Town of Fletcher
Town Council Agenda Review Meeting
Minutes
February 3, 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 Keith Reed
Councilmember Jim Player
Councilmember Amber McKinney
Town Manager Mark Biberdorf
Tax Collector Candy Broome

Moment of Silence:

Pledge of Allegiance:

Public Comments:

Keith Sashegyi of 172 Riverbirch Drive has requested that the town start up again, collecting brush and leaves. He said that the county is coming through his neighborhood and he feels that the county is not picking up everything as they should.

Discussion Followed:

Approval of minutes - corrections, additions or deletions

Agenda Review Meeting 1-06-25

Regular Meeting 1-13-25

No comments were made at this time.

Council Updates

Councilmember Jim Player stated that the MPO met last month and there was a long discussion on road and bridge repairs that will be taking place over the next year. While some bridges may look good to go but, they are not, and only have temporary fixes. DOT will be coming through to make the repairs over the next year.

Discussion Followed:

Consent Agenda

Approval of Resolution R-25-02 in support of reopening Chimney Rock State Park as soon as possible.

No comments were made at this time.

Discussion Items

Kimberly Florence (Public affairs specialist with the Small Business Administration) stated that she just wanted to make everyone aware of the low interest loans that they can provide not only to small businesses but to homeowners and renters too. The application deadline for physical damage was extended just today to apply is March 8, 2025, and the application process for economic injury relief to June 30, 2025.

Presentation of mid-year tax collector's report and permission to advertise delinquent taxes per NCGS 105-369 - Candy Broome, Tax Collector.

Tax Collector Candy Broome gave an update on the mid-year tax collection and stated that we are at 97% collected as of January 31st. She also stated that the advertisement for delinquent taxes will be on March 19, 2025.

Mayor Blakely asked if council had any questions on this report.

No comments were made at this time by the council.

Discussion and review of applications to fill one vacancy and two expired terms on the planning board.

Mayor Blakely stated that we have applications for district 3 and district 2. George Clayton (3) and Lee Bowser (2) have asked to be reappointed to their seats on the planning board. My suggestion is that we put this on the Consent Agenda for next week to reappoint these two to the board.

The council agrees with this.

Mayor Blakely stated that we would have the applicants for the district 1 seat come up and introduce themselves and say a few words.

Candidates are as follows:
Mtich Brevard
Mike Franklin
Brandon Olsen
Patrick Nard

Mayor Blakely thanked all the applicants and said that council would make a decision next Monday.

Request to start brush collection services for storm related debris - Mark Biberdorf, Town Manager

Town Manager Mark Biberdorf stated that since the storm we halted brush collection, and we did this so as not to interfere with the county collection services. It is coming along slowly, and we are getting a fair number of complaints from the public about the pace at which debris collection is occurring. What I am talking about is the vegetative collection, and the public has asked it if we could help with this. I had a conversation with the County Engineer, Marcus Jones, and with Jabbo, asking if we could collect the small debris that we would stage it near the green building and then the county could pick it up from there.

Public Works Director Jabbo Pressley stated that we would go ahead and get started and drive every street and document the piles that we can pick up and piles that we cannot pick up. We will take pictures and put an address with it and send the ones that we cannot pick up to the county. Bringing the debris here is going to save us a lot of time because, from our shop to the dump it is almost 15 miles, and then when you get there you, might sit there 30 or 40 minutes before you can dump it. It will be more productive for us and save us money as well (about 125.00 a week).

Discussion Followed:

The council is agreeable to move forward with this.

Update on efforts to start a farmers market in Fletcher-Mark Biberdorf, Town Manager.

Town Manager Mark Biberdorf stated that we held a listening session on January 27, and we had 30 people here from the public. I also want to acknowledge that we had Karen Blaedow from the Cooperative Extension Office to help facilitate the discussions along with David Smiley with the agricultural non-profit ASAP here as well. The top-rated day on when do this was Tuesday in the 3:00 to 6:00 pm range. We went over several locations and the top-rated locations were here at town hall in the south parking lot and in Bill Moore Community park in the back parking lot.

Discussion Followed:

Town Manager Report

We have two bid openings tomorrow. The first is at 2:00 tomorrow for the fencing on the ball fields, dog park & multi-use courts. We were required to get three sealed bids, and we did a pre-bid conference at the park, and we had 5 interested groups out there. The other bidding project (3:00 pm) is street paving/resurfacing, and we have several streets in Livingston Farms set up to be paved. McGill Associates will be there to certify the bid tabulation.

On fire inspections, I was contacted by the county Emergency Management Coordinator, Jimmie Brissie, about the growth occurring in the county and fire inspections. You have a copy of a report (see attached) that he shared with me, and they compared two different years and the growth of inspections in the years 2018 and 2023. As a result of that, they are

recommending or moving towards charging us for inspections based on two different methods. I have several questions about this as they are still trying to work things out. One is why aren't they charging a fee to businesses to do this as that is how it is typically done. (fee schedule) They stopped charging fees to do inspections back in 2015-2016, and they have not been doing that. I am hoping to get some dialog back and some more comparison for this.

Discussion Followed:

We had our auction recently to dispose of surplus property and brought in just over $26,000 in revenue. We had budgeted $20,000 so we did well on the auction. Due to the damage from the storm and small local governments that sustained damage to equipment, we have one surplus Dodge Durango that did not make it in time for the auction and the possibility of donating it to the Town of Marshall. (Chief suggestion) If you are interested in this, we could put this on the March agenda.

The council is agreeable to this.

I sent a list of our prior broker/developer contacts to Retail Strategies to try and identify retailers that may be interested in our town center project.

Department Reports

January Reports

Adjourn

Mayor Blakely asked for a motion to Adjourn.

Councilmember Keith Reed motioned to adjourn, and it was seconded by Councilmember Jim Player.

Motion all in favor.

Adjourned at: 7:05 pm

Upcoming Events

Father Daughter Dance February 8, 2025, 3:00 to 6:00 pm
Regular Meeting February 10, 2025, at 6:00 pm
Agenda Review Meeting March 3, 2025, at 6:00 pm
Regular Meeting March 10, 2025, at 6:00 pm
Spring Shred event Saturday April 12, 2025, 9:00 to 12:00 pm

Approved.

_____ _____

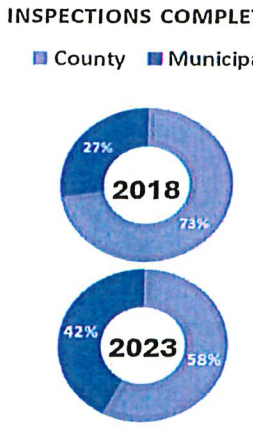
Date Signed

HENDERSON COUNTY EMERGENCY SERVICES

Municipal Fire Inspections

History

As stated in NCGS 160D-1102, Every local government shall perform the duties and responsibilities set forth in G.S. 160D-1104 either by (i) creating its own inspection department, (ii) creating a joint inspection department in cooperation with one or more other units of local government, pursuant to Part 1 of Article 20 of Chapter 160A of the General Statutes, (iii) contracting with another unit of local government for the provision of inspection services pursuant to Part 1 of Article 20 of Chapter 160A of the General Statutes, or (iv) arranging for the county in which a city is located to perform inspection services within the city's jurisdiction as authorized by G.S. 160D-1104 and G.S. 160D-202.



Current Impacts

In reviewing the inspection data from 2018-2023 within Henderson County Fire Marshal's Office there has been a significant increase in the percentage of inspections completed that are found within the municipal zones. 27% of the 1,755 inspections completed in 2018 were within the municipal zones and in 2023, 42% of the 1,756 inspections completed were within the municipal zones. This 15% increase in municipal inspections has increased the overall workload on fire inspectors and has resulted in fewer inspections completed in the non-municipal inspection zones. In summary, the additional responsibilities of inspecting the occupancies of the municipalities results in a sizable decrease in inspections completed within the unincorporated portions of the county.

Short Term Needs

Based on increased growth in the County and Contracted Municipalities as well as overall growth in Emergency Response demands, there is a need to add an additional Assistant Fire Marshal to maintain effective responsiveness for the public. A FY25 estimate for the cost of a new Assistant Fire Marshal and equipment is $94,000 annually (salary & benefits) in addition to $112,000 in equipment for the first year. One option to offset this additional cost is to re-implement the inspection fee for fire inspections within the contracted municipalities. Without a contracted agreement with the County, the responsibility of completing fire inspections would fall back to the municipalities.

Reccomended Options

Henderson County enters a new contract with the municipalities to recover costs of providing these required services to their jurisdictions using one of the following options. (Occupancy count as of 3/24)

OPTION 1 - Based on Occupancy Count
(Flat rate of $100 per occupancy)

Town of Fletcher	$40,700
Town of Mills River	$27,900
Village of Flat Rock	$ 5,700
Town of Laurel Park	$ 5,100
Total	$79,400

OPTION 2 - Based on Occupancy Count / Size. *(categorized by size of building, smaller structures can be inspected quicker than a warehouse or manufacturing facility which requires a greater specialization)*

Occupancy size:

< 10,000 ft²	$100
10,000 – 50,000 ft²	$300
> 50,000 ft²	$500

Option 2 Initial Estimates
(based on a visual assessment of key GIS data, if this model is chosen additional data analysis would be required to develop a formal proposal)

Town of Fletcher	$ 60,100
Town of Mills River	$ 31,500
Village of Flat Rock	$ 5,700
Town of Laurel Park	$ 5,100
Total	$102,400

2529 Asheville Highway, Hendersonville, NC 28791
Phone: (828) 697-4728 · Fax: (828) 698-6164 · www.hendersoncountync.gov/em