Town of Fletcher
Town Council Agenda Review Meeting
Minutes
May 5, 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 Amber McKinney
Councilmember Jim Player
Town Manager Mark Biberdorf
Planning & Zoning Director Eric Rufa

Councilmember Keith Reed did not attend this meeting.

Moment of Silence:

No comments were made at this time.

Pledge of Allegiance:

No comments were made at this time.

Public Comments:

Joe Black of 340 Howard Gap Road Fletcher, commented on all the speeding on Howard Gap Road and that something needs to be done about it.

Approval of minutes - corrections, additions or deletions

Agenda Review Meeting April 7, 2025

Regular Meeting April 14, 2025

No comments were made at this time.

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

Planning & Zoning Director Eric Rufa went over the proposed amendments to the flood plain ordinance and has requested to set a public hearing for next month.

Discussion Followed:

Discussion Items

Update on ABC store - Samantha Todd, Chairman.

ABC Board Chairman Samantha Todd gave an update on the ABC store and the projects that the board has been working on.

ABC Board Member Brandon Olsen gave an update on the board looking at opening another store and some potential locations, preferably at the south end of town.

Discussion Followed:

The board has also requested an increase in their statutory maximum fund balance. They want to set aside funds for the new store and will be back next month with a presentation. The town manager is going to look into the requirements for this.

Resolution opposing multiple bills in the General Assembly to strip local land use regulatory authority - Mark Bibberdorf, Town Manager

Town Manager Mark Biberdorf went over the resolution concerning the legislation removing local authority on land use matters.

Discussion Followed:

Council agreed to move this item to the consent agenda for next week.

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

Town Manager Mark Biberdorf gave an update on storm repairs in the park. Council approved the contract last month to repair the ball fields, multi-use courts and the dog park. Patton Construction has been working on these items and what is slowing things down is the delivery of the materials. It is going just slower than we hoped, but it is going. A American Electric is nearing completion of the electrical repairs in the park.

The other repairs that are outstanding are the repair to the bridge at the back of the park and the two sections of stream bank repairs. McGill has gotten together the bid specifications for that. It was advertised this past Sunday and the bids will be due on May 27th, and we will have a pre-bid conference on May 15th with potential contractors. We have procedures that we have to follow in order to get FEMA reimbursement for this.

We have essentially completed vegetative debris removal. Our public works crew helped the county with this, and we are back to normal brush pickup. The public works crew also helped with the construction debris piles. The county put out a deadline of May 1st for people to have their items by the curb.

Reimbursements are currently at $133,552.00 from FEMA.

Discussion Followed:

Town Manager Report

On our town center project, we are thinking about ways we can advertise or market our land that is available for mixed-use development. I met with an attorney recently, Ernie Pearson of the Sanford Holshouser law firm. He has some contacts with investors. We should be getting our updated documents from Summit Marketing soon. Chris Burns, who is the owner, has been trying to get approval for the architectural renderings from Lewis Real Estate. One of the things we have been waiting for is to see what is going to happen with our flood ordinance. We have nothing new from retail strategies at the moment.

Discussion Followed:

The budget is balanced. I have got a draft of the presentation ready with no rate increase. Keeping at .28 cents, and it is around 9.8 million. It will change somewhat we do not have our property and liability insurance renewal rate as yet. I just found out from Jabbo that the county is increasing their tipping fees on garbage, and it could be up to $7.00. We have all our expense requests, and we have been able to fund them.

Mayor Blakely asked about the fire inspections.

Town Manager Mark Biberdorf stated that it is in the budget.

Mayor Pro-Tem Trevor Lance stated that he would prefer that we have to pay to do this to contract with our fire department instead of paying the county to do this.

Just a reminder at 8:00 am for breakfast before the meeting, and then we will start our budget meeting at 9:00 am.

Our first Farmer's Market starts tomorrow from 3:00 to 6:00 pm, and we have a lot of vendors signed up.

Discussion Followed:

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: 6:55 pm

Upcoming Events

First Farmer's Market of the season, May 6, 2025, from 3:00 to 6:00 pm
Budget Workshop Meeting May 8, 2025, at 9:00 am
Mocks & Masterpieces May 9, 2025, at 5:00 pm
Regular Meeting May 12, 2025, at 6:00 pm
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.

_____ _____

Date Signed