MINUTES
BREVARD CITY COUNCIL
Regular Meeting
September 15, 2025 – 5:30 PM

The Brevard City Council met in regular session on Monday, September 15, 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, and Lauren Wise

Absent – Pamela Holder

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, Communications Coordinator Becky McCann, Human Resources Director Kelley Craig, Planning Director Paul Ray, Planner Stephanie Holland, Police Chief Tom Jordan, Public Works Director Wesley Shook, Wastewater Treatment Plant ORC Aaron Winans, Water Treatment Plant ORC Dennis Richardson, and Community Center Director Tyree Griffin

Guest/Presenter – Kyle Seaman of KCI Associates

Press – Laura Denon, Transylvania Times

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

B. Invocation – Dr. Andrew White, Pastor of Calvary Baptist 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 Mr. Daniel to excuse Council Member Holder. The motion carried unanimously.

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

F. Approval of Minutes

F-1. August 25, 2025 Special Meeting – Mr. Baker moved, seconded by Mr. Wise to approve the minutes of the August 25, 2025 Special Meeting as presented. The motion carried unanimously.

F-2. September 2, 2025 Regular Meeting – Mr. Wise moved, seconded by Mr. Daniel to approve the minutes of the September 2, 2025 Regular Meeting as presented. The motion carried unanimously.

G. Certificates / Awards / Recognition

G-1. Proclamation No. 2025-23 Constitution Week – Mayor Copelof read the proclamation aloud and presented it to Sharon Powell, of the Waightstill Avery Chapter of the NSDAR.

PROCLAMATION NO. 2025-23
CONSTITUTION WEEK

WHEREAS, The Constitution of the United States of America, the guardian of our liberties, embodies the principles of limited government in a Republic dedicated to rule by law; and

WHEREAS, September 17, 2025, marks the two 238th anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS, It is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary; and to the patriotic celebrations which will commemorate the occasion; and

WHEREAS, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week**.**

NOW, THEREFORE I, Maureen Copelof by virtue of the authority vested in me as Mayor of the City of Brevard, North Carolina, do hereby proclaim the week of September 17 through 23 as **"CONSTITUTION WEEK"** in the City of Brevard, and ask our citizens to reaffirm the ideals the Framers of the Constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties, remembering that lost rights may never be regained.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Brevard to be affixed this 15th day of September, 2025.

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

H. Public Comments

Joellen Risacher of 25 Chipmunk Ct. spoke on behalf of the Brevard Sustainability Council (BSC) in support of the proposed Adopt-a-Storm Drain program resolution. She said it is easy to participate in the program and she believes that everyone would agree that water quality is very important to them and their families. The BSC would like very much to be a partner with the City in the Adopt-a-Storm Drain program to bring awareness and educate our fellow citizens on this important matter.

Bob Agnew of 868 Stone Drive, a member of BSC, also spoke in support of the resolution of creating an Adopt-a-Storm Drain program in Brevard. He mentioned that he started a volunteer program in his home community and then became aware of the program that RiverLink ran in Asheville, and said it seemed like this would be an excellent thing for Brevard to do as well. He added that he spends a lot of time walking around the city and regularly encounters storm drains that are fully or partially blocked. This is the case all year long; it is especially bad in the fall when leaves come down and in the spring when trees drop a lot of debris. Although the City makes some effort to clear these drains, they simply don't have the workers or the money to clear all the storm drains in the city on a regular basis. The clogged drains are a problem for several reasons—they lead to localized flooding during heavy rains, often threatening homes and businesses; they create hazards to drivers and pedestrians; often leads to the erosion of soil and pavements; they sometimes creates standing water which attracts mosquitos; and the debris and pollutants that clog the drains flow into the creeks that feed the French Broad River, which could cause serious harm to the aquatic life in these waterways. Partnering with RiverLink is a solution that will save the city some money and staff time. RiverLink will seek outside funding to create an Adopt-a-Storm Drain program and they have had much success in procuring grants, they have a lot of expertise in stormwater management, and they will set up and manage the program. If they need any local assistance, members of the BSC will supply it, and BSC will help advertise the program and recruit volunteers.

Mary Ellen Stanley-Heber of 546 Old Hendersonville Hwy said I am here because of our eight remaining…I now know that we have a fully staffed group of police officers, but I am speaking for the eight officers that came to the rescue of our community. Fortunately they did not throw up their hands and walk out of their jobs under the conditions that were going on. These officers deserve a commission and a big thank you for keeping the city and Police Department available to the Brevard residents. Believe me, I challenge any of you to put on a uniform and walk out that door, and I'm

going to tell you, you don't know whether you're going to come back again. My husband was a law enforcement officer for 20 years—how they put their lives on the line, besides being underpaid and overworked. I'm shocked that none of the city people have given credit to these workers that stayed on the job. I personally want to express my sincere thanks to the officers who showed up for duty. I deeply appreciate it because if they weren't here, they could have walked off also, and we would have had no city protection. But, not one person have I seen in the paper ever mention any appreciation for these young people, or older people, showing up to protect us, while the others walked off. When you put on a uniform and a badge, you're a real person because most people don't have the guts to do it. The other thing that upsets me is expanding the drinking. I'm not against drinking. When we only had two officers to cover a drinking area and you expanded it. Where's the respect to our officers? I think people who are elected to these positions should try to realize that they should take into consideration what their officers are put under and how hard their jobs are to enforce the law. They're not respected, they're looked down on, and they're spoken ill to, and I don't believe they deserve that. Hopefully someone in here will thank these young men for the job well done.

Rodney Locks of 187 S. Rice St. said I was hoping that you would explain the resolution for the contiguous annexation for the City of Brevard. But since you didn't do that, now you have three things to explain to the community: 1) that, before the public hearing; 2) when are you going to do the culvert? There's a sign that says summer construction; summer is over and construction hasn't even started; and 3) when are you going to repave Cashiers Valley Road, because people are sick and tired of going down Mills Ave. and then turning around and coming up to Main St., going down to Oaklawn, coming down Carver St., going back up Cashiers Valley Rd. So, you've got another problem. Hopefully you'll explain this to the people so that they can understand what you Council are doing.

Paula Hartman-Stein of 249 Pine Mountain Trail, Volunteer Coordinator of the Age-Friendly Brevard Task Force, urged everyone to consider attending a workshop at the community event on September 27th that will commemorate the survival of all of us from the hurricane last year. The workshop is part of the Community Challenge grant that AARP gave to the City of Brevard and the topic is "Ready and Resilient".

Doug Powell of 170 Oakdale Rd. thanked Council for the Constitution Week proclamation and shared a few thoughts on the Constitution and the First Amendment. He said there were 55 framers of the Constitution, but only 39 men signed this sacred document. Some of the 16 who didn't sign it already left the convention, but there were others, namely George Mason, who refused to sign because the Constitution did not abolish slavery, and it didn't contain a bill of rights. Many of the 39 did sign with the hope and promise that both objections would eventually be rectified. This is why George Mason is called the "Father of the Bill of Rights". The first ten amendments to the Constitution made up the Bill of Rights and obviously begins with our most pronounced God-given freedoms in the First Amendment. If you aren't familiar with every one of the five freedoms contained in the First Amendments, you aren't alone. Some surveys show that over 90% of Americans can't even name two of these basic five fundamental freedoms. I encourage everyone in this meeting and online to review all five of them before Wednesday, Constitution Day. The first two freedoms in the First Amendment are the freedom of religion and the freedom of speech, where we codify both our religious and civil rights. I would like to commend civic meetings like this one and Transylvania County, as they often begin with an invocation or prayer and then follow with public comment. Both of these God-ordained freedoms of religion and speech are protected by the Constitution, in order that controversial and sometimes off-putting subjects and topics are respectfully and peaceably debated, discussed and processed, whether agreement is ever reached. That's one of the fundamental tenets in this Constitutional Republic of ours, and that's why a well-known liberal principle is "I disapprove of what you say, but I will defend to the death your right to say it". Growing up I learned another expression "sticks and stones may break my bones, but words will never hurt me". For a kid, that was an easy way to understand the vital importance of exercising our First Amendment rights in the public square, without fear of retribution

or physical harm from our fellow citizens or from our government. Without being able to debate hard and messy issues freely, the alternative can often lead to violence. France, for instance, who did not codify a bill of rights into their original constitution, solved their political differences with 30,000 citizens beheaded with the guillotine when they disagreed with the mob. No matter where someone stands politically or religiously, it is impossible to assassinate an idea or point of view, and the Rule of Law and the biblical principles engrained into our Constitution protects each individual American citizen's right to speak freely.

James Veal of 187 Pinnacle Rd. said I would yield the floor to any councilperson that would make a motion that you guys direct Mr. Ray and his planning staff to work with me and the other plaintiffs in the pending lawsuit to resolve this issue, but it has to be duly seconded and it has to happen in a minute. No takers? (Attorney McKeller warned that that would be inappropriate at this time.) Mr. Veal said interesting how the law works. So, I have an email here…I talked to Mr. Ray the other day and mentioned that Mr. McKeller had told my attorney that he was going to direct the Planning Department to come up with a solution or look at possible solutions, but Mr. Ray never heard about it. He also said that I wasn't open to any of his suggestions because there haven't been any. I also met with Mr. Morrow and he gave me the impression that he was going to work together and try to solve this problem, acknowledging that there is a problem, but I haven't heard back from him either. I was going to say does anybody believe there's a problem, except this email from Mr. McKeller I believe constitutes an awareness that there is a problem. Otherwise, why would we want to work towards a solution? Interesting kind of conundrum I would say. So, I'm really honored and privileged to have acquired property up at the end of Pinnacle Road, also known as Community Pinnacle. It's got a fabulous history that everybody needs to know more about. At the last meeting, I gave you guys all this book "A Walk Around the World", which has references to Pinnacle a number of times. Did anybody look at it? That's my whole thing; I come and ask these questions and say I told you this, and I go like did anybody do anything, and I get these stares that are really troubling to me. But, one of my favorite passages in the book is "Pinnacle was a close-knitted family; they were all related sisters." I come from a matriarchal family and it's really inspiring to have these women folks…but I'm going to skip right ahead to minutes from the August 19, 2024 meeting where Mr. Baker said "I am proud to be in this space at MCJCCC. So much work went into creating this space…it is a great representation of the City of Brevard, but it is also a very symbolic building, and I think it is symbolic for us to be here and celebrate the importance of history…because our future is one of a collection of communities."

Harvey Sankey of 51 Lake House Trail congratulated the Public Works & Utilities Committee for the fine work they are doing on the Wastewater Treatment Plant. He also expressed appreciation to the Public Works Department for the work they are putting into this project; and also to David Todd for directing this project and to Wilson Hooper for putting all the numbers together. However, from a taxpayers standpoint, it looks like it's going to cost $113M to $143M to do this WWTP project. I've heard in the past that it was discussed that it might cost around $65M. Now, it's up to maybe double that price. I don't know where that $65M came from, but the fact is we should have started on this two to three years ago and if we had, this price wouldn't be as high as it is right now. We're assuming that the City is going to be granted a SRF loan of $7.5M and it would be subject to a 2% loan fee of $150,000. Also if we do a $625K loan, there will be an annual loan payment of $31,250. Where is this money coming from? I indicated that there might be a shortfall here between the total project and any grants that we might get. I was told that that shortfall will not be paid for by property taxes, but in any case I want to know where the fiscal money is coming from and in what years will it be appropriated.

I. Special Presentations

I-1. Wastewater Treatment Plan Funding Strategy – David Todd and Kyle Seaman of KCI reviewed the three phases of the WWTP expansion, with Phase 1 taking plant capacity to 2.5 MGPD, Phase 2 taking Plant Capacity to 3 MGPD, and Phase 3

taking plant capacity to 4 MGPD. As design work has progressed, better cost estimates for the construction of Phase 1 have been developed. Phase 1 design through construction is now estimated to cost approximately $13M assuming the Primary Filtration unit is included. The Primary Filtration unit will still likely be bid as an Add Alternate to ensure adequate budget is on hand and the project can be awarded. The Primary Filtration unit would be included in Phase 2 if bidding reveals an inadequate budget. There is currently $8.575M remaining of the State Appropriation to the City, and the City has approval to use these remaining funds for the WWTP. Based on KCI's more refined estimates they are projecting a current additional need of $4.425M to complete design and construction of Phase 1, for a total project cost of $13M. KCI has researched funding opportunities and has developed a potential plan to fund all of Phases 1, 2 and 3. KCI is recommending the City seek a $7.5M loan from the NCDEQ State Revolving Fund (SRF) using $4.425M for the completion of design and construction of Phase 1, and the remaining $3.075M to start design on Phase 2. The terms of the loan are such that applicants with less than 20,000 residential connections and 2 or more LGU indicators are eligible for the first $5M at 100% Principal Forgiveness (PF), and 75% PF with a 25% Loan at 0% interest for amounts above the $5M, and a loan fee of 2%. It is highly likely that the funding needed for Phases 2 and 3 will require a multiplicity of sources. Phase 2 is estimated to cost $75M - $90M, Phase 3 is estimated to cost $25M - 30M, for a total project cost for all three phases of $113M - 143M.

Current Funding and Budgetary Shortfall

➢ Current Available Funding

State Appropriation Summary	
Appropriated Funds	$12,805,000
WWTP KCI Engineering PER	-$352,000
WWTP KCI Engineering Phase I Design-Construction	-$878,000
Sewer Pump Station Rehabilitation Project Funding	-$3,000,000
Remaining Unallocated	**$8,575,000**

➢ Budget Shortfall

	Phase 1 Design through Const	Phase 1 Const. + Phase II Design
Remaining Unallocated	$8,575,000	$8,575,000
Phase I Construction Budget Estimate	-$13,000,000	-$13,000,000
Phase II Est. Design Budget up to Bidding	$ -	-$2,500,000
Budget Shortfall	$(4,425,000)	$(6,925,000)

Recommended Phase 1 Additional Funding for Construction

Phase 1 Construction Funding:

- NC DEQ State Revolving Fund (SRF) Helene (SA -HMW) Loans (I Need Funding | NC DEQ)
  - Timing – Applications are accepted on a rolling basis
    November 3, 2025 for December 10, 2025 awards
    January 9, 2026 for February 18, 2026 awards
    March 2, 2026 for April 15-16, 2026 awards
  - CWSRF SA-HMW funding available = $253.7 million (minus 6% for administration)
    30% reserved for systems with 10,000 or less people
  - No interest loans, with possible principal forgiveness
  - 20-year loan terms (can potentially be extended to 30 year)
    - 0% interest rate
    - Applicants with <20,000 residential connections and 2 or more LGU indicators first $5M 100% PF, then remainder at 75% PF and 25% loan.
    - Loan fee of 2%
  - Current Cap of $5 million for wastewater projects
    - Capped awards may receive an increase after April 2026 based upon availability

Recommended Phase 2 Design Funding

Phase 2 Design Funding:

- FEMA HMGP Advance Assistance funding could be used for expanding usable land at the existing WWTP site by armoring (flood wall) existing property within the 100-year and 500-year flood plain, improvements to the chlorine contact chamber to allow for continuous discharge during flood events and possibly the replacement of the RBCs. (Disaster Hazard Mitigation Grants | NC DPS)
  - Timing – the state is accepting Advance Assistance applications now
  - Advance Assistance funding can only be used for **design** activities
  - NC has $2.5 Billion in HMGP construction funding. Window is closed for applications currently but could reopen in 2026.
  - Funds have to be spent within 36 months of award, but can be extended up to 24 additional months

- The second avenue KCI will explore for funding the design of Phase 2 will the NCDEQ SRF Helene funding in January 2026. Since this program limits the funding to $5 million per applicant, this will only be pursued if the Phase 1 application is unsuccessful.

BREVARD WWTP - ESTIMATED FUNDING SCHEDULE

KCI TECHNOLOGIES

ITEM #	DESCRIPTION	Funding Review / Award Duration	Maximum Budget	2025 Aug	Sept	Oct.	Nov.	Dec.	2026 Jan.	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
	Proposed Schedule																			
1	NC State Direct Appropriation	State Budget Cycle	No Cap	★							★					★				
2	NC DEQ State Revolving Fund (SRF) Helene (SA-HMW) Loans	2 Mon (3 App Periods)	$ 5,000,000			★	☆		★	★	★	☆								
3	NC DEQ State Revolving Fund/State Reserve Program (SRF/SRP)	2 Mon (2 App Periods)	$ 35,000,000		☆					☆		☆			★					
4	FEMA HMGP Advanced Assistance	2 Mon	No Cap		★	☆		☆												
5	WIFIA	Rolling submittal, 4 Mon	$ 39,000,000																	

★ Application
★ Award

FUNDING SCHEDULE

Mr. Todd noted that the Public Works and Utilities Committee recommends Council approve the proposed resolution authorizing City Staff, in conjunction with KCI, to pursue a NCDEQ State Revolving Fund (SRF) loan for $7.5M.

Mr. Morrow moved, seconded by Mr. Baker to approve the resolution. The motion carried unanimously.

RESOLUTION NO. 2025-54
RESOLUTION AUTHORIZING APPLICATION FOR LOAN AND/OR GRANT ASSISTANCE FOR WASTEWATER TREATMENT PLANT UPGRADES – PHASE 1

WHEREAS, The City of Brevard has need for and intends to construct a project described as the Wastewater Treatment Plant Upgrades - Phase 1; and

WHEREAS, The City of Brevard intends to request State loan and/or grant assistance for the project.

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

Section 1. That the City of Brevard, the **Applicant**, will arrange financing for all remaining costs of the project, if approved for a State loan and/or grant award.

Section 2. That the **Applicant** will provide for efficient operation and maintenance of the project on completion of construction thereof.

Section 3. That the **Applicant** will adopt and place into effect on or before completion of the project a schedule of fees and charges and other available funds which will provide adequate funds for proper operation, maintenance, and administration of the system and the repayment of all principal and interest on the debt.

Section 4. That the governing body of the **Applicant** agrees to include in the loan agreement a provision authorizing the State Treasurer, upon failure of the City of Brevard to make a scheduled repayment of the loan, to withhold from the City of Brevard any State funds that would otherwise be distributed to the local government unit in an amount sufficient to pay all sums then due and payable to the State as a repayment of the loan.

Section 5. That Wilson Hooper, City Manager, the **Authorized Representative** and successors so titled, is hereby authorized to execute and file an application on behalf of the **Applicant** with the State of North Carolina for a loan and/or grant to aid in the study of or construction of the project described above.

Section 6. That the **Authorized Representative**, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the project: to make the assurances as contained above; and to execute such other documents as may be required in connection with the application.

Section 7. That the **Applicant** has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, ordinances, and funding conditions applicable to the project and to Federal and State grants and loans pertaining thereto.

Adopted this the 15th day of September, 2025 in Brevard, North Carolina.

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

J. Public Hearing(s)

J-1. Order – Proposed Closure of Unopened Right-of-Way off W. Jordan Street – Paul Ray explained that Hendersonville Pediatrics is in the process of remodeling the former PNC Bank building at 90 S. Caldwell St. Their property spans three parcels divided by a 25-foot wide unopened City right-of-way discovered during development review. The right-of-way lies within their parking lot, which adjoins the City's Jordan St. public lot. Hendersonville Pediatrics has requested closure of the right-of-way and Staff has proposed a land swap of equal size. This exchange of land would allow the City to expand its existing public parking lot on Jordan Street adjacent to Hendersonville Pediatrics. Staff and Hendersonville Pediatrics are working toward an agreement that would allow closure of the unopened right-of-way, while the City retains a permanent maintenance easement for existing sewer and stormwater utilities. Negotiations and legal review are still underway, and staff anticipates bringing the final agreement to City Council for consideration at its October 6, 2025 meeting prior to voting on the closure. On August 18, 2025, City Council adopted a Resolution of Intent to close the right-of-way and directed the City Clerk to advertise the required Public Hearing. Notice has been duly published, mailed, and posted. Mr. Ray noted that tonight's hearing is to determine whether the closure would harm the public interest or private property rights.

At 6:26 p.m. Mr. Morrow moved, seconded by Mr. Baker to open the public hearing. The motion carried unanimously.

Public Participation – None.

At 6:26 p.m. Mr. Wise moved, seconded by Mr. Baker to close the public hearing. The motion carried unanimously.

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

K-1. Tax Settlement Report – August 2025

K-2. Resolution Fixing a Date of Public Hearing for Contiguous Annexation – City of Brevard, Cashiers Valley Road Property

RESOLUTION NO. 2025-55
A RESOLUTION FIXING A DATE OF PUBLIC HEARING ON THE QUESTION OF 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); and

WHEREAS, the Brevard City Council has by Resolution No. 2025-50 directed the City Clerk to investigate the sufficiency thereof; and

WHEREAS, certification by the City Clerk as to the sufficiency of said petition has been made.

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

Section 1. That a public hearing on the question of annexation of the contiguous area described below as requested by the City of Brevard will be held at Brevard City Hall at 5:30 P.M. on the 6th day of October, 2025.

Section 2. The area proposed for annexation is described as follows:

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.

Section 3. Notice of said public hearing shall be published in the Transylvania Times, a newspaper having general circulation in the City of Brevard, at least ten (10) days prior to the date of said public hearing.

Section 4. This Resolution shall become effective upon its adoption and approval.

Adopted and approved this the 15th day of September, 2025.

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

K-3. Council Public Works & Utilities Committee Minutes – July 2, 2025

K-4. Council Housing Committee Minutes – July 8, 2025

K-5. Council Downtown Master Plan Committee Minutes – July 9, 2025

K-6. Council Parks, Trails & Recreation Committee Minutes – July 16, 2025

K-7. Council Finance, Human Resources & Citizen Appointment Committee Minutes – July 28, 2025

K-8. Council Public Safety Committee Minutes – July 28, 2025

K-9. Correspondence *(No action. Offered as information only.)*

K-9-a. ABC Board Meeting Minutes – July 24, 2025

L. Unfinished Business – None.

M. New Business

M-1. Approval of Stormwater Master Plan Proposal – David Todd explained that the initial proposal from McAdams was very intensive in scope and detail and proposed an initial fee in excess of $600k. After further discussion by the Public Works & Utilities Committee (PWUC) a decision was made to move forward with a Due Diligence effort to help refine the scope of work and potentially lower the cost. Following the Due Diligence effort, McAdams provided a revised proposal with potential reductions in fee, by removing additional scope, that ranged from approximately $350k to $450k. Additional discussions within the PWUC followed based on an expected stormwater fee collection of approximately $200K annually. Given this annual budget limitation, negotiations continued with McAdams to seek an approach that worked within our budget and yet maintained the desired scope. These discussions resulted in a 3-phased approach, with the 3rd Phase being a future phase. Phases 1 & 2 are designed to have work completed and billed in a manner that is compatible with our budget. Given the phased approach and reduced fee and scope of work, the PWUC agreed to recommend moving forward with a scope of work as defined by the McAdams proposal in 2 phases for a total cost of $435,000 plus the $15,000 Due Diligence effort. To date the City has spent $15k for the due diligence effort. Phase 1 will cost $297,000, Phase 2 will cost $138,000. The total project cost for McAdams design work for the updated Stormwater Master Plan will be $450,000, to be funded as follows:

- Approximately $200,000 will be funded by FY 25-26 Stormwater Fees
- Approximately $200,000 will be funded by FY 26-27 Stormwater Fees, and
- Approximately $50,000 of which will be funded by other cash on hand.

The PWUC recommends approval of the Resolution Declaring McAdams as the Engineer of Record for the 2025 Stormwater Master Plan and Authorizing Acceptance of their Proposal.

Mr. Morrow moved, seconded by Mr. Wise to approve the resolution. The motion carried unanimously.

RESOLUTION NO. 2025-56
RESOLUTION DECLARING MCADAMS AS THE ENGINEER OF RECORD
FOR THE 2025 STORMWATER MASTER PLAN

WHEREAS, the City Council of Brevard, NC has determined that it is in the best interests of the City to develop an updated Stormwater Master Plan; and

WHEREAS, the development of the 2025 Stormwater Master Plan will be supervised by City staff; and

WHEREAS, following a qualifications-based selection process, negotiations by the Public Works and Utilities Committee were initiated with McAdams, the priority selected firm; and

WHEREAS, following a due diligence effort by McAdams a scope of work and associated design fee were negotiated that was in keeping with the scale of the City's Stormwater Fee collections; and

WHEREAS, the Public Works and Utilities Committee in conjunction with City staff carefully reviewed and determined a two-phased approach to developing the City's Stormwater Master Plan was in keeping with the City's budget for this effort; and

WHEREAS, the Public Works and Utilities Committee recommends McAdams be declared the Engineer of Record for the 2025 Stormwater Master Plan and that their proposal via a two-phase approach be accepted.

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

Section 1. City Council hereby approves the recommendation of McAdams as the Engineer of Record for the 2025 Stormwater Master Plan.

Section 2. The City Manager, or his designee, is authorized to execute the Design Agreement and Proposal with McAdams for the 2025 Stormwater Master Plan for $435,000, not including the $15,000 already encumbered Due Diligence fee.

Adopted and approved this 15th day of September 2025.

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

M-2. Adopt-a-Storm Drain Program – David Todd noted that this idea is supported by the Brevard Sustainability Council. He explained that the proposal is to partner with RiverLink, a non-profit organization located in Asheville that promotes the environmental and economic vitality of the French Broad River and its watershed. RiverLink has partnered with the City of Asheville and local volunteers there to protect water quality through a grant-funded Adopt-a-Storm Drain program. At its September 3, 2025 meeting the Public Works & Utilities Committee endorsed partnering with RiverLink to create a similar Adopt-a-Storm Drain program in Brevard, that would also be fully grant funded.

Mr. Baker moved, seconded by Mr. Wise to approve the Resolution Authorizing Partnership with RiverLink for an Adopt-a-Storm Drain program. The motion carried unanimously.

RESOLUTION NO. 2025-57
RESOLUTION AUTHORIZING A PARTNERSHIP BETWEEN THE CITY OF BREVARD AND RIVERLINK FOR THE PURPOSE OF FORMING AN ADOPT-A-STORM DRAIN PROGRAM

WHEREAS, the City of Brevard is committed to protecting our natural resources, including our rivers and streams; and

WHEREAS, the implementation and proper operation of the City's stormwater systems is essential to the protection of our waterways and the safety and wellbeing of our residents; and

WHEREAS, RiverLink has offered to partner with the City to create an Adopt-A- Storm Drain program; and

WHEREAS, RiverLink has offered to seek grant funding or provide any needed funding for the program; and

WHEREAS, the City will benefit from having additional resources to assist with cleaning and maintaining storm drains.

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

Section 1. The City of Brevard and RiverLink will form a partnership for the sole purpose of creating an Adopt-A-Storm Drain Program

Section 2. City Staff are authorized to work with RiverLink as needed to assist RiverLink with developing and implementing the program.

Adopted and approved this 15th day of September, 2025.

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

M-3. Award Contract for Parking Study – Paul Ray explained that the City received nine responses to the Request for Qualifications for a downtown parking study. An ad-hoc group of Planning Director Paul Ray, Assistant Planning Director Aaron Bland, Downtown Master Plan Committee Chair Gary Daniel, and Downtown Master Plan Committee member Parker Platt reviewed the responses and conducted interviews with the top two firms. At its September 10th meeting the Downtown Master Plan Committee recommended awarding the contract for a Parking Study to Benchmark Planning. Staff is requesting Council's approval of the Resolution Authorizing Contract Negotiations to Conduct a Downtown Parking Study. Mr. Ray noted that if awarded, Staff expects the study to take 6-8 months to complete

Mr. Daniel moved, seconded by Mr. Wise to approve the Resolution. The motion carried unanimously.

RESOLUTION NO. 2025-58
A RESOLUTION AUTHORIZING CONTRACT NEGOTIATIONS
TO CONDUCT A DOWNTOWN PARKING STUDY

WHEREAS, the City last conducted a downtown parking study in 2013; and

WHEREAS, it is the desire of City Council to update this study, in order to better understand the current and future needs of Brevard's downtown parking system; and

WHEREAS, the City issued a request for qualifications for such a study on May 30, 2025; and

WHEREAS, the Downtown Master Plan Committee in conjunction with City staff has selected and interviewed two qualified designers or engineering firms and recommends them in priority order: Benchmark Planning of Charlottle, NC, and J.M. Teague Engineering and Planning of Waynesville, NC ("Recommended Designers"); and

WHEREAS, the Downtown Master Plan Committee recommends approval by City Council of the Recommended Designers for the downtown parking study.

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

Section 1. City Council hereby approves the Recommended Designers.

Section 2. The City Manager, or his designee, is authorized to select one of the Recommended Designers in priority order, and to execute a contract dependent on successful negotiations, for the downtown parking study.

Section 3. The Resolution shall become effective upon its adoption and approval.

Adopted and approved this, the 15th day of September 2025.

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

M-4 DMPC Recommendation on Stamped Crosswalks and Times Arcade Alley Bumpout Reconfiguration – Mr. Hooper explained that over the summer Staff have been compiling up-to-date information on the various Downtown Master Plan projects so that the Downtown Master Plan Committee (DMPC) could make important decisions about which projects to move forward. At its September 10th meeting the DMPC recommended that the City use Downtown Master Plan Fund (Fund 83) dollars to complete two ad-hoc projects: the installation of stamped crosswalks at Broad/ Jordan St., and reconfiguration of the Jordan St. bumpout at the mouth of Times Arcade Alley.

The stamped crosswalks will mimic the work recently completed at the intersection of Main and Broad Streets. The scope of work includes the addition of four brick-colored stamped crosswalks and the DMPC authorized using up to $100,000 from Fund 83. The work should be completed by the middle of October.

The Times Arcade Alley project includes safety and aesthetic enhancements and cleanup of the Jordan Street Bump Out. Mr. Todd explained that during construction, a major Duke Energy pole was relocated in such a fashion as to create a pedestrian barrier especially for the visually impaired. He reviewed the changes that will be made to the bump out to create a less obstructed pedestrian pathway and create a safe path for the visually impaired. The DMPC approved this approach at an estimated cost of $15,000 to $25,000.

Mr. Daniel moved, seconded by Mr. Baker to adopt DMPC's recommendation to move forward with the two projects as described using Fund 83 dollars. The motion carried unanimously.

N. Remarks/Future Agenda Considerations.

Mr. Baker commented that the time is right to hold an Ecusta Trail strategy meeting. He thanked the County for considering the City's funding request. He offered congratulations to the Heart of Brevard and Pisgah Forest Rotary for the two great events this past weekend. He requested that the City publish an update on the Mills Avenue closure and suggested investigating reopening the closure on North and West Lanes to provide an alternate detour. Mr. Baker said I went for a long bike ride today from my house in town, down the bike trail to the Forest, up Joel Branch, up Stoney Knob, and then down Bracken. I was thinking about that loop and all the different projects that are represented in that, and it reminded me that sometimes partnerships like that sometimes extend far beyond what you might originally conceive. The fact that we have that loop so close to town is amazing, and we owe Councilman Morrow so much in terms of the Bracken Preserve and the Estatoe Trail. I think the Pisgah Conservancy is still looking to name that route, and I submitted a proposal for it to be called the Morrow Loop.

Mr. Wise commented that it is exciting that this is Constitution Week and said it is hard to put into words a lot of the discourse that has happened recently, but I do like to revisit the founding principles, and it keeps me sane and centered through all the chaos. He noted that this month is Hispanic Heritage Month and encouraged everyone to celebrate that vibrant culture, both locally and nationally, because that is an amazing group of people who have contributed so much to this melting pot of the United States. He noted that next Monday the County Commissioners will be discussing how they want to allocate the $11.6M in grant funding they have for infrastructure improvements, and encouraged Councilmembers to speak to them and let them know that our asks are all about helping families in our community/county as a whole.

Mr. Morrow said he was pleased to see that the City received 35% of the budget in the month of August.

Attorney McKeller said I wanted to underline something I saw in the newspaper today. The City of Brevard over the last two years has actually had a substantial drop in crime, according to the State Bureau of Investigations, which is amazing, considering all the keyboard warriors who are out there talking about how dangerous it is in Brevard. He said it seems that Brevard is getting a lot safer and he thanked Chief Jordan for all the efforts of the Police Department, especially the eight that stayed behind and kept this city safe.

Mr. Hooper reported that NCDOT has advised that the contractor doing the milling and repaving project is deviating from their original plan a little bit and we will be contacting them for more information. He noted that this will be Chief Jordan's last meeting with us and thanked him for his service to this organization and to the community of Brevard.

Mayor Copelof said I want to remind people that our city is over 150 years old and a lot of our infrastructure dates back to the beginning of our city. We are tackling those difficult issues of updating major pieces of our infrastructure. She said she was

proud of staff for their work on this, and we have worked with some top-rate contractors and have a plan forward to take care of our city for decades to come. We are also looking toward the future regarding the parking issue. She thanked staff from the Police Department, Fire Department and Public Works for their efforts at the two events this past weekend. She said she received great feedback from the participants of both the Attack on the Carolinas and the Plein Air Festival. She remarked that it is important to remember what is in the Constitution and that we have incredible freedoms in this country that apply to everybody and encouraged everyone during Constitution Week to take a step back from some of the heated vitriolic messaging. She mentioned the upcoming Helene Anniversary event on September 27th and the next Meet the Mayor on September 25th.

O. Closed Sessions

O-1. Personnel and/or Employment: NCGS §143- 318.11.(a)(3)(5)(6) – At 7:35 p.m. Mr. Morrow moved, seconded by Mr. Baker to go into closed session to discuss a personnel matter and to clear Council Chambers. The motion carried unanimously. Authorized to remain for the closed session with Council and Attorney McKeller were City Manager Wilson Hooper, City Clerk Denise Hodsdon, and Human Resources Director Kelley Craig.

Council Returned to Regular Session – at 7:59 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 7:59 p.m. Mr. Wise moved, seconded by Mr. Morrow, to adjourn the meeting. The motion carried unanimously.

Maureen Copelof Mayor	Denise Hodsdon, CMC City Clerk

Minutes Approved: October 6, 2025