MINUTES
BREVARD CITY COUNCIL
Regular Meeting
September 21, 2026 – 5:30 PM

The Brevard City Council met in regular session on Monday, September 21, 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 Pamela Holder, Lauren Wise and Dean Lytle

Absent – Council Member Gary Daniel

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, Assistant Planning Director Aaron Bland, Planner Stephanie Holland, Police Chief Christy Wentzell, Public Works Operations Manager Cliff Justus, Water Treatment Plant ORC Dennis Richardson, Wastewater Treatment Plant ORC Aaron Winans, and Community Center Director Tyree Griffin

Guest/Presenter – Vagn Hansen, Benchmark Planning

Press – Vivian Bikulege, *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 – Pastor Marshall Erwin of Bethel Baptist Church 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. Mr. Wise moved, seconded by Ms. Holder to excuse Council Member Daniel. The motion carried unanimously.

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

F. Approval of Minutes

F-1. September 8, 2026 Regular Meeting – Ms. Holder moved, seconded by Mr. Baker to approve the minutes of the September 8, 2026 Regular Meeting as presented. The motion carried unanimously.

G. Certificates / Awards / Recognition – None.

H. Public Comments

Doug Powell encouraged everyone to appreciate the nation's freedoms during Constitution Week. He recalled how poet Maya Angelou once expelled a guest for telling an off-color joke, refusing to let racism, cursing, or vulgarity poison her home. She acted because it was her house, she set its standards, and tolerating one violation would weaken them. Likewise, the nation's founders understood that accepting less than the constitutional principles established in 1787 would endanger Americans' civil and religious liberties. Daniel Webster warned that such liberty is rare and urged citizens to hold fast to the Constitution and its government. Our freedoms are not guaranteed; they

must be understood and protected. That is why Brevard's citizens, City Council, and staff should study the state and federal constitutions and their original meaning, and why Constitution Week is recognized by federal law and North Carolina. As Chief Justice John Jay emphasized, citizens who know their rights can better recognize violations and defend them. Government's primary constitutional duty is to protect individual rights and freedoms. To know when those rights are threatened, we must know the standard. Let us commit to understanding the Constitution better.

Jimmy Veal commented that it was interesting that the previous speaker was talking about the Constitution because I want to talk about the oath of office. I believe that the North Carolina statute says "I do solemnly swear (or affirm) that I will support and maintain the Constitution and the laws of the United States, and the Constitution and laws of North Carolina, not inconsistent therewith, and that I will faithfully discharge the duties of my office. So help me God." I am here again to talk about access to the property up on Pinnacle Rd. I'm still working to restore that access that existed for over 100 years. The roadbed is still there. Some people might have told you there's no road. I know some people have told you a lot of things, but you can walk up there and look at it. I'm going to pass out this pamphlet that shows the portions of the trail infrastructure that block access to the six pieces of property (copy on file in the Clerk's Office). Again, I want to emphasize I mountain bike, I love the trial, I especially love the 7.9 miles that doesn't block access to anybody's property. So, the Council in 2005 voted to do the condemnation to open and improve roads, not block access. You're the Council now, you're the guys that are ideally situated to do something about it because you can do it in 3 votes. You swore an allegiance to the Constitution, and you've got constituents that you're supposed to represent. It's not supposed to be a club of councilmen group-thinking, it's supposed to be people representing their constituents, and follow the laws. There's more than a smoking gun here—it's a blazing forest fire. I respectfully request that you all get together, and let's have a special meeting to talk about it and work it out. Some people have said you all spent all that money on that trail, it's all taxpayers' money, but the taxpayers didn't vote to block access to other taxpayers' property. Your liability far exceeds what it would take to fix it.

I. Special Presentations

I-1. Parking Study Presentation – Aaron Bland introduced Vagn Hansen of Benchmark Planning to review the results of the parking study. Mr. Hansen gave a presentation including the following information (copy on file in the Clerk's Office):

- **Purpose of the Study**
  - Evaluate parking availability in Downtown and the Lumberyard.
  - Compare observed conditions with community experiences.
  - Identify improvements to parking management and access.
  - Present management alternatives and recommendations for Council's consideration.

- **Parking Inventory**
  - Lumberyard
    - 70 public lot spaces
    - 70 private lot spaces
    - 41 on-street spaces
  - Downtown
    - 280 public lot spaces
    - 710 private lot spaces
    - 241 on-street spaces

- **Occupancy Counts** – two counts were done on Friday and Saturday October 10-11, 2025, and Friday and Saturday July 24-25, 2026. The report included peak occupancy for each area for both the summer and fall counts.

- **Land Use and Parking Benchmarks**
  - Land Use Inventory
  - Parking Ratios and Zoning Maximums
  - Supply Compared to Parking Benchmarks

- **Public Input**
  - 817 Participants – 93% lived locally
  - February 2026 Listening Sessions with almost 30 stakeholders and subject matter experts
  - Reasons for Visiting Percentages
  - Timing of Downtown Visits
  - How Long People Park
  - Parking Experiences – How easy is it to find parking – on-street and off-street
  - Parking Signs – 52% Adequate; 48% Inadequate
  - Open-Ended Response Themes
    - Parking Supply
    - Cost and Time Limits
    - Signs and Management
    - Parking Options
    - Connections

- **Key Findings**
  - No downtown-wide parking shortage was observed during either the fall or summer count.
  - There is high demand in downtown for centrally located on-street spaces and **free** public off-street parking without time limits.
  - Underutilized spaces are typically available in peripheral on-street locations and private lots, although access to private parking varies.
  - The Lumberyard core experiences periodic on-street constraints. The Depot lot saw little use apart from summer Saturday morning cycling trips.
  - Management, operations, and infrastructure changes should be considered before expanding the **public** parking supply.

- **Parking Management Alternatives**
  - Five alternatives use different combinations of prices, free periods, and time limits for City controlled parking.
  - Options range from keeping on-street parking free to charging for convenient downtown spaces.
  - Compare parking availability, costs to drivers, operating expenses, and potential revenue.
  - The study does not identify a preferred alternative. The City may select one, modify or combine elements, or retain its current system.

- **Provisions Shared by All Five Alternatives**
  - Peripheral on-street parking would be free without time limits.
  - The two currently free City lots would provide four hours free, followed by $2 per hour for additional time.
  - Designated accessible off-street spaces would remain free. Accessible on-street spaces would remain free and exempt from time limits.
  - Designated short-term spaces would remain free under their posted restrictions.
  - Charges would generally apply Monday–Saturday, 9 a.m.–6 p.m. Alternative 1 would retain the existing charging schedule in the currently paid City lots.
  - At least one payment method would be available without a smartphone.

- **Parking Management Alternatives**

Approach	Premium Core	General On-street	Currently Paid City Lots
Maintain Current System	Free 2-hour limit	Free 2-hour limit	$3/hour
Alternative 1	Free 2-hour limit	Free 4-hour limit	$3/hour
Alternative 2	$3/hour No time limit	$2/hour* No time limit	$2/hour
Alternative 3	$3/hour 2-hour limit	$2/hour* 4-hour limit	$2/hour
Alternative 4	$5 flat 2-hour limit	Free under current limits	$2/hour
Alternative 5	$5 flat 2-hour limit	$2/hour* 4-hour limit	$2/hour

*Under Alternatives 2, 3, and 5, general on-street stays of 30 minutes or less are free. Longer stays are charged from arrival.

- **Revenue Model: Daily and Seasonal Demand**

Assumed Occupancy Relative to Parking Occupancy Counts

Day of the week	Peak season	Lower season
Friday and Saturday	100%	65%
Monday–Thursday	70%	45%

- Parking count observations were used to establish peak season Friday and Saturday occupancy.
- 312 paid parking days per year: Monday–Saturday, 9 a.m.–6 p.m.
- Annual mix: 40% peak-season days and 60% lower-season days.
- Pricing shifts demand among City managed spaces.

- **Revenue Model: Duration and Collections**

Length of stay	Modeled duration	Lower season (survey)	Peak season (assumed)
Under 1 hour	30 minutes	13%	10%
1–2 hours	1.5 hours	46%	35%
2–4 hours	3 hours	30%	35%
Over 4 hours	6 hours	11%	20%

- City owned lot estimates use observed / budgeted kiosk revenue as a reference.
- Estimated collection rate: 85%.
- Hourly billing follows the modeled stay and parking rules, with no one-hour minimum.
- Modeled 30-minute stays are free where offered, including repeat visits.

- **Annual Parking Revenue Estimates**

Alternatives	On-Street Revenue	Off-Street Revenue	Annual Revenue*
Current System	$0	$80,500	$80,500
Alternative 1	$0	$88,000	$88,000
Alternative 2	$318,000	$74,500	$392,500
Alternative 3	$340,500	$73,000	$413,500
Alternative 4	$203,000	$69,500	$272,500
Alternative 5	$344,500	$73,000	$417,500

*Estimated revenue is exclusive of program expenses.

- **Recommended Strategies and Actions**
  - Strategy 1: Improve Parking Signage and Awareness
    - Action 1.1: Create a Clear, Coordinated Off-Street Parking Signage System
    - Action 1.2: Work with Private Parking Lot Owners to Implement the Coordinated Signage
    - Action 1.3: Pursue a Coordinated Downtown Parking Payment System
  - Strategy 2: Increase the Efficiency of Existing Parking
    - Action 2.1: Refine the Downtown Public Parking System
    - Action 2.2: Encourage Increased Utilization of Peripheral Parking
    - Action 2.3: Develop Practical Employee and Long-Term Parking Options
    - Action 2.4: Establish Event Parking Plans for Downtown and the Lumberyard
    - Action 2.5: Continue Monitoring Parking Conditions and Usage Trends
  - Strategy 3: Improve Mobility and Access to and Within Downtown
    - Action 3.1: Improve Walking Connections to and Within Downtown
    - Action 3.2: Evaluate Signal Timing on Main Street
    - Action 3.3: Evaluate Additional Reserved Parking for Drivers with Disabilities
    - Action 3.4: Conduct a Pilot Program for Remote Parking Shuttles During Events
    - Action 3.5: Improve Bicycle Connections and Parking
  - Strategy 4: Plan for Potential Future Parking Needs
    - Action 4.1: Identify and Evaluate Potential Parking Structure Locations
      - Consider adding structured parking if recurring demand demonstrates a need after management and access improvements have been evaluated.
      - The locations identified in the study are preliminary options for further evaluation.
      - A feasibility study should establish the net gain in spaces, property arrangements, vehicle and pedestrian access, construction and operating costs, and potential funding.

Following questions and comments by Council, Mr. Wise moved, seconded by Mr. Baker to refer the Parking Study to the Downtown Master Plan Implementation and Downtown Advisory Committee for further discussion. The motion carried unanimously.

~~ At 6:55 p.m. Mayor Copelof called for a 5-minute break. ~~

~~ The meeting was reconvened at 7:02 p.m.~~

J. Public Hearing(s)

J-1. Proposed Amendment to the City of Brevard Unified Development Ordinance Chapters 2, 6 and 19 – Building Height Regulations – Aaron Bland explained that this is a staff-initiated text amendment to revise the City's approach to regulating and measuring building height by establishing a more predictable, context-sensitive method that distinguishes between smaller buildings and taller structures. The amendments are intended to address concerns about building scale, visual bulk, and development on sloping sites and improve the procedures for clear and objective application. The current regulations measure building height from the highest adjacent grade to the eave of the roof, regardless of roof type or height and regardless of the slope or terrain that the building may be sitting on. This can result in buildings that technically comply with the maximum height standards while still presenting substantial exposed walls, especially on sloping sites. The proposed amendments will address this by using a combination of regulating by number of stories, the story height maximum, and the overall building height maximum, and introducing an exposed wall maximum. The Planning Board discussed different approaches at a work session in June, and at their August 25th meeting they recommended in favor of these proposed amendments. Mr. Bland then reviewed the proposed text amendments.

At 7:08 p.m. Mr. Wise moved, seconded by Mr. Baker to open the public hearing. The motion carried unanimously.

Public Participation: None.

At 7:09 p.m. Ms. Holder moved, seconded by Mr. Baker to close the public hearing. The motion carried unanimously.

J-2. Proposed Amendment to the City of Brevard Unified Development Ordinance Chapters 2, 8, 10 and 17 – Removal of Off-Street Parking Minimum Requirements – Aaron Bland explained that Session Law 2026-39, adopted July 1, 2026, has removed the ability for local governments to require a minimum amount of off-street parking for new development. Staff recommends removing the City's minimum off-street parking requirements from the Unified Development Ordinance in advance of the law's effective date of January 1, 2027.

In 2023, City Council adopted comprehensive amendments to the City's parking regulations, which included establishing a three-tiered approach to parking requirements that varied based on development character. The intent was to have parking minimums in lower-density areas that are less walkable and don't have available public parking, while establishing maximum parking requirements for dense, heavily commercial zoning districts where development is more likely to provide too much parking rather than too little. This proposal amends the parking structure to have two tiers — one with and one without maximums. Eliminating minimums does not prohibit or discourage the provision of parking; rather, it allows applicants to determine the appropriate amount and configuration of parking based on the characteristics of the development and its anticipated users. The parking maximums and design standards will help to prevent excessive surface parking and ensure that parking areas are integrated in a manner consistent with the City's land use and development patterns. Planning Board reviewed this proposal at their August 25th meeting and unanimously recommended in favor of its adoption.

At 7:19 p.m. Mr. Wise moved, seconded by Mr. Baker to open the public hearing. The motion carried unanimously.

Public Participation: None.

At 7:19 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 – August 2026

K-2. Property Tax Releases – August 2026

RESOLUTION 2026-47
A RESOLUTION APPROVING PROPERTY TAX RELEASES

WHEREAS, The City of Brevard has previously determined to collect property taxes for the City of Brevard and the Heart of Brevard, and it is necessary to release the below shown amount from the city tax records.

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

The Tax Collector is hereby authorized to remove August 2026 property values from the tax scroll in the amount of:

TAX YEAR 2026: 2,749.53

Adopted and approved this the 21st day of September 2026.

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

K-3. Budget Amendment – Accreditation Grant – Police Department

ORDINANCE NO. 2026-41
AN ORDINANCE AMENDING THE FY2026-2027 BUDGET.
BUDGET AMENDMENT NUMBER 27-01

SUBJECT: Budget Amendment to increase General Fund expenditures and revenues by $60,700 for the Police Accreditation Grant.

AGENDA INFORMATION

Agenda Location	**Consent**
Department:	**Finance**
Contact:	**Dean Luebbe, Assistant City Manager and Finance Director**

BRIEF SUMMARY: The City of Brevard Police Department was awarded the FY24 COPS Community Policing Development – Supporting Law Enforcement Agencies Seeking Accreditation Grant in October 2024. Through the period ending June 30, 2026, the City has expended and received reimbursement for $71,933.56. The total eligible amount of the grant is $131,600, and the City expects to expend and receive reimbursement for the remaining $60,700 by December 31, 2026.

This grant supports the Police Department's efforts to strengthen organizational professionalism and effectiveness by advancing accreditation-related initiatives. These initiatives help reduce liability and operational risk, promote consistent adherence to established industry standards and best practices, and enhance the overall efficiency and effectiveness of departmental operations.

Approval of this budget amendment will allow the BPD to fully execute the grant's objectives and position the Police Department to achieve and maintain accreditation.

MOTION FOR CONSIDERATION: To approve Budget Amendment 27-01, as submitted, increasing the budget in expenditure account:

10-5100-3700 – Police Accreditation Expenses	$60,700
TOTAL	**$60,700**

And increasing the budget in the revenue account:

10-3910-1020 Police Accreditation Grant	$60,700
TOTAL	**$60,700**

ATTACHMENTS: None.

MANAGER'S RECOMMENDATION: Adopt as presented.

Approved and adopted this the 21st day of September 2026.

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

K-4. Resolution Authorizing Application for SRF Loan and/or Grant Assistance for Azalea / Rhododendron Sewer Extension

RESOLUTION NO. 2026-48
A RESOLUTION AUTHORIZING CITY STAFF TO APPLY FOR FUNDING OFFERED BY THE NCDEQ DIVISION OF WATER INFRASTRUCTURE STATE REVOLVING FUND

WHEREAS, affordable and workforce housing have long been recognized as a substantial need for residents of the City of Brevard and the surrounding area; and

WHEREAS, the City of Brevard is committed to the expanding housing opportunities for all residents and is pursuing affordable housing initiatives in response; and

WHEREAS, the City of Brevard intends to request State loan and/or grant assistance for the project.

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

Section 01. The City of Brevard, the **Applicant**, will arrange financing for all remaining costs of the project, if approved for a State loan and/or grant award; and

Section 02. That the **Applicant** will provide for efficient operation and maintenance of the project on completion of construction thereof.

Section 03. That the **Applicant** will adopt and place into effect on or before completion of the project a schedule of fees and charges and other available funds which will provide adequate funds for proper operation, maintenance, and administration of the system and the repayment of all principal and interest on the debt.

Section 04. That the governing body of the **Applicant** agrees to include in the loan agreement a provision authorizing the State Treasurer, upon failure of the City of Brevard to make a scheduled repayment of the loan, to withhold from the City of Brevard any State funds that would otherwise be distributed to the local government unit in an amount sufficient to pay all sums then due and payable to the State as a repayment of the loan.

Section 05. That Wilson Hooper, City Manager, and Emily Brewer, Senior Planner, the **Authorized Representatives** and successors so titled, are hereby authorized to execute and file an application on behalf of the **Applicant** with the State of North Carolina for a loan and/or grant to aid in the study of or construction of the project described above.

Section 06. That the **Authorized Representatives**, and successors so titled, are hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the project: to make the assurances as contained above; and to execute such other documents as may be required in connection with the application.

Section 07. That the **Applicant** has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, ordinances, and funding conditions applicable to the project and to Federal and State grants and loans pertaining thereto.

Adopted and approved this the 21st day of September, 2026.

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

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

K-6. Downtown Master Plan Implementation and Downtown Advisory Committee Meeting Minutes – August 12, 2026

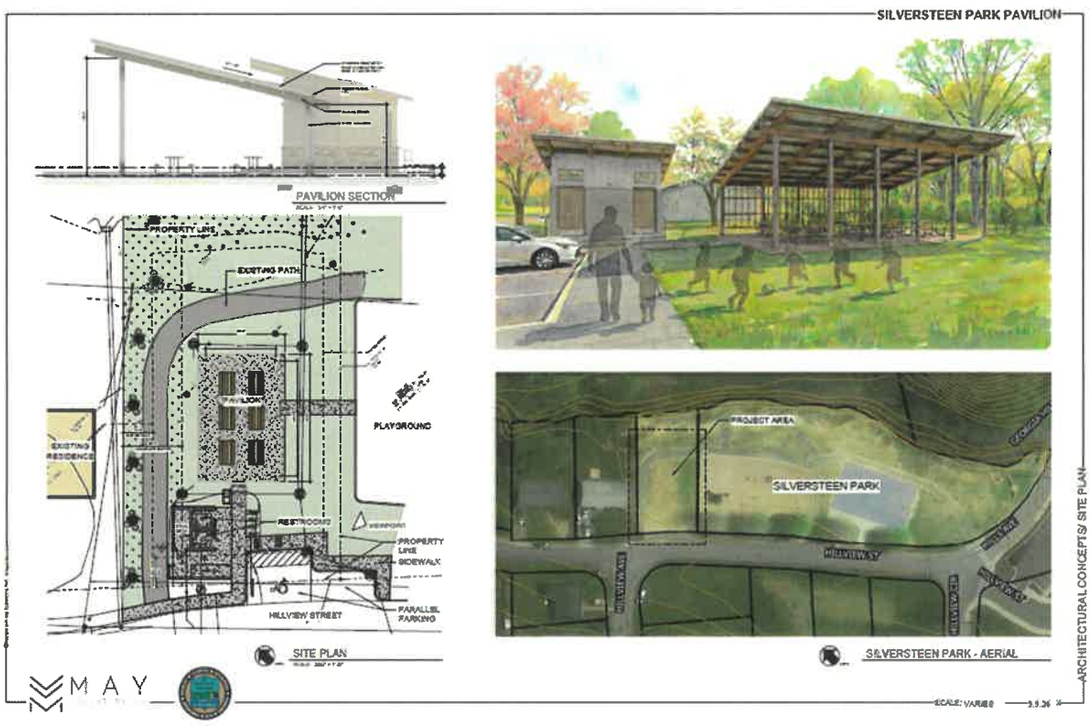
K-7. Housing Committee Meeting Minutes – August 11, 2026

K-8. Parks, Trails, and Recreation Committee Meeting Minutes – August 19, 2026

L. Unfinished Business

L-1. Silversteen Picnic Pavilion and Bathroom Design – Mr. Hooper recounted the history of the picnic shelter. In 2019 and 2020, the City began working with Rosenwald-area individuals and institutions to plan and implement improvements to Silversteen Park. The original vision included new playground equipment, a new basketball court, a splash pad, and a picnic shelter. Since that time, the new playground equipment and new basketball court have been installed, and complementary projects--including a restoration to the stream bank of the park's creek and the construction of the Mary C Jenkins Community Center--have been completed. Public investment constituted the vast majority of funding for those projects, but seed gifts by Bethel "A" Church and other donors were the catalyst for all of those projects. Unfortunately, the dollars that were raised early on didn't stretch as far as originally thought, and a couple of the projects were left unfinished. Faced with tightening budgets, as it did with other special project funds, Council had to decrease and then end its regular annual contribution to the Rosenwald Fund several fiscal years ago and pivoted instead to searching for private donors to help fund the remaining projects. The cost of design for the picnic shelter and bathroom facilities was funded via a donation from a private donor that was accepted by Council at its March 16, 2026 meeting. The City solicited interested firms to perform the work and selected local architecture firm May Collaborative. This design was developed collaboratively with the Rosenwald Community Advisory Board. No money has been identified or budgeted to fund construction. To this point, Council has expressed its intention to pursue outside dollars – whether donations, grants, or both – to fund construction.

David Todd reviewed the details and rendering of the proposed project and noted that the construction cost estimate is just under $415,000.



Mr. Baker moved, seconded by Ms. Holder to approve the Resolution Approving the Design of the Silversteen Park Pavilion and Bathroom Facilities. The motion carried unanimously. Councilmembers expressed their gratitude to the private donor.

RESOLUTION NO. 2026-49
RESOLUTION APPROVING THE DESIGN OF THE SILVERSTEEN PARK PAVILION AND BATHROOM FACILITIES

WHEREAS, since 2019 the City of Brevard has been working with Rosenwald-area neighbors and institutions to identify and implement improvements to Silversteen Park and the surrounding area; and

WHEREAS, a picnic shelter was part of the vision for the park created around that time; and

WHEREAS, in subsequent years the community requested a public bathroom facility also be constructed; and

WHEREAS, improvements to the playground and basketball courts that were identified in the original vision have been completed; and

WHEREAS, funding for the picnic shelter and bathrooms was not included in recent municipal budgets as City Council chose to apply limited resources to other priorities; and

WHEREAS, in late 2025 and early 2026 the city sought, and received, a private donation to fund design and engineering of the picnic shelter and bathroom facility; and

WHEREAS, the two facilities were designed by the May Collaborative architecture firm in concert with city staff and the Rosenwald Advisory Committee; and

WHEREAS, the final design was presented publicly to City Council for its consideration at its September 21, 2026 meeting; and

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

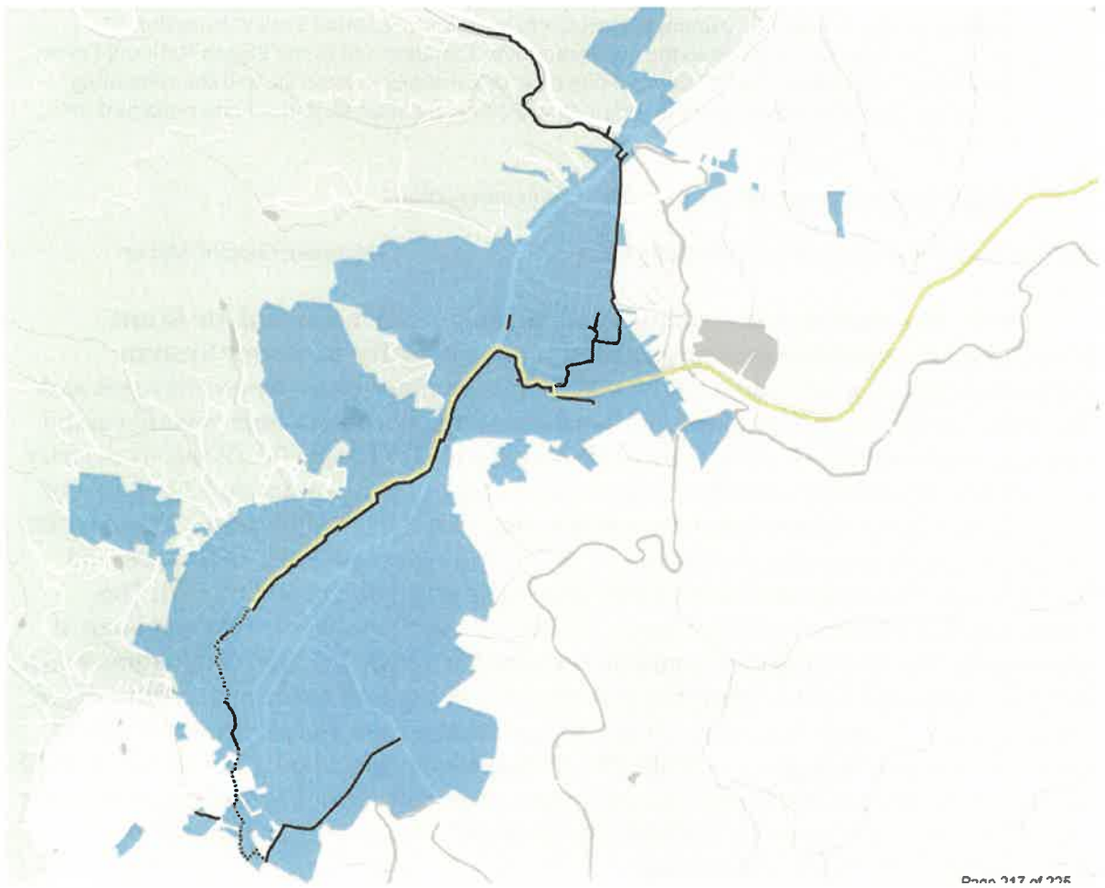
Section 1. City Council adopts the Silversteen Park pavilion and bathroom facility final design as presented on September 21, 2026 and attached as reference.

Adopted and approved this the 21st day of September, 2026.

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

M. New Business

M-1. Clarification of Naming Conventions for City Trails – As Chair of the Parks, Trails and Recreation Committee Mr. Baker explained that this was spurred on by the upcoming Ecusta Trail project. Council had previously designated the existing city trail all the way to Main St. as a part of the Ecusta Trail. We also have the entire city trail system, which has colloquially been called the "Estatoe Trail". Research indicates that the only official action Council has taken with the name "Estatoe Trail" is actually related to the pathway that is inside the national forest. As planning and construction continues for the remainder of the Ecusta Trail, it would be helpful to have a definitive answer as to the naming conventions both for signage and to minimize confusion for trail users. He referred to the below trail map and explained that the yellow line is the current and future Ecusta Trail and the black line is the existing city trail, which heads into the forest. The recommendation from the Parks, Trails and Recreation Committee is to officially name the section of trail that is in black and north of the yellow line as the "Estatoe Trail", and in practice, once the Ecusta Trail is completed, this would mean we would have very clear signage that as you are traveling along the Ecusta Trail, you would take a right on the Estatoe Trail into the forest, and if you continue on the Ecusta Trail you would be headed into downtown Brevard. He noted that the existing and planned portions of the Brevard trail system that go south beyond Main St. would remain unnamed for now.



Mr. Wise moved, seconded by Mr. Baker to approve the Resolution Affirming the Naming Conventions as recommended by the Parks, Trails and Recreation Committee. The motion carried unanimously.

RESOLUTION NO. 2026-50
RESOLUTION AFFIRMING THE CLARIFICATION OF NAMING CONVENTIONS FOR THE ESTATOE TRAIL AND ECUSTA TRAIL

WHEREAS, the City's trail system consists of the Estatoe Trail, the Ecusta Trail, the trails in Bracken Preserve, and portions of the City's greenway system that are also collectively referred to as the "Estatoe Trail"; and

WHEREAS, the name "Estatoe Trail" originally pertained just to the gravel path that starts at Asheville Highway and enters Pisgah National Forest, completed in 2009, but has since been used to refer to the entire main greenway "spine"; and

WHEREAS, the Ecusta Trail, which will run from the Henderson County line in Blantyre to Main Street, is currently under design and once constructed, will overlap with sections of what is now colloquially called the Estatoe Trail; and

WHEREAS, Council officially designated the City greenway from approximately the Cherry Street connector to Main Street as the "Ecusta Trail"; and

WHEREAS, the Parks, Trails, and Recreation Committee met on August 19, 2026 and determined that the overlapping trails with dual signage would create confusion for users; and

WHEREAS, the Committee determined that there is a "T" intersection behind Oskar Blues, at which point the Ecusta and Estatoe Trails begin to overlap; and

WHEREAS, the Committee recommended that Council decide that from the "T" intersection to the Davidson River Campground in the Pisgah National Forest will be designated as the Estatoe trail, which extends the Estatoe trail significantly from its original route, and from that same "T" intersection to Main St. in Downtown Brevard will be designated as the Ecusta Trail; and

WHEREAS, the remaining portions of the trail, existing and planned, that are beyond Main St. will remain unnamed for now.

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

Section 1. The Brevard City Council hereby affirms that the Estatoe Trail is from the "T" intersection near Oskar Blues to the Davidson River Campground in the Pisgah National Forest, the Ecusta Trail is from the "T" intersection near Oskar Blues to Main St., and the remaining portions of the trail, existing and planned, that are beyond Main St. will remain unnamed for now.

Adopted and approved this the 21st day of September, 2026.

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

M-2. Resolution Authorizing Application for SRF Loan and/or Grant Assistance for Capital Improvements Program – Priority #1 Sewer System Improvements – David Todd explained that upon completion of the recent Asset and Inventory Assessment (AIA) of the city's wastewater collection system several capital priorities were identified, with an estimated total cost of $18,430,00. Of the six priority projects, the top priority identified, via smoke testing, is approximately 12,400 feet of gravity sewer line and other assets needing replacement or rehabilitation. These assets and sewer lines are located in multiple basins including Kings Creek, Gallimore, and Lambo Creek. The estimated cost for this priority is estimated at $3,230,000. The resolution is to authorize application for a Clean Water State Revolving Fund Loan. If awarded the SRF Loan, the city would be responsible for the 2% loan origination fee, in addition to payback of the remaining principal at a 0% to low interest rate, typically ½ of market rate. The SRF loan does offer principal forgiveness, but current indications are that this would be capped at $500,000. With a total project budget of $3,300,000.00 the city would be responsible for $50,000 grant administration, 2% loan origination fee of $65,000, and with hopefully $500,000 in principal forgiveness, payback of a $2,750,000 loan at 0% or low interest.

Mr. Baker moved, seconded by Mr. Wise to approve the resolution authorizing staff to apply for the SRF fund to address the Capital Improvement Priority #1. The motion carried unanimously.

RESOLUTION NO. 2026-51
RESOLUTION AUTHORIZING APPLICATION FOR STATE LOAN AND/OR GRANT ASSISTANCE FOR CAPITAL IMPROVEMENTS PROGRAM – PRIORITY #1 SEWER SYSTEM IMPROVEMENTS

WHEREAS, The City of Brevard has need for and intends to construct, plan for, or conduct a study in a project described as Capital Improvements Program - Priority #1 Sewer System Improvements, consisting of the replacement / rehabilitation of approximately 12,400 linear feet of gravity sewer; and

WHEREAS, The City of Brevard intends to request State loan and/or grant assistance for the project.

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

Section 1. That City of Brevard, the **Applicant**, will arrange financing for all remaining costs of the project, if approved for a State loan and/or grant award.

Section 2. That the **Applicant** will provide for efficient operation and maintenance of the project on completion of construction thereof.

Section 3. That the **Applicant** will adopt and place into effect on or before completion of the project a schedule of fees and charges and other available funds which will provide adequate funds for proper operation, maintenance, and administration of the system and the repayment of all principal and interest on the debt.

Section 4. That the governing body of the **Applicant** agrees to include in the loan agreement a provision authorizing the State Treasurer, upon failure of the City of Brevard to make a scheduled repayment of the loan, to withhold from the City of Brevard any State funds that would otherwise be distributed to the local government unit in an amount sufficient to pay all sums then due and payable to the State as a repayment of the loan.

Section 5. That Wilson Hooper, Brevard City Manager, the **Authorized Representative** and successors so titled, is hereby authorized to execute and file an application on behalf of the **Applicant**

with the State of North Carolina for a loan and/or grant to aid in the study of or construction of the project described above.

Section 6. That the **Authorized Representative**, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the project: to make the assurances as contained above; and to execute such other documents as may be required in connection with the application.

Section 7. That the **Applicant** has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, ordinances, and funding conditions applicable to the project and to Federal and State grants and loans pertaining thereto.

Adopted and approved this the 21st day of September, 2026 at Brevard, North Carolina.

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

N. Remarks/Future Agenda Considerations.

Mr. Lytle said I had a chance to reflect after the last meeting, and I think it is important that we continue to treat everyone on the board as individuals. Backgrounds and life experiences will inform our positions, but we can't assume why anyone votes a certain way because of those experiences. I hope we challenge each other's ideas and assumptions, but we shouldn't make assumptions about their motivations. Disagreement on this stage isn't the same as dysfunction. We have to remain respectful and by doing that we avoid groupthink, which ultimately helps us reach better decisions. I wanted to voice that publicly because I think that the takeaway there is not necessarily negative, and I think the voters are looking at us to challenge each other.

Mr. Baker recalled that, while running for a second term, *The Transylvania Times* asked what he had learned most during his first term. He said he came to understand that uncomfortable moments are often the most important ones on Council. Rather than avoid them, council members should lean into those moments and ensure that everyone at the table speaks honestly with each other, so I appreciate Councilman Lytle saying that. Regarding my comments at the last meeting, what was difficult for me in the moment was the fact that I felt like we had unnecessary conflict about certain things. There certainly is necessary conflict and that's why we get elected to have those discussions. I think it's when we're talking about particular funds or having a hard time discussing the use of public funds for the City, not because of our individual opinions, but because of perceptions of money or funding that are just difficult to work through. I want to thank the Heart of Brevard, and everyone involved in the Plein Air Festival this past weekend. Seeing the artwork, I couldn't help but be thankful that we live in a place that you can paint paintings of, that people value. We were lucky to do a tour of Fairhaven Meadows with Rep. Ferguson last Friday, and those are coming along really great—42 units of affordable housing which will be available soon. This is the first federally supported affordable housing built in Brevard in over a decade, and it nearly failed because they needed additional funding. Because the City had committed four years earlier to reserve funds for housing, we were able to provide a $1M loan, which will be repaid over time. I'm excited to be at the ribbon cutting soon and celebrate a remarkable accomplishment for a small city.

Ms. Holder thanked the donors who have given their support to Silversteen Park so far and said hopefully we will be able to continue to get donations and grants. She said every time I go through the 4-way stop at Oaklawn and Main St, I think "I'm so glad these stop signs are here", but I never said thank you. I kept asking for them and I want to say thank you now. I want to look back to what Aaron and Dean had been alluding to. I too have been thinking about those final comments and just want Brevard to understand that we do represent the whole community and the whole City of Brevard. The discussions that have been happening lately happen to be on the forefront, but it doesn't mean that discussion in other parts of Brevard are not important—they are just as important. I have supported things that I may not have thought about had I not seen constituents come and say this is important to me. Some have even come to my office at the church and had conversations, and I realize how important they are. That just

happens to be on the forefront right now, but it's not that we are not seeing the totality of the city. I think everybody understands that's important, it's important to me and I'm so glad to be here to represent Brevard.

Mr. Wise said I want to thank everyone for spending the evening with us and I hope you realize how important you are and how important it is that you're here. We talked a lot tonight about communication in different ways—about parking, about the trail—and I see a lot of miscommunication happening out in our community. When people are engaged and talk to us, we can try to help them understand where we're coming from and the decisions we make. I think people are more likely to understand decisions if they understand all the issues surrounding them. So, if you could, please spread the word that we are here; we have committee meetings; we want to hear you. If we can't hear your voice, and social media doesn't count—you need to talk to all of us. Tell your friends to tell us what's going on. That's the only way this works, and it's the only way we can communicate with you. That's the entire name of the game.

Mr. Hooper thanked Rep. Anna Ferguson for visiting on Friday. He said I'm glad she offered some of her valuable time to come and hear about our needs and she pledged to do what she could to help us in Raleigh with a couple of important projects that we have on the books.

Mayor Copelof said we were very pleased to have Rep. Ferguson here and she expressed appreciation for Staff's support during her visit. She said we took her to our Wastewater Treatment Plant because one of the big challenges over the next 7-8 years is to get Phase 2 going and funded. We also took her to Fairhaven Meadows and through the Azalea / Rhododendron neighborhood that has the problem with failing septic systems, where we desperately need to get back the $3.5M in state funding to put in a sewer system. She has pledged to work with us to try and find the best route to get that funding back. Mayor Copelof also thanked the donor for the Silversteen pavilion and bathroom design. She thanked Council Member Wise for donating his time in doing the conceptual architectural drawings. She noted that the entire Silversteen Park is an example of what can be done when we have collaboration between the city and the community. We will look for more community collaboration to get the final piece of the pavilion and bathrooms. She said one effort does not negate a different effort—we can work on multiple things together and make them all happen. She encouraged folks to sign up for the new Adopt-a-Storm Drain program and mentioned the upcoming Pisgah Forest Town Hall on September 29th at the Recreation Center, and the next Meet the Mayor on September 24th at MCJCCC.

O. Closed Sessions

O-1. Economic Development: NCGS 143-318.11(a)(4) – At 8:14 p.m. Mr. Wise moved, seconded by Mr. Lytle 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 8:55 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 8:55 p.m. Ms. Holder moved, seconded by Mr. Lytle, to adjourn the meeting. The motion carried unanimously.

Maureen Copelof
Mayor

Denise Hodsdon, CMC
City Clerk

Minutes Approved: October 5, 2026