Town of Fletcher
Town Council Agenda Review Meeting
Minutes
June 3, 2024

Call the meeting to order at: 6:00 PM

Those who were in attendance are as follows:
Mayor Preston Blakely
Mayor Pro-Tem Sheila Franklin
Councilmember Keith Reed
Councilmember Jim Player
Councilmember Trevor Lance
Town Manager Mark Biberdorf
Planning & Zoning Director Eric Rufa

Moment of Silence:

Pledge of Allegiance:

Public Comments:

Lee Black of 340 Howard Gap Road Hendersonville commented on the overgrowth at intersections on Howard Gap Road and turning left out of Kostas Ktichen on Hwy 25 (trees) that is was hard to see oncoming traffic and asked that these be trimmed/cut back.

Approval of minutes - corrections, additions or deletions

Agenda Review Meeting May 6, 2024

Budget Meeting May 9, 2024

Regular Meeting May 13, 2024
No comments were made at this time.

Council Updates

Councilmember Jim Player commented on the recent TAC meeting that he attended, stating that they were reviewing several projects (prioritization/funding) that were to take place over the next 7 years. He also stated that a section of Hwy 25 will be closed that crosses over I26 from June 14 to June 16 so that they can work on the construction of a diverging diamond in that area.

Consent Agenda

Approval of request from BSC Holdings, Inc. to extend conditional zoning approval (CZ-2019-02) for a residential PRD at 150 Cane Creek Road

Amanda Williams of BSC Holdings Inc gave an update on their project and has asked for a time extension to December 31, 2026. She stated that they have spent considerable time working with NCDENR on the requirements in the flood plain and flood way access to the site. The NCDOT required a traffic impact analysis as well. They also have been working with Henderson County for permits and site development.

Discussion Followed:

Council agrees to leave this on the Consent Agenda for next week.

Discussion Items

Public Hearing for discussion and possible approval of amendments to the Fletcher Land Development Code

Planning & Zoning Director Eric Rufa stated that a public hearing is scheduled for next week and if council had any questions that he could answer now before the hearing, he would be glad to.

No comments were made at this time.

Public Hearing on the proposed budget for FY 2024-2025 - Mark Biberdorf, Town Manager.

Town Manager Mark Biberdorf stated that we received the new values from the county on May 21, and they went up slightly from what I presented to you at the budget retreat. From: $1,846,924,506 to $1,852,381,947. With the additional revenue, we have to increase the expenses in the CIP and then there is the fire department. With the additional revenues, the amount from fund balance appropriated came down a little bit.

Contract discussions with Fletcher Fire & Rescue - Mark Biberdorf, Town Manager

Town Manager Mark Biberdorf stated that there are 3 sections on the contract that you have been going back and forth with the fireboard on.
(funding support to main fire rating, public access to their board meetings, cost of workers' compensation insurance)

Discussion Followed:

It has been suggested to set up a special call meeting with the fire board to work out some final items on the fire contract and if they are not available for a special call meeting, then Councilmember Lance and Mayor Blakely will reach out to set up a meeting with the whole board to work on the final contract.

Town Manager Report

Retail Strategies has said that they will be coming out to look at our property and that they will be flying in on Wednesday, June 19. I had mentioned that all or some of the council would like to meet them. This would not be like a formal meeting, but if we wanted to have lunch with them and bring lunch in here to whoever would like to join. I will email you another reminder about this.

There have been some noise complaints from The Village of Windstone about Wilsonart and the steam release from the plant. As we know, Wilsonart have been there a long time and has been a good neighbor. After talking with the plant manager, they have this muffler system that they put in ten years ago to try and reduce the noise, and they tested it and said that it was working fine.

Discussion Followed:

On the grant application (greenway extension) with Conserving Carolina, Rebekah Robinson has completed and submitted the application ($100,000.00 matching) and we will let you know about that. She will be back at the July meeting to speak about the other grant ($500,000.00 matching).

Department Reports

May Reports

Adjourn
Mayor Blakely asked for a motion to adjourn

Councilmember Trevor Lance motioned to adjourn, and it was seconded by Councilmember Jim Player.

Motion all in favor.

Adjourned at: 6:58 pm

Upcoming Events

Regular Meeting June 10, 2024, at 6:00 pm
Special Call Meeting to close out the budget year?

Agenda Review Meeting July 1, 2024, at 6:00 pm
Regular Meeting July 8, 2024, at 6:00 pm
Summer Concert July 13, 2024, at 6:00 pm "Tuxedo Junction"
LGCCA Tuesday, July 16, 2024, at 3:00 pm Henderson County Historic Courthouse "City of Hendersonville" hosting

Approved.

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Date Signed