Town of Fletcher
Town Council Regular Meeting
Minutes
May 12, 2025

Call the meeting to order at: 6:00 PM

Those who were in attendance are as follows:
Mayor Preston Blakely
Mayor Pro-Tem Trevor Lance
Councilmember Jim Player
Councilmember Amber McKinney
Councilmember Keith Reed
Town Manager Mark Biberdorf

Moment of Silence:

Mayor Blakely led the group in a moment of silence.

Pledge of Allegiance:

Mayor Blakely led the group in the pledge of allegiance.

Public Comments:

David Todd of 96 Wilkie Way Fletcher thanked the town council and the town manager for their service. He commented on the storm water run off coming from Windsor Forest down to his home and his neighbor's home. He has asked that the ditch on his property be improved so that there is an equivalent amount of detention prior to the restriction being removed.

Tony Bland of 6 Wilkie Way Fletcher commented on the restriction being in place prior to his wife (who lived there 27 years) buying the property. He states he has lived there for 13 years and that they have both worked harder maintaining the property and putting restrictions in at our end of the ditch coming down through David's property. We put rockwork walls in to slow down the water. In the 27 years that Brenda has lived, there has been a time that there has been leakage into the crawl space, but with the management we put in place, it has not been a major issue for us. However, now that the restriction has been removed, the water can come down to our property much quicker. We feel that we now have a better chance of flooding through our crawl space. This past weekend we worked to divert more water to the woods to keep it away from our crawl space.

Approval of minutes - corrections, additions or deletions

Agenda Review Meeting 4-7-25

Regular Meeting 4-14-25

Mayor Blakely asked any for any corrections, additions or deletions to the minutes as presented and, if not, do I have a motion to approve the minutes.

Mayor Pro-Tem Trevor Lance motioned to approve the minutes and it was seconded by Councilmember Jim Player.

Motion all in favor.

Council Updates

No comments were made at this time.

Consent Agenda

Overview of possible amendments to the Floodplain Damage Prevention Ordinance and possible setting of public hearing for the June 9, 2025 meeting

Approval of Budget Amendment #4 to the FY 24/25 Budget Ordinance.

Approval of Resolution R-25-05 concerning repeal of the down zoning statute

Approval of Resolution R-25-06 opposing multiple bills in the General Assembly to strip local land use regulatory authority.

Mayor Blakely asked for any comments or questions concerning the consent agenda and, if not, do I have a motion to approve the consent agenda as presented.

Councilmember Keith Reed motioned to approve the consent agenda and it was seconded by Councilmember Jim Player.

Motion all in favor.

Discussion Items

Update on Tropical Storm Helene recovery efforts - Mark Biberdorf, Town Manager

Town Manager Mark Bibedorf went over the most recent update on the improvements and repairs to the park. The fencing on the ball fields is coming along the crews are there. The materials being delivered have been an issue. The surface of the multi-use courts still needs to be repaired and the posts for the fencing are up. Hopefully, by the end of the month, this will be completed.

Discussion Followed:

The other major repair project is the bridge and then two parts of the stream banks. They advertised on May 4th a week ago. The bids are due in on May 27, and we are having a pre-bid conference this Thursday at 2:00. Glad to see that this is finally let for bid so that we can

get this done.

On debris removal here in town it has gone along quite well. We started helping with debris removal (vegetative) and that has been completed. We have also been helping with C & D removal and that has basically been completed as we may have a few things here and there that still need to be picked up. The county has made remarkable progress and is about two months away from completing pick up in the right of way. They are still working on picking up private property and that may take a while longer as they have to get permission for that. Debris removal from streams has just started, and I was hoping to get a list of the streams that they have decided need debris removal.

We have received two FEMA reimbursements at just over $133,000.00.

Town Manager Report

On the town center project update, I mentioned that I had met with an attorney (Ernie Pearson) who works on a lot of economic development projects. He works on putting together agreements and economic incentives. So I met with him and discussed development projects and explained what is going on here and the possibility of incentives. He is getting information out to his contacts. I should have the document from Summit Marketing soon, and I will share that with you. McGill Associates is doing the preliminary engineering work on the town center property, and they were waiting on the moratorium of no development in the flood plain. Our prior developer, Martin Lewis of Lewis Real Estate group and Will Buie, reached out last week, and they wanted to meet and talk about the project.

We had our budget workshop last Thursday where I presented the recommended budget. The only thing we were waiting for was the renewal of our property and liability insurance. We got that in, and it was a 12,000 to 14,000 increase, so our expenses will increase by that much. We will get one last set of values that I will plug into the budget for the public hearing. The next step is the budget message, and it will be available for the public to view before the public hearing which will be advertised on May 28.

The Farmer's Market was well attended, and they did decent business for the first day. Really excited to have that going.

The ABC board is requesting to establish a capital improvement fund with their excess revenues and gross receipts. You have a copy of the statute in front of you. So they, with your approval, can set aside funds for capital improvements. The council has requested more information on this and wants to put it on the agenda for next month.

Discussion Followed:

Further discussion was held on the flooding/stormwater that was mentioned in public

comments. McGill Associates (Ben Cathey) will be going out to the property/site on Thursday to assess the situation and report back on this matter.

Department Reports

April Reports

Adjourn

Mayor Blakely asked for a motion to adjourn

Councilmember Jim Player motioned to adjourn, and it was seconded by Councilmember Amber McKinney.

Motion all in favor.

Adjourned at: 6:47 pm

Upcoming Events

Golf Tournament May 16, 2025, at 9:00 am
Agenda Review Meeting June 2, 2025, at 6:00 pm
Summer Concert at the Auction House, June 7, 2025, from 6:00 pm -8:00 pm
Regular Meeting June 9, 2025, at 6:00 pm
Close out Budget year at the end of June?

Approved.

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Date Signed