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

The Brevard City Council met in regular session on Monday, July 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 Gary Daniel, Pamela Holder, Lauren Wise and Dean Lytle

Staff Present – City Attorney Mack McKeller, City Manager Wilson Hooper, City Clerk Denise Hodsdon, Assistant City Manager/Finance Director Dean Luebbe, Assistant to the City Manager Shawnee Cummings, Human Resources Director Kelley Craig, Communications Coordinator Becky McCann, Planning Director Paul Ray, Assistant Planning Director Aaron Bland, Senior Planner Emily Brewer, Police Chief Christy Wentzell, Deputy Police Chief Alan Bonanno, Police Sergeant Tanner Green, Public Works Operations Manager Cliff Justus, Water Treatment Plant ORC Dennis Richardson, and Wastewater Treatment Plant ORC Aaron Winans

Press – David Bradley, *Transylvania Times* and Jonathan Rich, *Brevard Beagle*

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

B. Invocation – Rev. Dr. Keith Thompson of Brevard-Davidson River Presbyterian 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. Wise moved, seconded by Ms. Holder to approve the agenda as presented. The motion carried unanimously.

F. Approval of Minutes

F-1. June 15, 2026 Regular Meeting – Ms. Holder moved, seconded by Mr. Baker to approve the minutes of the June 15, 2026 Regular Meeting as presented. The motion carried unanimously.

G. Certificates / Awards / Recognition

G-1. Oath of Office – Deputy Chief of Police Alan Bonanno – City Clerk Denise Hodsdon administered the Oath of Office to Deputy Chief of Police Alan Bonanno. Deputy Chief Bonanno was accompanied by his father Joe, wife Katie, daughter Mia, mother Linda, and other family members.

City of Brevard, North Carolina
Oath of Office

State of North Carolina
County of Transylvania
City of Brevard

I, Alan Bonanno , do solemnly and sincerely swear that I will support the Constitution and laws of the United States; that I will be faithful and bear true allegiance to the State of North Carolina, and to the constitutional powers and authorities which are or may be established for the government thereof; that I will endeavor to support, maintain and defend the Constitution and laws of said State, not inconsistent with

the Constitution of the United States, to the best of my knowledge and ability; and that I will faithfully discharge the duties of my office as Deputy Chief of Police for the City of Brevard, so help me God.

Oath Administered by: s/ Denise Hodsdon, CMC, NCCMC s/ Alan Bonanno

G-2. Oath of Office – Police Sergeant Tanner Green – Tanner Green was sworn in as a Law Enforcement Officer by City Clerk Denise Hodsdon. Sergeant Green was accompanied by his wife Katie, daughter Dianna, sons Jed and Johnny, and his parents Sondra and Ken.

City of Brevard, North Carolina
Oath of Office

State of North Carolina
County of Transylvania
City of Brevard

I, Tanner Green, do solemnly and sincerely swear that I will support the Constitution and laws of the United States; that I will be faithful and bear true allegiance to the State of North Carolina, and to the constitutional powers and authorities which are or may be established for the government thereof; that I will endeavor to support, maintain and defend the Constitution and laws of said State, not inconsistent with the Constitution of the United States, to the best of my knowledge and ability; and that I will faithfully discharge the duties of my office as a Law Enforcement Officer for the City of Brevard, so help me God.

Oath Administered by: s/ Denise Hodsdon, CMC, NCCMC s/ Tanner Green

H. Public Comments

Doug Powell said I trust everyone enjoyed celebrating their God-given civil and religious liberties during our historic semiquincentennial anniversary of independence. I would like to publicly commend those on the dais who participated in the reading of the Declaration of Independence on the Main Street stage on July 4th. You all did a great job honoring the sacrifice of the 56 men who risked so much, and you embodied the true spirit of the occasion. I know it's against the rules to single anyone out, so I will refrain. Let's just say I felt transported into Independence Hall during those very hot summer days of 1776 and was reminded of many of the signers who were present. Right from the get-go it seemed like I was watching the primary author of the Declaration himself, Thomas Jefferson, with his flowing red hair, read this remarkable document which transformed the world and shifted the balance of power from kings and queens to the consent of the governed. And soon after, I was reminded of Samuel Adams, the Father of the Revolution. Today many associate the name Samuel Adams with a micro-brewery, but what I heard on July 4th was the rallying cry of freedom and liberty in each syllable, where every word imbibed the spirit of the occasion. And then there was the voice of someone well-versed in the Bible and accustomed to thundering from the pulpit. This reading made me think of signer John Witherspoon who was the President of Princeton University and the only active clergyman at the time of the signing. Minister Witherspoon had a direct and positive influence on dozens of future congressmen, senators, and federal judges, and even a future president and Father of the Constitution James Madison. Then the elder statesman of this group spoke with eloquence and wisdom just like Benjamin Franklin, showing that he clearly understood why we had all gathered at this moment in time. Franklin was one of only six Founding Fathers who signed both the Declaration and the United States Constitution eleven years later. Franklin rarely spoke during these occasions, but when he did his words carried much weight and respect. And speaking of being wise, the last speaker of the group reminded me of another architect of our new nation, Richard Henry Lee. Mr. Lee was the Founding Father who made the motion to declare independence from Great Britain, stating in part that these united colonies are, and of right, ought to be free and independent states. The reading of the Declaration firmly and clearly reminds us all of our civil and religious liberties that were established by God. The fact that our rights do come from God actually protect even those who do not believe in God. Why? Because if our rights come from the hand of man or from our local, state, or national government, then these rights may be quickly removed or rescinded. But if we declare and affirm that our rights are endowed by our Creator and the purpose of government is to protect these natural rights, then our civil and religious liberties are permanent and

unimpeachable. Thank you again for doing such a nice job of reminding us all of these foundational principles.

Rodney Locks said I only have 3 minutes so I'm not going to talk about the property tax referendum that is on the November ballot. If approved, it would require state legislators to enact an official cap on the annual revenue a city and county can collect from property taxes. I'm not going to talk about SB 50, a measure to enact a freedom to carry law allowing concealed carry without a permit across the state. I'm not going to talk about HB 437, the anti-homeless initiative banning unauthorized camping, which the Governor vetoed, but the legislature still has the votes to override it. I'm not going to talk about the state budget that abolishes one office that supports minority-owned businesses and folds another focus on health disparities in the broader Public Health Division. The budget abolished the Office of Historically Underutilized Businesses. The bill also repeals several state laws intended to increase opportunities for businesses owned by minority groups to win government contracts. I'm not going to talk about the threats to the judiciary and state and local offices that are taking place and the many rule changes that make access to voting more difficult. But, I am going to ask Council to develop a plan of action to ensure citizens who want to vote, that it is safe to vote and go to the polls in Brevard and Transylvania County.

I. Special Presentations – None.

J. Public Hearing(s)

J-1. Proposed Amendment to the City of Brevard Unified Development Ordinance Chapters 9 and 19; and the Code of Ordinances Chapter 38 – Sight Triangles – Aaron Bland explained that this is a staff-initiated text amendment to both the Unified Development Ordinance (UDO) and the Code of Ordinances to clarify and unify the requirements for what are known as "sight triangles", defined as an area that establishes a clear line of sight for vehicles at intersections and places where cars make turning movements into or off of a street or driveway. Currently, the UDO and Code language about sight triangles do not match, creating confusion for both property owners and City staff. Additionally, the graphics are inconsistent and not to scale, creating further confusion. These amendments look to clear up these issues and create more nuanced sight triangle requirements that are a better fit for Brevard.

Regulating sight triangles at street intersections and driveways is essential to ensure that all road users, including drivers, pedestrians, and bicyclists, can see and anticipate one another in time to make safe movements onto and off of streets and driveways. Clear sight lines reduce the likelihood of crashes by allowing drivers to judge gaps, identify potential conflicts, and respond in time to avoid collisions. Establishing and maintaining clear sight triangles provides a predictable, enforceable standard that supports safe access to property and protects all road users.

One of the key aspects of these amendments is to make clear that there are two types of sight triangles: one for street intersections and one for driveways. Driveways and street–street intersections are regulated differently because they function very differently in how conflicts occur and how drivers make decisions.

The proposed amendment changes the driveway sight triangle from the current 10'x70' to 15'x50' for driveways connecting to a public street. Staff is proposing that the minimum standard for street intersection sight triangles be 25'x25', but on roads with a speed limit of 40MPH or higher that the distance be increased to 35'.

Currently there is a 10' tall clear zone starting at 2.5' above ground to 12.5' and the proposal maintains that sight distances for driveway connections along state-maintained roadways shall be approved by NCDOT but adds a new provision that allows staff to require a larger sight triangle on any street where traffic volumes are high, there is a documented history of crashes, and if a traffic engineer deems additional sight distance warranted. Additionally, Staff is proposing new graphics that match other

new graphics found throughout the UDO, which will be used in both the UDO and the Code for consistency.

The Planning Board discussed these amendments at their May 26th meeting and unanimously recommended approval as written.

At 5:54 p.m. Mr. Baker moved, seconded by Ms. Holder to open the public hearing. The motion carried unanimously.

Public Participation – None.

At 5:54 p.m. Mr. Baker moved, seconded by Ms. Holder to close the public hearing. The motion carried unanimously.

J-2. Proposed Amendments to City of Brevard Unified Development Ordinance, Chapters 6, 17 and 19; and the Code of Ordinances Chapter 38 – Stormwater Management Development Regulations – Mr. Hooper recalled that two years ago Council set up the City's first Stormwater Enterprise Fund and established a 3-tiered impervious surface fee to fund it. Since then, some of those funds were used to finish the Times Arcade Alley stormwater project, however the majority of those funds were used to pay engineering firm McAdams to update the City's 20-year old Stormwater Master Plan. When their work is done, it will have identified the most critical deficiencies in our existing system and what needs to be done to correct them. A stormwater system works best when both public and private infrastructure are up to snuff. A thoughtful stormwater plan has to include a look at rules governing private stormwater features. He reminded everyone that stormwater systems are a hodgepodge of public and private infrastructure and that the private owners of private infrastructure are responsible for the upkeep of their infrastructure even if those pipes and drains transmit water from public streets and other public properties.

Emily Brewer explained that this is a staff-initiated text amendment to improve the stormwater management requirements within the Unified Development Ordinance as it pertains to new development and to existing development that is redeveloped. The goal is to be more equitable, effective, and for it to be easier to administer. Effective stormwater management is essential for mitigating the environmental impacts of development in Brevard's sensitive terrain and topography. Without proper stormwater controls, debris, sediment, trash, and other pollutants are washed into neighboring properties and nearby waterways. By requiring thoughtful stormwater design, communities can reduce peak flows, slow down runoff, and preserve more natural hydrologic functions even as development expands.

Section 6.6 establishes the City's stormwater requirements for development. The major changes to the section are summarized below:

- *Applicability*: Currently, the standards apply to new large non-residential or mixed-use projects, residential developments with 8 or more dwelling units, and any project where stormwater controls are required by a review board. Smaller residential projects, redevelopment that doesn't have an increase in impervious surfaces, and development in the Heart of Brevard are all exempt from stormwater requirements. These exemptions should be granted sparingly and strategically to ensure environmental outcomes are achieved and certain types of development are incentivized. The proposed amendments restructure the applicability standards so that stormwater requirements are triggered by the amount of new built-upon area or area of disturbance, rather than by the number of residential dwelling units. This area-based approach is a more equitable and effective regulatory tool because stormwater impacts are directly related to the extent of disturbed soil and impervious coverage. The new applicability section also includes all development in steep slope areas regardless of project size.

- *General Design Standards:* The amendments also include general design standards to encourage stormwater volume reduction prior to detention measures, including minimizing built-upon area by clustering buildings, reducing road widths and parking areas, and using permeable materials and releasing stormwater runoff.

- *Stormwater Treatment Requirements:* The stormwater treatment requirements remain the same with two notable exceptions:

    - The existing ordinance includes a requirement to remove 85% of the total suspended solids (TSS) from the first inch of any rain event. This requirement is outdated and cannot be accomplished with many of the approved stormwater control measures. Instead, the amendment requires that the first inch of a rain event is to be treated in accordance with the North Carolina Minimum Design Criteria.
    - The new ordinance regulations include an incentive for projects to use low-impact development (LID) techniques. LID are stormwater control measures that are designed to mimic natural hydrology, such as permeable pavers, green roofs, and bioretention cells. Instead of designing for the two- and ten-year storm event, projects that utilize LID will be allowed to control for the 5-year storm, incentivizing more environmentally-conscious and more green infrastructure practices instead of relying on large structural measures like retention ponds.

- *Maintenance Requirements:* The new amendments include the requirement of an operation and maintenance agreement that is the responsibility of the owner. These agreements are to be recorded at the Transylvania County Register of Deeds to ensure any subsequent owner is aware of their ongoing responsibilities. It also requires inspection reports to ensure that they are appropriately maintained and functioning as intended and the administrator will have the authority to demand an inspection report at any time —particularly if there is a reasonable belief that the structure is not working properly or if there is any proposed redevelopment on the site.

- *Fee-in-Lieu:* This option has been removed as an option for most projects and is instead reserved for projects where it is impossible to meet the requirements.

The Planning Board reviewed the draft amendments at its May 26th meeting and recommended in favor of its adoption. Planning Board members discussed the potential impact on single-family homeowners at length. The proposed development thresholds are designed so that the vast majority of routine improvements to existing single-family homes are not subject to the ordinance. The ordinance is intended to apply to larger-scale development and redevelopment projects that have the potential to significantly increase stormwater runoff.

At 6:17 p.m. Mr. Baker moved, seconded by Mr. Wise to open the public hearing. The motion carried unanimously.

Public Participation – None.

At 6:17 p.m. Ms. Holder moved, seconded by Mr. Baker to close the public hearing. The motion carried unanimously.

J-3. Proposed Amendments to the City of Brevard Code of Ordinances Chapter 42 – Loitering, Trespassing, Public Intoxication, and Hours of Operation – Mr. Hooper explained that the offenses under discussion were either listed as civil offenses in the Code, or were intended to be misdemeanors, but didn't contain the required legal language for them to be enforceable as such. The offenses are:

- Consumption or possession of alcoholic beverages in a public place (not including Social District participation)

- Trespassing on public property
- Loitering in general
- Loitering for the purposes of engaging in drug-related activity
- Assemblages obstructing streets
- Carrying concealed weapons on or near city property, adding City facilities that did not exist when the Code was last updated
- Failing to vacate city property when properly notified by a city agent

Chief Wentzell added that the proposal is more about addressing behavior and applies equally to everyone. She said whether it is someone who is trespassing on closed business properties, if they are remaining in a city park after hours, obstructing sidewalks, violating the alcohol restrictions outside of the Social District, or refusing to leave city property after being lawfully asked to do so, the Police Department's response is based on the behavior, not the individual. If somebody chooses not to comply after being given a reasonable opportunity to do so, the officers need appropriate enforcement options to resolve the situation. Currently these proposed changes do not require officers to make arrests. They do not change the overall philosophy of policing or of the Brevard Police Department. It simply restores an effective enforcement option when education, warnings, and repeated efforts to gain voluntary compliance have been unsuccessful. Right now, Police Officers have been responding to a multitude of complaints or calls for service over these underlying issues, and by restoring these ordinances under NCGS §14-4, it will provide the officers with a legally recognized enforcement option when it is appropriate. Ultimately, this proposal is not about making more arrests; it is about giving the police officers the ability to effectively resolve recurring problems, protect our businesses and public spaces, and ensuring those who visit and live and work in Brevard remain safe and welcomed.

At 6:27 p.m. Mr. Baker moved, seconded by Mr. Wise to open the public hearing. The motion carried unanimously.

Public Participation:

Doug Powell said I would like to speak tonight on compassion and fairness. I believe everyone in this room has deep compassion and empathy for any of our fellow citizens who are faced with life on the streets. For most of us, this kind of life is unimaginable and completely foreign to our experience. A reasonable response is to do something to help. For many years, before arriving in Brevard, I did just that. Whether you call these dear people homeless or unhoused or any other terms, they have names and often horrific stories. In my many years of ministry work with these children of God I learned a lot. One of the most distressing lessons that I learned was this is not at its core a housing issue. Homelessness is the effect, not the cause of the situation. The fact is in almost every single case there is a mighty struggle of addiction and mental health going on, which can stem from a myriad of reasons. I remember vividly in several cities, including the 50-plus blocks of LA Skid Row where on any given night there were plenty of empty and safe beds available at the Midnight Mission if only one decided to get clean and sober. Yet, thousands decided to live in their own filth and drug-induced haze. And, the more services a city or town provides, the more people flock to that locale. Many confided in me that as long as there were free meals available and the police left them alone, there was no real reason to change. So, what I saw was the subsidizing of these homeless communities that helped slowly and surely allow them to commit suicide, since there was no incentive to change their destructive behavior—this is not compassion. I'm sure everyone in this room would agree that we should lift those up who have fallen on hard times, that grew up in Brevard or Transylvania County, but I'm puzzled why the good citizens of Brevard are responsible for those flocking here from other cities, counties, and states. We need to make that distinction and focus on helping our own. This is where fairness comes in. Throughout the country the unhoused often account for well below one percent of the population, yet in almost every case they constitute anywhere from 20 to 50% of the emergency calls from police, fire and EMT. I do not believe it is fair for a person in Brevard, who pays generously in property taxes to not have those life-saving emergency services

available to them in their urgent time of need because a transient person arrived here a few weeks ago from Tennessee or South Carolina. I am not Carnac the Magnificent, but I do know how this all ends in Brevard if we continue to subsidize this community's drug habit and they pay no price for their lawlessness in the form of public urination, defecation, drug use, theft, vagrancy, and littering. I have seen it all firsthand several times over. You do not want to see this. The good news is that I've also witnessed many success stories of those who sincerely wanted to get their life back on track, but this took a willingness to get clean and sober and become a productive member of society, including seeking employment. There is no other way. The successes that I have witnessed are always predicated on good citizens deciding to make it uncomfortable for their fellow man to not make a change of behavior in their life. This is true compassion and fairness.

At 6:32 p.m. Mr. Wise moved, seconded by Mr. Baker to close the public hearing. The motion carried unanimously.

During Council comments and questions Ms. Holder asked for data on the true extent of the problem, and if they are in the Social District, how do you determine to navigate that? Chief Wentzell will compile the data and bring that back at a later date.

Mr. Baker appreciated Chief Wentzell's comment that this is not about making more arrests. He noted that when talking about things like loitering, it's a fact that that potential is there because it is hard to make that a black and white issue. We do our best with the language we've got, but it can be awfully gray. With any sort of gray issue like that the potential for over-policing exists. I think we could implement some additional reporting on a quarterly basis at the Public Safety Committee level so that we hear if there is an overwhelming number of loitering arrests happening. Chief Wentzell agreed with quarterly reporting and said as we look to implement changes in ordinances and having that level of oversight, it allows us a greater snapshot of what the underlying issues are, and whether it is a seasonal thing.

Mr. Wise emphasized that this is not a response to the homeless issue, and he also felt that more data would be helpful in making a decision.

Mr. Daniel expressed concern that the list of city-owned properties was incomplete as it does not include the leased picnic area beside the barber shop, the parklets or the public alleyways. He said we could just say "all city properties", but I think it is important to know what those city properties are.

Mr. Lytle said when we do speak of unhoused, we have to make sure we don't make the issue too small. We'll have to attack the issue from many different aspects, and some could be punitive remedies, and some could be just more larger societal issues that we have to attack. When we speak of that overall issue, let's make sure we keep it large enough for the actual problem that it is. In saying that, I think that this doesn't just speak to those folks, it speaks to anyone that is in violation. I think that the reporting was a good suggestion to determine whether it has had the intended consequence—what does enforcement look like now as compared to what it exactly looks like after if this passes? If it doesn't work, maybe there are other ways that we need to address some of the issues; and if it does, we need to be able to tell that story to the public.

J-4. Pathways to Removing Obstacles to Housing (PRO Housing) Federal Grant Application – Emily Brewer explained that the U.S. Department of Housing and Urban Development's (HUD) 2026 Pathways to Removing Obstacles to Housing (PRO Housing) grant program will provide $50 million in competitive funding to help state and local governments remove barriers to housing production and preservation. Grant amounts are expected to range from $5 million to $10 million. This round of funding emphasizes implementation and prioritizes communities that have already taken steps to adopt housing-supportive policies and practices. The program would support a wide range of eligible housing activities, but emphasis is on the creation of for-sale affordable housing units. Communities that can demonstrate recent regulatory reforms and

measurable housing outcomes will be the most competitive applicants. And further, Transylvania County is identified as a priority geography for this round of funding and additional preference points are given to "rural" areas.

The City is submitting an application in partnership with Housing Assistance Corporation (HAC) for approximately $10M to support the development of their affordable homeownership community on Cashiers Valley Rd. The project proposes the construction of 26 affordable homes, including 10 single-family homes and 16 townhomes, and includes funding for the infrastructure and site improvements necessary to facilitate development. The proposed grant application will also include approximately $400,000 for affordable housing preservation activities in the Rosenwald Community, with funding to be used to provide home repair assistance for an estimated six to eight low-income owner-occupied homes. The application deadline is August 3rd, and awards are expected to be announced in November.

PRO Housing program does not require matching funds, but the project leverages significant local investment and partnerships. Last year, the City transferred the property to HAC as an in-kind donation, valued at approximately $600,000, to support the project. The City will also provide staff time to support project implementation and coordination and extend sewer along Cashiers Valley Rd. to serve the site. The County agreed to fund the utility extension into the neighborhood through a Dogwood Health Trust grant of approximately $400,000.

The proposed project aligns closely with the goals of the PRO Housing program by removing barriers to affordable housing development, increasing the supply of affordable homeownership opportunities, preserving existing affordable housing, and leveraging public investment to address local housing needs. Ms. Brewer highlighted some of the steps Brevard has taken to remove barriers to affordable housing creation over the last three years.

At 6:51 p.m. Mr. Baker moved, seconded by Ms. Holder to open the public hearing. The motion carried unanimously.

Public Participation – None.

At 6:51 p.m. Mr. Baker moved, seconded by Ms. Holder 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 Ms. Holder to approve the consent agenda. The motion carried unanimously.

K-1. Tax Settlement Report – June 2026

K-2. City of Brevard Annual Tax Collection Settlement Report

K-3. Capital Project Amendment – Wastewater Treatment Plant Upgrade - $8,575,000

ORDINANCE NO. 2026-32
CAPITAL PROJECT ORDINANCE TO AMEND ORDINANCE NO. 2025-40
WASTEWATER TREATMENT PLANT UPGRADE PROJECT

BE IT ORDAINED by the City Council of the City of Brevard, North Carolina that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby amended:

Section 1: The budgeted expenditures and revenues listed under the ordinance 2025-40 will be increased by $8,575,000.

Section 2: In late June of 2026 the City finalized the NCDEQ requirements on additional funding for the Wastewater Treatment Plant Upgrade Project. The amount approved was $8,575,000 and originated from the $13,000,000 earmark from Session Law 2023-134. The City had previously requested and received permission to utilize $1,230,000 of this funding for this project. The City expects to finalize the paperwork on an additional 5M for this project shortly.

Section 3: The following amounts are appropriated for the project:

Account Number	Account Name	Budget Amount
31-8220-0925	Professional Services	$1,230,000
31-8220-0925	**Professional Services**	**$575,000**
31-8220-7400	**Capital Outlay**	**$8,000,000**
	TOTAL PROJECT APPROPRIATION	**$9,805,000**

Section 4: The following revenues are anticipated to be available for the project:

Account Number	Account Name	Budget Amount
31-3970-0800	NCDEQ SRP-W-134-0175	$1,230,000
31-3970-0800	**NCDEQ SRP-W-134-0175**	**$8,575,000**
	TOTAL PROJECT REVENUE	**$9,805,000**

Section 5: The Finance Director is hereby directed to maintain within the capital project fund sufficient specific detailed accounting records to satisfy the disclosure requirements of all the contractual agreements, if applicable.

Section 6: Funds may be advanced from the General Fund or from any Enterprise Fund as necessary for the purpose of making payments as due. Reimbursement requests shall be made in an orderly and timely manner.

Section 7: The Finance Director is directed to report, on a quarterly basis, on the financial status of each project element in Section 3 and Section 4.

Section 8: The Finance Director is further instructed to include a detailed analysis of past and future revenues and expenses during each annual budget submission made to the Governing Board.

Section 9: Copies of this capital project shall be furnished to the City Clerk, Finance Director and City Manager for direction in carrying out this project.

ADOPTED by the City Council of the City of Brevard, North Carolina, on this 20th day of July, 2026.

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

K-4. Downtown Master Plan Committee Meeting Minutes – February 11, 2026

K-5. Parks, Trails and Recreation Committee Meeting Minutes – May 20, 2026

K-6. Public Safety Committee Meeting Minutes – May 28, 2026

K-7. Public Works and Utilities Committee Meeting Minutes – June 3, 2026

K-8. Finance, Human Resources and Citizen Appointment Committee Meeting Minutes – June 4, 2026

K-9. Housing Committee Meeting Minutes – June 9, 2026

K-10. Parks, Trails & Recreation Committee Meeting Minutes – June 17, 2026

~~ At 6:59 p.m. Mayor Copelof called for a 5-minute break. ~~

L. Unfinished Business

L-1. Proposed Amendment to the Official Zoning Map of the City of Brevard – 2 Parcels on Deavor Road to PGX – Aaron Bland recalled that Council held a public hearing on the proposed Zoning Map amendment at its June 15th meeting.

Mr. Baker moved, seconded by Mr. Wise to approve the amendment as presented. The motion carried unanimously.

ORDINANCE NO. 2026-33
AN ORDINANCE AMENDING THE CITY OF BREVARD OFFICIAL ZONING MAP TO REZONE LAND IN THE VICINITY OF 240 DEAVOR ROAD

WHEREAS, the City has received a request from representatives of CDP Aloe Properties LLC that the Official Zoning Map of the City of Brevard be amended by rezoning two (2) parcels of land, identified by PINs 8597-64-1942-000 and 8597-64-2864-000, and hereafter referred to as the "Subject Properties," from the Residential Mixed Use (RMX) district to the Pisgah Gateway Mixed Use (PGX) district; and,

WHEREAS, the City of Brevard Planning Board considered this proposed map amendment on May 26, 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:

Recommendation Land Use & Housing – 10*: Establish zoning overlay districts for the Asheville Highway Corridor and Pisgah Forest Area.*
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:

- It is in the public interest to create a more context-sensitive zoning district for this area as it is one of the primary gateways to our community, heavily trafficked by residents and visitors alike.
- There is a strong relationship between the currently allowed uses and the allowed uses of the proposed new district.
- The new district benefits landowners by replacing the existing district with a more context-sensitive district.
- The rezoning will eliminate the confusion of split zoning.
- Conditions at the US64/US276/NC280 intersection will be changing due to the NCDOT R-5799 intersection improvement project.
- The rezoning is consistent with the above element of the Comprehensive Land Use Plan.
- The rezoning is consistent with the Future Land Use Map, as amended by Ordinance 2025-04.

and,

WHEREAS, a public hearing was conducted on June 15, 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 8597-64-1942-000 and 8597-64-2864-000 is hereby rezoned to Pisgah Gateway 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.

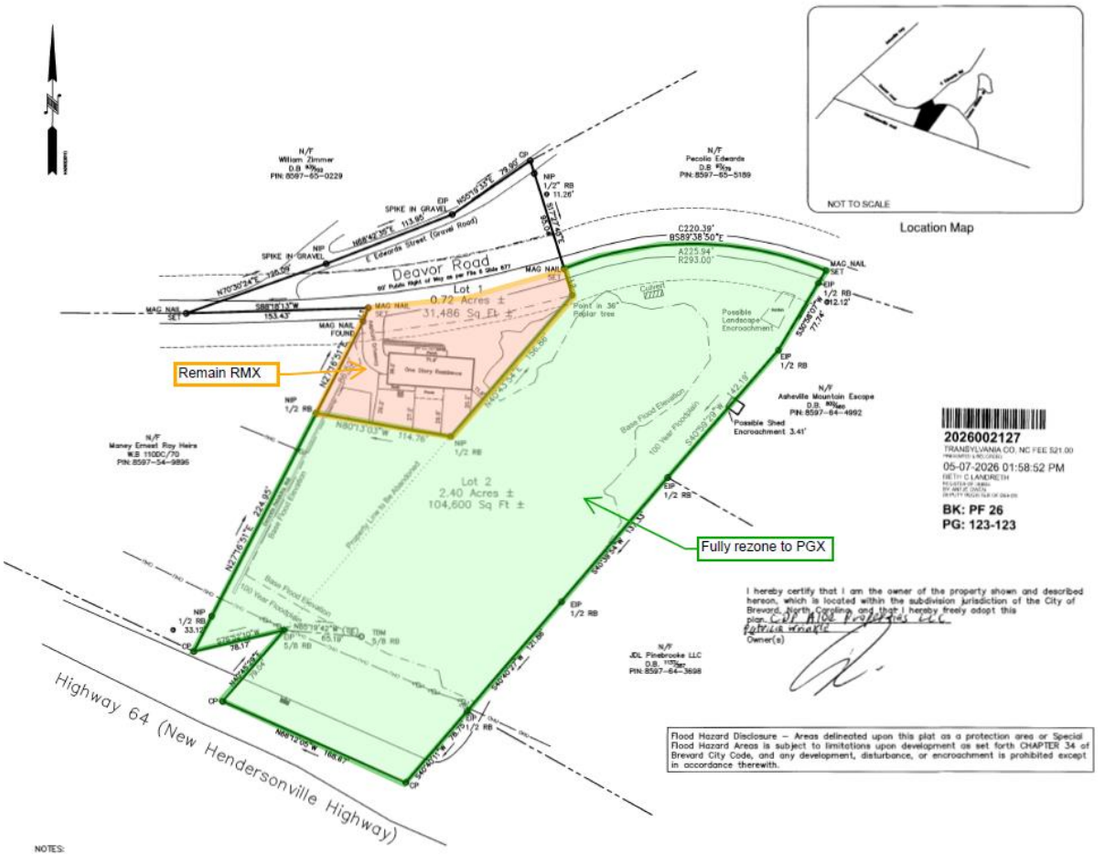
SECTION 4. If any section, subsection, paragraph, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such

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 July 2026.

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



M. New Business

M-1. Proposed Bracken Trail Name – Aaron Bland explained that a fourth trail has been added to the Bracken Preserve extension and that trail now needs an official name. The Parks, Trails and Recreation Committee discussed this at their June 17th meeting and voted to recommend the name "Mountain Rush Trail". Mountain rush is a rare plant found in Bracken's seep complexes.

Mr. Baker moved, seconded by Mr. Wise to approve the Parks, Trails, and Recreation Committee's recommendation and name the trail "Mountain Rush". The motion carried unanimously.

M-2. Food Vendor Pilot Program – Emily Brewer presented the proposed Food Vendor Pilot Program. Currently the City accommodates mobile food vendors through permitted special events, temporary uses on private property, and permanent mobile food vendor sites located on private property. However, there is currently no process that allows food vendors to operate on City-owned property outside of those circumstances.

The Finance, Human Resources and Citizen Appointment Committee has considered allowing food vendors on City property for nearly a year. A previous program to allow non-motorized vendors was brought before City Council upon its recommendation. City Council referred it back to the Committee for further consideration. The Committee then directed staff to revise the policy to include

motorized food trucks. Staff brought the Food Vendor Pilot Program to the Committee in June, where the Committee unanimously recommended in favor of its adoption.

Rather than establishing a permanent program without operational experience, staff is proposing a five-month pilot program that will allow the City to evaluate the benefits and potential impacts of mobile food vending on public property before considering long-term policy changes. The goal of the pilot program is to activate public spaces, provide additional food options for residents and visitors, and support local business opportunities while maintaining appropriate operational standards to protect public facilities and surrounding neighborhoods. The pilot program would apply to both motorized mobile food vendors (food trucks, trailers, and similar vehicles) and non-motorized vendors (pushcarts and similar equipment). Vendors would be required to obtain a City permit (proposed $100) prior to operating and provide documentation demonstrating compliance with applicable Health Department regulations, business licensing requirements, and insurance standards. The pilot program would operate from August 1 through December 31, 2026, with vendors permitted to operate only on Fridays, Saturdays, and Sundays between 11:00 a.m. and 9:00 p.m. Vendors would be required to remove all equipment and vacate City property at the end of each operating day.

To minimize conflicts with existing public uses, staff have identified several City-owned locations that can reasonably accommodate food vendors while maintaining adequate parking, pedestrian circulation, and park operations.

Motorized vendors would be permitted at:

- Jordan Street parking lot (with an electrical hook-up),
- Sports Complex parking lot (with a generator),
- Silversteen parking lot beginning in October following completion of nearby construction (with a generator).

Non-motorized vendors would be permitted at:

- Clemson Plaza
- Dog Park
- Franklin Pool
- Silversteen Park
- Skate Park
- Soccer Field.

Vendor locations would operate on a first-come, first-served basis, with only one vendor allowed per designated location. City-sponsored events, special event permits, and facility reservations would take precedence over vendor use. Operational standards have been developed to minimize impacts on surrounding properties and ensure public safety. Vendors would be required to maintain a minimum of $1M in liability insurance naming the City as an additional insured.

Ms. Holder moved, seconded by Mr. Lytle to adopt the Food Vendor Pilot Program as presented.

During discussion, Mr. Daniel expressed concern about allowing a business in the Jordan St. parking lot, which is in the MSD, and that business would not be paying the MSD tax. He also noted that there are two brick-and-mortar restaurants across the street from that site and that would be in direct competition with those businesses. Both of those businesses will have increased taxes and fees for recycling, which mobile food vendors would not be paying. He said I find that location questionable and I'm not sure I agree with that.

Mr. Baker said I think that activating public spaces is a great idea, but I can understand the concerns. Mr. Wise was also sensitive to Mr. Daniel's concerns but felt

that a pilot program would allow the opportunity to get feedback from the local businesses as to what they feel the impacts are. Mr. Daniel agreed that because this is a pilot program, he will wait to hear the reaction from the business owners, and if that location becomes an issue, we can remove it.

Vote on the motion was unanimously in favor.

RESOLUTION NO. 2026-38
A RESOLUTION ADOPTING A FOOD VENDOR PILOT PROGRAM FOR MOBILE FOOD VENDING ON DESIGNATED CITY-OWNED PROPERTY

WHEREAS, the City Council of the City of Brevard recognizes that mobile food vendors can contribute to the vitality of public spaces, support local entrepreneurship, expand dining opportunities for residents and visitors, and enhance the community experience; and

WHEREAS, the City Council desires to evaluate the feasibility of allowing mobile food vendors to operate on designated City-owned property under controlled conditions before considering the establishment of a permanent program; and

WHEREAS, City staff has developed a Food Vendor Pilot Program that establishes designated vending locations, operating days and hours, permitting requirements, operational standards, and enforcement procedures intended to protect the public health, safety, and welfare while allowing mobile food vending in appropriate locations; and

WHEREAS, the pilot program shall commence on August 1, 2026, and conclude on December 31, 2026, unless modified, extended, or terminated earlier by action of the City Council; and

WHEREAS, the Finance, Human Resources, and Citizen Appointment Committee reviewed the proposed pilot program and unanimously recommended in favor of its implementation; and

WHEREAS, the City of Brevard does not regulate food preparation or food safety and requires participating vendors to maintain all applicable permits issued by the Transylvania County Health Department or other applicable health authority; and

WHEREAS, the City Council finds that implementing a limited-duration pilot program will provide valuable information regarding vendor participation, operational impacts, public demand, enforcement needs, and overall program effectiveness.

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

SECTION 1. The City of Brevard hereby adopts the Food Vendor Pilot Program, as presented by staff and adopted hereto as Exhibit A.

SECTION 2. The $100 permit fee for participation in the Food Vendor Pilot Program is hereby established.

SECTION 3. City Staff is hereby directed to administer the Food Vendor Pilot Program and monitor implementation throughout its duration.

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

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

M-3. Appointment of ABC Board Member – Finance, Human Resources and Citizen Appointment Committee Chair Dean Lytle reported that the committee interviewed three applicants for two open positions on the ABC Board. Following the interviews the committee recommended that Lisa Conner be reappointed for another 3-year term. The committee also directed Staff to recruit an individual with retail, restaurant, or advisory board experience for the second appointment in order to bring a strategic thought to the board in order to maximize revenue and make sure service is up to par.

Ms. Holder moved, seconded by Mr. Wise to approve the resolution reappointing Ms. Conner and directing Staff to readvertise and extend the recruitment of another member with specific experience as mentioned. The motion carried unanimously.

RESOLUTION NO. 2026-39
RESOLUTION APPOINTING A MEMBER TO THE BREVARD ABC BOARD

WHEREAS, pursuant to NC G.S. § 18B-700(a) Local ABC Board members are appointed by the City Council as the appointing authority; and

WHEREAS, Brevard ABC Board members serve staggered three-year terms, and the terms of two members expire in July, 2026; and

WHEREAS, city staff, with the oversight of the Finance, Human Resources and Citizen Appointment Committee, conducted an open recruitment for citizens interested in serving on the ABC Board; and

WHEREAS, the Finance, Human Resources and Citizen Appointment Committee considered applications at its June 22, 2026 meeting and chose to interview the applicants at a specially-called meeting on July 14, 2026; and

WHEREAS, following interviews, the Finance, Human Resources and Citizen Appointment Committee recommended that Lisa Conner be reappointed to the Brevard ABC Board; and

WHEREAS, the Finance, Human Resources and Citizen Appointment Committee agreed to extend the recruitment period to recruit an individual with retail, restaurant, or advisory board experience for the second appointment.

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 Lisa Conner to the Brevard ABC Board effective August 2026 and expiring in July, 2029.

Adopted and approved this 20th day of July, 2026.

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

N. Remarks/Future Agenda Considerations.

Mr. Daniel said I attended the opening of the Mac Morrow Trail on Friday, and it was quite an impressive turnout. It was great seeing folks come down the trail while the ceremony was going on. One of the things that I took a lot of satisfaction in is the recognition that Aaron Bland received in comments. He got a lot of recognition, and I would like to commend him in this moment as well. Thanks to all our staff for the great work that they do.

Mr. Baker said it was a great day on Friday, and it was great to see the turnout. Bracken, as a City project, might get some people questioning why we need Bracken when we're surrounded by a national forest. But I rode up there from my house, and just the fact that you can access it that way straight from people's houses or straight from downtown, it's a very unique thing about Brevard that I think took vision and follow-through from a lot of people—Mac Morrow obviously prime among them, as well as a lot of City Staff hours and time as well. I was thinking about once the Ecusta Trail is finished and that heads downtown and we've got this great natural amenity downtown, everything is centered around the Heart of Brevard and it's a great vision to see come to life. It was validating to see so many people show up on a Friday to celebrate that. To see a project like that that takes a lot of people a lot of years of service and dedication, it's exciting to cut a ribbon. Thanks to everyone who participated.

Ms. Holder said this is our first meeting since Juneteenth and July 4th, so I want to publicly thank everyone who attended those two events. There was very impressive attendance for both, and I was proud to be a part of both activities. Regarding Bracken Trail, I thought who would ride their bike up here and there were a lot of bikes there and our City Manager rode his bike up there. It was impressive that people would do that, and I felt really good riding up in the van. You guys did a great job and handled it well. Thank you so much.

Mr. Hooper yielded his time to Chief Wentzell to inform everyone that the Battle

of the Badges blood drive will be held on July 22nd. It includes the Brevard Police Dept., Fire Dept, Transylvania County Sheriff's Dept. and EMS and when you donate you can vote for one of those departments.

Mayor Copelof encouraged everyone to sign up for the blood drive as there is an extreme shortage of blood right now. She said the ceremony in Bracken on Friday was incredible. I think Aaron said he started working on trying to get the additional 34 acres in 2018—that's 8 years from the concept, the vision, to actually making it complete. It was wonderful to see so many people up there who had worked on this for so long. It's a great amenity for our community and it's two more miles of easier trails. About 20 years ago the mayor and council had the vision to put it in a conservation easement so that this precious natural resource would be available not only for us, but for all future generations. I was able to visit former Mayor Jimmy Harris to tell him that part of the vision and part of what he started 20 years ago we were able to build and to complete and to open those trails. I am proud to be able to continue to build on a legacy that our predecessors have put in place. She mentioned that the next Meet the Mayor will be on Thursday at MCJCCC, and the Age-Friendly working group is sponsoring a Fall Prevention Seminar on August 13th at the Rogow Room.

O. Closed Sessions

O-1. Economic Development: NCGS 143-318.11(a)(4) – At 7:46 p.m. Mr. Baker moved, seconded by Ms. Holder to go into closed session to discuss an economic development matter, and to clear Council Chambers. The motion carried unanimously. City Manager Wilson Hooper and City Clerk Denise Hodsdon were authorized to remain for the closed session with Council and Attorney McKeller.

Council Returned to Regular Session – at 8:28 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. Property Acquisition: NCGS 143-318.11(a)(5)(i) – At 8:29 p.m. Mr. Baker moved, seconded by Mr. Lytle to go into closed session to discuss a property acquisition matter. The motion carried unanimously. City Manager Wilson Hooper and City Clerk Denise Hodsdon were authorized to remain for the closed session with Council and Attorney McKeller.

Council Returned to Regular Session – at 8:45 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-3. Pending Litigation: NCGS 143-318.11(a)(3) Veal vs. City of Brevard – At 8:45 p.m. Ms. Holder moved, seconded by Mr. Baker to go into closed session to discuss pending litigation matter Veal et al vs. City of Brevard. The motion carried unanimously. City Manager Wilson Hooper and City Clerk Denise Hodsdon were authorized to remain for the closed session with Council and Attorney McKeller.

Council Returned to Regular Session – at 9:03 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 9:04 p.m. Ms. Holder moved, seconded by Mr. Lytle, to adjourn the meeting. The motion carried unanimously.

Maureen Copelof
Mayor

Denise Hodsdon, CMC
City Clerk

Minutes Approved: August 3, 2026