MINUTES
BREVARD CITY COUNCIL
Regular Meeting
October 20, 2025 – 5:30 PM

The Brevard City Council met in regular session on Monday, October 20, 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, Pamela Holder, and Lauren Wise

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, Communications Coordinator Becky McCann, Human Resources Director Kelley Craig, Planning Director Paul Ray, Assistant Planning Director Aaron Bland, Senior Planner Emily Brewer, Interim Police Chief Jack Moorman, Public Works Director Wesley Shook, Water Treatment Plant ORC Dennis Richardson, and Community Center Director Tyree Griffin

Guest/Presenter – Teresa Buckwalter, McAdams

Press – David Bradley, Transylvania Times

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

B. Invocation – Pastor Marshall Erwin of Bethel 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.

E. Approval of Agenda – Mr. Hooper asked to add an item to the Consent Agenda as Item K-5 – Resolution Appointing Designated Agents for FEMA HMGP Advance Assistance Application for Phase 2 of the Wastewater Treatment Plant Renovation Project. Mr. Baker requested to move New Business Item M-2 South Broad Restriping to Special Presentations as Item I-2. Mr. Wise moved, seconded by Mr. Daniel to approve the agenda as amended. The motion carried unanimously.

F. Approval of Minutes

F-1. October 6, 2025 Regular Meeting – Ms. Holder moved, seconded by Mr. Morrow to approve the minutes of the October 6, 2025 Regular Meeting as presented. The motion carried unanimously.

G. Certificates / Awards / Recognition – None.

H. Public Comments

Ashley Hart of 144 Buckberry Ln. spoke about an issue that happened at the "No Kings" rally on Saturday, October 18th. She said there was a male protestor who chased her down the street. She handed out photos of the man who did it and supporting evidence of what she spoke about. She said the guy was a complete nuisance to her the entire time she was there. I minded my own business and held a sign that said "Christ is King" and got called every name under the sun, and got body-shamed. So, I left and as I was rounding the corner of the courthouse, he chased my vehicle. I thought he was going to try to get into my vehicle so I locked my door. After he was done chasing me, I

turned back into the courthouse because he didn't think I was going to do that. I reported him to the Chairman of the Transylvania County Democrat Party and he was kind enough to see me in distress. He asked me what was wrong and I thank him for that. The next day on Facebook I discussed it with the Transylvania County Democrat Party, as you can see in the packet I gave you. He did not deny that it happened, but he is saying it was somebody else. I'm sorry, but I was berated by him for an hour, I know what he looked like when he was chasing my vehicle. Some more complaints, while I'm here…the NAACP does not control traffic. This is a huge problem. When there is a green light in town, they should not be approaching the green light and stopping people. The green light is for the people to go. Also, there was no police presence until 2:00 pm where there were hundreds of people there. Rest in Peace Charlie Kirk and God bless Erika Kirk and the USA.

Rodney Locks of 187 S. Rice St. said I was going to say when are you going to take down the sign at the culvert, but I was told that the sign is down. I appreciate that. I also know the next step is you are going to notify people in the community as to when the culvert is going to be fixed. You can't just read the paper and say oh, it's going to be April or May. The official information has come from you. And I noticed that you're doing the stormwater management program. There are people out and they're going to find out how many culverts that we actually have and the condition of all the culverts, and what kind of problem we really have.

Val Gerdes, representing Brevard Pizza Works and Wood & Vine Restaurant located at 36 and 44 S. Broad St. said I would like to respectfully request consideration for relocating the current loading zone on S. Broad St. to the E. Jordan block between Gaston and S. Broad. This location experiences lower traffic, it does not block the entrance to any buildings, and it provides a safer unloading area for both truck drivers and our pedestrians. I appreciate your time, your consideration, and ongoing efforts to make downtown Brevard safe and accessible to everyone.

Paul Wilander of 66 S. Broad St. said first I've got to start with an apology because everybody that I told last week that the unloading zone was a good idea—I completely recant all that. I had taken that back to the brokers in my office, which is in front of 66 S. Broad St., to the retail shop next door, spoke to the adjoining property owner Ann Hollingsworth and the retail owner of the shop Headlines. They were all vehemently opposed to putting the unloading zone in front of that building space, primarily because we felt like there were some better options that were available to the city. He read an email he had previously sent to the Mayor and Council (copy on file in Clerk's Office), in which he said it's been explained to me that the real problem is the enforcement of loading zones. If we had enforcement of loading zones then we wouldn't need to utilize prime parking spaces. He proposed three other locations that he doesn't believe would upset any business owners, citizens or visitors: 1) the one that Val Gerdes mentioned behind Quixote's on E. Jordan St., where the elevation is much higher than the road, it wouldn't block any retail spaces, and is safe for pedestrians; 2) put it back where it previously was on W. Jordan St., an equal trade of parking spaces by taking it off Broad St., but doesn't negatively impact any businesses; and 3) put it in front of First Citizens Bank, which doesn't negatively impact the bank, visitors or citizens, but delivery drivers would need to walk a little farther.

Ann DerGara of 265 Crestview Dr. said my husband and I own Red Wolf Gallery, and we headed up the Brevard Sculpture Project. I am here to tell the importance of the sculpture in the "Bear Around" because the sculptures were not done as decorations. They were done for economic development. When you expand the arts in a community all studies show that it attracts tourists, and it attracts cultural tourists. Then they spend more money in an area than a regular tourist. We still need money; we have the money to pay the sculptor, but we now need funding to change the design from trees and plants, to put the bear in on rocks. I have already been talking to people today, but I just want you to give me a little longer to raise the rest of the money.

Brooke McCall of Headlines Salon at 78 S. Broad St. spoke about the proposed loading zone. She said I pretty much agree with everything Paul Wilander said, but I

wanted to mention that I'm sure there are better locations instead of being right in front of three businesses. Just showing that I'm against that and hoping that the Council can come up with a better solution for our businesses. We're short on parking. I've been at my business for 28 years and my customers need all the parking that's possibly as close to us as we can. We are in a retirement village and most of them can't walk long distances. I would appreciate it if everyone could maybe come up with some kind of solution.

Doug Powell of 170 Oakdale Rd. said we are just 256 days to our nation's 250th anniversary. As I'm sure the Mayor is aware, one significant thing that happened 250 years ago last Monday, October 13th, was the establishment of the United States Navy. Happy Belated Birthday to the Navy and everyone who served in this branch of the armed forces. It was also at this time when the Navy officially adopted the "Appeal to Heaven" flag to be flown on our first naval ships. You might also know this flag as the "Pine Tree" flag. Why is this important? Because, as our national motto is "In God We Trust", it indicates our nation's founding. Its laws, our protection and success was, right from the start, deemed reliant on the God of the Bible and His providence. James Wilson, an original justice of the Supreme Court, and one of only six founders to sign both the Declaration of Independence and the Constitution put it this way "Human law must rest its authority ultimately upon the authority of that law which is divine." This is why the gross misunderstanding of the phrase "separation of church and state" is so troubling. For the record, you cannot find that phrase anywhere in the Declaration, the Constitution, or the Bill of Rights—it does not exist. Yes, it was President Thomas Jefferson who coined the phrase "a wall of separation between church and state", but it is important to note that Jefferson had absolutely nothing to do with the drafting of the Constitution or the First Amendment, where most Americans mistakenly believe this phrase can be found. These eight simple words have been wrongly extracted and manipulated from a letter Jefferson wrote to the Danbury Baptists of Connecticut on January 1, 1802. The Baptists had written Jefferson earlier over concerns that some in government might mistake our freedom of religion, which can be found in the First Amendment, as a government-granted right rather than a God-given right. In his letter Jefferson assured them that civil government had no authority to alter or govern an American citizen's rights of conscience. In fact, for nearly 150 years this letter in its entirety was used in only seven federal court cases. And in those rare mentions, it was actually to help clarify a citizen's freedom of religion. And guess where Jefferson attended church only two days after writing this infamous letter…the United States Capitol Building. Yes, that Sunday he attended a service conducted by his friend and Baptist Preacher the Reverend John Wheeland. A federal building seems like a very odd place for the Chief Magistrate to worship God, especially when we are told that he was the person responsible for establishing a separation of church and state. What other misconceptions have Americans unwittingly adopted?

Harvey Sankey of 51 Lake House Trail said I was going to speak in reference to the former eyesore by a developer behind the courthouse on the left side of Broad Street just before Main. However, as I was driving by to come to this meeting, I see that it's being taken care of. This is the fastest the City Council has acted to a comment that I have made. However, if you can, in your remarks section, please inform us of the status of this development.

I. Special Presentations

I-1. Bear Sculpture and Roundabout Landscaping/Betterments Presentation – Paul Ray recalled that Council previously approved the final design and landscaping improvements for NCDOT Roundabout Project R-5799 at the intersection of Highway 280, Deaver Rd., and Highway 64/276. Most the of those improvements are covered by the State's landscaping budget. Since then, a group of local artists, led by Ann DerGara, has proposed installing a bear sculpture, to be created by Charles Calvin, in the Pisgah Forest roundabout. The group has already raised approximately $20,000 toward the cost of the piece. On August 4, 2025, Council authorized staff to engage McAdams to estimate the cost of revising the previously approved landscaping plans to

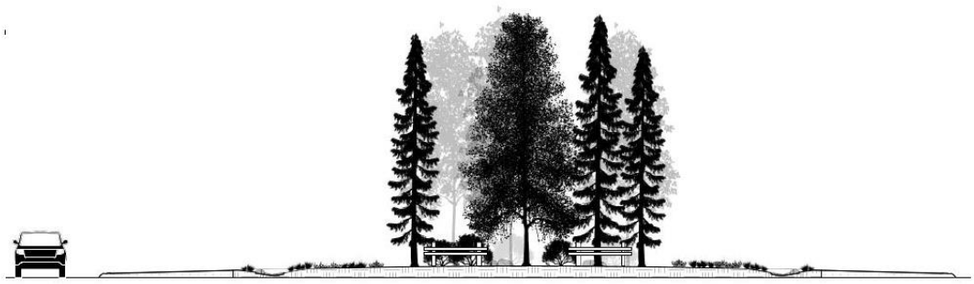
accommodate the sculpture and assist the City to seek NCDOT approval. The amended scope of work is expected be completed within approximately ten weeks and includes:

- Identifying a location for the sculpture within the roundabout
- Adjusting the landscaping and lighting plan
- Creating a rendering for NCDOT
- Designing a foundation pad with IONCON Engineering
- Preparing sight-distance analyses and exhibits required by NCDOT

Mr. Ray explained that the first step in NCDOT's process requires a City Council resolution formally requesting authorization for public art within the NCDOT right-of-way. The estimated cost for McAdams work is $19,660 to be funded by the City, unless community fundraising continues over the next couple of weeks. The Roundabout Fund is currently in a deficit of approximately $29,000. Mr. Ray noted that the proposed resolution before Council authorizes the City Manager to sign a contract with McAdams to do the work, but Staff did not need a decision this evening and could bring this back at the next regularly scheduled meeting with updated financial information. He then introduced Teresa Buckwalter of McAdams who gave the following presentation:



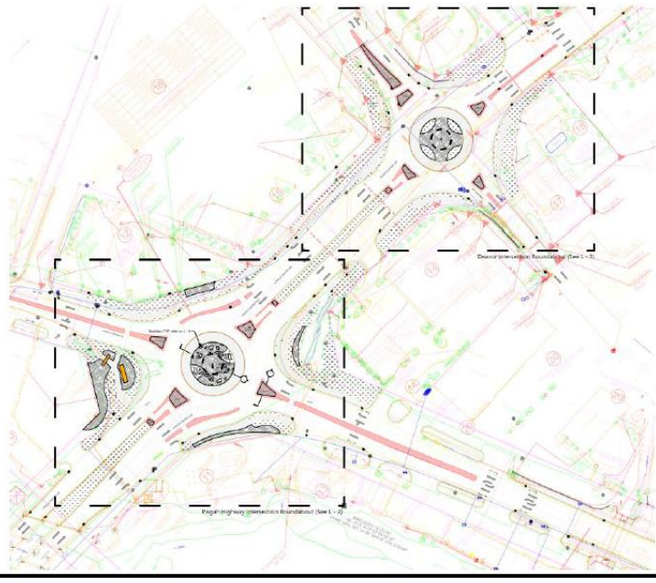




2019	2020	2021	2023	2024	2026
Brevard City Council votes to Approve City Sign & Gateway	Presentation of Gateway Sign and Arch to TDA	Landscape Betterment Plans for R-5799 Finalized	NCDOT R-5799 Let	Construction begins	Phase IV of Const.

TIMELINE

Approved Plans





ART in ROW

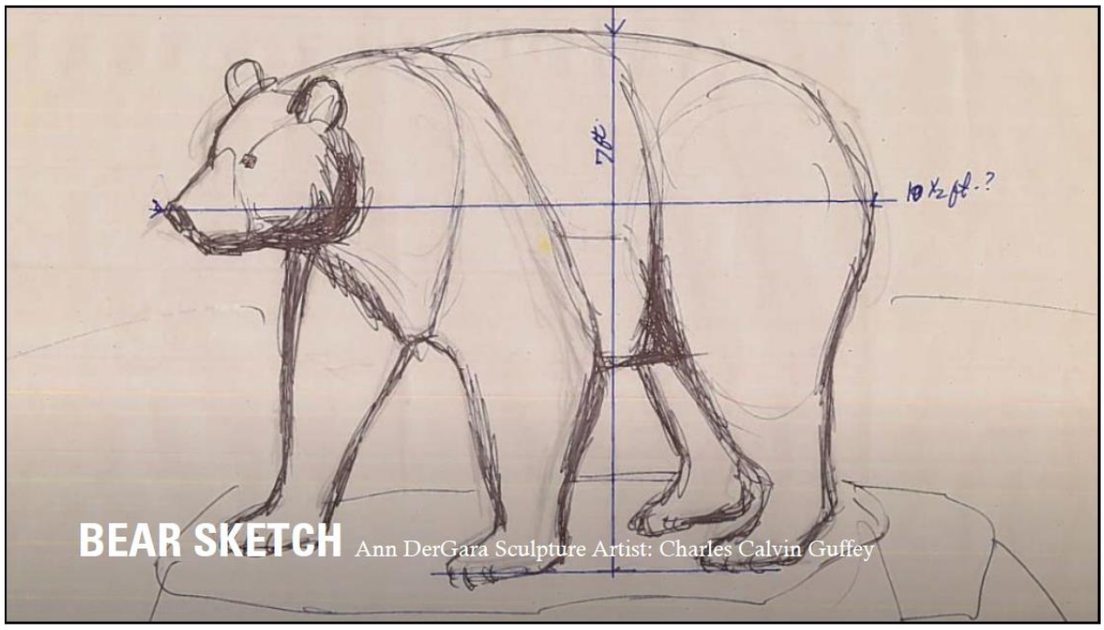
NCDOT Policy

PROCESS

- Resolution from City
  - Request for addition of public art in ROW
  - Acceptance of financial responsibility and long-term maintenance (inspection by engineer every 2 years)
- Prescreening with NCDOT Division
  - McAdams meets with Division 14
- Dimensions, colors, finishes from artist
  - Add to plans to show location
- Sight Distance & Clear Zone Analysis
  - Exhibits to show committee & Division 14
  - May require maintenance of traffic plan
- Change Order Landscape & Lighting Plan
  - Submit to NCDOT Division for review
- Structural Engineer to Approve Base/Connections
  - Requires structural engineer to seal plans

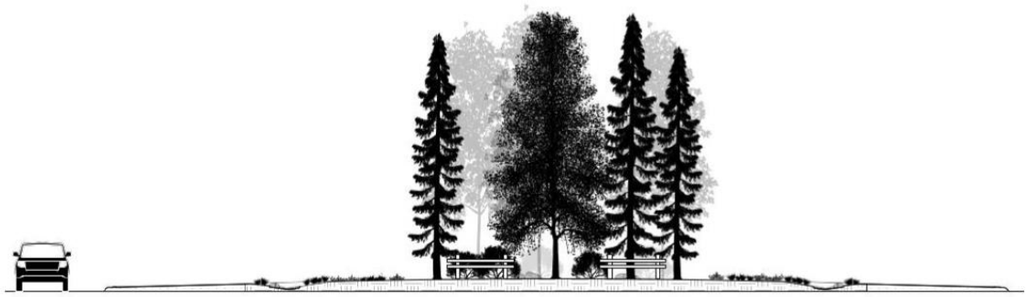


McADAMS 6



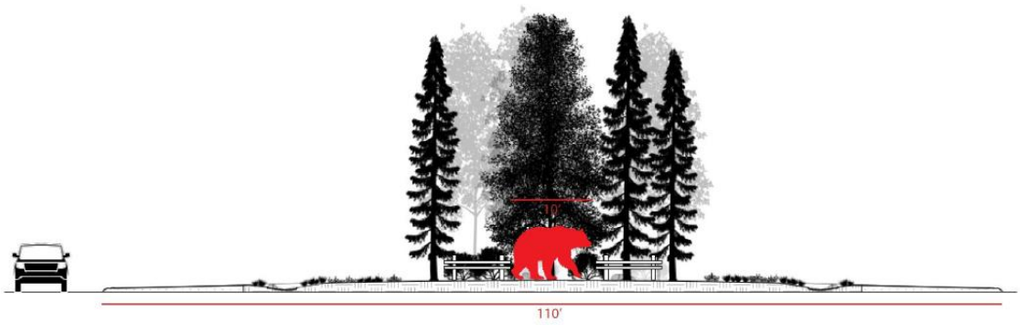
BEAR SKETCH Ann DerGara Sculpture Artist: Charles Calvin Guffey

Existing Elevation



Elevation with bear (to scale)

*Not final location



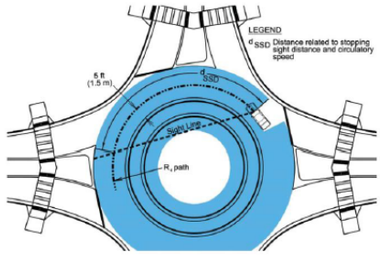
Sight Distance & Visibility

9.5 Sight Distance and Visibility

The visibility of the roundabout as a driver approaches the intersection includes sight distance for viewing pedestrians or other users at the crosswalk and vehicles already operating within the roundabout. The major types of sight distance of interest at roundabouts are common with other intersection forms and include

- **Stopping sight distance.** The distance along a roadway required for a driver to perceive and react to an object in the roadway and brake to a complete stop before reaching that object.
- **Intersection sight distance.** The distance required for a driver without the right-of-way to perceive and react to the presence of conflicting vehicles.
- **Decision sight distance.** The distance needed for a driver to detect and respond to an unexpected, or otherwise difficult to perceive, information source or condition in a roadway environment.
- **View angle.** The angle between the trajectory of the subject vehicle and the oncoming vehicle from the left.

Exhibit 9.15. Stopping sight distance on circulatory roadway.



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NCHRP
Research Report 1043

National Cooperative Highway Research Program

Minimize Crash Risk

Guide for Roundabouts

Fixed objects present a potential hazard to vehicles that depart from the roadway, and they become more critical as approach speeds increase. **If fixed objects are placed on the central island, they need to be designed and located to minimize crash risk and severity.** This is especially important in environments with higher approach speeds, where fixed objects may improve visibility from a distance but introduce the risk of a crash with the fixed object. Roundabouts may have different levels of entry channelization depending on site context and intersection geometry. For example, if speed control relies on the central island (rather than entry curvature and splitter island channelization), the likelihood of errant vehicles striking the central island may be greater. If used, fixed objects are to be placed within the inner landscape zone at a location where the roundabout's geometry deflects approaching vehicles away from the object, as discussed in Section 14.4. To the extent possible, frangible materials are to be used in the perimeter landscape zone.

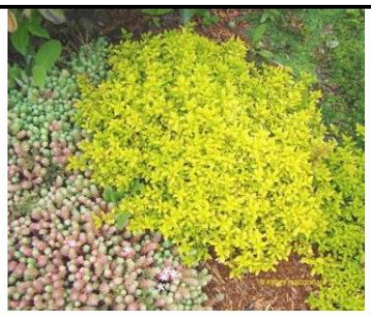
Engineer Base for Sculpture

IONCON

Structural Engineer to coordinate with artist.
Possible boulder base
Need to coordinate. It may be difficult to make a boulder breakaway if required.



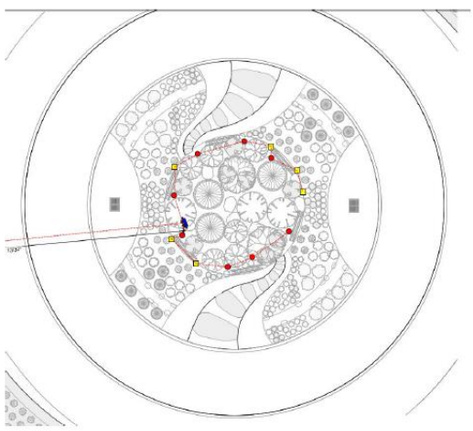
Change Order Needed for Landscape Betterment







Adjust Lighting Plan

ART in ROW

Proposed Tasks McAdams

- Conduct Sight Distance Evaluation and Exhibits
- Coordinate with Artist & Pre-Screening Meeting with NCDOT
- Change Construction Documents to remove select plants, place sculpture, provide uplighting & design base
- Re-submit landscape betterment plans to Division 14 for approval
- Submit Encroachment agreement (NCDOT)
- Respond to questions from Art in ROW Committee
- NCDOT Committee may request additional evaluation which would be an additional service.



MCADAMS 15

Encroachment Agreements

Similar and Concurrent Process for Other Art in Right-of-Way



Gateway/ Sign at Pisgah Highway

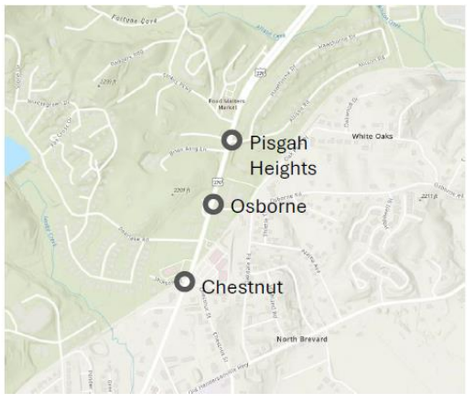


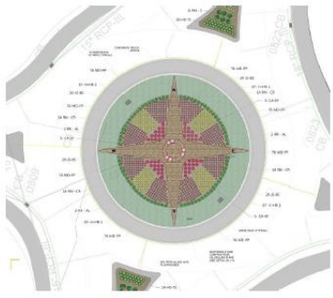
Digester at Ecusta Rd Roundabout

MCADAMS 16

Future Roundabouts

3 Planned for NCDOT Project R-5800 US 64





Themes:

- Music and Movement
- Cardinal Directions
- Circle of Life

MCADAMS 17

I-2. (M-2.) South Broad Restriping – Mr. Hooper explained that in preparation for NCDOT's Broad St. repaving project, the City needed to submit a striping plan to the

State. At its May 14, 2025 the Downtown Master Plan Committee (DMPC) meeting, staff sought the input on whether/how the parking stripes should be reconfigured. The committee had discussion which incorporated feedback from the businesses, and unanimously agreed to approve the restriping plan depicted below

Diagram No. 1

Proposed Parking configuration east side of Broad Street Between East Main Street and East Jordan Street - 7 spaces including ADA with 5' wide ramp (4' with curbs) 69' Loading Zone



The highlights of this plan were to relocate an ADA parking space that was in front of Quixote sort of in the middle of the loading zone area, making it less usable. The plan proposed moving that ADA space to the end of the row of existing contiguous parking slots and making one large continuous loading zone at the end of the block in front of Quixote. That zone, as recommended by the committee would have been 69 feet, which was smaller than the former loading zone, but still large enough to accommodate a single-axle transfer truck. This scheme would have added one parking space on that block. The second component of the DMPC recommendation was that the area of the 100 block of S. Broad St. in front of Looking Glass Realty and the hair salon be left as on-street parking for now, and to paint the parking spots with temporary paint so that during the parking study, the consultant could determine whether parking or loading was more needed in that block.

Mr. Hooper explained that since that time, the repaving has been conducted and staff and committee members have observed use and traffic patterns, and consulted with nearby business owners, and wish to reconsider the plan. At the request of the Committee Chair, Mr. Hooper brought this directly to Council for action this evening.

Mr. Hooper then asked David Todd to present five alternative proposals that have been discussed with the committee chair and other committee members:

1. Reduction of the loading zone in front of Quixote to 47' (instead of 69') which would accommodate two box trucks. This proposal brings in one more parking space, for a net gain of 2 spaces.
2. Replacement of parking spaces in front of Looking Glass Realty with an 82-foot loading zone, which would accommodate a 50' truck with a 14' loading platform. This proposal would move the ADA space to the other side of the street.
3. Reduces the loading zone in front of Looking Glass Realty to 60' and leaves one parking space intact. This zone would not be big enough for the 50-foot truck and loading platform. This proposal would also move the ADA space to the other side of the street.
4. Reduces the loading zone in front of Looking Glass Realty to 55' and moves the ADA space with a 5-foot ramp to the end of the loading zone. Again, this proposal would not accommodate the 50-foot truck.
5. Includes an 82-foot loading zone in the entire space in front of Looking Glass Realty and moves the ADA space to the first space on W. Jordan St.

Mr. Daniel moved to adopt Diagram #3. The motion failed for lack of a second.

Mr. Morrow moved, seconded by Ms. Holder to send it back to the committee. During discussion, Mr. Baker requested that the committee hold a special meeting this week and make a recommendation at that time. Mr. Morrow and Ms. Holder agreed to amend the motion to send this back to the committee to hold a special committee meeting as soon as the 48-hour legal notice requirement can be met and a quorum of members can be present, and then come back to Council for final decision, also perhaps at a special meeting. The motion carried unanimously.

~~ At 7:00 pm Mayor Copelof called for a 5-minute break ~~

J. Public Hearing(s)

J-1. Ordinance – Voluntary Contiguous Annexation – City of Brevard, Cashiers Valley Road PIN #8585-19-5389 – Aaron Bland explained that this is a City-initiated contiguous annexation for a portion of the City-owned property on Cashiers Valley Rd. adjacent to the City Public Works facility at the intersection of Cashiers Valley Rd. and Nicholson Creek Rd. The parcel is currently vacant and partially inside the city limits. In March 2025 Council adopted Resolution No. 2025-16 declaring three parcels of land as surplus property and approving the sale on the market via the upset bid process. This parcel was included in that resolution, and the intention of this annexation petition is to include the remainder of the parcel within city limits before selling it, with the revenue going towards supporting affordable housing initiatives. The Planning Board discussed this matter at their August 26th meeting and voted in favor of the annexation.

At 7:09 p.m. Mr. Morrow moved, seconded by Mr. Daniel to open the public hearing. The motion carried unanimously.

Public Participation:

Lawrence Van Antwerp of 490 Cashiers Valley Rd. said even though I am not a member of the city, my property borders the property of 5389. I have been there for 20 years. They have been working on clearing the land already, for at least the last year

that I know of. They used to use it just for mulching, but now I am concerned. Where are they going to stop? Are they going to come right up to my property line? Are they going to leave the little bit of woods they have there? In regard to my property line, I feel they should put up a fence. Their complete property is all right next to me; they're right on my property line—we share that up to the point where their line comes all the way up that edge and turns to the right, and that is still the city's property there. So, it's not a question, but it's just that I want to be assured…is this going to be…what are they going to use…I understand that it might be to a private owner, or sell it to a private owner, but I am curious what are they going to use that property for? Are they going to use it for bicycle trails, walking trails, housing? I'd like to know because it's going to affect my property value, so I'm concerned that it doesn't affect my property value.

At 7:12 p.m. Mr. Baker moved, seconded by Ms. Holder to close the public hearing. The motion carried unanimously.

J-2. Proposed Amendment to the Official Zoning Map of the City of Brevard – City-owned Parcel on Cashiers Valley Road PIN #8585-19-5389 – Aaron Baker explained that this is a City-initiated rezoning of this same parcel, to be done concurrently with the previously discussed annexation. In addition to being only partially inside the city limits, this parcel is also split-zoned. The area currently inside the city limits is zoned General Residential 8 (GR8) and the portion outside is zoned General Residential 4 (GR4). This proposal would rezone the entire parcel to Neighborhood Mixed Use (NMX), the same as the Public Works Facility next door. The intention of the rezoning is to upzone the parcel to make it more marketable before selling it, with the revenue going towards supporting affordable housing initiatives.

However, there is potential that rezoning to NMX may make the property not as marketable as GR8 because single-family houses are not permitted in NMX. Given the goal of maximizing the sale price to help fund affordable housing initiatives, consideration must be given to that trade off in potential property values. There are other differences to be considered as well, such as the higher density allowed by NMX (15 dwelling units per acre vs. 8). The Planning Board discussed this at their August 26th meeting and weighed those different options and ultimately recommended rezoning it to NMX. Mr. Bland noted that when Council takes action on this item, because this hearing was advertised for NMX, Council will have the option to rezone to GR8, as it is a less intense district.

At 7:15 p.m. Mr. Baker moved, seconded by Mr. Morrow to open the public hearing. The motion carried unanimously.

Public Participation:

Lawrence Van Antwerp of 490 Cashiers Valley Rd. asked how do you define mixed use?

Mayor Copelof informed Mr. Van Antwerp that questions are not answered during public hearings, but staff will follow up with him to address his questions.

At 7:16 p.m. Mr. Morrow moved, seconded by Mr. Baker to close the public hearing. The motion carried unanimously.

J-3. Proposed Amendments to City of Brevard Unified Development Ordinance to Make Various Minor Changes – Emily Brewer explained that this is a staff-initiated text amendment to make a number of smaller revisions to the UDO that don't necessarily require an individual text amendment. The proposed changes include:

- ***Aviation Facilities (Sections 2.2, 3.12.3, and 19.3)***: added to the use matrix as only permitted with a Special Use Permit in General Industrial zoning district.
- ***Home Occupation (Section 2.2 and 3.13.1):*** simplifies standards to ensure the business is truly incidental and residential in nature, and if that is the case, a permit would not be required.

- ***Taprooms / Tasting Rooms (Section 3.13.2 and 19.3):*** clarifies that taprooms / tasting rooms that are ancillary to the production of beer or other types of alcohol are permitted to serve alcoholic beverages produced off-site in addition to those produced on-site.
- ***Accessory Structures (Section 2.5 and 5.7.14):*** revisions ensure the standards are in Section 2.5 and direct to the architectural standards in Section 5.7.14.
- ***Portico (Section 5.10.5):*** Item B.4 was erroneously included in the previous adoption of Chapter 5.
- ***Tree Protection (Section 8.3):*** clarifies that all properties subject to the NC Residential Code do not need to secure a tree removal permit unless that property is in the steep slope or moderately steep slope areas, as those land uses are not required to plant trees or landscaping.
- ***Awning Signs and Canopy Signs (12.6, 12.9.2, 12.9.3, and 19.3):*** revisions align with the new awning and canopy standards in Chapter 5, and definitions are updated to reflect their new usage in Chapter 5.
- ***Encroachments (Section 2.7):*** adds canopies into the permitted encroachments in the same way as awnings.
- ***Construction signage (Section 12.8.7):*** allows for constructions signs as part of the development permit but must meet ordinance requirements.
- ***Technical Review Committee (Section 15.1):*** revisions clarify the TRC process and allow for all department directors to have a designee
- ***Incomplete Applications (Section 16.5):*** revision increases time for an applicant to revise an application from 14 days to 30 days.
- ***Professional Services (Section 16.6):*** codifies the administrator's ability to secure the services of a qualified profession in reviewing applications.
- ***Permit Expiration (Sections 16.13 and 19.3):*** revises the definition of "start of construction", which is used to determine when a project has commenced and when the permit expires.
- ***Waiting Periods for Refiling Applications (Sections 16.7 and 16.8):*** reflects a recent change to state law (SL 2025-94), which prohibits a waiting period on refiling applications that were denied or withdrawn. (Ms. Brewer noted that this change did not go to the Planning Board as the state law was adopted on October 6th, after the Planning Board meeting.)

The Planning Board reviewed the proposed amendments at its September 23rd meeting and recommended in favor of their adoption.

At 7:22 p.m. Mr. Morrow moved, seconded by Mr. Baker to open the public hearing. The motion carried unanimously.

Public Participation – None.

At 7:23 p.m. Mr. Morrow moved, seconded by Mr. Daniel to close the public hearing. The motion carried unanimously.

J-4. Proposed Amendment to the Official Zoning Map of the City of Brevard – Five Parcels at Intersection of Pisgah Drive and Medical Park Drive – Aaron Bland explained First Victory, Inc. has submitted an application for rezoning of 5 properties located in the Pisgah Drive neighborhood. The properties are located adjacent to the Transylvania Regional Hospital and are currently a part of the hospital's conditional zoning district (CZD). The request is to remove them from the CZD and zone them General Residential 8 (GR8), allowing them to be developed in accordance with the standards of GR8 as a part of the greater Pisgah Drive/Temple Church Road neighborhood. The Planning Board discussed this request at their September meeting and voted in favor of the rezoning as requested.

At 7:27 p.m. Mr. Morrow moved, seconded by Mr. Wise to open the public hearing. The motion carried unanimously.

Public Participation – None.

At 7:27 p.m. Mr. Morrow moved, seconded by Mr. Daniel 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. Baker to approve the consent agenda. The motion carried unanimously.

K-1. Tax Settlement Report – September 2025

K-2. Council Public Works & Utilities Committee Minutes – August 28, 2025

K-3. Council Housing Committee Minutes – September 9, 2025

K-4. Council Parks, Trails & Recreation Committee Minutes – September 17, 2025

K-5. Resolution Appointing Designated Agents for FEMA Hazard Mitigation Grant Program (HMGP) Advance Assistance Application for Phase 2 of the Wastewater Treatment Plant Renovation Project

RESOLUTION NO. 2025-66
RESOLUTION APPOINTING DESIGNATED AGENTS FOR
FEMA HAZARD MITIGATION GRANT PROGRAM (HMGP)
ADVANCE ASSISTANCE APPLICATION FOR PHASE 2 OF THE
WASTEWATER TREATMENT PLANT RENOVATION PROJECT

WHEREAS, on May 19, 2025 Brevard City Council adopted Resolution No. 2025-36 approving a 3-phase approach for renovation of the Wastewater Treatment Plant; and

WHEREAS, on September 15, 2025 City Council received a briefing on the funding strategy for Phase 2 of the Project; and

WHEREAS, the City of Brevard intends to apply for FEMA HMGP Advance Assistance funding for Phase 2 Design of the Project.

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

Section 1. The attached Resolution Designating Applicant's Agent is hereby approved and adopted.

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

Approved and adopted this 20th day of October, 2025.

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

RESOLUTION
DESIGNATION OF APPLICANT'S AGENT
North Carolina Division of Emergency Management

Organization Name (thereafter named Organization) **City of Brevard**				Disaster Number **DR-4827**
Applicant's State Cognizant Agency for Single Audit purposes (If Cognizant Agency is not assigned, please indicate): N/A				
Applicant's Fiscal Year (FY) Start: **2025**	Month: **July**		Day: **1**	
Applicant's Federal Employer's Identification Number: **56-6001186**				
Applicant's Federal Information Processing Standards (FIPS) Number: **07720**				

PRIMARY AGENT	SECONDARY AGENT
Agent's Name **Dean Luebbe**	Agent's Name **David Todd**
Organization **City of Brevard**	Organization **City of Brevard**
Official Position **Assistant City Manager/Finance Director**	Official Position **Assistant City Manager**
Mailing Address 95 W. Main St.	Mailing Address 95 W. Main St.
City, State, Zip Brevard, NC 28712	City, State, Zip Brevard, NC 28712
Daytime Telephone (828) 885-5615	Daytime Telephone (828) 776-3483
Facsimile Number (828) 883-2853	Facsimile Number (828) 883-2853
Pager or Cellular Number (706) 614-6037	Pager or Cellular Number (828) 776-3483

BE IT RESOLVED BY the governing body of the Organization (a public entity duly organized under the laws of the State of North Carolina) that the above-named Primary and Secondary Agents are hereby authorized to execute and file applications for federal and/or state assistance on behalf of the Organization for the purpose of obtaining certain state and federal financial assistance under the Robert T. Stafford Disaster Relief & Emergency Assistance Act, (Public Law 93-288 as amended) or as otherwise available. BE IT FURTHER RESOLVED that the above-named agents are authorized to represent and act for the Organization in all dealings with the State of North Carolina and the Federal Emergency Management Agency for all matters pertaining to such disaster assistance required by the grant agreements and **the assurances printed on the reverse side hereof**. BE IT FINALLY RESOLVED THAT the above-named agents are authorized to act severally.

PASSED AND APPROVED this **20th** day of **October** , **2025**

GOVERNING BODY	CERTIFYING OFFICIAL
Name and Title **Maureen Copelof, Mayor**	Name **Denise Hodsdon**
Name and Title	Official Position City Clerk
Name and Title	Daytime Telephone (828) 885-5614

CERTIFICATION

I, **Denise Hodsdon** , (name) duly appointed **City Clerk** (title) of the Governing Body, do hereby certify that the above is true and correct copy of a resolution passed and approved by the Governing Body of the **City of Brevard** (organization) on the **20th** day of **October** , **2025**

Date: Signature: _____

Rev. 06/02

L. Unfinished Business – None.

M. New Business

M-1. Davidson River Pedestrian Bridge Extension – Mr. Hooper prefaced the presentation by informing Council that the Toll Credits grant the City recently received for the Tannery North Project will not cover the City's match for the original Carbon Reduction grant for that project, as originally thought. Therefore, the $110,000 we thought was freed up to fund other projects (perhaps this one) will have to be used for its original intent, but there is some capacity in the Multi-use Path Fund.

Paul Ray explained that the Davidson River pedestrian bridge was completed in 2024 in partnership with NCDOT and the US Forest Service, providing a safe crossing over the Davidson River for pedestrians and bicyclists. Currently there is a small gap between the bridge's boardwalk approach and where the new NCDOT sidewalk will begin along US 276 once the roundabout project is completed. To address this, Staff is proposing the construction of the Davidson River Bridge Connector Path, a short but critical trail segment that will link the new pedestrian bridge directly to the forthcoming sidewalk improvements at the entrance to Pisgah National Forest. The project area lies entirely on U.S. Forest Service property and within the NCDOT right-of-way, requiring coordination among the Pisgah Ranger District, NCDOT, the City, and The Pisgah Conservancy, which will serve as the construction lead.

Staff is requesting Council's approval to submit a grant application to the Transylvania County Tourism Development Authority Destination Infrastructure Committee in the amount of $25,000 to support this project. If awarded, the City would cover the remaining cost of $23, 411.82. Staff recommend covering this expense with Fund 78, aka "Multi-Use Path Fund", which has sufficient funds. Mr. Morrow moved, seconded by Mr. Baker to approve the resolution authorizing submission of the grant application. The motion carried unanimously.

RESOLUTION NO. 2025-67

A RESOLUTION AUTHORIZING SUBMISSION OF A GRANT APPLICATION TO THE TRANSYLVANIA COUNTY TOURISM DEVELOPMENT AUTHORITY (TCTDA) DESTINATION INFRASTRUCTURE FOR DAVIDSON RIVER BRIDGE CONNECTOR PATH AND COMMITTING THE CITY TO PAY THE REMAINING

WHEREAS, the City of Brevard recognizes the importance of safe and accessible pedestrian and bicycle connections linking Pisgah National Forest to the surrounding commercial and tourism areas; and

WHEREAS, the recently completed Davidson River pedestrian bridge provides a vital non-vehicular crossing over the Davidson River, yet a short gap remains between the bridge's existing path and the future sidewalk to be constructed by the North Carolina Department of Transportation (NCDOT) as part of the U.S. 276 roundabout project; and

WHEREAS, the proposed Davidson River Pedestrian Bridge Connector Path Project will fill this critical missing link through construction of a 42-foot-long flagstone-paved trail section and 35-foot-long aggregate trail section with seating boulder creating a continuous, durable, and visually appealing route for pedestrians and cyclists; and

WHEREAS, the Transylvania County Tourism Development Authority (TCTDA) Destination Infrastructure Fund supports projects that enhance the visitor experience and strengthen gateways to public lands; and

WHEREAS, the City of Brevard desires to submit a grant application requesting $25,000 in TCTDA funding toward the total estimated project cost of $48,411.82, with the remaining $23,411.82 to be provided as the City of Brevard's obligation; and

WHEREAS, if awarded, The Pisgah Conservancy (TPC) will serve as the lead partner on the project, coordinating with the U.S. Forest Service, NCDOT, and the City to ensure project completion.

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

1. City Council hereby authorizes City staff to submit the Destination Infrastructure Fund grant application to the Transylvania County Tourism Development Authority for the Davidson River Pedestrian Bridge Connector Path Project.

2. The City Council commits to providing the remaining $23,411.82 match from available City funds if the grant is awarded.

3. The City Manager is authorized to execute all necessary agreements, contracts, and related documents to implement the project in accordance with the terms and conditions of the grant.

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

Adopted and approved this the 20th day of October, 2025.

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

N. Remarks/Future Agenda Considerations.

Mr. Wise commented that no matter which side of the fence you land on we saw a lot of people exercising their First Amendment rights this weekend peacefully and that's why I love America. It's important that we understand those rights and use them.

Mr. Morrow said in light of what Rodney Locks said about informing the public about our projects that are underway, I had a question about what is going on with Pickelsimer Park as all the bricks are gone. He suggested putting a sign there explaining what is happening there.

Mr. Daniel gave a shout out to the Heart of Brevard for the Moms Mabley wrap on the traffic signal box in Clemson Plaza. He said that completes the story there.

Attorney McKeller responded to Harvey Sankey's question from earlier about the development on Broad St. and explained that it is still in the hands of a private developer. The City hopes to see a project that is in conformity with what was agreed to when the City sold it to the original developer.

Mr. Hooper announced that Chase Owen will be the new Chief of the Brevard Fire Dept. and he will be joining the team on November 10th.

Mayor Copelof reemphasized Mr. Wise's comments regarding the successful demonstration this past weekend. She said I think it was the largest one I have ever seen, with an estimate of 1800 people attending. It was peaceful with no incidents or injuries, which is a tribute to our community. She thanked the Police Dept. who helped maintain safety throughout the day. She mentioned upcoming events Halloweenfest, Halloween night trick-or-treating and noted that Maple St. and Park Ave. will be closed

that evening. She also noted that Early Voting is currently going on and encouraged everyone to exercise their voting rights and vote in the Municipal Election.

O. Closed Sessions

O-1. Personnel and/or Employment: NCGS §143- 318.11.(a)(3)(5)(6) – At 7:47 p.m. Mr. Wise moved, seconded by Ms. Holder 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 8:06 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.

O-2. Personnel and/or Employment: NCGS §143- 318.11.(a)(3)(5)(6) – At 8:06 p.m. Mr. Morrow moved, seconded by Ms. Holder to go into closed session to discuss a personnel matter. The motion carried unanimously. City Clerk Denise Hodsdon was authorized to remain for the closed session with Council and Attorney McKeller.

Council Returned to Regular Session – at 8:10 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 8:11 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: November 3, 2025