MINUTES
BREVARD CITY COUNCIL
Regular Meeting
June 1, 2026 – 5:30 PM

The Brevard City Council met in regular session on Monday, June 1, 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 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, Senior Planner Emily Brewer, Police Chief Christy Wentzell, Fire Chief Chase Owen, Water Treatment Plant ORC Dennis Richardson, and Wastewater Treatment Plant ORC Aaron Winans

Press – 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. Pamela Holder of Bethel "A" Baptist Church offered an invocation.

C. Pledge of Allegiance – Mayor Copelof led the pledge of allegiance.

D. Certification of Quorum – City Clerk Denise Hodsdon certified that a quorum was present.

E. Approval of Agenda – Mr. Baker requested to add a letter in support of state funding for the expansion of passenger rail service from Salisbury to Asheville to the Consent Agenda as Item K-6. Attorney McKeller requested to add a Closed Session regarding property acquisition as Item O-1. Ms. Holder moved, seconded by Mr. Baker to approve the agenda as amended. The motion carried unanimously.

F. Approval of Minutes

F-1. March 6, 2026 Priority Setting Retreat – Mr. Baker moved, seconded by Mr. Wise to approve the minutes of the March 6, 2026 Priority Setting Retreat as presented.

During discussion, Mr. Daniel said after reading the minutes of the Priority Retreat a couple of times and listening to the tape of the discussion about prioritizing the homelessness issue, I stand by my objection to the inclusion of the paragraph "Concerns of the Council". I believe it is clear that a majority of Council felt this was a discussion for another time, and most, if not all, were satisfied the issue had been fully addressed by Mr. Lytle's proposal. I believe that we all agree that we are concerned about the homelessness problem, and to be accurate, that's what I think the minutes should state. I am not aware of any action by Council that we agreed to create another label "concern", nor does the record support the idea that Council intentionally created such a label, and I am simply asking that the minutes accurately reflect that.

Following further discussion, Mayor Copelof noted Mr. Daniel's objection and advised that what we are approving in the minutes is a record of what we did at a previous meeting. If we want to change or expand on the recommendation, that is a discussion for a new topic or adding something to the agenda, but the minutes are

simply a recording of what happened on March 6th. Vote on the motion was 4 in favor; 1 opposed (Daniel). The motion carried.

F-2. May 18, 2026 Regular Meeting – Mr. Wise moved, seconded by Mr. Baker to approve the minutes of the May 18, 2026 Regular Meeting as presented. The motion carried unanimously.

G. Certificates / Awards / Recognition

G-1. Proclamation No. 2026-18 Pride Month – Mayor Copelof read the proclamation aloud and presented it to representatives of the LGBTQ+ community.

PROCLAMATION N0. 2026-18
LGBTQ+ Pride Month

WHEREAS, the City of Brevard is committed to promoting a welcoming and accepting environment for all its residents; and

WHEREAS, the Lesbian, Gay, Bisexual, Transgender, and Queer (LGBTQ+) culture and community has made significant contributions to the social, cultural, and economic fabric of the City; and

WHEREAS, June is widely recognized as LGBTQ+ Pride Month, commemorating the Stonewall Uprising in 1969, which marked a pivotal moment in the fight for LGBTQ+ rights and liberation; and

WHEREAS, Pride Month serves as an opportunity to honor the LGBTQ+ community, celebrate their achievements, and raise awareness about the challenges they continue to face; and

WHEREAS, the City of Brevard acknowledges the importance of fostering an environment of understanding, acceptance, and support for all individuals, regardless of sexual orientation or gender identity; and

WHEREAS, the City of Brevard embraces and values the principles of equality, justice, and respect for all its residents.

NOW THEREFORE, I, Maureen Copelof, Mayor of the City of Brevard, do hereby proclaim the month of June as **LGBTQ+ Pride Month**. I encourage all residents to engage in educational opportunities and events that promote understanding, respect, and acceptance of the LGBTQ+ community, and express support for LGBTQ+ individuals, their families, and allies, and acknowledge the ongoing work needed to achieve full equality and justice.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Brevard to be affixed on this 1st day of June, 2026.

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

H. Public Comments

Davis Whitfield-Cargile said I'm here to talk about the athletic facilities on Ecusta Rd. It's a beautiful thing when members of the community have a vision. They come together to invest in that vision, and then they implement it. One example of that is the Ecusta Field, which is the turf soccer facility on Ecusta Rd. It's adjacent to the parking lot that is also used by the softball field, which is another beautiful thing. Nothing I like more than driving by any outdoor space and seeing people recreating, especially children, but also adults. The turf field is very well used. Three years ago, it opened. Some people had a vision; they raised the money and I think you'd be hard pressed to find a facility that is used by a broader cross section, or a more diverse cross-section of the community, and I'm talking age, race, socioeconomic background—that is a well-used facility and it's a beautiful community. Words that I just heard from you, Mayor were it should be important as a city and community, and you were talking about our proclamations; we make proclamations that speaks to what's important. What we spend our money on and what we take care of is also important. As beautiful and well-used and amazing as that facility has been, and as that community that uses it has been, there are three issues with it that speak to safety and health of the people using that facility not being important to this city, and we need to fix that. Those three things are…the parking lot is a disaster. It is a well-used parking lot when baseball and soccer are both going on, the parking is extremely dangerous. When I'm on the soccer field

coaching, I walk past the smell of human feces the minute I get out of my car. We've been relying on port-a-johns for fields that are used by hundreds of people most weekdays and most weekends for a majority of the months of the year. The third that is a health and safety hazard is the amount of dust that blows from that parking lot across the field while young kids are out there practicing and playing. Please invest in the parking lot, making it safer, finding adequate parking. Please invest in bathroom facilities so that our kids aren't smelling human feces while they're drinking water or running, warming up or playing a game. It's a beautiful facility; let's show the city that to this city council the health and safety of people using that facility and the softball field is important.

Rodney Locks passed out copies of his comments from the public hearing about the budget at the last meeting. He said the one thing that you talk about porta-potties, if you can't have them over on the Sports Complex, you shouldn't have them in Rosenwald at the playground. If you can't speed on Probart St. you shouldn't speed on Carolina Ave. And I listened to Aaron Baker's talk to the county commissioners. I thought it was excellent and the question that was asked puzzled me. They wanted to know how many calls did they get in Sylvan Valley. What would they do if there were no calls, would they pay?

Owen Carson said I came here 22 years ago to play soccer at Brevard College. I played my entire life, and I've enjoyed the community that soccer has provided since the time I was 3-years old, even until now—I still play adult league here. Soccer brings people together and it helps weave together the fabric of community. Soccer here is really important and it has grown. I've coached since before I had children, I now have 12-year old twins and I still coach my daughter, and I have seen the program of soccer here grow, and I've seen children thrive and learn the game of soccer but also learn about life through soccer. The field we have is phenomenal but there are some issues with the parking lot specifically, and I'm here to ask that during your deliberations about the budget, that you please consider how we invest in resources that help build community, because soccer does that here. Soccer has led us to be successful, both here in our community, and when we travel away. We've now invited people to our soccer field to experience how nice it is, and we are able to grow our community that way. This parking lot needs to be safer; it needs to be paved to prevent dust. A very serious accident occurred in that parking lot about a month ago and we don't need to have children, who are just trying to enjoy their space with their parents, be in a dangerous situation with an unregulated parking lot. I think that also our reputation here in Brevard is reflected at that field and when people come to our community to learn about who we are and have their children play sports against ours, it reflects poorly on our community when we don't have facilities that are adequate—bathrooms, parking lots. I think it is worth investing in children's sports; it's worth investing in things that build community, and I would urge you to consider that as you deliberate over your budget. I would also reflect on what Rodney said…I have a specific interest here, but investing in play spaces, safe spaces for everybody and every part of our community is really important, and that infrastructure is a key component.

Anna Heard said I work for Transylvania Youth Soccer Association (TYSA) and I am here to discuss the parking situation and lack of public restroom facilities at 324 Ecusta Rd., the primary public parking area serving the Brevard Skate Park, Brevard Dog Park, public baseball fields, Ecusta Soccer Field, and the Brevard bike path. Three years ago, TYSA, in partnership with the City of Brevard, established the Ecusta Soccer Field. As part of that agreement, both parties acknowledged that the parking area and bathroom facilities require improvements for the beneficial use of the soccer complex, baseball fields, skate park and other adjacent city amenities by the public and other user groups. Since that day no improvements have been made to either the parking area or restroom facilities. Over the last three years TYSA has experienced steady growth in numbers of local youth we serve and in the number of teens we host from across Western North Carolina and upstate South Carolina. The Ecusta Field is our primary location for practices, games and tournaments. During the season on any given Saturday, we host more than 400 participants on the soccer field alone. That number does not include the families using the skate park, walking their dogs at the dog park,

riding the bike path, or attending Little League baseball games. As recreational use of this area has grown, the inadequacies of the parking area have become impossible to ignore. As I am sure many of you are aware on April 21st a 7-year old boy was struck by a vehicle in this parking lot. Thankfully, he survived though he had to be airlifted to a nearby hospital. While this incident was particularly serious, it was not an isolated warning sign. We have witnessed numerous close calls involving children, families, cyclists, and vehicles. The lack of organization, designated traffic flow, safe pedestrian pathways, and insufficient parking creates an environment that is simply unsafe for the public. Recently a local resident wrote to the *Transylvania Times* "every time I pass the athletic fields on Ecusta Road, I feel very appreciative that we have such wonderful athletic facilities for our young people. I am proud that Brevard has that facility and I congratulate the folks who drove the initial actions to make sure that our young people have first-class places to play." I agree—these fields and adjacent public amenities are a tremendous asset to our community. They are places where children develop confidence, families build relationships, and residents of all ages gather to enjoy the outdoors. They reflect the very best of Brevard. But, building the facilities alone is only the first step. We also have a responsibility to ensure they can be used safely and comfortably by the public. Tonight I'm asking the City Council to make the Ecusta parking lot and restroom improvements a priority. This is not simply a soccer issue; it's not a baseball issue; it's not a skate park issue; it is a public safety issue that affects every resident and visitor who uses this shared community space. Local non-profit organizations like TYSA will continue doing everything we can to provide affordable enriching opportunities for children. However, we cannot solve infrastructure and public safety challenges that properly belong to the city.

Dan Voltero said I have been lucky enough to be drawing outside Quixote thanks to the generosity of Victor, the owner. I am here to ask you about permitting for downtown. I am a caricature artist, and I really like putting smiles on people's faces. I think that having a caricature artist downtown would be a great asset to the overall feel of downtown. I really enjoy it and I think the location I'm at is great, but it's really hard to get people's attention up in that plaza. I would really like to get in touch with somebody who could talk to me about this. I did already speak to Katherine upstairs, and she gave me some information, and it seems like a lot of the wording is tailored to homelessness and begging, more so than like someone trying to be above board and on the straight and narrow. She suggested coming to this meeting and if anyone has any input I would be willing to hear it. I actually did find a spot across from the Howard Hanna Insurance that is a small area that I can fit a small easel and three chairs in, and it's got good foot traffic. I'm not one of those that barks at everybody; I just sort of let people come and talk to me as they do. I'm not looking to make a lot of money doing this, it's just something fun I like to do.

Doug Powell noted that we are only 33 days away from America's 250th Independence Day celebration. He said it is interesting to note that Thomas Jefferson was only 33 years old when he penned the original draft of the Declaration of Independence. A fact not taught in our public schools is that Jefferson's biggest grievance against King George III was that he had "waged cruel war against human nature itself, violating its most sacred rights of life and liberty in the persons of a distant people who never offended him, captivating and carrying them into slavery in another hemisphere." Unfortunately, only 11 of the 13 colonies voted in favor of this reason for separating from Great Britain; therefore, it was not included in the final document, since all 27 grievances were voted upon unanimously by the states. Why was this paragraph included anyway? It seems logical today, but slavery was normal in almost every country on earth at that time. One reason was because many of the Patriot pastors of the Revolution had made it clear from their study of the Bible that slavery was wrong and had been preaching that fact from their pulpits. As we rush toward America's 250th, you might have picked up on a theme in my presentations, which is how critical the clergy and the Christian church was in our founding and our political decisions and documents thereafter. As we celebrate our nations founding next month, please keep in mind the role of the pastors in the founding of our nation and the biblical morality in which an American citizen is supposed to follow.

Shea Airey said I one of the many things I get to be involved with here in the community that I'm very grateful for is to be one of the directors at Ecusta Football Club, which is under TYSA. Within the program that I lead, there are well over 100 kids and all the families attached to that, that are learning to become not just soccer players, but better human beings. One of the cornerstones of our club is the development of character, and we work on and celebrate that among our kids more than the athletic performance. You've heard the needs already about the parking lot situation, but I want to share a couple of anecdotes so you can see what this feels like when you're on the field. We have a bunch of kids out there every night. If a child wants to use the restroom…this has happened multiple times over the last three years and there are children as young as 6, 7 and 8 that need to use the restroom…sometimes they have to go to that porta-potty that is frequently overfilled. It's really unpleasant and a lot of times those young children simply will not use the restroom, and for a 6, 7 or 8-year old girl to have that experience at a public park in Brevard is really unacceptable. Likewise, we have begun to host more out-of-town teams here, which is fantastic for a number of reasons. It's a pride of our kids and families; they get to have home games; this took a long time to do that. People come from Clemson, Greenville, Waynesville and many other places to come play at the fields. As the director onsite, many times I get asked the question where can my child use the restroom? It's often a mother with a few children and she's pointing at the porta-potties saying those are not usable, and that's simply because of the sheer mass of people we have. I have to tell them where the Ecusta Brewery or gas station are down the road. These are the kind of situations that unravel sort of on a weekly or bi-weekly basis during the season and I think we can all do better than that. This sport has grown a lot locally, it's fantastic and those thousands of families coming in spend their money in Brevard, so there is an economic impact that this sport is generating. I think we should find it in our budget to support a new parking area and some bathrooms. As you're looking at the bathrooms I would say if there is any way to include some sort of covered space, it would be very important because we do have lightning and thunderstorms and there is nowhere to shelter out there.

Harvey Sankey said you've all heard me speak about the budget at the last two City Council meetings and you've also heard what a lot of other people had to say about the budget and how it impacts their standard of living. If you increase your property taxes, that increases their living expenses. They already have to deal with inflation—I'm talking about the lower-income people and the people who are on a fixed income, and I'm glad you're having a workshop this Friday to discuss everything that was heard in the past about the possible increase in the property tax. Keep that in mind at your workshop. I really appreciate it and I'm sure a lot of the other people who spoke before me the last two times will also appreciate it.

I. Special Presentations – None.

J. Public Hearing(s) – None.

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. Wise to approve the consent agenda. The motion carried unanimously.

K-1. Ordinance Declaring Street Closures for July 4th Festival

ORDINANCE NO. 2026-21
AN ORDINANCE DECLARING STREET CLOSURES
FOR THE 2026 FOURTH OF JULY FESTIVAL AND
AMERICA SEMIQUINCENTENNIAL CELEBRATION

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, July 4, 2026, marks the 250th anniversary, or semiquincentennial, of the adoption of the Declaration of Independence by the Second Continental Congress in Philadelphia in 1776, signifying the founding of the United States of America; 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:

Dates: Beginning Thursday, July 2 at 11:00 PM until
Saturday, July 4, 2026 at 11:00 PM

Description: Main Street (U.S. 276) from Caldwell Street to Rice Street
Broad Street (U.S. 64) from Appletree Street to Morgan 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 1st day of June 2026.

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

K-2. Ordinance Declaring Road Closures for National Night Out

ORDINANCE NO. 2026-22
AN ORDINANCE DECLARING STREET CLOSURES
FOR THE 2026 NATIONAL NIGHT OUT EVENT

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:

Date: Tuesday, August 4, 2026
Time: 4:00 PM – 10:00 PM
Description: E. Main Street (U.S. 276) from Broad Street to Johnson 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 1st day of June 2026.

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

K-3. Parks, Trails & Recreation Committee Minutes – April 15, 2026

K-4. Rosenwald Community Advisory Board Minutes – January 15, 2026

K-5. Rosenwald Community Advisory Board Meeting Session Notes – March 19, 2026

K-6. Letter of Support for Western NC Passenger Rail Service

L. Unfinished Business

L-1. Proposed Amendment to the City of Brevard Unified Development Ordinance Chapters 2, 5, 8, 10, 11, 12, 13, 14, 16 and 19 – Regulations for Nonconformities – Emily Brewer recalled that this a staff-initiated text amendment to rewrite the City's requirements and development regulations regarding nonconformities. The goals of these regulations are to:

1. Limit substantial investment in nonconformities
2. Bring about eventual elimination and/or lessen their impact on surroundings
3. Preserve the integrity of the ordinance and the character of the city

The Planning Board reviewed the proposed amendment in April and unanimously recommended in favor of its adoption. Council held a public hearing on the proposed amendments at its May 18th meeting. Following the public hearing Council requested minor tweaks to the language for nonconforming lots, specifically, to provide examples for one of the provisions in the ordinance language. This change is included in the version before Council this evening.

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

ORDINANCE NO. 2026-23
AN ORDINANCE AMENDING MULTIPLE CHAPTERS OF CITY OF BREVARD UNIFIED DEVELOPMENT ORDINANCE TO CODIFY NEW DEVELOPMENT REGULATIONS FOR NONCONFORMITIES

WHEREAS, a nonconformity in development regulations is defined as a lot, structure, use, sign, or site feature that was legally established but no longer complies with current development code requirements; and

WHEREAS, under North Carolina General Statutes, local governments can adopt regulations with regard to how or if a nonconformity may be expanded and when compliance is required for a project; and,

WHEREAS, the goal of these regulations are to limit substantial investment in nonconformities, encourage eventual elimination or mitigation of impacts, and preserve the integrity and character of the ordinance and community; and,

WHEREAS, the Brevard Planning Board considered revisions to Chapter 2 – Districts and General Provisions; Chapter 8 – Tree Protection and Landscaping; Chapter 10 – Parking Standards; Chapter 11 – Lighting; Chapter 12 – Signs; Chapter 13 – Infrastructure Improvement Requirements; Chapter 14 – Nonconformities; Chapter 16 – Administration; and Chapter 19 – Definitions on April 8, 2026, and unanimously recommended in favor; and,

WHEREAS, the City Council of the City of Brevard finds that the proposed amendment is neither consistent nor inconsistent with the elements of the City of Brevard Comprehensive Land Use Plan *Building Brevard 2030*; and,

WHEREAS, a public hearing was conducted on Monday, May 18, 2026, by the Brevard City Council.

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

SECTION 1. Brevard City Code, Unified Development Ordinance is hereby amended as depicted in Exhibit A, which is attached hereto and incorporated herein by reference.

SECTION 2. As to any conflict between this Ordinance and any parts of existing ordinances, the provisions of this Ordinance shall control.

SECTION 3. 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 4. 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 1st day of June 2026.

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

M. New Business

M-1. Tannery North Remediation/Smokestack Removal Funding Recommendation – Mr. Hooper explained that this is a follow-up to a presentation he made on February 16, 2026 on the need to demolish the stack because of the hazard it poses to future trail users. At that time Council authorized him to begin the demolition process but also inquired about the possibility of leaving a 20-foot remnant as a monument to Brevard's industrial past. The biggest unknowns about the remnant possibility were the price of demolishing it partially, and the insurability of the remnant. We now know how much it will cost and we also know that it may be insurable. Staff sought bids for full demolition, partial demolition, and a separate project of removing a contaminated vault elsewhere on the property. Based on the bid results, the cost of full and partial demolition was within $7300 of each other, and the total budget is approaching $300,000. He presented the three following options for Council's consideration and noted that leaving a remnant still carries the most risk:

1. Approve a resolution authorizing the City Manager to execute a contract with CCI for $41,700 for vault removal and execute a contract with DH Griffin Wrecking Company for $239,750 for complete demolition of the tannery smokestack. The resolution also approves the corresponding budget and project amendments reallocating $300,000 from various sources as described for that purpose.

2. Staff's recommended option – approve a resolution authorizing the City Manager to execute a contract with DH Griffin Wrecking Company for $288,750 for vault removal and complete demolition of the tannery smokestack. The resolution also approves the corresponding budget and project amendments reallocating $300,000 from various sources as described for that purpose.

3. Approve a resolution authorizing the City Manager to execute a contract with NEO Corporation for $280,000 for vault removal, partial demolition of the smokestack, and installation of additional safety measures on the smokestack; authorize the City Manager to approve a design agreement amendment with WSP USA, Inc. in the amount of $7,500.00 to provide stamped structural engineer's report on safety of remnant. The resolution also approves the corresponding budget and project amendments reallocating $300,000 from various sources as described for that purpose.

The City's insurer, North Carolina League of Municipalities has laid out the requirements for them to consider insuring the remnant, including a stamped structural engineer's report affirming that the protective measures have been installed, and that the stack in its partially demolished state is structurally sound. The cost of the engineer's report is included in Option 3. Neither the insurer nor the structural engineer are willing to make their determinations until after the partial demolition has occurred and they can assess the remnant. If following the assessment, full demolition would be required, there would be an additional expense of $27,000 to complete the demolition. Mr. Hooper explained that no matter which Option Council uses, the funding proposal is the same—$100,00 from the Multi-use Path Fund, and $200,000 from Unrestricted Fund Balance will cover all three options and allow a small amount for contingency for unanticipated expenses.

During questions by Council, Mr. Wise asked if any of the bricks would be salvageable to use for a project. Mr. Todd explained that the intent is to protect the bottom of the stack and bring all of the brick down without getting into the soil, and they will then be taken offsite to be crushed, which could then be used as beneficial fill

on this or another project. It may be possible to salvage some portion of the bricks that would then have to be hand cleaned of the mortar.

Following further questions, Mr. Baker moved to approve Option 1. The motion died for lack of a second.

Ms. Holder moved to approve Option 3. The motion died for lack of a second.

Mr. Lytle moved, seconded by Mr. Wise to approve Option 2 and to salvage as much brick as possible for a future use that shall be determined. The motion carried unanimously.

RESOLUTION NO. 2026-32
RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT FOR VAULT REMOVAL AND SMOKESTACK DEMOLITION AT TANNERY NORTH PROPERTY

WHEREAS, the City of Brevard wishes to convert the vacant property known as Tannery North into a multi-use path; and

WHEREAS, the property is a designated brownfield littered with the detritus of its former use as a tannery; and

WHEREAS, two of these items –an empty vault filled with an unknown oily substance and a deteriorating smokestack—pose hazards to trail users in their current condition; and

WHEREAS, on February 26, 2026 the City Manager gave a report to City Council on the condition of the stack and the risk it posed; and

WHEREAS, at that time, the City Council instructed the City Manager to proceed with the process of coordinating the demolition of the stack alongside vault removal, but ask the City Manager to also explore the cost of leaving a remnant of the stack as a monument to Brevard's industrial history; and

WHEREAS, after soliciting bids for vault removal, full smokestack demolition, and partial demolition, the City has concluded that the safest and most efficient option is to hire one firm to remove the vault and fully demolish the smokestack.

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

1.) The City Manager or his designee is authorized to execute:
   a. A contract with DH Griffin Wrecking Company for $288,750 for full demolition of the Tannery smokestack and removal of the underground vault.
   b. Other unknown contingency and administrative actions as necessary to complete the project.

2.) The attached budget and project amendments reallocating $300,000 from specified sources are approved.

3.) To the extent possible, during demolition of the smokestack as many bricks as possible are to be salvaged for a future use to be determined.

Adopted and approved this the 1st day of June, 2026.

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

ORDINANCE NO. 2026-24
AN ORDINANCE AMENDING THE FY2025-2026 BUDGET
BUDGET AMENDMENT NUMBER 26-06

SUBJECT: Budget Amendment to transfer $200,000 to Multi Use Path Fund/Estatoe Trail for the removal of smokestack and vault.

AGENDA INFORMATION

Agenda Location	**New Business**
Department:	**Finance**
Contact:	**Dean Luebbe, Assistant City Manager and Finance Director**

BRIEF SUMMARY: The City wishes to extend the Estatoe Trail through the Tannery North area. The property is a designated brownfield and an empty vault and deteriorating smokestack need to be removed to ensure the trail is safe. The precise total cost of the work is unknown at this time, but initial bids appear to be just under $300,000.

MOTION FOR CONSIDERATION: To approve Budget Amendment 26-06, as submitted, increasing the budget in expenditure accounts:

10-6600-9259 (Transfer from General Fund - Estatoe)	$200,000
TOTAL	**$200,000**

And decreasing the budget in the expenditure account:

10-3990-0000 (Fund Balance Approp)	$200,000
TOTAL	**$200,000**

ATTACHMENTS: None.

MANAGER'S RECOMMENDATION: Adopt as presented.

Approved and adopted this 1st day of June, 2026.

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

ORDINANCE NO. 2026-25
CAPITAL PROJECT ORDINANCE TO AMEND ORDINANCE NO. 2026-04 ESTATOE TRAIL 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 City wishes to extend the Estatoe Trail through Tannery North, and the smokestack and vault need to be removed. Funds in the amount of $200,000 will be transferred from the General Fund, and $100,000 will be used from the Estatoe Trail Fund Balance.

Section 2: The Estatoe Trail Project currently has a budget of $1,673,600 and this amendment will increase that budget to $1,973,600. The fund balance for the project is currently $411,547. This amount includes all current encumbrances and expected FY27 revenues.

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

Account Number	Account Name	Budget Amount
78-6300-4400	**Estatoe Trail Project**	**$300,000**
TOTAL PROJECT APPROPRIATION		**$300,000**

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

Account Number	Account Name	Budget Amount
78-3750-0020	**Transfer from Gen Fund**	**$200,000**
78-3990-0000	**Fund Balance Approp**	**$100,000**
TOTAL PROJECT REVENUE		**$300,000**

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 1st day of June, 2026.

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

M-2. FY26 Supplemental Spending Plan – Mr. Hooper offered the following FY26 Supplemental Spending Plan for Council's consideration:

FY26 Supplemental Spending Plan
(May 2026 Draft)

PROJECT	FUND	AMOUNT	SOURCE	STATUS	FISCAL YEAR	ACTION	NOTE
Jordan St. parking lot enhancement w/Pisgah Health	GF	$20,000 est	Fund 83 and operating savings	Pending	Current	Budget amendment needed to transfer dollars from Fund 83	Total cost unknown. Using $20k as a target number
Tannery North remediation (smokestack and vault removal)	GF	Up to $300,000	Fund 78 (up to $100,000), Unassigned fund balance (up to $200,000)	Pending	Current	Council action needed to reappropriate FB if needed. See Agenda Item M.1	
Azalea Ave. sewer extension contribution	W/S	$525,000	FY26 budget surplus[1]	Council approved	Current	Council approved at 3/16/26 meeting. Prior to expenses coming due, Council will need to pass a budget amendment allocating W/S fund balance.	
Water Treatment Plant Security Camera	W/S	$45,000	FY26 budget surplus[1]	Staff proposed	Current	No additional action needed.	Staff intend to piggyback off TCSO contract with vendor Security Camera Warehouse

Mr. Baker moved, seconded by Mr. Wise to approve the FY26 Supplemental Spending Plan as presented. The motion carried unanimously.

N. Remarks/Future Agenda Considerations.

Mayor Copelof asked Council to consider whether staff should look at updating the Code of Ordinances to give law enforcement additional tools to combat loitering, trespassing, and public substance use that have been occurring with greater frequency in downtown Brevard. There are several ordinances that, if updated to add misdemeanor penalties, would give the Police Department the ability to deal with the situation in ways they do not currently have available for civil violations alone. Staff is seeking a concurrence of Council for Staff to begin the process of researching and proposing updates to the Code.

Mr. Lytle thought it was a good idea to explore updating the Code ensuring that we have all the information needed about intended outcome and how the changes would look on a practical basis for constituents. He noted that as discussed at the retreat and in talking individually to fellow council members, obviously there is a population that is vulnerable that also will fall into this category—the unhoused population that are downtown. Obviously we don't want to criminalize homelessness, but at the same time we want to make sure that everyone feels safe. Simultaneously to this, obviously it is an issue that we need to tackle in terms of solutions, and this will possibly equip us to take care of the symptoms, but we need to find solutions that are more long-term. I will be running a task force that is unofficial that I am hoping that the Council continues to understand is really important. I am willing to tackle that on my own with lots of great folks within the city, but I want to make sure that the Council understands that at some point, if I do need the help of the city on an official basis, I will

not hesitate to ask, but I don't anticipate that being something that happens at the beginning. We need to information-gather and figure out some of those strategies that we need to enact, and we need to do it fast.

Mr. Daniel said he would be interested in hearing Chief Wentzell's comments on the Mayor's proposal. Chief Wentzell recommended that it is something that we do look into given what our officers encounter on a daily basis. We often times will refer several of our unhoused population to resources available, whereas the offenses that are still being committed, it's not necessarily to criminalize being unhoused, but the behaviors do create issues for the businesses, and we have received several complaints from visitors. Not to say that our hands are tied as far as enforcement…we can write a citation, but we don't have any other real availability from a law enforcement standpoint to make an impact that I feel some of the businesses and visitors to downtown are looking for from the Police Department. Mr. Daniel agreed that we need more information.

Mr. Baker agreed that we should look into updating or adding to our ordinances as needed. He echoed Mr. Lytle and said when we are doing that that our focus is on public safety and not necessarily trying to just whisk away a problem that is incredibly visible to all. Obviously the City needs to do everything in its power to help with this, but this is a social issue, it's a human issue, and certainly we need to be sure that we're keeping the public safe. But, it's not something you pick up the phone and fix; a police officer is not going to fix homelessness; and the mayor is not going to fix homelessness. I understand the concerns people have, and I think it really is a call to action for all of us to reckon with the issues that we're seeing out there—that's housing and it's mental healthcare, which we have an almost complete lack of. I hope that we can continue to work with the partner organizations that are working with this. I think in the County's capacity as being over public health, I hope we can work with the County on this and ultimately even the state and federal government on an issue that runs the gamut and really needs a solution beyond just any ordinance or anything like that. Mr. Baker thanked the folks that made public comment at this meeting and the last meeting and said it helps us tremendously in the homestretch of the budget. He also gave a shoutout to downtown in hosting the White Squirrel Festival, the Heart of Brevard, and the Public Works, Police and Fire staff that worked. He said we took some heat a couple of years ago when the downtown improvements were put in and I would challenge anyone who was upset by that at the time to take a stroll through downtown and take a look at it now. I think you'll see that we've made some real improvements and it's looking great.

Ms. Holder said I too agree with exploring what we can do as far as the best alternative for our human citizens who are a part of Brevard, just in a different way. I hope this won't close the chapter or the efforts that are being made to get alternatives for the unhoused and I do think it needs to come to City Council in some form. I strongly supported a committee at the retreat, and I still say that because it is a city problem. It's not just for the unhoused to fix; it is for us to help fix it. How can we do that without criminalizing a lifestyle that some of them may not have chosen for themselves? She also thanked those who came out last week and this week to make public comments. She said one thing that Silversteen and the athletic fields have in common is both have porta-johns. The only difference is, that I didn't hear tonight, is there is access to restrooms at the athletic field; there is not a shelter or restroom at Silversteen, and I don't think that the porta-johns smell any better at Silversteen than they do at the other facility. So, we're looking at the same problem, but when we look at Silversteen Park there is no alternative for a restroom except a porta-john. Parking—yes, they can use the Mary C. Jenkins parking lot, but if there's an event there, there may not be parking available, and they use our church property as overflow. Perhaps maybe looking at a parking lot upgrade, or fix the parking lot at the athletic field and get a bathroom at Silversteen may be some alternatives we can look at as a compromise to address the safety issue at the athletic field and address the non-bathroom issue at Silversteen. Persons coming to Silversteen extend beyond the Rosenwald Community; it's a community park; it's not just for Rosenwald.

Mr. Wise noted that it is important to consider that it is not a crime to not own a house and it is also possible for all of us to commit crimes whether we own property or not. He said I do think we should look at ordinances as some folks, no matter what their situations are, are committing crimes. I look at this as a public health and safety issue. We've had some real health issues that have to be corrected. He added that in light of Pride Month, and just a few months ago in February Black History Month, we are about to celebrate the 250th anniversary of our country, and the real core of that foundation was to treat all people equally. We have, I think by any metric, failed over 250 years to do that. However, I feel the core definition of being an American is that you will always and continually strive to see everyone as equal in our country. I think Pride Month and Black History Month are both, sadly, very recent additions to our history, and I think we should weigh them heavily because all people to me, and I'm sure to all of our Council, are equal and that's what we will always strive for.

Attorney McKeller agreed that looking into amending the ordinance is a worthwhile effort.

Mr. Hooper reported that this morning we got our long-awaited approval from the State granting permission to use the remaining $8.5M from our 2024 earmark for construction of Phase 1 of the Wastewater Treatment Plant improvement project.

Mayor Copelof reminded everyone of Council's Budget Workshop on Friday, June 5th at 8:30 am and said she anticipates that the final vote on the budget will be on June 15th. The Rosenwald Listening Session will be held on June 11th at 6:00 pm at the Mary C. Jenkins Community & Cultural Center, where Staff will update the community on a number of projects. She announced that Juneteenth will be a 3-day celebration this year and shared the events planned over the three days. She mentioned she has two Meet the Mayor sessions this month – one on June 2nd and one on June 30th.

O. Closed Sessions

O-1. Attorney-Property Acquisition: GS §143 318.11.(a)(3)(5) – At 7:18 p.m. Ms. Holder moved, seconded by Mr. Baker to go into closed session to discuss a property acquisition 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 7:55 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 7:55 p.m. Mr. Baker moved, seconded by Ms. Holder, to adjourn the meeting. The motion carried unanimously.

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Maureen Copelof
Mayor

Denise Hodsdon, CMC
City Clerk

Minutes Approved: June 15, 2026