MINUTES
BREVARD CITY COUNCIL
Regular Meeting
January 21, 2025 – 5:30 PM

The Brevard City Council met in regular session on Tuesday, January 21, 2025, at 5:30 p.m. in the Council Chambers of City Hall with Mayor Copelof presiding.

Present – Mayor Maureen Copelof, and Council Members Mac Morrow, Aaron Baker, Lauren Wise and Pamela Holder

Absent – Mayor Pro Tem Gary Daniel

Staff Present – City Attorney Mack McKeller, City Manager Wilson Hooper, City Clerk Denise Hodsdon, Assistant City Manager/Finance Director Dean Luebbe, Assistant City Manager David Todd, Assistant to the City Manager Selena Coffey, Human Resources Director Kelley Craig, Planning Director Paul Ray, Assistant Planning Director Aaron Bland, Communications Coordinator Becky McCann, Public Works Director Wesley Shook, Wastewater Treatment Plant ORC Emory Owen, Water Treatment Plan ORC Dennis Richardson, Community Center Director Tyree Griffin, Police Captain Aaron Thompson, and Police Department Evidence Collection Technician Eden Hinds

Guests/Presenters – Brevard Music Center President/CEO Jason Posnock and Staff Members; Sara VanLear of UNC School of Government Development Finance Initiative (via Zoom)

Press – Dave Bradley, Transylvania Times.

A. Welcome and Call to Order – Mayor Copelof called the meeting to order and welcomed those present.

B. Invocation – Pastor Andrew Crimmins of St. Timothy United Methodist Church offered an invocation.

C. Pledge of Allegiance – Mayor Copelof led the pledge of allegiance.

D. Certification of Quorum – City Clerk Denise Hodsdon certified that a quorum was present. Mr. Morrow moved, seconded by Ms. Holder to excuse Mayor Pro Tem Daniel. The motion carried unanimously.

E. Approval of Agenda – Ms. Holder moved, seconded by Mr. Morrow to approve the agenda as presented. The motion carried unanimously.

F. Approval of Minutes

F-1. January 6, 2025 Regular Meeting – Ms. Holder moved, seconded by Mr. Baker to approve the minutes of the January 6, 2025 Regular Meeting as presented. The motion carried unanimously.

G. Public Comments – None.

H. Certificates/Awards/Recognition

H-1. Proclamation No. 2025-01 Brevard Music Center Day – Mayor Copelof read the proclamation aloud. She presented the proclamation and a Key to the City to Brevard Music Center President/CEO Jason Posnock and Staff Members.

Proclamation No. 2025-01
Brevard Music Center Day

WHEREAS, Brevard Music Center has been an important part of the Brevard Community since 1944; and

WHEREAS, on September 27, 2024 Hurricane Helene tore through Western North Carolina producing historical flooding and landslides in Brevard and Transylvania County, causing devastating loss of homes and displacement of residents; and

WHEREAS, in collaboration with local authorities, Brevard Music Center immediately and unconditionally opened its doors to provide temporary housing for displaced families and visiting work crews, as well as making its food storage facilities available to support the efforts of local emergency providers ; and

WHEREAS, Brevard Music Center housed a total of 113 people in its dorms at no cost between September 30th and December 9th; and

WHEREAS, 58 tree workers were housed for a total of 30 days; and

WHEREAS, Brevard Music Center partnered with Grace Brevard and El Centro to house 8 families, a total of 22 people from the community from October 9th until December 9th; and

WHEREAS, 3 families from Brevard College were housed from October 7th to November 20th; and

WHEREAS, Brevard Music Center provided housing for 7 families of its current and previous staff and community partners during the month of October.

NOW, THEREFORE, in recognition of Brevard Music Center's unselfish support of our community, I, Maureen Copelof, Mayor of the City of Brevard, do hereby proclaim Friday, January 24th, 2025 as **BREVARD MUSIC CENTER DAY** in the City of Brevard, North Carolina, and commend its observance to all its residents. I encourage residents to reach out and express their appreciation to Brevard Music Center for the extraordinary and critical support they provided to help the community during this time of unprecedented need.

Further, I hereby present Brevard Music Center with a Key to the City; it is not a key to any lock, but is the true key to the hearts of the citizens of Brevard.

IN WITNESS WHEREOF, I have set my hand and executed the Great Seal of the City of Brevard on this the 21st day of January, 2025.

Attest: Denise Hodsdon, CMC, City Clerk s/ Maureen Copelof, Mayor

H-2. Proclamation No. 2025-02 White Squirrel Day – Mayor Copelof read the proclamation aloud.

Proclamation No. 2025-02
White Squirrel Day

The City of Brevard hereby proudly declares and ordains February 2, 2025, as "White Squirrel Day", and further orders that "Groundhog Day" will forever and hereafter be recognized and honored in the City of Brevard as "White Squirrel Day" for the following reasons:

WHEREAS, in keeping with Brevard's great heritage of welcoming and receiving visitors from around the world, Pisgah Piper honorably serves as the City's official white squirrel ambassador for Brevard; and

WHEREAS, Pisgah Piper has established herself as a beloved and valued member of this community, and openly asserts her love for Brevard, waterfalls, mountain biking, hiking, and everything else that makes our town the coolest small town in America; and

WHEREAS, Pisgah Piper has further established herself as possessing unique and valuable skills in making useful and accurate predictions, including accurately predicting the winner of the Super Bowl each year, while Punxsutawney Phil has established himself as (let's be honest) an ill-tempered and a highly unreliable predictor of anything.

THEREFORE, we celebrate this day as Pisgah Piper assumes the duties and responsibilities asked of her, and heretofore will make all predictions asked of her on "White Squirrel Day," thereby forever relieving Punxsutawney Phil of these duties. Besides, she's way cuter than Phil.

I, Maureen Copelof, Mayor of the City of Brevard, do hereby proclaim February 2, 2025, as **White Squirrel Day** in the City of Brevard.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Brevard to be affixed this 2nd day of February, 2025.

Attest: Denise Hodsdon, CMC, City Clerk s/ Maureen Copelof, Mayor

I. Special Presentations – None.

J. Public Hearing(s)

J-1. Proposed Amendment to City of Brevard Unified Development Ordinance Chapters 12 and 19 - Signs – Aaron Bland explained that Chapter 12 in the UDO that addresses signs was overhauled in 2020 in response to a US Supreme Court case. Following that rewrite, minor cleanup amendments were made to the sign chapter in 2021 and 2022. This is another staff-initiated text amendment to clean up some language and inconsistencies within Chapter 12. He noted there is no real substantive change to signage that is allowed. The amendments include the following:

- Shortening the amount of time political signs can be displayed to match NC General Statutes – reduced from 90 days prior to the beginning of early voting to 30 days prior to the beginning of early voting
- Specifying what temporary signs require a permit
- Material requirements for permanent ground signs
- Removing duplicative language
- Updating mural language to better reflect the City's Public Art Policy

The Planning Board discussed the proposed amendment at its December 17, 2024 meeting and recommended in favor.

At 5:54 p.m. Mr. Baker moved, seconded by Mr. Wise to open the public hearing. The motion carried unanimously.

Public Participation:

Steve Keate of 269 Evergreen St. said I respectfully urge you to reconsider and ultimately modify the proposed changes to Section 12.8.2 regarding freestanding temporary signs. What's being proposed would place the City in a precarious position of regulating political speech by restricting the number and size of signs citizens can display in their yards during an election season. The proposal raises two significant areas of concern. First, the practical issues: does the City really want to dedicate its limited resources to enforcing these rules; and how would the City determine which political opinions merit larger signs or more signs? Such a task would not only be resource-intensive but would undoubtedly invite unnecessary controversary and conflict. I'm sure there are more pressing matters that deserve the City's attention and energy. Second, far more serious, is the impact on free speech. The proposed changes constitute a clear infringement on our First Amendment rights. At the heart of our democracy is the right of every citizen to express their political opinions freely. For many, placing political signs in their yard is the most accessible way to participate in political discourse. Restricting this form of expression, whether through size limits, numerical caps, or permit requirements would be profoundly un-American. As patriotic Americans who value free speech, free expression, and robust political debate, I believe we can all agree that such restrictions undermine these cherished principles. I urge you to exclude political signs from the changes being proposed by the Planning Board.

Harvey Sankey of 41 Pine St. said I happen to agree wholeheartedly with what Steve just said tonight. I'm not going to repeat everything, but how is this going to be enforced? Are we going to go up to private property and measure the signs to make sure they're in compliance? For a person to go up on private property without notifying the individual that I'm going to measure your sign doesn't make sense. As a matter of

fact, that person is going up there without any warrant or without any information as to why they're going up there, and they're not notified ahead of time to do this. Basically, the enforcement is the issue here. Is the Planning Board going to go around and look at every sign on everybody's property? They've got plenty other things to do and they're going to have to enforce it by going around everybody's property that has a sign. I would urge you to table this motion and go back to the Planning Board and ask them to revise this motion.

At 6:00 p.m. Mr. Morrow moved, seconded by Mr. Baker to close the public hearing. The motion carried unanimously.

During discussion, Council asked for clarification of the language in Section 12.8.2 regarding political signs. Mr. Bland explained that the only change is the duration of when the limit is suspended. Currently everyone can have one of these Type 1 signs in their yard expressing some sort of opinion whenever, but that limit of one is suspended 90 days before the start of early voting for an election. That is the City's ordinance, which applies on city rights-of-way within city jurisdiction. The state statute says you can put political signs out beginning 30 days prior. The amendment changes the 90 days to 30 days to match the General Statute, and that is the only change being presented. He noted that the 2020 Supreme Court case referenced hinged on the idea that sign regulation must be content-neutral, and political signs, real estate signs, event signs, etc. all have the same rules and regulations. Attorney McKeller added that the Supreme Court was clear that reasonable time, place and manner regulations can be put into effect and in order to keep a litter affect from going on all around the city at all times, the time, place, and manner of those signs will be limited under this, except for this one expansion period around election time.

This item will be added to Council's agenda for action at the February 3, 2025 meeting.

J-2. Proposed Amendment to City of Brevard Unified Development Ordinance Chapters 2, 3, 4, 5, 8, 10, 12 and 13 – Pisgah Gateway District – Aaron Bland recalled that in November Council created the Pisgah Gateway Mixed Use (PGX) District, however in December, with the veto override of Senate Bill 382, the General Assembly amended state law to greatly restrict local government discretion to amend local zoning ordinances. The statutory provision, included as part of the Disaster Recovery Act of 2024 (Session Law 2024-57), alters the definition of "down-zoning" to include creating any sort of non-conformity, and prevents local governments from adopting down-zoning without written consent from all impacted owners. The precise interpretation, breadth, and impact of this change are not perfectly clear and zoning officials across the state, including the UNC School of Government, have lots of unanswered questions. For some time, North Carolina law has limited down-zonings by third parties, but local government has always retained the authority to make decisions about rezoning properties in their jurisdictions in accordance with local needs and planning documents. This new session law changes that and prohibits local governments from initiating any down-zoning, as well as broadening the definition of what down-zoning is. This has implications on the PGX District as this new law retroactively applies to any ordinances adopted 180 days prior.

Mr. Bland recalled that PGX was enacted by two different ordinances back in November, one to amend the text of the UDO to create the district and all of its standards, and the other amended the zoning map to apply it to certain properties. By applying it to those properties, we did create non-conformities without the written consent of all affected property owners. Therefore, the two ordinances previously adopted have been invalidated and rendered unenforceable by SL 2024-57.

In order to move forward in compliance with the new definition of down-zoning, Staff is proposing that Council readopt the UDO amendments creating the standards for the PGX district, but not the zoning map amendment that actually applies it to properties. This way, it is not creating nonconformities since it is not being applied to any parcel of land. With the PGX text back in place, property owners can "opt in" to the

new district by requesting a rezoning to the new district, with the explicit written consent needed by the new law. Staff believes there are several property owners who would benefit from the PGX district who will be willing to request to be rezoned. Planning Staff will begin outreach efforts to contact these property owners and hopefully bring several to be rezoned all at once at a future council meeting. In order to show the area where it is appropriate to apply the PGX district, Staff is also proposing an amendment to the Future Land Use Map of the Building Brevard 2030 Comprehensive Land Use Plan to establish a Pisgah Gateway Character Area. This will help protect against spot zoning concerns and also give a rational reason for denial of any rezoning applications that request PGX outside the intended area. Mr. Bland noted that an enacting ordinance was included in the Council packet should Council wish to act without waiting until the February 3rd meeting.

At 6:23 p.m. Ms. Holder moved, seconded by Mr. Morrow to open the public hearing. The motion carried unanimously.

Public Participation – None.

At 6:23 p.m. Mr. Wise moved, seconded by Mr. Baker to close the public hearing. The motion carried unanimously.

Following questions and comments by Council, Mr. Wise moved, seconded by Mr. Morrow to approve the enacting ordinance. The motion carried unanimously.

ORDINANCE NO. 2025-04
AN ORDINANCE AMENDING THE FUTURE LAND USE MAP AND MULTIPLE CHAPTERS OF THE CITY OF BREVARD UNIFIED DEVELOPMENT ORDINANCE TO CREATE THE PISGAH GATEWAY MIXED USE ZONING DISTRICT AND ASSOCIATED REGULATIONS

WHEREAS, the area in the vicinity of the US 64 / US 276 / NC 280 intersection and the entrance to Pisgah National Forest is a unique urban location within the City of Brevard, providing an entrance into the Pisgah National Forest as well as the City of Brevard itself; and,

WHEREAS, the City of Brevard Planning Board has recommended that the Brevard City Code, Unified Development Ordinance be amended to create the Pisgah Gateway Mixed Use (PGX) zoning district in order to codify context-sensitive regulations for this important area; and,

WHEREAS, the City Council of the City of Brevard finds that the proposed amendment is consistent with the following elements of the City of Brevard Comprehensive Land Use Plan *Building Brevard 2030*:

> ***Recommendation Land Use & Housing – 10:*** *Establish zoning overlay districts for the Asheville Highway Corridor and Pisgah Forest Area.*

WHEREAS, a public hearing was conducted on Monday, November 4, 2024, by the Brevard City Council; and,

WHEREAS, the City Council of the City of Brevard previously created the Pisgah Gateway Mixed-Use zoning district by adopting Ordinances 2024-43 and 2024-44 on November 18, 2024; and,

WHEREAS, on December 11, 2024, the North Carolina General Assembly enacted Session Law 2024-57 via a veto override which included a provision that amended the definition of "down-zoning" in a manner that dramatically alters the authority for local governments to amend local zoning ordinances, thereby invalidating the previous creation of the Pisgah Gateway Mixed-Use zoning district; and,

WHEREAS, following the adoption of SL 2024-57, a second public hearing was conducted on Tuesday, January 21, 2025, by the Brevard City Council, and, after hearing all persons wishing to comment, and upon review and consideration of the proposed amendments, it is still the desire of the City Council of the City of Brevard that the Unified Development Ordinance be amended as outlined below in order to enact a new context-specific zoning district in the Pisgah Forest gateway area.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BREVARD, NORTH CAROLINA THAT:

SECTION 1. Brevard City Code, Unified Development Ordinance is hereby amended as depicted in Exhibit A, which is attached hereto and incorporated herein by reference.

SECTION 2. The Future Land Use Map and Character Areas of the Building Brevard Comprehensive Land Use Plan is hereby amended as depicted in Exhibit B, which is attached hereto and incorporated herein by reference.

SECTION 3. The Planning Director is directed to reach out to property owners in the desired Pisgah Gateway Mixed Use district area and inform them of this change in state law and that they must now voluntarily opt into the PGX district with written consent.

SECTION 4. As to any conflict between this Ordinance and any parts of existing ordinances, the provisions of this Ordinance shall control.

SECTION 5. If any section, subsection, paragraph, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed severable and such holding shall not affect the validity of the remaining portions hereof.

SECTION 6. This Ordinance shall be in full force and in effect from and after the date of its adoption and approval.

Adopted and approved this the 21st day of January 2025.

Attest: Denise Hodsdon, CMC, City Clerk s/ Maureen Copelof, Mayor
Approved as to Form: Mack McKeller, City Attorney

K. Consent and Information - Consent Agenda items are considered routine and are enacted by one motion. Mayor Copelof read aloud the items listed and asked for a motion to approve the consent agenda. Mr. Baker moved, seconded by Mr. Morrow to approve the consent agenda. The motion carried unanimously.

K-1. Tax Settlement Report – December 2024

K-2. Resolution re Jimmy Carter Memorial Wall Installation in Clemson Plaza

RESOLUTION NO. 2025-07
RESOLUTION ADOPTING HABITAT FOR HUMANITY'S
"JIMMY CARTER MEMORIAL WALL" INSTALLATION IN CLEMSON PLAZA AND "HONORING A LIFE OF SERVICE" AS OFFICIAL GOVERNMENT SPEECH

WHEREAS, President Jimmy Carter and Mrs. Carter led the Jimmy and Rosalynn Carter Work Project for Habitat for Humanity International for more than 35 years; and

WHEREAS, the Carter Work Project has rallied 108,100 volunteers to build, renovate and repair 4,447 Habitat for Humanity homes in 14 countries, raising awareness of the critical need for affordable housing; and

WHEREAS, Transylvania Habitat for Humanity is committed to continuing the work inspired by President and Mrs. Carter; and

WHEREAS, Transylvania Habitat for Humanity wishes to honor the legacy of President Carter who has helped Habitat focus worldwide attention on the issue of adequate housing and helped Habitat homeowners build strength, stability and self-reliance through shelter; and

WHEREAS, Transylvania Habitat for Humanity, in "Honoring a Life of Service", plans to erect a framed memorial wall with a door in Clemson Plaza, symbolizing the many doors that President Carter helped to open; and

WHEREAS, members of the public will be invited to pay their respects and sign the memorial wall, leaving their reflections and memories.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BREVARD, NORTH CAROLINA THAT:

Section 1. The Brevard City Council adopts the "Jimmy Carter Memorial Wall" installation in Clemson Plaza and "Honoring a Life of Service" as official government speech.

Section 2. This resolution shall be effective upon adoption.

Adopted and approved this the 21st day of January, 2025.

Attest: Denise Hodsdon, CMC, City Clerk s/ Maureen Copelof, Mayor

K-3. Estatoe Trail Boardwalk Assessment and "Mini-Brooks" Act Exemption

RESOLUTION NO. 2025-08
RESOLUTION APPROVING A "MINI BROOKS ACT" EXEMPTION FOR THE ESTATOE TRAIL BOARDWALK ASSESSMENT AS PER G.S. 143-64.32

WHEREAS, G.S. 143-64.31 (often referred to as the "Mini Brooks Act") requires the initial solicitation and evaluation of firms to perform architectural , engineering, surveying, construction management-at-risk services, and design-build services (collectively "design services") to be based on qualifications and without regard to fee; and

WHEREAS, the City at times has a need for services estimated to cost below the $50,000 exemption threshold per G.S. 143-64-32 that authorizes local-government exemption from the qualifications-based selection requirements of G.S. 143-64.31; and

WHEREAS, the proposed cost for the Estatoe Trail Boardwalk Assessment is less than $50,000 ($16,030); and

WHEREAS, the design firm, WSP, is well qualified and experienced in both the design and inspection of multi-use trails including boardwalks and raised boardwalks; and

WHEREAS, the City wishes to use WSP for these design services.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF BREVARD, NORTH CAROLINA THAT:

Section 1. The selection of the designer WPS for the Estatoe Trail Boardwalk Assessment be exempt from the 'Mini Brooks" Act as per G.S. 143-64-32.

Section 2. This resolution shall be effective upon adoption.

Adopted and approved this 21st day of January, 2025.

Attest: Denise Hodsdon, CMC, City Clerk s/ Maureen Copelof, Mayor

L. Unfinished Business

L-1. Proposed Amendment to City of Brevard Fee Schedule – Utility Tap Fees – Mr. Hooper recalled that this is a proposal to waive utility tap fees for temporary, recovery-related uses during a Chapter 21 declared state of emergency and Council held a public hearing on this proposed amendment at its January 6th meeting. Mr. Morrow moved, seconded by Mr. Baker to approve the proposal and the Fee Schedule as amended. The motion carried unanimously.

ORDINANCE NO. 2025-03
AN ORDINANCE AMENDING THE FEE SCHEDULE OF THE FY 2024-2025 CITY OF BREVARD BUDGET

WHEREAS, the City of Brevard adopted the FY 2025 budget on June 3, 2024, including a schedule of fees; and,

WHEREAS, the City Council of Brevard adopted Ordinance No. 2024-48 amending the Unified Development Ordinance to include Chapter 21 – Emergency Response and Recovery, in accordance with North Carolina General Statutes; and,

WHEREAS, it is the desire of the City Council of the City of Brevard that the FY 2025 budget fee schedule be amended as outlined below.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BREVARD, NORTH CAROLINA THAT:

SECTION 01. The City of Brevard FY 2025 fee schedule is hereby amended as described below:

SECTION 02. Adding a footnote to the "Water Tap Fees", "Sewer Tap Fees", and "System Development Fees" section of the schedule as follows:

During a "State of Emergency" as defined in Chapter 21.2 of the Brevard Unified Development Ordinance, the Zoning Administrator may temporarily waive such fees for temporary uses associated with emergency response and recovery as described in Chapter 21.3

of the UDO. The duration of the waiver shall correspond with the duration of the State of Emergency, after which the fees must be paid in full or the meters recovered and the utility access terminated.

SECTION 03. The City Manager of the City of Brevard is hereby authorized to amend the official FY 2025 budget to reflect the change as set forth herein.

SECTION 04. This Ordinance shall become effective upon its adoption and approval.

Adopted and approved upon first reading this the 21st day of January, 2025.

Attest: Denise Hodsdon, CMC, City Clerk s/ Maureen Copelof, Mayor
Approved as to Form: Mack McKeller, City Attorney

M. New Business

M-1. Guiding Public Interests and Engagement Summary for Azalea Avenue Property – Mr. Hooper explained that these statements of public interest regarding the possible low-to-moderate income (LMI) housing project on the Azalea Avenue site have already been endorsed by the Housing Committee and referred to Council for approval. With Council's endorsement, the public interests will become the foundation of the architecture firm's proposed development scenarios. DFI conducted a series of public engagements and their memorandum regarding community engagement feedback is included in the Council packet. Based on the community input received, the following are the refined guiding public interests for the Azalea Avenue site.

Affordable housing development on the Azalea Avenue site should:

- *optimize the number of new, quality rental units affordable to Brevard's low-to-moderate income households and the local workforce.*
- *include access to green space and community amenities for residents.*
- *attract as much private investment as possible to maximize the impact of public investment in affordable housing.*
- *accommodate the City's sewer infrastructure extension into in the Azalea/ Rhododendron neighborhood.*

Mr. Morrow moved, seconded by Mr. Wise to adopt the resolution endorsing the guiding public interests as presented. The motion carried unanimously.

RESOLUTION NO. 2025-09
RESOLUTION ENDORSING THE GUIDING PUBLIC INTERESTS FOR DEVELOPMENT OF AFFORDABLE HOUSING ON THE AZALEA AVENUE AND OLD HENDERSONVILLE HIGHWAY PROPERTY

WHEREAS, the City of Brevard is committed to the expanding housing opportunities for all residents and is pursuing affordable housing initiatives in response; and

WHEREAS, the City contracted the Development Finance Initiative (DFI) to assess affordable housing development opportunities; and

WHEREAS, the City executed an option to purchase agreement for three parcels on Azalea Avenue and Old Hendersonville Highway for affordable housing development for low-to-moderate income households; and

WHEREAS, the City and DFI conducted community engagement to form the guiding public interest for the project; and

WHEREAS, the guiding public interests are site-specific goal statements that define project values, set site-specific parameters, and inform actionable trade-offs for the site's development as affordable housing; and

WHEREAS, based on the community input received, the following are refined guiding public interests:

Affordable housing development on the Azalea Avenue site should:

1. *optimize the number of new, quality rental units affordable to Brevard's low-to-moderate income households and the local workforce.*
2. *include access to green space and community amenities for residents.*
3. *attract as much private investment as possible to maximize the impact of public investment in affordable housing.*
4. *accommodate the City's sewer infrastructure extension in the Azalea/Rhododendron neighborhood.*

WHEREAS, the Housing Committee unanimously recommended in favor of the guiding public interests for the project on January 14, 2025; and

WHEREAS, City Council heard a presentation on the guiding public interests for this project and a summary of community feedback at its January 21, 2025, meeting.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BREVARD, NORTH CAROLINA THAT:

Section 01. The guiding public interests for affordable housing development on the Azalea Avenue site listed above and presented to the City Council at its meeting on January 21, 2025, are hereby endorsed.

Adopted and approved this the 21st day of January, 2025.

Attest: Denise Hodsdon, CMC, City Clerk s/ Maureen Copelof, Mayor

M-2. Transition of Planner Position from Part-time to Full-time – Mr. Hooper explained that this type of request would normally be made during budget discussions, but the need is immediate, and if granted, would support the Planning Department's expanding responsibilities, including management of significant initiatives such as trail development, affordable housing projects, and other important projects in support of Council's strategic priorities. Mr. Ray reviewed the Department's scope of work and their upcoming needs in the months to come. He said transitioning this part-time planner position to full-time status is critical for the continued success of the Planning Department's timely completion of ongoing projects and the high quality of service it provides the community. Mr. Morrow moved, seconded by Mr. Wise to approve the request. The motion carried unanimously.

N. Remarks/Future Agenda Considerations.

Ms. Holder thanked everyone who supported the Martin Luther King, Jr. Day celebration. She said it was well-attended, and the feeling of community was overwhelming.

Mr. Wise expressed appreciation for everyone who comes to listen to Council discussion. He said I think we have a lot coming up in the next year and it's going to be exciting, so stay tuned.

Mr. Hooper reported that he attended a session hosted by Land of Sky last week where staff from our Congressional delegation reported on the latest in the federal and state governments' disaster funding negotiations. He said things are still being sorted out and they are still talking about how much money will be available for hazard mitigation programming. They indicated that the fires in California would have no effect on FEMA funding for our area. He also reported that the organizers of the local long-term recovery group are convening tomorrow evening to hear from stakeholders and folks who want to weigh in on what the long-term recovery group might look like. He explained that the long-term recovery group is essentially a group set up by locals who will take over from FEMA when it leaves the area.

Mayor Copelof thanked Council Member Pastor Holder for organizing the Martin Luther King celebration. She said it was wonderful to see all the diversity and the participation from the children was very special. She also thanked Bethel "A" Baptist Church, NAACP, and the Police Department. She expressed thanks to the Mary C. Jenkins Community Center Board for the Unity Dinner on Saturday evening. She said it was very special to recognize the Brevard Music Center tonight. They are an incredible

partner that really stood up, along with a lot of our other partners, during the hurricane. She also noted that a Code Purple has been declared for all this week and expressed appreciation to the Cove Shelter for providing free shelter and meals to anyone that is unhoused.

O. Closed Session

O-1. Pending Litigation: NCGS §143-318.11.(a)(3) – At 7:07 p.m. Mr. Baker moved, seconded by Ms. Holder to go into closed session to discuss pending litigation matter City of Brevard et al. vs. HCA et al. and to clear Council Chambers. The motion carried unanimously. Authorized to remain for the closed session with Council and the Attorney were City Manager Wilson Hooper and City Clerk Denise Hodsdon.

Council Returned to Regular Session – at 7:43 p.m. Council resumed the meeting in regular session. No official action was taken in closed session, and the minutes of the closed session are authorized to be sealed.

P. Adjourn – There being no further business, at 7:43 p.m. Ms. Holder moved, seconded by Mr. Baker, to adjourn the meeting. The motion carried unanimously.

Maureen Copelof Mayor	Denise Hodsdon, CMC City Clerk

Minutes Approved: February 3, 2025