Town of Fletcher
Town Council Agenda Review
Minutes
March 2, 2026

Call the meeting to order at: 6:00 PM

NOTE: This meeting was held in the Multipurpose room due to the council room being unavailable. Therefore, there is no video or voice recording available of these minutes.

Those who were in attendance are as follows:

Mayor Preston Blakely
Councilmember Keith Reed
Councilmember Amber McKinney
Planning & Zoning Director Tyler Morrow
Assistant Town Manager Heather Taylor
Town Manager Mark Biberdorf

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

Moment of Silence:

No comments were made at this time.

Pledge of Allegiance:

No comments were made at this time.

Public Comments:

No comments were made at this time.

Approval of minutes - corrections, additions or deletions

Regular Meeting February 9, 2026

Special Call Meeting February 16, 2026

No comments were made at this time.

Council Updates

No comments were made at this time.

Consent Agenda

Tax refunds/releases

Approval of Spring Litter Sweep Proclamation P-26-01 for annual litter sweep which runs from April 11, 2026 through April 25, 2026.

Approval of Budget Amendment #3 to FY 25/26 Budget Ordinance for fire departments prior year adjustment.

Approval of Budget Amendment #4 to the FY 25/26 Budget Ordinance for storm water expenses.

Approval of audit contract for FY 25/26.

Mayor Blakely asked if there were any comments on the consent agenda.

Council had no comments at this time.

Discussion Items

Overview of the Hurricane Helene project fund — Heather Taylor, Assistant Town Manager.

Assistant Town Manager Heather Taylor went over the expenses to fix the park from the damage caused by Hurricane Helene. The total expenses for repairs were $1,103,905.70. We so far have received FEMA reimbursements of $902,523.38, insurance proceeds of $101,382.32 & a transfer from the general fund of $100,000.00. We currently have a pending reimbursement from FEMA outstanding of $306,106.32.

Discussion Followed:

Discussion and update on potential annexation of property for an additional ABC Store.

Boardmember Brandon Olsen gave a brief update on the proposed ABC store annexation of the property stating that they would need a letter of support on this from council to submit to the ABC Commission so that they can continue to move forward with the new store.

Discussion followed:

Recommendations for Surplus Unassigned Fund Balance - Mark Biberdorf, Town Manager

Town Manager Mark Biberdorf stated that he had gone over these suggested options for use of the unassigned fund balance monies last month. He stated that he will go over them again next week at the regular meeting since two council members are absent and then a decision can be made next week at the regular meeting.

Discussion — Regulatory Considerations for Data Centers within the Town's Zoning Jurisdiction — Tyler Morrow, Planning and Zoning Director

Planning & Zoning Director Tyler Morrow went over the information concerning possible data centers in the Town of Fletcher. It has been suggested to put a moratorium on this for now.

Discussion Followed:

It is agreed that a Public Hearing will be set for the May 11 meeting for further discussion.

Town Center update on meeting with Lewis Real Estate Group - Mark Biberdorf, Town Manager

Town Manager Mark Biberdorf went over the recent meeting that he and Planning & Zoning Director Tyler Morrow had with Martin Lews and Will Buie about renewed interest in the town center property. He stated that they are asking for help with DOT to determine what they might require for the property to be developed.

Discussion Followed:

Town Manager Report

I mentioned to you last month the potential of affordable housing on Underwood Road. This would be 3 adjoining parcels with 4 buildings and 115 units. This would be a conditional district rezoning with a special use permit and would require a Quasi judicial hearing. The public hearing would be set for the May meeting.

We are currently working with a surveyor on the greenway trail redesign. This is for the Cane Creek greenway extension across Charlie Owen's property.

On our legislative priorities list, I received a request from Chuck Edwards' office staff to go online and upload our project information for legislative assistance. This, of course, is the projects that we have identified for this year.

I have received all the budget requests from dept heads and am currently going over them now. I just received the fire dept budget request today and will be getting with Chief Griffin on this.

Department Reports

February Reports

Closed Session per NCGS 143-318.11 (4) Industrial Matters.

Adjourn

Mayor Blakely asked for a motion to go into Closed Session.

Councilmember Keith Reed motioned to go into closed session and it was seconded by Councilemmber Amber McKinney.

Motion all in favor.

Went into Closed Session at: 6:31 pm

Came out of Closed Session at: 6:46 pm

Mayor Blakely asked for a motion to adjourn.

Councilmember Amber McKinney motioned to adjourn and it was seconded by Councilmember Keith Reed.

Motion all in favor.

Adjourned at: 6:47 pm

Upcoming Events

Regular Meeting March 9, 2026 at 6:00 pm
Budget Retreat Meeting March 24, 2026 at 8:30 am
Easter Egg Hunt March 28, 2026
Shred/Pill Drop event Saturday, April 25, from 9:00 am to noon.
Agenda Review Meeting April 6, 2026 at 6:00 pm
Regular Meeting April 13, 2026, at 6:00 pm
LGCCA April 21, 2026 at 3:00 pm "Flat Rock" hosting

Approved.

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Date Signed