MINUTES
BREVARD CITY COUNCIL
Regular Meeting
April 20, 2026 – 5:30 PM

The Brevard City Council met in regular session on Monday, April 20, 2026, at 5:30 p.m. in the Council Chambers of City Hall with Mayor Copelof presiding.

Present – Mayor Maureen Copelof, Mayor Pro Tem Aaron Baker, and Council Members Lauren Wise, Pamela Holder and Dean Lytle

Absent – Council Member Gary Daniel

Staff Present – City Attorney Mack McKeller, City Clerk Denise Hodsdon, Assistant City Manager David Todd, Assistant City Manager/Finance Director Dean Luebbe, Assistant to the City Manager Shawnee Cummings, Communications Coordinator Becky McCann, Human Resources Director Kelley Craig, Planning Director Paul Ray, Assistant Planning Director Aaron Bland, Police Chief Christy Wentzell, Public Works Director Wesley Shook, Water Treatment Plant ORC Dennis Richardson, Wastewater Treatment Plant ORC Aaron Winans, and Community Center Director Tyree Griffin

Press – Jonathan Rich, Brevard Beagle

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

B. Invocation – Pastor Dema Barishnikov of Destiny 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. Baker moved, seconded by Mr. Lytle to excuse Council Member Daniel. The motion carried unanimously.

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

F. Approval of Minutes

F-1. March 16, 2026 Regular Meeting – Mr. Baker moved, seconded by Mr. Lytle to approve the minutes of the March 16, 2026 Regular Meeting as presented. The motion carried unanimously.

G. Certificates / Awards / Recognition

G-1. Proclamation No. 2026-07 Child Abuse Prevention Month – Mayor Copelof read the proclamation aloud and presented it to The Family Place Executive Director Erin Drew and The Children's Center Executive Director Sherri Griffin.

Proclamation No. 2026-07
Child Abuse Prevention Month

WHEREAS, children are our state's most vulnerable members as well as our state's most valuable resources, helping to shape the future of North Carolina; and

WHEREAS, positive childhood experiences (PCES)—like loving caregivers and safe, stable, and nurturing relationships—can help mitigate trauma and the negative impact of adverse childhood experiences (ACES) to promote the social, emotional, and developmental well-being of children; and

WHEREAS, childhood trauma can have long-term psychological, emotional, and physical effects throughout an individual's lifetime and impact future generations of their family; and

WHEREAS, childhood trauma, including abuse and neglect, is a serious problem affecting every community, and finding solutions requires input and action from everyone; and

WHEREAS, children who live in families with access to concrete economic and social supports are less likely to experience abuse and neglect; and

WHEREAS, nurture positive childhoods and preventing child maltreatment is possible because of the partnerships created between families, prevention advocates, child welfare professionals, education, health, community, and faith-based organizations, businesses, law enforcement agencies, and local, state, and national governments; and

WHEREAS, we acknowledge that in order to solve the public health issue of abuse and neglect we must work together to change hearts and mindsets through storytelling and sharing, center the needs of families, break down bias and barriers, and inspire action from expected and unexpected partners; and

WHEREAS, we are committed to advancing equitable, responsive, and effective systems that ensure all children and families are healthy and thriving; and

WHEREAS, we recognize the need to prioritize kids and invest in more prevention initiatives like home visiting and family-strengthening policies, economic supports, and community-based child abuse prevention programs at the national, state, and local levels; and

NOW, THEREFORE, I, Maureen Copelof, Mayor of the City of Brevard do hereby proclaim April as **CHILD ABUSE PREVENTION MONTH** and urge all citizens to recognize this month by building a narrative of hope for children and families through collaboration and the creation of an ecosystem of primary prevention that does not currently exist in this country.

IN WITNESS WHEREOF, I have set my hand and executed the Great Seal of the City of Brevard on this the 20th day of April, 2026.

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

H. Public Comments

Jon Rich informed Council that he is now the CEO of New Lightnin' Media and their new product is Brevardbeagle.com, a news, entertainment and business website updated daily. They cover Brevard and Transylvania County, and he will be covering City Council meetings.

Doug Powell commended Council for its decision last month to take a pause on data centers, considering their excessive water and energy usage and the fact that very few local jobs, if any, could come out of it. He said there is another Constitutional reason as well—the Fourth Amendment reads in part "the right of the people to be secure in their persons, houses, papers, and effects against unreasonable searches and seizures shall not be violated..." The Fourth Amendment was ratified so that we the people could never be accused of a crime using an open-ended search warrant. It is reasonable to assume that the Founding Fathers never imagined such an abuse as government cameras trained on American citizens 24/7. There are now more surveillance cameras per capita in the United States than there are in China. One of the primary purposes of modern data centers is to run AI technology to keep track of every citizen through facial recognition software. According to our founding documents the role of civil government and the reason you take an oath to defend the Constitution is not to provide safety to its citizens, but to protect our God-given civil rights. One of the reasons many of us moved to Brevard was the dark evening skies. Disturbingly high-intensity LED lights and cameras are appearing everywhere and will eventually provide the apparatus to coordinate with data centers, drones and AI technology to permanently surveil the citizens of Brevard. Please do not let this happen on your watch.

Gwen Gerber of Maple St. said I live in a 1000 s.f. home and the lot is so small and so sloped that you could never tear it down and build anything larger. I purchased the home in October of 2019 for $193,000. It was revaluated in 2021 for $173,000 and last year it was revaluated at $381,000, a $208,000 increase in the valuation of my property. Ageism is alive and well in Brevard. It is a two-bedroom, one bath home and there is no

opportunity for a roommate in that house. I currently work a $19/hour job and my mortgage has gone up over $200 as a result of the increase in taxes. I know this is small; I know it is important to you to be able to balance your budget…I simply cannot afford another increase.

I. Special Presentations – None.

J. Public Hearing(s)

J-1. Proposed Amendment to City of Brevard Code of Ordinances Chapters 38, 42, and 66 – Special Event Regulations – Aaron Bland explained that this is a staff-initiated text amendment to review and amend the ordinance and procedures for special events in the city, in order to clarify/streamline the approval process, update the requirements, and continue to improve large-scale events. A special event is an organized gathering open to the public or with invited guests that uses public spaces and public rights-of-way, such as roads, greenways, and plazas. When an applicant applies to hold a special event, they are required to submit a permit application with a site plan and insurance that names the City as additional insured. The process is insufficient and leads to significant back-and-forth with applicants to collect the necessary information. The Code of Ordinances is not the appropriate place for procedures for review and guidance, so staff has prepared a guidebook for applicants, which is a living document that will continue to be refined and improved over time to reflect practices that work and improve the efficiency of the review process.

The largest change in the process is the establishment of a Special Event Review Committee (SERC) comprised of police, fire, public works, planning and other necessary staff persons to review proposals and coordinate across departments. SERC will hold a regular standing meeting to go over applications and will meet with the applicant directly so they can receive preliminary approval and set conditions to accomplish before final approval. The process will also include other commonly-used best practices of other cities to improve special events. Mr. Bland noted that a lot of these procedural changes are not reflected in the Code, but are included in the guidebook. Instead the Code authorizes staff to make those procedures and policies and refines the language to reflect the current process. The Public Safety Committee reviewed the proposed amendments at its March 4th meeting and unanimously recommended in favor.

At 6:02 p.m. Ms. Holder moved, seconded by Mr. Baker to open the public hearing. The motion carried unanimously.

Public Participation – None.

At 6:02 p.m. Mr. Lytle moved, seconded by Mr. Baker to close the public hearing. The motion carried unanimously.

J-2. Proposed Amendment to the Official Zoning Map of the City of Brevard – Welcome Street – Aaron Bland explained that the Planning Department received an application for a zoning map amendment for 123, 133, 141, and 149 Welcome Street. The four properties are currently zoned Neighborhood Mixed Use (NMX) and the request is to rezone to Residential Mixed Use (RMX). Staff feels that RMX is appropriate for these four parcels, all of which are on the south side of Welcome Street. Rezoning to RMX would allow development of smaller single-family detached houses, which are not allowed in NMX.

Further, Staff also believes the RMX district is suited for the parcels on the north side of Welcome Street. Therefore, Staff is bringing the option to Council to include these four parcels, totaling approximately 3.5 additional acres, in the rezoning as well. These parcels are all currently zoned General Residential - 8 (GR8) and each has an existing occupied house. These houses would not become nonconforming if rezoned to RMX. In the past, Council has asked Staff to identify areas of possible up-zoning as a tool to promote an increase in housing stock. In this case, the four GR8 parcels currently

have an allowed buildout of 28 dwelling units, but an up-zoning to RMX would allow a maximum of 52.

In order to give City Council the option to rezone the enlarged area, Staff has advertised this rezoning for all eight parcels. Letters were sent to the four additional parcels on the north side of the street inviting them to the Planning Board meeting, as well as the City Council public hearing. Input from property owners on the north side of Welcome Street has been unfavorable to the proposed rezoning of their parcels, though they are not opposed to the Applicant's request to rezone the parcels on the south side of the street.

The Planning Board considered this map amendment at their April 8th meeting. After deliberation and hearing public comment from two Welcome Street residents who presented a petition against rezoning the properties on the north side, the Board recommended in favor of the Applicant's request but recommended against the additional parcels on the north side. The applicant is requesting action at this time to limit construction timing issues and delays.

At 6:09 p.m. Mr. Wise moved, seconded by Ms. Holder to open the public hearing. The motion carried unanimously.

Public Participation:

Eric LeRowe of 62 Welcome St. asked that Council follow along with the Planning Board's recommendation. He said the none of the four parcels on the north side asked for anybody to come put a sign in our yard and we didn't apply for anything. We have been living there, some of them over 50 years, almost 60 years, raised their families there. They all signed the petition to deny our side of the street. We didn't request it, we didn't ask for it. I understand this gentleman has a job to do as well, but as landowners and neighbors, we have a job to take care of each other. A lot of these people are older and I find it kind of hard that a sign can just be put in my front yard when I get home one evening; that somebody has decided that my property needs to be rezoned. Nobody ever came and talked to the neighbors; nobody ever spoke to me at all. I had to reach out and I don't understand that. The person that applied for their property, take a look at that, but I'm asking you to be in favor with what the board saw and there is not need to rezone our property. Everything behind us is residential; it is marked as residential. I feel like this is starting to encroach into the residential area on our side of the street. The one applicant asked for his property to be rezoned; nobody on the north side asked for it and they have all signed the petition. As you can see, I do have bullet points on there. Land use decisions should align with the city's long-term vision. Well, preservation of established neighborhood character, this doesn't establish that. There are so many different reasons in this petition and all I'm asking is that you go along with the board, take a review of it, go with what that person that applied, and leave us four landowners on the other side of the street. My wife was raised at the very end of that street, her family's property is there – the Goodson Lane, that's her family. We're just afraid that this is going to keep on going and none of us asked for that and I just ask that you deny the proposal.

At 6:14 p.m. Mr. Baker moved, seconded by Ms. Holder to close the public hearing. The motion carried unanimously.

During questions and comments, Council asked if there was any concern about spot-zoning of the four parcels. Attorney McKeller advised that because they are a transition from NMX and the more industrial use beside it, RMX is a step-down buffer between there and the General Residential across the street, it is actually a more appropriate use, and it comports with the plan to keep this a residential area.

Mr. Wise moved, seconded by Mr. Baker to rezone the four NMX parcels to RMX and keep the parcels on the north side of Welcome Street as presently zoned. The motion carried unanimously.

ORDINANCE NO. 2026-12
AN ORDINANCE AMENDING THE CITY OF BREVARD OFFICIAL ZONING MAP TO REZONE MULTIPLE PROPERTIES ON WELCOME STREET

WHEREAS, the City has initiated that the Official Zoning Map of the City of Brevard be amended by rezoning eight (8) parcels of land, identified by PINs 8597-31-3418-000, 8597-31-2468-000, 8597-31-2429-000 & 8597-31-1580-000, and hereafter referred to as the "Subject Properties," from the Neighborhood Mixed Use (NMX) and General Residential – 8 (GR8) zoning districts to the Residential Mixed Use (RMX) district; and,

WHEREAS, the City of Brevard Planning Board considered this proposed map amendment on April 8, 2026 and recommended approval; and,

WHEREAS, the City Council of the City of Brevard finds that the proposed amendment is consistent with the following elements of the Building Brevard 2030 Comprehensive Land Use Plan:

LUH-2: *Evaluate rezoning requests based on the Future Land Use Map and character area descriptions.*

LUH-9: *Evaluate and amend development ordinances to facilitate infill development on vacant and underdeveloped parcels, as well as revitalization of developed parcels.*

Future Land Use Map: *the subject properties are identified as the Urban Corridor character areas, for which RMX is an applicable zoning district.*

and,

WHEREAS, in accordance with North Carolina General Statute 160D-605, the Brevard City Council finds that this proposed zoning map amendment is reasonable due to the following factors:

- The size and nature of the parcels, including the flat topography outside of a floodplain and access to utilities.
- There is minimal impact on surrounding landowners.
- There is a strong relationship between the currently allowed uses and the allowed uses of the proposed new district.
- The use of a mixed-use district acts as a buffer district between the Sylvan Valley Industrial Building and the residential Big Bend neighborhood.
- The rezoning is consistent with the above elements of the Comprehensive Land Use Plan.
- The rezoning is consistent with the Future Land Use Map.

WHEREAS, a public hearing was conducted on April 20, 2026, by the Brevard City Council, and, after hearing all persons wishing to comment, and upon review and consideration of the proposed amendment, it is the desire of the City Council of the City of Brevard Official Zoning Map be amended as outlined below.

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

SECTION 1. The zoning classification of the parcels identified by the Parcel Identification Numbers 8597-31-3418-000, 8597-31-2468-000, 8597-31-2429-000 & 8597-31-1580-000 is hereby rezoned to Residential Mixed Use, as depicted in Exhibit A to this Ordinance, which is attached hereto and incorporated herein by reference.

SECTION 2. The Planning Director is hereby authorized and directed to modify the City's Official Zoning Map, Comprehensive Land Use Plan, and Future Land Use Map if needed, consistent with this Ordinance.

SECTION 3. As to any conflict between this Ordinance and any parts of existing ordinances, the provisions of this Ordinance shall control.

SECTION 4. If any section, subsection, paragraph, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed severable and such holding shall not affect the validity of the remaining portions hereof.

SECTION 05. This Ordinance shall be in full force and in effect from and after the date of its adoption and approval.

Adopted and approved this the 20th day of April 2026.

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

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. Baker moved, seconded by Mr. Lytle to approve the consent agenda. The motion carried unanimously.

K-1. Tax Settlement Report – March 2026

K-2. Property Tax Releases – March 2026

RESOLUTION 2026-11
A RESOLUTION APPROVING PROPERTY TAX RELEASES

WHEREAS, The City of Brevard has previously determined to collect property taxes for the City of Brevard and the Heart of Brevard, and it is necessary to release the below shown amount from the city tax records.

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

The Tax Collector is hereby authorized to remove February 2026 property values from the tax scroll in the amount of:

TAX YEAR 2025: $ 297.24

Adopted and approved this 16th day of March 2026.

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

K-3. Ordinance Declaring Street Closures – White Squirrel Weekend and Memorial Day

ORDINANCE NO. 2026-13
AN ORDINANCE DECLARING STREET CLOSURES
FOR THE 2026 WHITE SQUIRREL WEEKEND AND MEMORIAL DAY

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

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

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

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

SECTION 1. Pursuant to authority granted by G.S. 20-169, the City of Brevard hereby declares the following temporary road closures on the following described portions of the State Highway System:

Friday, May 22nd – 6:00 AM – Midnight
Main Street (US 276) between Broad Street and Rice Street

Saturday, May 23rd – All day
Main Street (US 276) between Caldwell Street and Rice Street
Broad Street (US 64) between Probart Street and Morgan Street

Sunday, May 24th – All day
Main Street (US 276) between Caldwell Street and Rice Street
Broad Street (US 64) between Probart Street and Morgan Street

Monday, May 25th – Until 2:00 PM
Main Street (US 276) between Broad Street and Gaston Street
Broad Street (US 64) between Probart Street and Jordan Street

SECTION 2. This ordinance shall be in full force and effect from and after the date of its adoption.

Adopted and approved this the 20th day of April 2026.

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

K-4. Resolution Adopting TC Strong's "Hope Phone Booth" Installation in Clemson Plaza as Official Government Speech

RESOLUTION NO. 2026-17
RESOLUTION ADOPTING TC STRONG'S MENTAL HEALTH AWARENESS MONTH PROMOTIONS AS GOVERNMENT SPEECH

WHEREAS, the TC Strong is a local non-profit organization that seeks to ensure every youth feels confident and secure in connection, purpose, and hope. They use evidence-based programs and promising practices to improve emotional well-being and prevent suicide among youth; and

WHEREAS, in May 2026 TC Strong is undertaking a series of activities to promote May 2026 as Mental Health Awareness Month; and

WHEREAS, the City of Brevard wishes to support this endeavor by promoting Mental Health Awareness Month and related activities on public properties around the city.

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

Section 1. The Brevard City Council adopts non-commercial content related to the TC Strong's recognition of 2026 Mental Health Awareness Month as official government speech.

Section 2. The Brevard City Council approves the installation and posting of items containing this content on public properties approved by the City Manager until May 31, 2026.

Adopted and approved this the 20th day of April, 2026.

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

K-5. Designer Selection Civil Engineering Services Estatoe Trail Boardwalk Replacement

RESOLUTION NO. 2026-18
RESOLUTION TO APPROVE DESIGNER SELECTION FOR THE ESTATOE TRAIL BOARDWALK REPLACEMENT AS PER NORTH CAROLINA GENERAL STATUE G.S. 143-64.31

WHEREAS, the City Council of Brevard, NC has determined that it is in the best interests of the City to replace the deteriorated and failing Estatoe Trail Boardwalks with an on-grade trail; and

WHEREAS City Staff has obtained a Federal Lands Access Program Grant ("FLAP Grant") to replace the boardwalks with an on-grade section of trail; and

WHEREAS, G.S. 143-64.31 (referred to as the "Mini Brooks Act") and the FLAP Grant require the initial solicitation and evaluation of firms to perform architectural , engineering, surveying, construction management-at-risk services, and design-build services (collectively "design services") to be based on qualifications and without regard to fee; and,

WHEREAS, the City Staff has issued Request for Qualifications ("RFQs") to obtain the services of qualified designers and engineering firms for the project; and

WHEREAS, the City established a Committee consisting of Aaron Baker, Council Member; David Todd, Assistant City Manager; Paul Ray, Director of Planning and Zoning; and Wesley Shook, Director of Public Works ("The Committee") that has carefully evaluated each response to the RFQ utilizing a number of criteria as specified by the North Carolina State Construction Office rules and guidelines including such elements as qualifications, prior experience with the City of Brevard, whether the design or engineering firm represents a historically underutilized business, whether the design or engineering firm represents a local business entity, and other relevant factors; and

WHEREAS, The Committee has selected and interviewed three qualified designers or engineering firms and recommends them in priority order: WSP USA, LLC. Of Asheville, NC, Kimley Horn, of Mooresville, NC, and TGS of Shelby, NC.("Recommended Designers"); and

WHEREAS, the City Council is charged by the State of North Carolina with the authority and responsibility to approve the selection of designers and engineers for projects in the City of Brevard, NC; and

WHEREAS, The Committee recommends approval by City Council of the Recommended Designers for the Estatoe Trail Boardwalk Replacement Project.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL 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 design agreement dependent on successful negotiations, for the Estatoe Trail Boardwalk Replacement Project.

Adopted and approved this 20th day of April 2026.

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

K-6. City Manager Employment Agreement Amendments

ORDINANCE NO. 2026-14
AN ORDINANCE FIXING COMPENSATION AND OTHER TERMS FOR EMPLOYMENT FOR CITY MANAGER WILSON HOOPER

WHEREAS, in accord with Chapter 2, Article III of the Brevard City Code, the compensation of the City Manager and other terms of his employment are to be fixed by Ordinance; and,

WHEREAS, Council now desires to set forth the terms of such employment in this Ordinance.

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

SECTION 1. RATIFICATION AND CONTINUATION OF EMPLOYMENT. Mr. Wilson Hooper (herein after referred to as the "City Manager") was duly appointed to the Office and the position of City Manager of the City of Brevard and entered into a contract effective September 19, 2022 and has served since that date. City Council desires his continued service, effective January 1, 2026.

SECTION 2. SALARY. The City Manager's base salary is hereby set at $157,326.00 retroactive to January 1, 2026.

SECTION 3. EFFECTIVE DATE. This Ordinance shall be retroactively effective as of January 1, 2026..

Adopted and approved this the 20th day of April, 2026.

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

K-7. Appointment of City Representative to Transylvania County Transportation Advisory Committee

RESOLUTION NO. 2026-19
RESOLUTION APPOINTING A CITY COUNCIL MEMBER TO THE TRANSYLVANIA COUNTY TRANSPORTATION ADVISORY COMMITTEE

WHEREAS, The Transylvania County Transportation Advisory Committee is a 9- member advisory board to the Transylvania County Board of Commissioners that focuses on transportation needs and issues throughout the county, working in close coordination with NCDOT Division 14 and the Land of Sky RPO; and

WHEREAS, the City of Brevard appoints one member to the Transportation Advisory Committee to serve a 3-year term; and

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

Section 1. The Brevard City Council does hereby appoint City Council Member Lauren Wise to the Transylvania County Transportation Advisory Committee.

Adopted and approved this the 20th day of April, 2026.

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

K-8. Resolution Accepting State Revolving Fund Loan for Water Treatment Plant Second Intake

RESOLUTION NO. 2026-20
RESOLUTION ACCEPTING LOAN OFFER FOR A
SECOND INTAKE AT THE WATER TREATMENT PLANT

WHEREAS, the North Carolina Clean Water Revolving Loan and Grant Act of 1987 has authorized the making of loans and grants to aid eligible units of government in financing the cost of construction of wastewater treatment works, wastewater collection systems, and water supply systems, water conservation projects; and

WHEREAS, the North Carolina Department of Environmental Quality has offered a State Revolving Fund Loan Helene Funds in the amount of $5,201,490 for the construction of a second intake at the Water Treatment Plant; and

WHEREAS, the North Carolina Department of Environmental Quality has offered principal forgiveness totaling $5,151,118; and

WHEREAS, the North Carolina Department of Environmental Quality has offered a State Revolving Loan Amount totaling $50,372 at 0% interest over 20 years; and

WHEREAS, the City of Brevard intends to construct said project in accordance with the approved plans and specifications.

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

Section 1. That the City of Brevard does hereby accept the State Revolving Fund Loan Helene Funds offer of $5,151,118 at 100% Principal Forgiveness, and $50,372 Loan Amount at 0% interest over 20 years.

Section 2. That the City of Brevard does hereby give assurance to the North Carolina Department of Environmental Quality that all items specified in the loan offer, Section II - Assurances will be adhered to.

Section 3. That Wilson Hooper, City Manager, 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 4. That the City of Brevard has substantially complied or will substantially comply with all Federal, State and local laws, rules, regulations, and ordinances applicable to the project and to Federal and State grants and loans pertaining thereto.

Approved and adopted this the 20th day of April, 2026.

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

K-9. Audit Contract for the Year Ending June 30, 2026

K-10. Proclamation No. 2026-08 Arbor Day – April 25, 2026

N0. 2026-08
ARBOR DAY

WHEREAS, in 1872 J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska; and

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife; and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products; and

WHEREAS, trees in our City increase property values, enhance the economic vitality of business areas and beautify our community: and

WHEREAS, this is the 47th year Brevard has been recognized as a Tree City USA by the National Arbor Day Foundation and desires to continue its tree planting ways.

NOW THEREFORE, I, Mayor Maureen Copelof, and the Brevard City Council, do hereby proclaim **April 24, 2026,** as **Arbor Day in the City of Brevard** and we urge all citizens to support efforts to protect our trees and woodlands, to support our City's urban forestry program, and we urge all citizens to plant trees to promote the well-being of our present and future….

IN WITNESS WHEREOF, I have set my hand and executed the Great Seal of the City of Brevard on this the 20th day of April, 2026.

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

K-11. Public Safety Committee Meeting Minutes – November 24, 2025

K-12. Public Safety Committee Meeting Minutes – December 22, 2025

K-13. Public Works & Utilities Committee Meeting Minutes – March 4, 2026

K-14. Parks, Trails & Recreation Committee Meeting Minutes – January 21, 2026

K-15. Parks, Trails & Recreation Committee Meeting Minutes – February 18, 2026

L. Unfinished Business

L-1. Proposed Amendment to the Building Brevard 2030 Comprehensive Lanud Use Plan – Adoption of City's Green Growth Audit as an Addendum – Aaron Bland recalled that Council received a briefing and held a public hearing on the draft Green Growth Audit on March 16th. If adopted, it becomes an official addendum to the Comprehensive Land Use Plan.

Mr. Baker moved, seconded by Mr. Wise to adopt the presented Green Growth Audit as an amendment to the Comprehensive Land Use Plan. During discussion, Ms. Holder noted that Silversteen Park was not included in the Managed Areas within Brevard and Mr. Bland said staff would add it to the list. Vote on the motion was unanimously in favor with the addition mentioned.

RESOLUTION NO. 2026-21
A RESOLUTION ADOPTING THE CITY OF BREVARD GREEN GROWTH AUDIT AS AN ADDENDUM TO THE *BUILDING BREVARD 2030* COMPREHENSIVE LAND USE PLAN

WHEREAS, North Carolina General Statute Chapter 160D requires local governments adopt and reasonably maintain and comprehensive plan or land use plan as a condition of adopting and applying zoning regulations; and,

WHEREAS, a comprehensive land use plan is intended to guide coordinated, efficient, and orderly development within the planning and development regulation jurisdiction based on an analysis of present and future needs; and,

WHEREAS, the City of Brevard adopted the Building Brevard 2030 Comprehensive Land Use Plan through Resolution 2023-16 on March 20, 2023; and

WHEREAS, the City recognizes the importance of sustainable development practices that balance environmental stewardship, economic vitality, and community well-being; and

WHEREAS, the City has undertaken a Green Growth Audit to evaluate existing regulations and practices related to land use, environmental protection, and development patterns; and

WHEREAS, the Green Growth Audit identifies opportunities to reduce regulatory barriers to conservation; align ordinance requirements with best practices in conservation; enhance requirements for native

strengthen sustainable growth strategies, enhance resource efficiency, promote resilient infrastructure, and preserve natural assets; and

WHEREAS, the Planning Board unanimously recommended approval of the Green Growth Audit on February and provided recommendations regarding its consistency with the goals and objectives of the Comprehensive Land Use Plan; and

WHEREAS, the adoption of the Green Growth Audit does not amend the Comprehensive Land Use Plan's goals, policies, or future land use map, but instead supplements the Plan by providing additional analysis and recommended strategies; and

WHEREAS, the City of Brevard Planning Board unanimously recommended adoption of the Green Growth Audit on February 24, 2026; and,

WHEREAS, a public hearing was conducted on Monday, March 16, 2026, by the Brevard City Council, and, after hearing all persons wishing to comment, and upon review and consideration of the proposed addendum, it is the desire of the City Council of the City of Brevard that the *Building Brevard 2030* Comprehensive Land Use Plan be amended.

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

SECTION 1. The City of Brevard adopts the attached *Green Growth Audit* as an addendum to the *Building Brevard 2030* Comprehensive Land Use Plan.

SECTION 2. City Staff is hereby directed to begin implementing the action steps as outlined in the Plan and assessing all land use and development proposals through the lens of green growth.

Approved and adopted this the 20th day of April 2026.

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

M. New Business

M-1. Bracken Trail Names – Aaron Bland explained that the new trails in Bracken are currently under construction. At its December 1, 2025 meeting, Council named one of the trails (Section 1) after former Council Member Mac Morrow, but the other two trails still require names. Staff presented a list of potential names to the Parks, Trails & Recreation Committee for consideration at its February 18th meeting. After discussion, the committee voted to recommend Section 2 be named "Laughing Water Connector" and Section 3 be named "Laughing Water Loop". There is a story about Laughing Water on one of the Bracken signs noting that she was a Blackfoot woman who escaped slavery and settled in the area. The committee requested that Staff do additional research on the story of Laughing Water before Council voted on the names in order to ensure historical accuracy. Mr. Bland reported that in his research he visited Laura Sperry, the Local History Librarian at the Transylvania County Library and she reported that she has never found firm documentation to verify any aspect of the story of Laughing Water. Ms. Sperry suggested that if Council is interested in basing the trail names on historical settlers of the area, they may want to consider naming them for one of the Black families that are clearly documented to have lived there, such as the Bailey family.

Mr. Baker moved, seconded by Mr. Wise to name the two trails "The Bailey Loop" and "The Bailey Connector". The motion carried unanimously.

M-2. R-5763 Wilson Road Roundabout Sidewalk Betterments – Paul Ray explained that Staff is requesting direction from Council on choosing a sidewalk improvement option for NCDOT Project R-5763 Wilson Road Roundabout. Under the current project scope, NCDOT will construct standard 5-foot sidewalks around the roundabout. City staff asked NCDOT to consider widening the sidewalks to 8 feet to better accommodate anticipated pedestrian and bicycle activity once the Ecusta Trail is completed along the nearby rail corridor. The additional cost of widening the sidewalks would be the City's responsibility. It should be noted that portions of the roundabout and sidewalk will initially be outside the City's corporate limits, although this area will likely annex into the City over time as development occurs near the Ecusta Trail. The new sidewalk along Ecusta Road will stop approximately 400 feet short of the future Ecusta Trail. NCDOT cannot extend the sidewalk beyond its project limits, but what is built now will influence how well that future connection functions.

If the City would like the wider sidewalks, the extra width would need to be paid for by the City through an agreement with NCDOT. NCDOT has provided four options for Council's consideration:

Option 1: Construct 8-foot-wide sidewalks on all sides of the roundabout – Estimated City cost: $20,000

Option 2: Construct 8-foot-wide sidewalks on both sides of Ecusta Road (east and west) north of the roundabout – Estimated City cost: $15,000

Option 3: Construct an 8-foot-wide sidewalk only on the west side of Ecusta Road north of the roundabout – Estimated City cost: $7,000

Option 4: Construct the standard 5-foot sidewalks funded entirely by NCDOT – Estimated City cost: $0

Mr. Ray noted that no funds have been specifically budgeted for this type of improve-ment in either the current or upcoming fiscal years. However, payment to NCDOT would not occur immediately and would likely be several years out, with construction likely beginning sometime in 2029 or 2030.

Mr. Baker moved, seconded by Mr. Wise to move forward with Option 1. During discussion Mr. Baker said he had asked staff if they could estimate the cost of construction of 400 feet of 8-foot sidewalk to connect to the future Ecusta Trail. Mr. Ray said Public Works Director Wesley Shook has estimated the cost to be $18,075 if it is built in-house by city staff. Following discussion, the motion carried unanimously.

CITY OF BREVARD, NORTH CAROLINA
RESOLUTION NO. 2026-22
A RESOLUTION SUPPORTING ENHANCED SIDEWALK AND MULTI-USE PATH IMPROVEMENTS IN NCDOT PROJECT R-5763

WHEREAS, NCDOT Project R-5763 is a roadway improvement project in the City of Brevard and Transylvania County that focuses on upgrading Wilson Road (SR 1540) between US-276 (Greenville Highway) and Old US-64 / Old Hendersonville Highway, which includes the construction of a roundabout; and

WHEREAS, the City has a long history of entering into cost-sharing agreements with NCDOT for inclusion of expanded sidewalks and other "betterments" in the project area, consistent with the City's Pedestrian & Bicycle Plan and Complete Streets principles; and

WHEREAS, the City Council has been presented with several sidewalk configuration options for enhanced pedestrian facilities within Project R-5763, including:

Option 1: 8-foot-wide sidewalks on all sides of the roundabout;
Option 2: 8-foot-wide sidewalks on both sides of Ecusta Road north of the roundabout;
Option 3: 8-foot-wide sidewalk on the west side of Ecusta Road north of the roundabout; and
Option 4: 5-foot-wide sidewalks on all sides of the roundabout.

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

Section 1. City Council supports Option 1 as described above in Project R-5763.

Section 2. The City Manager is authorized to coordinate with NCDOT and execute any necessary agreements to implement these improvements, including payment of the City's cost share.

Section 3. This action is consistent with and advances the goals of the Building Brevard: 2030 Comprehensive Land Use Plan to promote safe mobility, active transportation, and a welcoming gateway to Pisgah National Forest.

ADOPTED AND APPROVED this, the 20th day of April, 2026.

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

M-3. HCA Resolution – Mayor Copelof explained that since HCA acquired Mission Health in 2019, the hospital has been cited by the Centers for Medicare and Medicaid Services (CMS) for Immediate Jeopardy (IJ) in 2021, 2024, 2025 and 2026. Immediate Jeopardy is the most severe and serious finding that CMS can issue and means that the hospital's noncompliance with regulations has caused, or is likely to cause, serious injury, harm, impairment or death to a patient. It is the highest level of deficiency, necessitating immediate corrective action by the hospital to prevent further harm. After each of the Immediate Jeopardy findings, Mission/HCA has submitted a plan of corrective action and CMS has lifted the IJ status. However, as can be seen by the history of 4 IJ findings in 5 years, the plans of corrective action have not fixed the problem. A review of the specific findings behind the IJ determination by CMS reveals that the problems stated are repeat findings, namely inadequate staffing levels and resources provided to staff.

On March 25th the Land of Sky Regional Council passed a resolution calling on Sam Hazen, CEO of HCA to come to Western North Carolina for a collaborative and transparent dialogue with area stakeholders to develop a plan for permanent improvement at Mission Hospital. In her capacity as Chair of the Land of Sky Board of Directors, Mayor Copelof is asking each individual municipality and county member of Land of Sky to pass a similar resolution at the local level. The local resolutions and the Land of Sky resolution will be packaged together and sent to Mr. Hazen to show the level and the widespread nature of the concerns that communities across Western North Carolina have regarding Mission Hospital.

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

RESOLUTION NO. 2026-23
A RESOLUTION ASKING HCA CEO SAM HAZEN TO ENGAGE DIRECTLY WITH STAKEHOLDERS IN WESTERN NORTH CAROLINA

WHEREAS, Mission Health, which includes Mission Hospital in Buncombe County and five satellite hospitals in Transylvania, Macon, Jackson, Mitchell, and McDowell Counties, is the healthcare backbone of Western North Carolina; and

WHEREAS, Mission Hospital is the only Level I trauma center west of Charlotte and only tertiary care hospital in the 18 westernmost counties; and

WHEREAS, for profit, publicly-traded HCA bought nonprofit Mission Health in 2019 and quickly made significant changes, including reducing Mission Hospital staff by the hundreds, closing primary care practices, and reducing many services previously offered; and

WHEREAS, hundreds of long-serving and highly skilled nurses and physicians, as well as numerous physician practices, have left Mission Health and especially Mission Hospital; and

WHEREAS, due to these staffing reductions and other management decisions, Mission Hospital has been cited by the federal Centers for Medicare and Medicaid Services (CMS) for Immediate Jeopardy in 2021, 2024, 2025, and 2026; and

WHEREAS, Mission Hospital was found to have violated the federal Emergency Medical Treatment and Labor Act in 2024 and 2025;

WHEREAS, other hospitals in the Mission Health system have also experienced regulatory censure, including Mission McDowell Hospital and Blue Ridge Regional Hospital in Spruce Pine being cited for Immediate Jeopardy in 2021 and 2023, respectively; and

WHEREAS, HCA has failed to provide sufficient resources and support for its staff, has failed to act on recommendations from nurses, and has created a culture in which doctors, nurses and staff are hesitant to raise quality of care concerns with management; and

WHEREAS, Mr. Sam Hazen, CEO of HCA, said at the time of purchase: "We are excited that Mission Health chose to be part of the HCA Healthcare family. We look forward to investing in western North Carolina and ensuring Mission Health's 133-year tradition of caring continues for years to come. This is a model partnership and one we hope will be replicated to benefit many similar communities."; and

WHEREAS, due to HCA's management, Mission Health's tradition of caring has been severely impaired; and

WHEREAS, HCA leaders, including Mission CEO Greg Lowe, have not met with community members at public forums or meaningfully engaged community stakeholders to discuss conditions at Mission Hospital; and

WHEREAS, HCA and Mission Hospital are not transparent or accountable to our community.

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

Section 1. City Council hereby calls on Mr. Sam Hazen, as the leader of HCA, to come to Western North Carolina and meet with elected officials, healthcare advocates, and other community leaders, be accountable for HCA's decisions at Mission Health, and engage in a collaborative and transparent dialogue to develop a plan for long term, permanent improvement at Mission Hospital and throughout the Mission Health system.

Adopted and approved this the 20th day of April 2026.

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

M-4. Appointment of Citizen Member to Transylvania Economic Alliance Board of Directors – As Chair of the Finance, Human Resources and Citizen Appointment Committee Mr. Lytle reported that at its meeting on March 31st the committee reviewed applications for the City-appointed citizen member seat on the Transylvania Economic Alliance Board of Directors and recommended the reappointment of Al Platt for a second 3-year term.

Mr. Wise moved, seconded by Ms. Holder to reappoint Al Platt to the Transylvania Economic Alliance Board of Directors. The motion carried unanimously.

RESOLUTION NO. 2026-24
A RESOLUTION APPOINTING A MEMBER TO THE
TRANSYLVANIA ECONOMIC ALLIANCE BOARD OF DIRECTORS

WHEREAS, in Fall 2022 the Brevard City Council held a work retreat to reform its committee structure; and

WHEREAS, committees were designated into one of three categories: policy committees, statutory committees, and advisory committees; and

WHEREAS, the Council initiated a new system for making appointments that would apply to every body to which the Council makes appointments; and

WHEREAS, the Finance, Human Resources and Citizen Appointment Committee was charged with reviewing applicants for the various committees/advisory groups and making appointment recommendations to the full Council; and

WHEREAS, the City of Brevard appoints one citizen member to the Transylvania Economic Alliance Board of Directors for a 3-year term and the term of the current member expired on March 31, 2026; and

WHEREAS, under the direction of the Finance, Human Resources and Citizen Appointment Committee, city staff conducted an open recruitment for citizens interested in serving on the various policy committees; and

WHEREAS, the applications received during the recruitment period were reviewed by the Finance, Human Resources and Citizen Appointment Committee at their March 31, 2026 meeting; and

WHEREAS, at that meeting the Committee recommended that Al Platt be reappointed to serve a second term on the Transylvania Economic Alliance.

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

1) The Brevard City Council does hereby reappoint Al Platt to Brevard's designated seat on the Transylvania Economic Alliance Board of Directors, for a term to be effective immediately and expiring in March 2029.

Adopted and approved this the 20th day of April, 2026.

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

N. Remarks/Future Agenda Considerations.

Mr. Wise commented that the Aging in Place seminar held a couple of weeks ago was well-attended with 76 people in attendance. He appreciated the Police and Fire Departments' recent playful back and forth on social media. He thanked Mrs. Gerber for her comments and urged her to talk with the County about the revaluation.

Ms. Holder noted that this is Child Abuse Prevention Month and sadly today we heard about eight children in Louisiana who lost their lives, seven by their dad. She prayed that Child Abuse Prevention Month will be impactful in a way that we all can celebrate children and our responsibility for our role in their lives. She mentioned that she had to visit the hospital a few weeks ago and was told that if she paid her portion of the bill that day she would save 20% and she wanted to share that information.

Mr. Baker said he was excited to see Fairhaven Meadows progressing—42 new affordable homes that the City helped make happen. He thanked all City departments that were involved in keeping people safe at the Assault on the Carolinas event. He remarked that it is budget season, but our state legislature, which is back in session today, doesn't have a budget and hasn't in two years. While we're working hard at the city and the county because we are obligated to have our budget done by June 30th, the state can just ignore it for as long as they want. But one thing they are busy working on is property taxes. Unfortunately, they have only talked about property tax rates; there has been no talk that I have heard of in terms of tax valuations and limiting how much those can go up. They want to limit what we can decide in terms of increasing the tax rate, but they don't want to talk about the tax valuation side of the ledger, which impacts peoples' tax bill just as much as the decisions we make up here. I think it is crazy that they are hyper focused on limiting local government, but they are not concerned with the skyrocketing valuations and inaccurate valuations that we've seen here and other parts of the state. He also mentioned that he recently read that data centers do not pay sales taxes, which is a big part of the revenue local government relies on. I hope the state legislature will see fit to change that soon. I'm glad we made that decision on data centers and look forward to what Planning comes up with on how we are going to move forward there.

Attorney McKeller said I would love to tout this 20% but cautioned that other bills may come in later from other doctors that will be full price. He mentioned an article in today's *Transylvania Times* about hospitals and the fact that 71.2% of hospitals in North Carolina are in monopoly or semi-monopoly networks, one of the highest in the country. He said he was proud of Council for passing the resolution tonight brought forward by the Mayor.

Mr. Todd expressed appreciation to staff for all their effort in pulling things together for this meeting.

Mayor Copelof echoed Mr. Todd's comment and thanked staff for their work over the last few weeks with all the different community events we've had. She mentioned several upcoming events happening later in the week.

O. Closed Sessions

O-1. Pending Litigation: NCGS §143 318.11(a)(3) – *In re: 1:25-cv-120-MOC-WCM, United States District Court for the Western District of North Carolina, Wilson Bunn et al v. City of Brevard et al.* – At 7:30 p.m. Mr. Baker moved, seconded by Ms. Holder to go into closed session to discuss pending litigation matter *In re: 1:25-cv-120-MOC-WCM, United States District Court for the Western District of North Carolina, Wilson Bunn et al v. City of Brevard et al.*, and to clear Council Chambers. The motion carried unanimously. Authorized to remain for the closed session with Council and the Attorney were Assistant City Manager David Todd, Human Resources Director Kelley Craig and City Clerk Denise Hodsdon.

Council Returned to Regular Session – at 7:57 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 7:58 p.m. Mr. Baker moved, seconded by Ms. Holder, to adjourn the meeting. The motion carried unanimously.

Maureen Copelof
Mayor

Denise Hodsdon, CMC
City Clerk

Minutes Approved: May 4, 2026