Town of Fletcher
Town Council Regular Meeting
Minutes
June 9, 2025

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 Amber McKinney
Councilmember Jim Player
Planning & Zoning Director Eric Rufa
Town Manager Mark Biberdorf

Recognition of Joe Tandy for his years of service on the Planning Board.

Mayor Blakely and Planning & Zoning Director Eric Rufa recognized Joe Tandy for his 17 years of service with the town on the Planning & Zoning Board.

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:

Mazie Goldstein of 142 Brickton Village Circle Fletcher commented on the excessive traffic on Old Brickyard and Old Hendersonville Road and also commented on the potholes at the entrance to their subdivision as well as all the trash on the road from the recycling center located across the road from their subdivision.

Approval of minutes - corrections, additions or deletions

Agenda Review Meeting 5-5-25

Budget Meeting 5-8-25

Regular Meeting 5-12-25

Mayor Blakely asked if there were any comments or questions on the minutes and, if not, do I have a motion to approve the minutes as presented?

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

Motion all in favor.

Council Updates

Mayor Blakely commented on the concert at the Auction House over the weekend and how successful it was and thanked Parks & Recreation for all their work on this event.

Consent Agenda

Approval of resolution adopting the South Mountains Regional Hazard Mitigation Plan

Approval for the ABC Board to adjust their working capital limit to $1.5 million.

Mayor Blakely stated that we did add for the approval of the ABC board to have a working capital of 1.5 million. Are there any comments or questions on the consent agenda and, if not, do I have a motion to approve the consent agenda as presented?

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

Motion all in favor.

Discussion Items

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

Planning & Zoning Director Eric Rufa went over the proposed amendments to the Fletcher Land Development code pertaining to the Flood Damage Prevention Ordinance. He then answered questions that the council had for him. He also stated that Mike Hensen and Chris Brown of McGill Associates are here for any questions as well.

Discussion Followed:

Mayor Blakely asked for a motion to open the Public Hearing for discussion on the amendments to the land development code?

Councilmember Keith Reed motioned to go into a Public Hearing, and it was seconded by Councilmember Jim Player.

Motion all in favor.

Mayor Blakley asked if there were any comments from the public on these amendments to the Land Development Code.

There were no comments at this time from the public.

Mayor Blakely asked for a motion to close the Public Hearing.

Councilmember Keith Reed motioned to close the Public Hearing, and it was seconded by Mayor Pro-Tem Trevor Lance.

Motion all in favor.

Mayor Blakely asked for a motion to approve the amendments to the Land Development Code as presented in the agenda packet with corrections.

Mayor Pro-Tem Trevor Lance motioned to approve, and it was seconded by Councilmember Keith Reed.

Motion all in favor.

Mayor Blakely asked for a motion to lift the moratorium on the development in the Flood Plain.

Councilmember Keith Reed motioned to lift the moratorium, and it was seconded by Councilmember Jim Player.

Motion all in favor.

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

Town Manager Mark Biberdorf gave a PowerPoint presentation (see attached) on the proposed budget for the upcoming FY 25/26. He then answered questions that the council had for him concerning the proposed budget.

Mayor Blakely asked for a motion to open the Public Hearing.

Mayor Pro-Tem Trevor Lance motioned to open the Public Hearing, and it was seconded by Councilmember Jim Player.

Motion all in favor.

Mayor Blakely asked if anyone had any comments on the proposed budget for the upcoming FY 25/26.

There were no comments made at this time from anyone.

Mayor Blakely asked for a motion to close the Public Hearing.

Councilmember Keith Reed motioned to close the Public Hearing, and it was seconded by Councilmember Jim Player.

Motion all in favor.

Mayor Blakely asked for a motion to approve Budget Ordinance O-25-04.

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

Motion all in favor.

Town Manager Report

Town Manager Mark Biberdorf stated that he talked to the council last week about the park repairs, and he is hoping that this will be wrapped up soon. Our Parks & Rec Director said that they are closing off the multi-use courts so that they can finish the fencing. The ball fields are nearing completion this week. Then the last thing is our stream bank and bridge repairs (bid out) as we did another addendum with McGill Associates for this project. We had to extend the deadline for bids but tomorrow is the bid opening for these repairs.

On our street resurfacing project, we got the last pay app on it, and we will be checking our punch list of items.

On the stormwater review in front of 96 Wilkie Way and the property behind that, I don't have anything from McGill yet, but any recommendation or analysis that I get on that I will share with you.

On the town center project, I mentioned that Martin Lews is interested in taking a run at this again. They are gathering information with their engineer (Will Buie WGLA) that they are working with, and they are meeting with McGill (our engineer) at the end of the week to go over an analysis of the property.

Last thing, I finally received a draft of our updated marketing document, and you have a hard copy in front of you. If you have any suggestions on this please let me know.

Discussion Followed:

Just a reminder: June 30 at 9:00 am is a special call meeting to close out the budget year.

Department Reports

May Reports

Adjourn

Mayor Blakely asked for a motion to adjourn

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

Motion all in favor.

Adjourned at: 7:00 pm

Upcoming Events

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

Town of Fletcher FY 2025-2026 Budget Presentation

June 9, 2025 Public Hearing

Budget Highlights

- The total recommended budget for the new fiscal year is $9,995,316.
- This represents a moderate increase from the prior year budget of $9,729,525.
- Increases in revenues are occurring primarily through additional property tax projections.
- Tax rate will remain at 28 cents per $100 of assessed valuation.
- Biggest increase in property tax values is from real values (land and buildings) at .62%.

Budget Highlights

- Largest increase in expenses is on the personnel side with the addition of a full-time Public Works Maintenance Specialist position.
- Also including a cost of living adjustment of 2.5% for all staff and merit pay within our performance evaluation system.
- Benefiting from a decrease in health insurance coverage costs – 5.2% *decrease* in premiums with no changes to plan.
- Inflationary factors necessitated a 3% increase in recycling costs with private hauler.
- Retail analysis and recruitment for Town Center project with continued marketing of property.

Budget Highlights

- Multiple capital needs are addressed through the Capital Improvement Plan (CIP) and in the Operating Budget.
- On the operating budget side, the Police Department will be purchasing and installing license plate reader cameras to assist with criminal investigations.
- Also on the operating side, Public Works will be purchasing a tire changer, cameras for the brush trucks, and a zero-turn riding mower.

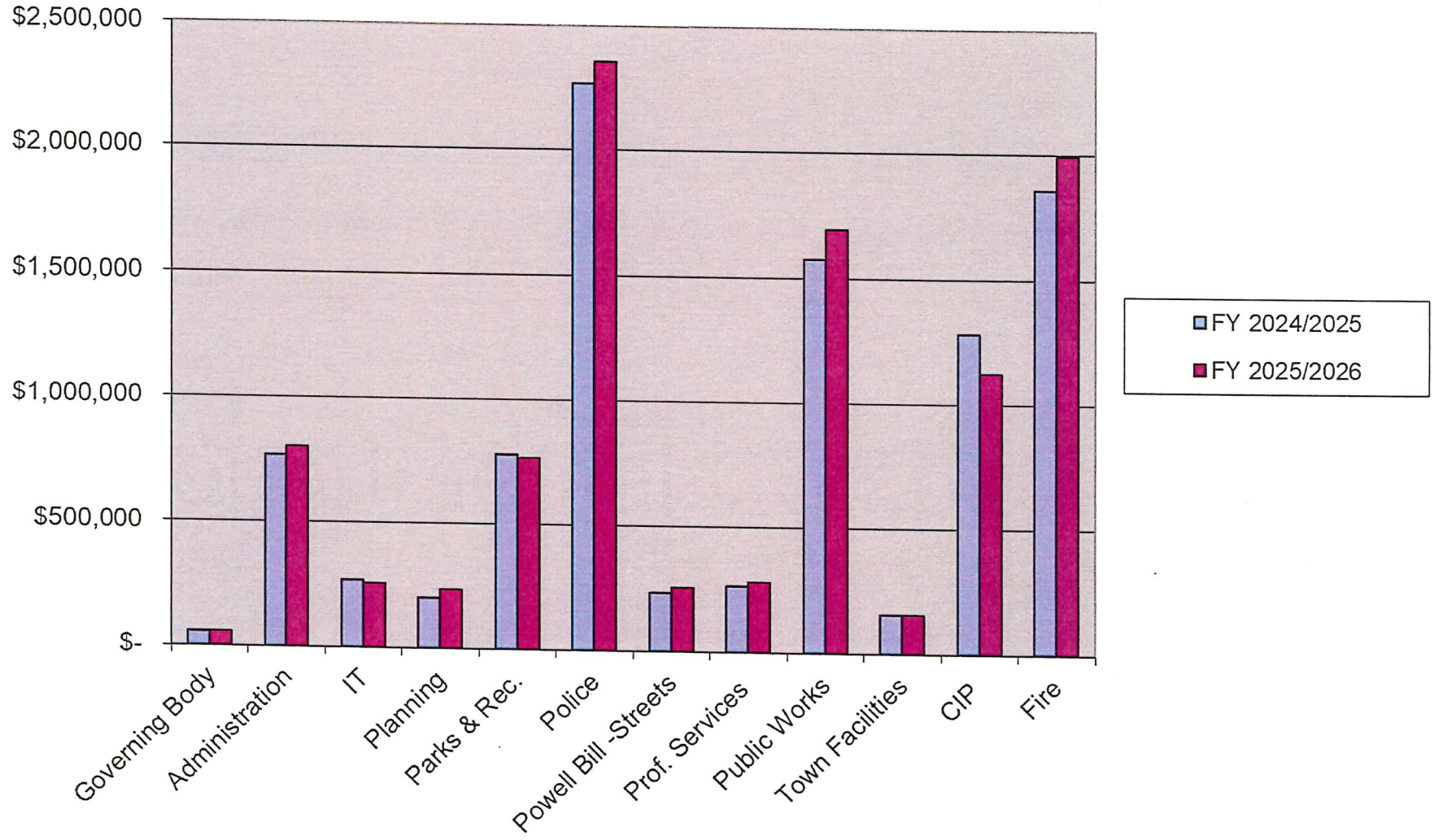
Implementation of Capital Improvement Plan (CIP)

- The capital improvement plan (CIP) is a five year plan that identifies major capital needs of the Town.
- 6 cents of the 28 cent tax rate will be dedicated to the CIP.
- 4 cents is dedicated to projects supported by debt service.
- The remaining 2 cents is dedicated for new projects that are paid with cash, or on a pay-as-you-go basis.

Annual Capital Budget for CIP

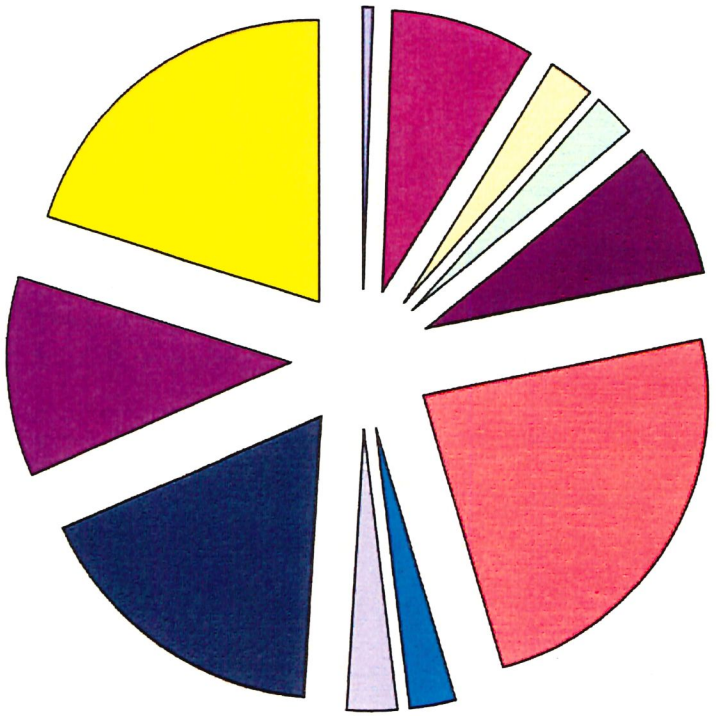
- Four projects are funded on the debt service side for this year -Town Hall Improvements, Highway 25 Land Acquisition, Copier Lease Payments, and Subscription Payments.
- Cash or pay-as-you-go projects for this year are: Police Vehicles (2), Cane Creek Greenway Extension, and Computer Workstation Replacements.

Departmental Comparison



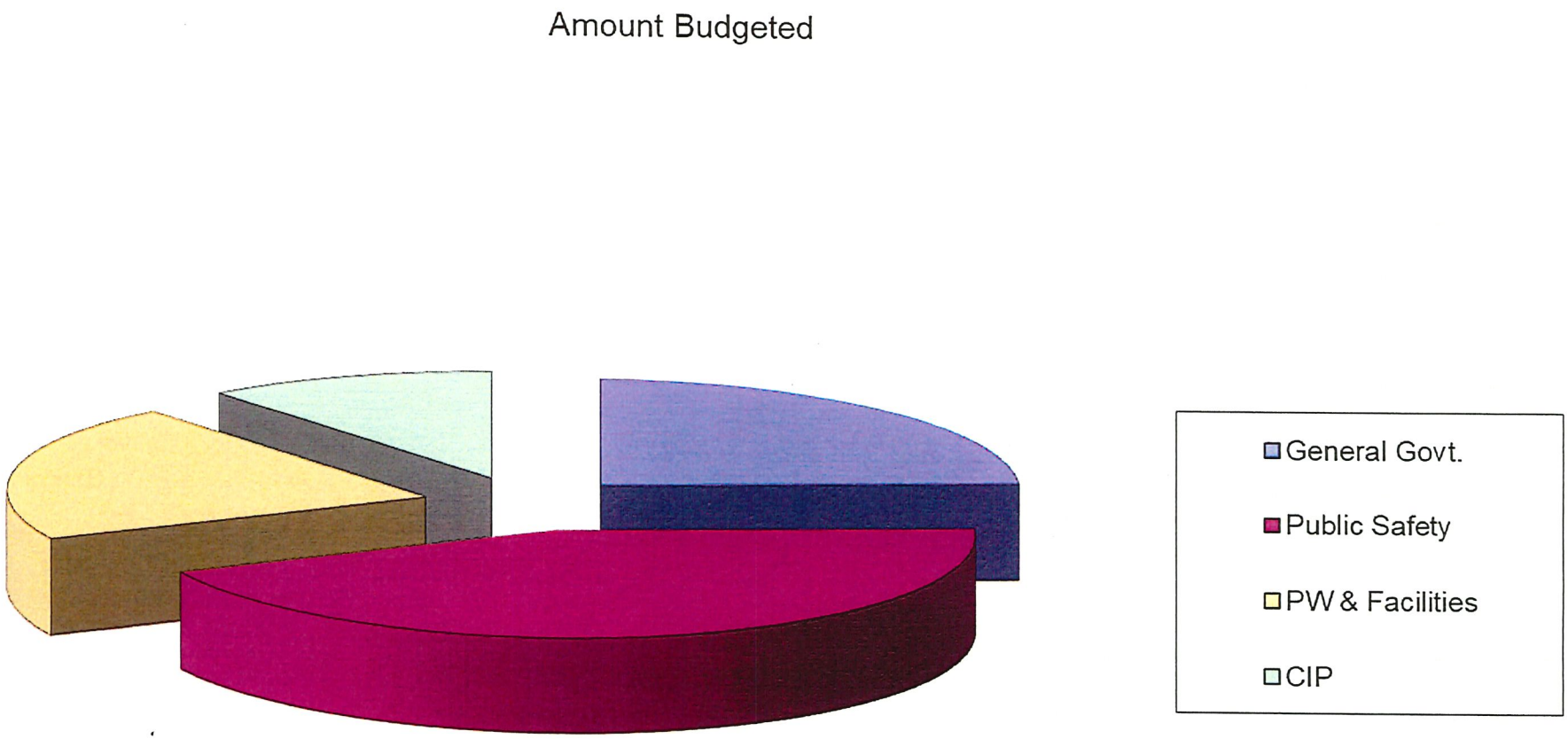
Departmental Comparison

Dept. Comparison Amount Funded



- Governing Body
- Administration
- Information Technology
- Planning
- Parks & Recreation
- Police
- Powell Bill - Streets
- Professional Services
- Public Works
- CIP & Debt Service
- Fire Contracts

Expenditure by Category



Expenditure by Category

