MINUTES
BREVARD CITY COUNCIL
Regular Meeting
May 19, 2025 – 5:30 PM

The Brevard City Council met in regular session on Monday, May 19, 2025, at 5:30 p.m. in the Council Chambers of City Hall with Mayor Copelof presiding.

Present – Mayor Maureen Copelof, Mayor Pro Tem Gary Daniel, and Council Members Mac Morrow, Aaron Baker, Lauren Wise and Pamela Holder

Staff Present – City Attorney Mack McKeller, City Manager Wilson Hooper, City Clerk Denise Hodsdon, Assistant City Manager/Finance Director Dean Luebbe, Assistant City Manager David Todd, Human Resource Director Kelley Craig, Communications Coordinator Becky McCann, Planning Director Paul Ray, Assistant Planning Director Aaron Bland, Police Chief Tom Jordan, Public Works Director Wesley Shook, Wastewater Treatment Plant ORC Aaron Winans, Water Treatment Plan ORC Dennis Richardson, Community Center Director Tyree Griffin, Police Captain Aaron Thompson, and Police Department Evidence Collection Technician Eden Hinds

Guest/Presenter – Kyle Seaman of KCI (via Zoom); and Meg Lebeck and Crystal Watkins of Housing Assistance Corporation

Press – Dave Bradley, Transylvania Times and Dan DeWitt, Brevard NewsBeat

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

B. Invocation – Reverend Dr. Sharad Creasman of Brevard College offered an invocation.

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

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

E. Approval of Agenda – Mr. Hooper asked to remove Item M-2 Fire Engine Replacement and Funding Strategy from the agenda. Mr. Morrow moved, seconded by Ms. Holder to approve the agenda as amended. The motion carried unanimously.

F. Approval of Minutes

F-1. April 21, 2025 Regular Meeting – Mr. Baker moved, seconded by Mr. Wise to approve the minutes of the April 21, 2025 Regular Meeting as presented. The motion carried unanimously.

F-1. May 5, 2025 Regular Meeting – Mr. Daniel moved, seconded by Mr. Morrow to approve the minutes of the May 5, 2025 Regular Meeting as presented. The motion carried unanimously.

G. Public Comments

Rick Rowe of 129 West Lane said I built my house in 2022 to be here for my mom and be her caregiver. During the course of construction of my house the person that moved into the house across the street…but right now the house is deplorable. There is no running water and my estimation is that there is no power, but there is an individual that lives there. I have spoken with the Police Department, the Sheriff's Department, I have even spoken with the Planning Department, the Environmental Department and nothing has been done. The last time I spoke with the Police, they

actually told me that I needed to come to the meeting with photographs to remind you of what kind of shape this house is in (he provided photographs that are on file in the City Clerk's office). He said my concern is the house, and I'm actually trying to sell the house now because that's one of the problems. I have spoken to several residents in the area that have the same concern. It is my concern because it is affecting my property values and I actually don't want to sit on my front porch and have to look at that. I just paid $4300 for property taxes between city and county, and if I've got to look at something like that, then that is why I've got a for sale sign in my yard. I'm praying that you all will look at that and understand my concern. I've brought it to many people's attention and I built the house in 2022 and nothing has been done; the guy is still there and I don't know what else to do. I'm putting it in your hands.

Dale Nash of 1668 Probart St. said I want to talk about the proposed development on the 11-acre parcel of land across the street from my office. I moved to my property in 1979 and I have been there ever since. My daughter went to France for six months to study French and stayed three years. I went to visit her there once near Montclair and I saw some strange activity going on. They were dumping out huge amounts of wine and wasting it. As I tried to investigate what was going on, they said that France made such good wine in many places, and the fact that this geographic area and the soil produced really bad wine, they didn't want it to discredit France's good reputation as far as a producer of great wines. So the French government thought it was in their best interest to encourage the orchard, the winery, the crops to continue to be cultivated, they wanted the village to continue to be charming and clean and the cobblestones to be attractive to tourists because they knew that they were maybe the number one tourist destination of the United States. So, rather than have crowded streets and dense population and only people that were making the world-class wine, they chose to preserve the quality of the community, the environment, and the lifestyle because it was what they wanted to live in, and that's what they knew was the best attribute to the people of their country--the nature and the beauty and the lifestyle. And I think that's our best..we've got lots of good things. We used to have healthcare that I was really proud of. I love the Music Center and there's lots of things we've got, but I think nature is what we have mostly to thank for the attractiveness of this town.

Volney Tinsley of 14 Jasmine Lane said I was born and bred in Brevard so I have been here a long time and have seen a lot of changes in the city, mostly good, and I appreciate your all's time and what you do for the city. My concern tonight is parking, which we've been dealing with for a long time and you all have tried to work with it also. I know you also have worked out a deal with Comporium to help get extra parking for the area. I own a building on West Jordan St. which has three residents and two commercial businesses on the street. The problem they have constantly is finding parking for the ones that work and open their business there, trying to find a place to park that they can even get in and get open and bring and carry their supplies every day. The residents have an issue trying to get their supplies and groceries in and out, and trying to live in Brevard; find a place to park where they can carry their items and get there. They can't park in the street and block traffic to do their unloading. They carry it from wherever they can park. I realize in a large city, the walking from Comporium up to the middle of town is not a big deal, but in a small town it is a big deal. The life of the merchants that work here and trying to make a living depends on people being able to come in and shop and find a place to park. As an outsider looking in, we don't understand and see all the problems that you all deal with every day. But why on earth you would agree to a design to remodify the sidewalks in town, which they needed, and trees were taken over the sidewalks, the plan that would eliminate as many parking spaces as it did, I just don't understand. The one thing you need is more parking, not less parking and I can assure you that people trying to come to Brevard are not coming in here to see the sidewalk fixed up, the extra shrubbery that was put down in those bumpout areas, which creates more work for your maintenance people to keep it up, or do they drive into town just to sit on a park bench? They drive into town to spend money and to find a place to park to do that. My request to you all is consider the parking lot on West Jordan St. It has a lot of parking there. Consider some kind of a plan where you could give a sticker on an inside windshield for the people that work and try to make a living working in town and for the residents that live here. It would

give them special parking there because they work in the town, they support the town, and the people that live here trying to make a living getting in and out. Either give them that benefit and let the other people that are trying to shop and spend money here a place to park and conveniently get to their place, or look at other discount parking, but just consider an opportunity to use that parking place to be beneficial. I'm in town every day and that parking lot is not full every day, so please give that some consideration.

Jesse Draper of 83 Kaden Lane said I am here to speak about the Brevard 2030 Comprehensive Land Use Plan, the Unified Development Ordinance (UDO) and the proposed Burl Haven 11.5 acre housing development. A few of us met with the City Planner to review the proposed Burl Haven development. We can easily say that the development does not meet the 2030 Comprehensive Land Use Plan. The plan "will serve as a strategic guide for land use, infrastructure and programming decisions for the city and extra-territorial jurisdiction. The future land use map and accompanying character descriptions should be referenced by decision makers including city staff, Planning Board, and City Council in rezoning cases and development proposals. This plan should serve as a guidance to investors and the general public when making land acquisition and development decisions." Also, on page 34 of the plan, paragraph LUH-3 stipulates rezoning according to the Comprehensive Land Use Plan: "evaluate rezoning requests based upon Future Land Use Map and character area descriptions." The city planners also possess the highly technical UDO to ensure that the proposed development complies with the required ordinances and regulations. On page 34 of the Comprehensive Land Use Plan it explains how the UDO should be updated by the plan: "evaluate, update and amend city policies and ordinances to ensure consistency with the Comprehensive Plan and Future Use Map. Amend the UDO to support implementation of the Comprehensive Land Use Plan." So, my point is that the proposed Burl Haven development over by Kaden Lane does not meet the Comprehensive Land Use Plan for future developments and, 2) it does not meet the UDO requirements if the UDO was updated per the plan. Some current approvals based upon the UDO may not be correct and will need to be amended. The proposal design shows conventional subdivision development, although the site is designated as a conservative design low-density area on the Land Use Plan. Neighbors and many concerned residents of Brevard understand that the 11.5 acres will eventually be developed.

Laura Raintree of 70 Kaden Lane said I am neighbors with Mr. Draper and across the street from Dr. Nash. To dovetail with what Mr. Draper was saying, there is a conflict between what our land is rated on the Comprehensive Land Use Plan that is on the City website versus what the city has in pictures. It's a small bumpout that was petitioned by John Taylor like 30 years ago to be included in the city limits for his development, which is where we live now. Now the land is in the holdings of a LLC that is financed by someone from Jacksonville, Florida to put in 65 homes on a heavily wooded steep slope 11½ acres with one entrance and exit onto Probart, which is the state road side. There are no sidewalks, bike lanes, and it is directly across from Dr. Nash's business exit on a blind turn where it is 35 mph. We're looking at a lot of ecological destruction; it is a wildlife corridor currently for black bear, turkey and even some large cats moving back and forth into Bracken Mountain Preserve. And, there are about five out of the eight goals on the first page of the Comprehensive Land Use Plan, which this development is completely out of integrity with. My understanding of integrity is when our values are in alignment with our actions. So the values stated in this land use plan are not being demonstrated by the permitting process of this high-density development being squeezed in between public housing in the Crest and the Rosenwald Community and this tiny little last street of city limits before the county extension. I contacted Mr. Ray at the Planning Department and there is no way he said for citizens or the City Council to have something rezoned unless it's the landowner's request. So we have this conflict; there is this land use plan that we all spent ten years taking public comment on, mandated by the state, that says our neighborhood is rated GR-4, but then the city has plans and permits for it being high density. So we need help; we don't know what else to do other than possibly, as a neighborhood, hire a lawyer to try to ameliorate or abate this destruction. We understand development is going to

happen, but it needs to happen in a way that is in integrity with our values that are stated in this land use plan that everyone in the city agreed upon. Please help us.

Harvey Sankey of 51 Lake House Trail said I am here to address one of your items on New Business, the interlocal agreement with the Transylvania County Sheriff's Office for supplemental patrol services. As you well know, you've asked the Sheriff to help you out on the third shift. We don't have enough patrol people to cover that shift adequately. I urge you to sign this agreement and let the Sheriff run it the way he thinks it should be run. He's got experience and he could do the job. Stop kicking the can down the road when it comes to solving the Brevard Police Department problems. Get this done now. This third shift is a safety issue—that's probably where the criminals like to work; nice and dark and not too many people around. The life you save on the third shift can be one of our own citizens so I ask you to please sign that agreement and let's get the third shift, for safety reasons, taken care of. Also Madam Mayor, you indicated on your Facebook page that the social district area generated $127,500 in increased business. I would like to know when you get a chance to find out how that was arrived at and who arrived at it.

Ron Young of 77 Kaden Lane said I am here to speak about my concerns pertaining to Burl Haven, the high-density housing development proposed on 11 ½ acres off Probart St. that will clearcut and bulldoze flat heavily wooded and steep slope property. I am very concerned about habitat loss and the environment. This development shows absolutely not regard for the natural world. 35% of the world's forest cover has been destroyed, much of it in the last 300 years; 4.94B acres, that's twice the size of the United States. Here in Brevard we promote outdoor activities—cycling, hiking, walking, stargazing; we are designated as a Tree City USA. Much of the economy in Transylvania County is dependent on state parks, national forests, and people who come here for the outdoors. I am going to play some recordings now for you. He played recordings of chainsaws, heavy equipment, and a number of songbirds identified by the Merlin app, and said this is about 120 feet from Burl Haven. 11½ acres of pristine habitat, all kinds of trees, other vegetation for birds, mammals, insects, all interwoven, but when the chainsaws and bulldozers are done, it will guarantee the death of hundreds, if not thousands, of living creatures. Brevard, we can do better.

Skylar Jeffery of 1588 Probart St. said I am also here to speak about Burl Haven; about the potential impact of a development of that size on traffic, pedestrians and cycling, on Probart and around town. According to Brevard City Planning, each additional home is expected to produce ten vehicle trips per day; this includes deliveries and maintenance. With the current Burl Haven plan, looking like 65 to 70 homes, this will be upwards of 600 additional vehicles on Probart each day. That averages to an additional car on Probart Street every minute for ten hours straight every day. When the City of Brevard commissioned the traffic survey on Probart Street in October 2023, there was an average of 713 vehicles passing the Music Center every day. 600 more daily vehicles would be a 90% increase in traffic. Those additional cars would probably cause issues on Probart, down Railroad, and at the intersection of McLean and 64 in front of Ingles. In the 2030 Comprehensive Land Use Plan, it states Brevard will be a premier destination for biking and walking, for the safe and expansive network of bicycle and pedestrian facilities connecting the city to the surrounding outdoor recreation and cultural destinations. I will tell you that Bracken Mountain Preserve and the Brevard Music Center are two premier destinations of Brevard. Those are accessed by Probart Street and more traffic on Probart Street will not make these destinations safer to access from town for cyclists or pedestrians. Probart Street is part of the Brevard to Rosman bicycle route, Transylvania County bike route #6. Numerous sanctioned bicycle events that bring tourists to Brevard use Probart Street as part of their route. I hope the future Burl Haven development can be designed in a way that doesn't affect the safety and accessibility of our town to pedestrians and cyclists.

Dr. Paula Hartman-Stein of 249 Pine Mountain Trail, Task Force Coordinator for Age-Friendly Brevard, said this is a reminder of a program that Age Friendly Brevard is offering a free to the public seminar on advanced care planning on Wednesday May 28th at 10:00 am at our library. Statistics show that only 30% of people have advanced care

plans completed. If you are one of those 30%, think about where your advanced care plan documents are kept. If they are kept, as ours are, in a drawer or in a safe, that is not very adequate should a crisis occur. At this program Dr. Heather Altman is going to explain about advanced care plans, and she is going to help us upload it to the cloud on a website called Mindmyhealth.org. This is worth going to, so I hope to see you all there.

Connie Nash of 1668 Probart St. said I think whatever we invest in, we ought to look what it really invest in down the road. Is it for all kinds of people, or is it just to bring in more and more money to the extra wealthy? Here's a book (she held up a copy of "Faith Beyond Borders") that has a lot to do with Habitat for Humanity and Jimmy Carter's work and other people. I have just been for years trying to be a writer about this kind of situations and I have grown to love nature more and more living here. I just want us each to ask our consciences if this is what we really want to invest in.

H. Certificates/Awards/Recognition

H-1. Proclamation No. 2025-17 Honoring Rhodes Scholar Madeline Dierauf and Presentation of Key to the City – Mayor Copelof read Proclamation No. 2025-17 Honoring Rhodes Scholar and Brevard Native Madeline Dierauf, Awarding Her a Key to the City of Brevard, and Naming June 1st through June 7th, 2025 as "Madeline Dierauf Week" in the City of Brevard. She presented the Proclamation and Key to the City to Ms. Dierauf.

PROCLAMATION NO. 2025-17
A PROCLAMATION HONORING RHODES SCHOLAR AND BREVARD NATIVE MADELINE DIERAUF, AWARDING HER A KEY TO THE CITY OF BREVARD, AND NAMING JUNE 1st THROUGH 7th, 2025 AS "MADELINE DIERAUF WEEK" IN THE CITY OF BREVARD

WHEREAS, Madeline Dierauf is a culture preservationist and folk musician from the City of Brevard who in 2025 was awarded a Rhodes Scholarship to Oxford University; and

WHEREAS, Madeline is the daughter of the late Beth Dierauf and Roland Dierauf. She is a graduate of Brevard High School and Davidson College; and

WHEREAS, Brevard's culture has influenced Madeline's successful scholarly pursuits in folk arts, literature, and the people of the Appalachian region; and

WHEREAS, Oxford University is considered to be one of the world's top universities, and the Rhodes Scholarship is one of the most prestigious academic awards in existence; and

WHEREAS, noteworthy Rhodes Scholars include former President Bill Clinton, former National Security Advisor Susan Rice, journalist George Stephanopoulos, and columnist Nicholas Kristoff; and

WHEREAS, Rhodes Scholars that are perhaps not as famous occupy positions of prominence in the fields of human service, government, science, business, business, law, medicine, arts, journalism, athletics, religion, academia, and others; and

WHEREAS, the City of Brevard holds most high the virtues that earned Madeline this monumental recognition: scholarship, service, and commitment.

NOW, THEREFORE, BE IT PROCLAIMED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BREVARD THAT:

1.) This body expresses to you, Madeline Dierauf, on behalf of our citizens and officials, our utmost pride in and appreciation of your achievements, and our deepest thanks for representing the best of Brevard around the world.

2.) A Key to the City is hereby bestowed to you, Madeline Dierauf, in recognition of your service to humankind, your achievements, and your character.

3.) June 1, 2025 through June 7, 2025 shall be recognized as "Madeline Dierauf Week" in the City of Brevard, and its observance commended to all Brevard's residents and visitors.

IN WITNESS WHEREOF, I have set my hand and executed the Great Seal of the City of Brevard on this the 19th day of May, 2025.

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

H-2. Proclamation No. 2025-18 National Public Works Week – Mayor Copelof read the proclamation aloud and presented it to Public Works Director Wesley Shook.

PROCLAMATION NO. 2025-18
NATIONAL PUBLIC WORKS WEEK
May 18–24, 2025
"People, Purpose Presence"

WHEREAS, Public Works Professionals focus on infrastructure, facilities, and services that are of vital importance to sustainable and resilient communities and to the public health, high quality of life, and well-being of the people of the City of Brevard; and

WHEREAS, these infrastructure, facilities, and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers, and employees at all levels of government and the private sector, who are responsible for rebuilding, improving, and protecting our nation's transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and

WHEREAS, it is in the public interest for the citizens, civic leaders, and children in the City of Brevard to gain knowledge of and maintain an ongoing interest and understanding of the importance of public works and public works programs in their respective communities; and

WHEREAS, the year 2025 marks the 65th annual National Public Works Week sponsored by the American Public Works Association.

NOW THEREFORE, I, Maureen Copelof, Mayor of the City of Brevard, do hereby designate the week May 18–24, 2025, as National Public Works Week. I urge all citizens to join with representatives of the American Public Works Association and government agencies in activities, events, and ceremonies designed to pay tribute to our Public Works professionals, engineers, managers, and employees and to recognize the substantial contributions they make to protecting our national health, safety, and advancing quality of life for all.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Brevard to be affixed on this 19th day of May, 2025.

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

I. Special Presentations – None.

J. Public Hearing(s)

J-1. Proposed FY 2025-2026 Budget and Ordinance – Mr. Hooper noted that this year's budget was built during a time of economic uncertainty, a slowing economy, uncertainty from Raleigh and Washington, possibly the impacts of the storm—all those things affected the budget as it is recommended. It was also built following a property revaluation conducted by Transylvania County which saw residential property values skyrocket. It does indeed contain a tax rate 2.75 cents above our revenue neutral rate of 33 cents. The impact of this tax rate will vary from property to property, but for a house valued at $350,000, the 2.75 cent increase equates to $96. However, it maintains all services and covers the increased cost of things we have to buy to provide those services. It also endows Council's priorities – housing, recreation, and downtown. It invests in employees giving all employees a 3.5% cost of living increase, keeping them ahead of CPI and ensuring that all employees make above the living wage for our area. It also funds our employee benefits package at the same level as before.

At 6:20 p.m. Mr. Wise moved, seconded by Mr. Morrow to open the public hearing. The motion carried unanimously.

Public Participation:

Steve Keate of 269 Evergreen St. said thank you for allowing me to address your proposed 2025-2026 city budget and your road map for the future of our community. I

would like to start by applauding you and the City Manager for sharing the transparent and detailed budget documents with the public; they really were outstanding. They clearly reflect your priorities, priorities I fundamentally disagree with, rooted in a progressive ideology and stirring Brevard towards a future that burdens taxpayers and risks the city's unique character. Consider the numbers—your proposed general fund budget surges nearly 12% over this year's projection. The budget allocates $192,000 to run three community centers. Does the city need three community centers? It funnels $111,000 to your hand-picked charities. Isn't it the role of individuals, not government, to choose which charities they want to support? Additionally, setting a $17.55 minimum wage for city employees, well above market rates, asks the taxpayers to overpay for city services. And, spending $198,000 to subsidize affordable housing, work best left to the private sector, further inflates costs borne by the taxpayers. Paying for your proposed budget will require an overall 8.3% property tax increase, which will squeeze families already struggling with rising costs. Individual property tax bills will vary from the 8.3% average, depending on the recently completed property value assessments conducted by the County. However, the public should not be misled. This budget will require an 8.3% increase in property tax revenue. Under your leadership Brevard risks becoming Asheville south with rising crime, worsening drug issues, growing homelessness, and crumbling basic services. We've seen this pattern replicated throughout America in cities run by other progressive leaders. You have the power to pivot—to prioritize fiscal discipline, protect taxpayers, and restore Brevard's safety and charm. I urge you not to adopt this budget.

Rodney Locks of 187 S. Rice St. said City Council's top three priorities are tourism, recruitment, and affordable housing. The budget meets these needs. You are asking me do I agree to spend our money as recommended? You budget $10,943,900 for personnel; $10,014,300 on operation, and $1,735,000 on capital projects. I am willing to pay for initiatives to bring in high paying jobs so that your constituents can afford to live, work, play, spend their money, and raise their children here in Brevard. I am willing to support you to become a high-quality government organization that employees want to work for because you pay competitive salaries and compensation, provide quality services and are not in the Carolina Public Entity Cooperative Health Insurance Pool. What I don't like about the budget is the following: 1) you choose to increase property taxes by .0275 cents when you could have drawn $600,000 from the Fund Balance; 2) you chose not to sell the property on W. Main St. that you purchased in 2024 for $151,000; after appraisal this property would be worth considerably more and this windfall you could use to help fund reduced taxes or water rates and still connect to the Estatoe Trail, which you like, in the future; 3) you chose to make the property tax rate on the Heart of Brevard .0175 cents per $100 valuation, and on the residents .3575 cents per $100 valuation; 4) you chose to increase the water rate on the first 1000 gallons by 4%; at the same time you choose to offer 30% reduction in utility rates subject to an agreement that such business achieve economic development performance measures; 5) you choose to increase the government-imposed annual burden on the residents of the low-income level with tax increases and water rate hikes. The annual budget calculation included property tax, refuse fees, garbage, recycling, utility fees and consumption, and stormwater fees. It does not consider how much we pay for goods and services—electric, gas and rent; 6) you chose to decrease the overall annual burden on residents with high property taxes and some commercial and industrial properties, making the low-income residents shoulder most of the annual burden. The annual burden can reduce the low-income residents' annual salary by $1500 to $3441 a year; 7) you chose to set the city's compensation level at the lowest level so an employee makes no more than the living wage of $17.55, or $35,100 for 50 weeks, and increase compensation by 3.5%, so employees stay ahead of inflation, but a full-time employee will make at least $36,000 a year and still be considered low income to very low income and not afford to live in Brevard; 8) you chose to stay the course on Downtown Master Plan and Multi-use Path; 9) you chose to donate 20% to the DOT project. This year you are donating $75,000 to the DOT Roundabout Betterment and Maintenance Fund for landscaping and aesthetics. Who needs a pretty roundabout, much less roundabouts?

Rebecca Wynn of 180 Duckworth Ave. said I'm going to finish what Mr. Locks had to say. We don't need no pretty roundabout of course. You choose to replace the Estatoe Trail boardwalk to the tone of $4400 to just under $1.3M, which is on Page 133, which it should be torn down and not replaced instead of fixing the culvert on Mills Ave. Next, you have to fix Cashiers Valley Rd. due to excess traffic. Now, his response is he does not agree with the budget because, as he has told you before, people cannot afford to live in Brevard and Transylvania County. City Council needs to change directions and focus on community and residents. Show Brevard City Council is committed to improving the quality of life of it residents in tangible measurement ways. I can suggest how to do that, but he doesn't have enough time. But, what I want to tell you about…last year I came up here and told you all how much money I make. I made $26,706 a year. This year I made $27,638, an increase of $932, or $77 a month. Out of that $77, I got to pay 2.75 increase on my property taxes, 4% for a gallon of water, and I don't know how you expect me to live. But, then you had a sheet of living wages that you had on one of your pages, and so what I did was I just compared what you had to what I have. You had food $4180, mine is $4800. I don't have any childcare. Your medical expense was $3135; mine is $3318. Housing $10,289—I don't know where you're going to find a house and build it for $239, unless it's back there across the street from where that young man is talking about; mine is $14,000. You talk about transportation and mine, I used that as gas and maintenance for my car, now that's okay because that's about $3,000 a year. Instead of civics, I don't know what that meant, but I use $1500 is mine. You got internet and mobile, that's just cell phone, you have $1418; mine is $2400. You said other, what I've put for other, you got $3903, I used that for utilities—lights, water and gas—mine was $4984. And it says required income for this is $34,838. All I got is $27,638 and I paid over $5000 in taxes and that right there is more than $32,000 that I'm spending and that's not including any of the activities, not including medicine, and for heaven's sake if I want to go out, I sure can't go out and eat. My income is $7000 less than poverty level now and with the increase of taxes, how do you expect me to live? I will be a statistic along with the other 4100 other people in this county. So, consider those people that are still living here; it's got to be livable for people here in Brevard.

Harvey Sankey of 51 Lake House Trail said I would like to address the budget, and the last speaker said it very well, about what I'm going to talk about. The middle-to-lower income homeowners are going to pay anywhere from 20-30% increase on their property taxes over last fiscal year using the revenue neutral rate of 33 cents per $100, and you want to increase that by 8.3%. The revaluation will not be the cause of this 8.3%; you will be the cause because you are increasing the tax rate. Middle and lower-income homes are faced with inflation right now, as far as groceries are concerned, gas, possible cutbacks in Medicare, Medicaid and Social Security. A lot of these people are living on fixed income; they can't afford this 8.3% increase. This is only a one-year deal here folks; we're only asking you to keep it at the revenue neutral rate of 33 cents, just for one year to help these people out. They need the help. $50 to $90 more because of this 8.3%; some of these people could buy a nice birthday present for their grandkids, they could buy nice Christmas presents for the kids, they could take this money for gas and visit their grandparents/grandchildren. These are the people you are hurting right now here in Brevard if you give them that 8.3% increase. I urge you, and I know a few of you on here can say no, if you want to. Please do so if you have the compassion for the lower-income/middle-income people. Say no, please I ask you to do that, and for all of the other people who are living on a fixed income here in Brevard.

At 6:36 p.m. Mr. Morrow moved, seconded by Mr. Daniel to close the public hearing. The motion carried unanimously.

During questions/comments from Council Mr. Baker recalled that during the Budget Workshop Council recommended that in order to keep pace with the living wage, that lower paid employees would receive a 3.5% COLA and the rest of staff would receive 2.8%. He noted that following the City Manager's Budget presentation at the last meeting he had provided further information regarding various scenarios for COLA

adjustments for employees. Ms. Holder also had questions regarding the COLA recommendation of 3.5% across the board.

Mr. Hooper explained that the proposal from the workshop didn't name at the time where that line would be drawn. Staff calculated four scenarios: a 3.5% across the board COLA, a 2.8% across the board COLA, a tiered plan adjusting employees Grade 20 and below by 3.5% and those at Grade 22 and above at 2.8%, and a tiered plan adjusting those employees in Grade 10 (the lowest grade) by 3.5% and everyone else at 2.8%. Staff considered a fair line that would not cause some of the typical issues you encounter when you do a tiered compensation system, such as compression, people in lower pay grades with lower skills sometimes getting paid more than a person with more skills in a higher grade. We found a vacant Grade 21, so theoretically you could increase Grades 20 and below by a higher percentage than you would increase Grades 22 and above and avoid that compression. However, when we ran the numbers we discovered that that only saves about $16,500 on a $10M budget. Due to the minimal savings and the effect on morale and the other consequences that we face by having a tiered system like that he is recommending the 3.5% across the board compensation increase. This scenario will keep every employee above the living wage and minimize the burden we'll be asking employees to bear by paying more for employee/dependent health insurance coverage. There will be no compression or pay equity issues introduced under this plan.

Ms. Holder mentioned that there was a significant point made regarding the $110,000 for charities and noted that we should not be paying more than 10-20% of a charity's budget. She asked if we could agree on a percentage over which we would not carry a charity's budget.

~~ At 7:00 p.m. Mayor Copelof called for a ten minute break ~~

J-2. Proposed Amendments to City of Brevard Traffic Schedule - Four-Way Stops at West Main St / Oaklawn Ave; and S Oaklawn Ave / W Morgan St / Carver St – Aaron Bland explained that the proposed amendment creates four-way stops at the following two intersections:

- West Main Street / Oaklawn Avenue
- South Oaklawn Avenue / West Morgan Street / Carver Street / Hamlin Avenue

Because each of these intersections have different characteristics that make them somewhat hazardous or confusing, the four-way stop treatment is proposed for both intersections. The Planning Department and Police Department recommend in favor of the amendments.

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

Public Participation:

Don Rowe said we live at the intersection of Carver and South Oaklawn and I want to say I support this. I am very appreciative of the fact that I have been able to speak to you, Maureen, and then later to the City Manager, and got a fairly quick response. It is a very dangerous intersection. I personally have escaped being hit twice within three feet because people could not see at all when they come up the hill. There is absolutely no visibility to the left because of the bank which cannot be removed because there is a 14-inch pressure water main that runs underneath that bank. I do appreciate the consideration that was given to this and the rapid way you addressed the issue.

At 7:17 p.m. Mr. Baker moved, seconded by Mr. Daniel to close the public hearing. The motion carried unanimously.

Following brief discussion by Council, Mr. Baker moved, seconded by Mr. Morrow to approve the amendments to the Traffic Schedule as presented. The motion carried unanimously.

ORDINANCE NO. 2025-26
AN ORDINANCE AMENDING CITY OF BREVARD CODE OF ORDINANCES AND TRAFFIC SCHEDULE TO CREATE FOUR-WAY STOPS AT WEST MAIN STREET/OAKLAWN AVENUE & SOUTH OAKLAWN AVENUE/WEST MORGAN STREET/CARVER STREET/HAMLIN AVENUE

WHEREAS, the NCDOT Board of Transportation has removed West Main Street from Caldwell Street westward from the State Highway System, thereby making this section a City owned and maintained street; and,

WHEREAS, a public hearing was conducted on Monday, May 19, 2025, by the Brevard City Council, and, after hearing all persons wishing to comment, and upon review and consideration of the proposed amendments, it is the desire of the City Council of the City of Brevard Traffic Schedule be amended as outlined below.

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

SECTION 1. Brevard City Code of Ordinances Chapter 66: Traffic is hereby amended as depicted in Exhibit A and Exhibit B, which are attached hereto and incorporated herein by reference.

SECTION 2. The City Clerk of the City of Brevard is hereby authorized and directed to revise and amend the official records and the Brevard Traffic Schedule to reflect the change as set forth herein.

SECTION 3. The City Manager of the City of Brevard is hereby authorized and directed to cause the appropriate signs and pavement markings to be installed and enforcement of the foregoing provisions to be implemented.

SECTION 4. As to any conflict between this Ordinance and any parts of existing ordinances, the provisions of this Ordinance shall control.

SECTION 5. 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 6. 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 19th day of May 2025.

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

K. Consent and Information - Consent Agenda items are considered routine and are enacted by one motion. Mayor Copelof read aloud the items listed and asked for a motion to approve the consent agenda. Mr. Wise moved, seconded by Mr. Baker to approve the consent agenda. The motion carried unanimously.

K-1. Tax Settlement Report - April, 2025

K-2. Ordinance Declaring Street Closures - White Squirrel Weekend

ORDINANCE NO. 2025-20
AN ORDINANCE DECLARING STREET CLOSURES FOR THE 2025 WHITE SQUIRREL WEEKEND FESTIVAL

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

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

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

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

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

Friday, May 24th – 6:00 AM – Midnight
Main Street (US 276) between Broad Street and Rice Street

Saturday, May 25th – All day
Main Street (US 276) between Caldwell Street and Rice Street
Broad Street (US 64) between Probart Street and Morgan Street

Sunday, May 26th – All day
Main Street (US 276) between Caldwell Street and Rice Street
Broad Street (US 64) between Probart Street and Morgan Street

Monday, May 27th – Until 2:00 PM
Main Street (US 276) between Broad Street and Gaston Street
Broad Street (US 64) between Probart Street and Jordan Street

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

Adopted and approved this the 19th day of May 2025.

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

K-3. Sewer Pump Station Rehabilitation Project Capital Project Amendment, Acceptance of Funds, and Approval of Additional Agreement with CDM Smith

RESOLUTION NO. 2025-35
BY THE CITY OF BREVARD CITY COUNCIL

WHEREAS, the City of Brevard has received a Directed Projects grant from the 2023 Appropriations Act, Session Law 2023-134, administered through the Drinking Water Reserve and Wastewater Reserve to assist eligible units of government with meeting their water/wastewater infrastructure needs; and

WHEREAS, the North Carolina Department of Environmental Quality has offered 2023 Appropriations Act funding in the amount of $3,000,000 to perform work detailed in the submitted application for Project No. SRP-W-134-0277 Sewer Pump Station Rehabilitation and Replacement; and

WHEREAS, the City of Brevard intends to perform said project in accordance with the agreed scope of work.

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

1) That the City of Brevard does hereby accept the 2023 Appropriations Act Directed Projects Grant offer of $3,000,000.

2) That the City of Brevard does hereby give assurance to the North Carolina Department of Environmental Quality that any Conditions or Assurances contained in the Award Offer will be adhered to.

3) That Wilson Hooper, City Manager, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with this project; to make the assurances as contained above; and to execute such other documents as may be required by the Division of Water Infrastructure.

Adopted and approved this the 19th day of May, 2025.

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

ORDINANCE NO. 2025-21
CAPITAL PROJECT ORDINANCE TO AMEND ORDINANCE
NO. 2022-64 SEWER PUMP STATIONS REHABILITATION 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 2022-64 will be increased by $3,000,000.

Section 2: As highlighted at the April 21, 2025 City Council meeting, construction bids were received on the Sewer Pump Stations Rehabilitation Project and the project is considerably over budget. The City requested to utilize $3,000,000 of directed funding from NCDEQ to cover the overage, and in late April of 2025 received notification from NCDEQ that the request had been granted.

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

Account Number	**Account Name**	**Budget Amount**
31-8540-6000	Sewer Pump Stations Rehab	$2,873,000
31-8540-6000	**Sewer Pump Stations Rehab**	**$3,000,000**
	TOTAL PROJECT APPROPRIATION	**$5,873,000**

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

Account Number	**Account Name**	**Budget Amount**
31-3970-0700	ARPA SRP-W-ARP-0236	$2,873,000
31-3970-0900	**SRP-W-134-0277**	**$3,000,000**
	TOTAL PROJECT REVENUE	**$5,873,000**

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 19th day of May, 2025.

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

K-4. Establishment of Hillview Street Culvert Replacement Capital Project and Approval of Hillview Street Culvert and Road Repairs Design Services

ORDINANCE NO. 2025-22
CAPITAL PROJECT ORDINANCE TO ESTABLISH HILLVIEW STREET
CULVERT REPLACEMENT CAPITAL 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 adopted:

Section 1: In January 2025, the culvert running beneath Hillview Street (aka Mills Avenue), near Silversteen Park failed, causing the City to close the street. The issue was initially noted during an inspection immediately following Hurricane Helene, which occurred in late September of 2024. The sinkhole expanded drastically and began to undermine Mills Avenue, resulting in the closure of the sidewalk and street. Staff wishes to contract with the engineering firm, WSP, in the amount of $119,130, as a first step in resolving this issue. Total costs on the project are not known at this time, but could be as high as 1.3M.

Section 2: The City has been in contact with FEMA in regards to this and other issues caused by Hurricane Helene. Although we have not received formal approval at this time, we are expecting that these repairs will be covered by FEMA. Any future commitments on this project will require City Council approval.

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

Account Number	**Account Name**	**Budget Amount**
31-8540-5200	Hillview St. Culvert Repair	$1,300,000
	TOTAL PROJECT APPROPRIATION	**$1,300,000**

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

Account Number	**Account Name**	**Budget Amount**
31-3760-0250	FEMA Reimb – Hillview St. Culvert	$1,300,000
	TOTAL PROJECT REVENUE	**$1,300,000**

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 19th day of May, 2025.

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

K-5. Council Finance, Human Resources & Citizen Appointment Committee Meeting Minutes – March 24, 2025

K-6. Council Public Safety Committee Meeting Minutes – March 24, 2025

K-7. Council Public Works & Utilities Committee Meeting Minutes - April 2, 2025

K-8. Council Housing Committee Meeting Minutes - April 8, 2025

K-9. Council Public Works & Utilities Committee Meeting Minutes - April 8, 2025

K-10. Council Downtown Master Plan Committee Meeting Minutes - April 9, 2025

K-11. Council Public Works & Utilities Committee Meeting Minutes – April 10, 2025

L. Unfinished Business

L-1. Ordinance - Voluntary Non-Contiguous Annexation - John Valenti and MTS Properties, 4 Parcels on Reservoir Rd. and Hampton Rd. – Aaron Bland recalled that Council held a public hearing at its May 5th meeting. Mr. Valenti is requesting an annexation and a concurrent rezoning from GR-4 to GR-8.

Mr. Wise moved, seconded by Mr. Baker to approve the request for non-contiguous annexation. The motion carried unanimously.

ORDINANCE NO. 2025-23
AN ORDINANCE TO EXTEND THE CORPORATE
LIMITS OF THE CITY OF BREVARD, NORTH CAROLINA

WHEREAS, the Brevard City Council has been petitioned under G.S. 160A-31, as amended, to annex the non-contiguous area described herein; and,

WHEREAS, the City Council has by Resolution No. 2025-18 directed the City Clerk to investigate the sufficiency of said petition; and,

WHEREAS, the Brevard Planning Board reviewed the Petition at their meeting held on March 25, 2025 and recommended approval of the voluntary contiguous annexation; and,

WHEREAS, the City Clerk has certified the sufficiency of said petition (relying on the opinion of the City Attorney) and the City Council adopted Resolution No. 2025-25 fixing a date of public hearing. By authority granted by G.S. 160A-31, a public hearing on the question of this annexation was held at the City Council Chambers at 5:30 P.M. on the 5th day of May, 2025, after due notice by publication on the 21st day of April, 2025; and

WHEREAS, the City Council does hereby find as a fact that the petition meets the requirements of G.S. 160A-31, as amended.

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

Section 1. By virtue of the authority granted by G.S. 160A-31, as amended, all of that property lying in Transylvania County, owned by John Valenti and MTS Properties LLC, as shown and being that property described in the deed recorded in Document Book 671, Pages 244-246; Book 1109, Page 111-113; and Book 1109, Pages 160-162, in the Transylvania County Register of Deeds and that certain plat provided by the Petitioners to be duly recorded upon annexation is hereby annexed and made a part of the City of Brevard as of the 19th day of May, 2025.

Said property is more fully described as follows:

Location: Between Reservoir Road and Hampton Road, Brevard, NC 28712. Transylvania County Tax Property Identification Numbers: 8586-24-3036-000; 8586-24-3061-000; 8586-23-3984-000; and 8586-24-2193-000

Property Description:

Beginning at a found rebar with a plastic ID cap 0.1' below grade and having North Carolina NAD 83/2011 grid coordinates of North: 563933.72 East: 882529.34; said rebar standing N 88°15'59" W a distance of 287.74' from NCGS BURL AZ MK which has North Carolina NAD 83/2011 grid coordinates of North: 563925.02 East: 882816.94;

thence S 53°56'47" W a distance of 82.25' to a ½" iron pipe;

thence S 53°45'51" W a distance of 74.75' to a ½" iron pipe;

thence N 41°40'29" W a distance of 103.15' to a ½" rebar;

thence N 28°27'17" W a distance of 49.43' to a ¾" iron pipe;

thence N 28°17'47" W a distance of 48.93' to a 1½" leaning iron pipe;

thence N 22°23'09" W a distance of 98.94' to an axle;

thence N 67°29’48” E a distance of 157.61’ to a 1½” leaning iron pipe;

thence S 33°41’55” E a distance of 98.10’ to a ¾” iron pipe;

thence S 29°17’29” E a distance of 44.39’ to a ½” iron pipe;

thence S 30°55’47” E a distance of 39.32’ to a rebar with a plastic cap;

thence S 28°49’39” E a distance of 78.46’ to a rebar with a plastic cap; which is the place of beginning.

Section 2. Upon and after the 19th day of May, 2025 the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of Brevard and shall be entitled to the same privileges and benefits as other parts of the City of Brevard. Said territory shall be subject to the municipal taxes according to G.S. 160A-31.

Also being all of that property described in a plat prepared by Michael A. Pfoutz Sr., PLS for John Valenti and MTS Properties LLC, dated November 12, 2024 and recorded in Plat File _____, Slide _____, of the Transylvania County Registry.

Section 3. Pursuant to 160A-29 it shall be the duty of the Mayor of the City of Brevard to cause an accurate map of the annexed territory as described in Section 1 hereof, together with a duly certified copy of this Ordinance, to be recorded in the office of the Register of Deeds of Transylvania County, North Carolina, and in the office of the Secretary of State at Raleigh, North Carolina. Such a map shall also be delivered to the Transylvania County Board of Elections as required by G.S. 163.288.1.

Section 4. Notice of adoption of this Ordinance shall be published once, following the effective date of annexation, in a newspaper having general circulation in the City of Brevard.

Adopted and approved this the 19th day of May, 2025.

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

L-2. Request to Rezone 4 Parcels on Reservoir Road and Hampton Road from GR4 to GR8 - John Valenti and MTS Properties

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

ORDINANCE NO. 2025-24
AN ORDINANCE AMENDING THE CITY OF
BREVARD OFFICIAL ZONING MAP TO REZONE
FOUR PARCELS ON RESERVOIR ROAD

WHEREAS, John Valenti request that the Official Zoning Map of the City of Brevard be amended by rezoning four parcels of land, identified by the PINs 8586-24-2193-000, 8586-24-3036-000, 8586-24-3061-000, and 8586-24-3984-000, and hereafter referred to as the “Subject Properties,” from the General Residential – 4 district to the General Residential – 8 district; and,

WHEREAS, the City of Brevard Planning Board considered this proposed map amendment on March 25, 2025 and has 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:

> ***Future Land Use Map:*** *designates the properties as "Traditional Neighborhood." The Traditional Neighborhood character area is designed to maintain the character of established neighborhoods while allowing some flexibility in housing types. According to the Future Land Use Character Area Table, GR-8 is an applicable zoning district for Traditional Neighborhood but GR-4 is not.*
>
> and,

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

- The size of the proposed rezoning area.
- There is a strong relationship between the currently allowed uses and the allowed uses of the proposed new district.
- The Plan is consistent with the above elements of the Comprehensive Land Use Plan and the Future Land Use Map.

WHEREAS, a public hearing was conducted on Monday, May 5, 2025, 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 (PINs) 8586-24-2193-000, 8586-24-3036-000, 8586-24-3061-000, and 8586-24-3984-000 is hereby rezoned to General Residential – 8 (GR8) 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 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 5. 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 19th day of May 2025.

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

M. New Business

M-1. FY25 Supplemental Spending Plan – Mr. Hooper explained that in order to relieve pressure on the FY26 budget, staff recommend the following FY25 Supplemental Spending Plan to be funded from existing resources:

FY25 Supplemental Spending Plan
(May 2025)

PROJECT	FUND	AMOUNT	SOURCE	STATUS	FISCAL YEAR	ACTION	NOTE
Downtown parking study	GF	$50,000	Restricted funds from sale of city camper property	Mgr. Proposed	Current	No accounting action needed	DMPC recommendation
SCADA upgrade	W/S	$80,000	FY25 budget surplus[1]	Mgr. Proposed	Current		Affordable by virtue of funding KCI w/state earmark
Dump truck replacement	W/S	$220,000	FY25 budget surplus	Mgr. Proposed	Current		Affordable by virtue of funding KCI w/state earmark

He noted that in addition to approving the FY25 Supplemental Spending Plan, Council is also asked to approve a $190,000 budget amendment for the purchase of the replacement dump truck. Mr. Morrow moved, seconded by Mr. Baker to approve the FY25 Supplemental Spending Plan and the Budget Amendment. The motion carried unanimously.

ORDINANCE NO. 2025-25
AN ORDINANCE AMENDING THE FY2024-2025 BUDGET.
BUDGET AMENDMENT NUMBER 25-09

SUBJECT: Budget Amendment for Dump Truck purchase in FY24-25 from the Supplemental Spending Plan, $190,000.

AGENDA INFORMATION

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

BRIEF SUMMARY: As highlighted in the FY25-26 Manager Recommended Budget, FY24-25 Supplemental Spending Plan, the City wishes to purchase a dump truck for the Wastewater Treatment Plant, from expected savings in various budgeted accounts in the Water and Sewer Maintenance Division. Savings occurred because of personnel vacancies, and lower than expected repair costs in two operating lines.

MOTION FOR CONSIDERATION: To approve Budget Amendment 25-09, as submitted, increasing the budget in expenditure account:

30-8220-7400 (Capital Outlay)	$190,000
TOTAL	**$190,000**

And decreasing the budget in expense accounts:

30-8140-0200 (Salaries - Regular)	($90,000)
30-8140-3400 (Inflow and Infiltration)	($50,000)
30-8140-1600 (Maint & Repair – Equipment)	($50,000)
TOTAL	(**$190,000)**

ATTACHMENTS: None.

MANAGER'S RECOMMENDATION: Adopt as presented.

Approved and adopted this 19th day of May 2025.

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

M-2. Fire Engine Replacement and Funding Strategy – This item was removed from the agenda.

M-3. Endorsement of KCI Recommendations re Wastewater Treatment Plant Improvements – David Todd explained that the City contracted with KCI to evaluate the current wastewater treatment plant capacity and technology, evaluate current flows, predict future flows, and review the need for a renovation of the current plant or construction of a new plant including any associated site analysis. KCI's review determined that based on current and predicted future flow rates the current plant could be renovated within the present site to meet present and future demand.

The current plant is designed for 2.5 MGD but due to the aging technology and high strength dischargers the actual capacity of the plant is closer to 1.6 MGD. KCI's predictive flow analysis estimated the City's treatment plant will only need to be able to treat approximately 2.5 MGD over the next 5-10 years. Following this period of time, KCI estimated a plant capacity of approximately 3 MGD would serve the City for an additional 10-20 years, depending on growth, at which time the plant will need to handle about 4 MGD.

Based on the predictive flow analysis, KCI has recommended a 3 phased approach to plant expansion over the period of the next 20-30 years, depending on growth, with Phase 1 taking plant capacity to 2.5 MGPD, Phase 2 taking Plant Capacity to 3 MGPD, and Phase 3 taking plant capacity to 4 MGPD. Mr. Todd presented flow diagrams for the various phases (copies on file) and explained that the phased approach would look like the following:

Phase 1 Upgrades

- Rated capacity of the WWTP will remain 2.5 MGD
- Installation of new Influent Screening, Grit Removal and EQ Pump Station
- Upgrades to the existing Equalization Basin including mixing and piping modifications for better flow control
- Installation of new Primary Filters to improve treatment capacity of the plant to 2.5 MGD and to handle wet weather flows

- Primary Filtration will be included in the design and bidding of Phase 1, but can be shifted to Phase 2 if bids received exceed available funding

Phase 2 Upgrades

- Rated capacity of the WWTP will be expanded to 3.0 MGD
- Conversion of EQ Pump Station installed in Phase 1 to Influent Pump Station with new pumps
- Installation of new Biological Treatment Process
- Upgrades to the existing Solids Handling facilities and Disinfection system
- Conversion of existing Equalization Basin to a Digester
- Conversion of existing Digester to Post Equalization Basin

Phase 3 Upgrades

- Rated capacity of the WWTP will be expanded to 4.0 MGD
- Installation of new pumps in the Influent Pump Station installed in Phase 2
- Expansion of Biological Treatment Process installed in Phase 2

Mr. Todd noted that the proposed resolution seeks Council's approval as follows:

1. To move forward with WWTP renovation in three phases.
2. Approval of KCI Design Amendment No. 1 – a no-cost change order reallocating the remaining funds of their original contract to further the design of Phase 1.
3. Authorizing the City Manager to negotiate with KCI a scope of work and fee for the KCI Design Amendment No. 2 which includes completion of the Phase 1 design and a Preliminary Engineering Report for Phases 2 and 3.

Mr. Morrow moved, seconded by Mr. Wise to approve the proposed Resolution. Following discussion, the motion carried unanimously.

RESOLUTION NO. 2025-36
RESOLUTION APPROVING ADOPTION OF KCI ASSOCIATES OF NORTH CAROLINA, P.A. RECOMMENDED PLAN TO PHASE THE WASTEWATER TREATMENT PLANT RENOVATION PROJECT

WHEREAS, in July of 2024 the City selected KCI Associates of North Carolina P.A. (KCI) as the engineer of record for the Wastewater Treatment Plant project to develop a Preliminary Engineering Report (PER) to determine the need for renovation or replacement of the City's Wastewater Treatment Plant; and

WHEREAS, the KCI analysis, which included a predictive flow analysis of current and future flows, determined the current plant could be renovated within the present footprint versus constructing a new plant on a different location; and

WHEREAS, the KCI analysis determined that flow increase would happen slowly over time allowing for a 3 phase approach over the next 20 to 30 years, depending on growth, to implement the renovation of the plant; and

WHEREAS, the Public Works and Utilities Committee approved and recommended proceeding with the 3 phase approach to implementing the renovation of the plant; and

WHEREAS, the budget for the initial analysis was not fully expended as a design investigation of other sites was deemed not necessary, allowing for a 30% design of Phase 1 to be completed with the remaining funding via KCI Design Amendment No. 1; and

WHEREAS, the City Manager and staff recommend proceeding with KCI to complete the design of Phase 1, and PERs for Phases 2 and 3 using the remaining $9 million portion of the previous $12 million appropriation designated for improvements to water and sewer systems, pending State approval.

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

Section 1. The Wastewater Treatment Plant Renovation will proceed in three phases as proposed by the engineering of record, KCI Associates of North Carolina, P.A.

Section 2. The City Manager and or his designee is directed to approve the KCI Design Amendment No.1.

Section 3. The City Manager and or his designee is directed to negotiate in good faith with KCI a scope of work and fee for the KCI Design Amendment No. 2 which includes completion of the Phase 1 design and a Preliminary Engineering report for Phases 2 and 3.

Section 4. This resolution shall be effective upon adoption.

Adopted and approved this 19th day of May, 2025.

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

M-4. Cashiers Valley Road Land Disposition – Paul Ray explained that the City owns a parcel of property at 16 Cashiers Valley Rd. in the Rosenwald Community and in 2020 staff began exploring the best use of this land in partnership with the Housing Assistance Corporation (HAC), with a vision of creating a single-family affordable housing neighborhood. At the time, outdated regulations around steep slopes made development infeasible, but the City has updated its ordinance to balance environmental protections with development potential. Staff recently resumed conversations with HAC to explore the development potential of this parcel.

In October of last year, HAC attended a Rosenwald Community Advisory Board meeting to gather input on what type of development the community wanted to see. There was a strong interest in new home ownership opportunities as opposed to more rental units to support generational wealth-building and long-term neighborhood stability. HAC conducted a high-level site analysis and believes a neighborhood of single-family homes and possibly duplexes can be constructed on the parcel. Their model combines low-interest financing with a "sweat equity" component, where qualified buyers of low to moderate income help with the construction of their homes under supervision. After reviewing the concept in April and May, the Housing Committee recommends the City donate the land to HAC to ensure its development potential for affordable housing.

Mr. Ray introduced Meg Lebeck, Executive Director of Housing Assistance Corporation who shared HAC's vision for the neighborhood and some examples of homes they have done in other neighborhoods.

Mr. Ray noted that the City has agreed to at some point to extend city sewer to the parcel at an estimated cost of $20,000 using in-house workforce. The requested action from Council is to approve the resolution and development agreement authorizing conveyance of the property.

Mr. Baker moved, seconded by Mr. Daniel to approve the resolution and the development agreement. Following discussion, the motion carried unanimously.

RESOLUTION NO. 2025-37
RESOLUTION AUTHORIZING THE CONVEYANCE OF PROPERTY
LOCATED AT 16 CASHIERS VALLEY ROAD

WHEREAS, the City of Brevard recognizes the importance of affordable housing for low to moderate income families;

WHEREAS, the City of Brevard is authorized pursuant to North Carolina General Statue 160D-1005 to convey property to a non-profit entity for affordable housing purposes;

WHEREAS, the City Council, during the May 19, 2025, meeting, heard a request to convey the 7.014 acre parcel located at 16 Cashiers Valley Road to Housing Assistance Corporation, for the purpose of developing a residential neighborhood consisting of single-family homes or duplexes;

WHEREAS, a condition of the conveyance will be that the homes must be initially sold to low to moderate income buyers as established by Housing and Urban Development;

WHEREAS, a Development Agreement, approved by City Council on this date, shall further clarify the responsibilities of each party;

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

Section 1. The City Manager is hereby authorized to convey real property, consisting of tax parcel 8586-20-0472-000 located at 16 Cashiers Valley Road, to Housing Assistance Corporation for the use of developing a residential neighborhood for low to moderate income families.

Section 2. The City Manager is authorized to execute a corresponding Development Agreement.

Adopted and approved this the 19th day of May, 2025.

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

M-5. Interlocal Agreement with Transylvania County Sheriff's Office for Supplemental Patrol Services – Mr. Hooper and Chief Jordan explained the need for the supplemental contract, and the terms that are contained in the current draft:

- Staffing level - The agreement will see two TCSO deputies patrolling within the Brevard city limits from 12AM-6AM, matching the number of BPD officers who patrol during that time currently.
- Cost - The current proposal sets the county's rate at $7,527 per week. In essence, this figure keeps the county whole from a budgetary standpoint. The main factors driving that cost are discussed in turn below:
    - Participating deputies will be working "overtime" - With their current staffing level, for TCSO to provide two deputies to Brevard nightly and still maintain full staffing for all its regular shifts, the participating deputies would be working hours in excess of their normal schedule. Therefore, the Fair Labor Standards Act requires that they be paid "time and a half" for these "overtime" hours.
    - Participating deputies come from across the pay scale - The second notable variable is that the TCSO will be pulling from its entire pool of deputies, some of whom are new and paid at the low end of their respective pay scales, and some of whom are experienced and paid at the upper end of the pay scale. After some analysis the county finance office projects that the average hourly rate of the participating deputies will be $32/hr (or $48/hr at "time-and-a-half"). FICA and other benefits add around another $22/hr to that cost. The actual cost could be less, or more, depending on the compensation levels of the participating deputies.
    - Vehicle costs - The county's cost proposal incorporates the cost of fuel and the city's share of wear and tear on county patrol vehicles into its rate. The number was calculated taking the expense of a standard patrol vehicle with equipment on a five year replacement schedule prorated hourly. A similar calculation was performed for fuel.
    - Overhead costs - The county's cost proposal includes a 10% premium for overhead costs. This includes the extra administrative costs the county will incur managing their end of the contract, but also the wear and tear on non-vehicular equipment, supplies they'll use and, perhaps most important, the extra costs they project to incur picking up extra case load.

- Other notable provisions of the contract are as follows:
    - Investigations and follow-up services - The agreement will see TCSO "own" the cases that stem from calls for service during the 12AM-6AM period.
    - Hold harmless - TCSO agrees to hold BPD and the City of Brevard harmless from all damages incurred during their work under this agreement. This includes workers comp, damage to equipment, and acts of the deputies.
    - Length of agreement - The initial term will be six-months, with the possibility of renewal at that time. If exercised, the renewals will be for 3-month intervals.

    - One-time payment for body cameras - TCSO requests that BPD cover the cost -estimated at $6,000- of the body cameras and supporting equipment used by deputies during the agreement period.
- Minor impacts on service levels:
    - TCSO will not enforce city ordinances
    - Traffic accidents will be covered by NCSHP

Mr. Morrow moved, seconded by Mr. Daniel to approve the resolution authorizing the City Manager to execute the Interlocal Agreement with TCSO for supplemental patrol services. Following discussion, the motion carried unanimously.

RESOLUTION NO. 2025-38
RESOLUTION APPROVING THE TERMS OF AN INTERLOCAL AGREEMENT WITH TRANSYLVANIA COUNTY SHERIFF'S OFFICE FOR THE PROVISION OF SUPPLEMENTAL PATROL SERVICES

WHEREAS, the City of Brevard wishes to contract with Transylvania County and the Transylvania County Sheriff's Office to receive supplemental patrol services for Brevard Police Department; and

WHEREAS, a presentation on the need for the supplemental patrol services and the terms of the agreement with the Transylvania County Sheriff's Office was made by Brevard City Manager at the May 19, 2025 City Council Meeting.

WHEREAS, the staff report and agreement are affixed to this resolution.

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

Section 1. The City Council accepts the terms as described during the above-referenced presentation by the City Manager and reflected in the agreement.

Section 2. The City Council authorizes the City Manager to execute the agreement on behalf of the City of Brevard

Adopted and approved this the 19th day of May, 2025.

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

M-6. Advisory Board/Committee Appointments – Mr. Wise reported that the Finance, Human Resources and Citizen Appointment Committee reviewed applications for membership on the Downtown Master Plan Committee, the Parks, Trails & Recreation Committee, and the Rosenwald Community Advisory Board. The committee recommends appointments as follows:

- Downtown Master Plan Committee – reappointment of Parker Platt and new appointment of Dakota Chapman
- Parks, Trails & Recreation Committee – reappointment of JD Powers, Reba Osborne, and Howie Grant; and new appointments of Jackson Tate and Daniel Jessee
- Rosenwald Community Advisory Board – reappointment of Ella Jones and new appointment of Morgan Monshaugen

Ms. Holder moved, seconded by Mr. Morrow to approve the resolution appointing members to advisory commitees/boards. During discussion, Mr. Daniel noted that Morgan Monshaugen lives in Flat Rock and Mayor Copelof recalled that members of the Rosenwald Committee were required to be members of the Rosenwald Community. Ms. Holder amended the motion to approve appointment of everyone with the exception of Morgan Monshaugen. Mr. Morrow agreed to the amendment. Vote on the amended motion was unanimously in favor.

RESOLUTION NO. 2025-39
RESOLUTION APPOINTING MEMBERS TO ADVISORY COMMITTEES/BOARDS

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

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

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

WHEREAS, the terms of citizen members appointed to advisory committees were set at two years with all terms expiring on May 31st; and

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

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

WHEREAS, the applications received during the recruitment period were reviewed by the Finance, Human Resources and Citizen Appointment Committee at their April 28, 2025 meeting; and

WHEREAS, at that meeting the Committee recommended appointments to the Downtown Master Plan Committee; Parks, Trails & Recreation Committee; and Rosenwald Community Advisory Board to full City Council.

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

1) The Brevard City Council does hereby appoint Parker Platt and Dakota Chapman to the Downtown Master Plan Committee effective June 1, 2025 and expiring on May 31, 2027; and

2) The Brevard City Council does hereby appoint John David Powers, Reba Osborne, Howie Granat, Jackson Tate, and Daniel Jessee to the Parks, Trails and Recreation Committee effective June 1, 2025 and expiring on May 31, 2027; and

3) The Brevard City Council does hereby appoint Ella Jones to the Rosenwald Community Advisory Board, effective June 1, 2025 and expiring on May 31, 2027.

Adopted and approved this 19th day of May, 2025.

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

N. Remarks/Future Agenda Considerations.

Mr. Baker recalled that a concerned citizen brought up the house across the street from his home that didn't have running water and noted that the City does have minimum housing standards. Attorney McKeller said it was his understanding that the house has already been condemned, but he and staff will look at it further. Mr. Baker noted that the information shared by the County Tax Assessor states that the residential sales on which the revaluations were based, there were 2558 residential sales in 2024; there were 67 commercial sales. It makes sense that there would be less commercial than residential, but that is a staggering difference in the number of data points that you have as a tax assessor to accurately value commercial properties vs. residential properties. I think that goes a long way towards explaining why the commercial values may not be quite as accurate as the residential values. It's not our thing; it's the County's thing, but I am personally committed to digging into the revaluation more and I will push the City to do what we can on discovering more about how that process works and what citizens can do.

Mr. Daniel said I would like to speak to something I have spoken to before and that's the bike safety pedestrian interaction on the Estatoe Trail. Someone mentioned it to me after I spoke about this in the past. I feel like it is an important issue for safety. I really feel someone's going to get hurt and as someone who has done a lot of biking and reads every article that mentions biking, people get seriously hurt or killed in these interactions. I think this is something that needs to be addressed sooner than later. I live very near the path and walk it myself quite often, but the traffic is increasing quite a bit and I would encourage that to happen as quickly as possible. There is a story of French nobility, I think it was Marie Antoinette who when was told that peasants can't

afford to eat bread, her response was "let them eat cake". When I hear people say let's let the market take care of the housing issue, what I'm hearing is "let them eat cake". That's the most insensitive thing I can think of for someone to say.

Mr. Morrow gave a shout out to Mayor Copelof for her work with DOT. He said I see they're finishing up that crosswalk on Caldwell Street. Things do take time, but it does take perseverance, so thank you.

Ms. Holder said Hannah Bowers will be at Bethel "A" Baptist Church on Wednesday from 5-8pm to assist anyone who wants to appeal the revaluation of their house.

Attorney McKeller noted that tomorrow is the 250th anniversary of the Mecklenburg Declaration of Independence, where North Carolinians decided that North Carolina was going to be the first state to get out from under British control. He encouraged everybody to read up on the history, and noted that one of the signers was Ephraim Brevard. There is going to be a reading of the Declaration on the White Squirrel Weekend's main stage on Saturday at noon.

Mr. Hooper expressed his appreciation and congratulations to Madeline Dierauf. He said I am glad that the Mayor and Council saw fit to recognize her in that way. I can't emphasize enough how significant an honor this is and I am brimming with pride that someone from Brevard was recognized and will be representing us on the world stage, probably for years to come. He informed Council that the firm we have hired to do the City Hall building inspection will be flying a drone over the building this week to check on the condition of the roof. Folks from Berry Dunn, the firm that we have hired to help with the organizational assessment in the Police Department, who were postponed at their last visit, will be here again this Wednesday embarking on the next phase of that project. He will be participating along with HR Director Kelley Craig and the leadership of the Police Department.

Mayor Copelof commented that White Squirrel Weekend begins on Friday evening and goes through Sunday evening. There will be a Memorial Day ceremony at 11am on Monday in front of the Courthouse. She said I want to say thank you to our officers and to the leadership in our Police Department that has been carrying the load and we will be doing everything possible to get the manning back up. I also want to thank the Sheriff's Department because Sheriff Owenby and his folks have stepped up to partner with us. I have personally talked with the Sheriff and he is a good partner with us and I think that will work out good, it will help our people, it will maintain the safety levels of our city, and the safety of our personnel. You also saw us make another major decision to donate land to HAC that shows how much we are working to try to help the people in this community. This Council has taken action three times to move forward with discreet projects that will make a difference in the lives of the people that live in our community. I want to say thank you to City Council for doing that; thank you to HAC for working with us on that plan; to staff that has worked diligently to try and make it work. One of the biggest decisions we made tonight for the next 50 years for this city was approving going forward with the Wastewater Treatment Plant phased approach. The next Meet the Mayor is on Wednesday from 11:30am to 1pm at the MCJCCC.

O. Closed Session – None.

P. Adjourn – There being no further business, at 9:50 p.m. Mr. Morrow moved, seconded by Ms. Holder, to adjourn the meeting. The motion carried unanimously.

Maureen Copelof	Denise Hodsdon, CMC
Mayor	City Clerk

Minutes Approved: June 2, 2025