Town of Fletcher
Town Council Regular Meeting
Minutes
July 13, 2026

Call the meeting to order at: 6:00 PM

Those who were in attendance are as follows:

Mayor Preston Blakely
Councilmember Keith Reed
Councilmember Amber McKinney
Councilmember Jim Player
Town Manager Mark Biberdorf

Mayor Pro-Tem Trevor Lance did not attend this meeting.

Moment of Silence:

Mayor Blakely led the group in a momet of silence.

Pledge of Allegiance:

Boyscout Charlie from Troop #61 of Calvary Episcopal church led the group in the pledge of allegiance.

Public Comments:

Joe Black of 340 Howard Gap Road, Fletcher, asked for an update on the mural. He wanted to know if anything was going to be done for Labor Day in the park. He also stated that something needs to be done about people driving and talking on cell phones.

Approval of minutes - corrections, additions or deletions

Agenda Review Meeting June 1, 2026

Regular Meeting June 8, 2026

Close out Budget FY 25/26 June 30, 2026

Mayor Blakely asked for any corrections, additions or deletions to the minutes as presented and if not, 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 year-end Tax Collector's report for FY 25/26.

Reappointment and charge Tax Collector Susan Heafner to collect property taxes for 2026 - 2027 for the Town of Fletcher.

Improvement Guarantee Reduction and Extension – The Authors Phase II (26-10-BOND) – Tyler Morrow, Planning & Zoning Director

Approval of stormwater Improvements and street resurfacing for North Garden Court.

Approval of Fund Balance Designation for Library Project.

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

Councilmember Keith Reed motioned to approve the consent agenda and it was seconded by Councilmember Amber McKinney

Motion all in favor.

Discussion Items

Town Center Update - Mark Biberdorf, Town Manager

Town Manager Mark Biberdorf went over the recent meetings that he and the Planning & Zoning Director had with three of the four groups that are interested in the town center property.

On Tuesday, we met with Dewy Property Advisors (based out of Asheville) and explained to them our overall goals and vision of what we would like to see on the property. They are mostly interested in the frontage piece on Hwy 25. They articulated demand for a grocer or grocery store interest. We articulated back that if that's the need, there needed to be other associated mixed-use development along with it. They followed up with an e-mail, and they are putting something together and will get back to us.

On Wednesday (last week) we met with a group based out of Boca Raton, Florida who wanted to know the history of the property and what our vision was for it. I received a call back from Barney Danzanski, and he had already met with the engineer, and they felt like they could start putting a concept together and would follow up in a few weeks.

The next was Impeccable Development and this is the one retail strategies brought to us. At our initial meeting we explained what we were interested in and that the aesthetics would have

to be right. They were interested in the convenience store presence, and we explained that we were really not interested in this. I was kind of disappointed at our second meeting that they did not have a site plan showing some other things. I don't think we will have any more discussion with them.

On Wednesday, Tyler and I will be meeting with Lewis Real Estate (Martin Lewis and Will Buie — engineer), so I am hoping to hear some substantive work from them. If you recall, several months ago they wanted help with traffic improvements from us, as with the developer bringing the project to us and the issues with DOT. We did an express design with the MPO, and it will be submitted in August or possibly September. This will get us an estimate of the type of improvements we will need along Hwy 25. We also would like to look at the extension of Old Cane Creek Road down to Howard Gap Road.

Discussion Followed:

Budget Amendment for Emergency Repairs to a Section of Streambank at Bill Moore Community Park - Mark Biberdorf, Town Manager

Town Manager Mark Biberdorf went over the requested budget amendment for necessary stream bank repairs needed in Bill Moore Community park. We received two quotes to have the work done, and the lowest bidder was Bradley & Connor, who completed the bridge and stream bank repairs from Helene. Their bid was $49,217.75 and we are requesting a amendment to the budget ordinance in the amount of $55,000 as this would be to cover any unforeseen expenses.

Discussion Followed:

Mayor Blakely asked for a motion to approve Budget Amendment #1

Councilmember Jim Player motioned to approve the budget amendment and it was seconded by Councilmember Keith Reed.

Motion all in favor.

Town Manager Report

Last week I mentioned the bill that Congressman Edwards' office submitted for a bunch of projects in this region. So, for our sewer project of Westfield Road, North Hudson Lane and Dogwood Terrace, hopefully we can get some help with this. This is an appropriations bill in the amount of 1.15 million, but it still has to be voted on (August time frame). If it moves forward, it will probably be in the spring of 2027 before it will make it to the Department of Interior and then to the states.

I previously mentioned that we received some noise complaints from the Old Castle Mineral site that Harrison Construction is managing, and they have been hauling dirt in there to fill in the quarry. They are going to curtail their work on Saturdays to help with the noise and hopefully, they will be finished by the end of July, as this is their plan.

Discussion Followed:

On the primary entrance/driveway access to Meadowview off of Old Cane Creek Road (town-maintained road), we have communicated to them that they will need to have a dedicated 50ft left turn into the subdivision. This is to avoid traffic backing up towards/onto Cane Creek Road. We still have not heard back from them as yet.

Department Reports

June Reports

Adjourn

Mayor Blakely asked for a motion to adjourn.

Councilmember Jim Player motioned to adjourn, and it was seconded by Councilmember Amber McKinney.

Motion all in favor.

Adjourned at: 6:30 pm

Upcoming Events

LGCCA July 21, 2026, at 3:00 pm "Fletcher Hosting"
July 31st Summer Concert - Gotcha Groove Band
Agenda Review Meeting August 3, 2026, at 6:00 pm
Regular Meeting August 10, 2026 at 6:00 pm

Approved.

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Date Signed