WFD and the RCVFD to any fire or emergency medical call in the automatic aid area.
4. Automatic Aid assistance rendered by the RCVFD shall include all equipment, apparatus, and personnel reasonably necessary and available to respond to automatic aid calls, with an EMT level responder or higher for all emergency medical calls.
5. RCVFD agrees to follow normal response protocols for all responses within the automatic aid area.
6. It shall be the responsibility of the RCVFD and its officers to ensure that all personnel responding and providing emergency assistance under this agreement are responsible persons and the conduct and actions of said personnel shall be the responsibility of the RCVFD.
7. RCVFD shall assume all liability and responsibility for damage to its own apparatus and/or equipment incurred on automatic aid calls. RCVFD shall also assume all liability and responsibility for any damage caused by its own apparatus while responding to or returning from a specific location.
8. RCVFD shall assume all costs of salaries, wages, bonuses, or other compensation for its own personnel that responds for duty under the terms of this agreement and shall also assume all cost involving the use of apparatus, equipment, tools used specifically in response to the request for aid and shall make no charge for such use.
9. RCVFD shall assume all responsibilities for workers' compensation coverage for all of its personnel responding to automatic aid calls.
10. When RCVFD fire department personnel respond pursuant to this agreement, the jurisdiction, authority, rights, privileges, and immunities shall be extended to RCVFD personnel during the entire incident until completion.
11. RCVFD agrees to relinquish incident command to WFD once WFD is on site and ready to assume that responsibility unless it is mutually agreed that RCVFD will retain incident command.
12. For the valuable services that RCVFD has agreed to undertake pursuant to this agreement, the Town agrees to pay to the RCVFD the sum of $45,000 annually, with such payment being due and payable in August of each year. Payments not made by the Town to RCVFD within 30 days of invoice shall be considered a breach of this agreement and may subject the Town to termination of this agreement as provided herein.
13. The term of this agreement shall be 3 years beginning on July 1, 2024.
14. This agreement can be terminated as follows:
    a. Upon mutual agreement of both parties;
    b. Upon 12 months' advance written notice given by either party;

c. Upon 6 months' advance written notice given to the Town by RCVFD if the parties are unsuccessful in negotiations related to annexation significantly impacting the RCVFD tax base;

d. Immediately if either party breaches any material provision of this agreement and fails to cure the default within 30 days' notice of breach.

15. Both parties agree to renegotiate the monetary compensation owed by the Town to RCVFD under this agreement if Town annexations significantly impact the RCVFD tax base, including but not limited to the annexation of the Maple Trace subdivision.
16. Any amendment to this agreement must be approved by both parties and made in writing.
17. Notices required under this agreement shall be mailed to the addresses noted at the beginning of the agreement.
18. This agreement supersedes and replaces that contract between the parties dated 19 December 2011.

REEMS CREEK VALLEY FIRE DEPARTMENT, INCORPORATED

By: Michelle Winslow
Michelle Winslow, President

4/1/2024
Date

By: Jeff Justice
Jeff Justice, Fire Chief

4/1/2024
Date

TOWN OF WEAVERVILLE

By:
Selena D. Coffey, Town Manager

3/27/2024
Date

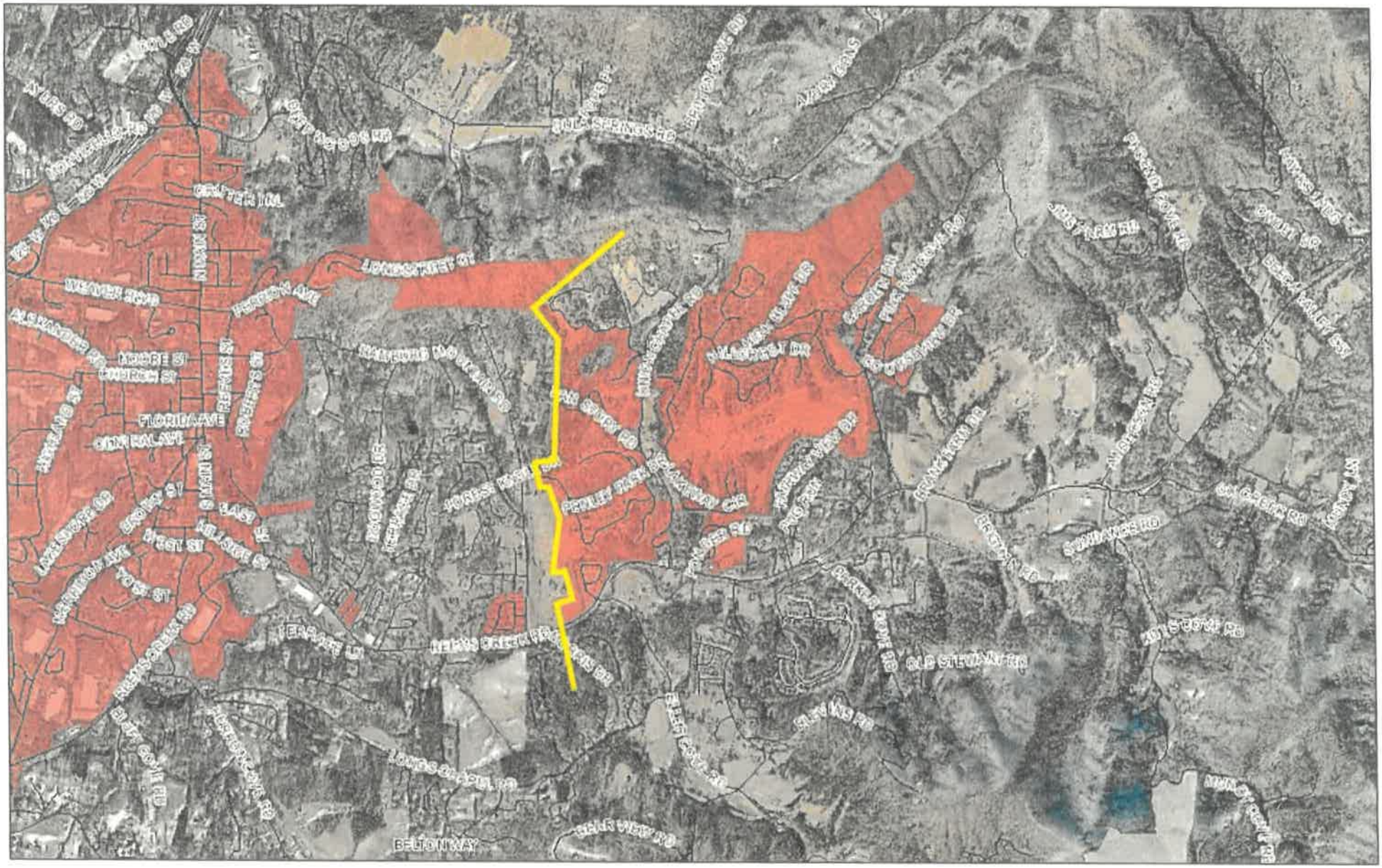
By: David Scott Harris
Scottie Harris, Fire Chief

3-26-24
Date

This instrument has been preaudited in the manner prescribed by the Local Government Budget and Fiscal Control Act.

Tonya Dozier 3/26/2024
Tonya Dozier, Finance Officer

Buncombe County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AYERS RD
CENTER HILL
WEAVER ROAD
LONGSTREET CT
MOORE ST
FLORIDA AVE
OLIN GALAX
MAIN ST
SOUTH MAIN ST
EAST ST
WEST ST
YORK ST
HILLSIDE ST
PERRY ST
PENLAND ST
BLACK COVE RD
BELTON WAY
OLD STEVENS RD
OLD STEVENS RD
OLD STEVENS RD

TOWN MANAGER'S REPORT
June 2026

Mayor/Council,

NC Legislative Representation

I wanted to take the opportunity to thank our representatives in the North Carolina General Assembly for advocating for Weaverville and local government in general. They have been working hard to get us some relief from a satellite annexation cap and from a bill that impacts our adopted FY2026-2027 budget. Some legislative updates will be provided during the June 22 Town Council meeting. The following represent Buncombe County with our Weaverville representatives highlighted in bold:

Senator Julie Mayfield – District 49
Senator Warren Daniel – District 46
Representative Lindsey Prather – District 115
Representative Eric Ager – District 114
Representative Brian Turner – District 116

Fourth of July Celebration

The Town has its July 4th Celebration planned. Food trucks will be set up around 5:30pm at the Clock Lot and the Band "SNAP" will be performing at the stage at 7pm with the fireworks anticipated to begin at around 9:20pm, depending on darkness.

Buncombe County has moved their July 4th Fireworks event from Lake Julian to North Buncombe High School. These are two separate events.

Music In the Park

The first Music in the Park concert was held in the Main Street Nature Park on June 6th and was well attended. The next concert with Chronology Music, a jazz group, is scheduled for July 11th.





New Fire Engine

Weaverville's new Fire Engine has been built and will be inspected by our Fire Department staff during the week of June 22. Delivery of the Engine to the Fire Station is expected in early July. It will be put into service as quickly as we can get it upfitted with safety equipment.



Speaking and Teaching Events

My recent speaking and teaching engagements include the following:

May 26th – Seth Winterhalter Podcast leadership in Local Government [link]

June 4th – Interview with a UNC MPA student for a project she is working on regarding Leadership and workplace culture

Tree Giveaways

The Arbor Day Foundation has provided the Town with 100 trees for reforestation. Some of these have been kept by Town staff for planting on Town properties and others are being cared for by Tree Board members and then donated to the community at the Music in the Park events. Trees were given away on June 6 and will be available again on July 11. Tree species have included cedars, red maples, white oaks, arrow-wood viburnums, and others.



Recreation Complex Updates

The fence behind the basketball goal at the Recreation Complex has been extended in order to keep missed shots from escaping the fenced court and sometimes rolling down the hill. This was done for safety reasons and to make play more enjoyable.



Picnic tables have been set up at the Recreation Complex and we are working on installing raised beds for a community garden that will be part of our Community Programming.

The noise abatement panels on the pickleball courts have not held up well and many are down right now. This is disappointing given that they were expensive to purchase. We are working on getting as many back up as possible in the coming weeks and looking at other longer-lasting alternatives.

Regional Hazard Mitigation Plan

Buncombe and Madison Counties have both recently adopted a new Regional Hazard Mitigation Plan. The Town of Weaverville and other municipal jurisdictions will also need to adopt this Plan for compliance with FEMA and NC Emergency Management. The Plan is over 600 pages long and will be sent out to Town Council via email (if possible) in the coming days and Town Council will be asked to consider its a adoption at the July 27 Town Council meeting.

Upcoming Town Meetings/Events

July 4 – Fourth of July Celebration; Town offices closed on July 3rd
July 6 – Planning Board Meeting at 4pm
July 6 – Board of Adjustment Meeting at 6pm
July 8 – Tree Board Meeting at 6pm
July 11 – Music in the Nature Park at 6pm
July 13 – Town Council Regular Workshop Meeting
July 27 – Town Council Regular Meeting at 6pm

Respectfully submitted,
Scottie Harris, Town Manager

TOWN OF WEAVERVILLE
TOWN COUNCIL MEETING AGENDA ITEM

DATE OF MEETING:	June 22, 2026
SUBJECT:	Updates from Town Council on Committees and Projects
PRESENTER:	Mayor Lawrence
ATTACHMENTS:	None
ACTION REQUESTED:	The Mayor and Town Councilmembers are offered an opportunity to provide quick updates from their board and committee assignments or on projects that they are working on.
DESCRIPTION:	Individual members of Town Council serve on various boards and committees and have active involvement on certain projects. Quick updates can be shared with Town Council and the public during this portion of the meeting. [If more in-depth discussion and/or Town Council action is needed, a formal agenda item is preferred and can be scheduled for a subsequent Town Council meeting]
STRATEGIC PLAN ALIGNMENT:	N/A
FINANCIAL IMPACT:	N/A

.

TOWN OF WEAVERVILLE

TOWN COUNCIL AGENDA ITEM

PUBLIC HEARING

Date of Meeting:	Monday, June 22, 2026
Subject:	Public Hearing: Zoning Map Amendment – Unaddressed Reagan Lane
Presenter:	Planning Director
Attachments:	Public Notice, Planning Board Recommendation, Staff Report

Description:

Staff is in possession of a zoning map amendment application for an unaddressed property on Reagan Lane. The proposal is to rezone the property from R-1 to C-1.

The Planning Board deliberated the matter and offered a favorable recommendation to Town Council on the proposal at their regular meeting in May. That recommendation and a staff report are attached.

It is noted that the Board also deliberated a C-2 zoning request for the same parcel in April and offered a unanimous negative recommendation. Rather than progress the application with this recommendation, the property owner and applicant chose to revise their application to C-1. This C-1 zoning request is what is before

Staff recommends that Town Council move forward and consider the proposed zoning map amendment. To do so Town Council must hold a public hearing on the matter. The public hearing scheduled for tonight has been properly noticed and affidavits to that effect are available upon request.

Action Requested:
Town Council is asked to hold a public hearing on this matter.

TOWN OF WEAVERVILLE
NOTICE OF PUBLIC HEARINGS

PUBLIC NOTICE is hereby given that the Weaverville Town Council will hold two public hearings during its regularly scheduled meeting on Monday, June 22, 2026 beginning at 6:00 p.m., or as soon thereafter as Town Council can reach the matter, for the purpose of holding public hearings on a proposed zoning map amendments to the properties commonly known as unaddressed Reagan Lane and 5 Reagan Lane bearing Buncombe County parcel identification numbers: 9742-29-7577 and 9742-29-9584, from R-1 to C-1.

These public hearings 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 hearings and will be distributed to Town Council. 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 Hearings, 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

May 5, 2026

Mayor Dee Lawrence and
Weaverville Town Council

Re: Unaddressed Reagan Lane – PIN 9742-29-7577
Proposed Zoning Map Amendment - C-1 Zoning
Statement of Consistency/Reasonableness and Recommendation

Dear Mayor and Council –

On May 4, 2026, the Planning Board reviewed zoning map amendment requests for the above property located near the southwest corner of North Main Street and Weaverville Boulevard (map attached). The property owner requested rezoning from R-1 to C-1.

Town development regulations concerning zoning map amendments require the Planning Board to review the application for consistency with the Comprehensive Land Use Plan (CLUP) and reasonableness.

It is noted that in April the Planning Board considered C-2 zoning for this property and found C-2 to be inconsistent with the CLUP and unreasonable. The applicant amended their application and the Board considered C-1 zoning.

With a unanimous vote the Planning Board sends a favorable recommendation to Town Council for C-1 with findings that that this zoning district is both consistent with the Comprehensive Land Use Plan and reasonable.

The Planning Board based their finding of CLUP consistency on this property being located in the "commercial" area on the future land use map and adjacent to C-1 uses.

The Planning Board is required to consider the reasonableness factors contained in Town Code Section 20-1505(d) which include the following: (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.

Concerning reasonableness, the Board found any commercial use allowed in the C-1 district would be reasonable on a high traffic road such as Weaver Boulevard. The Planning Board also discussed that the

closest commercially zoned property (Weaver Village) is most closely aligned with C-1 and C-1 would provide a transition between the residential uses in the area and the C-2 properties on Weaver Boulevard.

Especially when thinking about the development of this property in combination with the 5 Reagan Lane property, conditional district zoning is likely the best alternative for development approvals at such a prominent and important intersection within the downtown area, but C-1 zoning was deemed consistent with the CLUP and a reasonable zoning district.

The Planning Board did indicate that all uses allowed within the C-1 district should be studied to determine if any, such as gas stations, should be removed or modified. I expect that the Planning Board will take this up in the near future. Any recommendations for text amendments can be forwarded to Town Council for consideration once downzoning limitations are resolved.

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

Sincerely,



Jane Kelley
Planning Board Chair

cc: James Eller, Planning Director
Scottie Harris, Town Manager

Town of Weaverville, North Carolina
Staff Report: Proposed Rezoning
Reagan Lane

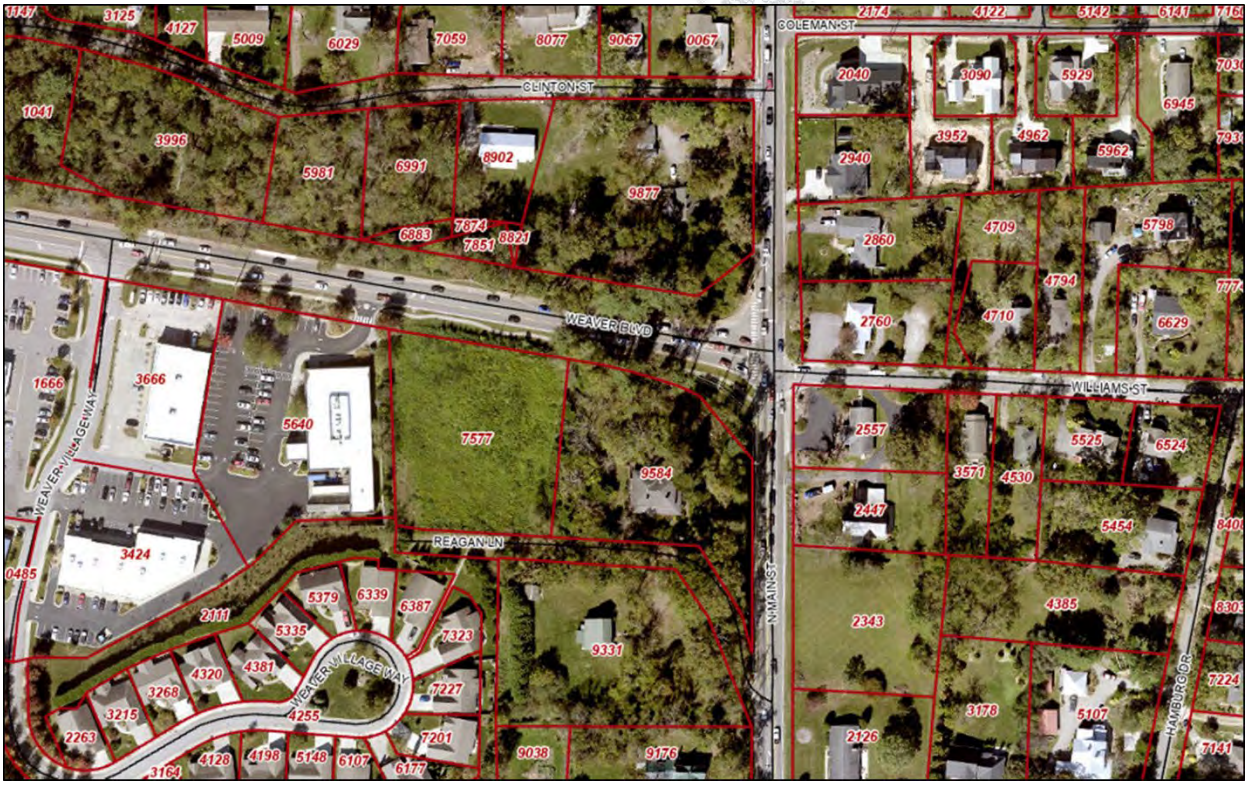
Prepared March 2026
Updated April 2026

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

Introduction to the Properties

Town Council is set to consider a rezoning of the property commonly known as 5 and Unaddressed Reagan Lane and a rezoning from R-1 to ~~C-2~~ C-1 is desired. These parcels consist of 2.23 acres and may be found immediately southwest of the intersection of Weaver Boulevard and North Main Street.

Following the April meeting of the Board, where C-2 zoning was considered for these properties, staff met with the respective owners of these parcels regarding a path forward for the rezoning request. Given that the owners have no perspective buyers or projects, staff advised against a conditional zoning request which would lock the parcels into a site-specific ordinance and development plan. The owners have chosen to proceed with a standard C-1 zoning map amendment.



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

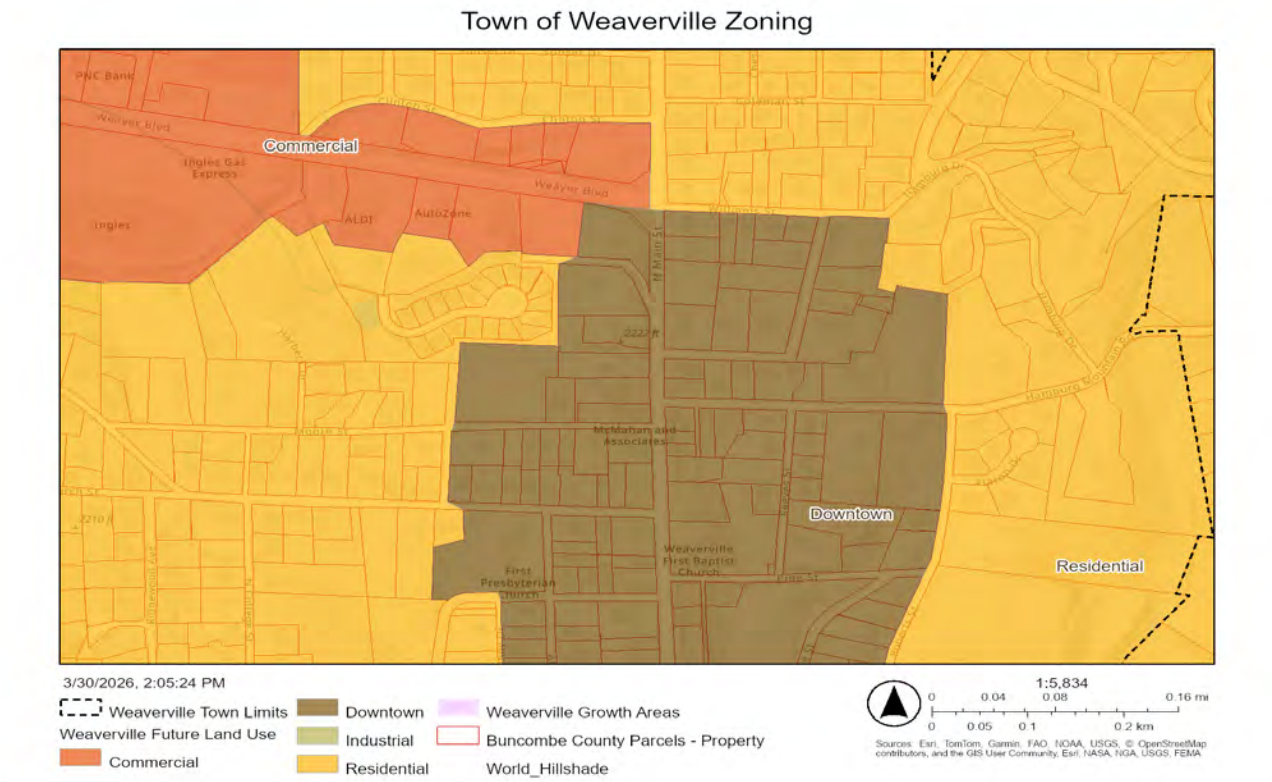
Comprehensive Land Use Plan Compliance

When considering compliance with the Town's Comprehensive Land Use Plan (CLUP), often the analysis begins with a consultation of the future land use map. Here it is found that the unaddressed parcel is shown for "commercial" future uses and the Parcel at 5 Reagan is shown for "downtown" future uses. These future land use map use categories are described as follows:

Commercial:
This land use classification is intended to identify and reinforce the existing general commercial land use patterns. The Town's four primary commercial areas are, in addition to the downtown core, North Main Street and Five Points, Northridge Commons, Weaver Boulevard and Sothern Merrimon near the intersection of Merrimon Avenue and Garrison Road. These defined areas serve different roles for the community with Northridge Commons serving a regional retail role with national retail establishments, Weaver Boulevard serving a mix of local and regional retail role and North Main Street and Five Points and Southern Merrimon who have a smaller local retail role.

Downtown:
This land use classification represents the original core of the town including the central business district and adjacent residential neighborhoods and transitional areas. A variety of businesses and uses exist within this area to serve the needs of the community while simultaneously drawing a larger population including tourists to the area. In the downtown core restaurants, retail establishments, service establishments, specialty stores and galleries, and civic and institutional are woven together within historic buildings with active streets and creating an atmosphere conductive to pedestrian activity. This core commercial area is often referenced for its "small town charm" which is called to be specially protected and preserved within previous iterations of the Town's comprehensive land use plans.

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



Zoning Analyst

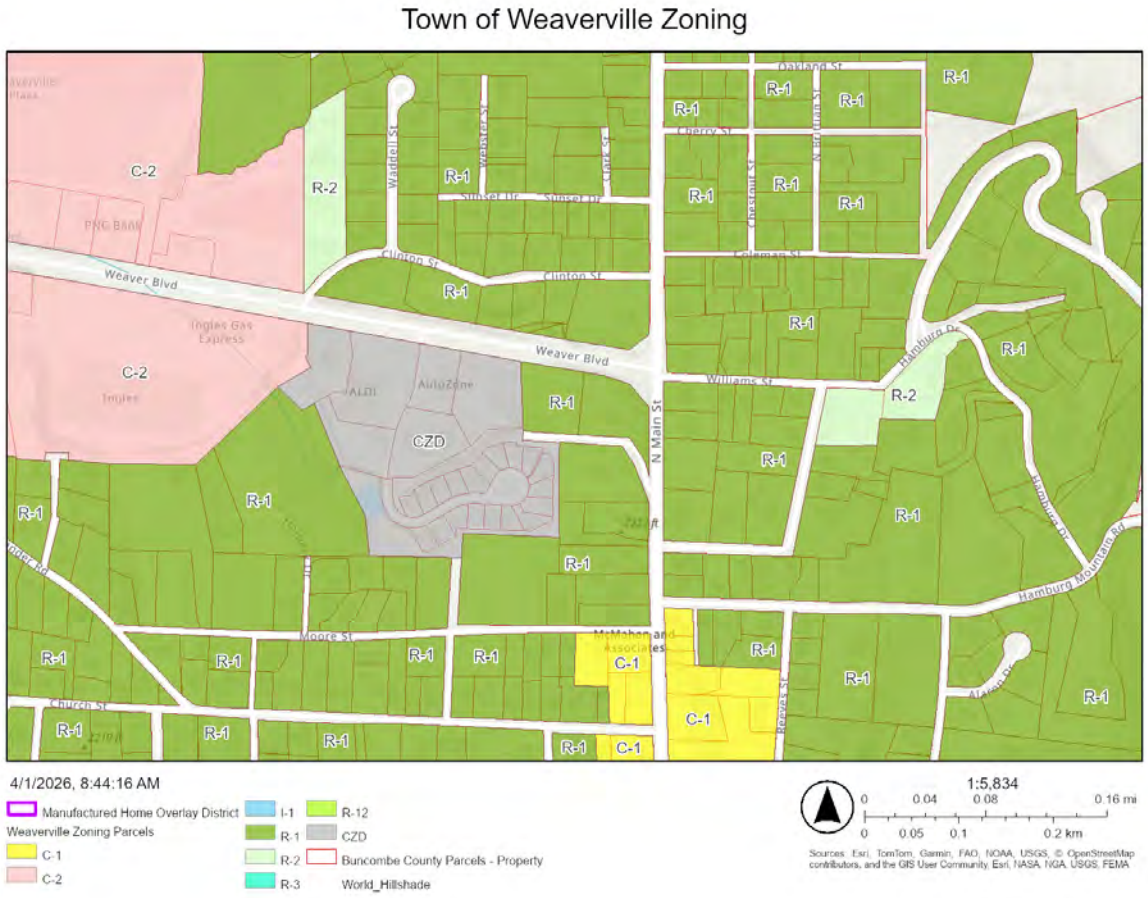
When the Planning Board and Town Council consider a zoning map amendment which proposes a change to a standard zoning district, all uses permitted in the desired standard zoning district should be considered.

~~Given that most of the downtown core is zoned C-1, and C-2 zoning is desired for this map amendment, staff will be prepared to describe uses, such as drive-thru retail or restaurant, that differentiate the zoning districts, and the following is a link to the table of uses for your review.~~

https://library.municode.com/nc/weaverville/codes/code_of_ordinances?nodeId=PTIICOOR_CH20PLDE_PTIIIZORE_ARTIICODIOVDICODITAUSTADIREZOMADIBOMI_S20-3205TAUS

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

The neighboring conditional district for Weaver Village was discussed at length in the previous meeting of the Board. This conditional district largely allows most uses within the C-1 zoning district, and therefore, this rezoning to C-1 rather than C-2, seems to be more in line with uses allowed immediately to the west and downtown.



TOWN OF WEAVERVILLE

TOWN COUNCIL AGENDA ITEM

PUBLIC HEARING

Date of Meeting: Monday, June 22, 2026

Subject: Public Hearing: Zoning Map Amendment – 5 Reagan Lane

Presenter: Planning Director

Attachments: Public Notice, Planning Board Recommendation, Staff Report

Description:

Staff is in possession of a zoning map amendment application for the property commonly known as 5 Reagan Lane. The proposal is to rezone the property from R-1 to C-1.

The Planning Board deliberated the matter and offered an unfavorable recommendation to Town Council on the proposal of C-1 zoning at their regular meeting in May. That recommendation is attached with a staff report.

It is noted that the Board also deliberated a C-2 zoning request for the same parcel in April and offered a unanimous negative recommendation. Rather than progress the application with this recommendation, the property owner and applicant chose to revise their application to C-1, which is the current request that is before Town Council tonight.

Staff recommends that Town Council move forward and consider the proposed zoning map amendment. To do so Town Council must hold a public hearing on the matter. The public hearing scheduled for tonight has been properly noticed and affidavits to that effect are available upon request.

Action Requested:
Town Council is asked to hold a public hearing on this matter.

TOWN OF WEAVERVILLE
NOTICE OF PUBLIC HEARINGS

PUBLIC NOTICE is hereby given that the Weaverville Town Council will hold two public hearings during its regularly scheduled meeting on Monday, June 22, 2026 beginning at 6:00 p.m., or as soon thereafter as Town Council can reach the matter, for the purpose of holding public hearings on a proposed zoning map amendments to the properties commonly known as unaddressed Reagan Lane and 5 Reagan Lane bearing Buncombe County parcel identification numbers: 9742-29-7577 and 9742-29-9584, from R-1 to C-1.

These public hearings 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 hearings and will be distributed to Town Council. 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.

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The Town of
Weaverville
NORTH CAROLINA

May 5, 2026

Mayor Dee Lawrence and
Weaverville Town Council

Re: 5 Reagan Lane – PIN 9742-29-9584
Proposed Zoning Map Amendment - C-1 Zoning
Statement of Consistency/Reasonableness and Recommendation

Dear Mayor and Council –

On May 4, 2026, the Planning Board reviewed zoning map amendment requests for the above property located near the southwest corner of North Main Street and Weaverville Boulevard (map attached). The property owner requested rezoning from R-1 to C-1.

Town development regulations concerning zoning map amendments require the Planning Board to review the application for consistency with the Comprehensive Land Use Plan (CLUP) and reasonableness.

It is noted that in April the Planning Board considered C-2 zoning for this property and found C-2 to be inconsistent with the CLUP and unreasonable. The applicant amended their application and the Board considered C-1 zoning.

With a unanimous vote the Planning Board sends an unfavorable recommendation to Town Council for C-1 with findings that that this zoning district is inconsistent with the Comprehensive Land Use Plan and unreasonable.

The CLUP prioritizes preserving the character of the downtown area, especially along Main Street. A majority of the properties surrounding this property is R-1 with active residential uses. The Board found that a change to C-1 zoning is inconsistent with the CLUP in that it may not preserve the character of the downtown area and that the zoning of this property should be consistent with the residential uses currently in the area.

The Planning Board is required to consider the reasonableness factors contained in Town Code Section 20-1505(d) which include the following: (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.

In finding that the C-1 zoning is unreasonable, the Planning Board discussed that C-1 zoning represents an increase in commercial activity in the immediately surrounding area which is predominantly residential. The Planning Board was quite concerned about the possibility of a gas station or other permissible high intensity commercial use being located at an intersection that is important and is anticipated to have traffic control difficulties. For these reasons the Planning Board found that C-1 zoning for this property is unreasonable.

This property presents unique development challenges given its location at such a prominent intersection in the downtown area. The configuration of Reagan Lane, which is a Town street located at a very sharp angle on these properties, also presents difficulties. With these challenges in mind, and when considering the development of this property in combination with the unaddressed Reagan Lane property, the Planning Board suggests that conditional district zoning might be the preferred development route.

The Planning Board might have come to a different conclusion if some of the more intense commercial uses were not permitted within the C-1 district. The Planning Board plans to review all uses within the C-1 district to determine if any uses, such as gas stations or other high intensity commercial uses, should be removed or modified. I expect that the Planning Board will take this up in the near future. Any recommendations for text amendments can be forwarded to Town Council for consideration once downzoning limitations are resolved.

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

Sincerely,

Jane Kelley
Planning Board Chair

cc: James Eller, Planning Director
Scottie Harris, Town Manager

Town of Weaverville, North Carolina
Staff Report: Proposed Rezoning
Reagan Lane

Prepared March 2026
Updated April 2026

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

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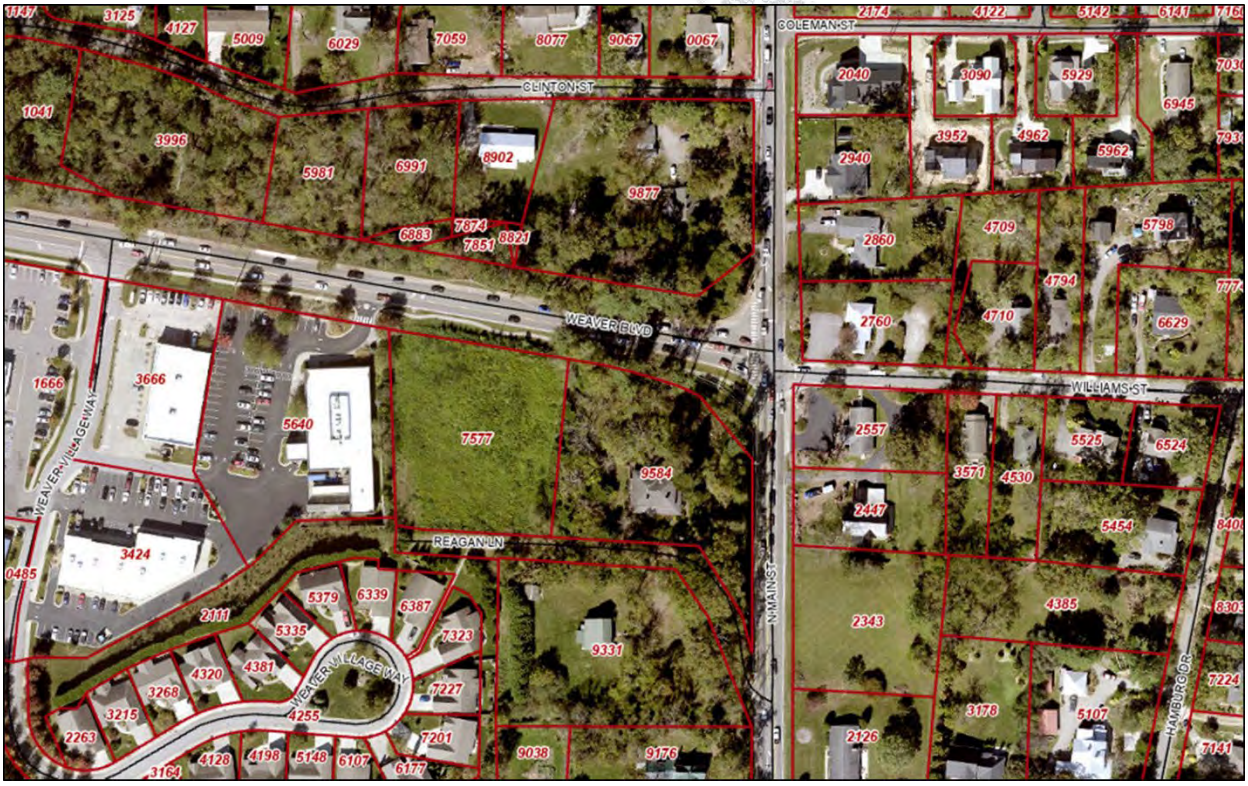
Following the April meeting of the Board, where C-2 zoning was considered for these properties, staff met with the respective owners of these parcels regarding a path forward for the rezoning request. Given that the owners have no perspective buyers or projects, staff advised against a conditional zoning request which would lock the parcels into a site-specific ordinance and development plan. The owners have chosen to proceed with a standard C-1 zoning map amendment.



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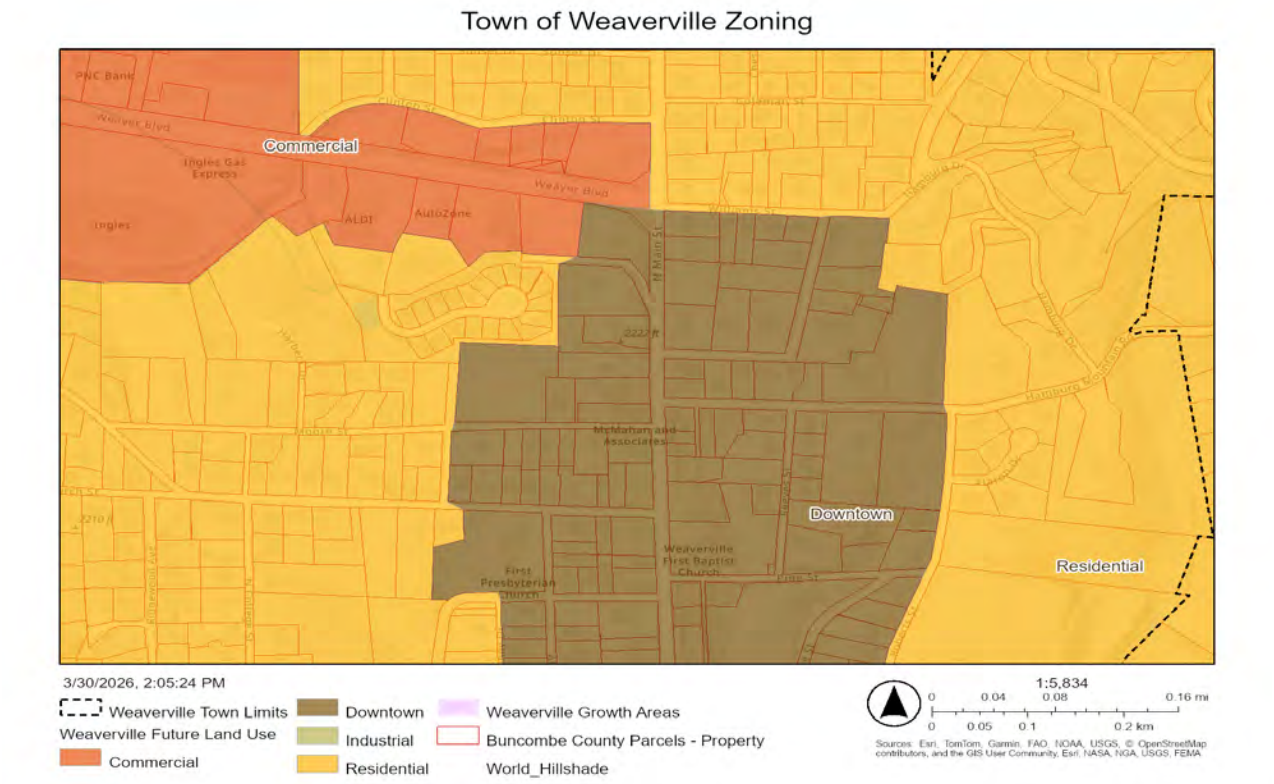

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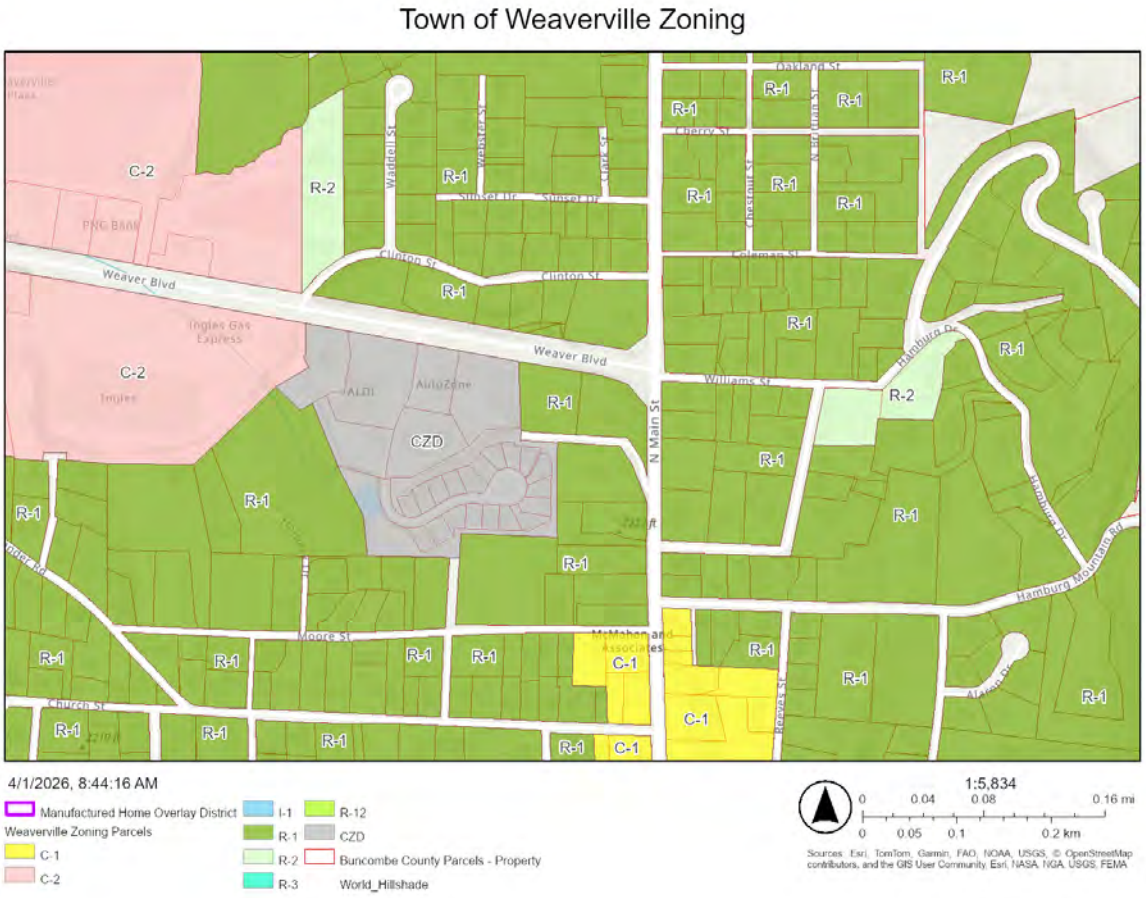
Sources: Town of Weaverville Code of Ordinances; Comprehensive Land Use Plan

The neighboring conditional district for Weaver Village was discussed at length in the previous meeting of the Board. This conditional district largely allows most uses within the C-1 zoning district, and therefore, this rezoning to C-1 rather than C-2, seems to be more in line with uses allowed immediately to the west and downtown.



TOWN OF WEAVERVILLE

TOWN COUNCIL AGENDA ITEM

Date of Meeting:	Monday, June 22, 2026
Subject:	Zoning Map Amendment – Unaddressed Reagan Lane (PIN 9742-29-7577)
Presenter:	Planning Director
Attachments:	Proposed Ordinance

Description:

The public hearing on this zoning map amendment was held earlier in this meeting. Action is now eligible on the proposed zoning map amendment for an unaddressed parcel on Reagan Lane.

Staff will be available to answer any questions Town Council may have, or that result from comments made during the public hearing.

Should Town Council wish to approve the zoning map amendment changing the zoning from R-1 to C-1 as requested, a draft ordinance is attached for consideration.

Action Requested:
Town Council discussion and possible action to approve or deny the zoning map amendment request. Depending on the action that Town Council wishes to take, one of the following motions might be appropriate:

I move that the ordinance designating the unaddressed property on Reagan Lane bearing PIN 9742-29-7577 as C-1 zoning be adopted.

I move that the zoning map amendment request for the the unaddressed property on Reagan Lane bearing PIN 9742-29-7577 be denied.

AN ORDINANCE AMENDING THE
TOWN OF WEAVERVILLE ZONING MAP TO DESIGNATE THE PROPERTY AT
UNADDRESSED REAGAN LANE (PIN 9742-29-7577) AS C-1 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 of the unaddressed parcel on Reagan Lane, which bears Parcel Identification Number 9742-29-7577 ("the Property"), has requested to be rezoned from R-1 to C-1 to allow for commercial development on the property;

WHEREAS, by letter dated 5 May 2026 the Planning Board found C-1 zoning to be consistent with the Town's Comprehensive Land Use and reasonable due since the property also fronts Weaver Boulevard which is main area of commercial activity;

WHEREAS, a public hearing on the question of C-1 was held during a meeting of Town Council on 22 June 2026 at 6:00 p.m., after due notice by mailing and posting the property, and a written comment period beginning on June 3, 2026;

WHEREAS, at the public hearing the residents of Weaverville and the surrounding area were given an opportunity to be heard on any questions regarding C-1 zoning for this property as requested;

WHEREAS, Town Council adopts the Planning Board findings that a C-1 zoning designation is both consistent with the Comprehensive Land Use Plan and reasonable;

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 unaddressed parcel on Reagan Lane (PIN 9742-29-7577) as C-1.

ADOPTED THIS the _____ day of June, 2026, with ___ voting in favor and ___ against.

_____
GARY D. LAWRENCE, Mayor

ATTESTED BY:

_____
TAMARA MERCER, Town Clerk

TOWN OF WEAVERVILLE

TOWN COUNCIL AGENDA ITEM

Date of Meeting: Monday, June 22, 2026

Subject: Zoning Map Amendment – 5 Reagan Lane (PIN 9742-29-9584)

Presenter: Planning Director

Attachments: Proposed Ordinance

Description:

The public hearing on this zoning map amendment was held earlier in this meeting. Action is now eligible on the proposed zoning map amendment for 5 Reagan Lane.

Staff will be available to answer any questions Town Council may have, or that result from comments made during the public hearing.

Should Town Council wish to approve the zoning map amendment changing the zoning from R-1 to C-1 as requested, a draft ordinance is attached for consideration

Action Requested:
Town Council discussion and possible action to approve or deny the zoning map amendment request. Depending on the action that Town Council wishes to take, one of the following motions might be appropriate:

I move that the ordinance designating 5 Reagan Lane bearing PIN 9742-29-9584 as C-1 zoning be adopted.

I move that the zoning map amendment request for 5 Reagan Lane bearing PIN 9742-29-9584 be denied.

9742-29-9584AN ORDINANCE AMENDING THE TOWN OF WEAVERVILLE ZONING MAP TO DESIGNATE THE PROPERTY AT 5 REAGAN LANE (PIN 9742-29-9584) AS C-1 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 5 Reagan Lane, which bears Parcel Identification Number 9742-29-9584 ("the Property"), has requested to be rezoned from R-1 to C-1 to allow for commercial development on the property;

WHEREAS, by letter dated 5 May 2026 the Planning Board found C-1 zoning to be inconsistent with the Town's Comprehensive Land Use and unreasonable due to the risk of certain commercial uses at this important intersection in that it may not preserve the character of the downtown area and is inconsistent with the residential uses currently in the area;

WHEREAS, a public hearing on the question of C-1 was held during a meeting of Town Council on 22 June 2026 at 6:00 p.m., after due notice by mailing and posting the property, and a written comment period beginning on June 3, 2026;

WHEREAS, at the public hearing the residents of Weaverville and the surrounding area were given an opportunity to be heard on any questions regarding C-1 zoning for this property as requested;

WHEREAS, Town Council finds that C-1 zoning for this property is consistent with the Comprehensive Land Use Plan in that the property is shown as "Downtown" which is a mix of residential and commercial uses and reasonable in that the "light" commercial uses allowed in a C-1 district are compatible with the current uses within the area, including commercial uses that are in the immediate vicinity along both Weaver Boulevard and Main Street;

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 5 Reagan Lane (PIN 9742-29-9584) as C-1.

ADOPTED THIS the _____ day of June, 2026, with ___ voting in favor and ___ against.

_____

GARY D. LAWRENCE, Mayor

ATTESTED BY:

_____

TAMARA MERCER, Town Clerk

TOWN OF WEAVERVILLE
TOWN COUNCIL MEETING AGENDA ITEM

DATE OF MEETING: June 22, 2026

SUBJECT: Legislative Updates

PRESENTER: Town Manager Harris

ATTACHMENTS: Senate Bill 474 and Senate Bill 889 (Budget Related)
Senate Bill 811 (Relief from Satellite Annexation Cap)
House Bill 1117 (Even-Year Municipal Elections)
Draft Resolution Requesting Even-Year Municipal Elections

ACTION REQUESTED: Information only as to the budget-related bills and the bill that provides relief from the satellite annexation cap.

Town Council discussion and possible action if even-year municipal elections are desired. If appropriate based on Town Council discussion, a suggested motion could be:

I move that we adopt a resolution requesting a legislative charter amendment to allow for even year municipal elections.

DESCRIPTION: The Town Manager and staff have been actively tracking several important legislative bills during this session and will provide Town Council with an update on those, including:

- SB474, which will exempt Buncombe County and others from the reappraisal moratorium in SB889 and will govern whether Buncombe County can use the reappraised values for the FY2026-2027 tax year
- SB811, which provides the Town and others with relief from a 10% cap on satellite annexation area

In the recent past Town Council indicated a desire to move to even-year elections due to the increasing cost of holding odd-year elections. Several jurisdictions are currently seeking legislative approval for charter amendments to move to even-year elections (an example is House Bill 1117). If Town Council would like to shift to even-year elections a resolution indicating that is the next step towards getting our representatives working on that for the next available session.

STRATEGIC PLAN ALIGNMENT: Goal 1: Sustainable Growth and Development

FINANCIAL IMPACT: Even-year elections will eliminate or greatly reduce our election costs in FY2027-2028

GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2025

S **4**

SENATE BILL 474
Regulatory Reform Committee Substitute Adopted 4/2/25
Third Edition Engrossed 4/8/25
House Committee Substitute Favorable 6/9/26

Short Title: Adjust Counties/Reappraisal Moratorium. (Public)

Sponsors:

Referred to:

March 25, 2025

A BILL TO BE ENTITLED

AN ACT TO ADJUST THE COUNTIES SUBJECT TO THE PROPERTY TAX REAPPRAISAL MORATORIUM.

The General Assembly of North Carolina enacts:

SECTION 1. If Senate Bill 889, 2025 Regular Session, becomes law, Section 1 of that act reads as rewritten:

"**SECTION 1.(a)** 2026 Taxable Year. – Notwithstanding any provision of law to the contrary and effective only for the taxable year beginning July 1, 2026, ~~every~~ a county ~~(i) with a population of 15,000 or greater according to the latest federal decennial census and (ii) in which a reappraisal of real property became effective as of January 1, 2026,~~ shall not use the schedule of values adopted by the board of county commissioners ~~in accordance with that reappraisal~~ that became effective as of January 1, 2026, but shall instead use the schedule of values adopted in accordance with the county's most recent previous reappraisal effective prior to January 1, 2026.

"**SECTION 1.(b)** 2027 and Future Taxable Years. – Notwithstanding any provision of law to the contrary, effective for the taxable year beginning July 1, 2027, ~~every~~ a county ~~(i) with a population of 15,000 or greater according to the latest federal decennial census and (ii) in which a reappraisal of real property became effective as of January 1, 2026,~~ shall use the schedule of values adopted by the board of county commissioners in accordance with the January 1, 2026, reappraisal until the adoption of a new schedule of values pursuant to a future reappraisal by the county in accordance with G.S. 105-286 and subsection (c) of this section.

"**SECTION 1.(c)** Base Year Calculation. – ~~Every~~ A county ~~to which this section applies~~ shall be deemed to have conducted its most recent reappraisal effective January 1, 2027, for purposes of calculating the time for its next general reappraisal of real property under G.S. 105-286.

"**SECTION 1.(d)** Property Tax Appeals. – Notwithstanding any provision of law to the contrary, a taxpayer may appeal the listing or appraisal of real property in accordance with Subchapter II of Chapter 105 of the General Statutes during the 2026 calendar year for an appraisal of real property that became effective as of January 1, 2026. A taxpayer that fails to appeal an appraisal of real property subject to this section during the 2026 calendar year may appeal the appraisal during the 2027 calendar year as if the appraisal became effective January 1, ~~2027~~ 2027, provided that the real property is located in a county ~~with a population of 15,000 or greater according to the latest federal decennial census.~~ to which this section applies. A county shall accept an appeal from a taxpayer subject to this section during the 2027 calendar year, provided that the appeal is submitted in timely manner for an appraisal that became effective

January 1, 2027. Any adjustment made during the appeal process provided for under this section is effective for the taxable year beginning July 1, 2027.

"**SECTION 1.(e)** Applicability. – This section applies only to counties with a reappraisal of real property that became effective as of January 1, 2026, that do not meet any of the following criteria:

(1) Have a population of less than 12,000 according to the latest federal decennial census.

(2) Are in the year designated in G.S. 105-286(a)(2)a. and have a population of less than 150,000, according to the latest federal decennial census.

(3) Have levied a property tax rate in excess of ninety-five cents (95¢) per one hundred dollars ($100.00) of appraised value of property subject to taxation at any point in the prior four years.

(4) Are an affected area, as defined in Section 1.4 of S.L. 2025-2."

SECTION 2. This act is effective when it becomes law.

GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2025

SENATE BILL 889
RATIFIED BILL

AN ACT REQUIRING CERTAIN COUNTIES WITH REAPPRAISALS EFFECTIVE AS OF JANUARY 1, 2026, TO USE A SCHEDULE OF VALUES ADOPTED PRIOR TO THAT DATE FOR THE 2026-2027 FISCAL YEAR, REQUIRING THOSE COUNTIES TO USE THE 2026 SCHEDULE OF VALUES FOR 2027-2028 AND FUTURE FISCAL YEARS UNTIL THE COUNTY'S NEXT GENERAL REAPPRAISAL, AND REQUIRING COUNTY ASSESSORS TO PAY AN EXAMINATION FEE.

The General Assembly of North Carolina enacts:

SECTION 1.(a) 2026 Taxable Year. – Notwithstanding any provision of law to the contrary and effective only for the taxable year beginning July 1, 2026, every county (i) with a population of 15,000 or greater according to the latest federal decennial census and (ii) in which a reappraisal of real property became effective as of January 1, 2026, shall not use the schedule of values adopted by the board of county commissioners in accordance with that reappraisal but shall instead use the schedule of values adopted in accordance with the county's most recent previous reappraisal effective prior to January 1, 2026.

SECTION 1.(b) 2027 and Future Taxable Years. – Notwithstanding any provision of law to the contrary, effective for the taxable year beginning July 1, 2027, every county (i) with a population of 15,000 or greater according to the latest federal decennial census and (ii) in which a reappraisal of real property became effective as of January 1, 2026, shall use the schedule of values adopted by the board of county commissioners in accordance with the January 1, 2026, reappraisal until the adoption of a new schedule of values pursuant to a future reappraisal by the county in accordance with G.S. 105-286 and subsection (c) of this section.

SECTION 1.(c) Base Year Calculation. – Every county to which this section applies shall be deemed to have conducted its most recent reappraisal effective January 1, 2027, for purposes of calculating the time for its next general reappraisal of real property under G.S. 105-286.

SECTION 1.(d) Property Tax Appeals. – Notwithstanding any provision of law to the contrary, a taxpayer may appeal the listing or appraisal of real property in accordance with Subchapter II of Chapter 105 of the General Statutes during the 2026 calendar year for an appraisal of real property that became effective as of January 1, 2026. A taxpayer that fails to appeal an appraisal of real property subject to this section during the 2026 calendar year may appeal the appraisal during the 2027 calendar year as if the appraisal became effective January 1, 2027 provided that the real property is located in a county with a population of 15,000 or greater according to the latest federal decennial census. A county shall accept an appeal from a taxpayer subject to this section during the 2027 calendar year, provided that the appeal is submitted in timely manner for an appraisal that became effective January 1, 2027. Any adjustment made during the appeal process provided for under this section is effective for the taxable year beginning July 1, 2027.

SECTION 2. G.S. 105-294 reads as rewritten:

"**§ 105-294. County assessor.**

…

(b) Qualifications. – Persons who held the position of assessor on July 1, 1971, and continue to hold the position, and persons who have been certified for appointment as assessor by the Department of Revenue between July 1, 1971, and July 1, 1983, are deemed to be qualified to serve as county assessor. Any other person selected to serve as county assessor must meet the following requirements:

…

(5) Pay to the Department of Revenue a fee of twenty dollars ($20.00) for the comprehensive examination required under subdivision (4) of this subsection. Fees collected by the Department under this subdivision shall be applied to the cost of administering the examination.

…

(d) Continuing Education. – In order to retain the position of county assessor, every person serving as county assessor, including those persons deemed to be qualified under ~~the provisions of this act,~~ this section, shall, in each period of 24 months, attend at least 30 hours of instruction in the appraisal or assessment of property as provided in ~~regulations~~ rules of the Department of Revenue.

(e) Compensation. – The compensation and expenses of the county assessor shall be determined by the board of county commissioners.

(f) Alternative to ~~separate office of county assessor.~~ Separate Office of County Assessor. – Pursuant to ~~Act [Article]~~ Article VI, Section 9 of the North Carolina Constitution, the office of county assessor ~~is hereby declared to be an office that~~ may be held concurrently with any other appointive or elective office except that of member of the board of county commissioners."

SECTION 3. Section 1 of this act is effective when it becomes law. Section 2 of this act becomes effective October 1, 2026, and applies to examinations conducted on or after that date. The remainder of this act is effective when it becomes law.

In the General Assembly read three times and ratified this the 10th day of June, 2026.

s/ Rachel Hunt
President of the Senate

s/ Destin Hall
Speaker of the House of Representatives

_____
Josh Stein
Governor

Approved _____.m. this _____ day of _____, 2026

GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2025

S **4**

SENATE BILL 811

State and Local Government Committee Substitute Adopted 4/28/26
House Committee Substitute Favorable 6/9/26
House Committee Substitute #2 Favorable 6/9/26

Short Title: Various Local Provisions VIII. (Local)

Sponsors:

Referred to:

April 22, 2026

A BILL TO BE ENTITLED

AN ACT REMOVING THE CAP ON SATELLITE ANNEXATIONS FOR THE TOWNS OF BAILEY AND WEAVERVILLE AND THE CITY OF CHERRYVILLE; REMOVING CERTAIN DESCRIBED PROPERTY FROM THE CORPORATE LIMITS OF THE CITIES OF MOREHEAD CITY AND WASHINGTON, THE TOWNS OF KERNERSVILLE, RED OAK, VASS, AND WAYNESVILLE, AND THE VILLAGE OF WALNUT CREEK; AND LIMITING CERTAIN POWERS OF THE VILLAGE OF WALNUT CREEK.

The General Assembly of North Carolina enacts:

TOWNS OF BAILEY AND WEAVERVILLE/CITY OF CHERRYVILLE SATELLITE ANNEXATION CAP REMOVAL

SECTION 1. G.S. 160A-58.1(b) reads as rewritten:

"(b) A noncontiguous area proposed for annexation must meet all of the following standards:

…

(5) The area within the proposed satellite corporate limits, when added to the area within all other satellite corporate limits, may not exceed ten percent (10%) of the area within the primary corporate limits of the annexing city.

This subdivision does not apply to the Cities of Archdale, Asheboro, Belmont, Cherryville, Claremont, Concord, Conover, Durham, Elizabeth City, Gastonia, Greenville, Hickory, Kannapolis, Kings Mountain, Locust, Lowell, Marion, Mount Airy, Mount Holly, New Bern, Newton, Oxford, Randleman, Roanoke Rapids, Rockingham, Saluda, Sanford, Salisbury, Shelby, Southport, Statesville, and Washington and the Towns of Ahoskie, Angier, Apex, Ayden, Bailey, Belville, Benson, Bladenboro, Bridgeton, Bunn, Burgaw, Calabash, Carthage, Catawba, China Grove, Clayton, Columbia, Columbus, Cramerton, Creswell, Dallas, Dobson, Four Oaks, Franklin, Franklinton, Franklinville, Fuquay-Varina, Garner, Godwin, Goldston, Granite Quarry, Green Level, Grimesland, Harrisburg, Holly Ridge, Holly Springs, Hookerton, Hope Mills, Huntersville, Jamestown, Kenansville, Kenly, Knightdale, Landis, Laurel Park, Liberty, Lillington, Louisburg, Madison, Maggie Valley, Maiden, Mayodan, Maysville, Middlesex, Midland, Mocksville, Morrisville, Mount Pleasant, Nashville, North Wilkesboro,

Norwood, Oak Island, Oakboro, Ocean Isle Beach, Pembroke, Pine Level, Pollocksville, Princeton, Ramseur, Ranlo, Richlands, Rockwell, Rolesville, Rutherfordton, Shallotte, Siler City, Smithfield, Spencer, Spring Lake, Stanley, Stem, Stovall, Surf City, Swansboro, Taylorsville, Troutman, Troy, Vass, Wallace, Warsaw, Watha, Waynesville, Weaverville, Weldon, Wendell, West Jefferson, Wilson's Mills, Windsor, Wingate, Yadkinville, Youngsville, and Zebulon."

CITY OF MOREHEAD CITY DEANNEXATION

SECTION 2.(a) The following described property, identified by Carteret County Parcel Identification Number, is removed from the corporate limits of the City of Morehead City: 638714442765000, 638714440096000, and 638714444512000.

SECTION 2.(b) This section has no effect upon the validity of any liens to the City of Morehead City for ad valorem taxes or special assessments outstanding before the effective date of this section. Such liens may be collected or foreclosed upon after the effective date of this section as though the property were still within the corporate limits of the City of Morehead City.

SECTION 2.(c) This section becomes effective June 30, 2026. Property in the territory described in this section as of January 1, 2026, is no longer subject to municipal taxes for taxes imposed for taxable years beginning on or after July 1, 2026.

CITY OF WASHINGTON DEANNEXATION

SECTION 3.(a) The following described property is removed from the corporate limits of the City of Washington:

Lying and being in the City of Washington, County of Beaufort, State of North Carolina and more particularly described as follows:

Beginning at a Control Corner labeled B1 on the map referred to below. Said control corner having North Carolina Grid Coordinates of N=666,344.07 and E=2,582,231.42 and running thence from said beginning point so located the following courses and distances, North 35° 46' 30" East 128.65 feet to a point, thence North 84° 10' 28" East 59.63 feet to a point, thence South 63° 47' 08" East 56.33 feet to a point, thence North 19° 21' 41" East 223.92 feet to a point, thence North 00° 55' 13" East 414.62 feet to a point, thence North 19° 42' 31" West 48.15 feet to a point, thence North 55° 10' 39" West 44.75 feet to a point, thence North 87° 30' 41" West 288.92 feet to a point, thence North 27° 03' 31" West 1,036.94 feet to a point, thence North 67° 05' 44" East 131.14 feet to a point, thence South 35° 17' 53" East 3.86 feet to a point, thence North 49° 51' 07" East 2.25 feet to a point, thence North 47° 57' 16" West 295.08 feet to a point, thence North 63° 37' 38" East 14.47 feet to a point in the Southern right-of-way line of Airport Road, thence with the Southern right-of-way line of Airport Road, South 49° 49' 13" East 121.22 feet to a point, thence South 51° 00' 29" East 101.41 feet to a point, thence South 56° 21' 17" East 76.97 feet to a point, thence South 61° 06' 31" East 92.61 feet to a point, thence South 66° 19' 34" East 83.55 feet to a point, thence South 71° 11' 39" East 88.68 feet to a point, thence South 73° 28' 33" East 152.89 feet to a point, thence South 73° 44' 12" East 128.90 feet to a point, thence South 73° 50' 07" East 148.39 feet to a point, thence South 73° 42' 27" East 120.39 feet to a point, thence South 73° 37' 54" East 100.97 feet to a point, thence South 28° 19' 06" East 83.84 feet to a point in the Western line of Market Street Extension, thence South 09° 24' 28" West 319.41 feet to a point, thence South 03° 03' 58" West 1,044.50 feet to a point, thence South 65° 06' 55" West 2.27 feet to a point, thence South 65° 06' 55" West 392.70 feet to a point indicated by the letter A1 on that certain survey referred to below, thence North 24° 53' 05" West 111.53 feet to the Control Corner labeled B1 on the survey referred to below and this being all of that 18.93 acre tract or parcel of land as shown on that certain survey by Sorrell Land Surveying, Inc., dated May 2, 2023. Reference is herein made to survey for a more complete and adequate description of the subject property.

SECTION 3.(b) This section has no effect upon the validity of any liens of the City of Washington for ad valorem taxes or special assessments outstanding before the effective date of this section. Such liens may be collected or foreclosed upon after the effective date of this section as though the property were still within the corporate limits of the City of Washington.

SECTION 3.(c) This section becomes effective June 30, 2026. Property in the territory described in this section as of January 1, 2026, is no longer subject to municipal taxes for taxes imposed for taxable years beginning on or after July 1, 2026.

TOWN OF KERNERSVILLE DEANNEXATION

SECTION 4.(a) The following described property, identified by Forsyth County Tax Property Identification Number, is removed from the corporate limits of the Town of Kernersville: 6896-04-9921.

SECTION 4.(b) This section has no effect upon the validity of any liens of the Town of Kernersville for ad valorem taxes or special assessments outstanding before the effective date of this section. Such liens may be collected or foreclosed upon after the effective date of this section as though the property were still within the corporate limits of the Town of Kernersville.

SECTION 4.(c) This section becomes effective June 30, 2026. Property in the territory described in this section as of January 1, 2026, is no longer subject to municipal taxes for taxes imposed for taxable years beginning on or after July 1, 2026.

TOWN OF RED OAK DEANNEXATION

SECTION 5.(a) The following described property, identified by Nash County Parcel Identification Numbers, is removed from the corporate limits of the Town of Red Oak: 382110465092 and 382115547627.

SECTION 5.(b) This section has no effect upon the validity of any liens of the Town of Red Oak for ad valorem taxes or special assessments outstanding before the effective date of this section. Such liens may be collected or foreclosed upon after the effective date of this section as though the property were still within the corporate limits of the Town of Red Oak.

SECTION 5.(c) This section becomes effective June 30, 2026. Property in the territory described in this section as of January 1, 2026, is no longer subject to municipal taxes for taxes imposed for taxable years beginning on or after July 1, 2026.

TOWN OF VASS DEANNEXATION

SECTION 6.(a) The following described property, identified by Moore County Tax Property Identification Numbers, is removed from the corporate limits of the Town of Vass: 950300365918, 950300363850, 950300362794, and 950300361693.

SECTION 6.(b) This section has no effect upon the validity of any liens of the Town of Vass for ad valorem taxes or special assessments outstanding before the effective date of this section. Such liens may be collected or foreclosed upon after the effective date of this section as though the property were still within the corporate limits of the Town of Vass.

SECTION 6.(c) This section becomes effective June 30, 2026. Property in the territory described in this section as of January 1, 2026, is no longer subject to municipal taxes for taxes imposed for taxable years beginning on or after July 1, 2026.

TOWN OF WAYNESVILLE DEANNEXATION

SECTION 7.(a) The property identified by Haywood County Parcel Identification Number 8604-93-8795, also known as 86 Magellan Drive, is removed from the corporate limits of the Town of Waynesville.

SECTION 7.(b) This section has no effect on the validity of any liens of the Town of Waynesville for ad valorem taxes or special assessments outstanding before the effective date

of this section. Such liens may be collected or foreclosed upon after the effective date of this section as though the property were still within the corporate limits of the Town of Waynesville.

SECTION 7.(c) This section becomes effective June 30, 2026. Property in the territory described in this section as of January 1, 2026, is no longer subject to municipal taxes for taxes imposed for taxable years beginning on or after July 1, 2026.

VILLAGE OF WALNUT CREEK DEANNEXATION

SECTION 8.(a) The following described property, as identified by Wayne County Tax Parcel Identification Numbers, is removed from the corporate limits of the Village of Walnut Creek:

PARCEL A:

The portion of Parcel No. 3536159662 lying north of Dollard Town Road (State Road No. 1727), being approximately 1 acre and more particularly described in the deed to Diamond Poultry Farms, Inc. (now Sleepy Creek Farms, Inc.), dated November 7, 1961, and recorded in Deed Book 559, Page 134, of the Wayne County Registry.

PARCEL B:

Parcel No. 3536267029, including the right-of-way of Dollard Town Road (State Road No. 1727), being approximately 19 acres and more particularly described in the deed to Sleepy Creek Farms, Inc., dated August 26, 1996, and recorded in Deed Book 1552, Page 890, of the Wayne County Registry.

PARCEL C:

Parcel No. 3536370039, being approximately 23 acres and more particularly described in the deed to Goldsboro Milling Company, dated September 9, 1980, and recorded in Book 993, Page 280, of the Wayne County Registry.

SECTION 8.(b) This section has no effect upon the validity of any liens of the Village of Walnut Creek for ad valorem taxes or special assessments outstanding before the effective date of this section. Such liens may be collected or foreclosed upon after the effective date of this section as though the property were still within the corporate limits of the Village of Walnut Creek.

SECTION 8.(c) This section becomes effective June 30, 2026. Property in the territory described in this section as of January 1, 2026, is no longer subject to municipal taxes for taxes imposed for taxable years beginning on or after July 1, 2026.

LIMIT CERTAIN POWERS OF THE VILLAGE OF WALNUT CREEK

SECTION 9.(a) Chapter 55 of the 1977 Session Laws is repealed.

SECTION 9.(b) Notwithstanding the provisions of G.S. 160D-202, or any other provision of law, the Village of Walnut Creek shall not exercise any powers granted to cities in Chapter 160D of the General Statutes in any area beyond its contiguous corporate limits.

SECTION 9.(c) The relinquishment of jurisdiction by the Village of Walnut Creek over the area beyond its contiguous corporate limits shall become effective on the date this section becomes law; provided, however, the Village's development regulations and powers of enforcement shall remain in effect in that area until the time provided in G.S. 160D-202(h).

SECTION 9.(d) Notwithstanding subsection (c) of this section or any other provision of law to the contrary, any acquisition, conveyance, transfer, or acceptance of real property or interest in real or personal property by the Village of Walnut Creek occurring prior to the effective date of this section is hereby ratified, validated, confirmed, and approved in all respects as if the Village of Walnut Creek had possessed full legal authority to undertake such action at the time it occurred.

EFFECTIVE DATE

SECTION 10. Except as otherwise provided, this act is effective when it becomes law.

HOUSE BILL 1117

Short Title:	Even-Year Municipal Elections/Catawba Co.	(Local)
Sponsors:	Representatives Adams and Setzer (Primary Sponsors). *For a complete list of sponsors, refer to the North Carolina General Assembly web site.*	
Referred to:	Election Law, if favorable, Rules, Calendar, and Operations of the House	

April 30, 2026

A BILL TO BE ENTITLED

AN ACT TO REQUIRE THAT REGULAR MUNICIPAL ELECTIONS FOR ALL MUNICIPALITIES IN CATAWBA COUNTY BE HELD IN EVEN-NUMBERED YEARS.

The General Assembly of North Carolina enacts:

TOWN OF BROOKFORD

SECTION 1.(a) Section 3 of the Charter of the Town of Brookford, being Chapter 230 of the Private Laws of 1907, as amended by Chapter 109 of the 1961 Session Laws and Town Ordinance, reads as rewritten:

"Sec. 3. ~~That the officers of the said corporation shall be a mayor, three commissioners and such other officers and agents as may be appointed by the board of commissioners to enforce their ordinances, keep their records, and otherwise aid in the conduct of the affairs of the town. That until Tuesday after the first Monday in May, one thousand nine hundred and seven, T. J. Leonard is appointed to the office of mayor of said town, and W. H. Shuford, J. W. Ballew and C. E. Cole are appointed commissioners thereof; that the said mayor and commissioners shall hold their offices until their successors are elected and qualified, as hereafter provided.~~The officers of the Town of Brookford shall be a mayor and four aldermen. The term of office for mayor shall be four years. The terms of office for the aldermen shall be four-year staggered terms."

SECTION 1.(b) Section 4 of the Charter of the Town of Brookford, being Chapter 230 of the Private Laws of 1907, as amended by Chapter 109 of the 1961 Session Laws and Town Ordinance, reads as rewritten:

"Sec. 4. ~~That there shall be an election to the offices of mayor and commissioners of said town on Tuesday after the first Monday in May, one thousand nine hundred and seven, and biennially thereafter, under the same restrictions and regulations under which State and county elections are held, and as provided by law for elections in cities and towns in North Carolina.~~Regular municipal elections for officers in the Town of Brookford shall be held at the time of the general election in each even-numbered year. The election shall be conducted on a nonpartisan plurality basis and the results determined in accordance with G.S. 163-292. Except as otherwise provided, the election shall be conducted in accordance with the uniform municipal election laws in Chapter 163 of the General Statutes."

SECTION 1.(c) No municipal elections shall be conducted in the Town of Brookford in 2027. The terms of office for the two Aldermen in the Town of Brookford serving on the effective date of this section whose terms are set to expire in 2027 shall be extended by one year.

The terms of office for the Mayor and two Aldermen in the Town of Brookford serving on the effective date of this section whose terms are set to expire in 2029 shall be extended by one year. Regular municipal elections in the Town of Brookford shall resume in even-numbered years beginning in 2028 with the same staggering of terms as when elections were conducted in the odd-numbered years.

TOWN OF CATAWBA

SECTION 2.(a) Section 4 of the Charter of the Town of Catawba, being Chapter 274 of the Private Laws of 1893, as amended by Chapter 333 of the 1951 Session Laws, Chapter 224 of the 1965 Session Laws, Town Ordinance No. 02-10 adopted on July 1, 2002, and Town Ordinance No. 2006-15 adopted on November 6, 2006, and referred to as Section 5 in the current amended Town Code, reads as rewritten:

"Sec. 5. Elections.

…

(b) Elections shall be conducted on the first Tuesday of November in ~~odd-numbered~~ even-numbered years as provided by the laws of North Carolina.

…

(d) The mayor shall be elected every four years, for a term of four ~~years, beginning with the regular municipal election in 2007.~~years.

…."

SECTION 2.(b) No municipal elections shall be conducted in the Town of Catawba in 2027. The terms of office for the Mayor and two Council members in the Town of Catawba serving on the effective date of this section whose terms are set to expire in 2027 shall be extended by one year. The terms of office for the two Council members in the Town of Catawba serving on the effective date of this section whose terms are set to expire in 2029 shall be extended by one year. Regular municipal elections in the Town of Catawba shall resume in even-numbered years beginning in 2028 with the same staggering of terms as when elections were conducted in the odd-numbered years.

CITY OF CLAREMONT

SECTION 3.(a) Section 3 of the Charter of the City of Claremont, being Chapter 11 of the Private Laws of 1893, as amended by Chapter 76 of the 1961 Session Laws, Chapter 97 of the 1975 Session Laws, S.L. 2005-54, and Town Ordinance adopted on February 3, 1976, reads as rewritten:

"Sec. 3. Elections; Terms of mayor and ~~councilmen.~~Council members.

(a) ~~At the regular annual election of city officers in May, 1961, in the City of Claremont, the qualified voters shall elect a mayor and five (5) councilmen.~~The governing body for the City of Claremont shall consist of a mayor and five council members, elected to serve four-year staggered terms. Regular municipal elections shall be held at the time of the general election in each even-numbered year. Council members for the City of Claremont shall be elected on a nonpartisan plurality basis and the results determined in accordance with G.S. 163-292. Except as otherwise provided, the election shall be conducted in accordance with the uniform municipal election laws in Chapter 163 of the General Statutes.

(b) The mayor ~~to be elected in 2005 shall~~ shall be elected to serve for a term of four years or until a successor is duly elected and qualified. ~~Thereafter, a mayor shall be elected every four years in the odd-numbered years and the term of office shall be four years.~~

(c) ~~Of the five (5) councilmen now holding office in the City of Claremont, Catawba County, successors to the offices now held by Harold McRee Wilson, Eddy Gaither Harwell, and William David Watts shall be elected at the November, 1975, election, and every four (4) years thereafter, for the City of Claremont and shall serve for terms of four (4) years or until their successors are elected and qualified. Successors to the offices now held by Timothy Allan Lowrance and Gary~~

~~Wayne Carpenter shall be elected at the regular November, 1977, election, and every four (4) years thereafter, for the City of Claremont and shall serve for terms of four (4) years or until their successors are elected and qualified. The terms of office of Timothy Allan Lowrance and Gary Wayne Carpenter are hereby extended to November, 1977, or until their successors are elected and qualified. Thereafter, as the terms of office expire, councilmen~ Council members elected at regular ~~town~~ City elections shall serve for terms of four ~~(4)~~ years or until their successors are duly elected and qualified."

SECTION 3.(b) No municipal elections shall be conducted in the City of Claremont in 2027. The terms of office for the three Council members in the City of Claremont serving on the effective date of this section whose terms are set to expire in 2027 shall be extended by one year. The terms of office for the Mayor and two Council members in the City of Claremont serving on the effective date of this section whose terms are set to expire in 2029 shall be extended by one year. Regular municipal elections in the City of Claremont shall resume in even-numbered years beginning in 2028 with the same staggering of terms as when elections were conducted in the odd-numbered years.

CITY OF CONOVER

SECTION 4.(a) Section 4.01 of the Charter of the City of Conover, being Chapter 78 of the 1977 Session Laws, as amended by City Ordinance No. 16-96 adopted July 8, 1996, reads as rewritten:

"Section 4.01. Conduct of city elections. Regular municipal elections shall be held at the time of the general election in each even-numbered year. All elections for mayor and council shall be held on a nonpartisan basis and the results determined by plurality as provided in ~~G.S. 163-279(a)(1).~~ G.S. 163-292. The term of office of the mayor shall be four ~~(4)~~ years. The terms of office of ~~councilmen~~ Council members shall be ~~four years. At the regular election in November, 1997, and quadrennially thereafter, two councilmen and the mayor shall be elected. At the regular election in November, 1979, and quadrennially thereafter, three councilmen shall be elected.~~ four-year staggered terms. The elections for the City of Conover shall be held and conducted ~~pursuant to the applicable provisions of Articles 23 and 24 of~~ in accordance with the uniform municipal election laws in Chapter 163 of the General ~~Statutes of North Carolina.~~Statutes, except as otherwise provided."

SECTION 4.(b) No municipal elections shall be conducted in the City of Conover in 2027. The terms of office for the three Council members in the City of Conover serving on the effective date of this section whose terms are set to expire in 2027 shall be extended by one year. The terms of office for the Mayor and two Council members in the City of Conover serving on the effective date of this section whose terms are set to expire in 2029 shall be extended by one year. Regular municipal elections in the City of Conover shall resume in even-numbered years beginning in 2028 with the same staggering of terms as when elections were conducted in the odd-numbered years.

CITY OF HICKORY

SECTION 5.(a) Section 2.01 of the Charter of the City of Hickory, being Chapter 323 of the 1961 Session Laws, as amended by Chapter 404 of the 1967 Session Laws, reads as rewritten:

"Sec. 2.01. Composition, Election, and Terms of Mayor and City Council; Time of General Election. (a) The voters of the city shall elect a mayor and six ~~aldermen.~~ council members. The mayor shall be nominated and elected at large. The ~~aldermen~~ council members shall be nominated by wards and elected at large. The candidate from each ward receiving the highest number of votes shall be declared elected. Except as is otherwise provided in this Charter, no two ~~aldermen~~ council members shall be residents of the same ward. ~~All municipal elections shall be nonpartisan.~~

(b) ~~A general municipal election shall be held on the first Monday in June of 1967, and on the first Monday in June of 1968. In 1970, and biennially thereafter, the general municipal election shall be held on the first Monday in June.~~Regular municipal elections shall be held at the time of the general election in each even-numbered year. The mayor and aldermen shall be elected on a nonpartisan primary basis and the results determined in accordance with G.S. 163-294. Except as otherwise provided, the elections for the City of Hickory shall be held and conducted in accordance with the uniform municipal election laws in Chapter 163 of the General Statutes.

(c) ~~The terms of all council members shall begin at the day and hour prescribed by Section 3.03 of this Charter for the taking of the oath of office, and shall run for a period of four years, except for member's interim terms of three years for the next election of aldermen of the fourth, fifth, and sixth wards. This Section shall apply to elections coming in 1967. Members shall serve until their successors are elected and qualified. In the event that it is not possible otherwise to determine which of two or more persons should be considered a hold-over alderman, decision shall be made by lot between the aldermen who are willing to serve, the lots to be cast under the supervision of the mayor and the remaining qualified aldermen.~~The mayor shall be elected for a term of four years. The terms of office of council members shall be four-year staggered terms."

SECTION 5.(b) No municipal elections shall be conducted in the City of Hickory in 2027. The terms of office for the three Council members in the City of Hickory serving on the effective date of this section whose terms are set to expire in 2027 shall be extended by one year. The terms of office for the Mayor and three Council members in the City of Hickory serving on the effective date of this section whose terms are set to expire in 2029 shall be extended by one year. Regular municipal elections in the City of Hickory shall resume in even-numbered years beginning in 2028 with the same staggering of terms as when elections were conducted in the odd-numbered years.

TOWN OF LONG VIEW

SECTION 6.(a) Section 3 of the Charter of the Town of Long View, being Chapter 430 of the Private Laws of 1907, as amended by Chapter 131 of the Private Laws of 1929, Chapter 789 of the 1955 Session Laws, and Motion of Town Board of Aldermen Meeting on January 3, 1978, reads as rewritten:

"Sec. 3. Town Elections.

(a) The governing body for the Town of Long View shall consist of a mayor and five aldermen. The mayor shall be nominated and elected by the voters at large for a four-year term and shall serve until a successor is elected and qualified. Each ward of the Town of Long View shall be represented on the board of aldermen by one alderman, who must be a resident of that ward and nominated and elected by that ward. The aldermen shall serve four-year staggered terms and until their successors are elected and qualified.

The Town of Long View shall be divided into five wards as follows:

…

(b) Regular municipal elections shall be held at the time of the general election in each even-numbered year. The mayor and aldermen shall be elected on a nonpartisan plurality basis and the results determined in accordance with G.S. 163-292. Except as otherwise provided, the elections for the Town of Long View shall be held and conducted in accordance with the uniform municipal election laws in Chapter 163 of the General Statutes."

SECTION 6.(b) No municipal elections shall be conducted in the Town of Long View in 2027. The terms of office for the three Aldermen in the Town of Long View serving on the effective date of this section whose terms are set to expire in 2027 shall be extended by one year. The terms of office for the Mayor and two Aldermen in the Town of Long View serving on the effective date of this section whose terms are set to expire in 2029 shall be extended by one

year. Regular municipal elections in the Town of Long View shall resume in even-numbered years beginning in 2028 with the same staggering of terms as when elections were conducted in the odd-numbered years.

TOWN OF MAIDEN

SECTION 7.(a) Section 4 of the Charter of the Town of Maiden, being Chapter 103 of the Private Laws of 1883, as amended by Chapter 445 of the 1955 Session Laws, Town Ordinance No. 3-76 adopted on April 5, 1976, and Ordinance No. 11-2006 adopted on April 3, 2006, reads as rewritten:

"Section 4. Elections.

…

(b) Elections shall be conducted on the first Tuesday of November in ~~odd-numbered~~ even-numbered years as provided by the Laws of North Carolina.

(c) Election of the Mayor and Council shall be on a nonpartisan plurality basis and the ~~following rules shall be utilized in determining those elected: (1) When more than one person is seeking election to a single office, the candidate who receives the highest number of votes shall be declared elected. (2) When more persons are seeking election to two or more offices (constituting a group) than there are offices to be filled, those candidates receiving the highest number of votes equal in number to the number of offices to be filled, shall be declared elected. (3) If two or more candidates receiving the highest number of votes each receive the same number of votes, the board of elections shall determine the winner by lot.~~results determined in accordance with G.S. 163-292. Except as otherwise provided, the elections for the Town of Maiden shall be held and conducted in accordance with the uniform municipal election laws in Chapter 163 of the General Statutes.

(d) The term of office for the Mayor shall be two ~~(2)~~ years.

(e) The term of office for the Council shall be ~~determined as follows: (1) Election in 1975 to provide that the two candidates receiving the first and second largest number of votes to serve four-year terms; (2) Election in 1975 to provide that the three candidates receiving the third, fourth, and fifth largest number of votes to serve two-year terms; (3) Election in 1977 to provide that the two candidates receiving the first and second largest number of votes to serve four-year terms; (4) Election in 1977 to provide that the candidate receiving the third largest number of votes to serve a two-year term; (5) Election in all odd-numbered years after 1977 to provide that~~ staggered such that during the regular municipal election in each even-numbered year, three council members shall be elected with the two candidates receiving the first and second largest number of votes to serve four-year ~~terms;~~ terms and the candidate receiving the third largest number of votes to serve a two-year term."

SECTION 7.(b) No municipal elections shall be conducted in the Town of Maiden in 2027. The terms of office for the Mayor and two Council members in the Town of Maiden serving on the effective date of this section whose terms are set to expire in 2027 shall be extended by one year. The terms of office for three Council members in the Town of Maiden serving on the effective date of this section whose terms are set to expire in 2029 shall be extended by one year. Regular municipal elections in the Town of Maiden shall resume in even-numbered years beginning in 2028 with the same staggering of terms as when elections were conducted in the odd-numbered years.

CITY OF NEWTON

SECTION 8.(a) Article III of the Charter of the City of Newton, being Chapter 1042 of the 1989 Session Laws, as amended by City Ordinance No. 2002.29 adopted on July 10, 2002, reads as rewritten:

"**ARTICLE III. GOVERNING BODY.**

"Section 3.1. **Structure of Governing Body; Number of Members.** The Governing Body of the City of Newton is the ~~Board of Aldermen,~~ City Council, which has six members, and the Mayor.

"Section 3.2. **Manner of Election of ~~Board.~~ Council.** The qualified voters of the entire City elect the members of the ~~Board.~~Council.

"Section 3.3. **Term of Office of Members of the ~~Board.~~ Council.** Members of the ~~Board~~ Council are elected to four-year staggered terms. ~~In 1991 and each four years thereafter, three members of the Board shall be elected. In 1993 and each four years thereafter, three members of the Board shall be elected.~~

"Section 3.4. **Election of Mayor; Term of Office.** The qualified voters of the entire City elect the ~~Mayor. A new Mayor shall be elected in 1991 and each two years thereafter.~~Mayor, who shall serve a four-year term."

SECTION 8.(b) Section 4.1 of the Charter of the City of Newton, being Chapter 1042 of the 1989 Session Laws, reads as rewritten:

"Section 4.1. **Conduct of City Elections.** Regular municipal elections shall be held at the time of the general election in each even-numbered year. City officers shall be elected on a nonpartisan basis and the results determined by plurality, as provided by G.S. 163-292."

SECTION 8.(c) No municipal elections shall be conducted in the City of Newton in 2027. The terms of office for the Mayor and three Council members in the City of Newton serving on the effective date of this section whose terms are set to expire in 2027 shall be extended by one year. The terms of office for the three Council members in the City of Newton serving on the effective date of this section whose terms are set to expire in 2029 shall be extended by one year. Regular municipal elections in the City of Newton shall resume in even-numbered years beginning in 2028 with the same staggering of terms as when elections were conducted in the odd-numbered years.

EFFECTIVE DATE

SECTION 9. This act is effective when it becomes law and applies to elections held on or after that date.

RESOLUTION OF THE TOWN OF WEAVERVILLE
REQUESTING EVEN-YEAR MUNICIPAL ELECTIONS

WHEREAS, the Town Charter for the Town of Weaverville provides for odd-year municipal elections; and

WHEREAS, Town of Weaverville has previously supported holding odd-year elections in order to separate partisan national and state elections, which are held in even years, from local government elections with the understanding that this separation of national and state elections from municipal elections allow citizens to focus on the issues and candidates that are of singular importance to their individual neighborhoods and communities;

WHEREAS, despite the good reasons for holding odd-year elections, it has become fiscally prudent for the Town of Weaverville to transition to even-year elections since the cost of holding odd-year municipal elections has steadily increased over the last 10 years; and

WHEREAS, the Town of Weaverville wishes to join the majority of municipal jurisdictions that are now holding even-year elections;

NOW, THEREFORE, BE IT RESOLVED, that the Weaverville Town Council hereby requests legislative support for a legislative bill to change the charter of the Town of Weaverville to provide for municipal elections in even years.

ADOPTED this ___ day of June, 2026.

TOWN OF WEAVERVILLE

ATTEST:

Gary D. Lawrence, Mayor

Tamara Mercer, Town Clerk

TOWN OF WEAVERVILLE
RESOLUTION OPPOSING LEGISLATION REQUIRING MUNICIPALITIES TO CONDUCT MUNICIPAL ELECTIONS IN EVEN-NUMBERED YEARS

WHEREAS, municipalities in North Carolina have a long-standing history of being well managed, without election improprieties or gross mismanagement of power; and

WHEREAS, we as local officials care for the health, safety and well-being of our citizens and the property encompassed within out municipalities; and

WHEREAS, we believe local officials, who live and work daily in the communities we represent, can best determine the specific needs of our citizens and our communities; and

WHEREAS, municipal elections are purposely held in odd-numbered years and in the Town of Weaverville these elections are held every four years and are nonpartisan; and

WHEREAS, of North Carolina's approximately 550 municipalities, only six (6) have chosen to have partisan elections;

WHEREAS, municipal elections are held in odd years in order to separate partisan national and state elections, which are held in even years, from local government elections; and

WHEREAS, the separation of national and state elections from municipal elections allow citizens to focus on the issues and candidates that are of singular importance to their individual neighborhoods and communities;

NOW, THEREFORE, BE IT RESOLVED that the Town Council of the Town of Weaverville is opposed to any legislation, including House Bill 64 and Senate Bill 94, which would require partisan municipal elections and/or move municipal elections to even-numbered years due to the following reasons:

1. Elections in odd-numbered years allow people to be informed regarding local issues and municipal candidates who can best serve their communities.
2. This proposed legislation is not necessary as municipalities currently have the ability to move their elections to even-numbered years if they choose to do so by requesting local legislative action.
3. There would be no cost savings as municipal governments pay for their municipal elections.
4. Citizens should retain local control of their municipalities and municipal elections without the interference of national and state influences.
5. If moved to even-numbered years to coordinate with national and state elections, municipal elections would become partisan and be driven by national issues and candidates.

BE IT FURTHER RESOLVED that a copy of this resolution is recorded in the official minutes of the meeting of the Town of Weaverville Council and a copy be provided to Senator Terry Van Duyn, Representative John Ager, and the State and Local Government II, House Standing Committee Members: Chairman John R. Bradford, II, and Representatives Jay Adams, John Autry, Cynthia Ball, James L. Boles, Jr., Beverly G. Boswell, Charles Graham, George Graham, Joe John, Phillip A. Lehman, Stephen M. Ross, John Sauls, Mitchell S. Setzer, Bob Steinburg, Sam Watford and Linda Hunt Williams.

UNANIMOUSLY ADOPTED THIS the 27th day of February, 2017.

Dottie Sherrill

Dottie Sherrill, Mayor

ATTESTED BY: David K. Huninghake

DEREK HUNINGHAKE, Town Clerk

TOWN OF WEAVERVILLE
TOWN COUNCIL MEETING AGENDA ITEM

DATE OF MEETING: June 22, 2026

SUBJECT: WEDAC Update and Proposed Economic Development Policy

PRESENTER: Councilmember Barnett

ATTACHMENTS: Proposed Economic Development Policy

ACTION REQUESTED: Town Council is asked to review, discuss, and possibly adopt a proposed economic development policy that was drafted by WEDAC. After full discussion and when appropriate, a suggested motion is:

I move that we adopt the Economic Development Policy as presented/as amended.

DESCRIPTION: One of the goals of the Comprehensive Land Use Plan calls for adoption of guidelines for economic development and Town Council asked WEDAC to develop some economic development guidelines for consideration. WEDAC has worked on this project and proposes the attached policy that includes a focus on the following:

- Intentional Tourism
- Diverse and Affordable Housing
- Safe Streets and Healthy Neighborhoods
- Community Amenities and Infrastructure
- Planning, Polices, and Resources
- Small and Medium Size Businesses

Councilmember Barnett will be at tonight's meeting to provide an update on committee activity and to introduce this conversation

STRATEGIC PLAN ALIGNMENT: Individual elements of the policy touch several goals, including:

Goal 1: Sustainable Growth and Development

Goal 3: Downtown Vibrancy, Economic Growth, & Community Character

Goal 4: Public Safety & Neighborhood Resilience

Goal 5: Infrastructure & Environmental Resilience

Goal 6: Parks, Recreation, Special Events, and Community Vitality

FINANCIAL IMPACT: No direct financial impact

Proposed Economic Development Policy for the Town of Weaverville, NC

The Town of Weaverville recognizes the most valuable assets to the region are its people, natural resources, small-town values and unique communities. By encouraging people to visit, live in and work in our community, the Town of Weaverville strives to create a vibrant, inclusive and resilient economy that supports innovation, embraces diversity, preserves affordability, and attracts a broad range of residents and businesses.

Intentional Tourism	• Identify unique experiences to the area. • Promote our arts and crafts scene, community center, downtown, dog-friendly places, events, farms, forests, golf course, history, lodging, outdoor recreation, parks, etc.
Diverse and Affordable Housing	• Attract a broad range of residents and diverse workforce. • Encourage low-impact, sustainable, energy efficient and walkable/bikeable development.
Safe Streets and Healthy Neighborhoods	• Implement the Active Weaverville Pedestrian & Bicycle Plan. • Utilize safer designs for sidewalks and bike lanes. • Reduce vehicle speeds and dependence. • Support healthy active lifestyles for people of all ages.
Community Amenities and Infrastructure	• Help improve school ratings, safety and surroundings. • Enhance the aesthetics, enjoyment, safety and signage for our parks, community center and Main Street corridor. • Be a better Tree City and promote values of tree preservation. • Develop and maintain a parking master plan for downtown. • Provide pathways between neighborhoods and amenities. • Champion infrastructure between towns (greenways, etc). • Address traffic congestion and ways to mitigate it.
Planning, Policies and Resources	• Have a comprehensive vision and plan for our future. • Ensure our existing zoning and ordinances are supportive. • Strengthen policies to preserve desirable aesthetics, historic character, natural beauty, clean air/water and quality of life. • Leverage Town resources to foster regional collaboration, public-private partnerships and awareness of incentives.
Small and Medium Size Businesses	• Attract, develop and support stable and growing business sectors that increase local wealth and create employment. • Capitalize on remote working trend by supporting co-working spaces and the reinvigoration of under-utilized assets. • Encourage expansion and better access to critical services, such as childcare, youth programs, healthcare and broadband. • Provide resources to retain and expand local businesses. • Support a business incubator/learning series to provide mentorship, education and encouragement to entrepreneurs.

WEB DRAFT

TOWN OF WEAVERVILLE
TOWN COUNCIL MEETING AGENDA ITEM

DATE OF MEETING:	June 22, 2026
SUBJECT:	Police Department Firearms Range Presentation
PRESENTER:	Police Chief Oberlin
ATTACHMENTS:	Presentation Slides
ACTION REQUESTED:	Information Only
DESCRIPTION:	Town Council has gotten some questions from the public concerning the Town's firearms range located at 127 Quarry Road. Weaverville's Police Chief and Firearms Master will be at tonight's Town Council meeting to provide information about this facility and its operations.
STRATEGIC PLAN ALIGNMENT:	Goal 7: Organization Culture
FINANCIAL IMPACT:	The Town-owned and operated firearms range saves the Town money by reducing the Police Department's use of other facilities and the cost associated with that usage; area jurisdictions that use the firearms range contribute to the upkeep and maintenance of the facility which reduces operating costs

.

Safety, Legacy & Liability

Operational Justification for the Weaverville Police Department Firing Range at 127 Quarry Rd.

Established 1964

Site History: Was originally the town's trash dump. Site was covered and converted to firing range.

For over 60 years, 127 Quarry Rd. has served as the bedrock of public safety training for the Weaverville community. More than a range, it is an essential facility that allows our officers to maintain the highest levels of proficiency required for the preservation of life.

Since its construction in 1964, it has adapted to meet evolving federal and state training standards, acting as a regional hub for local, state, and federal law enforcement partners.



The Legal & Liability Mandate for Training

Popow v. Margate: Established municipal liability for "failure to train" if officers lack realistic scenario-based instruction.

Zuchel v. Denver: Confirmed that classroom instruction alone is insufficient for deadly force preparation.

City of Canton v. Harris: Codified that inadequate training can represent municipal policy, exposing the town to civil rights litigation.



Exceeding State Standards

Training Metric	NC State Minimum	Weaverville PD Standard
Annual Range Hours	4 Hours	Up to 27 Hours
Passing Accuracy Score	80% (Pass/Fail began in 2026)	80% With reduced targets & higher miss penalty
Decision-Making Course Complexity	Static Targets	Scenario & Decision-Making Moving Target
Decision-Making Course Length	3 Stages	5 Stages

The Physiology of Stress



Firearms proficiency is a **perishable skill**. Studies show that under physiological stress, accuracy degrades significantly (20-30%).

The Quarry Rd. facility allows for frequent "stress inoculation" drills—combining physical exertion with split-second decision making—which cannot be effectively replicated with shared agency or performed at public facilities.

Essential Low-Light

Statistics indicate that approximately **70% of officer-involved shootings** occur in low-light conditions.

12 NCAC 09E mandates annual low-light qualification. Having an independent facility allows our department to conduct training during dawn, dusk, and night hours—realistic windows that are often unavailable at overbooked third-party ranges.

Our facility ensures that "Night Fires" are not just a check-box, but a comprehensive tactical proficiency session.



Comprehensive Site Infrastructure



Tactical observation tower for instructor oversight and safety monitoring.



Multi-purpose shelter for classroom instruction and de-escalation debriefs.



NRA-standard earthen berms and high-security fencing for safety containment.

Comprehensive Site Infrastructure



Rifle qualification platform.



Servicable firing line.



Secure storage containers for equipment and supplies.

Facility Upgrades

2006 – Rebuilt shelter

2007 – 100 Yard Platform (replaced dirt pile)

2017 – Perimeter Fence Installed & Secure Storage added

2021 – Lead Reclamation & Berm Repair

2022 – Equipment Storage Sheds Installed

2025 – 100 Yard Platform Replaced

2026 – Planted over 100 trees to increase sound barrier

Community Compatibility

We actively manage noise impacts through a multi-layered approach:

Dense Foliage Buffer: Targeted tree planting programs to absorb and deflect sound waves.
Statutory Shield: Protected by the NC Sport Shooting Range Protection Act (G.S. 14-409.46) against retroactive noise ordinances.
Restricted Hours: Operations are managed to minimize disruption to nearby residences while meeting night-fire requirements.



Environmental Stewardship





The Weaverville Police Department maintains a rigorous **Lead Management Program** adhering to EPA best management practices for outdoor ranges.

This includes regular soil pH balancing, lead reclamation intervals, and environmental monitoring to prevent heavy metal migration into the local ecosystem.

Other Facility Uses

- Narcotics Destruction
- Large Evidence Storage
- Equipment Storage



Logistical Unviability of Alternatives

Resource Saturation

Regional ranges like AB Tech are booked nearly a year in advance by surrounding local, state, and federal agencies.

Zero Priority for Use

Weaverville has no scheduling priority at shared sites, preventing remediation for struggling shooters.

Onboarding Delays

We cannot wait months to qualify a new hire. Our range allows immediate field deployment for new officers.

Law Community Cooperation

- Offering the range for outside agency training continues to build stronger partnerships with federal, state, and local entities.
- By considering it as a resource that can be "pooled" with other agencies, it allows the town to draw from a much larger base of outside resources when situations arise.

QUESTIONS?

Protecting Weaverville's Officers to Protect the Community.

Public Works

QUARTERLY REPORT
JUNE 2026

REPORTING PERIOD: FEBRUARY 2025 – MAY 2026

Angela L. Reece | Public Works Director | 06/22/2026

Safe in our actions. **United** in our teamwork. **Respectful** in our interactions. **Transparent** in our decisions. **Efficient** in our stewardship. Committed to **Excellence**.

Department Highlights

Training & Development

I am pleased to report significant staff achievements across several critical service areas. In addition to managing their daily workload, the following individuals have successfully earned professional certifications or licenses that directly enhance our town's infrastructure and safety:

Jacob Holombe - Class A Distribution

Hunter Cox - Class C Distribution

Chad Rogers - CDL Permit

Tyler Fox - CDL Permit

What this means for our town:
These certifications represent a major investment in our community's future. By having a highly trained, certified team, the town ensures:

- **Water Quality & Safety:** The "A-Distribution" certification means our water operators possess the highest level of state-mandated expertise. It means Weaverville's municipal drinking water distribution system is managed by professionals highly trained in system hydraulics, water quality, and emergency response, ensuring residents receive safe, reliable, and compliant tap water.
- **Water Quality & Safety:** The "C-Distribution" credential ensures our water delivery systems are maintained with expert precision, reducing the risk of service interruptions or leaks.
- **Reliable Operations:** The "CDL permit" (Commercial Learner's Permit) is the first mandatory step to legally train for a full Commercial Driver's License in North Carolina. This credential ensures operators are well versed in road safety and is required to operate heavy municipal vehicles (such as the garbage truck).

These achievements reflect a high level of personal commitment and provide the town with the expertise needed to maintain our essential services to the highest possible standard.

Activities of Interest

Community Outreach/ Open House: Public Works first ever Open House event directly benefited the community by increasing government transparency, educating residents on essential services, and fostering trust. By offering a behind-the-scenes look at operations, the event connected citizens with the staff who maintain town infrastructure. The event also provided an opportunity for public education on environmental and stormwater awareness.

Citizen Academy: Public Works hosted participants of the annual Citizen Academy and provided them with opportunities to learn about and even operate some of the equipment and to hear directly from crews.

Public Works & Appreciation Week: Public Works Appreciation Week aligned with the national observance sponsored by the American Public Works Association, is vital for the department. It directly boosted team building through collaborative staff lunches and departmental team building activities, while fostering public recognition via town-wide social media shoutouts and community acknowledgment for maintaining essential infrastructure.

Lake Louise Park/Wheel: The orange fencing has been removed and signage put in place. Crews will be installing a split rail fence around the structure to complete this project.

Lake Louise Park/Playground Surface: In late July early August the surface at the playground is going to be replaced with a material called duraSAFE (sofSURFACES) which offers double the fall protection of the current material and will have a 100% warranty for the first 6 years and anytime after this a 50% warranty. Maintenance is low and the material meets or exceeds safety and environmental standards.

Lake Louise Dam: The Emergency Action Plan (EAP)

Upcoming Events

Fourth of July: The Town of Weaverville hosts a full day of Independence Day celebrations on Main Street on Saturday, July 4, 2026. Festivities include a kids' zone, local food vendors, and a free live concert by SNAP the Band at 7:00 p.m., culminating in a spectacular fireworks display at 9:15 – 9:30 p.m. This event is the largest event (next to the Holiday Parade) that Public Works staff participate in.

Key Accomplishments

Special Projects: Public Works Superintendent, David Fisher led his Grounds Maintenance Crew in completion of fencing at the rock/overlook lot at Lake Louise Park which involved heavy vegetation removal, installation of fencing and new signage. The team consisted of staff from Streets, Stormwater, Grounds, and Sanitation.

Sidewalk & Pedestrian Planning: Public works facilitated implementation of 6 new ADA-compliant handicapped parking spaces to serve all Main Street.

Technology: Public Works staff are being introduced to new technologies, tools, and resources which will reduce paper dependency, improve work order completion accuracy and timeliness, and provide enhanced customer service and staff training opportunities.

Seasonal Services & Community Events

- **Leaf & Brush Collection**: Maintained bi-weekly cycles using the new grapple truck to manage high seasonal volumes of residential yard waste.
- **Special Event Support**: Providing logistical management, including street closures and safety barriers, for Weaverville's Music in the Park series, and the WBA **Music on Main** event.
- **Downtown Beautification**: Installed seasonal plantings and supported setup for community-facing events such as Arbor Day.

Operational Performance Highlights

(Unless notated, monthly averages notated reflect February 2026-April 2026)

Water Production:

- The daily average water usage (April 2026) is 649,172 gallons, which reflects 43.3% of the plant's capacity (1.5MGD).
- The annual water quality report data has been completed and is available to view on the Town's website.
- The chlorine conversion project experienced minor delays. The bulk storage tanks (for sodium hypochlorite) will be delivered on 6/19. The concrete has been completed and the generator at the raw water pump station should be up and running by the end of July.
- The town continues to wait for state approval of the plans for the water treatment plant expansion project. Once plans are approved, the next milestone will be bidding.

Water Distribution:

- Water Maintenance repaired an average of two main line water breaks per quarter.
- An average of 3353 water meters is read each month.
- Staff are performing an average of 134 service calls per month.
- Staff are delivering an average of 38 door tags per month.
- Staff are performing an average of 363 water utility service locates (811) calls each month.
- The Stony Knob water line replacement project is nearing completion with final tie-ins being completed this month.

- The town is receiving technical assistance through a program administered by the North Carolina Department of Environmental Quality (NCDEQ) to assist us with public water system compliance with the revised lead and copper rule. This assistance is being provided free and is direct billed to our consultant, 120Water, which will allow us to finish our waterline inventory in compliance with the federal rule.

Streets/Stormwater:

- In addition to their regular duties such as repairing potholes, road shoulders, and curbs, Street crews assist Grounds Maintenance with seasonal town activities such as mulching, weed eating, mowing and other special projects.
- **Stormwater Repairs:** The stormwater technician averaged approximately 10 storm drainpipes and structure repairs per month.
- **Miles:** The stormwater technician averaged sweeping 30 miles of streets and curbs per month.

Sanitation:

- **Leaf & Brush Collection**: Maintained a **bi-weekly collection schedule** for residential yard waste, ensuring all streets were serviced once per designated week. **Leaf collection ended for the season on May 1, 2026.** We will resume in October.
- **Efficiency Upgrades**: Maximized the use of the department's **new grapple truck** to increase the speed of yard waste and brush removal.
- **Automated Garbage Truck**: As of June 15th, the side-arm garbage truck is back in operation. Sanitation operators report that the new modified wheelbase operates much better and "safer" than the initial set up. There are no major mechanical problems to report but the sidearm did experience an electronic malfunction which took it out of service for a few days. Technicians from CES came on site and repaired it. It is important to note that if the truck does experience an issue the safety mechanisms built into it may prevent most operations. For example, a door ajar alarm will prevent the truck from compacting or a bad sensor controlling the arm will prevent it from functioning. If there is a malfunction, then the truck is inoperable until repairs are made. We maintain two manual garbage trucks as backups.
- **Residential Waste Pickup:** Sanitation staff are picking up an average of 9,096 stops per month (4/month per residence).
- **Set-Outs:** Weaverville offers a door pick-up service for residents who are medically in need. Staff picked up 123 setouts per week each month.

- **Tonnage:**
    - Average 134.11 tons of solid waste to landfill per month.
    - Average 27 lbs. per collection point per week.
    - Average 515 cubic yards of brush chipped per month.
    - Average 217 cubic yards of leaf collection per month.

Grounds Maintenance:

- **Special Projects:** In addition to their regular duties such as park maintenance, and seasonal activities/mulching, mowing, weed eating, and planting, staff completed a large special project at the parking area above the Wheel at Lake Louise where they saved the town approximately $16,000+ by grading, vegetation removal, installing gravel and a split rail fence which will be backed with invisible wire as well as signage. Quotes for a metal fence came in between $16,000 and $18,000.
  Additionally, David Fisher designed and had staff build two sturdy park benches at a fraction of the cost of metal ones. The benches will be placed between the parking area and fence and one at the Clock Lot.