Town of Fletcher
Town Council Agenda Review Meeting
Minutes
June 2, 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 Keith Reed
Councilmember Jim Player
Town Manager Mark Biberdorf

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 commented on all the traffic in the area and something needs to be done about it. Too much traffic with speeding and reckless driving.

Approval of minutes - corrections, additions or deletions

Agenda Review Meeting 5-5-25

Budget Meeting 5-8-25

Regular Meeting 5-12-25

No comments were made at this time.

Council Updates

No comments were made at this time.

Consent Agenda

Approval of resolution adopting the South Mountains Regional Hazard Mitigation Plan

Town Manager Mark Biberdorf stated that this is normally done every 5 years so that we can be eligible for any grant opportunities that may become available for elevation and structure modification from potential hazard (weather) risks.

Discussion Items

Public hearing to consider potential amendments to Appendix 1 of the Fletcher Land Development Code (Flood Damage Prevention Ordinance).

Mayor Blakely stated that we will have a public hearing related to the potential amendments to the Land Development code involving flood risks at the regular meeting next week.

Update on farmers market activity and discussion of potential change of location - Mark Biberdorf, Town Manager and Josh Queen, Parks & Recreation Director

Town Manager Mark Biberdorf stated that I emailed you all some information about the potential of moving the Farmers Market to Bill Moore Community Park. Our Parks & Recreation director, Josh Queen, emailed our vendors who provided some feedback on the market.

Councilmember Amber McKinney stated that she had spoken with the residents (via survey/poll) of Livingston Farms who mostly preferred that the Farmer's Market be moved to the park. (90%)

Mayor Pro-Tem Trevor Lance stated that whatever we decided, he was OK with it, we just needed to keep it in one place and not keep moving it around.

Discussion Followed:

It is the consensus of the council to move the Farmer's Market to the park.

Discussion of fire inspections being conducted by Fletcher Fire & Rescue - Chief Robert Griffin, Fletcher Fire & Rescue

Chief Griffin stated that he has looked over everything to do the fire inspections here in Fletcher. He stated that he currently does not have a fee schedule as yet due to not having enough good data at the moment. We are good either way and if the council would prefer that the county does the inspections instead of the fire department, that is fine with us. If we charge fees, I think it would be fair to do it based on square footage. We have square footage on buildings but not on businesses as yet. As far as doing the inspections, we will be ready come July 1 as the deputy chief has his level 3 inspector, and we have six other employees in class right now.

Discussion Followed:

The council agrees that we should have a Memorandum of Understanding with the Fire department to do the fire inspections in Fletcher.

Presentation of a capital improvement plan for the Fletcher ABC Board - Brandon Olsen, ABC Boardmember

ABC Board Member Brandon Olsen gave an overview of the board's request to establish a capital improvement plan. They are requesting to raise their working capital to 1.5 million dollars. The board would like to use these funds towards adding another store to the Fletcher area.

Discussion Followed:

Council agreed to add this to the consent agenda for approval next week.

Discussion of potential application for state revolving funds from Hurricane Helene - Mark Biberdorf, Town Manager

Town Manager Mark Biberdorf stated that he had received notice about an appropriation that was coming down from the EPA and the DEQ that is administering funds that are Helene related. This is for water distribution-related repairs or wastewater repairs or distressed water system repairs. The pot of available money within this capital revolving fund is for the decentralized waste water system. If we wanted to consider trying to get sewer extended to the three streets off Fanning Bridge Road (Westfield, North Hudson & Dogwood Terrace), we have done some preliminary analysis as far as resident interest, estimated cost etc through this program. If we want to make a preliminary application to say we are interested in this project. This at least gets us in for consideration. 22 million is available. Land of Sky could administer the funds for us as this is a federal program.

Discussion Followed:

The council is interested in pursuing this option.

Public hearing and approval of budget ordinance - Mark Biberdorf, Town Manager

Mayor Blakely stated that next week we will have a public hearing on the approval of the budget ordinance. Does council have any questions or comments on this?

Council has no comments at this time.

Town Manager Report

He introduced Blythe Edwards, who will be an intern here for the summer. She will be attending WCU in the fall for a master's degree in public administration.

On the park repairs, the ball fields are progressing, and the fencing is starting to go up around the multi-use courts. Our next thing is the repairs to the bridge and streambank we advertised, and the bids were supposed to be due/opened on May 27th. We did not open them at that time and the issue was access to the bridge, as we did our pre-bid conference at the park. We had to get permission from Copart (owns property on Mills Gap Road needs access through their property) to get access to the bridge, and so we will be doing a bid opening on Tuesday, June

10th. Hopefully, we will get some good bids and I will be sharing the results on that.

On our street resurfacing project in Livingston Farms where we paved North & South Sunberry Trail and Wildmeadow Road, we had some complaints from residents. One contractor tried to hook up a hose to fill a water tank, which they should not be doing. When they did the paving along the road, they had to move some of the mailboxes to get up to the edge of the road and there was a complaint that one of the mailboxes was loose and Jabbo was checking on it. Also, usually, when they pave a road, they do one side of the road and then the other side of the road, and the reason that you do this is that you let traffic go by on the other side, and it is not as messy. That way, the tac does not spread all over the place and gets on the cars as well.

Discussion Followed:

The residents that were here under public input last month expressing their concerns about stormwater issues on Wilkie Way near 96 Wilkie Way and a property behind that house. (Mr Todd & Mr Blanton) McGill is working on this, and we are waiting to see what a possible solution might be.

On the town center project, I met with Martin Lewis of Lewis Real Estate group and answered all of his questions. They were the former developers of record, and they would like another shot at this project.

A reminder of the Special Call meeting is June 30 at 9:00 am as this is to close out the budget year.

Department Reports

May 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: 6:51 pm

Upcoming Events

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

Special Call meeting to close out the Budget year June 30, 2025, at 9:00 am.
Agenda Review Meeting July 7, 2025, at 6:00 pm
Regular Meeting July 14, 2025, at 6:00 pm

Approved.

Date

Signed