Town of Fletcher
Town Council Regular Meeting
Minutes
January 12, 2026

Call the meeting to order at: 4:00 PM

Those who were in attendance are as follows:

Mayor Preston Blakely
Mayor Pro-Tem Trevor Lance
Councilmember Amber McKinney
Councilmember Jim Player
Councilmember Keith Reed
Town Manager Mark Biberdorf
Public Works Director Jabbo Pressley
Parks & Recreation Director Josh Queen
Planning & Zoning Director Tyler Morrow
Police Chief Dan Terry

Budget Workshop on this past year accomplishments and emerging issues FY 2026-2027 Budget.

Department Heads gave an overview of their budget request items for the upcoming FY 26/27.

Budget Work Session
Monday, January 12, 2026
4:00 p.m.
Agenda

IT — Mathew Horton, WNC IT Business Solutions
Administration, Professional Services & Town Facilities — Heather Taylor
Parks & Recreation – Josh Queen
Police Department – Dan Terry
Public Works – Jabbo Pressley
Planning & Zoning – Tyler Morrow
Accomplishment Overall, Revenues, CIP, Other Projects – Mark Biberdorf

Discussion followed:

Mayor Blakely asked for a motion to recess and resume the meeting at 6:00 pm.

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

Motion all in favor.

Recessed at: 5:12 pm

Called the meeting back to order at: 6:00 pm

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:

No comments were made at this time.

Approval of minutes - corrections, additions or deletions

Agenda Review Meeting December 1, 2025

Regular Meeting December 8, 2025

Mayor Blakely asked if there were any corrections, additions or deletions to the minutes as presented and, if not, do i have a motion to approve the minutes?

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

Motion all in favor.

Council Updates

No comments were made at this time.

Consent Agenda

Approval of Resolution R-26-01 to sell surplus property at public auction.

Setting a Public Hearing Date — Town Code Text Amendment – Entry Gates (25-04-CTA) – Tyler Morrow– Planning & Zoning Director

Tax refunds/releases

Mayor Blakely asked for a motion to approve the consent agenda.

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

Motion all in favor.

Discussion Items

Presentation of the year-end audit report for FY 2024/2025 — Carol Avery, Lowdermilk Church & Co

Carol Avery of Lowdermilk & Church gave a presentation of the year-end audit report for FY 2024/2025 and answered questions that council had for her. (attached to final minutes)

Discussion Followed:

Public Hearing — Conditional Zoning District – Fletcher Village Bakery (25-01-CZD) – Tyler Morrow, Planning & Zoning Director

Planning & Zoning Director Tyler Morrow went over the information concerning the rezoning request for Fletcher Village Bakery. Then Mr David Workman the developer for this project, gave a PowerPoint presentation. He also answered questions that the council had for him.

Discussion Followed:

Mayor Blakely asked for a motion to open the public hearing.

Mayor Pro- Tem Trevor Lance motioned open the public hearing, and it was seconded by Councilmember Jim Player.

Motion all in favor.

Mayor Blakely asked if there were any comments on this item while in the public hearing.

Mr Glen Weber of 17 Tanner Oaks Drive stated that he thinks all his questions were answered in the presentation. He said that he was happy that the driveway onto Pressley Hill Road was limited to emergency access only (gated). He also said that he was in favor of sidewalks for easy access to the bakery.

There were no other comments from anyone at the public hearing.

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 if council had any more questions on this project and, if not, what is the pleasure of the council.

Councilmember Jim Player made a motion to adopt the ordinance amending the official zoning map of the Town of Fletcher changing the zoning designation of the subject property from R-2 Medium Density Development District to NBD-CZD, Neighborhood Business Conditional Zoning District, for the construction of a bakery based on the master site plan and list of conditions submitted by and agreed to by the applicant, [dated 12-22-25] and presented at this meeting and subject to the following:

The development shall be consistent with the site plan, including the list of applicable conditions contained therein, and the following permitted uses: Restaurant

The petition is found to be consistent with the Town of Fletcher Land Use Plan based on the information from the staff analysis and the public hearing, and because:

The petition provides an expansion of commercial into a designated commercial hub rather than a continuous strip along a major thoroughfare.

Furthermore, we find this petition to be reasonable and in the public interest based on the information from the staff analysis, public hearing and because:

The proposed development adds a neighborhood-styled business within walking proximity to single-family residential.

The proposed development would provide an additional neighborhood meeting space for Fletcher residents away from US 25.

and this was seconded by Councilmember Keith Reed.

Motion all in favor.

Presentation of the recommended five-year capital improvement plan for FY 2026/2027 through FY 2030/2031 - Mark Biberdorf, Town Manager

Town Manager Mark Biberdorf went over the recommended changes by council at the agenda review meeting for the next FY 2026/2027 through 2030/2031 CIP.

Discussion Followed:

Mayor Blakely asked for a motion to approve the 5-year CIP for 2026/2027 through 2030/2031.

Councilmember Keith Reed motioned to approve the 5yr CIP, and it was seconded by Councilmember Amber McKinney.

Motion all in favor.

Town Manager Report

Town Manager Mark Biberdorf stated that the state revolving funds for the grant application for adding sewer to those three streets off of Fanning Bridge road was turned down. These funds were basically meant for Helene-related items and this just did not qualify for that. However, I mentioned that we could possibly use unassigned fund balance monies for this project. I will bring a report back to you next month at the February meeting that considers using all or a portion of the unassigned fund balance for this project.

Last week we talked about council meetings in February and the council chambers not being available due to primary voting. We decided to have only one meeting, which would be the regular meeting on February 9 in the multipurpose room.

Last week I talked to you about the code enforcement issues/efforts at The Super 8 motel. Last week, staff, ALE and the town attorney met with some of the owners of the motel to work on some things to help reduce the problems/crime at the motel with a Memorandum of Understanding.

The spring shred event (pill drop) has been scheduled for Saturday, April 25 from 9:00 to noon,

Department Reports

December Reports

Adjourn

Mayor Blakely asked for a motion to adjourn.

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

Motion all in favor.

Adjourned at: 6:37 pm

Upcoming Events

LGCCA January 20, 2025 at 3:00 pm
Paint with Love class January 23, 2025
Father Daughter Dance February 7, 2025
Regular Meeting February 9, 2025, at 6:00 pm
Easter Egg Hunt March 28th

Approved.

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Date Signed

Town of Fletcher

Financial Highlights
Years Ended June 30, 2025 and 2024

General Fund	**2025**	**2024**
Cash and investments	$ 11,221,810	$ 10,609,339
Total assets	$ 12,577,013	$ 11,625,878
Fund balance	$ 12,434,617	$ 11,500,380
Total revenue	$ 10,049,578	$ 10,060,676
Total expenditures	$ 9,095,957	$ 9,778,892
Transfers in (out)	$ (100,000)	$ -
Other financing sources (uses)	$ 80,616	$ 98,810
Increase (decrease) in fund balance	$ 934,237	$ 380,594
Ad valorem taxes collected	$ 5,308,388	$ 5,230,567
Percent of taxes collected	99.77	99.81
Investment income	$ 409,866	$ 444,204
Fund Balance Available		
Available Balance	10,964,982	10,474,636
Expenditures and other financing sources and uses	9,095,957	9,705,334
Available Fund Balance	120.55%	107.93%
Other Funds		
Cash and investments	$ -	$ -
Total assets	$ 460,882	$ -
Fund equity	$ -	$ -
Revenues	$ 562,264	$ -
Operating expenses	$ 662,264	$ -
Nonoperating revenues (expenses)	$ -	$ -
Transfers in/(out)	$ 100,000	$ -
Net income (loss)	$ -	$ -