MINUTES
BREVARD CITY COUNCIL
Regular Meeting
August 17, 2026 – 5:30 PM

The Brevard City Council met in regular session on Monday, August 17, 2026, at 5:30 p.m. in the Council Chambers of City Hall with Mayor Copelof presiding.

Present – Mayor Maureen Copelof, Mayor Pro Tem Aaron Baker, and Council Members Gary Daniel, Pamela Holder, Lauren Wise and Dean Lytle

Staff Present – City Attorney Mack McKeller, City Manager Wilson Hooper, City Clerk Denise Hodsdon, Assistant City Manager/Finance Director Dean Luebbe, Assistant City Manager David Todd, Assistant to the City Manager Shawnee Cummings, Communications Coordinator Becky McCann, Planning Director Paul Ray, Senior Planner Emily Brewer, Deputy Police Chief Alan Bonanno, Fire Chief Chase Owen, Public Works Operations Manager Cliff Justus, Water Treatment Plant ORC Dennis Richardson, Wastewater Treatment Plant ORC Aaron Winans, and Community Center Director Tyree Griffin

Press – David Bradley, *Transylvania Times* and Jonathan Rich, *Brevard Beagle*

A. Welcome and Call to Order – Mayor Copelof called the meeting to order and welcomed those present.

B. Invocation – Reverend Bob Renjilian of Unitarian Universalists of Transylvania County offered an invocation.

C. Pledge of Allegiance – Mayor Copelof led the pledge of allegiance.

D. Certification of Quorum – City Clerk Denise Hodsdon certified that a quorum was present.

E. Approval of Agenda –Mr. Wise moved, seconded by Ms. Holder to approve the agenda as presented. The motion carried unanimously.

F. Approval of Minutes

F-1. August 3, 2026 Regular Meeting – Ms. Holder moved, seconded by Mr. Baker to approve the minutes of the August 3, 2026 Regular Meeting as presented. The motion carried unanimously.

G. Certificates / Awards / Recognition – None.

H. Public Comments

Butch Stiebing of Franklin St. said the issue that the neighborhood is concerned with is the idea of the low-cost housing on the land behind the church. Madam Mayor and Keith Thompson came more than a year ago and polled the neighborhood to see how we felt. At that time I understood, I don't know that my understanding was right, but I understood there would be individual houses and there would be something like 15. Now it is a planned high-rise apartment complex. I take issue with that. The soil...and I did do construction management for IBM...has been designated as unfit. There are very few ways that you can make that soil fit. You can remove it, put layers of good soil in like they recommended to begin with, compact it every 6 inches to make sure that it's safe, and then they do another layer of 6 inches and compact it again. Another method is floating footings. If you use floating footings, it is a huge wide cement block and it floats on the soil. For an apartment complex, that is no way to build a building. The third way that I know of is to drive pile drivers into the ground until point

of refusal, you dig big holes around them, cut them off and put in huge concrete blocks and run footings across that. Very expensive, no matter what you're talking about. If you've got a low-bid contractor that says he can do it cheaper than anybody else, I don't think he can. I also think it will be very expensive to have apartment complexes in there where you have not only the rent or purchase of the apartment, you also have the monthly fees to maintain the building. So, not only do you get rent or payment, the low-cost housing has to have somebody paying the maintenance bill. I don't want to see that in our community. We don't need to be rejuvenated. Two of our homes just sold for over a million dollars. My taxes went double because of the value of my house now, so I don't want to see...now you want to do something to try and put a few nice houses in there, I wouldn't argue with you on that, but not big apartment buildings.

Carol Hamann of College View Terrace said I am a nature lover from a family of nature lovers. My father and nearly all of my relatives were farmers. My son is a biologist and my daughter-in-law is a geologist. They visited me about two years ago and at that time the previous proposal was on tap. We went over to look at the church property with huge trees, the beautiful greenery and so forth. They said to me, Mom do anything that you can to keep them from developing that property—just leave it alone. Those animals, birds, trees and vegetation there is a beautiful greenspace in this city, and it would be very much appreciated if you would respect my feelings and theirs, and all of the nature lovers in this city.

M. Dawn Ellis said I have lived on Appletree St. for 39 years. I do have a little bit of water in my basement because of the land behind us. The County asked me why I haven't corrected it—well if you want your whole yard dug up because I don't have a full basement. The house was built 72 years ago, and it leaks a little bit, so we have a sump pump, and I've diverted most of the water. If they take all those trees down, what happens to that water? Right now, it puddles in my front yard and across the street, and we have trees back there. This contractor had no experience supposedly. What happens to the property if they abandon it like they did below on Jailhouse Hill and caused an eyesore going into our pretty little town. Those trees are getting bigger and bigger and nobody has done anything about trying to control that and beautify it. The main thing is we bought our houses because we wanted to live there. We worked hard, we bought our houses, our taxes keep getting raised, and we still live there. Why should we give up the value of our house for a housing complex that's probably going to be abandoned in the long run, because it's probably going to collapse or deteriorate because it can't be built on water. Eighteen feet they were still hitting water—I can dig a hole in my back yard and hit water, so I know there is a lot of water there. Sandy Reed across the street had to do a whole lot of work around her house to get the water taken care of. We worked hard—I was a teacher and you didn't get paid much...$1600 a month with a masters degree and 30 years of teaching...and I still bought my house. We want to keep our neighborhoods, we want to keep our house. I could move back to Franklin, to my family's home, but I don't want to—I've lived in this town for 51 years. I should be able to keep my house the way it is just like you're going to keep your houses, and that's the main thing.

Charles Gardin of N. Main St. said I was told that the Rosenwald grant was going to be put up for conversation this afternoon and I don't see it on here and I'm just opposing it for other projects other than the Rosenwald community.

Rodney Locks of S. Rice St. said you have on your agenda Item M-3 the renaming of the Downtown Master Plan. I think over the last 11 years they've done a good job. I think it's a good opportunity for you to use that same format to do your town hall meetings—to go around to each precinct and find out what the people in that precinct need and develop a plan and, it helps with recommendations for your budget. You have an advisory committee, and when it comes to implementation you will have some way of getting input from the people who are affected by that. I think this is a great opportunity and you can better define what each one of the committees are working on.

Jimmy Veal of Pinnacle Rd. said I look forward to coming here sometime and talking about something a little bit different. I would take after one of my mentors Mr.

Locks and bring up new and exciting things to have opinions about and try to help everybody make better decisions. I'm reminded that my first appearance here was August 5, 2024. That came very shortly after I had a meeting with Mr. McKeller in November 2023 about the problem of the bottom 200 feet of Bracken Trail blocking access to five or six properties up there that hopefully everybody knows about. It's just the bottom 200 feet—it's a 7-mile long trail and don't forget I love Brevard. I still love it even though that tree thing on Railroad Ave. is heartbreaking. I love to mountain bike. I did the Pinnacle Loop the other day and that was pretty fun. I love the trail, it's magic, but this has to do with blocking access to five pieces of property. I also appeared two weeks later—it's kind of crazy it's the [inaudible] anniversary and I feel pretty good being here so everybody didn't forget who I was between last week or two weeks ago. The second meeting I said hey, blocking access to the property steals the value of it. I thought maybe somebody would take some personal care and dig into it based on that comment. Last time I told you that it's my belief...Mr. McKeller told me a number of times that the City did nothing wrong when they did the eminent domain, and I have a different opinion about that, but the real wrong is when the trail got built and access was blocked. Mr. McKeller has also told me more than once that there was not a road up there. Mr. Veal gave Council a handout entitled "Connie's Story, Introduction" (copy on file in Clerk's office) and said one of the really wonderful things about this is it's gotten me to know a lot of fabulous people. Emma Dorsey and Connie Williams lived up there in the 50's. Emma has been paying taxes on a piece of land up there since taxes were levied. Access to her property is blocked by the trail. Connie Williams lived up there from most of the 40's and through the first half of the 50's. He talks about his mom worked at the Ford dealership, he talks about backing his car down his driveway. Some of you might have seen it—I cleared the driveway that Connie Williams backed down about four or five weeks ago. I would welcome an opportunity to walk with anyone of you up there and show you what's going on. In the second appearance I said it really would be nice to work this out. It was my intent when I met with Mr. McKeller to work it out. It's a lot easier to solve this at City Council level than move forward with the lawsuit and all the things that come along with that.

Doug Powell of Oakdale St. said one week from today we will be celebrating Constitution Day on September 17th. The states would have never ratified the Constitution if it did not include the Bill of Rights, which are the first 10 amendments to the Constitution. The reason many in this room are required to take an oath to support, maintain, and defend the Constitution is to protect an individual citizen's God-given rights and freedoms from their very own government. As I reminded you back in April, Founding Father and lawyer James Otis argued in the British courts in 1761 against open-ended blank search warrants that were called writs of assistance. In his argument Otis said I will to my dying day oppose with all the powers and faculties God has given me all such instruments of slavery and villainy as a writ of assistance is. It is the worst instrument of arbitrary power and is destructive of liberty and the fundamental principles of law. John Adams, our second president, observed later American independence was then and there born. Every man in the crowded audience went away as I did ready to take arms against writs of assistance. Not only did the seeds of the American Revolution sprout from that courtroom, but so did the inclusion of the Fourth Amendment, which reads in part the right of the people to be secure in their persons, houses, papers, and effects against unreasonable searches and seizures shall not be violated. It is estimated that the average law-abiding American, unknowingly commits three felonies a day. If James Otis could speak tonight, what do you think he would say about government cameras trained on the citizens of Brevard 24/7 without probable cause? The main constitutional role of civil government is not to provide safety to its citizens, but to protect our civil rights. Do all citizens like to be safe, including me? Well, of course, but not at the expense of our civil liberties. This is why Thomas Jefferson said I prefer dangerous freedom over peaceful slavery. If you look up the crime statistics in Asheville, you know that the 2000 cameras monitored by their police department does not stop crime. It is not too late for Brevard to stop the rollout of surveillance infrastructure offered by private corporations to our police department for free. We all know that when something is free, it is a sure sign that we are the product. Anyone who has Gmail has given Google access to every message you have sent and received, which is reviewed and analyzed by artificial intelligence and stored forever. I have

tremendous admiration and respect for law enforcement. I have lifelong friends who have served in this capacity and understand how incredibly difficult the job is. For the Chief of Police to stay on budget and to find capable officers must be incredibly challenging. And I understand and acknowledge how enticing the Axon surveillance cameras would be to help her job, but this is why all law enforcement officers must take an oath to the Constitution, and that is why signer of the Constitution Benjamin Franklin once said those who would give up essential liberty to purchase a little temporary safety deserves neither liberty nor safety.

Harvey Sankey of Lake House Trail said I would like to add to that comment that if Benjamin Franklin was still living in the city of Philadelphia right now, he wouldn't have made that comment. In 2024 the City of Brevard and the Brevard-Davidson River Presbyterian Church entered into a lease agreement for three years to study the development of low to moderate-income housing on the church's property. However, later that year a geotechnical analysis revealed soil conditions on the site for that project was infeasible. The City spent $11,000 of our taxpayers dollars for this study...money down the drain. Now the City was contacted by a developer and the church to see if they could develop low-to-moderate income housing on the site even with questionable soil. The new plan would also add 12 more units. The church is asking us to extend the lease for 3 more years, and the City would have to pay $10,000 to $15,000 of our taxpayers dollars for a third-party review. Questions: will the neighbors be asked for their input?—you've heard a few of them tonight; this will require a rezoning of the area—how will that affect the area?; why is the City in the real estate business?; why can't we let the church handle the new study, instead of the taxpayers? Looks like we may be throwing good money after bad—a waste of our taxpayer dollars again. We can use this money to set up a fund to help our low-income and fixed-income property taxpayers. Give it to the taxpayers who currently live in our city.

Lauren Wolf of E. Main St. said I live next door to the Presbyterian Church. We moved here in August of 2024 just as the site study was being done on the property. We barely had our boxes unpacked and we had the flyer for the community input sessions and were ready to go but heard they were canceled and we heard about the soil. So we haven't really thought about it much. I share that because we weren't here for the rising temperatures of this situation. We go to the church, we love this community, we understand the need for housing, but I'm not here to talk about that. I'm here to talk as a neighbor to the land and neighbor to my neighbors, and my concern is water. I grew up in Houston, I grew up with flooding, and stormwater is something I know a little bit about, but until you live in Transylvania County and the temperate rainforest, you really haven't experienced water in this way. So, my first concern is the Missouri developer who has not developed here before in the wettest county in North Carolina; that they don't fully understand what they are getting themselves into. My second concern is that there were supposed to be input sessions in the fall, in the winter, and then it was supposed to go to developers...I forgot what the next step was, exactly what it was called...but that was what was supposed to happen, and it didn't happen. I think that you would find...you're hearing a little bit of it, but I think in the community input sessions you would have found people telling you about water and springs coming up and the water that flows under their houses. You would have heard a lot about that. It's not that people don't want housing. We want to help our neighbors, but we don't want our homes flooded out. I'm at the top of the hill, so I'm in a really great spot but I watch it all go downhill. You all have done such a great job on stormwater. You all worked on the ordinance 6.6 and it addresses stormwater runoff and to think that someone could put in 60 units and a parking lot and not make the volume, the speed of that runoff increase in any way, they'd have to put in a lot of work to keep that from happening. There's an available way to calculate what happens to acreage when it becomes paved and the amount of gallons of water that would be flowing to Kings Creek from there is thousands and thousands of gallons of water. It's a really big deal for our stormwater system. That's my concern about this land and I hope you will consider it and I also hope you will consider community input sessions that were promised to the community before we cancel the idea of bringing in other developers who might be interested, or

the ideas that we might have for what this land could do for stormwater, and maybe green stormwater infrastructure.

Patricia Wrinkle of Appletree St. said I live at the bottom of the Brevard-Davidson River Presbyterian Church woods and this the fourth or fifth time I have come before you all discussing this. Thank you, Lauren, who is a little more neutral. I am one of the property owners who will be mostly affected if this proposition goes through. Water is a major issue. After normal rain my yard is squishy. My sump pump was going as I left for this meeting today. According to Mr. Hooper one of the things you all will be considering is how a 60-unit low-to-middle income housing development will fit into the community. That's easy—it will not. You're looking at a well-established neighborhood of $300,000 to well over $1M homes. It doesn't fit in any way, shape or form. Increase of traffic is going to be monumental. 60 units, at least two cars per unit, that's 120 vehicles; that's at least double the traffic in that area. We're talking from Broad St. to Park/Neely, from Main St. down to the college. That whole area is going to be vastly affected—all negative. There is no positive for any of that area if this goes through. We're going to lose value of our properties that we have worked so hard for, our pursuit happiness, etc. The pollution—noise, light; groundwater will vastly increase; crime is most likely going to increase. Unfortunately, from the last go-around, particularly the church was not interested in any of our suggestions and/or support for alternatives, and there are very good alternatives to this property. I hope the City does the right thing. You all know the land is not worthy of this scope of development so you may very well open yourselves up for a lot of lawsuits also. I really hope you all do the right thing and look at all of the information. Also, yes, community involvement please. We have had one communique from the church—that's it.

I. Special Presentations – None.

J. Public Hearing(s)

J-1. Proposed Amendment to the City of Brevard Unified Development Ordinance Chapter 17; and the Code of Ordinances Chapter 70 – Fats, Oils and Grease (FOG) Regulations – David Todd gave the following presentation on the proposed FOG program updates, and noted that the North Carolina Department of Environmental Quality has mandated that the City must develop and implement an enforceable FOG program:



Brevard's Grease Goblin



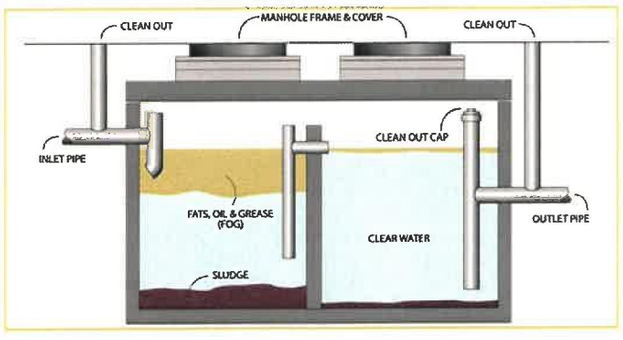
The real reason we need a FOG Program

What does FOG do to our Sewer Collection System?



How do you prevent FOG?

- Don't put fats, oils or grease down the drain!
- Install grease traps or interceptors to catch any residual, sundry or accidental spills of FOG, **commercial applications only does not apply to residential.**



Why update our FOG Program now?

Our permit says we are required to have a FOG program and DEQ had a compliance finding in April of 2025

What our Permit Says:

The Permittee shall develop and implement an educational fats, oils and grease program that shall include at least semiannual distribution of educational material targeted at both residential and non-residential users. The Permittee shall also develop and implement an enforceable fats, oils and grease program for non-residential users under which the Permittee can take enforcement against users who have not properly installed, operated and maintained grease traps or grease interceptors as directed or otherwise violated the terms of the enforcement program pertaining to fats, oils and grease. [15A NCAC 02T.0108(b)]

DEQ Compliance Finding of April 2025:

Enforceable grease control program: Per section I.4 of the permit, the permittee shall develop and implement a Fat's, Oils and Greases (FOGs) enforcement program for non-residential users. Brevard's Sewer Use Ordinance (SUO) does allow the City to take enforcement action against violators who introduce prohibited substances to the collection system per Section 70-141 A. While the permit does not explicity require routine inspection of grease traps, the City should establish a method for documenting and checking non-residential users' compliance per Section III.1 of the permit. If any of these responsibilities are delegated to another entity, this should be outlined within the City's policy and kept on file for future inspections.

What does our UDO and Code of Ordinances currently say?

Unified Development Ordinance

The current UDO is silent on FOG.

PART II: CODE OF ORDINANCES

CHAPTER 70. UTILITIES

Cross reference(s)—Buildings and building regulations, CHAPTER 18; poles, wires and conduits, § 62-91 et seq.

State law reference(s)—Municipal authority to operate public utilities, G.S. 160A-312.

ARTICLE III. SEWER SYSTEM

State law reference(s)—Wastewater systems, G.S. 130A-333 et seq.

70-92. Restricted discharges.

No person shall discharge or cause to be discharged the following described prohibited substances, materials, waters or wastes if it appears likely in the opinion of the manager that such wastes can harm either the sewers, wastewater treatment process or equipment, can have an adverse effect on the receiving stream, or can otherwise endanger life, limb, public property or constitute a nuisance. In forming his opinion as to the acceptability of these wastes, the manager will give consideration to such factors as quantities of subject wastes in relation to flows and velocities in the sewers, materials of construction of the sewers, nature of the wastewater treatment process, capacity of the wastewater treatment plant, degree of treatability of wastes in the wastewater treatment plant, and other pertinent factors. The substances prohibited are:

A. Any liquid or vapor having a temperature higher than 140 degrees Fahrenheit (60 degrees Celsius) or that causes wastewater entering the wastewater treatment plant to exceed 104 degrees Fahrenheit (40 degrees Celsius).

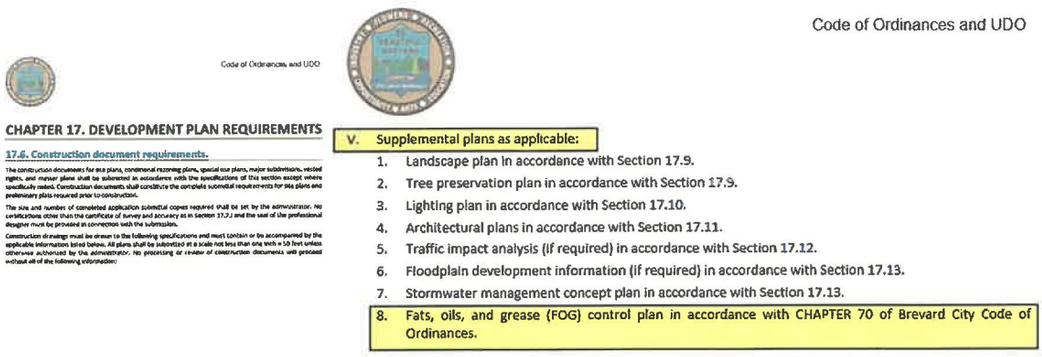
B. Any waste or water containing fats, wax, grease or oil in excess of 100 mg/L, as determined by results of the Freon extractable test, and the reasonable interpretation of test results, and/or auxiliary tests, to exclude from the measurement values which do not represent fats, wax, grease and oil.

Our Current FOG Program

- Our current FOG Program primarily consist of outreach/education.
- In the past we have mailed FOG pamphlets with Water bills, but this has not been done in the last several years. Per our permit and current compliance finding this should be done twice per year.
- Our primary outreach/education component at present is on the City's website City of Brevard Fats Oils and Grease Program

Revised UDO Language

This language has been approved by the Planning Board and is pending City Council Approval on 8/3/2026



Code of Ordinances and UDO

Code of Ordinances and UDO

CHAPTER 17. DEVELOPMENT PLAN REQUIREMENTS

17.6. Construction document requirements.

The construction documents for site plans, conditional rezoning plans, special use plans, major subdivisions, vested rights, and master plans shall be submitted in accordance with the specifications of this section except where specifically noted. Construction documents shall constitute the complete submittal requirements for site plans and preliminary plats required prior to construction.

The size and number of completed application submittal copies required shall be set by the administrator. No certifications other than the certificate of survey and accuracy as in section 17.7.J and the seal of the professional designer must be provided in connection with the submission.

Construction drawings must be drawn to the following specifications and must contain or be accompanied by the applicable information listed below. All plans shall be submitted at a scale not less than one inch = 50 feet unless otherwise authorized by the administrator. No processing or review of construction documents will proceed without all of the following information:

V. Supplemental plans as applicable:

1. Landscape plan in accordance with Section 17.9.
2. Tree preservation plan in accordance with Section 17.9.
3. Lighting plan in accordance with Section 17.10.
4. Architectural plans in accordance with Section 17.11.
5. Traffic impact analysis (if required) in accordance with Section 17.12.
6. Floodplain development information (if required) in accordance with Section 17.13.
7. Stormwater management concept plan in accordance with Section 17.13.
8. Fats, oils, and grease (FOG) control plan in accordance with CHAPTER 70 of Brevard City Code of Ordinances.

Revised Code of Ordinances Language

Approved by the PWUIC on 8/5/2026

- Current Code of Ordinance https://online.encodeplus.com/regs/brevard-nc/doc-viewer.aspx#secid--1

- *Proposed Revised Code of Ordinance with FOG Program Updates

* The proposed updates are included in the Agenda Packet and on file in the Clerk's Office.

Newly Adopted Fee Schedule as part of the FY 26-27 Budget

Tier	Administrative Penalty
Tier 1	No Civil Penalty; Notice of Violation (NOV)
Tier 2	Up to $500 Civil Penalty; NOV
Tier 3	$750 to $1,500.00 Civil Penalty; NOV; Consent Agreement;
Tier 4	$1,500.00 to $3,000.00 Civil Penalty; NOV; Consent Order or Administrative Order
Tier 5	$3,000.00 to $10,000.00 Civil Penalty; NOV; Administrative Order; Public Notice
Tier 6	$10,000.00 to $25,000.00 Civil Penalty; NOV; Show Cause Order; Public Notice; Possible Termination of Services
Tier 7	$10,000.00 to $25,000.00 Civil Penalty; NOV; Show Cause Order; Public Notice; Termination of Services
SSO	In addition, to the civil penalties stated above the District may recover any operational cost associated with the removal and cleanup of an SSO. If any penalties or fines are assessed against the District by the State of North Carolina or EPA as a result of a SSO, the penalties or fines may be passed along to the perpetrator.

Roll Out and Communication Plan

- New FOG Coordinator position was created and filled in April of 2026. This position was created by taking and existing position and redefining the job duties.
- In the process of purchasing needed tools and test equipment as well as repurposing a vehicle dedicated to the FOG Coordinator.
- Work with Wastewater Collection System ORC to identify low hanging fruit by concentrating on specific basins of concern first.
- Developed a "customer" questionnaire to help us understand current level of FOG compliance with individual businesses and prioritize these concerns. The questionnaire will serve as a heads up that inspections are coming.

What does the updated FOG Program implementation and enforcement look like in action??

Update UDO

Update Code of Ordinances

Updated Fee Schedule, already in place

More robust communication plan consisting of mailing FOG brochures twice a year

Distribution of FOG Questionnaires to current "customers"

Based on priority finding develop and inspection schedule and begin inspections within 6 months but postponing full utilization of the Fee Schedule for 1 year.

Work with "customers" to reduce or eliminate their FOG contribution to the collection system by ensuring systems are both installed and maintained.

Nurture relationship with Transylvania County Department of Health as they are responsible for restaurant inspections and may find issues we can help address.

Develop a list resources related to grease trap installation, maintenance and repair and coordinate distribution with the County Building Inspection and Health Department

Possible Outcomes

- Reduction of Sanitary Sewer Overflows (SSOs aka DEQ Findings) due to blockage, backups and overflows of the wastewater collection system.
- Reduction of BOD and TSS at the WWTP
- Reduction of odor from reduction of FOG which produces hydrogen sulfide aka....smells bad...
- Labor cost savings to the City due to fewer blockages in the collection system and problems at the lift stations
- Fewer Health Department inspection violations....possibly resulting in cleaner restaurants
- Possible costs to business owners for revitalizing, cleaning, maintaining or installing FOG collection systems

Next Steps

- PWUI Committee recommends City Council adopt the proposed UDO and Code of Ordinance Changes
- City Council to adopt UDO and Code of Ordinance revisions of suggest revisions to the plan
- Begin implementation of the new "Enforceable FOG Program

At 6:23 p.m. Ms. Holder moved, seconded by Mr. Baker to open the public hearing. The motion carried unanimously.

Public Participation:

Ken Hynes had signed up to speak but said he was just hoping to ask some questions and get a little bit more information on the extent of this program; what it means for business owners in town; how the City is going to handle the fats, oils and grease reduction program; and what the upfront cost will be for business owners.

At 6:24 p.m. Ms. Holder moved, seconded by Mr. Baker to close the public hearing. The motion carried unanimously.

K. Consent and Information - Consent Agenda items are considered routine and are enacted by one motion. Mayor Copelof read aloud the items listed and asked for a motion to approve the consent agenda. Mr. Baker moved, seconded by Mr. Wise to approve the consent agenda. The motion carried unanimously.

K-1. Tax Settlement Report

K-2. Ordinance Declaring Road Closure for Brevard Plein Air Festival and HallowenFest

ORDINANCE NO. 2026-37
AN ORDINANCE DECLARING MULTIPLE
ROAD CLOSURES FOR SPECIAL EVENTS

WHEREAS, Brevard City Council acknowledges a tradition of providing for festivals and special events downtown for the pleasure and enjoyment of citizens and visitors alike; and,

WHEREAS, Brevard City Council acknowledges that festivals and special events provide an opportunity for family-oriented activities that celebrate our small-town charm; and,

WHEREAS, Brevard City Council acknowledges these events require NCDOT system roads to be closed for setup, activities, and cleanup; and,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BREVARD, NORTH CAROLINA THAT:

SECTION 1. Pursuant to authority granted by G.S. 20-169, the City of Brevard hereby declares the following temporary road closure during the day and time set forth below on the following described portion of a State Highway System route:

Plein Air Festival	
Date:	Saturday, September 19, 2026
Time:	6:00 AM – 7:00 PM
Route Description:	Main Street (U.S. 276) from Broad Street to Caldwell Street.

SECTION 2. Pursuant to authority granted by G.S. 20-169, the City of Brevard hereby declares the following temporary road closure during the day and time set forth below on the following described portion of a State Highway System route:

Halloweenfest	
Date:	Saturday, October 24, 2026
Time:	6:00 AM – 7:00 PM
Route Description:	Main Street (U.S. 276) from Caldwell Street to Johnson Street Broad Street (U.S. 64) from Morgan Street to Probart Street

SECTION 3. This ordinance shall be in full force and effect from and after the date of its adoption.

Adopted and approved this the 17th day of August 2026.

Attest: s/ Denise Hodsdon, CMC, NCCMC, City Clerk s/ Maureen Copelof, Mayor
Approved as to Form: s/ Mack McKeller, City Attorney

K-3. Reaffirming Resolution – City of Brevard Official Depositories

RESOLUTION NO. 2026-42
RESOLUTION REAFFIRMING DESIGNATION OF OFFICIAL FINANCIAL DEPOSITORIES

WHEREAS, the City of Brevard has previously opened and maintained accounts, deposited funds, and conducted financial transactions with certain financial institutions; and

WHEREAS, the Brevard City Council periodically reviews its banking relationships to ensure public funds are deposited in a secure, efficient, and effective manner; and

WHEREAS, each currently utilized institution maintains a physical branch presence in North Carolina, remains qualified as an official depository, and properly secures public deposits via the dedicated method or the statewide collateral pooling method overseen by the North Carolina Department of State Treasurer; and

WHEREAS, the Brevard City Council has reviewed the list of current and prior financial institutions utilized by the City's officers and finance department.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BREVARD, NORTH CAROLINA THAT:

Section 1. The following financial institutions are hereby designated and confirmed as official depositories of the City of Brevard:

- North Carolina Capital Management Trust (NCCMT)
- First Citizens Bank
- United Community Bank

Section 2. The Finance Officer is authorized to continue maintaining, depositing, and withdrawing the City of Brevard's funds in said official depositories and is further authorized to manage idle cash balances across these official depositories in compliance with North Carolina Local Government Commission rules.

Section 3. Each designated depository shall continue to comply with all applicable state laws and regulations regarding the safekeeping and proper collateralization of public-sector deposits.

Adopted and approved this the 17th day August, 2026.

Attest: s/ Denise Hodsdon, CMC, NCCMC, City Clerk s/ Maureen Copelof, Mayor

K-4. Downtown Master Plan Committee Meeting Minutes – June 10, 2026

K-5. Public Works and Utilities Committee Meeting Minutes – July 1, 2026

K-6. Housing Committee Meeting Minutes – July 14, 2026

L. Unfinished Business – None.

M. New Business

M-1. Consider Updates to Brevard-Davidson River Presbyterian Church Lease Amendment for LMI Housing – Mr. Hooper noted that the Housing Committee discussed this at their meeting last week and referred it to Council for further discussion. However, there is one small change in the strategy proposed this evening from the strategy that was discussed at the Housing Committee. He explained that there has been a development in this matter that requires reconsideration of the lease. The City was contacted by a developer from Greenway Residential Development LLC, who is interested in developing a low-to-moderate income (LMI) multi-family project on the church site. They are aware of the geotechnical study that was performed two years ago and its findings on the quality of the soil there. Alongside an appointed subcommittee of the church's governing body (e.g. the Session), City staff met with the development team earlier this summer, and they shared that they were confident they could develop the property. Staff and the Session subcommittee are not yet convinced of the feasibility of Greenway's plans and want to do some due diligence, which will require some updates to the lease agreement in order to adequately vet this group. The proposed changes are as follows:

1. Amend dates. As written the agreement requires the City to have entered into a Development Agreement with a qualified development partner by June 13, 2027. Staff are requesting authorization to agree to an extension of three years, changing the expiration date to June 30, 2030.

2. Authorize the use of a non-competitive selection process to select the qualified development partner. Though the contract contains a provision that allows the City to use a non-competitive process, staff seek Council approval since this was not the original expectation. Under any method of development partner selection, DFI would ensure that suitor's proposal are subject to the same level of scrutiny as they would have been in a competitive process.

The one change to the strategy is that the Housing Committee discussed moving directly into the third-party review for Greenway. The plan at the time was to hire DFI to do the review, however, since the City's contract with DFI is now focused on Azalea Avenue a third-party review for the church property would be outside the scope and their contract would have to be amended to include additional funds to pay for this additional service, estimated to be between $10,000 and $15,000. He recommended that before paying for third-party review that we do a little bit of diligence beforehand and ask DFI to scrutinize Greenway's plan, their past-projects, and their financials and give us an opinion of whether this project should move forward into the third-party review stage. Mr. Hooper said he did not have an exact timeline for this assessment but estimated it would be a month or so. If it does move to the third-party review, a lease extension would certainly be needed as that review would take six to nine months, and then several additional months to hold public input meetings, define public interest for the site, and negotiate the details of a development agreement with Greenway.

Mr. Hooper asked Council to authorize him to sign a lease amendment to extend the lease term from June 2027 to June 30, 2030 and for authorization to move forward without a competitive solicitation process if Greenway is determined to be fit to move forward with.

Mayor Copelof opened it up for Council questions and comments before asking for a motion. During discussion Council acknowledged and appreciated the public comments and concerns but given the need for housing, Council felt that it was important to explore the options for this property.

Following questions and comments Mr. Baker moved, seconded by Mr. Daniel to authorize the City Manager to sign and execute a lease extension to June 2030. The motion carried unanimously.

Mr. Daniel moved, seconded by Mr. Wise to authorize the City Manager to go forward with a non-competitive process. During discussion, there was clarification that this authorization was to go ahead with the first-level assessment by DFI and that if it is determined that it should move forward to the third-party review stage, the Manager would come back to Council for authorization before proceeding with that third-party review. Ms. Holder expressed concern that there is no competition and said she was not sure she was ready for a non-competitive process and that with the compassion of church to donate the land, we need to be good stewards of the process. Vote on the motion was 4 in favor and 1 opposed (Holder). The motion carried.

~~ At 7:17 p.m. Mayor Copelof called for a 5-minute break. ~~
~~ The meeting was reconvened at 7:25 p.m.~~

M-2. Proposed Remote Participation Policy for Appointed Boards and Committees – Ms. Hodsdon reviewed the proposed policy which would allow remote participation for members of appointed boards and committees, but not for City

Council. The proposed policy strongly encourages in-person attendance but authorizes certain circumstances under which remote participation would be allowed. Members participating remotely would be required to give 24-hour advance notice to the committee chair and secretary. For the Planning Board and Board of Adjustment, the vote of a member participating remotely shall not be effective as a deciding vote. Remote participation shall not include voting on quasi-judicial applications, nor shall quasi-judicial hearings be held without a quorum of members present in person, except during a declared state of emergency. The policy requires a roll call vote when any member(s) participates remotely and addresses how the chair may handle remote participation when contact with the remote participant is lost due to technical difficulties. It also limits the number of times a member may participate remotely in regularly scheduled meetings in a rolling 12-month period. It does not limit the number of members who may participate remotely in a given meeting, provided that either the chair or vice-chair is physically present.

Mr. Lytle moved, seconded by Ms. Holder to approve the Remote Participation Policy. The motion carried unanimously.

RESOLUTION NO. 2026-43
A RESOLUTION ADOPTING A POLICY FOR REMOTE PARTICIPATION IN OFFICIAL MEETINGS OF APPOINTED BOARDS AND COMMITTEES

WHEREAS, in order to promote full participation of advisory board and committee members while ensuring access and transparency for the public as required by the North Carolina Open Meetings Law, the Brevard City Council wishes to establish a policy authorizing remote participation for appointed boards and committees outside of a declared state of emergency; and

WHEREAS, Staff has drafted a Policy for Remote Participation in Official Meetings of Appointed Boards and Committees establishing rules and procedures for remote participation; and

WHEREAS, the City Council Finance, Human Resources and Citizen Appointment Committee has reviewed the draft Policy for Remote Participation in Official Meetings of Appointed Boards and Committees and recommends approval.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BREVARD, NORTH CAROLINA THAT:

Section 1. The attached City of Brevard Policy for Remote Participation in Official Meetings of Appointed Boards and Committees is hereby adopted.

Section 2. This resolution shall become effective upon its adoption and approval.

Adopted and approved this the 17th day of August 2026.

Attest: s/ Denise Hodsdon, CMC, NCCMC, City Clerk s/ Maureen Copelof, Mayor

M-3. Renaming of the "Downtown Master Plan Committee" to the "Downtown Master Plan Implementation and Downtown Advisory Committee" – Downtown Master Plan Committee Chair Gary Daniel explained that this is a clarification of the intent and purpose of this committee. The Downtown Master Plan has been finalized, and the committee's focus is now on implementation of the plan. The committee also advises on matters concerning Downtown Brevard. This change to the title is to clarify that the Downtown Master Plan is in place, the implementation needs to move forward and this committee will be working on that, as well as advising on downtown issues as they arise.

Mr. Wise moved, seconded by Mr. Daniel to approve the resolution renaming the Downtown Master Plan Committee. The motion carried unanimously.

RESOLUTION NO. 2026-44
RESOLUTION RENAMING THE DOWNTOWN MASTER PLAN COMMITTEE AS THE DOWNTOWN MASTER PLAN IMPLEMENTATION AND DOWNTOWN ADVISORY COMMITTEE

WHEREAS, in April 2015 the Brevard City Council created the Downtown Master Plan Committee to operate as a policy review and discussion arm of the Council, allowing it to explore policy

implications and policy development while serving in an advisory capacity; and

WHEREAS, the Committee has continuously overseen the development of the Downtown Master Plan and its prior iterations, and also advises on matters concerning Downtown Brevard; and

WHEREAS, the Committee met on August 12, 2026 and discussed that the Committee's focus, now that the Downtown Master Plan is finalized, should be on action and implementation of the plan; and

WHEREAS, the Committee agreed that the Downtown Master Plan is not their only focus, and they advise on matters that affect downtown but are not in direct relation to the Master Plan; and

WHEREAS, the Committee agreed that changing the name of the Committee would help direct their efforts toward implementation and better reflect the range of issues that the Committee advises on.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BREVARD, NORTH CAROLINA THAT:

Section 1. The Brevard City Council hereby changes the name of the "Downtown Master Plan Committee" to the "Downtown Master Plan Implementation and Downtown Advisory Committee" effective immediately.

Adopted and approved this the 17th day of August, 2026.

Attest: s/ Denise Hodsdon, CMC, NCCMC, City Clerk s/ Maureen Copelof, Mayor

N. Remarks/Future Agenda Considerations.

Ms. Holder said I have made the most concerning remarks I had regarding the building of LMI housing. Having been that individual who was considered as maybe one who wouldn't take care of housing in the past, and I know I'm a responsible citizen, I know how that feels. I know how important it is for people who are responsible and want to work and build a life, especially as a single parent, it's important. We need to be open to giving people that opportunity and not to assume that crime rates are going to go up because they're there or because, as I have been told erroneously, that the property value will go down because they're not going to take care of the housing. None of that is true. People who work hard outside of the home work hard to take care of the property of their home. I think assumptions have been made that are unfair and sad. When I first moved here, and even during the interview process, I was told that Brevard is a retirement town and the first thing I thought was if everybody is here to retire, after retirement people go on to Heaven or wherever they believe they will go, but they are no longer here, so how does the city continue to evolve, how does it continue to exist? How will the next generation come here that is working and can't afford to come here. How can they keep our town going? Who will be the next city council if we say you're going to be a criminal and I don't want you in my neighborhood or my city. I think if we look at this a little more compassionately and give people an opportunity, I think we'll be pleasantly surprised and glad to have new neighbors who work hard and really want to make a life for themselves and their children.

Mr. Wise said we have been getting a lot of criticism from a number of housing developments, whether the City is involved directly or not, and when you boil it all down at the end of the day, it's people saying we all love housing, we just don't like it near us. Brevard is a living, breathing entity—it's alive and it's beautiful—and I cannot abide the thought of it being narrowed down in scope to just a certain kind of people are allowed to live here, a certain wealth is allowed to be here. Everyone is allowed to be in Brevard as far as I'm concerned and we need to do anything we can to help those people be here if they want to be here. We live in a beautiful town, and we need people who work across all walks of lives. We all value everyone who is here. I hope people in the future can take a step back and think about who they're talking about—they're talking about their neighbors, people they walk past on the street, people like you and me, who just want to make a living and be safe and live in a safe house. That's all it is; it's not scary.

Mr. Baker said multiple studies over the last couple of years on housing in Transylvania County and Brevard have put our vacancy rate for rental housing at 0% and just think about what that means. There is not a rental available. Think about being

a college student. I was a college student and my junior or senior year I wanted to live off campus so I rented three different houses and then I rented an apartment, and down the road I was able to purchase a house, but none of that can happen for kids in that same situation today. Think about being in a relationship that ends and you need another house, and not being to find a place to rent in the city that you live. Think about being a young adult who is still living with their parents at 26, 27, or 28—maybe they've got a service job or they work in the trades—and they've got a job but they would like to live on their own and they are just unable to do that in our city. Think about how that just stunts the growth of not just our city, but these people and how those people are probably moving away. A lot of it is our young people; it's the people who are trying to build a life here, and I think about that all the time because I had opportunities here after college. I was able to build a life here, and how many young adults in that same situation are just not able to do the same thing. To me that is not acceptable as a city; it's a huge part of why I'm sitting up here, is that I want to make sure that's not the kind of place that Brevard is, that we're shutting the door on a whole segment of people who would love to live in Brevard. And, it's people who are already here—they are college kids or people that grew up here and would like to stay here. On the license plate cameras, I just want to say publicly that the City does not currently have any license plate reader cameras. There are some in the county; some of them are operated by a private business and some of them are operated by the Sheriff's Dept. If you have concerns about current license plate readers I hope you'll direct those to the folks that currently have them. This has been discussed at the committee level. We are going to be having some public input sessions on it coming up, so please come and attend those if you want to learn more and want to express your opinion on those cameras within the City of Brevard. I know there has been some coverage about our letter we sent to the County about the courthouse. Several constituents have reached out to me thanking the City for that proactive approach and I hope that we can find a partner on the other side who can work with us on just looking at the potential of that building. If you look at the history and the events that take place there throughout the year, some of my favorite times of the year in Brevard take place at the courthouse and it just wouldn't be the same if that were a private business. I believe it belongs to the public and we are a great option to keep that in the public sphere.

Mr. Daniel thanked Deputy Chief Bonanno and Mr. McKeller for handling the situation we had earlier in our meeting. He said the compassion that was shown to that individual I think should hopefully assuage some of the concerns that folks have had about the recent ordinances that we adopted to deal with disruptive behavior. It made me sad, but I was happy to see how our city representatives dealt with that situation.

Mr. Hooper reported mixed news regarding the creation of housing in our community—good and bad news coming out of the North Carolina Housing Financing Agency. The bad news was that our application for LIHTC credits for our Azalea Ave. property did not go through, so we will spend the next year improving that site by adding utilities and other improvements to hopefully make that project more competitive for LIHTC next year. The good news is that the Woda Cooper application for 84 units on Morris Rd. called Cascade Ridge was accepted. He recalled that back in March Council passed a bond inducement resolution for that project. That project will move forward and it will have our name on it, but it will be managed and developed and administered by a third-party group. It's a win for us whether we were behind it or not because it means 84 LMI units in the City of Brevard. He said another thing I learned last week from the North Carolina Housing Financing Agency is that they are willing to hear feedback and consider changes to the Qualifying Action Plan (QAP) formula year-to-year. This is the formula they use to rank the projects and divide up the money. I have the contact information for the person we can call next year with suggestions about how to tweak the formula to hopefully make us more competitive in the next round. He mentioned that the automated license plate reader (ALPR) Town Hall will be held on September 1st at 6:00pm at MCJCCC. We will start our outreach tomorrow which will include a link to a website we are about to launch that has information about our particular proposal with Axon, including the benefits of the cameras, certain protections for the data, our internal policy for how police officers are to use that

technology appropriately, and other information that will be helpful for the general public.

Mayor Copelof thanked Staff for a lot of really hard and really great work on lots of different topics tonight. She said one of the things that is obvious when you look at Brevard in terms of housing is that we have so many projects. What we have realized is that this crisis doesn't have a single solution and it will be solved by looking at different options in different places and working creatively in a collaborative environment with a lot of our partners. The four counties in the Land of Sky area hold quarterly meetings consisting of all of the mayors, county commissioner chairs and the managers and the last two quarterly meetings have focused on affordable housing across the region and what everybody is working on. I can say that Brevard is right up there and leading the way with policy changes, with creative financing, and taking the initiative with making these things go forward. I am looking forward to when we have Fairhaven Meadows open later this year and those 42 units get filled. It's great news about Cascade Ridge and the LIHTC funding that is going forward there. Our housing partner Habitat building housing—yes, we've gotten a lot of comments on some of that housing; it changes the nature of what was once just a green space, but what it changes it for is it will be nine families that have a safe place to live right by our trail and the center of the city that they will be able to have a good quality of life. Staff, elected bodies, and all of our collaborative partners should be so proud that compared to four years ago we have made so much progress with real projects that are actually increasing the housing stock here. Thank you to everybody who worked so hard on all of this. She noted that Brevard hosted the Main Street Managers Conference with 100 Main Street managers from across the state and said our town impressed them. They were here during our National Night Out and I want to thank all of our first responders. It was a great family event. She mentioned that the next Meet the Mayor is tomorrow evening, and that we are working on starting a program of holding town hall informational and input sessions around the city and the next one will be in the Pisgah Forest area sometime in October.

O. Closed Sessions

O-1. Economic Development: NCGS 143-318.11(a)(4) – At 7:56 p.m. Mr. Baker moved, seconded by Ms. Holder to go into closed session to discuss an economic development matter, and to clear Council Chambers. The motion carried unanimously. City Manager Wilson Hooper and City Clerk Denise Hodsdon were authorized to remain for the closed session with Council and the City Attorney.

Council Returned to Regular Session – at 9:01 p.m. Council resumed the meeting in regular session. No official action was taken in closed session, and the minutes of the closed session are authorized to be sealed.

P. Adjourn – There being no further business, at 9:01 p.m. Ms. Holder moved, seconded by Mr. Baker, to adjourn the meeting. The motion carried unanimously.

Maureen Copelof
Mayor

Denise Hodsdon, CMC
City Clerk

Minutes Approved: September 8, 2026