MINUTES
BREVARD CITY COUNCIL
Regular Meeting
August 18, 2025 – 5:30 PM

The Brevard City Council met in regular session on Monday, August 18, 2025, at 5:30 p.m. in the Council Chambers of City Hall with Mayor Copelof presiding.

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

Staff Present – City Attorney Mack McKeller, City Manager Wilson Hooper, Assistant to the City Manager/Deputy City Clerk Selena Coffey, Assistant City Manager/Finance Director Dean Luebbe, Assistant City Manager David Todd, Communications Coordinator Becky McCann, Planning Director Paul Ray, Senior Planner Emily Brewer, Public Works Director Wesley Shook, Wastewater Treatment Plant ORC Aaron Winans, Water Treatment Plant ORC Dennis Richardson, and Community Center Director Tyree Griffin

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 Ollie Dongell of Brevard Wesleyan Church offered an invocation.

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

D. Certification of Quorum – Assistant to the City Manager/Deputy City Clerk Selena Coffey certified that a quorum was present.

E. Approval of Agenda – Mr. Daniel asked to move Item M-3 Resolution Directing Clerk to Investigate Sufficiency of Petition for Contiguous Annexation - City-owned Property on Cashiers Valley Road to the Consent Agenda as Item K-7. Mr. Morrow moved, seconded by Mr. Wise to approve the agenda as amended. The motion carried unanimously.

F. Approval of Minutes

F-1. August 4, 2025 Regular Meeting – Mr. Baker moved, seconded by Ms. Holder to approve the minutes of the August 4, 2025 Regular Meeting as presented. The motion carried unanimously.

G. Certificates / Awards / Recognition – None.

H. Public Comments

Transylvania County Commissioner Larry Chapman of 2026 Williamson Creek Rd. in Pisgah Forest, said normally I don't pay much attention to social media, but this issue was brought to my attention by a citizen and I think it needs to be discussed here, at least brought forward. This has to do with a thread on social media that started out talking about Rosman High School's football field and things that are going on up there, which is a lot of controversy in spending that money, but when you get down to the end of the thread there was a comment made by the citizen. This citizen blatantly accused the county manager of corruption. So be that, that's a citizen's thing, but what brings me here is right after that statement by that citizen there is a sitting city council member that 100% agreed. We have enough issues between our boards on things, but this does not go very well between our board, and looking forward there, to accuse the

county manager of corruption; incompetence or whatever is one thing, but to outright accuse the sitting county manager of corruption is a little above the board. I would just like to bring that forward. It's really not doing anything for relationships between the city and the county to accuse our county manager of corruption. I hope that's just one keyboard warrior voicing an opinion. I think this needs to be discussed and find out does this board feel that way about our county manager. If so, we need to address that at a separate meeting.

Andrew Riddle of Flat Rock said I am a native of that area and very excited to be in Brevard this evening. I want to thank the Councilmembers for doing what you do and the time that you spend here and for the prayer that was given before. Mayor Copelof, thank you for the time you spent with us and our team, and Wilson Hooper we've got a lot of history going back and forth trying to get things figured out, and also Paul Ray in the Planning Department. I represent 277 North Broad Street Partners, which is building and constructing the UNC Health Pardee facility at 277 N. Broad St. Paul Ray and the building inspectors, I just can't say enough good things about working with those folks. I am excited because Pardee is looking to move into that facility in January; I am excited to bring healthcare to Transylvania County, and urban renewal. This has been a tough job from the start; social media didn't help, but you've got to look beyond that, and you've got to back up and look at the big picture. That enabled us to progress through some valleys to get that project started and I wanted to present something tonight. In May of this year, my team and I approached the Mayor, as well as Wilson, and asked for approximately $279,000 in incentives for enhancing items within the city, such as sidewalks, Methodist Drive, doing improvements that benefit far beyond UNC Health Pardee, but these benefits help the citizens of Transylvania County. I am asking that you enable Wilson Hooper to continue to work with us in these incentives through GS 160A-309 or 160A-499. Please give him the help and support that he can help this development team that wants to do further work in Transylvania County. This will further entice other developers to bring jobs and urban renewal to the City of Brevard. *(Mr. Riddle handed Council copies of the project's "Capital Expenditure Summary Detail of Public Benefits" – a copy is on file in the Clerk's office)*

Rodney Locks of 187 S. Rice St. said I usually come before you to say people cannot afford to live in Brevard. I got my property tax bill—you know if you keep raising property taxes, it's not sustainable. I watched you promote and build affordable housing. I'd like you to make sure that the prices are reasonable so that people can rent and buy those places that you're building. I just want to remind you that tourism may be good, but tourists don't pay property tax. Finally, the Brevard hustle is not sustainable. Anybody who is doing the hustle knows it's not good for business, it's not good for the person, and it's especially not good for families. We need higher paying jobs to afford to live in Brevard.

Doug Powell of 170 Oakdale Rd. said we are only 30 days to Constitution Day and the kickoff to Constitution Week, and 319 days to this nation's 250th anniversary. In anticipation of Consitituion Day on September 17th, I'd like to read part of a speech made at the Constitutional Convention on June 28, 1787 by Benjamin Franklin, considered one of our least religious founding fathers. At the time political agendas and factions divided the convention and many were ready to leave in disgust. Dr. Franklin was the oldest man in the room at 81 and rarely spoke. When he rose, he said in part "In this situation of this Assembly groping as it were in the dark to find political truth, and scarce able to distinguish it when presented to us, how has it happened, Sir, that we have not hitherto once thought of humbly applying to the Father of lights to illuminate our understandings? In the beginning of the contest with Great Britain, when we were sensible of danger we had daily prayer in this room for the Divine Protections. Our prayers, Sir, were heard, and they were graciously answered. All of us who were engaged in this struggle must have observed frequent instances of a Superintending providence in our favor. And have we now forgotten that powerful friend? Or do we imagine that we no longer need His assistance? I have lived, Sir, a long time and the longer I live, the more convincing proofs I see of this truth – that God governs in the affairs of men. And if a sparrow cannot fall to the ground without His notice, is it probable that an empire can rise without His aid? We have been assured, Sir, in the

sacred writings that 'except the Lord build the House they labor in vain that build it.' I firmly believe this; and I also believe that without His concurring aid we shall succeed in this political building no better than the Builders of Babel. We shall be divided by our little partial local interests; our projects will be confounded, and we ourselves shall become a reproach and a buy word down to future age. And what is worse, mankind may hereafter from this unfortunate instance, despair of establishing Governments by Human Wisdom, and leave it to chance, war, and conquest. I therefore beg leave to move – that henceforth prayers imploring the assistance of Heaven, and its blessings on our deliberations, be held in this Assembly every morning before we proceed to business, and that one or more of the Clergy of this City be requested to officiate in that service." This speech in its entirety included 14 Bible passages or references, all done by Benjamin Franklin's memory. Even one of our least religious founding fathers knew that the only way for our leaders to come to agreement and building anything, including this nation, was to first humble themselves before God as our invocation tonight emphasized.

James Veal of 187 Pinnacle Rd. said I advised you that the bottom 200 feet of the Bracken Trail blocked off access to six pieces of property a year and two months ago, and I closed my chat with you guys two weeks ago with well, did anybody do anything? And I sort of kind of got worked up because I'm getting the same look from you guys today that I did then, which is really perplexing. Like, I read on Mr. Baker's website – I think he's running for reelection – and when you read his website, he would be the guy that would dig into this. I'm pretty sure you have an oath of office that would suggest that maybe you should care. I had a nice sitdown with Mr. Morrow two days after the last meeting and my request to you tonight is maybe you should ask him how that conversation went and why does this guy keep coming back with this problem? Short of Mr. Morrow, I've had more conversations with Mr. Hooper than anyone else; those conversations were as recent as a year ago last May, but he also I think, has a better knowledge of the nuances of what's going on here. When I first started, I thought why did the Council in 2008 vote to block off access to people's property, and the answer is they didn't. The Council in 2008 voted to establish a steering committee, that Mr. Morrow was chairman of, to come up with a plan for Bracken Preserve. They voted to institute an action to adversely condemn a right-of-way across this property that was unnecessary and not needed because it was already a road. But, the purpose of this was to construct and improve a road; that's in all of the court documents, it's in all of the public notices. That's what anybody knew; that's what was sent to the property owners – construct and improve a road for all pedestrian and vehicular travel. So, ask yourself why am I here? I am here because, instead of constructing and improving a road, the first thing that you all did was build a handicap parking place in the middle of the road, then a trail kiosk blocking the road, and then put boulders in the middle of the road to control erosion, planted trees, put a couple of picnic tables, and two more trail signs. And then when you built the trail it blocked complete access to six pieces of property. *(Mr. Veal handed Council copies of a report entitled "Walking Around the World": African American Landscapes and Experience in Transylvania County, NC – a copy is on file in the Clerk's Office.)*

Harvey Sankey of 51 Lake House Trail said I would like a little clarification tonight and that involves the eyesore that is here in the City of Brevard. You look behind that courthouse, every time I drive up Broad, I see that eyesore up there and nothing has been done about it. I would say everybody here would agree that it is an eyesore. City ordinance says every owner, occupant, agent, or person in control of property shall cut down and remove from the property all weeds, grass, vines and other growth which endangers the property or any other property. I am going to refer to Section 38-32 and it says any growth or overgrowth of grass, weeds or other vegetation that is greater than 18 inches on the average, or any accumulation of dead weeds, grass, brush, or undergrowth. This section shall not apply to lots that are natural area lots unless the lot is found in violation of subsection 32-1. Natural area lots are lots that have never been cleared in anticipation of development. Now this lot is going to be used to develop something—hotel, whatever it is. This lot has maintained this eyesore for about four years. Why hasn't anything been done? Now, let me talk to you about 38-1, which is an exception to a natural lot: Any condition which constitutes a breeding

ground or harbor for rats, mosquitoes, harmful insects or other pests. What are other pests? A plant, an animal or microorganism that has a negative effect on humans; it could be plant, weed, insects, spider, mite, bird, fish, rodent, or deer. Has anybody been to that property to make sure that this has any harmful pests in that property, and if it does, it should be removed. Please state to us that it has been looked at and that it has been deemed okay or not, and if it hasn't, take care of it.

I. Special Presentations – None.

J. Public Hearing(s) – None.

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. Morrow moved, seconded by Mr. Daniel to approve the consent agenda. The motion carried unanimously.

K-1. City of Brevard Annual Tax Collection Settlement Report

K-2. Tax Settlement Report – July, 2025

K-3. Ordinance Declaring Multiple Street Closures – Annual Brevard Plein Air Festival and Assault on the Carolinas, September 13, 2025

ORDINANCE NO. 2025-43
AN ORDINANCE DECLARING MULTIPLE
ROAD CLOSURES FOR SPECIAL EVENTS

WHEREAS, Brevard City Council acknowledges a tradition of providing for festivals and special events downtown for the pleasure and enjoyment of citizens and visitors alike; and,

WHEREAS, Brevard City Council acknowledges that festivals and special events provide an opportunity for family-oriented activities that celebrate our small-town charm; and,

WHEREAS, Brevard City Council acknowledges these events require NCDOT system roads to be closed for setup, activities, and cleanup; and,

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

SECTION 1. Pursuant to authority granted by G.S. 20-169, the City of Brevard hereby declares the following temporary road closure during the day and time set forth below on the following described portion of a State Highway System route:

Plein Air Festival
Date: Saturday, September 13, 2025
Time: 9:00 AM – 6:00 PM
Route Description: Main Street (U.S. 276) from Broad Street to Caldwell Street.

SECTION 2. Pursuant to authority granted by G.S. 20-169, the City of Brevard hereby declares the following temporary road closure during the day and time set forth below on the following described portion of a State Highway System route:

Assault on the Carolinas
Date: Saturday, September 13, 2025
Time: 6:00 AM – 5:30 PM
Route Description: Main Street (U.S. 276) from Broad Street to Rice Street

SECTION 3. This ordinance shall be in full force and effect from and after the date of its adoption.

Adopted and approved this the 18th day of August 2025.

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

K-4. Award of Bank Financing for the Purchase of Three Vehicles

K-5. Approval of Downtown Mural Application – Earth Mountain Bicycle

RESOLUTION NO. 2025-48
A RESOLUTION APPROVING A MURAL ON
THE WEST EXTERIOR WALL OF 66 E. MAIN STREET

WHEREAS, City Council has been presented with a proposal for the placement of a wall mural located at 66 E. Main Street on the exterior wall facing Gaston Street; and

WHEREAS, the mural shall illustrate a mountain scene and depict mountain biker, golden retriever, and white squirrel; and

WHEREAS, City Council believes the proposed mural is consistent with the stated goals outlined in the Public Art Policy; and

WHEREAS, City Council recognizes the value of publicly displayed art and the importance of promoting public and private economic development efforts; and

WHEREAS, local art, such as high-quality wall murals, create a sense of place for the residents of Brevard.

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

Section 1. City Council, in concurrence with a recommendation from the Downtown Master Plan Committee, hereby approves an application for a wall mural on the west side of the building at 66 E. Main Street, in accordance with Brevard City Code of Ordinances Chapter 42 and Brevard Unified Development Ordinance Chapter 12.

Section 2. The Resolution shall become effective upon its adoption.

Adopted and approved this the 18th day of August, 2025.

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

K-6. HCA Settlement Agreement

K-7. (M-3.) Resolution Directing Clerk to Investigate Sufficiency of Petition for Contiguous Annexation – City-owned Property on Cashiers Valley Road

RESOLUTION NO. 2025-50
A RESOLUTION DIRECTING THE CITY CLERK TO INVESTIGATE THE
SUFFICIENCY OF A PETITION FOR AN ANNEXATION PURSUANT TO
NCGS 160A-31, AS AMENDED

WHEREAS, a petition was received on August 6, 2025, requesting the annexation of a contiguous area described in said Petition as a portion of property owned by the City of Brevard located on Cashiers Valley Road, Brevard, NC 28712, consisting of 0.886 acres, more or less, be annexed into the City of Brevard. (Tax Property Identification Number: 8585-19-5389).

Metes and Bounds Property Description:

Beginning at an existing concrete monument which has North Carolina NAD 83/2011 grid coordinates of Northing: 559254.05' and Easting: 881654.64';

thence N 49°56'27" W a distance of 195.52' to a deeded 30" Oak Tree;

thence N 50°55'39" W a distance of 127.49' to a found iron rod 1.0' above grade on the east side of a soil road bed;

thence along the eastern margin of the soil road bed N 15°41'21" E a distance of 74.96' to a set 5/8" rebar with a plastic I.D. cap on the east margin of the soil road bed;

thence N 72°06'25" E passing through a deeded 26" Oak tree at a distance of 7.49' and a deeded 34" double Hemlock tree at a distance of 61.21', a total distance of 70.11' to a found rebar with a plastic I.D. cap set at grade;

thence S 03°46'52" W a distance of 59.43' to a found ¾" iron pipe at grade;

thence S 62°42'08" E a distance of 147.82' to a found ¾" iron pipe 0.5' above grade;

thence S 62°46'10" E a distance of 53.81' to a calculated point at the intersection of the existing

city limit line;

thence with the existing city limit line on a curve to the southeast with an arc length of 168.28', with a radius of 3,207.69', with a chord bearing of S 25°59'41" E, a chord length of 168.24' to a calculated point on the deeded property line for parcel 5389 in the center of Cashiers Valley road;

thence along the centerline of the existing asphalt road the following 2 calls S 67°20'11" W a distance of 35.92' to a calculated point;

thence S 70°00'39" W a distance of 25.99' to a calculated point in the centerline of the road;

thence leaving the centerline of Cashiers Valley road N 49°10'11" W a distance of 39.42' to an existing concrete monument which is the place and point of beginning.

WHEREAS, said Petition has been received by the City Council of the City of Brevard, North Carolina; and

WHEREAS, NCGS 160A-31, as amended, provides that the sufficiency of the Petition shall be investigated by the City Clerk before further annexation proceedings may take place; and

WHEREAS, the City Council of the City of Brevard deems it advisable to proceed in response to this request for annexation.

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

Section 1. The City Clerk is hereby directed to investigate the sufficiency of the above-described Petition and to certify as soon as possible to the City Council the result of her investigation.

Section 2. This Resolution shall become effective upon its adoption and approval.

Adopted and approved this the 18th day of August, 2025.

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

L. Unfinished Business

L-1. Proposed Amendment to City of Brevard Traffic Schedule – No Parking on Railroad Avenue and Galloway Street – Mr. Hooper recalled that Council held a public hearing at the last meeting on staff's recommendation to prohibit on-street parking on Railroad Avenue and Galloway Street in order to maintain access for our emergency vehicles. Following the public hearing there was some question from Council about whether the rocks that are near the Airstream trailer on Railroad Ave. could be moved onto the owner's property in order to preserve some parallel parking on the street there. If the parking were on the owner's property, in order to comply with the requirements in our Code, it would need to be improved with paving, curbing and other improvements. There is not enough room in the right-of-way for us to put that parking in the property that we control. Mr. Morrow moved, seconded by Mr. Daniel to approve the amendment to the no parking areas. The motion carried unanimously.

ORDINANCE NO. 2025-44
AN ORDINANCE AMENDING
THE CITY OF BREVARD TRAFFIC SCHEDULE

WHEREAS, a public meeting was conducted on Monday, August 4, 2025, by Brevard City Council, and after review and consideration of the proposed amendments, it is the desire of the City Council of the City of Brevard that Section 66-5 of the Brevard City Code of Ordinance be amended as outlined below; and

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

SECTION 01. The City Clerk of the City of Brevard is hereby authorized and directed to revise and amend the official records and the Brevard Traffic Schedule to reflect the change as set forth in Exhibit A which is attached and incorporated herein.

SECTION 02. The City Manager of the City of Brevard is hereby authorized and directed to cause the appropriate signs to be installed on Galloway Street and Railroad Avenue and enforcement of the foregoing provisions to be implemented.

SECTION 03. 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 04. This Ordinance shall be in full force and in effect from and after the date of its adoption and approval.

Adopted and approved on this the 18th day of August, 2025.

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

M. New Business

M-1. Resolution Declaring Intent to Permanently Close an Unopened Public Right-of-Way – Hendersonville Pediatrics – Paul Ray explained that Hendersonville Pediatrics is remodeling the former PNC Bank building at 90 S. Caldwell Street and has discovered an unopened public right-of-way centrally located between their parcels in their exiting parking lot. Staff and Hendersonville Pediatrics have discussed the closure of this unopened right-of-way in exchange for approximately the same amount of space on the portion of the lot that is adjacent to the City-owned parking lot on W. Jordan St. This would potentially allow us to expand our city parking lot and create another row of parking. Mr. Daniel moved, seconded by Mr. Baker to adopt the resolution. The motion carried unanimously.

RESOLUTION NO. 2025-49
A RESOLUTION DECLARING THE INTENT OF THE BREVARD CITY COUNCIL TO CONSIDER THE CLOSING OF AN UNIMPROVED RIGHT-OF-WAY

WHEREAS, North Carolina General Statutes 160A-299 authorizes the City Council to permanently close public streets and alleys; and

WHEREAS, the City intends to permanently close a portion approximately 0.075 acres in size of a public "street" which in actuality is an unimproved right-of-way in the vicinity of West Jordan Street near South Caldwell Street; and

WHEREAS, the City Council shall conduct a Public Hearing for the purpose of giving consideration to permanently closing a portion of the aforementioned street.

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

SECTION 1. That a Public Hearing will be held at 5:30 PM, or as soon thereafter as possible, on Monday, September 15, 2025, in Council Chambers located at 95 West Main Street, Brevard, North Carolina, to consider an Order to permanently close said public street.

SECTION 2. The City Clerk is hereby directed to publish this Resolution of Intent once a week for four successive weeks in the Transylvania Times prior to the Public Hearing.

SECTION 3. The City Clerk is further directed to transmit by Certified Mail, Return Receipt Requested, to each owner of property abutting on said street a copy of this Resolution of Intent, and shall cause a notice of the Public Hearing to be prominently posted in at least two places along the street.

SECTION 4. This Resolution of Intent shall become effective upon its adoption and approval.

Adopted and approved upon first reading this the 18th day of August 2025.

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

M-2. Proposed Amendments to the City of Brevard Fee Schedule – Planning and Zoning Fees – Mr. Hooper prefaced the presentation by noting that some of the proposed amendments are simple clarifying amendments, however the proposal also includes some increased fees and some new fees for Council's consideration. Emily Brewer explained that the Planning Department is transitioning to a new planning permitting and code enforcement software and has spent the last two months revising

its permits, amending its procedures, and building the software to ensure efficiency and ease for public users. As part of that, Staff is proposing these changes to the planning and zoning fees in the fee schedule to better reflect the new permit types and procedures.

Mr. Daniel moved, seconded by Mr. Wise to adopt the amendments as proposed. During discussion, Council members expressed concern about some of the nine new/increased fees and asked to defer consideration of these fees to the next meeting. Mr. Daniel amended his motion, seconded by Mr. Wise to approve the clarifying amendments and to table the fee amendments until the next meeting. Vote on the amended motion was unanimously in favor.

ORDINANCE NO. 2025-45
AN ORDINANCE AMENDING THE FEE SCHEDULE OF THE
FY 2025-2026 CITY OF BREVARD BUDGET

WHEREAS, the City of Brevard adopted the FY 2025-2026 Budget on June 2, 2025, including a schedule of fees; and,

WHEREAS, the City of Brevard Planning Department has reviewed and refined its permitting requirements and procedures; and,

WHEREAS, it is the desire of the City Council of the City of Brevard that the FY 2025-2026 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 2025-2026 Fee Schedule is hereby amended as described in Exhibit A.

SECTION 02. The City Manager of the City of Brevard is hereby authorized to amend the official FY 2025-2026 Budget to reflect the change as set forth herein.

SECTION 03. This Ordinance shall become effective upon its adoption and approval.

Adopted and approved upon first reading this the 18th day of August 2025.

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

M-4. Proposed Amendments to Housing Trust Fund Bylaws – Emily Brewer explained that in light of the County's revaluation this year, the Housing Committee has considered potential options for property tax relief for low-income households. With that direction from the Housing Committee, Staff submitted an application to launch a Low-Income Homeowner Assistance Program through Dogwood Health Trust's recent grant program, "Investing in Community Supports for Older Adults" that is designed to ease the financial burden of sharply rising property taxes for low-income households that include at least one member aged 60 or older. The Housing Committee also expressed interest in amending the Housing Trust Fund Bylaws to add property tax assistance to the eligible expenses, and at its meeting on August 12th the Committee reviewed the proposal and favorably recommended the proposed amendments. Mr. Daniel moved, seconded by Mr. Baker to adopt the amendments to the Housing Trust Fund Bylaws as proposed. Following discussion, the motion carried unanimously.

ORDINANCE NO. 2025-46
AN ORDINANCE AMENDING THE CITY OF BREVARD HOUSING TRUST FUND

WHEREAS, the Brevard City Council created the Housing Trust Fund for the purposes of supporting the development of affordable housing within the City of Brevard on January 23, 2012 by adopting Ordinance 2012-02; and

WHEREAS, the Housing Trust Fund Selection Committee has met since its formation to discuss the Housing Trust Fund and has identified a need to amend the existing Ordinance to better facilitate furthering the goals of the Housing Trust Fund; and

WHEREAS, the Brevard City Council subsequently amended the Housing Trust Fund Ordinance (Ord. No. 2012-02), most recently on September 18, 2023, with Ord. No. 2023-45; and

WHEREAS, City Council's adopted goals for the development of affordable and workforce housing within the City of Brevard are set forth within the *Building Brevard 2030* Comprehensive Land Use Plan; and,

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

SECTION 01. The City of Brevard Housing Trust Fund Ordinance (Ord. No. 2012-02) Exhibit A is hereby amended as set forth in the attached.

SECTION 02. 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 03. This Ordinance shall be in full force and in effect from and after the date of its adoption and approval.

Adopted and approved upon first reading this the 18th day of August, 2025.

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

N. Remarks/Future Agenda Considerations.

Ms. Holder mentioned that her grandfather would have been 125 years old today and it made her think about how life is short. She said it inspires me to do as much as I can with the little short time that I have and I hope you will all be inspired to do that to help others.

Mr. Baker commented that with the Mills Ave. closure continuing, he wanted to bring forward an idea he had heard about, which is a connection between North Lane and Locks Drive that is currently closed to vehicle traffic, and wondered if that could be opened up, at least temporarily. He recalled that Council had previously talked about holding a strategy session regarding the Ecusta Trail and what the City might need to consider to take full advantage of the trail. He responded to Commissioner Chapman's comments and said that was a post that got a lot of attention, and I did agree with the comment from another person who commented. I regret that I said I 100% agreed; I would say that I 99% agree and the 1% I don't agree with is the use of the word corruption. However, I do think that talking about keyboard warriors is something that maybe I get accused of a lot and I'll say that I don't think that we should be afraid of talking about issues that matter to our constituents. I just owned up to a mistake that I made; we need to talk in a civil manner and be able to disagree honorably with one another. But, I take umbrage at being called a keyboard warrior because I have served on this board for four years and I have worked hard to help this city and this county, and on many occasions I have complimented Mr. Chapman on how hard he works, and we disagree on many things, but I have never once acted as if he doesn't work as hard as he possibly can for the county. The idea that I am a keyboard warrior and that I don't put in the full effort to improve the lives of our citizens is pretty offensive to me. So, I'm not going to apologize for talking about issues that matter to the public; I'm not going to apologize for having an open discussion on social media or with whatever tool is available to us. I'm going to continue to make sure that those discussions, on my side, are fact-based and positive whenever they can be. In that same thread I got to interact with the wrestling coach at Brevard High, someone I have never met before, and learned some things about some concerns I had as a county resident and father of my son who goes to public school here, that I think should be concerning to the County Commissioners. I hope that they would put some effort into hearing from their constituents that comment on that thread, which brought up some pretty concerning things related to the funding that is being asked for by our County Manager, so I hope they did investigate.

Mr. Daniel said I would also like to see us not lose focus on how we are going to be addressing the impact of the Ecusta Trail in the future. He said I am always impressed by, not only our staff, but also our Council, by our creativity and compassion

as we work on the City of Brevard and I think it is something that guides us. Our compassion and creativity I think is evident in some of the things that we have been able to achieve with the resources that we have.

Attorney McKeller mentioned that Mr. Veal came back again tonight, and he handed out some information. He didn't give me a copy, probably because I have been investigating this for well over a year when he first came to the City. I am well informed about the instance he wants to bring to the City. I'm not sure what his concern is. I'm more than happy to explain it to you and take out all the paperwork from 15 years ago and bring to your attention what he is talking about, but it certainly doesn't have anything to do with landlocking six pieces of property. It has to do with putting in place one of the crown jewels of our park system, which is the Bracken Preserve, and attempting to negotiate with the residents and getting no interaction, and unfortunately having to pursue an action in court to get access to the Bracken Preserve. I just wanted to let you know that that comment from the public had not been ignored. It has been addressed and I'm more than happy to speak to him or anyone he sends on his behalf again.

Mr. Hooper said in response to a constituent comment earlier about City Camper, I want to let everyone know that last week we sent City Camper a notice of violation for the overgrown grass, and we are planning on sending out an abatement notice this week. Of course, after the notices have been issued, the property owner has a 30-day period where they are allowed to comply, and our plan is to go out on day 31 and remediate that property ourselves and put the expense of remediation onto a lien that whoever eventually buys that property will have to satisfy. Hopefully that property will be cleaned up either by him or by us sometime soon. Mr. Hooper also informed Council that he got a report from the Police Chief recruitment firm today that we have approximately 25 qualified applicants.

Mayor Copelof mentioned a number of housing initiatives that the City and its non-profit and for-profit partners are involved in and noted that all of these pieces work together and show the absolute dedication of this elected body to try and solve the housing problem. She said we are making progress, but it is not a fast or immediate solution, and I look forward to seeing more good news on the affordable housing front as we continue to move along. She noted that there were some comments about Constitution Week and mentioned that Constitution Week is coming up and we are now in the 250th Birthday of our country. The County and the City have a joint 250th Birthday Committee and we have multiple events planned throughout this year, including during Constitution Week, culminating next year on the Fourth of July. She commended Staff for streamlining our processes and working on transparency and the new portal they are putting in place. She said I was very pleased with the HCA settlement that guarantees an additional three years on the length of our hospital, providing accessible healthcare here in our county; the $1M fund for charity care helps with affordability; and a goal that we have had for a long time to open up adult daycare here in our county again. All of this is a great benefit to our community.

O. Closed Sessions – None.

P. Adjourn – There being no further business, at 7:07 p.m. Mr. Morrow moved, seconded by Ms. Holder, to adjourn the meeting. The motion carried unanimously.

Maureen Copelof Mayor	Denise Hodsdon, CMC City Clerk

Minutes Approved: September 2, 2025